

75/20174

Monday, December 06, 2021

11:03 AM

पावती

25/152  
6

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 22179

दिनांक: 06/12/2021

गावाचे नाव: बेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन3-20174-2021

दस्तऐवजाचा प्रकार: अभिहस्तांतरणपत्र

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

नोंदणी फी

रु. 25200.00

दस्त हाताळणी फी

रु. 1500.00

पृष्ठांची संख्या: 75

एकूण:

रु. 26700.00

व आणि  
er: 7:Joint Sub Registrar Thane 3  
सह दुय्यम निबंधक वर्ग - २  
ठाणे क्र. ३पुन  
:- रोडरं:-  
क्टर-

बाजार मूल्य: रु. 2515067.1 /-

मोबदला रु. 1154430/-

भरलेले मुद्रांक शुल्क: रु. 151000/-

1) देयकाचा प्रकार: DHC रकम: रु. 1500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0112202102658 दिनांक: 06/12/2021

बंकिचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 25200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009537247202122E दिनांक: 06/12/2021

बंकिचे 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



06/12/2021

सूची क्र.2

A

दुयम निबंधक : सह. दु.नि. टाणे 3

दस्त क्रमांक : 20174/2021

नोंदणी :

Regn 63m

माबाचे नाव : बेलापूर

(1) विनेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	1154430
(3) बाजारभावाभाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	2515067.1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस नं -25, पहिला मजला, बिल्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स, प्लॉट नं-7, सेक्टर 22, सी वी डी बेलापूर, नवी मुंबई, अत्र-516.18 चौरस फुट ( Plot Number : 7 ; SECTOR NUMBER : 22 ; )
(5) क्षेत्रफळ	1) 516.18 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स अडवान्सड मॅनेज्मेंट प्राव्हेंट लिमिटेड तर्फे डायरेक्टर मरजवान इंसोटीया तर्फे कुलमुखत्यार म्हणून ऑधोराइड मीस निशा तेजाभाई पटेल - - वय:-47; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 904-बी कांठम पार्क गुलाब नगर खार दांडा रोड खार वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:-AAACA8932E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा 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 मीणचणम, प्लॉट नं-32, सेक्टर-19, नेरूळ, नवी मुंबई, महाराष्ट्र, टाणे. पिन कोड:-400706 पॅन नं:-ADMPT2124K
(9) दस्तऐवज करून दिल्याचा दिनांक	03/12/2021
(10) दस्त नोंदणी केल्याचा दिनांक	06/12/2021
(11) अस्तक्रमांक, खंड व पृष्ठ	20174/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	151000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	25200
(14) शेरग	

मुन्यांचनामाठी विचारात घेतलेला तपशील:-

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

Office Date  
22 06/12/2021  
06/12/2021  
06/12/2021

<b>मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )</b>		05 December 2021 01:35:29 PM (पन्ना 1)			
Valuation ID : 202112033034	मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )				
मूल्यांकनाचे वर्ष : 2021 तिथी : 06/12/2021 मूल्यांकन ठिकाण : बांधीव मूल्यांकन क्षेत्र : 27/248 बंधीवरील नोंद संकेत क्र. 27 मूल्यांकन कर : Navi Mumbai Municipal Corporation	मूल्यांकन कर : न.मु.कराधिकार				
<b>वाढीव मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
शा.प्र.मधील 27/248	निवासी सदनिका 88500	कार्यालय 74900	दुकान 96400	औद्योगिक 24900	मातृगृहमात्र एकक 10 मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
बांधीव क्षेत्राची माहिती बांधीव क्षेत्राची माहिती बांधीव क्षेत्राची माहिती	27/248 वी मीटर 1-आर सी सी आर्क	मिळकतीचा वापर मिळकतीचे वर्ग भजला	कार्यालय व्यावसायिक 21/10/2018 1st To 10th Floor	मिळकतीचा प्रकार मूल्यदर बांधकामाचा दर	बांधीव 10/12/2021
27/248 बांधीवरील इमारतीमधील कार्यालय व्यावसायिक - नाही Saleable Reside First Sale Date : 02/01/2018 Saleable or built up Property constructed after circular dt:02/01/2018					
मूल्यांकनानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		(ता. 1) मूल्यदर = घसा.यानुसार एककवारी 10 म मूला निहाय घट वाढ $(74900 * (70 - 108) / (100 - 108))$ = Rs 52430			
वाढीव मूल्यदर		वरील प्रमाणे मूल्यदर * मिळकतीचे क्षेत्र $52430 * 47.97$ = Rs 2515067.1			
एकत्रित अंतिम मूल्य					
मूल्यांकनानुसार मूल्य = (अ) + (ब) + (क) + (ख) + (ग) + (घ) + (ङ) + (च) + (छ) + (ज) + (झ) + (झ) + (ञ) = (अ) + (ब) + (क) + (ख) + (ग) + (घ) + (ङ) + (च) + (छ) + (ज) + (झ) + (झ) + (ञ) $A + B + C + D + E + F + G + H + I + J$ $2515067.1 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$ <b>Rs. 2515067.1/-</b> = पंचवीस लाख पंधरा हजार सद्सष्ट					



टलन - ३  
 दस्त क्र. 209/08/2029  
 9/104



CHALLAN  
MTR Form Number-6



GRN	MH009537247202122E	BARCODE		Date	01/12/2021-17:21:20	Form ID	25 1
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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)	ADMPT2124K				
Location	THANE	Full Name	Mr AMIT ASHOK TECKCHANDANI				
Year	2021-2022 One Time	Flat/Block No.	Office No 25, 1st flr, Plot No. 07, Commercial				
		Premises/Building	Complex,				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030046401 Stamp Duty	151000.00					Sector- 22, CBD Belapur
0030063301 Registration Fee	25200.00					NAVI MUMBAI
					4 0 0 6 1 4	
						PAN2=AAACA8932E~SecondPartyName=ADVANCED MAGNETICS PVT LTD~CA=1154430~Marketval=0
		Amount In	One Lakh Seventy Six Thousand Two Hundred Rupees 0			
Total	1,76,200.00	Words	nly			

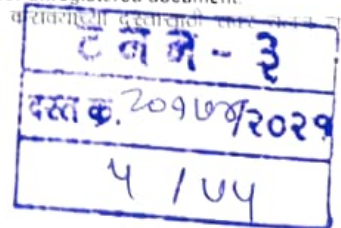
Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	00040572021120129376	IK0BKDFCK9		
Cheque/DD No.		Bank Date	RBI Date	01/12/2021-17 24:22	Not Verified with RBI		
Name of Bank		Bank-Branch	STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID :

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

सदर चालन केवल दृश्य निबंधक कार्यालयत नोंदणी करावयाच्या दस्तऐवजां वरूनच वैध बनू शकते. अन्यत्र नोंदणी करावयाच्या दस्तऐवजां वरून वैध बनू शकत नाही.

Mobile No 9667066175





महाराष्ट्र MAHARASHTRA

2021 30 NOV 2021

ZD: 869088



जिल्हा कोषागार कार्यालय  
जिल्हा कोषागार कार्यालय, ताणे  
15 NOV 2021  
निरीक्षक / निरीक्षक

जाडपत्र-? 129/45 दिनांक  
पुद्राक विक्री नोंदवही अनुक्रमांक  
पत्राचा प्रकार/अनुच्छेद क्रमांक  
पत्रा नोंदणी करणार आहेत का? होय/नाही - नोंदणी होणार असल्यास  
पुढ्यम निबंधक कार्यालयाचे नांव मोबदला रक्कम Rs.  
मिळकतीचे वर्णन

पुद्राक विकत घेण्याच्याचे नाव Amit A. Teckchandani  
पुस्त्या प्रकाराचे नाव  
इतर असल्यास त्यांचे नाव व पत्ता Pooleen  
पुद्राक शुल्क रक्कम Rs. 100

पुद्राक विकत घेण्याच्याची राही  
श्री. रविन्द्र विष्णू शिंगाडे, परवाना क्र. 13/2000, नविन प.क्र. : 1201043  
पुद्राक विक्रीचे ठिकाण : सुनिता रश्मिसेस, शॉप नं. 23, प्रभात सेंटर एनेक्स  
प्लॉट नं. 2, ए. सी.बी.डी, बेलापूर, नाशिक मुंबई. मो. 09324704128  
पत्रा नोंदणी करणार आहेत का? होय/नाही - नोंदणी होणार असल्यास  
पुढ्यम निबंधक कार्यालयाचे नांव मोबदला रक्कम Rs.

DEED OF TRANSFER CUM ASSIGNMENT



दस्तावेज-3  
दस्तावेज क्र. 209/45/2021  
4/04

M/S. ADVANCED MAGNETICS PVT. LTD.

"THE ORIGINAL ALLOTTEES/  
TRANSFERORS/ASSIGNORS"

AND

MR. AMIT ASHOK TECKCHANDANI [Pan No. ADMPT2124K]

"THE TRANSFEREES/ASSIGNEES"

For ADVANCED MAGNETICS PRIVATE LIMITED

Page 1

Nisha  
Authorised Signatory



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

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, Neral, 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.



उत्तर-3  
दिनांक 02/06/2022  
e/uy

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  
[Signature]  
Director

For ADVANCED MAGNETICS PRIVATE LIMITED  
Nisha  
Authorised Signatory

[Signature]

in favour of  
Transferees Assign  
approached to  
proposal  
Allotted  
tra

AND WHEREAS The Original Allottees/Transferors/Assignors herein had 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.25, on First Floor of Building No. CC, Commercial Complex, admeasuring 516.18 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. 5,39,408/- [Rupees Five Lakh Thirty Nine Thousand Four Hundred Eight Only] on the terms & conditions as determine therein, the said Agreement To Sale had been duly stamped & registered concerned Sub Registrar of Assurances Thane at Navi Mumbai, vide Registration Sr. No. TNH.3/19454/2021. 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.

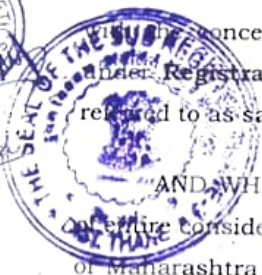
AND WHEREAS The CIDCO of Maharashtra Ltd. have agreed that on formation, registration of the society owners, occupants of unit along with building will be conveyed in favour of society by way of executing lease deed towards the same more particularly as per the terms & conditions determine under the 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, 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 Allottees/Transferors/Assignors herein have decided to sell, transfer all its/thier right, title, interest & Ownership in said Office

Nisha  
Nisha



24/11/2021  
90/11/21

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. 11,54,430/- [Rupees Eleven Lakh Fifty Four Thousand Four Hundred Thirty Only]**.

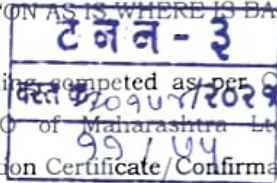
AND WHEREAS as per the mutual Agreement between the Parties, all the previous dues/arrears i.e. Maintenance Bill & Property Tax, Service Charge shall be paid by Transferees/Assignees directly to the CIDCO of Maharashtra Ltd. & NMMC. Whereas on the request of the Transferees/Assignees and within the knowledge 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 Transferees/Assignees herein 'ON AS IS WHERE IS BASIS'.

AND WHEREAS construction work of Building completed as per G.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.

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. 11,54,430/- [Rupees Eleven Lakh Fifty Four Thousand Four Hundred Thirty 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

Director

For ADVANCED MAGNETICS PRIVATE LIMITED

Nisha  
Authorised Signatory



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.



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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 or 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 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

For ADVANCED MAGNETICS PVT. LTD. For ADVANCED MAGNETICS PRIVATE LIMITED

*[Signature]*

Director

*Nisha*  
Authorised Signatory

*[Signature]*

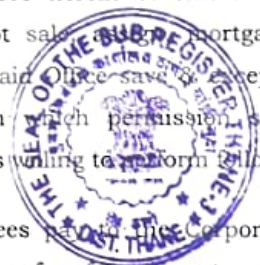
all rights, full power  
Transferees/Assignees  
8) The Original  
Transferees/  
whatsoever  
litiga

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, mortgage, under let or otherwise transfer wholly or partly the said Office save and 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



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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.

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.

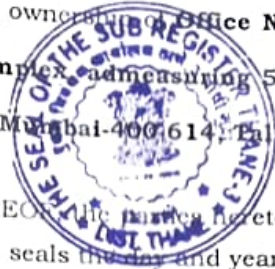
For ADVANCED MAGNETICS PVT LTD  
  
Director

For ADVANCED MAGNETICS PRIVATE LIMITED  
  
Nisha  
Authorised Signatory

  
Page 6

**THE SCHEDULE OF OFFICE:**

All rights, title, interest & ownership of Office No.25, on First Floor of Building No. CC, Commercial Complex, measuring 516.18 sq.ft. Built-up at Sector-22, C.B.D. Belapur, Navi Mumbai-400614, Tal. & Dist. Thane.



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94/04

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 .....

Nitesh Pawar



Somshankar K.P. S.K.Pidemuduru

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 .....

Nitesh Pawar



Somshankar K.P. S.K.Pidemuduru

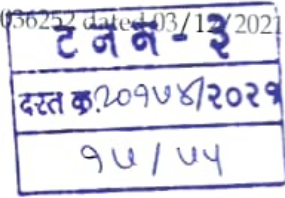
Date : 03/12/2021.

RECEIPT

Received a sum of Rs. 11,54,430/- (Rupees Eleven lakh fifty four thousand four hundred thirty only) through RTGS as mentioned below towards sale, transfer, release, relinquishment all right, title, interest & claim in respect of Office No. 25, on First Floor of Building No. CC, Commercial Complex, admeasuring 516.18 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. SBINR12021062129355056252 dated 03/12/2021 Drawn on STATE BANK OF INDIA



WE SAY RECEIVED

Rs.11,54,430/-

For ADVANCED MAGNETICS PRIVATE LIMITED

*Nisha*

Authorized 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.25, on First Floor of Building No. CC, Commercial Complex, admeasuring 516.18 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 is 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.**

Through Authorized

**MS. NISHA TEJABHAI PATEL**

For ADVANCED MAGNETICS PRIVATE LIMITED

*Nisha*

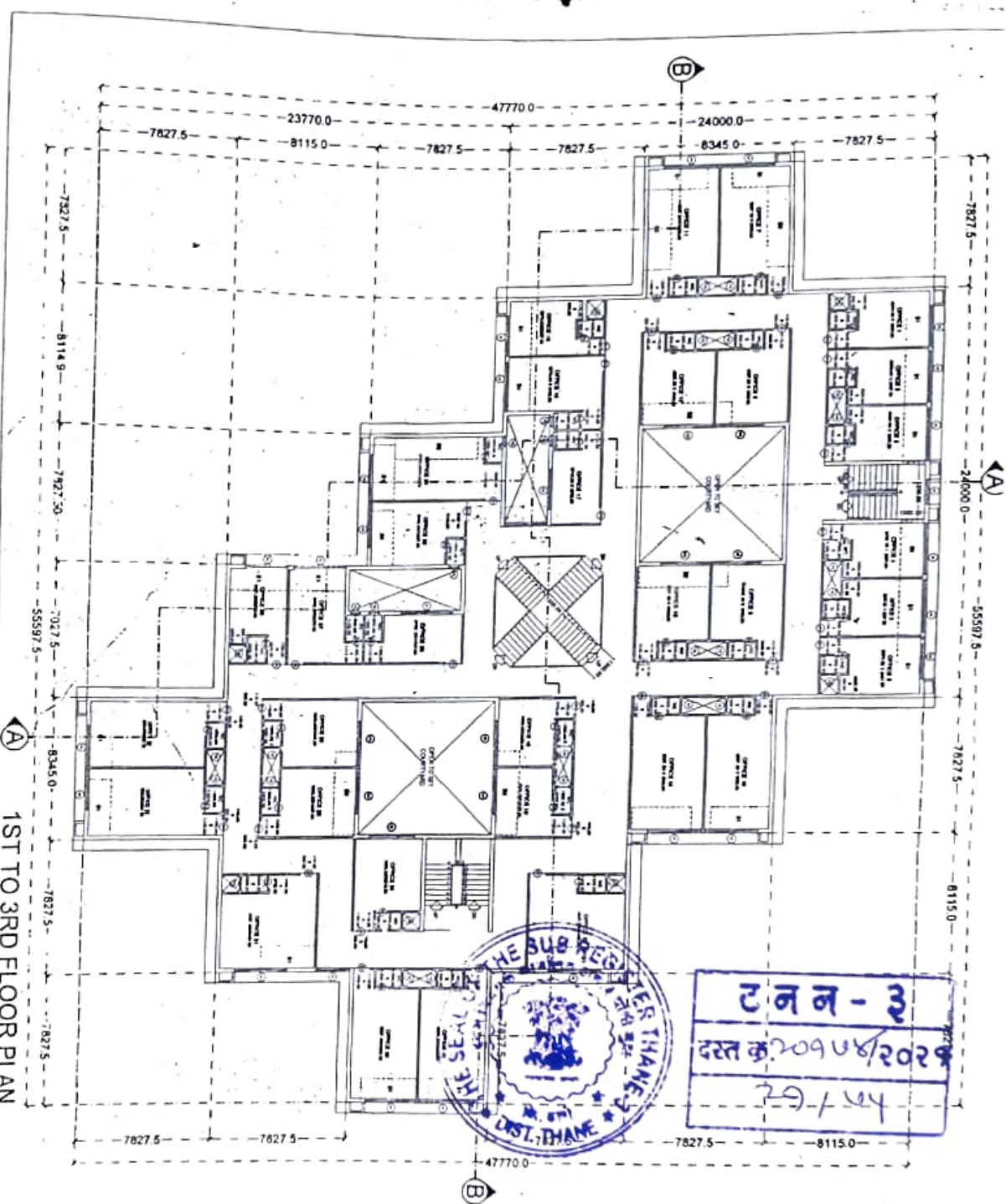
Authorised Signatory

I, **MR. AMIT ASHOK TECKCHANDANI** do hereby confirm that the possession of **Office No.25, 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



NO. OF OFFICE	
NO.	AREA
1	24000.0
2	24000.0
3	24000.0
4	24000.0
5	24000.0
6	24000.0
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२९/७५

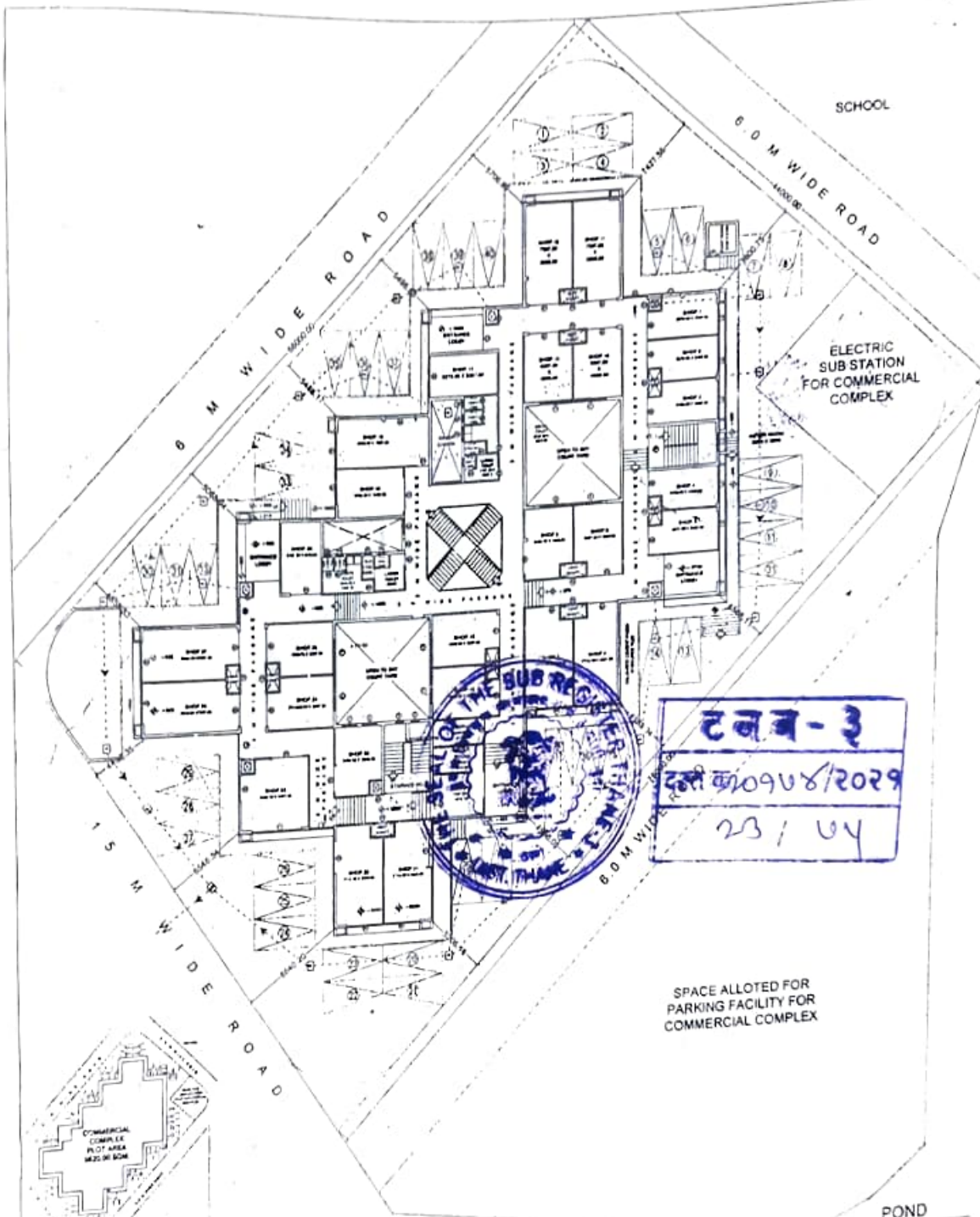
FOR OCCUPANCY CERTIFICATE

DESCRIPTION OF PROPOSAL  
COMMERCIAL COMPLEX  
ON PLOT NO. 847,  
SECTOR 21.32, C.I.D.,  
BELAPUR, NAVI MUMBAI.

FOR ADVANCED MAGNETICS PRIVATE LIMITED

Nisha  
Authorised Signatory

*[Handwritten Signature]*



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 23/04

SPACE ALLOTTED FOR PARKING FACILITY FOR COMMERCIAL COMPLEX

LAYOUT PLAN

STAMP OF APPROVAL	<p><b>IMPORTANT NOTES</b></p> <ol style="list-style-type: none"> <li>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 air &amp; lecture section.</li> <li>Pier indicated and its respective boundaries is subject to final confirmation plan from planning department.</li> <li>The Drawing is prepared for Post Facto Occupancy Certificate Purpose.</li> </ol>
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<p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>DRAWING SHOULD NOT BE SCALED &amp; ONLY WRITTEN DIMENSION TO BE FOLLOWED.</li> <li>ALL EXTERNAL WALLS OF 0.23 THK &amp; INTERNAL WALLS AND INTERNAL WALLS OF 0.115 THK.</li> </ol>	<p> <input type="checkbox"/> UNBUILT PORTION  <input type="checkbox"/> EXISTING PORTION  <input type="checkbox"/> EXISTING PORTION TO BE DEMOLISHED  <input type="checkbox"/> EXISTING PORTION TO BE RECONSTRUCTED         </p>
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<p><b>CONTENTS</b></p> <p>LAYOUT PLAN</p>
<p><b>DESCRIPTION OF PROPOSAL</b></p> <p>COMMERCIAL COMPLEX ON PLOT NO. - 847, SECTOR 21, 22 C.B.D. BELAPUR, NAVI MUMBAI.</p>

<p><b>AS BUILT DRAWING</b></p> <p>           L.S. DRAWING ( )            P.R. ARCHITECT ( )            A.S.T. ARCHITECT ( )            A.S.D. ARCHITECT ( )            I.R. ARCHITECT ( )            A.S.I.L. CHIEF ARCHITECT         </p>	<p> <input checked="" type="checkbox"/> SCALE            DATE 09/05/2019         </p>
<p>DRG. NO. CIBCO ARCH/MI/CC/2012/01</p>	

For ADVANCED MAGNETICS PRIVATE LIMITED  
*Nisha*  
 Authorized Signatory

*[Handwritten Signature]*

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED****REGD. OFFICE:**

"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.

PHONE : 00-91-22-6650 0900

FAX : 00-91-22-2202 2509

(CIN - U99999 MH 1970 SGC - 014574)

**HEAD OFFICE:**

CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 614.

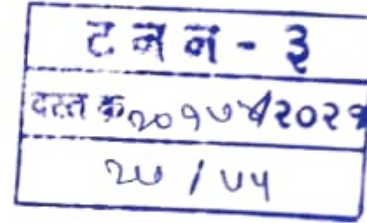
PHONE: 00-91-22-6791 8100

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  
1<sup>st</sup> Floor, Sec-1, Vashi Navi Mumbai.



# SPECIFIC POWER OF ATTORNEY

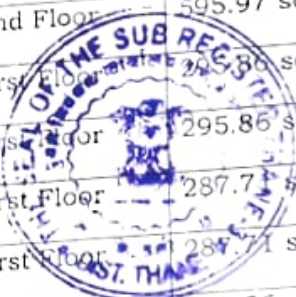
TO ALL TO WHOM THESE PRESENTS SHALL COME,

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, Tal. & Dist. Thane,

SEND GREETINGS:

WHEREAS we have agreed to purchase acquire following properties of Building No. CC, Plot No. 7, Sector 22, CBD Belapur Node, Navi Mumbai, Tal. & Dist. Thane: from its owners (1) M/S PATEL ENERGY LTD AND (2) M/S ADVANCE MAGNETICS PVT LTD.

Sr. No.	Shop /Office No.	Floor	Area as per Agreement adm.
1.	Shop No. 15	Ground Floor	422.95 sq.ft.
2.	Shop No. 16	Ground Floor	422.95 sq.ft.
3.	Shop No. 18	Ground Floor	595.97 sq.ft.
4.	Office No. 1	First Floor	295.86 sq.ft.
5.	Office No. 2	First Floor	295.86 sq.ft.
6.	Office No. 3	First Floor	287.71 sq.ft.
7.	Office No. 4	First Floor	284.71 sq.ft.
8.	Office No. 5	First Floor	295.86 sq.ft.
9.	Office No. 6	First Floor	295.86 sq.ft.
10.	Office No. 7	First Floor	516.18 sq.ft.
11.	Office No. 8	First Floor	370.06 sq.ft.
12.	Office No. 9	First Floor	370.06 sq.ft.
13.	Office No. 10	First Floor	475.70 sq.ft.
14.	Office No. 11	First Floor	516.18 sq.ft.
15.	Office No. 12	First Floor	370.06 sq.ft.



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०९०४/२०२०  
४० / ०५

ट. न. न. ४  
१३०९५ २०२०  
७१८

*[Handwritten signature]*

*[Handwritten signature]*



16.	Office No. 13	First Floor	370.06 sq.ft.
17.	Office No. 14	First Floor	532.38 sq.ft.

Sr. No.	Shop /Office No.	Floor	Area as per Agreement adm.
1.	Shop No. 22	Ground Floor	611.08 sq.ft.
2.	Shop No. 23	Ground Floor	618.13 sq.ft.
3.	Office No. 15	First Floor	295.86 sq.ft.
4.	Office No. 16	First Floor	375.54 sq.ft.
	Office No. 17	First Floor	279.42 sq.ft.
	Office No. 18	First Floor	370.06 sq.ft.
	Office No. 19	First Floor	370.06 sq.ft.
	Office No. 20	First Floor	493.40 sq.ft.
9.	Office No. 21	First Floor	490.38 sq.ft.
10.	Office No. 22	First Floor	390.81 sq.ft.
11.	Office No. 23	First Floor	279.42 sq.ft.
12.	Office No. 24	First Floor	341.54 sq.ft.
13.	Office No. 25	First Floor	516.18 sq.ft.
14.	Office No. 26	First Floor	516.18 sq.ft.
15.	Office No. 28	First Floor	370.06 sq.ft.
16.	Office No. 29	First Floor	370.06 sq.ft.
17.	Office No. 30	First Floor	295.86 sq.ft.
18.	Office No. 31	First Floor	493.40 sq.ft.



Handwritten entries in a box: '3', '20908/2029', and '45604'.

Handwritten stamp: 'ट. न. न.' at the top, '23904' in the middle, and '2029' and '25' at the bottom.

(Hereinafter referred the said Properties).

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Handwritten signature or initials.

8



**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-1/2021/8000130925

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-25  
Constructed on Plot No.7, Sector No.21/22, Node Belapur, Navi Mumbai

Ref.:(1) NOC number 8000130925 dated .  
(2) Copy of Deed of Assignment dated Registered under Sr. No.TNN3-20174-2021 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	OFFICE25	40.7700

Thank You

Yours Sincerely,  
TAKALE  
RAJARAM  
BABURAO  
Asst. Estate Officer  
Digitally signed by  
TAKALE RAJARAM  
BABURAO  
Date: 2021.12.24  
12:12:57 +05'30'

CC to:

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

75/19454

Thursday, November 25, 2021  
11:41 AM

पावती

25/11/2021  
4

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 21399

दिनांक: 25/11/2021

गावाचे नाव: बेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन3-19454-2021

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू सेल

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

नोंदणी फी

रु. 5500.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 6500.00

Joint Sub Registrar Thane 3  
सह दुय्यम निबंधक वर्ग - २

ठाणे क्र. ३

बाजार मूल्य: रु.1/-

मोबदला रु.539408/-

भरलेले मुद्रांक शुल्क : रु. 32400/-

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2411202113594 दिनांक: 25/11/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.5500/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008719817202122E 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

पावती सही

मुळ दस्तऐवज परत मिळाला

रु. नि. ठाणे-३



26/11/2021

सूची क्र.2



दुय्यम निबंधक : सह तु.नि. ठाणे 3

दस्त क्रमांक : 19454/2021

नोंदणी :

Regn 63m

गावाचे नाव : वेलापूर

(1) विनेखाचा प्रकार	अॅरीमेंट टू सेल
(2) मोबदला	539408
(3) बाजारभावा(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 25 पहिला मजला बिल्डिंग कर्मचारीयल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 सी बी डी वेलापूर नवी मुंबई ( Plot Number : 7 ; SECTOR NUMBER : 22 ; )
(5) क्षेत्रफळ	1) 516.18 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पत्रकाराचे 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 पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स अडवान्सड मॅनेज्मेण्ट प्राव्हेंट लिमिटेड तर्फे अंधोराइज्ड 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	19454/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	32400
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	5500
(14) शरा	

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.



CHALLAN  
MTR Form Number-6



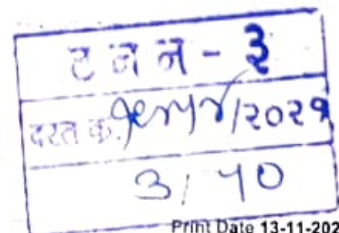
GRN	MH008719817202122E	BARCODE			Date	13/11/2021-17:44:09	Form ID	25.2
Department	Inspector General Of Registration		Payer Details					
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)					
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRA		PAN No.(If Applicable)	AAACA8932E				
Location	THANE		Full Name	ADVANCED MAGNETICS PVT LTD				
Year	2021-2022 One Time		Flat/Block No.	Office No 25, 1st flr, Plot No. 07, Commercial Complex,				
			Premises/Building					
Account Head Details		Amount In Rs.						
0030046401	Stamp Duty	32400.00	Road/Street	Sector-21/22, CBD Belapur				
0030063301	Registration Fee	5500.00	Area/Locality	NAVI MUMBAI				
			Town/City/District					
			PIN	4 0 0 6 1 4				
			Remarks (If Any)	PAN2=AACCC3303K-SecondPartyName=CIDCO LTD-CA=539408				
			Amount In	Thirty Seven Thousand Nine Hundred Rupees Only				
Total		37,900.00	Words					
Payment Details			FOR USE IN RECEIVING BANK					
STATE BANK OF INDIA			Bank CIN	Ref. No.	00040572021111370277	IK0BJJKSH1		
Cheque/DD Details			Bank Date	RBI Date	13/11/2021-17:24:45	Not Verified with RBI		
Cheque/DD No.			Bank-Branch		STATE BANK OF INDIA			
Name of Bank			Scroll No. , Date		Not Verified with Scroll			
Name of Branch								

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 चलन केवल दुयम निवधक कार्यालयत नोदणी करायच्या दस्तासाडी लागू आहे. नोदणी न करायच्या दस्तासाडी सदर चलन लागू नाही.



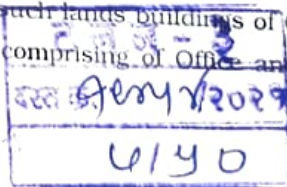
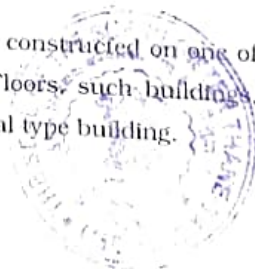
Print Date 13-11-2021 05:45:43

**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", 2<sup>nd</sup> 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 one of such lands buildings of Ground and Three [03] Upper Floors, such buildings, comprising of Office and being designated as commercial type building.



Assistant Marketing Officer

Page 1

For ADVANCED MAGNETICS PRIVATE LIMITED

Authorised Signatory

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. 25, on First Floor of Building No. CC admeasuring 516.18 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 the Form of Lease Annexed hereto and marked Annexure "B".

**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. 25 on First Floor of Building No. CC admeasuring 516.18 sq.ft., at Sector 21, 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

*Nisha*  
Authorised Signatory

Page 2



as "The said Office") as heritable and transferable immoveable property at of for a price of **Rs. 5,39,408/- [Rupees: Five Lakh Thirty Nine Thousand Four Hundred Eight 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. 5,39,408/- [Rupees: Five Lakh Thirty Nine Thousand Four Hundred Eight Only ]** as under :

a) The payment of **Rs. 29,200/- [Rupees Twenty Nine Thousand Two Hundred Only]** (in cash/cheque) already paid on 18/04/2006 under Receipt No. 1400000258 as Earnest Money before execution of this Agreement and the Balance of **Rs. 5,10,208/- [Rupees: Five Lakh Ten Thousand Two Hundred Eight Only ]** agreed to be paid in Three (3) installments which are also paid by the Office Owners as under:

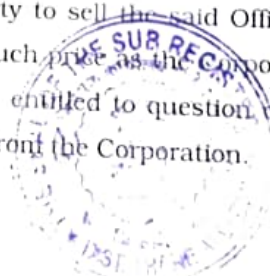
i) Rs.1,31,449/- Paid by Cheque No. 378314, dtd. 30<sup>th</sup> May 2006, Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 1400000828/2006 dtd. 1<sup>st</sup> June 2006

ii) Rs.1,31,449/- Paid by Cheque No. 378627, dtd. 27<sup>th</sup> June 2006, Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 1400001517/2006 dtd. 30<sup>th</sup> June 2006

iii) Rs. 2,47,310/- Paid by Online vide under Receipt No. 6800022002 dtd. 30/09/2020

[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 question or dispute such sale or to claim any amount whatsoever from the Corporation.



रुज = 3  
9emv/2029  
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उमेश चौधरी

Assistant Marketing Officer

For ADVANCED MAGNETICS PRIVATE LIMITED

Nisha  
Authorised Signatory

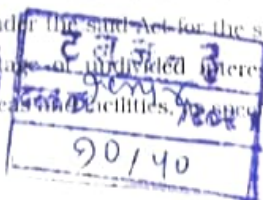
4. Without prejudice to other rights of the Corporation under this Agreement and/or law, the Office Owners shall be liable to pay to the Corporation interest at the rate of 15% per Annum on all Amounts due and payable by the Office/Shop owner under this Agreement if such amount remains unpaid for seven days or more after becoming due.

5. Possession of the said Office shall be delivered to the Office Owners on or before 24/11/21 for use and occupation PROVIDED ALL the amount due by the Office Owners under this Agreement shall have been paid to the Corporation and Provided Further that the Office Owners shall have duly performed and observed their obligations under this agreement

6. Upon possession of the said Office being delivered to the Office Owner, he shall be entitled to the use and occupation of the said Office in accordance with the terms & conditions of this Agreement and he/they shall thereafter have no claim against the Corporation in respect of any item of work in the said premises which may be alleged not to have been carried out or completed and in respect of any defect or deficiency or shortfall therein could have been discovered by the Office Owner.

7. The Corporation agrees and binds itself as the sole owner of the said buildings that upon completion of the said buildings and upon the Office Owners of the Office in the said buildings paying in full all their respective dues payable to the Corporation and complying with the terms and conditions of their respective Agreements with the Corporation will submit the said land and building to the provisions of the Maharashtra Apartment Ownership Act, 1970 by duly executing and lodging for registration a declaration as provided in the said Act (hereinafter called "the said Declaration").

8. The Corporation agrees and binds itself to execute thereafter a Lease of the said land in favour of the Office Owners/the said Association as per the said Form of Lease annexed hereto and also to execute a deed of Office (as per the Corporation's prescribed draft of Deed of Office, copy where of has been seen and approved by the Office Owners as he/she/they hereby confirm) as required under the said Act for the sale to them of the said Office together with percentage of undivided interest appertaining to the said Office in the common areas and facilities, as specified in the said Declaration.



Assistant Marketing Officer

For ADVANCED MAGNETICS PRIVATE LIMITED

Authorised Signatory Page 4

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. 25, on First Floor of Building No. CC admeasuring 516.18 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 Passage
On or towards the South by	Open Space
On or towards the East by	Open Space
On or towards the West by	Office No 26

SIGNED AND DELIVERED for and on behalf of the **CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**  
By the hand of  
**SHRI. UNMESH CHAPEKARE** *उन्मेश चपेकारे*  
Assistant Marketing Officer  
In the presence of:

1. Jagruti Talpade
2. Shubham Ambekar

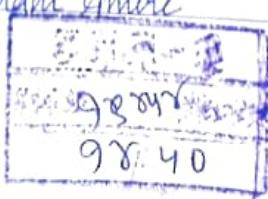
*उन्मेश चपेकारे*  
Assistant Marketing Officer  
*Jagruti Talpade*  
*Shubham Ambekar*

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. Jagruti Talpade
2. Shubham Ambekar



*Jagruti Talpade* For ADVANCED MAGNETICS PRIVATE LIMITED  
*Shubham Ambekar*  
*Nisha Tejabhai Patel*  
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: 20003113/90010386 /122  
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 Alloted	Building No.	Floor No.	Premises No.	(Area in SQF ) Premises Terrace
B-BEL-2122-CC-1-25	CC	01	25	279.520

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	292,098.00	29,200.00	262,898.00

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

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

Mortgage NOC

Ref No CIDCO/ESTATE-1/2022/8000147299

Date : 30/03/2022

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

Subject : Your Request for Mortgage NOC

Reference : Application number 8000147299

In respect of Shop/Office No OFFICE-25, 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-25, constructed on Building Name/No COMMERCIAL COMPLEX/1 Plot No 7, Road No 00 Sector 21/22 Belapur, Navi Mumbai for 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, 2008 and subject to the terms & conditions of the Agreement to Lease/Lease deed.

Thanking You

Yours Sincerely,

TAKALE  
Date: 30/03/2022  
E.A.ARAM  
Date: 30/03/2022  
BABUJAO  
Date: 30/03/2022  
Asst. State Officer/Estate Officer

CC: STATE BANK OF INDIA, Panvel Branch

File No: 10/1

Request No: 8000147299

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.  
Tel : Off - 0251-2712082 Mob : 9890478189 E-mail : kamleshraisinghani@yahoo.co.in / raisinghaniandassociates@gmail.com

REF.NO./CRR/AAT-25/TCC/869/2022

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. 25, On 1<sup>st</sup> Floor, Admeasuring Area 516.18 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. 25, On 1 <sup>st</sup> Floor, Admeasuring Area 516.18 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.

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 <b>ADVANCED MAGNETICS PVT. LTD.</b> through its <b>Director MR. SHIRAZ PATEL</b> in favour of <b>MS. NISHA TEJABHAI PATEL</b> , 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



<b>PAGE#3</b>				
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 <b>STATE BANK OF INDIA</b> for Rs.37,900/- in favour of <b>M/S. ADVANCED MAGNETICS PVT. LTD.</b> 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 <b>CITY &amp; INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED</b> through Assistant Marketing Officer, <b>SHRI. UMESH CHAPHEKARE (Corporation)</b> and <b>M/S. ADVANCED MAGNETICS PVT. LTD.</b> through its Authorized Signatory <b>MS. NISHA TEJABHAI PATEL (Office Owners)</b> , in respect of the above said property. The said agreement is duly registered with the Office of Sub-Registrar, Thane-3, bearing Registration No. 19454/2021 dated 25/11/2021.	Photocopy	No
6	25/11/2021	Receipt dated 25/11/2021, bearing Registration No. TNN3-19454-2021 issued by Office of the Sub-Registrar Thane-3 in favour of <b>M/S. ADVANCED MAGNETICS PVT. LTD.</b> through its Authorized Signatory <b>MS. NISHA TEJABHAI PATEL</b> , regarding Registration of Agreement in respect of the above said property.	Photocopy	No





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11	6/12/2021	Possession letter dated 06/12/2021 issued by <b>M/S. ADVANCED MAGNETICS PVT. LTD.</b> to <b>MR. AMIT ASHOK TECKCHANDANI</b> 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 <b>ADVANCED MAGNETICS PVT. LTD.</b> through its Director <b>MARAZBAN HANSOTIA</b> in favour of <b>MS. NISHA TEJABHAI PATEL</b> , 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 <b>MR. AMIT ASHOK TECKCHANDANI</b> in favour of <b>MR. PRAVIN VAMAN ZAWARE</b> , 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	



45	Additional suggestions, if any to safeguard the interest of the Bank/ensuring the perfection of security.	<p>a) <u>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.</u></p> <p>b) I have to further certify that No Objection certificate should be obtained from <b>CIDCO</b> for creation of the mortgage of the said property by <b>MR. AMIT ASHOK TECKCHANDANI</b>, in favour of the Bank, in format of bank.</p>
46	The specific persons who are required to create mortgage / to deposit documents creating mortgage.	<b>MR. AMIT ASHOK TECKCHANDANI (BORROWER)</b>
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.37,900/- 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. 19454/2021 dated 25/11/2021.

f. Receipt dated 25/11/2021, bearing Registration No. TNN3-19454-2021 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.1,76,200/- 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. 25, On 1<sup>st</sup> Floor, Admeasuring Area 516.18 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.

