

Receipt (pavti)

75/20179

Monday, December 06, 2021

11.04 AM

पावती

01A/c 110-28

1st floor

Original/Duplicate

नोंदणी क्र. 39M

Regn. 39M

पावती क्र.: 22184

दिनांक: 06/12/2021

गावाचे नाव: बेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन3-20179-2021

दस्तऐवजाचा प्रकार: अभिहस्तांतरणपत्र

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

नोंदणी फी ₹. 18100.00

दस्त हानाळणी फी ₹. 1500.00

पृष्ठांची संख्या: 75

एकूण: ₹. 19600.00

श्राणि  
: 7 :

Joint Sub Registrar Thane 3

सह दुय्यम निबंधक वर्म

ठाणे क्र. 3

राष्ट्र  
की

वाजार मुल्य: ₹. 1803067.7 /-

मोबदला ₹. 827634/-

भरलेले मुद्रांक शुल्क : ₹. 108200/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0112202107289 दिनांक: 06/12/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 18100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009539466202122E दिनांक: 06/12/2021

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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

पक्षकाराची सही

मुळ दस्तऐवज परत मिळाला

इ. नि. ठाणे-३



06/12/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 20179/2021

नोंदणी :

Regn 63m



गावाचे नाव : बेलापूर

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	827634
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1803067.7
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस नं -28, पहिला मजला, बिल्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स, प्लॉट नं-7, सेक्टर 22, सी बी डी बेलापूर, नवी मुंबई, क्षेत्र-370.06 चौरस फुट ( ( Plot Number : 7 ; SECTOR NUMBER : 22 ; ) )
(5) क्षेत्रफळ	1) 370.06 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नग्वेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स अडवान्सड मॅनेज्मंट लिमिटेड तर्फे डायरेक्टर मरजवान हंसोटीया तर्फे कु मु म्हणुन अंधोराडज्द मीस निशा तेजासाई पटेल - वय:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 904-बी कॉन्टम पार्क गुलाब नगर खार दांडा रोड खार वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:-AAACA8932E
(8) दम्नग्वेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री अभित अशोक टेकचंदानी तर्फे कुलमुखत्यार म्हणून प्रवीण वामन झावरे - - वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सन्निका क्रमांक-601, श्री तिरुपती सीएचएस, प्लॉट नं-32, सेक्टर-19, नेरूळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ADMPT2124K
(9) दम्नग्वेज करून दिल्याचा दिनांक	03/12/2021
(10) दम्न नोंदणी केल्याचा दिनांक	06/12/2021
(11) अनुक्रमांक, खंड व पृष्ठ	20179/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	108200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	18100
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

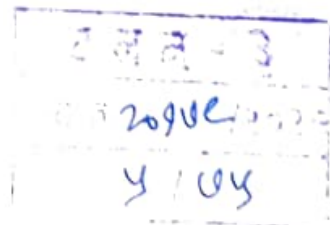


GRN	MH009539466202122E	BARCODE		Date	01/12/2021-17:51:13	Form ID	251
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRA			PAN No.(If Applicable)	ADMPT2124K		
Location	THANE			Full Name	Mr AMIT ASHOK TECKCHANDANI		
Year	2021-2022 One Time			Flat/Block No.	Office No 28, 1st flr, Plot No. 07, Commercial		
Account Head Details				Premises/Building	Compl		
	Amount In Rs.	Road/Street		Sector- 22, CBD Belapur			
0030046401 Stamp Duty	108200.00	Area/Locality		NAVI MUMBAI			
0030063301 Registration Fee	18100.00	Town/City/District					
		PIN		4 0 0 6 1 4			
Remarks (If Any)				PAN2=AAACA8932E-SecondPartyName=ADVANCED MAGNETICS PVT LTD-CA=827634-Marketval=0			
		Amount In	One Lakh Twenty Six Thousand Three Hundred Rupees				
Total	1,26,300.00	Words	Only				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572021120132178	IK0BKDGAC7
Cheque/DD No.		Bank Date	RBI Date	01/12/2021-17 24:52	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

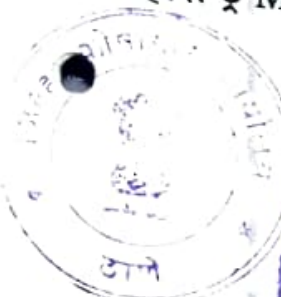
Mobile No 9807208175





महाराष्ट्र MAHARASHTRA

2021 3 0 NOV 2021 ZD 869078



जिल्हा कोषागार कार्यालय, ठाणे  
15 NOV 2021  
मुद्रांक प्रमुख लिपीक

जाडपत्र-7  
मुद्रांक विक्री नोंदवही अनुक्रमांक 129433  
दस्तावा प्रकार/अनुच्छेद क्रमांक \_\_\_\_\_ दिनांक \_\_\_\_\_  
दस्त नोंदणी करणार आहेत का? होय/नाही - नोंदणी होणार असल्यास  
दुय्यन निबंधक कार्यालयाचे नांव \_\_\_\_\_ नोंदवही रक्कम Rs. \_\_\_\_\_  
मिळकतीचे वर्णन \_\_\_\_\_  
मुद्रांक विकत घेणाऱ्याचे नाव \_\_\_\_\_ Dmit A. Teckchandani  
दुसऱ्या पक्षकाराचे नाव \_\_\_\_\_  
हस्ते असल्यास त्यांचे नाव व पत्ता \_\_\_\_\_ Amreen  
मुद्रांक शुल्क रक्कम Rs. 100

मुद्रांक विकत घेण्याच्या सही  
श्री. रविन्द्र विष्णू शिंगारडे, परवाना क्र. 13/2000, नविन प.क्र. : 1201043  
मुद्रांक विक्रीचे ठिकाण : सुनिता सर्व्हिसेस, शॉप नं. 23, प्रभात सेंटर एनेक्स  
लॉट नं. 7, सेक्टर-1ए, सी.बी.डी, बेलतूर, नवी मुंबई, मो. 09324704128  
ज्या कारणामुळे त्यांनी मुद्रांक खरेदी केला त्याची त्यांचे वकील कार्यासाठी  
महाराष्ट्र सरकारच्या अधिनियम 6 च्या अन्वयेत वकील कार्यासाठी

DEED OF TRANSFER & ASSIGNMENT



दस्तावेज-3  
दस्तावेज क्र. 209/2021  
01/04

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

Ashok

# DEED OF TRANSFER CUM ASSIGNMENT



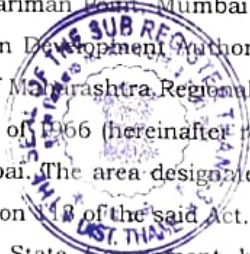
THIS INDENTURE is made and entered into at C.B.D Belapur, Navi Mumbai, Tal. & Dist. Thane on this 06 day of December, 2021 by and BETWEEN M/S. **ADVANCED MAGNETICS PVT. LTD., ROC REG NO. (CIN NO. U31300MH1981PTC025056)** a Company, Incorporated & Registered under the Provisions of The Companies Act, 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, Nerul, Navi Mumbai-400706**, hereinafter called **"THE TRANSFEREES / PURCHASERS"** (which expression unless it be repugnant to the context or meaning thereof shall mean and deemed to include executor, administrators, agents and assigns) of the **OTHER PART**.

WHEREAS The City and Industrial Development Corporation of Maharashtra Ltd. is a Government Company within the meaning of the Companies Act 1956 (hereinafter referred to as "THE CORPORATION" having its Registered office at Nirmal, 2<sup>nd</sup> 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.



2019-20  
20/11/2021  
E. O. J.

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

Nisha  
Authorised Signatory



Nisha

Nisha

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.28, on First Floor of Building No. CC, Commercial Complex, admeasuring 370.06 sq.ft. Built-up, at Sector- 22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane** and The City and Industrial Development Corporation of Maharashtra Ltd. has entered into **Agreement To Sale on 24/11/2021** by which The CIDCO of Maharashtra Ltd. had soldout, conveyed the said Office against the payment of **Rs. 3,86,713/- [Rupees Three Lakh Eighty Six Thousand Seven Hundred Thirteen 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. NM-3/19460/2021**. 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/thier 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

For ADVANCED MAGNETICS PVT LTD or 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. 8,27,634/- [Rupees Eight Lakh Twenty Seven Thousand Six Hundred Thirty Four 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.

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 **THE DEED REGISTERED AND RECORDED BY**  
AND BETWEEN THE PARTIES HERETO **AS UNDER - 3**

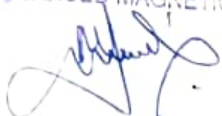
1) The Party of the One Part has represented to the Party of the Other Part that the above recitals form an integral part of this Deed of Transfer Cum Assignment and the same shall be deemed to have been incorporated herein specifically.

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. 8,27,634/- [Rupees Eight Lakh Twenty Seven Thousand Six Hundred Thirty Four Only]**. The said payment paid by the Transferees/ Purchasers to the Original Allottees/Transferors/Assignors on or before execution of these presents. Receipt for the same doth hereby admit, acknowledged & enclosed hereinafter separately.

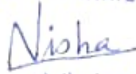
3) On execution of these present and on realization of full agreed sale consideration amount from the Transferees/Assignees, The Original

For ADVANCED MAGNETICS PVT LTD

For ADVANCED MAGNETICS PRIVATE LIMITED



Director



Authorised Signatory



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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 or mortgaged, transferred, assigned or in any other way encumbered or alienated their rights to anyone whatsoever in any manner whatever nature.

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92/04

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



*[Signature]*  
Director

*Nisha*  
Authorizing Signatory

*[Signature]*

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 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

Authorised Signatory

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**THE SCHEDULE OF OFFICE:**

All rights, title, interest & ownership of **Office No.28, on First Floor of Building No. CC, Commercial Complex, admeasuring 370.06 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

**"THE TRANSFERORS/ASSIGNORS/ORIGINAL ALLOTTEES"**

**M/S. ADVANCED MAGNETICS PVT. LTD.**  
INCOME TAX PERMANENT A/C NO. AAACA8932E  
As per Resolution dtd. \_\_\_\_\_

Through Authorized

**MS. NISHA TEJABHAI PATEL**  
INCOME TAX PERMANENT A/C NO. ASNPP1387Q  
**AADHAR CARD NO. 8303 1055 7740**

in presence of .....

Nilesh Pawar N Pawar

Somshankar K.P. S.K.Pidemudull

For ADVANCED MAGNETICS PVT LTD

*[Signature]*

Director

For ADVANCED MAGNETICS PRIVATE LIMITED

Nisha

Authorised Signatory



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**

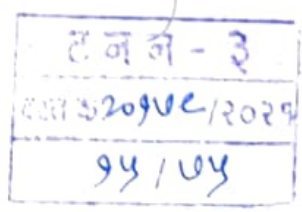
in the presence of .....

Nilesh Pawar N Pawar

Somshankar K.P. S.K.Pidemudull



*[Signature]*



RECEIPT

Date : 03/12/2021.

Received a sum of **Rs. Rs.8,27,634/- (Rupees Eight lakh twenty seven thousand six hundred thirty four only)** through RTGS as mentioned below towards sale, transfer, release, relinquishment all right, title, interest & claim in respect of **Office No. 28, on First Floor of Building No. CC, Commercial Complex, admeasuring 370.06 sq.ft. Built up, at Sector- 21/22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane** by M/s. Advanced Magnetics Pvt. Ltd. to **MR. AMIT ASHOK TECKCHANDANI**.

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

WE SAY RECEIVED

Rs.8,27,634/-

For **ADVANCED MAGNETICS PRIVATE LIMITED**

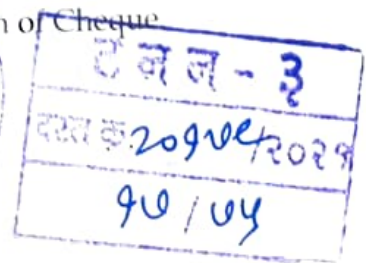
*Nisha*

Authorised Signatory

**ADVANCED MAGNETICS PVT. LTD.**

Through Director / Authorized Signatory

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



## LETTER OF POSSESSION

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

Date: 06/12/2021

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

### SUB.: HANDING OVER OF PHYSICAL POSSESSION

Sir,

We are very much glad to hand over you a quiet, vacant and peaceful possession of **Office No.28, on First Floor of Building No. CC, Commercial Complex, admeasuring 370.06 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 us 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.28, 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*



25/11/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

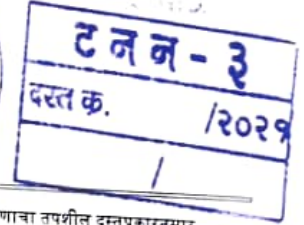
दस्त क्रमांक : 19460/2021

नोंदणी :

Regn 63m

गावाचे नाव : वेलापूर

(1) विनेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	386713
(3) बाजारभावा(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन, पोटहिस्सा व परक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस नं 28 पहिला मजला विन्डिंग कमिशनर आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 सी वी डी वेलापूर नवी मुंबई ( Plot Number: 7; SECTOR NUMBER : 22 : )
(5) क्षेत्रफळ	1) 370.06 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 बय :- पत्ता:-प्लॉट नं. - माला नं.:- इमारतीचे नाव:-, ब्लॉक नं.:-, रोड नं: रायगड भवन सेक्टर-11 सी वी डी वेलापूर नवी मुंबई, महाराष्ट्र. 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 अडबान्सड मॅग्रेटिक्स प्राव्हेंट लिमिटेड तर्फे ऑथोराइज्ड मीस निशा तेजाभाई पटेल बय:- पत्ता:-प्लॉट नं.:-, माला 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	19460/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	23300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	3900
(14) शेर	

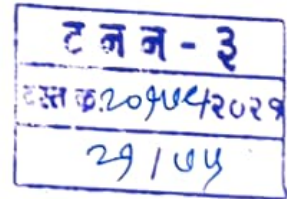


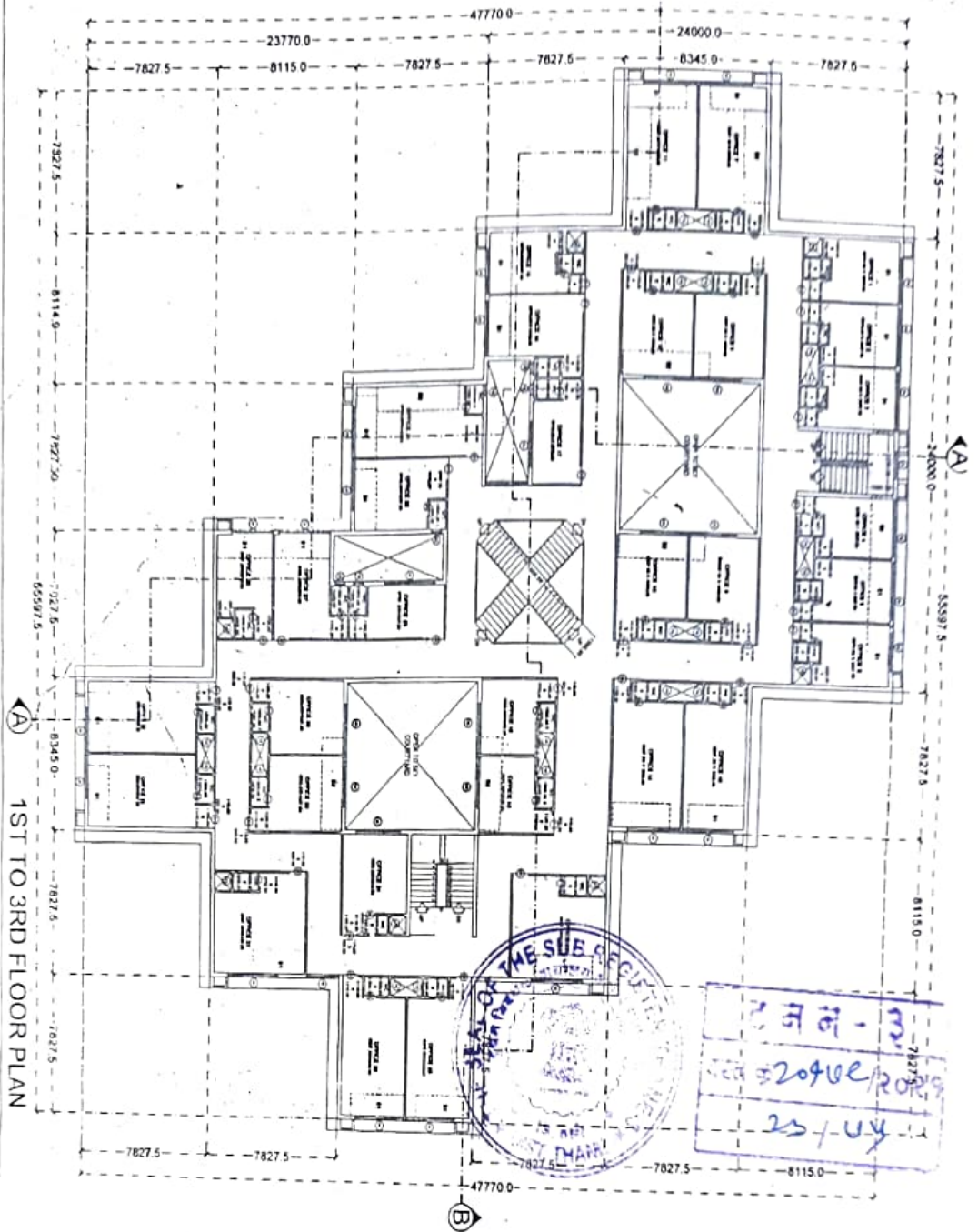
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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.





1ST TO 3RD FLOOR PLAN



2040E/2040E  
 25/04

NO. OF OFFICES	
1	2040E/2040E
2	25/04
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OFFICE: THE ADVANCED MAGNETICS PRIVATE LIMITED  
 B-10, 1ST FLOOR, WALKER HILL ROAD, BELAPUR, NAVI, MUMBAI.  
 (REGISTRATION NO. 2040E/2040E)  
 (DATE OF REGISTRATION: 25/04)  
 (REGISTRAR'S OFFICE: MUMBAI)  
 (REGISTRATION NO.: 2040E/2040E)  
 (DATE OF REGISTRATION: 25/04)

**DESCRIPTION OF PROPOSAL**  
 COMMERCIAL COMPLEX  
 ON PLOT NO. 84/7  
 SECTOR 21, 22 O.S.D.  
 BELAPUR, NAVI MUMBAI.

**FOR OCCUPANCY CERTIFICATE**

P.L. SAHAYAN M  
 P.L. ARCHITECTS  
 ASST. ARCHITECT (I)  
 ASST. ARCHITECT (II)  
 I.A. ARCHITECT (I)  
 I.A. ARCHITECT (II)  
 I.A. ARCHITECT (III)  
 I.A. ARCHITECT (IV)  
 I.A. ARCHITECT (V)

C.P. NO. 84/7 O.S./Z.M.  
 (DATE OF REGISTRATION: 25/04)

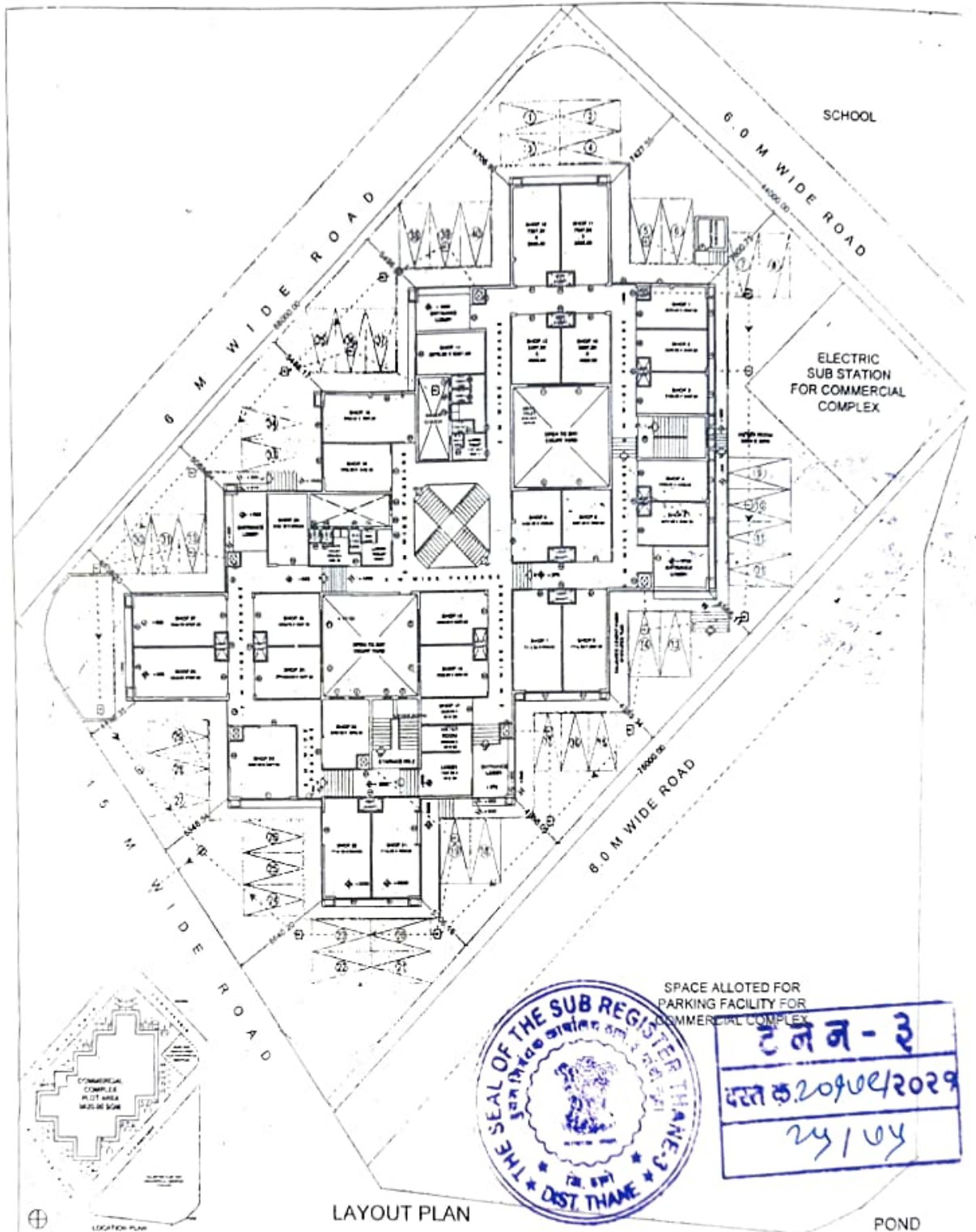
C.A. NO. 2040E/2040E  
 (DATE OF REGISTRATION: 25/04)

For ADVANCED MAGNETICS PRIVATE LIMITED

*Nisha*

Authorised Signatory

*[Handwritten Signature]*



SPACE ALLOTTED FOR  
PARKING FACILITY FOR  
COMMERCIAL COMPLEX



टोलन - ३  
दस्तावेज २०१०५२०२९  
२५/०५

LAYOUT PLAN

POND

STAMP OF APPROVAL	IMPORTANT NOTES	NOTES	CONTENTS	AS BUILT DRAWING
	<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 architecture section.</li> <li>Plot indicated and its respective boundaries is subject to final confirmation plan from planning department.</li> <li>The Drawing is prepared for Post Facts Occupancy Certificate Purpose</li> </ol>	<p>1) DRAWING SHOULD NOT BE SCALED &amp; ONLY WRITTEN DIMENSION TO BE FOLLOWED</p> <p>2) ALL EXTERNAL WALLS OF 0.23 THK &amp; INTERNAL WALLS AND INTERNAL WALLS OF 0.15 THK</p> <p>BOUNDARY OF PLOT SHOW IN [ ] PROPOSED WIDE SHOW IN [ ]            BUILDING WIDE SHOW IN [ ] DRAINAGE LINE SHOW IN [ ]            WALL 150 THICK LINE SHOW IN [ ]</p>	<p><b>LAYOUT PLAN</b></p> <p>DESCRIPTION OF PROPOSAL:  <b>COMMERCIAL COMPLEX ON PLOT NO. - 6&amp;7, SECTOR 21,22 C.B.D. BELAPUR, NAVI MUMBAI.</b></p>	<p>AS BUILT DRAWING</p> <p>DR. DWAN (V)            PR. ARCHITECT (V)            ASST. ARCHITECT (V)            ASST. ARCHITECT (V)            TA. ARCHITECT (V)            ASST. CHIEF ARCHITECT            C.P.</p> <p>SCALE            DATE 09/05/2019</p> <p>DRG. NO. CIBCO/ARCH/M/CC/2012/02</p>

For ADVANCED MAGNETICS PRIVATE LIMITED

*Nisha*  
 Authorised Signatory

*[Signature]*



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

(CIN - U99999 MH 1970 SGC - 014574)

**REGD. OFFICE:**

"NIRMAL", 2nd Floor, Narlman 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

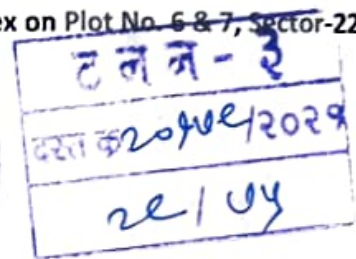
Ref. No. No. CIDCO/SE(V)/2014/96

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  
1<sup>st</sup> 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-1/2021/8000130928

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-28  
Constructed on Plot No.7, Sector No.21/22, Node Belapur, Navi Mumbai

Ref.:(1) NOC number 8000130928 dated .

(2) Copy of Deed of Assignment dated Registered under Sr. No.TNN3-20179-2021 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	OFFICE28	29.2300

Thank You

Yours Sincerely,

TAKALE  
RAJARAM  
BABURAO  
BABURAODigitally signed by  
TAKALE RAJARAM  
BABURAO  
Date: 2021.12.24  
12:13:46 +05'30'

Asst. Estate Officer

CC to:

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

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**  
(CIN - U99999 MH 1970 SCG2 014574)

**REGD. OFFICE**  
"NIRMAL", 2nd Floor  
Nariman Point  
Mumbai - 400021  
Phone: 00-91-22-6650 0900  
Fax: 00-91-22-2702 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/1/2022/8000147302

Date: 30.03.2022

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

**Subject:** Your Request for Mortgage NOC  
**Reference:** Application number 8000147302

In respect of Shop/Office No OFFICE-28, 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 of above mentioned plot constructed on Building Name No. COMMERCIAL COMPLEX/1, Plot No. 7, Road No. 00, Sector 21/22, Belapur, Navi Mumbai for Mr. 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,  
[Signature]  
[Name]  
[Designation]  
West Estate Officer/Estate Office

CC:12/ESTATE/9-NB/21/2022/021/02/Plot No. 7

Receipt (pavt)

75/19460

Thursday, November 25, 2021

12:04 PM

पावती

28m / sr flower  
2

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 21405 दिनांक: 25/11/2021

गावाचे नाव: वेलापूर

दस्तावेजाचा अनुक्रमांक: टनन3-19460-2021

दस्तावेजाचा प्रकार: अंतीम टू गेल

मादर करणाऱ्याचे नाव: मेगम अडवांगड मॅग्रेटिकम प्राव्हेंट लिमिटेड नॉ. अर्थोराटव्ड मीम निशा नंजाभाई पटेल

नोंदणी फी

₹. 3900.00

दस्त हाताळणी फी

₹. 1000.00

पृष्ठांची संख्या: 50

एकूण:

₹. 4900.00

Joint Sub Registrar Thane 3

सह दुय्यम निबंधक वर्ग - २  
ठाणे क्र. ३

वाजार मूल्य: ₹. 1/-

मोबदला ₹. 386713/-

भरलेले मुद्रांक शुल्क: ₹. 23300/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1000/-

ईटी/घनादेश/पि ऑर्डर क्रमांक: 2411202113539 दिनांक: 25/11/2021

व्यक्तीचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 3900/-

ईटी/घनादेश/पि ऑर्डर क्रमांक: MH008720350202122E दिनांक: 25/11/2021

व्यक्तीचे नाव व पत्ता:

नोंदणी फी माफी प्रसल्यास तपशिल :-

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

पक्षकाराची सही

Nisha

मुळ दस्तऐवज परत मिळाला

दु. नि. ठाणे-३



26/11/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 19460/2021

नोंदणी :

Regn 63m

गावाचे नाव : वेलापूर

(1)विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2)मोबदला	386713
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस नं 28 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) 370.06 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 फॅन नं:-AACCC3303K
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स अडवान्सड मॅग्रेटिक्स प्राव्हेंट लिमिटेड तर्फे ऑथोराइज्ड मीस निशा तेजाभाई पटेल वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 904-बी कांटम पार्क गुलाब नगर खार दांडा रोड खार वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400052 फॅन नं:-AAACA8932E
(9) दस्तऐवज करून दिल्याचा दिनांक	24/11/2021
(10)दस्त नोंदणी केल्याचा दिनांक	25/11/2021
(11)अनुक्रमांक,खंड व पृष्ठ	19460/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	23300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	3900
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा 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**

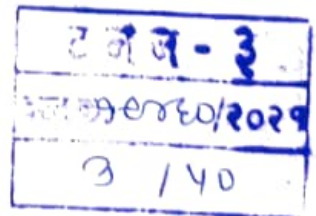


<b>GRN</b> MH008720350202122E	<b>BARCODE</b>	<b>Date</b> 13/11/2021-18-05-22	<b>Form ID</b> 25 2
<b>Department</b> Inspector General Of Registration		<b>Payer Details</b>	
<b>Type of Payment</b> Stamp Duty Registration Fee		<b>TAX ID / TAN (If Any)</b>	
<b>Office Name</b> THN3_THANE NO 3 JOINT SUB REGISTRA		<b>PAN No.(If Applicable)</b> AAACA6932E	
<b>Location</b> THANE	<b>Full Name</b> ADVANCED MAGNETICS PVT LTD		
<b>Year</b> 2021-2022 One Time	<b>Fiat/Block No.</b> Office No 28, 1st flr, Plot No 07, Commercial Complex,		
<b>Account Head Details</b>		<b>Premises/Building</b>	
0030046401 Stamp Duty	Amount In Rs. 23300.00	<b>Road/Street</b> Sector-21/22, CBD Belapur	
0030063301 Registration Fee	3900.00	<b>Area/Locality</b> Navi Mumbai	
		<b>Town/City/District</b>	
		<b>PIN</b>	4 0 0 6 1 4
		<b>Remarks (if Any)</b>	
		PAN2=AACCC3303K-SecondPartyName=CIDCO LTD-CA=386713	
		<b>Amount In</b>	Twenty Seven Thousand Two Hundred Rupees Only
<b>Total</b>	27,200.00	<b>Words</b>	
<b>Payment Details</b> STATE BANK OF INDIA		<b>FOR USE IN RECEIVING BANK</b>	
<b>Cheque-DD Details</b>		<b>Bank CIN</b>	Ref. No. 00040572021111371288
<b>Cheque/DD No.</b>		<b>Bank Date</b>	RBI Date 13/11/2021-18-06-36
<b>Name of Bank</b>		<b>Bank-Branch</b>	Not Verified with RBI
<b>Name of Branch</b>		<b>Scroll No. , Date</b>	STATE BANK OF INDIA
		Not Verified with Scroll	

Department ID: \_\_\_\_\_ Mobile No: 9029579019

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

सदर घेवले चकट दुस्यो लिपिक कार्यालयत लोदणी कसकसक्या दस्तऐवजी लागू आहे. लोदणी व कसकसक्या दस्तऐवजी सदर घेवले लागू नाही.





महाराष्ट्र MAHARASHTRA

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23 NOV 2021

ZD 873436



5 NOV 2021

पत्रांक-1/प्रगत प्रतिज्ञापत्रासाठी  
 मुद्रांक विक्री नोंदवही अनुक्रमांक 23645 दिनांक \_\_\_\_\_  
 मुद्रांक विक्रीचे प्रचलनाचे नाव \_\_\_\_\_  
 प्रता व तारीख \_\_\_\_\_  
 श्री. रविन्द पिणू सिंगडे,  
 परवाना क्र. 13/2000, नावेन प.क्र. : 1201043,  
 मुद्रांक विक्रीचे ठिकाण : सुनिता सन्निबिध, शांभू नं. 23, प्रभात सेंटर एनक्व,  
 प्लॉट नं. 7, सेक्टर-1ए, सो.वो.डी. बेलापूर, नवी मुंबई. मो. 09324764124  
 ज्या प्रस्तावासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच प्रस्तावासाठी  
 मुद्रांक खरेदी केल्याबाबतून 6 महिन्यात बांधकामे बंधनकारक आहे

For ADVANCED MAGNETICS PVT. LTD.

Authorised Signatory

**AGREEMENT TO SALE**

**BETWEEN**

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF  
 MAHARASHTRA LIMITED**

**AND**

**M/S. ADVANCED MAGNETICS PVT. LTD.**



3  
 29-11-2021  
 4/140

उत्तम चावधर

Assistant Marketing Officer

For ADVANCED MAGNETICS PRIVATE LIMITED

Nisha

Authorised Signatory

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

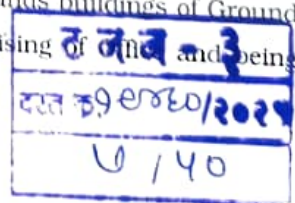
THIS AGREEMENT made at C.B.D. Belapur, Navi Mumbai, on this 24 day of NOV. 2021 between **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at "Nirmal", 2<sup>nd</sup> Floor, Nariman Point, Mumbai-400021 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 such lands buildings of Ground and Three [03] Upper Floors, sites buildings, comprising of 03 and being designated as commercial type building.



Assistant Marketing Officer

For ADVANCED MAGNETICS PVT. LTD. Page 1

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. 28, on First Floor of Building No. CC admeasuring 370.06 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:**

दस्तावेज देखा 2023  
5/10

The Corporation shall sell and the Office Owners shall purchase the said **Office No. 28, on First Floor of Building No. CC admeasuring 370.06 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

*30/11/2023*  
Assistant Marketing Officer

For ADVANCED MAGNETICS PRIVATE LIMITED  
*Nisha*  
Authorised Signatory

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as "The said Office") as heritable and transferable immovable property at of for a price of **Rs. 3,86,713/- [Rupees: Three Lakh Eighty Six Thousand Seven Hundred Thirteen Only ]** to be paid by the Office Owners to the Corporation in installments at the times and in the manner hereinafter mentioned.

2. The Office Owners agrees to pay to the Corporation the said sale price of **Rs. 3,86,713/- [Rupees: Three Lakh Eighty Six Thousand Seven Hundred Thirteen Only ]** as under :

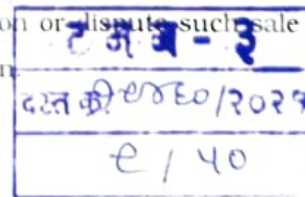
a) The payment of **Rs. 51,600/- [Rupees Fifty One Thousand Six Hundred Only]** (in cash/cheque) already paid on 18/04/2006 under Receipt No. 1400000260 as Earnest Money before execution of this Agreement and the Balance of **Rs. 3,35,113/- [Rupees Three Lakh Thirty Five Thousand One Hundred Thirteen Only ]** agreed to be paid in Two (2) installments which are also paid by the Office Owners as under:

i) Rs.2,32,101/- Paid by Cheque No. 378316, dtd. 30<sup>th</sup> May 2006, Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 1400000819/2006 dtd. 1<sup>st</sup> June 2006

ii) Rs. 1,03,012/- Paid by Cheque No. 378631, dtd. 27<sup>th</sup> June 2006, Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 1400001519/2006 dtd. 30<sup>st</sup> June 2006

[The Receipt whereof the Corporation doth hereby acknowledge].

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





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

मसं-३  
१६६०/२०२१  
१४/४०

**SCHEDULE**

THAT piece or parcel of land known as **Office No. 28, on First Floor of Building No. CC admeasuring 370.06 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      Office No 29
- On or towards the East by      Open to Sky courtyard
- On or towards the West by      Open Passage

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

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

1. Jagruati Talpade
2. Shubham Ambe

30/11/2021

Assistant Marketing Officer

Jagruati  
Shubham Ambe

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. ASNPP13879  
**AADHAR CARD NO. 8303 1055 7740**



- In the presence of:
1. Jagruati Talpade
  2. Shubham Ambe

Jagruati For ADVANCED MAGNETICS PRIVATE LIMITED

Shubham Ambe

Nisha  
Authorised Signatory

**CIDCO**  
WE MAKE CITIES

City and Industrial Development  
Corporation of Maharashtra Ltd.

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

Reference No: 20003115/90010388 // 2a  
Customer No: 13407

Date: 27.04.2006

To,  
M/s. ADVANCED MAGNETICS LTD.  
PATEL ESTATE S V. ROAD,  
JOGESHWARI (WEST),  
MUMBAI-400\_02

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

Dear Sir/Madam,

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

**A. DETAILS OF COMMERCIAL PREMISES ( OFFICE ) ALLOTTED**

Comm.Premises Allotted	Building No.	Floor No.	Premises No.	(Area in SQF )	
				Premises	Terrace
B-BEL-2122-CC-1-28	CC	01	28	493.590	
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	515,802.00	51,600.00	464,202.00

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

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

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

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



*C. R. Raisinghani & Associates*

ADVOCATES & LEGAL CONSULTANTS

ADVOCATES HIGH COURT

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

REF.NO./CRR/AAT-28/TCC/867/2022

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. 28, On 1<sup>st</sup> Floor, Admeasuring Area 370.06 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. 28, On 1 <sup>st</sup> Floor, Admeasuring Area 370.06 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			Mentioned herein under	
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 M/S. ADVANCED MAGNETICS PVT. LTD.through its Director MR. SHIRAZ PATEL in favour of MS. NISHA TEJABHAI PATEL, in respect of the said property. The said Power of Attorney is duly registered with the Office of Sub-Registrar, Andheri-3, bearing Registration No.5059/2020.	Photocopy	No



PAGE#3				
3	16/09/2020	Corrigendum dated 16/09/2020 issued by CIDCO in respect of the above said property.	Photocopy	No
4	13/11/2021	MTR Challan dated 13/11/2021 issued by <b>STATE BANK OF INDIA</b> for Rs.27,200/- 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</b> (Corporation) and <b>M/S. ADVANCED MAGNETICS PVT. LTD.</b> through its Authorized Signatory <b>MS. NISHA TEJABHAI PATEL</b> (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. 19460/2021 dated 25/11/2021.	Photocopy	No
6	25/11/2021	Receipt dated 25/11/2021, bearing Registration No. TNN3-19460-2021 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



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.27,200/- 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. 19460/2021 dated 25/11/2021.

f. Receipt dated 25/11/2021, bearing Registration No. TNN3-19460-2021 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.1,26,300/- in favour of **MR. AMIT ASHOK TECKCHANDANI**, regarding payment of Stamp Duty & Registration Fees in respect of the above said property.



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SCHEDULE OF THE PROPERTY

“Office No. 28, On 1<sup>st</sup> Floor, Admeasuring Area 370.06 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.

