

Receipt (pavti)

75/20176

Monday, December 06, 2021

10:47 AM

Office NO 23

1st Floor

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 22181

दिनांक: 06/12/2021

गावाचे नाव: बेलापूर

दस्तावेजाचा अनुक्रमांक: टनन3-20176-2021

दस्तावेजाचा प्रकार: अभिहस्तांतरणपत्र

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

नोंदणी फी

₹. 13700.00

दस्त हाताळणी फी

₹. 1500.00

पृष्ठांची संख्या: 75

एकूण:

₹. 15200.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

11:07 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

सह दुय्यम निबंधक वर्ग - २

ठाणे क्र. ३

वाजार मूल्य: ₹. 1346926.7 /-

मोबदला ₹. 624919/-

भरलेले मुद्रांक शुल्क: ₹. 81700/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0112202102404 दिनांक: 06/12/2021

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 13700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009536483202122E दिनांक: 06/12/2021

विक्रेते नाव व पत्ता:

नोंदणी फी माफी असल्यास नपशिल :-

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

पक्षकाराची सही

मुळ दस्तावेज परत मिळाला

दु. नि. ठाणे-३



06/12/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 20176/2021

नोंदणी :

Regn 63m

गावाचे नाव : वेलापूर

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	624919
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1346926.7
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: ऑफिस नं -23,पहिला मजला,बिल्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स,प्लॉट नं-7,सेक्टर 22,सी वी डी वेलापूर,नवी मुंबई,क्षेत्र-279.42 चौरस फुट((Plot Number : 7 ; SECTOR NUMBER : 22 ;))
(5) क्षेत्रफळ	1) 279.42 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:-मेसर्स अडवान्सड मॅनेज्मंट प्राव्हेंट लिमिटेड तर्फे डायरेक्टर मरजवान हंसोटीया तर्फे कुलमुखत्यार म्हणून ऑथोराइज्ड पॅसि निशा तेजाभाई पटेल - - वय:-47; पत्ता:-प्लॉट नं:4, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 904-बी कांटम पार्क गुलाब नगर खार दांडा रोड खार वेस्ट मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-AAACA8932E
(8) दस्तऐवज 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 झाबरे - - वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदानिकस क्रमांक-601,श्री तिरुपती सीएचएस,प्लॉट नं-32,सेक्टर-19,नेरूळ,नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ADMPT2124K
(9) दस्तऐवज करून दिल्याचा दिनांक	03/12/2021
(10) दस्त नोंदणी केल्याचा दिनांक	06/12/2021
(11) अनुक्रमांक,खंड व पृष्ठ	20176/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	81700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	13700
(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.

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

A N D

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 be deemed to include executor, administrators, agents and assigns) of the **OTHER PART.**



ट म म - ३
दस्तावेज क्र २७१०६/२०२१
२/०५

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

For ADVANCED MAGNETICS PRIVATE LIMITED

Director

Authorised Signatory



Nisha

Nisha

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.23, on First Floor of Building No. CC, Commercial Complex, admeasuring 279.42 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. 2,91,994/- [Rupees Two Lakh Ninety One Thousand Nine Hundred Ninety Four 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. TMN-3/19447/2021**. 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 in favour of any of the person or persons of its/their own choice with prior permission of CIDCO of Maharashtra Ltd. & other authorities concerned.



दस्तावेज - 3
 दिनांक 24/11/2021
 Prior to Year 1998 and

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

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

For ADVANCED MAGNETICS PVT LTD

For ADVANCED MAGNETICS PRIVATE LIMITED

[Signature]
Director

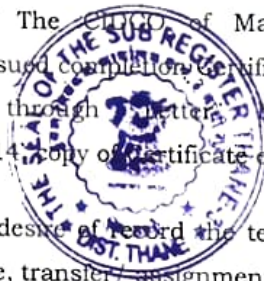
Nisha
Authorised Signatory

[Signature]

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. 6,24,919/- [Rupees Six Lakh Twenty Four Thousand Nine Hundred Nineteen 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 letter bearing Ref. No. CIDCO/SE(V)/2014/96 dtd. 22/03/2014. Copy of certificate enclosed herewith.



ट. नं. - ३
११/०५/२०२१

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

***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. 6,24,919/- [Rupees Six Lakh Twenty Four Thousand Nine Hundred Nineteen 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

Allottees/Transferors/Assignors hereby handed over the quite, vacant & peaceful 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.

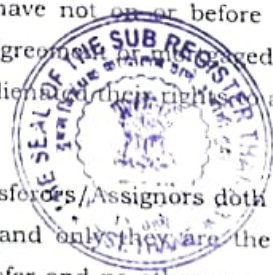
c) They have not mortgaged, alienated or charged the above said Office with any person/persons or with any Bank, Financial Institution or Company and the same are free from all the encumbrances.

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 on or before execution of this Deeds, entered into any arrangement or agreement, which is or may be, pledged, transferred, assigned or in any other way encumbered or alienated their rights in any manner whatever in any manner whatever nature.

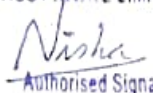
7) The Original Allottees/Transferors/Assignors doth hereby covenant with the Transferees/Assignees that they and only they are the absolute owners of said Office, hereby agrees to sell, transfer and no other person or persons has or have any right, title, interest, ownership & claim or demand of any 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

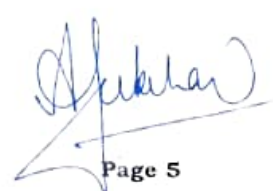


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दस्ता 20908/2021
92/10/21

For ADVANCED MAGNETICS PVT LTD For ADVANCED MAGNETICS PRIVATE LIMITED


Director


Authorised Signatory



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

8) The Original Allottees/Transferors/Assignors doth 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.

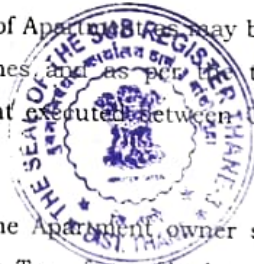
10) The Transferees/Assignees herein covenant with and undertake to the Corporation that they will not sale, assign, mortgage, under let or otherwise transfer wholly or partly the said Office save & except with the previous written permission of the corporation which permission shall not be refused if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

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.



दस्तावेज - ३
दिनांक १३/०९/२०२१
१३/०९

For ADVANCED MAGNETICS PVT LTD

[Signature]

Director

For ADVANCED MAGNETICS PRIVATE LIMITED

Nisha
Authorised Signatory

[Signature]
Page 6

Explanation (ii) : Nothing contained herein shall apply to mortgage of the said premises or any part thereof, to the Central Govt., a State Govt., a Nationalized Bank, The Life Insurance Corporation, The Housing Development Finance Corporation Ltd. or an Employer of the purchaser or any other financial Institutions as may be approved by the Board of Director of the Corporation from time to time for the purpose of securing a loan borrowed for buying the said Apartment.

11) The Original Allottees/Transferors/Assignors undertakes and binds themselves to co-operate in obtaining transfer NOC from CIDCO LTD for transfer of the said Office and all original documents relating to the Office shall be handed over to the Transferees/Assignees on receiving the full & final payment of aforesaid agreed Sale consideration.

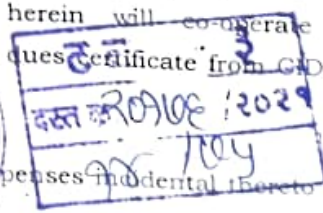
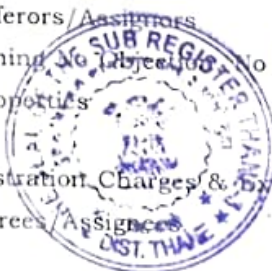
12) The Original Allottees/Transferors/Assignors undertakes to fulfill all such statutory obligation and legal liabilities as are required under The Transfer of Property Act, 1882, The Maharashtra Societies Act, 1960, Income Tax Act, 1961 and or any other Act and also sign the Forms, Application, Affidavit, Indemnity in favour of CIDCO ltd. which pertain to the Sale, Transfer of said Office.

13) The Original Allottees/Transferors/Assignors covenant that in the event of if any person or persons making any claim, demand, suit, charge or other legal proceeding, claimed or made by any person's attorney, agent, company or nominee claiming either lawfully and/or equitably against the sale, transfer & assignment of the said Office in the name of Transferees/Assignees then and in such event they will indemnify and keep indemnified & harmless the said Transferees/Assignees against such claim, demand, charge or charges that may be faced by the said Transferees/Assignees.

14) The transfer fees of Electric Meter, Water Connection & Property Tax from the name of The Original Allottees/Transferors/Assignors to the name of Transferees/Assignees shall be paid by Transferees/Assignees

15) The transfer fees and other incidental expenses for the transfer of aforesaid properties in the CIDCO records will also be paid by Transferees/Assignees and The Original Allottees/Transferors/Assignors herein will co-operate to Transferees/Assignees in obtaining No dues Certificate from CIDCO towards the sale of aforesaid properties

16) The Stamp Duty & Registration Charges & Expenses incidental thereto are however payable by the Transferees/Assignees



For ADVANCED MAGNETICS PVT LTD

Director

For ADVANCED MAGNETICS PRIVATE LIMITED

Authorised Signatory

THE SCHEDULE OF OFFICE:

All rights, title, interest & ownership of **Office No.23, on First Floor of Building No. CC, Commercial Complex, admeasuring 279.42 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. _____

Nisha
Authorized Signatory

Through Authorized



MS. NISHA TEJABHAI PATEL

INCOME TAX PERMANENT A/C NO. ASNPP1387Q

AADHAR CARD NO. 8303 1055 7740

in presence of



Nilesh Pawar *Nawar*

Somshankar K. P. SKPidemuduru

SIGNED, SEALED AND DELIVERED

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

MR. AMIT ASHOK TECKCHANDANI.

INCOME TAX PERMANENT A/C. NO. ADMPT2124K

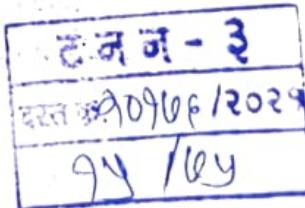
AADHAR CARD NO. 6025 4212 8630

in the presence of



Nilesh Pawar *Nawar*

Somshankar K. P. SKPidemuduru

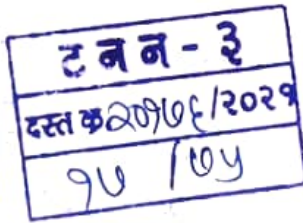


RECEIPT

Date : 03/12/2021.

Received a sum of **Rs.6,24,919/-** (Rupees Six lakh twenty four thousand nine hundred nineteen only) through RTGS as mentioned below towards sale, transfer, release, relinquishment all right, title, interest & claim in respect of **Office No. 23, on First Floor of Building No. CC, Commercial Complex, admeasuring 279.42. 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.6,24,919/-

For **ADVANCED MAGNETICS PRIVATE LIMITED**

Nishu

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.23, on First Floor of Building No. CC, Commercial Complex, admeasuring 279.42 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

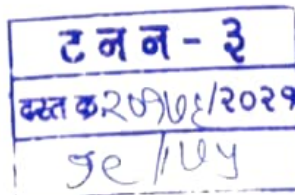
Nisha

Authorised Signatory

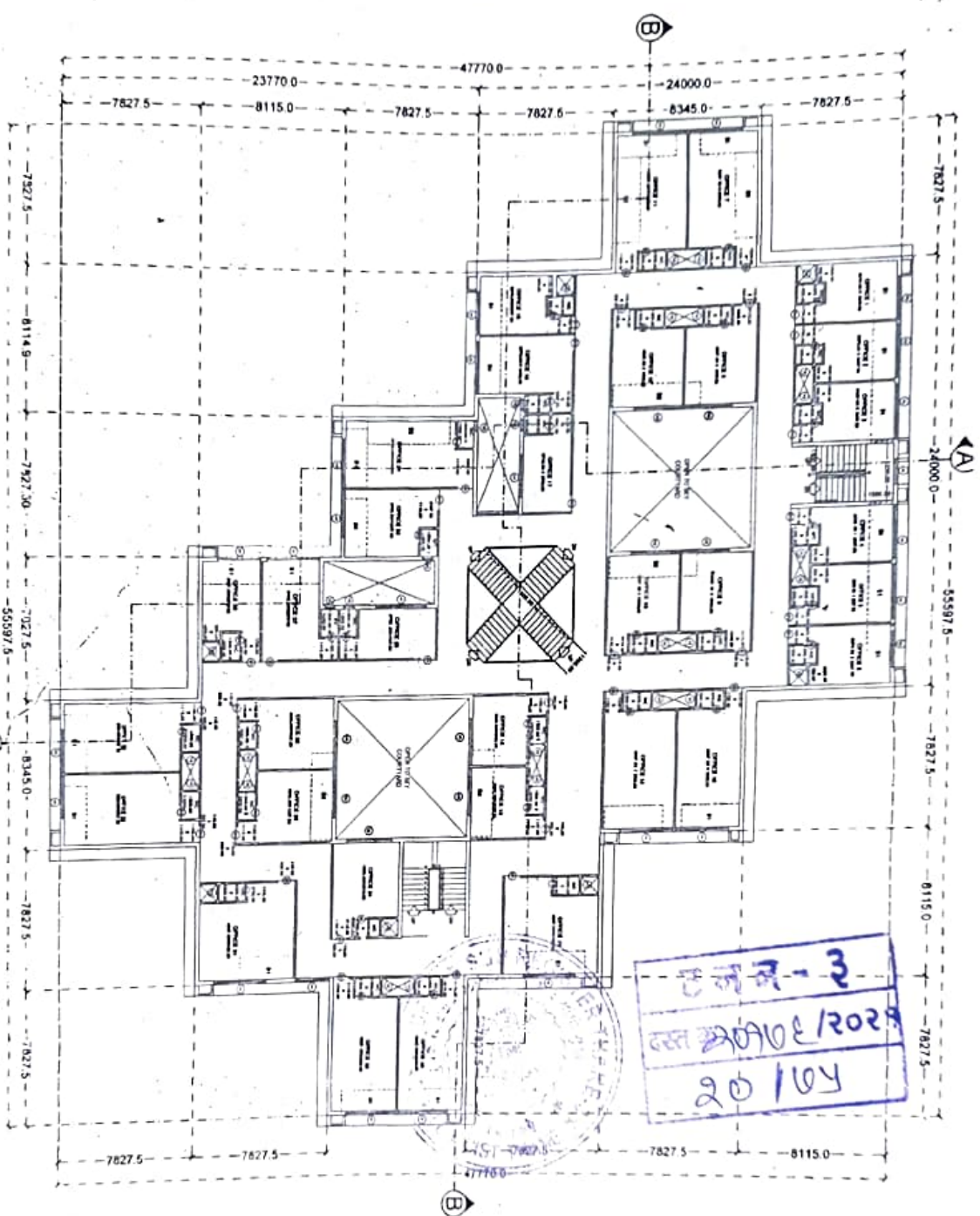
I, **MR. AMIT ASHOK TECKCHANDANI** do hereby confirm that the possession of **Office No.23, on First Floor of Building No. CC, Commercial Complex, Sector- 22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane** taken over by us.

MR. AMIT ASHOK TECKCHANDANI

Amit Ashok Teckchandani



1ST TO 3RD FLOOR PLAN



Handwritten text in a blue stamp:
 20/02/2021
 20/02/2021
 20/02/2021



Sl. No.	Room No.	Area (sq. m)	Volume (cu. m)
1	201	27.00	81.00
2	202	27.00	81.00
3	203	27.00	81.00
4	204	27.00	81.00
5	205	27.00	81.00
6	206	27.00	81.00
7	207	27.00	81.00
8	208	27.00	81.00
9	209	27.00	81.00
10	210	27.00	81.00
11	211	27.00	81.00
12	212	27.00	81.00
13	213	27.00	81.00
14	214	27.00	81.00
15	215	27.00	81.00
16	216	27.00	81.00
17	217	27.00	81.00
18	218	27.00	81.00
19	219	27.00	81.00
20	220	27.00	81.00

FOR OCCUPANCY CERTIFICATE

DESCRIPTION OF PROPOSAL
 COMMERCIAL COMPLEX
 ON PLOT NO. 6A7,
 SECTOR 21, 22 C.B.D.
 BELMATHUR, NAVI MUMBAI.

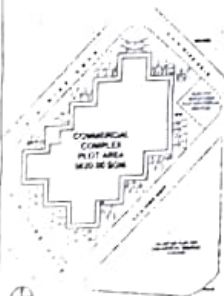
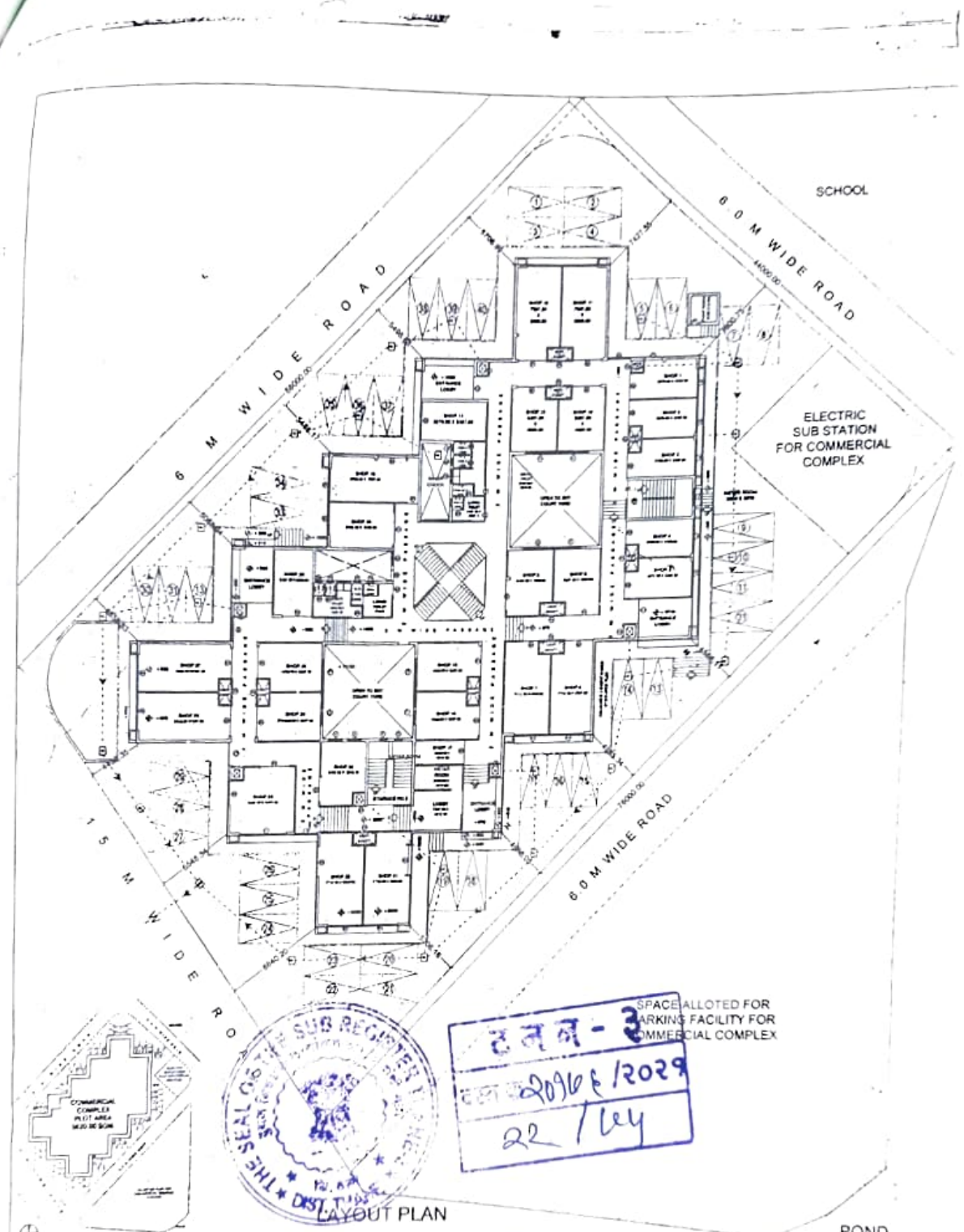
FOR ADVANCED MAGNETICS PRIVATE LIMITED

MR. MANISHA M.
 P.L. ARCHITECTURE
 ASST. ARCHITECTURE
 ASST. ARCHITECTURE
 ARCHITECTURE M.
 ARCHITECTURE M.
 ARCHITECTURE M.

DATE: 07/05/2021
 SCALE: 1:100

For ADVANCED MAGNETICS PRIVATE LIMITED
Nisha
 Authorised Signatory

[Signature]



हताज - ३
 २०१६/२०१९
 २२/७५

<p>STAMP OF APPROVAL</p>	<p>IMPORTANT NOTES</p> <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. 	<p>NOTES</p> <ol style="list-style-type: none"> DRAWING SHOULD NOT BE SCALED & ONLY WRITTEN DIMENSIONS TO BE FOLLOWED. ALL EXTERNAL WALLS OF 225 TYP & INTERNAL WALLS AND INTERNAL WALLS OF 215 TYP. 	<p>CONTENTS</p> <p>LAYOUT PLAN</p>	<p>AS BUILT DRAWING</p> <p>DR. (NAME)</p> <p>PR. ARCHITECT (N)</p> <p>ASST. ARCHITECT (N)</p> <p>ASST. ARCHITECT (N)</p> <p>TA. ARCHITECT (N)</p> <p>ADCL CHIEF ARCHITECT</p> <p>C.P.</p> <p>SCALE</p> <p>DATE 09/05/2019</p> <p>DRG. NO. CIDCO/ARCH(N)/CC/2012/03</p>
<p>DESCRIPTION OF PROPOSAL</p> <p>COMMERCIAL COMPLEX ON PLOT NO. - 847, SECTOR 21, 22 C.B.D. BELAPUR, NAVI MUMBAI</p>				

For ADVANCED MAGNETICS PRIVATE LIMITED
Nisha
 Authorised Signatory

[Signature]



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 19447/2021

नोंदणी :

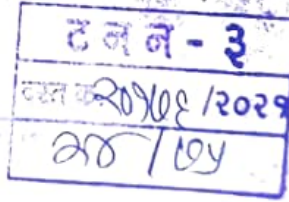
Regn 63m

गावाचे नाव : बेलापूर

(1) विलेखाचा प्रकार	अॅप्रीमेंट टू सेल
(2) मोबदला	291994
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन, पोटोहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस नं 23 पत्रिवा मजला बिल्डिंग कमर्शियल आणि शापिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 सी बी डी बेलापूर नवी मुंबई (Plot Number : 7 ; SECTOR NUMBER : 22 ;)
(5) क्षेत्रफळ	1) 279.42 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-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 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 मॅट्रिक्स प्राव्हेट लिमिटेड तर्फे अंधोराइज्ड मीस निशा तेजामाई पटेस 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, मुंबई. 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	19447/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	17600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	3000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार 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 - 400 021.
PHONE : 00-91-22-6650 0900
FAX : 00-91-22-2202 2509

HEAD OFFICE:
CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE: 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Ref. No. No. CIDCO/SE(V)/2014/96

Date: 22/3/2014

To,
**Owners Association of
the CIDCO Commercial Complex Building,
Plot No. 6 & 7, Sector-22, CBD Belapur,
Taluka and District Thane,
Navi Mumbai-400614.**

**Sub : Construction of Commercial cum Shopping Complex on Plot No. 6 & 7, Sector-22,
CBD Belapur, Navi Mumbai.**

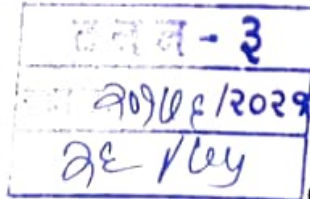
C.A.No. : 10/CIDCO/EE(Belapur)/1996-97

Dear Sir,

With reference to above letter, you have requested to confirm the completion of construction of building constructed by CIDCO over Plot No. 6 & 7, Sector 22, CBD Belapur, Navi Mumbai.

In this connection we hereby confirm that the work of Construction of Commercial Cum shopping Complex on plot no. 6 & 7 sector-22, CBD Belapur, Navi Mumbai was awarded to M/s. G.H.Khatri vide C.A. No. 10/CIDCO/EE(Belapur)/1996-97. The construction of building was completed in September 1998 by CIDCO and the same is fit for occupation.

This is for your information please.



Yours Faithfully


(R. B. Dhayatkar)

Superintending Engineer (Vashi)
CIDCO Ltd, Old Administrative Building
1st Floor, Sec-1, Vashi Navi Mumbai.



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-1/2021/8000130921

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-23 Constructed on Plot No.7, Sector No.21/22, Node Belapur, Navi Mumbai

Ref.:(1) NOC number 8000130921 dated .
(2) Copy of Deed of Assignment dated Registered under Sr. No.TNN3-20176-2021 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	OFFICE23	22.0600

Thank You

Yours Sincerely,

TAKALE
RAJARAM
BABURAO
Digitally signed by
TAKALE RAJARAM
BABURAO
Date: 2021.12.24
12:12:03 +05'30'

Asst. Estate Officer

CC to:

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



CIDCO

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

REGD. OFFICE
"NIRMAL" 2nd Floor
Nariman Point
Mumbai - 400021
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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-1/2022/8000147295

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

Subject: Your Request for Mortgage NOC

Reference: Application number 8000147295

In respect of Shop/Office No. OFFICE-23, COMMERCIAL COMPLEX/1, Plot No. 7,
Road No. 00, Sector 21/22, Belapur, Navi Mumbai.

Sir/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-23, 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 security for loan to be borrowed from STATE BANK OF INDIA PANVEL Branch subject to the Navi Mumbai Disposal of Lands Amendment Regulation, 2003 and subject to the terms & conditions of the Agreement to Lease/Lease deed.

Thanking You

Yours Sincerely,

NAME: [Signature]
DESIGN: [Signature]
BARIDAS
Asst. Estate Officer, Estate Officer

CC to: STATE BANK OF INDIA PANVEL Branch

75/19447

Thursday, November 25, 2021
11:25 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 21392 दिनांक: 25/11/2021

गावाचे नाव: बेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन3-19447-2021

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू सेल

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

नोंदणी फी

रु. 3000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 4000.00

बाजार मुल्य: रु.1/-

मोबदला रु.291994/-

भरलेले मुद्रांक शुल्क : रु. 17600/-

Joint Sub Registrar Thane 3

सह दुय्यम निबंधक वर्ग - २

ठाणे क्र. ३

1) देयकाचा प्रकार: DHC रक्कम: रु.1000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2411202113665 दिनांक: 25/11/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.3000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008719579202122E 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

पक्षकाराची सही

मुळ दस्तऐवज परत मिळाला

दु. नि. ठाणे-३

5



सूची क्र.2

दुय्यम निबंधक : मह दु.नि. ठाणे 3

दस्त क्रमांक : 19447/2021

नोदणी :

Regn 63m

26/11/2021

गावाचे नाव : वेलापूर

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	291994
(3) बाजारभाव (भाडेपट्टयाच्या बाबत न पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस नं 23 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) 279.42 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 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 मॅनेट्रिकस प्राव्हेट लिमिटेड तर्फे ऑयोराइज्ड 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, मुंबई. 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	19447/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	17600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	3000
(14) श्रेण	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाने तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारना निवडलेला अनुच्छेद :-

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

201

**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 the Land Acquisition Act, 1894 read with Section 113A of the MRTP Act, acquiring lands described therein and vesting such lands in the Corporation for disposal and disposal as per Navi Mumbai Disposal of Land (Amendment)Regular 2008 norms shall prevails.
3. 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.



24 Nov - 21
10/11/2021

30/11/2021

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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. 23, on First Floor of Building No. CC admeasuring 279.42 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".



279.42-3
NOW 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. 23, on First Floor of Building No. CC admeasuring 279.42 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

as "The said Office") as h
a price of **Rs. 2,91,99**
Hundred Ninety F
Corporation in in
mentioned.
2. The Off
Rs. 2,91,99
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as "The said Office") as heritable and transferable immoveable property at of for a price of **Rs. 2,91,994/- [Rupees: Two Lakh Ninety One Thousand Nine Hundred Ninety Four 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. 2,91,994/- [Rupees: Two Lakh Ninety One Thousand Nine Hundred Ninety Four 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. 1400000255 as Earnest Money before execution of this Agreement and the Balance of **Rs. 2,82,694/- [Rupees: Two Lakh Eighty Two Thousand Six Hundred Ninety Four 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. 378312, dtd. 30th May 2006, Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 1400000826/2006 dtd. 1st June 2006

ii) Rs. 106051/- Paid by Cheque No. 378312, dtd. 27th June 2006, Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 1400001536/2006 dtd. 30th June 2006
[The Receipt whereof the Corporation do 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 question or dispute such sale or to claim any amount whatsoever from the Corporation.

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. 23, on First Floor of Building No. CC admeasuring 279.42 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 Space
- On or towards the South by Open Passage
- On or towards the East by Open Passage
- On or towards the West by Office No 27

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:

[Handwritten Signature]

Assistant Marketing Officer

1. Jyeganti Talpade
2. Shubham Ambre

[Handwritten Signatures]

SIGNED AND DELIVERED by the Within named office/shop owners **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. ASNPP1387Q **AADHAR CARD NO. 8303 1055 7740**



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

[Handwritten Signature]

For ADVANCED MAGNETICS PRIVATE LIMITED

[Handwritten Signature] Nisha
Authorised Signatory



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Original/Duplicate

CIDCO

WE MAKE CITIES

City and Industrial Development
Corporation of Maharashtra Ltd.Marketing Manager-I
CIDCO Bhawan,
CBD Belapur,
Navi Mumbai,
Pin:400614
Tel:55918117Reference No: 20003111/90010384
Customer No: 134076

Date:27.04.2006

To,
M/s. ADVANCED MAGNETICS LTD.
PATEL ESTATE S.V. ROAD,
JOGESHWARI (WEST).
MUMBAI-400102Sub: 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-1-23	CC	01	23	375.680	
Rate of Premises Rs./SQF: 1045.00					
Use of Premises : OFFICE.					

B. DETAILS OF PARKING SPACEParking 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
Bsc., 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.
Off - 0251-2712082 Mob : 9890478189 E-mail : kamleshraisinghani@yahoo.co.in / raisinghaniandassociates@gmail.com

REF.NO./CRR/AAT-23/TCC/871/2022

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. 23, On 1st Floor, Admeasuring Area 279.42 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 (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			"Office No. 23, On 1 st Floor, Admeasuring Area 279.42 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"	
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. Note: Only originals of certified extracts from the registering / land /revenue/other authorities be examined.			Mentioned herein under	
	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 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.20,600/- 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. 19447/2021 dated 25/11/2021.	Photocopy	No
6	25/11/2021	Receipt dated 25/11/2021, bearing Registration No. TNN3-19447-2021 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

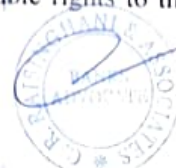
7	24/11/2021	Possession receipt dated 24/11/2021 issued by CIDCO to M/S. ADVANCED MAGNETICS PVT. LTD. through its Authorized Signatory MS. NISHA TEJABHAI PATEL. regarding taking over the possession of said office.	Photocopy	No
8	01/12/2021	MTR Challan dated 01/12/2021 issued by STATE BANK OF INDIA for Rs.95,400/- 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. 20176/2021	Photocopy	No
10	06/12/2021	Receipt dated 06/12/2021, bearing Registration No. TNN3-20176-2021 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	



PAGE#6		
6	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal of computer system?	Yes available record are verified.
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.	No.
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	No.
7	a) Property offered as security falls within the jurisdiction of which Sub-Registrar office?	Office of Sub Registrar, Thane-1 to 12.
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar /district registrar / registrar-general. If so, please name all such offices?	Yes.
	c) Whether search has been made at all the office of named at (b) above?	Yes.
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
8	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for such clog on the Title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/ encumbrances for a period of Not less than 30 years is mandatory. (Separate Sheets may be used)	Separate Sheet attached for flow of Title
9	Nature of Title of the interred Mortgagor over the property (whether full ownership rights, Leasehold Rights, Occupancy/Possessory Rights or Inam holder or Govt. Grantee/Allotted etc.)	Ownership rights of office premises
10	If leasehold whether	No
	a) lease Deed is duly stamped and registered	Not Applicable
	b) lessee is Permitted to mortgage the Leasehold right,	Not Applicable
	c) duration to the Lease/unexpired period of lease	Not Applicable
	d) if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by sub-Lessee also	Not Applicable
	e) Whether to get leasehold rights permits for the creation of any superstructure (if applicable)?	Not Applicable
f) Right to get renewal of the leasehold rights and nature thereof	Not Applicable	
11	If Govt. grant / allotment / Lease-cum/Sale Agreement, whether :	No
	a) Grant / agreement, etc. provides for alienable rights to the mortgagor with or without conditions.	Not Applicable



	b) The mortgagor is competent to create charge on such property.	Not Applicable
	c) Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not Applicable
12	If occupancy right, whether	No
	a) such right is heritable and transferable,	No
	b) Mortgage can be created	No
13	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	No
14	If the property has been transferred by way of Gift / Settlement Deed whether :	No
	a) The Gift / Settlement Deed is duly stamped and registered;	Not Applicable
	b) The Gift / Settlement Deed has been attested by two witnesses;	Not Applicable
	c) The Gift / Settlement Deed transfers the property to Donee;	Not Applicable
	d) Whether the Donee has accepted the gift by signing the Gift / Settlement Deed or by a separated writing or by implication or by actions.	Not Applicable
	e) Whether there is any restriction on the Donor in executing the gift / settlement deed in question.	Not Applicable
	f) Whether the Donee is in possession of the gifted property;	Not Applicable
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage.	Not Applicable
	h) Any other aspect affecting the validity of the title passed through the gift / settlement deed.	Not Applicable
15	a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	Not Applicable
	b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	Not Applicable
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	Not Applicable
	d) In respect of partition by a decree of court, whether such decree has become final and all other conditions / formalities are completed / complied with.	Not Applicable
	e) Whether any of the documents in question are executed in counterparts or in more than one set ? If so, additional precautions to be taken for avoiding multiple mortgages ?	Not Applicable
16	Whether the title documents include any testamentary documents / wills ?	No
	a) In case of wills, whether the will is registered will or unregistered will ?	Not Applicable



Not Applicable

PAGE#15

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:**
- Original allotment letter issued by CIDCO Ltd. in favour of **M/S. ADVANCED MAGNETICS PVT. LTD** in respect of above said property
 - Original possession letter issued by CIDCO Ltd. in favour of **M/S. ADVANCED MAGNETICS PVT. LTD** in respect of above said property
 - Original Corrigendum issued by CIDCO Ltd. in favour of **M/S. ADVANCED MAGNETICS PVT. LTD**, in respect of above said property
 - MTR Challan dated 13/11/2021 issued by **STATE BANK OF INDIA** for Rs.20,600/- in favour of **M/S. ADVANCED MAGNETICS PVT. LTD.** regarding payment of Stamp Duty & Registration Fees in respect of the above said property.
 - 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. 19447/2021 dated 25/11/2021.
 - Receipt dated 25/11/2021, bearing Registration No. TNN3-19447-2021 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.
 - MTR Challan dated 01/12/2021 issued by **STATE BANK OF INDIA** for Rs.95,400/- in favour of **MR. AMIT ASHOK TECKCHANDANI**, regarding payment of Stamp Duty & Registration Fees in respect of the above said property.



1 of 1

Manager
n,

4.2006

SCHEDULE OF THE PROPERTY

“Office No. 23, On 1st Floor, Admeasuring Area 279.42 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.

