

75/20178

Monday, December 06, 2021

10:49 AM

पावती

Office - No - 24
1st floor

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 22183

दिनांक: 06/12/2021

गावाचे नाव: बेलापूर

दस्तावेजाचा अनुक्रमांक: टनन3-20178-2021

दस्तावेजाचा प्रकार: अभिहस्तांतरणपत्र

मादर करणाऱ्याचे नाव: श्री अमित अशोक टेकचंदानी तर्फे कुलमुखत्यार म्हणून प्रवीण वामन झावरे --

नोंदणी फी

₹. 16700.00

दस्त हाताळणी फी

₹. 1500.00

पृष्ठांची संख्या: 75

यत्न

एकूण:

₹. 18200.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

11:09 AM ह्या वेळेस मिळेल.

Joint Sup Registrar Thane 3
सह दुय्यम निबंधक वर्ग - २हणून
नं. -
52 पंन

ठाणे क्र. ३

वाजार मूल्य: ₹. 1664128.2/-

मोबदला ₹. 763850/-

भरवलेले मुद्रांक शुल्क: ₹. 99900/-

नं. -
सेक्टर-

1) देयकाचा प्रकार: DHC रकम: ₹. 1500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0112202102484 दिनांक: 06/12/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 16700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009536865202122E दिनांक: 06/12/2021

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

पक्षकाराची सही

बुळ दस्तऐवज परत मिळाला

६ दि. ठाणे-३



06/12/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 20178/2021

नोंदणी :

Regn 63m

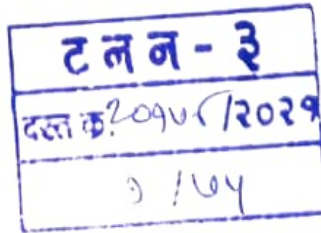
गावाचे नाव : बेलापूर

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोवदला	763850
(3) बाजारभाव(भाडेपट्ट्याच्या वाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1664128.2
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: ऑफिस नं -24,पहिला मजला,बिल्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स,प्लॉट नं-7,सेक्टर 22,सी बी डी बेलापूर,नवी मुंबई,सेक्टर-341.54 चौरस फुट ((Plot Number : 7 ; SECTOR NUMBER : 22 ;))
(5) क्षेत्रफळ	1) 341.54 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स अडवान्सड मॅनेज्मेन्ट प्राव्हेंट लिमिटेड तर्फे डायरेक्टर मरजवान हंसोटीया तर्फे कुलमुखत्यार म्हणून ऑयोराइज्ड मिस लिया तेजाभाई पटेल -- वय:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 904-बी कॉन्टम पार्क गुलाब नगर खार दांडा रोड खार वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:-AAACA8932E
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री अमित अशोक टेकचंदानी तर्फे कुलमुखत्यार म्हणून प्रवीण वामन झावरे -- वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सदनिका क्रमांक-601,श्री तिरुपती सीएचएस,प्लॉट नं-32,सेक्टर-19,नेरूळ,नवी मुंबई महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ADMPT2124K
(9) दस्तावेज करून दिल्याचा दिनांक	03/12/2021
(10)दस्त नोंदणी केल्याचा दिनांक	06/12/2021
(11)अनुक्रमांक,खंड व पृष्ठ	20178/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	99900
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	16700
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मूल्यांकन पत्रक (शहरी क्षेत्र - वाधीव)					
Valuation ID	202112033192				05 December 2021 01:49:17 PM
मूल्यांकन वर्ष	2021				
जिल्हा	ठाणे				
मौज्जा विभाग	तालुका ठाणे				
उपमहोका विभाग	27-318-बेलापूर नोड सेक्टर कॅ-22				
प्राधिकार	N.M.C. Mumbai Municipal Corporation	सर्व्हे नंबर न मूळ क्रमांक			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
घराचे प्रकार	निवासी सदनिका	कार्यालय	दुकाने	आवागीक	मात्रमापनाव एकक
दर	58800	74900	96500	74900	चौ मीटर
वाधीव क्षेत्राची माहिती					
घराचे प्रकार (Built Up)	31.74 चौ मीटर	मिळकतीचा वापर	कार्यालये व्यावसायिक	मिळकतीचा प्रकार	वाधीव
घराचे प्रकार वर्गीकरण	1-आर सी सी	मिळकतीचे वय	21 to 30 वर्षे	मूल्यदर बांधकामाचा दर	Rs. 74900/-
मजला संख्या	आहे	मजला	1st To 3rd Floor		
घराचे प्रकारच्या इमारतीमधील कार्यालये व्यावसायिक - नाही					
Sale Date - Resale :		First Sale Date - 02/08/2018			
Sale Specific of Built up Property constructed after circular dt 02/01/2018					
घराचे प्रकारानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		वार्षिक मूल्यदर = घरा-यानुसार टक्केवारी * मजला निहाय घट वाढ			
		= $(74900 * 170 / 100) * 100 / 100$			
		= Rs.52430/-			
वाधीव क्षेत्राचे मूल्य		वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= $52430 * 31.74$			
		Rs.1664128.2/-			
अन्य खर्च रु. 0/-		= 0			
एकत्रित अंतिम मूल्य		<p>मूळ मूळ मिळकतीचे मूल्य + एकघराचे मूल्य + मजलाएव मजला खर्च मूल्य + लग्नच्या मधील मूल्य + खोली बाळकणी + वरील मधील मूल्य +</p> <p>वाधीव क्षेत्राचे मूल्य + दुसऱ्या जमिनीवरील वाढलेले मूल्य + इमारती बांधकामाचे मूल्य + वाधीव क्षेत्राचे मूल्य + वाढलेले मूल्य + मजला</p> <p>वर्धन</p> <p>= A + B + C + D + E + F + G + H + I + J</p> <p>1664128.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0</p> <p>Rs.1664128.2/-</p> <p>= १ सोळा लाख चौसष्ठ हजार एक शो अठ्ठावीस /-</p>			





CHALLAN
MTR Form Number-6



N	MH009536865202122E	BARCODE		Date	01/12/2021-17:16:26	Form ID	25.1
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)		Payer Details			
	Registration Fee	PAN No.(If Applicable)	ADMPT2124K				
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRA	Full Name	Mr AMIT ASHOK TECKCHANDANI				
Location	THANE	Flat/Block No.	Office No 24, 1st flr, Plot No. 07, Commercial				
Year	2021-2022 One Time	Premises/Building	Complex,				
Account Head Details		Amount In Rs.	Road/Street	Sector- 22, CBD Belapur			
0030046401	Stamp Duty	99900.00	Area/Locality	NAVI MUMBAI			
0030063301	Registration Fee	16700.00	Town/City/District				
			PIN	4 0 0 6 1 4			
			Remarks (If Any)	PAN2=AAACA8932E~SecondPartyName=ADVANCED MAGNETICS PVT LTD-CA=763850~Marketval=0			
			Amount In	One Lakh Sixteen Thousand Six Hundred Rupees Only			
Total		1,16,600.00	Words				
Payment Details			FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA			Bank CIN	Ref. No.	00040572021120129197	IK0BKDEXW6	
Cheque/DD Details			Bank Date	RBI Date	01/12/2021-17 24:17	Not Verified with RBI	
Name of Bank			Bank-Branch		STATE BANK OF INDIA		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		



ट न न - ३
दस्त क २०१०५/२०२१
४/१०५

Department ID :

Mobile No. : 9867066175

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालय नोदणी करावयाच्या दस्तासठी लागू आहे. नोदणी न करावयाच्या दस्तासठी सदर चलन लागू नाही.

DEED OF TRANSFER CUM ASSIGNMENT



THIS INDENTURE is made and entered into at C.B.D Belapur, Navi Mumbai, Tal. & Dist. Thane on this 06 day of December, 2021 by and BETWEEN M/S. **ADVANCED MAGNETICS PVT. LTD., ROC REG NO. (CIN NO. U31300MH1981PTC025056)** a Company, Incorporated & Registered under the Provisions of The Companies Act, 1956 having its **Office address at Patel Estate, S. V. Road, Jogeshwari [West], Mumbai - 400 102**, hereinafter referred to as **"THE ORIGINAL ALLOTTEES / TRANSFERORS / ASSIGNORS"** (which expression shall unless it be repugnant to the context or meaning thereof would mean and include its directors, executors, administrators and assigns) of the **ONE PART.**

Nisha



दस्तावेज क्र. 0906/2029
5/104

AND
MR. AMIT ASHOK TECKCHANDANI, Age 47 Years [Pan No. **ADMPT2124K**], Indian Inhabitant, having his resident **address at Flat No. 601, Shri Tirupati C.H.S, Plot No. 32, Sector-19, Nerul, Navi Mumbai-400706**, hereinafter called **"THE TRANSFEREES / PURCHASERS"** (which expression unless it be repugnant to the context or meaning thereof shall mean and deemed to include executor, administrators, agents and assigns) of the **OTHER PART.**

WHEREAS The City and Industrial Development Corporation of Maharashtra Ltd. is a Government Company within the meaning of the Companies Act 1956 (hereinafter referred to as "THE CORPORATION" having its Registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai 400 021. The Corporation has been declared as a New Town Development Authority under the provision of Sub Section 3(A) of Section 113 of Maharashtra Regional and Town Planning Act. 1956, Maharashtra Act No. XXXVII of 1966 (hereinafter referred to as "the said Act") for the New Town of Navi Mumbai. The area designated as site for New Town Under Sub-Sec. (1) and 3 (A) of section 113 of the said Act.

AND WHEREAS The State Government has acquired land within the delineated area of Navi Mumbai, Dist. Thane & Raigad and vested the same in the Corporation by an order duly made on the behalf as per the provision of Section 113 (A) of the said Act.

AND WHEREAS By virtue of being the Development Authority, The Corporation has been empowered under Section 118 of the said Act to dispose of any land acquired by it or vested in it in accordance with the proposal approved by the State Government under the said Act. The Corporation invited tender for allotment of Commercial Premises at C.B.D Belapur, Navi Mumbai, Tal. & Dist. Thane.

For ADVANCED MAGNETICS PVT LTD

Director

For ADVANCED MAGNETICS PRIVATE LIMITED

Nisha
Authorised Signatory

AND WHEREAS The Original Allottees/Transferors/Assignors herein have made an application for the allotment of Office on the ownership basis and The CIDCO of Maharashtra Ltd. considering to the application had allotted one of the **Office No.24, on Frist Floor of Building No. CC, Commercial Complex, admeasuring 341.54 sq.ft. Built-up, at Sector- 22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane** and The City and Industrial Development Corporation of Maharashtra Ltd. has entered into **Agreement To Sale on 24/11/2021** by which The CIDCO of Maharashtra Ltd. had soldout, conveyed the said Office against the payment of **Rs. 3,56,909/- [Rupees Three Lakh Fifty Six Thousand Nine Hundred Nine Only]** on the terms & conditions as determine therein, the said Agreement To Sale had been duly stamped & registered with the concerned Sub Registrar of Assurances Thane at Navi Mumbai, vide under **Registration Sr. No. TMM.3/19455/2021**. Whereas the same hereinafter referred to as said Office. "More particularly as per floor plan enclosed herewith".

AND WHEREAS the Original Allottees/Purchasers have made the payment of entire consideration amount to The CIDCO of Maharashtra LTD. and The CIDCO of Maharashtra Ltd. had put The Original Purchasers into the possession of the said Office. Whereas the Original Allottees/Purchasers are in exclusive possession of said Office.

AND WHEREAS The CIDCO of Maharashtra Ltd. have agreed that on formation, registration of the society owners, occupants of unit along with building will be conveyed in favour of society by way of executing lease deed towards the same more particularly as per the terms & conditions determine under the Agreement To Sale executed between The CIDCO of Maharashtra Ltd. AND the Unit Purchasers.

AND WHEREAS the Original Allottees/Transferors/Assignors herein is the lawful owner occupant of said Office and the same is free from all encumbrances, charge and can be sold transferred, assigned in favour of any of the person or persons of its/their own choice with prior permission of The CIDCO of Maharashtra Ltd. & other authorities concerned.

AND WHEREAS the said Building constructed **Prior to Year 1998 and more than Twenty One (21) Years** old and Society is not yet formed, whereas external & internal plaster, flooring, electrical wiring, plumbing, shutter, Door & window are fully damaged and same required major improvement, repair & replacement work by plastering, tiling, floor work, wiring, plumbing, fixing of New Shutter & Doors, to be carried out by Purchaser. Copy of actual photographs enclosed herewith.

AND WHEREAS the Original Allottees/Transferors/Assignors herein have decided to sell, transfer all its/thier right, interest & Ownership in said Office

For ADVANCED MAGNETICS PVT LTD For ADVANCED MAGNETICS PRIVATE LIMITED



Director


Authorised Signatory

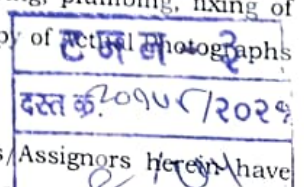





Nisha




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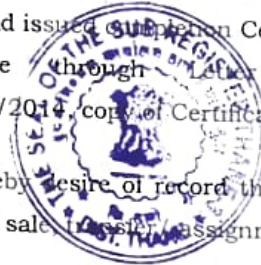


in favour of any prospective Transferees /Assignees. Whereas the Transferees/Assignees herein have desire to purchase, acquire the said Office and approached to the Original Allottees/Transferors/Assignors and given their offer, proposal for the purchase of same. Whereas Original Allottees/Transferors/Assignors considering to proposal, offer has agreed to sell, transfer the said Office in favour of purchasers for the lump sum sale consideration amount of **Rs. 7,63.850/- [Rupees Seven Lakh Sixty Three Thousand Eight Hundred Fifty Only]**.

AND WHEREAS as per the mutual Agreement between the Parties, all the previous dues/arrears i.e. Maintenance Bill & Property Tax, Service Charge shall be paid by Transferees/Assignees directly to the CIDCO of Maharashtra Ltd. & NMMC. Whereas on the request of the Transferees/Assignees and within the knowledge of The CIDCO of Maharashtra Ltd., The Original Allottees/Transferors/Assignors are hereby effectively transferring its/their rights, title & interest over the said Premises and the beneficial right to use & occupy the said Office in favour of Transferee/Assignees herein 'ON AS IS WHERE IS BASIS'.

AND WHEREAS construction work of Building competed as per C.A.NO: 10/CIDCO/EE(BELAPUR)/96-97 by The CIDCO of Maharashtra Ltd and Superintending Engineer (Vashi) had issued Completion Certificate/Confirmation of Completion of Building vide through CIDCO/SE(V)/2014/96 dtd. 22/03/2014, copy of Certificate enclosed herewith

AND WHEREAS parties hereby desire of record the terms & conditions as agreed between themselves towards sale/transfer/assignment of said Office



bearing Ref. No. **ट न न - ३**
दस्त क्र १०७८/२०२१
१०/०५

***NOW IT IS HEREBY AGREED TO, DECLARED AND RECORDED BY
AND BETWEEN THE PARTIES HERETO AS UNDER:***

- 1) The Party of the One Part has represented to the Party of the Other Part that the above recitals form an integral part of this Deed Of Transfer Cum Assignment and the same shall be deemed to have been incorporated herein specifically.
- 2) In pursuance of this Deed Of Transfer Cum Assignment the Transferees/Assignees have agreed to pay the Original Allottees /Transferors/Assignors the lump sum sale consideration amount of **Rs. 7,63.850/- [Rupees Seven Lakh Sixty Three Thousand Eight Hundred Fifty Only]**. The said payment paid by the Transferees/ Purchasers to the Original Allottees/Transferors/Assignors on or before execution of these presents. Receipt for the same doth hereby admit, acknowledged & enclosed hereinafter separately.
- 3) On execution of these present and on realization of full agreed sale consideration amount from the Transferees/Assignees, The Original

For ADVANCED MAGNETICS PVT LTD

For ADVANCED MAGNETICS PRIVATE LIMITED

Director

Nisha
Authorised Signatory

Allottees/Transferors/Assignors hereby handed over the quite, vacant & peace possession of said Office and the Transferees/Assignees shall ipso-facto become entitled to legally occupy and possess the said Office and all rights, title, interests, benefits & ownership etc. under the title documents hereby lawfully transferred in favour of Transferees/ Assignees.

4) The Transferees/Assignees hereinafter shall be entitled to have and to hold the said Office from this day onwards for unto and to the use and benefit of themselves, their successors, executors, administrators and nominee forever, without any lien, charge, interest, demand or claim of any nature whatsoever by The Original Allottees/ Transferors/ Assignors or any person claiming through him/her/ them.

5) The Original Allottees/Transferors/Assignors hereby declares that:

a) They have not entered into any agreement with any other person in respect of the said Office.

b) They have has not transferred and/or assigned its/their right, title & interest in respect of the above said Office and to any person/persons, body and/or company.

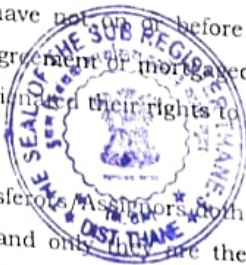
c) They have not mortgaged, alienated or charged the above said Office with any person/persons or with any Bank, Financial Institution or Company and the same are free from all the encumbrances.

d) Except them no other person or persons has/have any right, title, claim and interest in the above said Office.

e) They are not prohibited either under the Income Tax Act, Gift Tax Act, Wealth Tax Act and/or any other statute from transferring, disposing off the said Office.

6) The Original Allottees/Transferors/Assignors hereby assures the Transferees/Assignees that they have not entered into any arrangement or agreement before execution of this Deeds, entered into any arrangement or agreement of mortgaged, transferred, assigned or in any other way encumbered or alienated their rights to anyone whatsoever in any manner whatever nature.

7) The Original Allottees/Transferors/Assignors both hereby covenant with the Transferees/Assignees that they and only they are the absolute owners of said Office, hereby agrees to sell, transfer and no other person or persons has or have any right, title, interest, ownership & claim or demand of any nature whatsoever in or upon the said Office, whether by way of sale, charge, mortgage, lien, gift, trust, inheritance, lease, licenses, easement or otherwise howsoever and they are having



एकतः
दिनांक 02/09/2022
99/04

For ADVANCED MAGNETICS PVT LTD

Director

For ADVANCED MAGNETICS PRIVATE LIMITED

Authorised Signatory

Peace
to become
interests,
transferred in
old

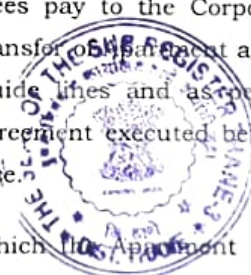
all rights, full power and absolute authority to sell, transfer the same in favour of Transferees/Assignees.

8) The Original Allottees/Transferors/Assignors do hereby covenant with the Transferees/Assignees that they have not created any charge or encumbrance of whatsoever nature on the said Office. Neither is the same subject matter for any litigation or stay order nor are the same subject matter of any attachment whatsoever whether before or after judgment or any prohibitory order and they has not created any adverse right whatsoever in favour of any one in respect of the same.

9) The Transferees/Assignees herein do hereby covenant with the Corporation that they will observe and perform the terms & conditions and covenant contents in the Agreement to Sale and Lease Agreement to be executed with The CIDCO of Maharashtra Ltd. and also contains recited under these presents so far as the same relate to the said Office and shall also observe and comply with the bye-laws of society and shall indemnify and keep indemnified the Corporation against the non observance or non performance thereof by them.

10) The Transferees/Assignees herein covenant with and undertake to the Corporation that they will not sale, assign, mortgage, under let or otherwise transfer wholly or partly the said Office save & except with the previous written permission of the corporation which permission shall not be refused if the Apartment owner performs or is willing to perform following condition.

i) The Transferees/Assignees pay to the Corporation the transfer fees and other charges being towards transfer of Apartment as may be applicable from time to time as per the CIDCO guide lines and as per the terms & conditions of Agreement to Sale & Lease Agreement executed between CIDCO of Maharashtra and Original Owner of said Office.



3
2091172029
92 / 04

ii) In the instrument by which the Apartment owner shall transfer the said premises, the Office Owner binds the Transferees/Assignees not to sale, assign, mortgage, under let or otherwise transfer wholly or partly the said Apartment save and except upon the observance & performance of the conditions herein written.

iii) A true certified copy of the instrument of transfer executed between the Office Owner and the Transferees/Assignees will be deposited with the Estate Office of the Corporation within Seven (7) days from the date of its execution and registration of the same.

Explanation (i) : "The Additional price means the price determined by the Corporation in the months of January and July each year in respect of a class of apartments with reference to the carpet area and permitted users and displayed in the Office of the corporation.

For ADVANCED MAGNETICS PVT LTD

Director

For ADVANCED MAGNETICS PRIVATE LIMITED

Nisha
Authorised Signatory

THE SCHEDULE OF OFFICE:

All rights, title, interest & ownership of Office No.24, on First Floor of Building No. CC, Commercial Complex, admeasuring 341.54 sq.ft. Built-up, at Sector-22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane.

IN WITNESS WHEREOF, the parties hereto have hereunto stand subscribed their respective hands and seals the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED by the within named

For ADVANCED MAGNETICS PVT LTD

"THE TRANSFERORS/ASSIGNORS/ORIGINAL ALLOTTEES"



Director

M/S. ADVANCED MAGNETICS PVT. LTD.

For ADVANCED MAGNETICS PRIVATE LIMITED

INCOME TAX PERMANENT A/C NO. AAACA8932E

As per Resolution dtd. _____

Through Authorized

Nisha
Authorised Signatory

MS. NISHA TEJABHAI PATEL

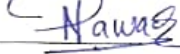


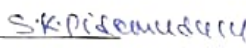
INCOME TAX PERMANENT A/C NO. ASNPP1387Q

AADHAR CARD NO. 8303 1055 7740

in presence of



Nilesh Pawar 

Samshankar K.P. 

SIGNED, SEALED AND DELIVERED

by the within named **"TRANSFEREES/ASSIGNEES"**

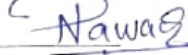
MR. AMIT ASHOK TECKCHANDANI.


INCOME TAX PERMANENT A/C. NO. ADMPT2124K

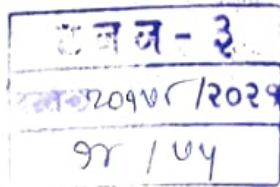
AADHAR CARD NO. 6025 4212 8630

in the presence of



Nilesh Pawar 

Samshankar K.P. 

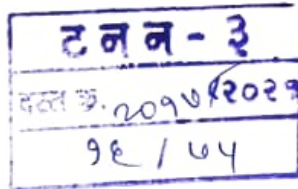


RECEIPT

Date : 03/12/2021.

Received a sum of Rs. 7,63,850/- (Rupees Seven lakh sixty three thousand eight hundred fifty only) through RTGS as mentioned below towards sale, transfer, release, relinquishment all right, title, interest & claim in respect of Office No. 24, on First Floor of Building No. CC, Commercial Complex, admeasuring 341.54 sq.ft. Built up, at Sector- 21/22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane by M/s. Advanced Magnetics Pvt. Ltd. to MR. AMIT ASHOK TECKCHANDANI.

1. Received part payment from MR. AMIT ASHOK TECKCHANDANI, Chairman and Managing Director, Leena Powertech Engineers Pvt. Ltd. vide RTGS / UTR No. SBINR12021062129293714/ SBIN12021062129294060 dtd. 21/06/2021 Drawn on STATE BANK OF INDIA, Mumbai Branch.
2. Received balance final payment from MR. AMIT ASHOK TECKCHANDANI through RTGS vide UTR no. SBINR52021120355036252 dated 03/12/2021 Drawn on STATE BANK OF INDIA



WE SAY RECEIVED

Rs.7,63,850/-

For ADVANCED MAGNETICS PRIVATE LIMITED

Nisha

Authorised Signatory

ADVANCED MAGNETICS PVT. LTD.

Through Director / Authorized Signatory

Note: Note: This Receipt is issued & valid subject to realisation of Cheque.

LETTER OF POSSESSION

From:
M/S. ADVANCED MAGNETICS PVT. LTD.
Office address at Patel Estate, S. V. Road,
Jogeshwari [West], Mumbai - 400 102

Date: 06/12/2021

To,
MR. AMIT ASHOK TECKCHANDANI
Flat No. 601, Shri Tirupati CHS,
Plot No. 32, Sector-19,
Nerul, Navi Mumbai,

SUB.: HANDING OVER OF PHYSICAL POSSESSION

Sir,

We are very much glad to hand over you a quiet, vacant and peaceful possession of **Office No.24, on First Floor of Building No. CC, Commercial Complex, admeasuring 341.54 sq.ft. Built-up, at Sector- 22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane.** We say that we have received entire consideration in respect of the said Office under the **Deed of Transfer Cum Assignment dtd. 06/12/2021** and now nothing are due and payable by you to us in respect of the said Office and we have already relinquished all our rights, title, interest of whatsoever nature in respect of the said Office, we say that alongwith physical possession of the said Office. We have also handed over the original papers such as copy of Agreement To Sale, Letter of possession and the original key of said Office.

M/S. ADVANCED MAGNETICS PVT. LTD.

For ADVANCED MAGNETICS PRIVATE LIMITED

Through Authorized

MS. NISHA TEJABHAI PATEL

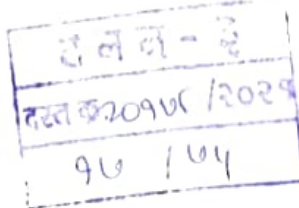
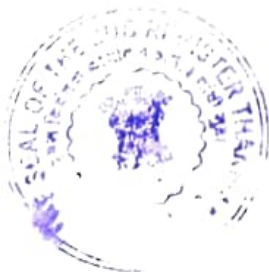
Nisha

Authorised Signatory

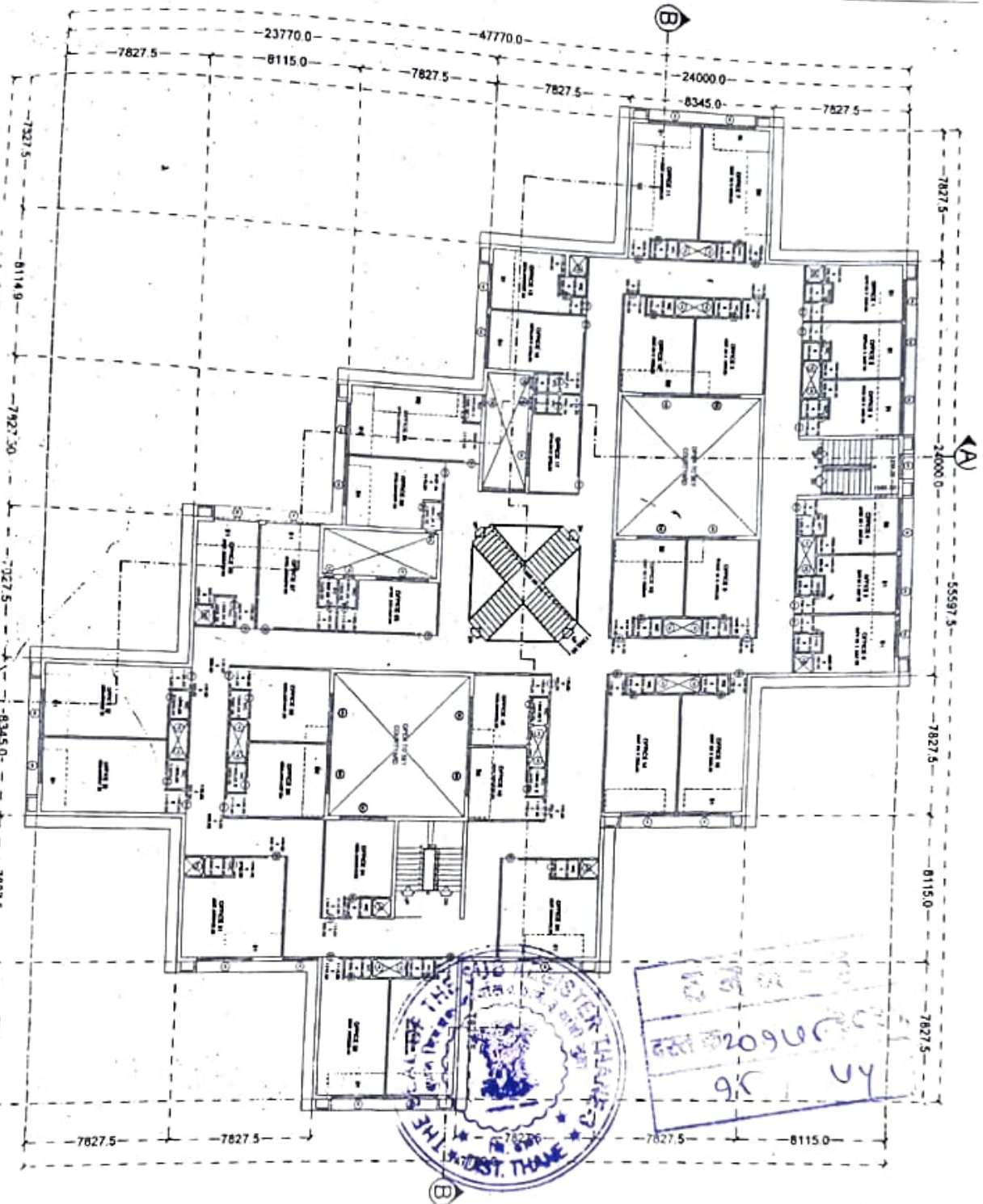
I, **MR. AMIT ASHOK TECKCHANDANI** do hereby confirm that the possession of **Office No.24, on First Floor of Building No. CC, Commercial Complex, Sector- 22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane** taken over by us.

MR. AMIT ASHOK TECKCHANDANI

Amit Ashok Teckchandani



1ST TO 3RD FLOOR PLAN



Sl. No.	AREA OF OFFICE	AREA (SQ. M)
1	OFFICE	21.48
2	OFFICE	21.48
3	OFFICE	21.48
4	OFFICE	21.48
5	OFFICE	21.48
6	OFFICE	21.48
7	OFFICE	21.48
8	OFFICE	21.48
9	OFFICE	21.48
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95	OFFICE	21.48
96	OFFICE	21.48
97	OFFICE	21.48
98	OFFICE	21.48
99	OFFICE	21.48
100	OFFICE	21.48



Handwritten notes and signatures in blue ink, including the number '95' and '44'.

FOR OCCUPANCY CERTIFICATE

DESCRIPTION OF PROPOSAL
 COMMERCIAL COMPLEX
 ON PLOT NO. 847
 SECTOR 81, 22 - O.B.D.
 BELAPUR, NAVI MUMBAI.

PREPARED BY: RA. MALHOTRA IN
 P.E. ARCHITECTURE
 ASSIST. ARCHITECTURE
 ASSIST. ARCHITECTURE
 P.E. ARCHITECTURE
 P.E. ARCHITECTURE
 P.E. ARCHITECTURE
 P.E. ARCHITECTURE

DATE: 07/05/2011

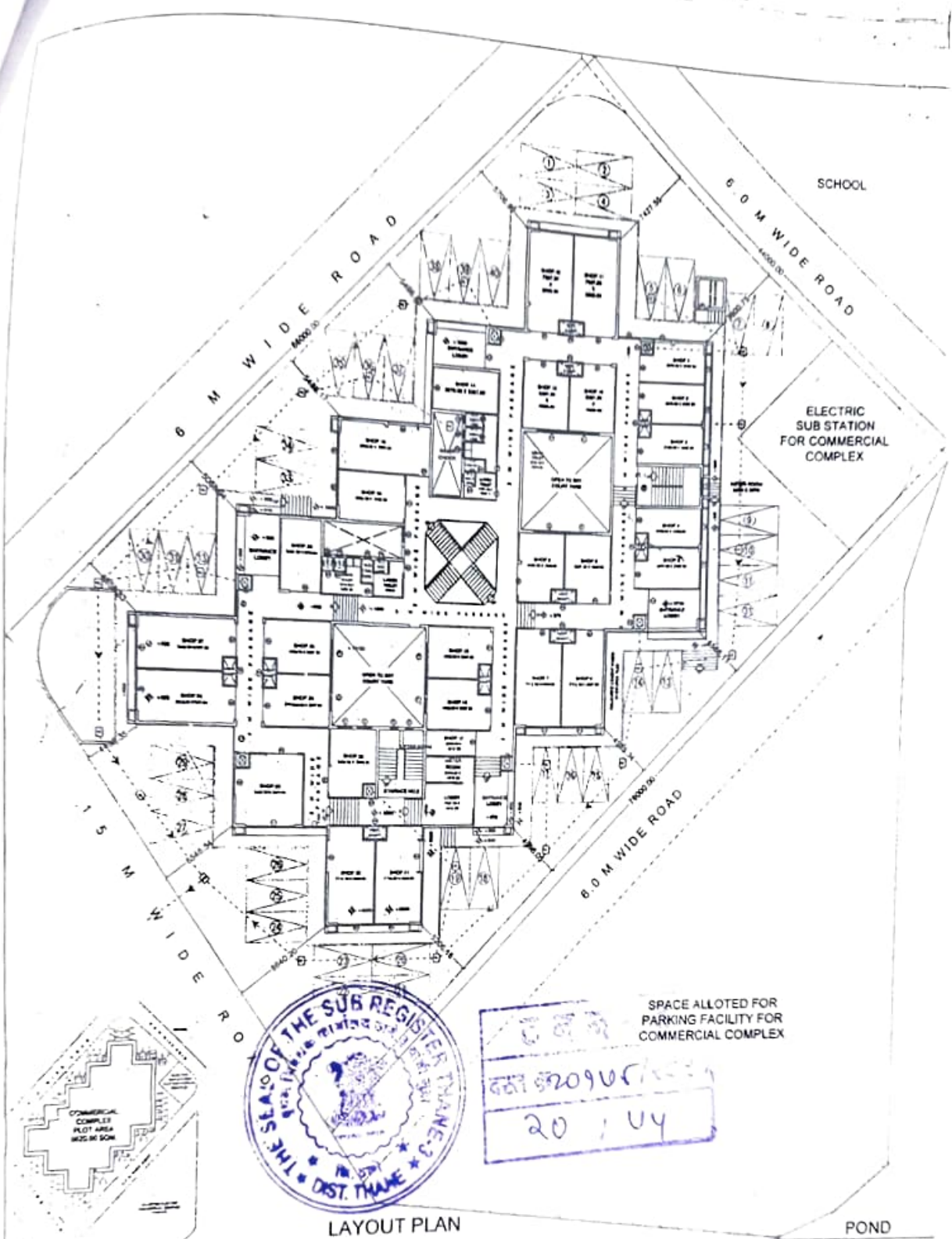
SCALE: 1:100

PROJECT NO: C/000/LARCH/11/0001/208

POT ADVANCED MAGNETICS PRIVATE LIMITED

Nishu
 Authorised Signatory

Handwritten signature in blue ink.



2014

LAYOUT PLAN

STAMP OF APPROVAL	IMPORTANT NOTES	NOTES	CONTENTS	AS BUILT DRAWING
	<ol style="list-style-type: none"> This drawing is prepared with reference to the "Location Plan" drawing enclosed at C/17 in the original file and the scanned drawings of the said building available in the architecture section Plot indicated and its respective boundaries is subject to final confirmation plan from planning department. The Drawing is prepared for Post Facto Occupancy Certificate Purpose 	<ol style="list-style-type: none"> DRAWING SHOULD NOT BE SCALED & ONLY WRITTEN DIMENSION TO BE FOLLOWED ALL EXTERNAL WALLS OF 0.23 THK & INTERNAL WALLS AND INTERNAL WALLS OF 0.113 THK 	<p>LAYOUT PLAN</p> <p>DESCRIPTION OF PROPOSAL:</p> <p>COMMERCIAL COMPLEX ON PLOT NO. - 6&7, SECTOR 21,22 C.B.D. BELAPUR, NAVI MUMBAI.</p>	<p>PREPARED BY: [Signature]</p> <p>CHKD BY: [Signature]</p> <p>DATE: 09/05/2014</p> <p>DRG.NO. CIDCO/ARCH(N)/CC/2012/03</p>

For ADVANCED MAGNETICS PRIVATE LIMITED
Nisha
 Authorised Signatory

[Signature]

20/11/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 19455/2021

नोंदणी :

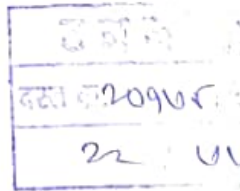
Regn 63m

गावाचे नाव : वेलापूर

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	356909
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: ऑफिस नं 24 पहिला मजला बिल्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 सी बी डी वेलापूर नवी मुंबई ((Plot Number : 7 ; SECTOR NUMBER : 22 ;))
(5) क्षेत्रफळ	1) 341.54 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-सिडको लिमिटेड तर्फे असीस्टंट मार्केटींग ऑफिसर श्री उन्मये चाफेकर वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रायगड भवन सेक्टर-11 सी बी डी वेलापूर नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AACCC3303K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स अडवान्सड मॅट्रिकस प्राव्हेट लिमिटेड तर्फे ऑथोराइज्ड मीस निशा तेजाभाई पटेल वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 904-बी कांटम पार्क गुलाब नगर खार दांडा रोड खार वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:-AAACA8932E
(9) दस्तऐवज करून दिल्याचा दिनांक	24/11/2021
(10) दस्त नोंदणी केल्याचा दिनांक	25/11/2021
(11) अनुक्रमांक, खंड व पृष्ठ	19455/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	21500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	3600
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाना तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE
"NIRMAL", 2nd Floor
Nariman Point
Mumbai - 400021
Phone: 00-91-22-6650 0900
Fax : 00-91-22-6791 8166



HEAD OFFICE
CIDCO Bhavan
CBD Belapur
Navi Mumbai - 400614
Phone: 00-91-22-6791 8100 Fax : 00-91-22-2202 2509

Ref. No. CIDCO/ESTATE-1/2021/8000130922

Date : 20.12.2021

To,
The Secretary/Chairman**Final Order for Transfer**

Sub: Grant of permission to transfer of 1(one) member from above society, Shop No.OFFICE-24
Constructed on Plot No.7, Sector No.21/22, Node Belapur, Navi Mumbai

Ref.:(1) NOC number 8000130922 dated .
(2) Copy of Deed of Assignment dated Registered under Sr. No.TNN3-20178-2021 on
06.12.2021 with Sub-Registrar & Assurance THANE-3.

Sir/Madam,

You are requested to refer your application for transfer of share of members from aforesaid society
plot. We are pleased to inform you that, the Corporation has accepted your transfer applications
and permit you to transfer the share of the following 1(one) member:

Sr. No	Name of the Outgoing Member	Name of the Incoming Member	Shop No.	Carpet Area in Sq.mt.
1	1) ADVANCED MAGNETICS PRIVATE LIMITED	1) AMIT ASHOK TECKCHANDANI	OFFICE24	26.9700

Thank You

Yours Sincerely,

TAKALE
RAJARAM
BABURAO
BABURAO

Digitally signed by
TAKALE RAJARAM
BABURAO
Date: 2021.12.24
12:12:30 +05'30'

Asst. Estate Officer

CC to:

- . 1) AMIT ASHOK TECKCHANDANI
- . 1) ADVANCED MAGNETICS PRIVATE LIMITED
- . MSEDCL
- . AAO(EMS)

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE
"NIRMAL", 2nd Floor
Nariman Point
Mumbai - 400021
Phone: 00-91-22-6650 0900
Fax: 00-91-22-2202 2509

9

HEAD OFFICE
CIDCO Bhavan
CBD Belapur
Navi Mumbai - 400614
Phone: 00-91-22-6791 8100
Fax: 00-91-22-6791 8166

Mortgage NOC

Date: 30.03.2022

Ref. No: CIDCO/ESTATE-1/2022/8000147298

To
AMIT A. TECKCHANDANI
SHREE TIRUPATI CHS, FLAT NO. 601,
NAVI MUMBAI-400706

Subject: Your Request for Mortgage NOC

Reference: Application number 8000147298

In respect of Shop/Office No OFFICE-24, COMMERCIAL COMPLEX/1, Plot No 7,
Road No 00, Sector 21/22, Belapur, Navi Mumbai.

Sr/Madam

Please refer to your application dated 24/03/2022 referred above.

In this connection we have to inform you that our Corporation has No Objection to mortgage Shop/Office No OFFICE-24 constructed on Building Name/No COMMERCIAL COMPLEX/1, Plot No 7, Road No 00, Sector 21/22, Belapur, Navi Mumbai for 1.1 AMIT ASHOK TECKCHANDANI as subject, for loan to be borrowed from STATE BANK OF INDIA PANVEL Branch subject to the Navi Mumbai Disposal of Lands Amendment Regulation (2008) and subject to the terms & conditions of the Agreement to Lease/Lease deed.

Thanking You,

Yours Sincerely,

NAME: S. S. SINGH

DESIGNATION:

POST: P.M.

Asst. Estate Officer/Estate Officer

CC to: STATE BANK OF INDIA, PANVEL Branch

75/19455

पावती

Original/Duplicate

Thursday, November 25, 2021

11:42 AM

24M for flow
4

नोंदणी क्र. :39M

Regn.:39M

पावती क्र.: 21400 दिनांक: 25/11/2021

गावाचे नाव: बेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन3-19455-2021

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: मेसर्स अडवान्सड मॅनेटिकस प्राव्हेट लिमिटेड तर्फे ऑथोराइज्ड मीस निशा तेजाभाई पटेल

नोंदणी फी रु. 3600.00

दस्त हाताळणी फी रु. 1000.00

पृष्ठांची संख्या: 50

एकूण: रु. 4600.00

मॅयल
FOR

Joint Sub Registrar Thane 3

सह दुय्यम निबंधक वर्ग - ३

ठाणे क्र. ३

माळा
ट.

बाजार मुल्य: रु.1/-

मोबदला रु.356909/-

भरलेले मुद्रांक शुल्क : रु. 21500/-

1) देयकाचा प्रकार: DHC रकम: रु.1000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2411202113572 दिनांक: 25/11/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.3600/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008719686202122E दिनांक: 25/11/2021

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

मॅयल

पावतीसाठी सही

शुद्ध दस्तऐवज

संश्लेषण

Nisha
वरत मिळाला

11/25/2021



26/11/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 19455/2021

नोंदणी :

Regn 63m

गावाचे नाव : बेलापूर

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोवदला	356909
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन ; इतर माहिती: ऑफिस नं 24-पट्टिला मजला विलिंडंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 सी बी डी बेलापूर नवी मुंबई((Plot Number : 7 ; SECTOR NUMBER : 22 ;))
(5) क्षेत्रफळ	1) 341.54 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सिडको लिमिटेड तर्फे असीस्टंट मार्केटींग ऑफिसर श्री उन्मेष चाफेकर वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रायगड भवन सेक्टर-11 सी बी डी बेलापूर नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 फॅन नं:-AACCC3303K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स अडवान्सड मॅप्रेटिक्स प्राव्हेंट लिमिटेड तर्फे ऑथोराइज्ड मीस निशा तेजाभाई पटेल वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 904-बी कांटम पार्क गुलाब नगर खार दांडा रोड खार वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400052 फॅन नं:-AAACA8932E
(9) दस्तऐवज करून दिल्याचा दिनांक	24/11/2021
(10) दस्त नोंदणी केल्याचा दिनांक	25/11/2021
(11) अनुक्रमांक, खंड व पृष्ठ	19455/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	21500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	3600
(14) श्रेण	

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



CHALLAN
MTR Form Number-6



GRN	MH008719686202122E	BARCODE		Date	13/11/2021-17:39:43	Form ID	25 2
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRA	PAN No.(If Applicable)	AAAG8932E				
Location	THANE	Full Name	ADVANCED MAGNETICS PVT LTD				
Year	2021-2022 One Time	Flat/Block No.	Office No 24, 1st flr, Plot No. 07, Commercial Complex,				
		Premises/Building					

Account Head Details	Amount In Rs.	Road/Street							
0030046401 Stamp Duty	21500.00		Sector-21/22, CBD Belapur						
0030063301 Registration Fee	3600.00	Area/Locality	NAVI MUMBAI						
		Town/City/District							
		PIN		4	0	0	6	1	4
		Remarks (If Any)	PAN2-AACCC3303K~SecondPartyName=CIDCO LTD~CA=356909						
		Amount In	Twenty Five Thousand One Hundred Rupees Only						
Total	25,100.00	Words							

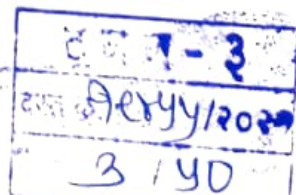
Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	00040572021111370051	IK0BJJKPG8		
Cheque/DD No.		Bank Date	RBI Date	13/11/2021-17 24:41	Not Verified with RBI		
Name of Bank		Bank-Branch	STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID:

Mobile No : 9029579019

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चालन तर्फे द्यावया लागणाऱ्या करावयाच्या नोंदणी करावयाच्या दस्तऐवजी लागू आहे. नोंदणी व करावयाच्या दस्तऐवजी सदर चालन लागू नाही.

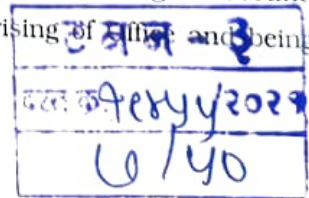


**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LIMITED
AGREEMENT TO SALE**

THIS AGREEMENT made at C.B.D. Belapur, Navi Mumbai, on this 24 day of NOV. 2021 between **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at "Nirmal", 2nd Floor, Nariman Point, Mumbai-400021 hereinafter referred to as "The Corporation" (which expression shall, unless it be repugnant to the context or meaning thereof include its successors and assigns) of **THE ONE PART AND M/S. ADVANCED MAGNETICS PVT. LTD., ROC REG NO. (CIN NO. U31300MH1981PTC025056)** a Company, Incorporated & Registered under the Provisions of The Companies Act, 1956 having its **Office address at Patel Estate, S. V. Road, Jogeshwari [West], Mumbai - 400 102**, hereinafter referred to as "**THE OFFICE-OWNERS**" (which expression shall unless it be repugnant to the context or meaning thereof be mean and deemed to include its directors, executors, administrators & assigns of **THE OTHER PART**:

W-H-E-R-E-A-S :

1. The Corporation is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under sub section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the MRTP Act").
2. The State Government' in, pursuant to Land Acquisition Act, 1894 read with Section 113A of the MRTP Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal as per Navi Mumbai Disposal of Land (Amendment)Regular 2008 norms shall prevails.
3. The Corporation has constructed on such lands buildings of Ground and Three [03] Upper Floors, such buildings, comprising of 3 and being designated as commercial type building.



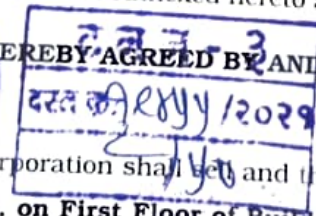
4. The Office Owners have before applying to the Corporation for sale to them of an Office in the said buildings demanded from The Corporation and The Corporation have given inspection to the Office Owners of the original building plans and its specifications which the Office Owners doth hereby confirm and which have been duly approved by the Corporation.

5. The allottees has submitted indemnity bonds to CIDCO towards Occupancy Certificate & change in area of allotments for shops and offices.

6. The Title, Deeds as disclosed by the Corporation in respect of the said land has been inspected by the Office Owners.

7. The Corporation will sell the Office in the said building to Office Owners on "Ownership Basis" under The Provisions of The Maharashtra Apartment Ownership Act, 1970, (hereinafter called "The said Act") as hereinafter mentioned, upon the Office Owners paying in full all their respective dues payable to the Corporation under their respective Agreements for Sale with the Corporation and complying with all the terms and conditions thereof.

8. The Office Owners have agreed to purchase and the Corporation have agreed to sell **Office No. 24, on First Floor of Building No. CC admeasuring 341.54 sq.ft.** the plans and specifications for which are hereto annexed and marked Annexure 'A' (Collectively) upon and subject to the terms & conditions hereinafter mentioned, and also upon and subject to the terms and conditions of the Lease of the said land to be executed by the Corporation in favour of the Office Owners/the Association of Office Owners constituted under the provisions of the said Act (hereinafter referred to as "The said Association") as per form of Lease Annexed hereto and marked Annexure "B".



IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS
The Corporation shall sell and the Office Owners shall purchase the said **Office No. 24, on First Floor of Building No. CC admeasuring 341.54 sq.ft., at Sector 21/22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane** TOGETHER with certain percentage (to be thereafter specified in the Declaration to be made by the Corporation under the said Act) of the undivided interest appurtenant to such Office as tenant-in-common with the Owners of other Office, in and to the common areas and facilities of the said land and buildings (all the said Office and percentage hereinafter collectively referred to

Assistant Marketing Officer

For ADVANCED MAGNETICS PRIVATE LIMITED

Page 2

Authorised Signatory

as "The said Office") as heritable and transferable immoveable property at of for a price of **Rs. 3,56,909/- [Rupees: Three Lakh Fifty Six Thousand Nine Hundred Nine Only]** to be paid by the Office Owners to the Corporation in installments at the times and in the manner hereinafter mentioned.

2. The Office Owners agrees to pay to the Corporation the said sale price of **Rs. 3,56,909/- [Rupees: Three Lakh Fifty Six Thousand Nine Hundred Nine Only]** as under :

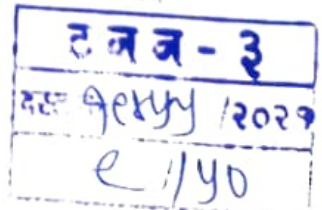
a) The payment of **Rs. 39,300/- [Rupees Thirty Nine Thousand Three Hundred Only]** (in cash/cheque) already paid on 18/04/2006 under Receipt No. 1400000256 as Earnest Money before execution of this Agreement and the Balance of **Rs. 3,17,609/- [Rupees Three Lakh Seventeen Thousand Six Hundred Nine Only]** agreed to be paid in Two (2) installments which are also paid by the Office Owners as under:

i) Rs.1,76,643/- Paid by Cheque No. 378313, dtd. 30th May 2006, Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 1400000827/2006 dtd. 1st June 2006

ii) Rs. 1,40,966/- Paid by Cheque No. 378623, dtd. 27th June 2006, Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 1400001514/2006 dtd. 30th June 2006

[The Receipt whereof the Corporation doth hereby acknowledge].

3. If the Office Owners commits default in payment of any of the installments aforesaid on their respective due dates (time being of the essence of the contract), the Corporation shall be at liberty to terminate this Agreement in which event, the said Earnest Money paid by the Office Owner to the Corporation shall stand forfeited. The Corporation shall, however, on such termination, refund to the Office Owners the installment or installments of part payments, if any, which may have till then been paid by the Office Owners to the Corporation, but without any further amount by way of interest or otherwise howsoever and on the Corporation terminating this Agreement under this clause, it shall be at liberty to sell the said Office to other person as the Corporation may deem fit, at such price as the Corporation may determine and the Office Owners shall not be entitled to object or dispute such sale or to claim any amount whatsoever from the Corporation.



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9. The Office Owners are aware that he and all other persons who have purchased Office in the said buildings shall automatically be the members of the Association of Office Owners constituted in Pursuance of the said Act, (hereinafter called "the said Association") and agrees and undertakes to pay the entrance fee of Rs. 1/- to the said Association and hold One Share of the said Association of the face value of Rs. 100/-.
10. The Office Owners further agrees and undertakes to conform to and abide by the provisions of the said Act and the Rules and Bye Laws framed there under.
11. Commencing a week after notice is given by the Corporation to the Office Owners that the said Office is ready for use and occupation, the Office Owners shall be liable to bear and pay all property taxes and charges for electricity and other services and all other outgoing and its/their share according to its/their percentage in common expenses payable in respect of the said Office to in clause 12 hereof.
12. The Office Owners agrees and binds themselves to pay regularly every month by the 5th of each month, to the Corporation until the Deeds of Office have been executed between the Corporation and the Office Owners in the said buildings as aforesaid and thereafter to the said Association, their proportionate share that may be specified by (a) all service charges, Municipal and other taxes and outgoing that the Corporation and/or the said Association of (b) insurance premium may from time to time be levied against the land and/or building, including water-taxes and water charge(c) outgoings for the operation, maintenance and management of the buildings, open areas, compound walls, common facilities, services and utilities and other out-goings and collection charges incurred in connection with the said Office and/or the said property and also their proportionate share of the ground rent payable to the Corporation. The Office Owners shall deposit and keep deposited with the Corporation, before taking possession of the said Office, a sum of Rs. _____/- as deposit towards the aforesaid expenses and outgoings. The said sum shall not carry any interest and will remain with the Corporation until the Deeds of Office have been executed between the Corporation and all the Office Owners s in the said buildings and thereafter the said deposit shall be transferred and paid over to the _____ for being held in deposit.



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Page 5

Signature

Assistant Marketing Officer

For ADVANCED MAGNETICS PRIVATE LIMITED

Nisha
Authorized Signatory

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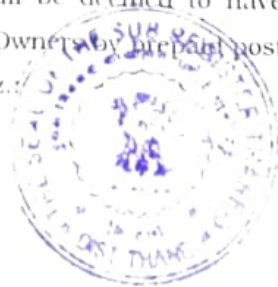
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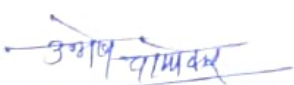
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20. The Office Owners shall bear and pay the stamp duty & other charges in respect of this Agreement and its Duplicate, and also the cost of the Attorneys of the Corporation of and incidental to the preparation of this Agreement.
21. The Office Owners shall obtain independently all permissions, sanctions or license necessary for the conduct to their trade. They shall not be entitled to claim any consideration or concession from the Corporation on ground of having been unable to obtain necessary permissions, sanction or license for the conduct of their business within stipulated dates.
22. The Office Owners shall deposit or keep deposited with the Corporation the amount as may be intimated by the Corporation before handing over the possession of the Office to them.
23. The Office Owners shall abide by all the Regulations affecting the conduct of trade, as are made or amended from time to time by the Corporation or the State Government or the Local Authority.
24. The Office Owners shall agree to abide by the instructions given from time to time by the Town Planning Office or the Estate Office or any other person authorized in this behalf by the Corporation regarding movement, storage of wares, conduct of business generally and any other matter, so that activities of the Office Owners shall not cause a nuisance or obstruction to other persons.
25. The Office Owners shall keep the said Office in clean and sanitary condition and shall dispose of garbage, waste or refuse of their trade without causing any inconvenience or annoyance to any person.
26. The Office Owners shall not appoint any person as his/her/their agent by a Power of Attorney or otherwise for the purpose of this Agreement except his/her/their spouse, father, mother or a major child.
27. All notices to be served on the Office Owners, as contemplated by this Agreement or otherwise shall be deemed to have been served on the Office Owners if sent to the Office Owner by prepaid post under certificate of posting, at their following address, viz.:



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Assistant Marketing Officer

For ADVANCED MAGNETICS PRIVATE LIMITED


Authorised Signatory

IN WITNESS WHEREOF the parties hereto have hereinto set and subscribed their respective hands the day and year first hereinabove written

SCHEDULE

ALL THAT piece or parcel of land known as **Office No. 24, on First Floor of Building No. CC admeasuring 341.54 sq.ft., at Sector 21/22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane** or thereabout and bounded as follows that is to say:

On or towards the North by Open to Sky courtyard
On or towards the South by Open Passage
On or towards the East by Staircase
On or towards the West by Open Passage

SIGNED AND DELIVERED for and on behalf of the **CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

By the hand of
SHRI. UNMESH CHAPEKARE
Assistant Marketing Officer
In the presence of:

[Signature]

Assistant Marketing Officer

1. Jayanti Talpade
2. Shubham Ambre

[Signatures]

SIGNED AND DELIVERED by the
Within named office/shop owner's
M/S. ADVANCED MAGNETICS PVT. LTD.
INCOME TAX PERMANENT A/C NO. AAACA8932E

through authorized
MS. NISHA TEJABHAI PATEL
INCOME TAX PERMANENT A/C NO. ASNPP13879
AADHAR CARD NO. 8303 1055 7740



- In the presence of:
1. Jayanti Talpade
 2. Shubham Ambre

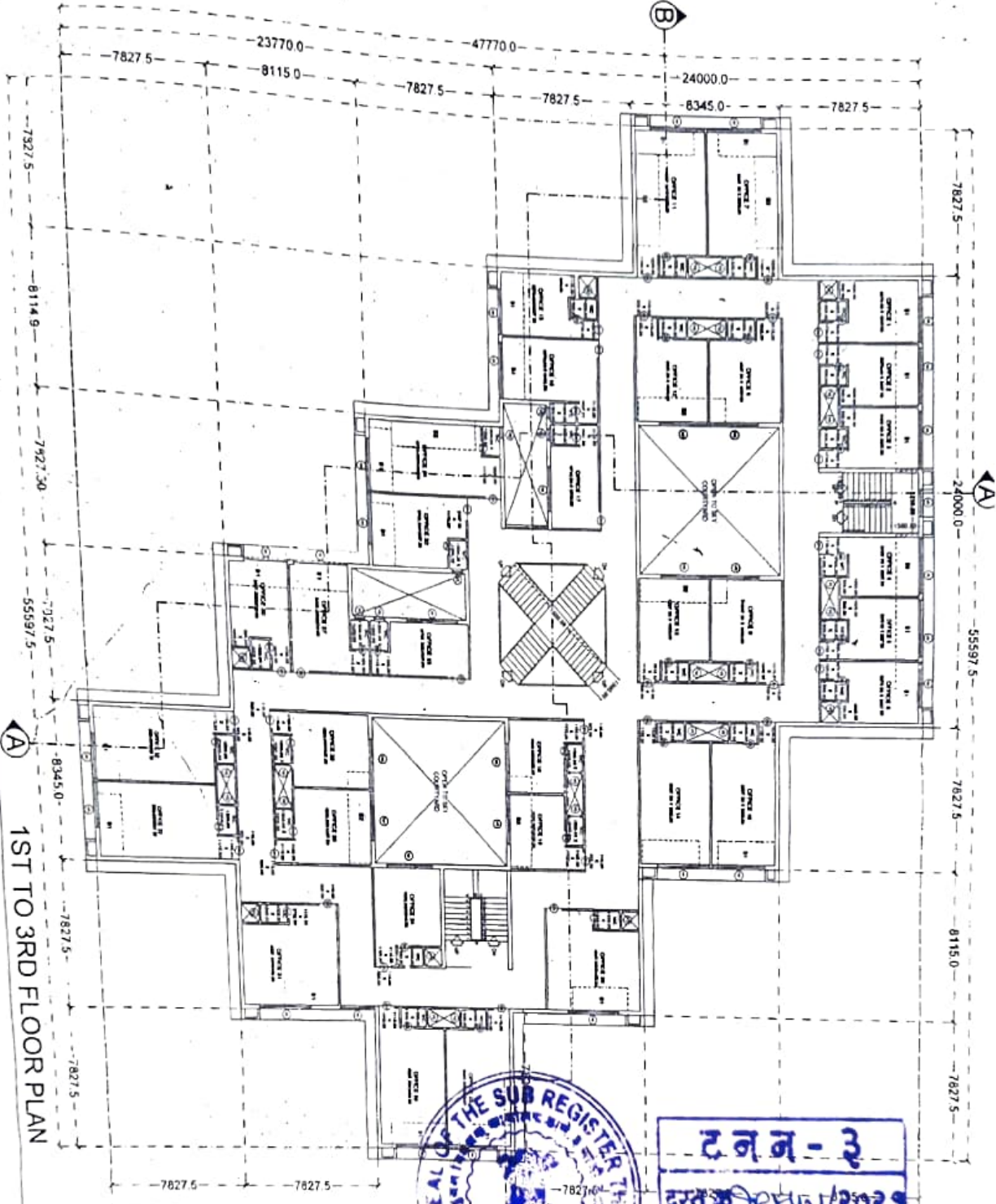
[Signature] For ADVANCED MAGNETICS PRIVATE LIMITED

Nisha
Authorised Signatory

[Signature]



दस्तावेज - 3
दिनांक 5/7/2029
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1ST TO 3RD FLOOR PLAN



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दस्तावेज क्र. १२५५/२०२१
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Sl. No.	AREA OF OFFICE	AREA	AREA
1	OFFICE 1	78.27	78.27
2	OFFICE 2	78.27	78.27
3	OFFICE 3	78.27	78.27
4	OFFICE 4	78.27	78.27
5	OFFICE 5	78.27	78.27
6	OFFICE 6	78.27	78.27
7	OFFICE 7	78.27	78.27
8	OFFICE 8	78.27	78.27
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10	OFFICE 10	78.27	78.27
11	OFFICE 11	78.27	78.27
12	OFFICE 12	78.27	78.27
13	OFFICE 13	78.27	78.27
14	OFFICE 14	78.27	78.27
15	COMMON AREA	78.27	78.27
16	STAIRCASE	78.27	78.27
17	STAIRCASE	78.27	78.27
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99	STAIRCASE	78.27	78.27
100	STAIRCASE	78.27	78.27

DESCRIPTION OF PROPOSAL
COMMERCIAL COMPLEX
ON PLOT NO. 6&7,
SECTOR 21, 22 C.B.D.
BELAPUR, NAVI MUMBAI.

FOR OCCUPANCY CERTIFICATE

THE DRAWN BY
THE ARCHITECT
THE ARCHITECT IN
CHARGE ARCHITECT

SCALE
DATE 07/05/2019

DR. R.D. CHODHARI/IN/07/05/2019

Assistant Marketing Officer

FOR ADVANCED MAGNETICS PRIVATE LIMITED

Nisha
Authorised Signatory

CIDCO

WE MAKE CITIES

City and Industrial Development
Corporation of Maharashtra Ltd.

Marketing Manager-I
CIDCO Bhawan,
CBD Belapur,
Navi Mumbai,
Pin:400614
Tel:55918117

Reference No: 20003112/90010385
Customer No: 13407

Date:27.04.2006

To,
M/s. ADVANCED MAGNETICS LTD.
PATEL ESTATE S.V. ROAD,
JOGESHWARI (WEST).
MUMBAI-400102

Sub: Allotment of Commercial premises (OFFICE) in our
"MM1-COM-Premises" Scheme in Sector 2122, Belapur, Navi Mumbai.

Dear Sir/Madam,

With reference to your application No.03, we are thankful
to you for booking a commercial premises (OFFICE) in our
"MM1-COM-Premises" Scheme in sector 2122, Belapur, Navi Mumbai.
We are pleased to allot you the below mentioned premises as per
the terms and conditions mentioned herein and in the Annexure
overleaf.

A. DETAILS OF COMMERCIAL PREMISES (OFFICE) ALLOTTED

Comm.Premises Allotted	Building No.	Floor No.	Premises No.	(Area in SQF) Premises Terrace
B-BEL-2122-CC-1-24	CC	01	24	375.680

Rate of Premises Rs./SQF: 1045.00

Use of Premises : OFFICE.

B. DETAILS OF PARKING SPACE

Parking Space Alloted :
Description :

C. PRICE

Price-Parking Space (Rs)	Price-Terraces (Rs)	Total Sale Price (Rs)	AmountPaid (DemandRegi +EMD) (Rs)	Balance Amount (Rs)
0.00	0.00	392,586.00	39,300.00	353,286.00

C. R. Raisinghani
M.A., LL.B.

K. C. Raisinghani
B.Com., LL.B.

B. T. Gwalani
B.Com., LL.B.

R. K. Raisinghani
B.Sc., LL.B.



C. R. Raisinghani & Associates

ADVOCATES & LEGAL CONSULTANTS

ADVOCATES HIGH COURT

OFFICE & CORRES. ADD. : 7 & 8, 1st Floor, Ratan Shopping Centre, Hira Marriage Hall, Near Gujrati School, Ulhasnagar - 421 002.
Tel : Off - 0251-2712082 Mob : 9890478189 E-mail : kamleshraisinghani@yahoo.co.in / raisinghaniandassociates@gmail.com

REF.NO./CRR/AAT-24/TCC/870/2022

DATE : 08/04/2022

To,
Branch Manager,
State Bank of India,
Panvel Branch
Navi Mumbai.

**TITLE INVESTIGATION REPORT IN RESPECT OF THE PROPERTY
PURCHASED BY MR. AMIT ASHOK TECKCHANDANI (BORROWER)**

I. DESCRIPTION OF THE PROPERTY:

“Office No. 24, On 1st Floor, Admeasuring Area 341.54 Sq. Fts., in the Building No. CC, Commercial Complex, at Village Belapur, Plot No. 6 & 7, Sector 21 & 22, CBD Belapur, Navi Mumbai, Taluka & Dist. Thane - 400 614”

Dear Sir/ Madam

ANNEXURE - B: Report of Investigation of Title in respect of Immovable Property.

1	a) Name of the Branch/Business Unit/Office Seeking opinion.	State Bank of India, Panvel Branch, Navi Mumbai.
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Nil
	c) Name of the Borrower.	MR. AMIT ASHOK TECKCHANDANI
2	a) Name of the unit/concern/company/person offering the property/(ies) as security.	MR. AMIT ASHOK TECKCHANDANI
	b) Constitution of the unit/concern/person/body/authority offering the property for creation of as charge.	Individual
	c) State as to under what capacity is security offered (whether as joint applicant or as guarantor, etc.)	Borrower



PAGE#2				
3	Complete or full description of the immovable property/ (ies) offered as security including the following details	"Office No. 24, On 1 st Floor, Admeasuring Area 341.54 Sq. Fts., in the Building No. CC. Commercial Complex, at Village Belapur, Plot No. 6 & 7, Sector 21 & 22, CBD Belapur, Navi Mumbai, Taluka & Dist. Thane - 400 614"		
	(a) Survey No.			
	(b) Door/House No. (in case of house property)			
	(c) Extent/ area including plinth/built up area in case of house property			
	(d) Locations like name of the place, village city, registration, sub-district etc. Boundaries			
4	a) Particulars of the document scrutinized-Serially and Chronologically. b) Nature of documents verified and as to whether they are originals of certified copies of registration extracts duly certified.	Mentioned herein under		
Note: Only originals of certified extracts from the registering / land /revenue/other authorities be examined.				
Sr. No.	Date	Name/Nature of the Document	Original / certified copy / certified extract/ photocopy, etc	In case of copies whether original was scrutinized by the Advocate
1	27/3/2008	Fresh Certificate of Incorporation of dated 27/3/2008 regarding change of name from ADVANCED MAGNETICS LTD to ADVANCED MAGNETICS PVT LTD issued by Registrar of Companies, Mumbai, regarding Registration of the said company under Companies Act.	Photocopy	No
2	31/07/2020	Power of Attorney dated 31/07/2020 executed by /S. ADVANCED MAGNETICS PVT. LTD through its Director MR. SHIRAZ PATEL in favour of MS. NISHA TEJABHAI PATEL, in respect of the said property. The said Power of Attorney is duly registered with the Office of Sub-Registrar, Andheri-3, bearing Registration No.5059/2020.	Photocopy	No




PAGE#3				
3	16/09/2020	Corrigendum dated 16/09/2020 issued by CIDCO in respect of the above said property.	Photocopy	No
4	13/11/2021	MTR Challan dated 13/11/2021 issued by STATE BANK OF INDIA for Rs.25,100/- in favour of M/S. ADVANCED MAGNETICS PVT. LTD. regarding payment of Stamp Duty & Registration Fees in respect of the above said property.	Photocopy	No
5	24/11/2021	Agreement for Sale dated 24/11/2021 executed between CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED through Assistant Marketing Officer, SHRI. UMESH CHAPHEKARE (Corporation) and M/S. ADVANCED MAGNETICS PVT. LTD. through its Authorized Signatory MS. NISHA TEJABHAI PATEL (Office Owners), in respect of the above said property. The said agreement is duly registered with the Office of Sub-Registrar, Thane-3, bearing Registration No. 19455/2021 dated 25/11/2021.	Photocopy	No
6	25/11/2021	Receipt dated 25/11/2021, bearing Registration No. TNN3-19455-2021 issued by Office of the Sub-Registrar Thane-3 in favour of M/S. ADVANCED MAGNETICS PVT. LTD. through its Authorized Signatory MS. NISHA TEJABHAI PATEL , regarding Registration of Agreement in respect of the above said property.	Photocopy	No



		PAGE#4		
7	24/11/2021	Possession receipt dated 24/11/2021 issued by CIDCO to M/S. ADVANCED MAGNETICS PVT. LTD through its Authorized Signatory MS. NISHA TEJABHAI PATEL , regarding taking over the possession of said office.	Photocopy	No
8	01/12/2021	MTR Challan dated 01/12/2021 issued by STATE BANK OF INDIA for Rs.1,16,000/- in favour of MR. AMIT ASHOK TECKCHANDANI , regarding payment of Stamp Duty & Registration Fees in respect of the above said property.	Photocopy	No
9	06/12/2021	Deed of Transfer cum Assignment dated 06/12/2021 executed between ADVANCED MAGNETICS PVT. LTD. through its Director MARAZBAN HANSOTIA and admitted for registration at the office of sub registrar through C.A. MS. NISHA TEJABHAI PATEL (Transferors) and MR. AMIT ASHOK TECKCHANDANI through his C.A. MR. PRAVIN VAWAN ZAWARE (Tranferees) , in respect of the above said property. The said deed is duly registered with the Office of Sub-Registrar, Thane-3, bearing Registration No. 20178/2021	Photocopy	No
10	06/12/2021	Receipt dated 06/12/2021, bearing Registration No. TNN3-20178-2021 issued by Office of the Sub-Registrar Thane-3 in favour of MR. AMIT ASHOK TECKCHANDANI through his C.A. MR. PRAVIN VAWAN ZAWARE , regarding Registration of the said deed in respect of the above said property.	Photocopy	No



PAGE#5			
11	6/12/2021	Possession letter dated 06/12/2021 issued by M/S. ADVANCED MAGNETICS PVT. LTD. to MR. AMIT ASHOK TECKCHANDANI regarding handing over the possession of said office.	Photocopy No
12	22/03/2014	Letter dated 22/03/2014 issued by CIDCO to Owners Association of CIDCO Commercial Complex certifying that the construction work of the said commercial complex has been completed in September 1998 and the same is fit for occupation.	Photocopy No
13	25/11/2021	Special Power of Attorney dated 25/11/2021 executed by ADVANCED MAGNETICS PVT. LTD. through its Director MARAZBAN HANSOTIA in favour of MS. NISHA TEJABHAI PATEL , regarding execution and registration of agreement in respect of the said property. The said Power of Attorney is duly registered with the Office of Sub-Registrar, Andheri-3, bearing Registration No.13622/2021	Photocopy No
14	26/11/2021	Specific Power of Attorney dated 26/11/2021 executed by MR. AMIT ASHOK TECKCHANDANI in favour of MR. PRAVIN VAMAN ZAWARE , regarding registration of agreement in respect of the said property. The said Power of Attorney is duly registered with the Office of Sub-Registrar, Thane-6, bearing Registration No.13195/2021.	Photocopy No
5	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)		No Instructions Hence not obtained 

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Additional suggestions, if any to safeguard the interest of the Bank/ensuring the perfection of security.

a) I have to certify that the bank should inspect the property and should follow the necessary banking procedures and norms before disbursement of the loan and verify the genuineness of the original documents before creation of mortgage.

b) I have to further certify that No Objection certificate should be obtained from **CIDCO** for creation of the mortgage of the said property by **MR. AMIT ASHOK TECKCHANDA NI**, in favour of the Bank, in format of bank.

46 The specific persons who are required to create mortgage / to deposit documents creating mortgage.

MR. AMIT ASHOK TECKCHANDA NI (BORROWER)

47 1. Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016?
Yes/No

No

2. Whether the Project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.

Not Applicable



CLAUSE NO. 7 NOT APPLICABLE

7. Minor/(s) and his/their interest in the property(ies) is to the extent of (Specify the share of the Minor with Name). (Strike out if not applicable).

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, **MR. AMIT ASHOK TECKCHANDANI (BORROWER)**.

9. I certify that **MR. AMIT ASHOK TECKCHANDANI (BORROWER)** has an absolute, clear and Marketable title over the Schedule property. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

10. **In case of creation of Mortgage by Deposit of Title Deeds, we certify that the deposit of following Original Title Deeds/Documents would create a valid and enforceable mortgage, in favour of bank:**

a. Original allotment letter issued by CIDCO Ltd. in favour of **M/S. ADVANCED MAGNETICS PVT. LTD** in respect of above said property

b. Original possession letter issued by CIDCO Ltd. in favour of **M/S. ADVANCED MAGNETICS PVT. LTD** in respect of above said property

c. Original Corrigendum issued by CIDCO Ltd. in favour of **M/S. ADVANCED MAGNETICS PVT. LTD**, in respect of above said property

d. MTR Challan dated 13/11/2021 issued by **STATE BANK OF INDIA** for Rs.25,100/- in favour of **M/S. ADVANCED MAGNETICS PVT. LTD.** regarding payment of Stamp Duty & Registration Fees in respect of the above said property.

e. Agreement for Sale dated 24/11/2021 executed between **CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED** through Assistant Marketing Officer, **SHRI. UMESH CHAPHEKARE (Corporation)** and **M/S. ADVANCED MAGNETICS PVT. LTD.** through its Authorized Signatory **MS. NISHA TEJABHAI PATEL (Office Owners)**, in respect of the above said property. The said agreement is duly registered with the Office of Sub-Registrar, Thane-3, bearing Registration No. 19455/2021 dated 25/11/2021.

f. Receipt dated 25/11/2021, bearing Registration No. TNN3-19455-2021 issued by Office of the Sub-Registrar Thane-3 in favour of **M/S. ADVANCED MAGNETICS PVT. LTD.** through its Authorized Signatory **MS. NISHA TEJABHAI PATEL**, regarding Registration of Agreement in respect of the above said property.

g. MTR Challan dated 01/12/2021 issued by **STATE BANK OF INDIA** for Rs.1,16,000/- in favour of **MR. AMIT ASHOK TECKCHANDANI**, regarding payment of Stamp Duty & Registration Fees in respect of the above said property.



SCHEDULE OF THE PROPERTY

„Office No. 24, On 1st Floor, Admeasuring Area 341.54 Sq. Fts., in the Building No. CC, Commercial Complex, at Village Belapur, Plot No. 6 & 7, Sector 21 & 22, CBD Belapur, Navi Mumbai, Taluka & Dist. Thane - 400 614”, situated and constructed on land bearing Plot No. 6 & 7, Sector 21 & 22, at Village Belapur, Navi Mumbai, Taluka & Dist. Thane, within the Registration District and Sub-Registration District of Thane, State Maharashtra.”

Signed under my hand and seal this 08th Day of April, 2022

For C. R. Raisinghani & Associates

{K. C. RAISINGHANI}
ADVOCATE HIGH COURT
BANK'S ADVOCATE

ANNEXURE

Flow of Title:

WHEREAS The Corporation is the New Town Development Authority declared for the area designated as site for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers under Sub-Section (1) and (3-A) of Section 113 of the said Act under the provision of Sub Section (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as “THE MRTP ACT”)

AND WHEREAS the state Government in pursuant to Land Acquisition Act, 1894 read with Section 113A of the MRTP Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal as per Navi Mumbai Disposal of Land (Amendment Regular 2008) norms shall prevail.

AND WHEREAS The Corporation has constructed on one of such lands buildings of Ground and Three (03) Upper Floors, such buildings comprising of office and being designated as commercial type building.

AND WHEREAS The Office Owners have before applying to the Corporation for sale to them of an Office in the said buildings demanded from The Corporation and The Corporation have given inspection to the Office Owners doth hereby confirm and which has been duly approved by the Corporation.

