

Receipt (pavti)

75/20152

Monday, December 06, 2021
10:17 AM

पावती

Office NO- 5

5th floor

(6)

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 22157

दिनांक: 06/12/2021

माग्याचे नाव: बेलापूर

दस्तावेजाचा अनुक्रमांक: टनन3-20152-2021

दस्तावेजाचा प्रकार: अभिहस्तांतरणपत्र

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

नोंदणी फी

₹. 14500.00

दस्त हाताळणी फी

₹. 1500.00

पृष्ठांची संख्या: 75

एकूण:

₹. 16000.00

Joint Sub Registrar Thane 3

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. ३

वाजार मूल्य: ₹. 1441300.7/-

मोबदला ₹. 661687/-

भरलेले मुद्रांक शुल्क: ₹. 86500/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1500/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0112202107463 दिनांक: 06/12/2021

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 14500/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009534690202122E दिनांक: 06/12/2021

विक्रेते नाव व पत्ता:

नोंदणी फी माफी प्रमल्याम वापशिल :-

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

दुय्यम निबंधक : गह द.नि. टाणे 3

दस्त क्रमांक : 20152/2021

नोंदणी :

Regn 63m

गावाचे नाव : वेलापूर

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	661687
(3) बाजारभावाचा (भाडेपट्ट्याच्या बाबतिलेखाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1441300.7
(4) भू मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:- नवी मुंबई मनपा इतर वर्णन :- इतर माहिती: ऑफिस नं 05 पहिला मजला बिल्डिंग कार्पोरेशन आणि डॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 मी बी डी वेलापूर नवी मुंबई ((Plot Number : 7 ; SECTOR NUMBER : 22 ;))
(5) क्षेत्रफळ	1) 295.86 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्धत ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- भैरव पटेल एनर्जी लिमिटेड चे डायरेक्टर शरद कुमार तर्फे कुलमुखत्यार म्हणून मीम निशा तेजामाई पटेल बय:-, पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- पटेल इंजिनीरिंग कंपाऊंड पटेल इस्टेट रोड जोगेश्वरी वेस्ट मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400102 पॅन नं:-AABCP8900A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- श्री. अमित अशोक टेकचंदानी तर्फे कुलमुखत्यार म्हणून प्रवीण वामन झावरे - - बय:-47; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं. 601, श्री तिरुपती कोऑपरेटिव्ह होमिंग सोसायटी, प्लॉट नं. 32, सेक्टर -19, नेरुळ, 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) अनुक्रमांक, खंड व पृष्ठ	20152/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	86500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	14500
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



CHALLAN
MTR Form Number-6



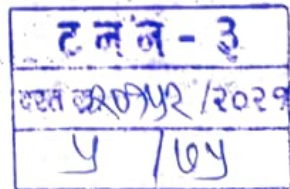
GRN . MH009534690202122E	BARCODE	Date 01/12/2021-16:49:59	Form ID 25 1
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Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty Registration Fee	TAX ID / TAN (If Any)		
	PAN No.(If Applicable)	ADMPT2124K	
Office Name THN3_THANE NO 3 JOINT SUB REGISTRA	Full Name	Mr AMIT ASHOK TECKCHANDANI	
Location THANE	Flat/Block No.	Office No 5, 1st flr, Plot No. 07, Commercial	
Year 2021-2022 One Time	Premises/Building	Complex.	

Account Head Details	Amount In Rs.	Road/Street				
0030046401 Stamp Duty	86500.00		Sector- 22, CBD Belapur			
0030063301 Registration Fee	14500.00	Area/Locality	NAVI MUMBAI			
		Town/City/District				
		PIN	4	0	0	6 1 4
		Remarks (If Any)	PAN2=AABCP8900A-SecondPartyName=PATEL ENERGY LTD-CA=661687-Marketval=0			
		Amount In	One Lakh One Thousand Rupees Only			
Total	1,01,000.00	Words				

Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021120126510	IK0BKDDUJ1
Cheque/DD No.		Bank Date	RBI Date	01/12/2021-16:24:51	Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID: Mobile No. : 9029579019
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चालन केवल दृश्य निबंधक कार्यालयत नोंदणी करवावयाच्या दस्तावेजाती लागू आहे. नोंदणी न करवावयाच्या दस्तावेजाती सदर चालन लागू नाही.





महाराष्ट्र MAHARASHTRA

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15 NOV 2021

जालपत्र-२
 मुद्रांक विक्री नोंदवही अनुक्रमांक 1294 दिनांक
 दस्ताचा प्रकार/अनुच्छेद क्रमांक
 दस्त नोंदणी करणार आहेत का? होय/नाही - नोंदणी होणार असल्यास
 मुख्य निबंधक कार्यालयाचे नांव मोदला रक्कम Rs.
 निष्कृतीचे वर्णन
 मुद्रांक विकत घेणाऱ्याचे नाव Amit A Teckchandani
 दुसऱ्या पक्षकाराचे नाव
 इस्ते असल्यास त्यांचे नाव व पत्ता
 मुद्रांक शुल्क रक्कम Rs. 100
 मुद्रांक विकत घेणाऱ्याची सही
 श्री. रविन्द्र विष्णू शिंगाडे, परवाना क्र. 13/2000, नविन प.क्र. : 1201043
 मुद्रांक विक्रीचे ठिकाण : सुनिता सर्व्हिसेस, शॉप नं. 23, प्रभात सेंटर एनेक्स
 शॉट नं. 7, सेक्टर-1ए, सी.बी.डी, वेलापूर, नवी मुंबई, मो. 0932470412
 याच कारणात ही खात्री मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
 प्रत्येक खरेदी घेण्यापासून 8 महिन्यात जापरपणे बंधनकारक राहणार

DEED OF TRANSFER CUM ASSIGNMENT



टबल-३
 20/11/2021
 THE ORIGINAL ALLOTTEES/
 TRANSFERORS/ASSIGNORS

MR. AMIT ASHOK TECKCHANDANI [Pan No. ADMPT2124K]
 "THE TRANSFEREES/ ASSIGNEES"

For PATEL ENERGY LTD
 Nisha
 Authorised Signatory

Page 1
 [Signature]

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 Dec, 2021 by and BETWEEN **M/S. PATEL ENERGY LTD., ROC REG NO. (CIN NO. U70100MH1996PLC102612)** a Company, Incorporated & Registered under the Provisions of The Companies Act, 1956 having its **Office address at Patel Estate 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 & 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, 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 and conveyed the same in the Corporation by an order of the State Government on behalf as per the provision of Section 113 (A) of the said Act.

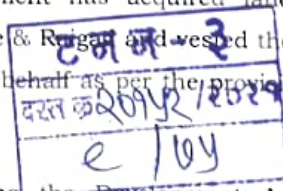
AND WHEREAS The Corporation, being the Development Authority, The Corporation has been empowered under Section 118 of the said Act to dispose of any land acquired by it or vested in it in accordance with the proposal approved by the State Government under the said Act. The Corporation invited tender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

For **PATEL ENERGY LTD.**

Director

For **PATEL ENERGY LTD**

Nisha
Authorised Signatory



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. 5, on First Floor of Building No. CC, Commercial Complex, admeasuring 295.86 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. 3,09,174/- [Rupees Three Lakh Nine Thousand One Hundred Seventy Four Only]** on the terms & conditions as determine therein, the said Agreement To Sale had been duly stamped & registered with the concerned Sub Registrar of Assurances Thane at Navi Mumbai, vide under **Registration Sr. No. TNN-3/19471/2021** Whereas the same hereinafter referred to as said Office. "More particularly as per floor plan enclosed herewith".

Nisha

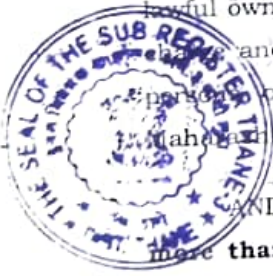


 Nisha

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,



and can be sold, transferred, assigned in favour of any of the person or its/their own choice with prior permission of The CIDCO of Maharashtra Ltd. and authorities concerned.
 30/10/21
 30/10/21

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 in favour of any prospective Transferees /Assignees. Whereas the

For **PATEL ENERGY LTD.**

 For **PATEL ENERGY LTD**
 Nisha
 Director Authorised Signatory



Transferees/Assignees herein have desire to purchase, acquire the said Office and approached to the Original Allottees/Transferors/Assignors and given their offer, proposal for the purchase of same. Whereas Original Allottees/Transferors/Assignors considering to proposal, offer has agreed to sell, transfer the said Office in favour of purchasers for the lump sum sale consideration amount of **Rs. 6,61,687/- [Rupees Six Lakh Sixty One Thousand Six Hundred Eighty Seven Only]**.

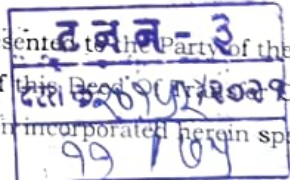
AND WHEREAS as per the mutual Agreement between the Parties, all the previous dues/arrears i.e. Maintenance Bill & Property Tax, Service Charge shall be paid by Transferees/Assignees directly to the CIDCO of Maharashtra Ltd. & NMMC. Whereas on the request of the Transferees/Assignees and within the knowledge 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 commercial as per Letter Bearing No. C A No. 10/CIDCO/EE(Belapur)/1996-97, issued by The CIDCO of Maharashtra Ltd and Superintending Engineer 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 presented to the Party of the Other Part that the above recitals form an integral part of this Deed of Transfer Cum Assignment and the same shall be deemed to have been incorporated herein specifically.
- 2) In pursuance of this Deed Of Transfer Cum Assignment the Transferees/Assignees have agreed to pay the Original Allottees /Transferors/Assignors the lump sum sale consideration amount of **Rs. 6,61,687/- [Rupees Six Lakh Sixty One Thousand Six Hundred Eighty Seven Only]**. The said payment paid by the Transferees/Purchasers to the 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 **PATEL ENERGY LTD.**
Nisha
Authorized Signatory
Director

[Signature]
Page 4

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 whatsoever nature.

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

For PATEL ENERGY LTD. For PATEL ENERGY LTD

Director

Nisha
Authorised Signatory

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.

Explanation (ii) : Nothing contained herein shall apply to mortgage of the said premises or any part thereof, to the Central Govt., a State Govt., a Nationalized Bank, The Life Insurance Corporation, The Housing Development Finance

For **PATEL ENERGY LTD**

Nisha
Director/Authorised Signatory

Corporation Ltd. or an Employer of the purchaser or any other financial Institutions as may be approved by the Board of Director of the Corporation from time to time for the purpose of securing a loan borrowed for buying the said Apartment.

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

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

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

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

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

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



3
20/11/2014

For PATEL ENERGY LTD.

For PATEL ENERGY LTD

Director

Nisha
Authorised Signatory

THE SCHEDULE OF OFFICE:

All rights, title, interest & ownership of **Office No. 5, on First Floor of Building No. CC, Commercial Complex, admeasuring 295.86 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. PATEL ENERGY LTD.
INCOME TAX PERMANENT A/C NO. **AABCP8900A**

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 - Pawar

Somshankar K.P. S.K. Pidemudure



For **PATEL ENERGY LTD.**
[Signature] Director

For **PATEL ENERGY LTD**
Nisha
Authorized 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

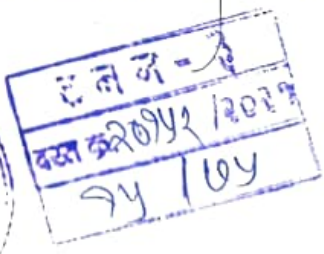
in the presence of

Nilesh Pawar - Pawar

Somshankar K.P. S.K. Pidemudure



[Signature]



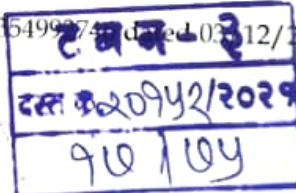
RECEIPT

Date : 03/12/2021.

Received a sum of Rs. Rs.6,61,687/- (Rupees Six lakh sixty one thousand six hundred eighty seven only) through RTGS as mentioned below towards sale, transfer, release, relinquishment all right, title, interest & claim in respect of Office No. 5, on 1st Floor of Building No. CC, Commercial Complex, admeasuring 295.86 sq.ft. Built up, at Sector-21/22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane by M/s. Patel Energy 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. SBINR12021062129292001/SBIN 12021062129292863 dated. 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. SBINR12021062129292001/SBIN 12021062129292863 dated. 03/12/2021 Drawn on STATE BANK OF INDIA



WE SAY RECEIVED

Rs. 6,61,687/-

For PATEL ENERGY LTD

Nisha
Authorized Signatory
M/S. PATEL ENERGY LTD.

Through Director / Authorized Signatory

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

LETTER OF POSSESSION

From:
M/S. PATEL ENERGY LTD.
Patel Estate 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,

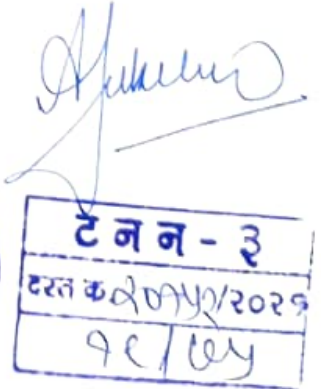
We are very much glad to hand over you a quiet, vacant and peaceful possession of **Office No. 5, on First Floor of Building No. CC, Commercial Complex, admeasuring 295.86 sq.ft. Built up, at Sector- 22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane.** We say that we have received entire consideration in respect of the said Office under the **Deed of Transfer Cum Assignment dtd. 06/12/2021** and now nothing are due and payable by you to us in respect of the said Office and we have already relinquished all our rights, title, interest of whatsoever nature in respect of the said Office, we say that alongwith physical possession of the said Office. We have also handed over the original papers such as copy of Agreement To Sale, Letter of possession and the original key of said Office.

M/S. PATEL ENERGY LTD.
Through Authorized
MS. NISHA TEJABHAI PATEL

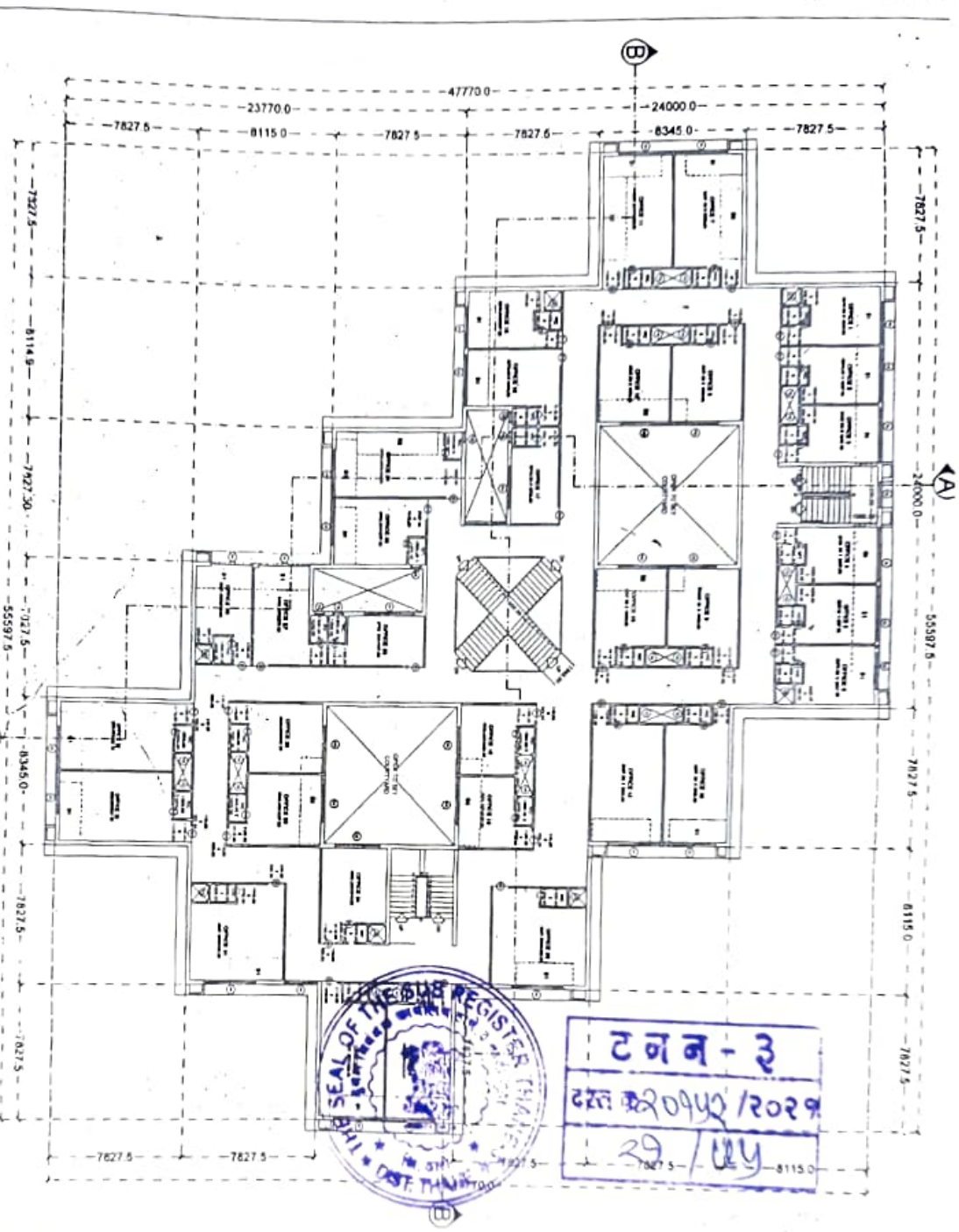
For PATEL ENERGY LTD
Nisha
Authorised Signatory

I, **MR. AMIT ASHOK TECKCHANDANI** do hereby confirm that the possession of **Office No. 5, 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



1ST TO 3RD FLOOR PLAN



ट न न - ३
 वस ३२०१५० / २०२१
 २९ / JULY

Sl. No.	Description	Quantity	Unit
1
2
3
4
5
6
7
8
9
10

FOR OCCUPANCY CERTIFICATE

DESCRIPTION OF PROPOSAL
 COMMERCIAL COMPLEX
 ON PLOT NO. 847,
 SECTION 21, 22, O.L.D.
 BELDUR, NAVI MUMBAI.

FOR SIGNATURES IN

THE ARCHITECT

CLIENT ARCHITECT

LOCAL ARCHITECT

ON BEHALF OF THE ARCHITECT

DATE

SCALE

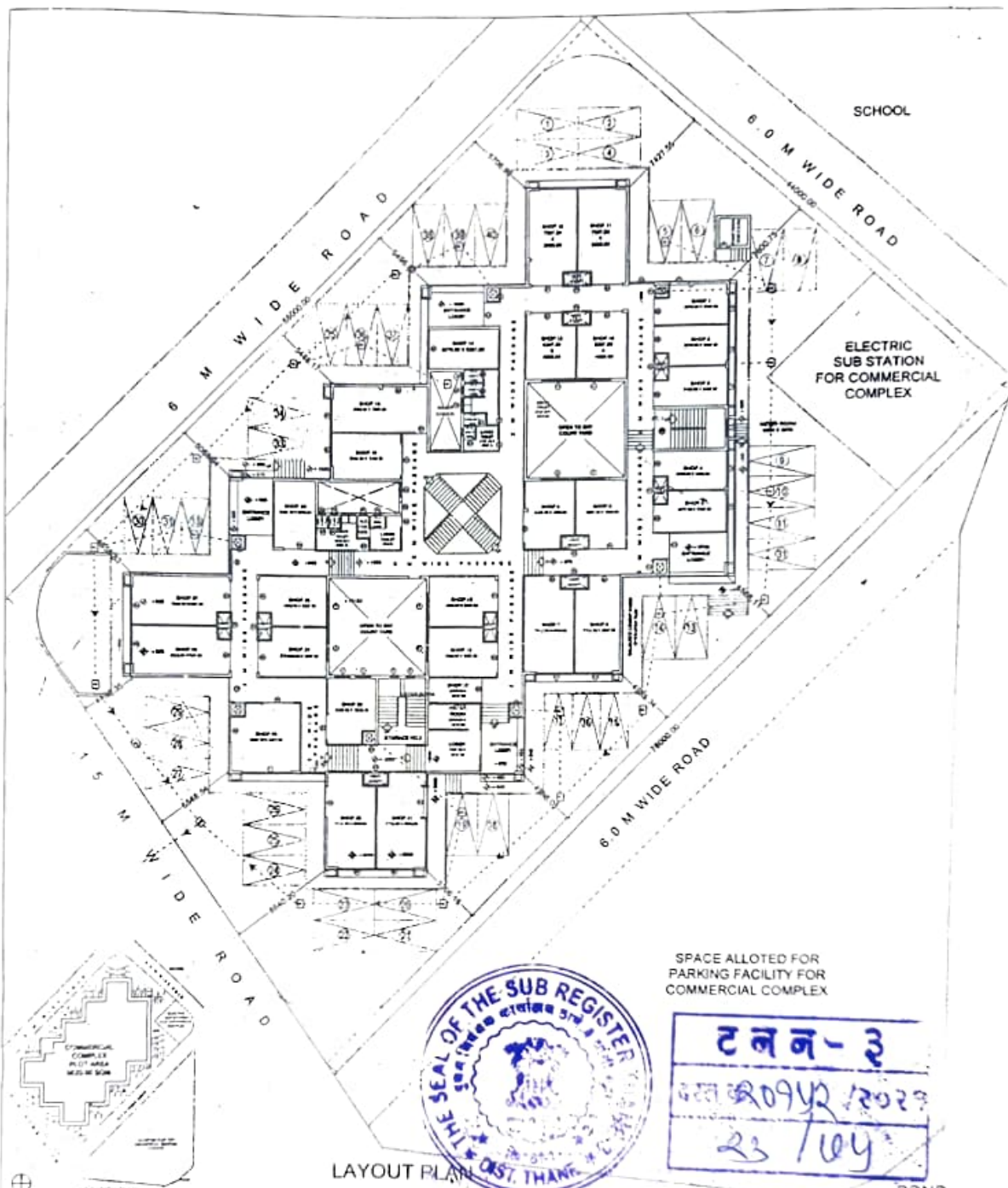
DATE OF ISSUANCE

PREPARED BY

FOR PATEL ENERGY LTD

Nisha
 Authorised Signatory

[Handwritten Signature]



SPACE ALLOTTED FOR PARKING FACILITY FOR COMMERCIAL COMPLEX

टनन-३
 वल क्र 0942/2022
 23/04

LAYOUT PLAN

STAMP OF APPROVAL	IMPORTANT NOTES	NOTES	CONTENTS	AS BUILT DRAWING
	<ol style="list-style-type: none"> This drawing is prepared with reference to the "Location Plan" drawing enclosed at C/17 in the original file and the scanned drawings of the said building available in the architecture section. Plot indicated and its respective boundaries is subject to final confirmation plan from planning department. The Drawing is prepared for Post Facts Occupancy Certificate Purpose. 	<ol style="list-style-type: none"> DRAWING SHOULD NOT BE SCALED & ONLY WRITTEN DIMENSION TO BE FOLLOWED ALL EXTERNAL WALLS OF 225 THK & INTERNAL WALLS AND INTERNAL WALLS OF 210 THK. 	<p>LAYOUT PLAN</p> <p>DESCRIPTION OF PROPOSAL</p> <p>COMMERCIAL COMPLEX ON PLOT NO. - 8&7, SECTOR 21,22 C.B.D. BELAPUR, NAVI MUMBAI</p>	<p>AS BUILT DRAWING</p> <p>SR. ARCHITECT (U)</p> <p>PR. ARCHITECT (U)</p> <p>ASST. ARCHITECT (U)</p> <p>ASST. ARCHITECT (U)</p> <p>SR. ARCHITECT (U)</p> <p>SR. ARCHITECT (U)</p> <p>SCALE</p> <p>DATE 09/05/2024</p> <p>DRG. NO. CIDCO/ARCH/MI/CC/2012/03</p>

For PATEL ENERGY LTD

Nisha
 Authorised Signatory

[Signature]

सूची क्र.2

दुसरे निबंधक, मह. दु.नि. ठाणे 3

दस्तावेज क्रमांक: 19471/2021

नोंदणी:

Regn.63m

/2021

गावाचे नाव: वेलापूर

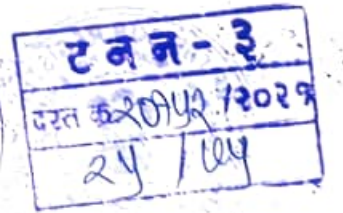
(1) विलेखाचा प्रकार	अंतीमेट टू मेल
(2) मोंवदला	309174
(3) वाजाराभाव(भाडेपट्ट्याच्या वायनितपट्टाकार आकारणी देणे की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन, पॉटॅन्सिया व परक्रमांक(अमल्याम)	1) पाविकेचे नाव: नवी मुंबई मनपा इतर वर्णन: इतर माहिती, ऑफिस नं 05 पहिला मजला विलिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 मी वी डी वेलापूर नवी मुंबई ((Plot Number : 7 ; SECTOR NUMBER : 22 :))
(5) क्षेत्रफळ	1) 295.86 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-सिडको लिमिटेड तर्फे अनीस्टट मार्केटींग ऑफिसर श्री उन्मेष जाफरकर वय:- पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रायगड भवन, सेक्टर-11 मी वी डी वेलापूर नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AACCC3303K
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-मैगम पॅटेल एनर्जी लिमिटेड तर्फे आंधोरादण्ड मीम निशा वेजाभाई पॅटेल वय:- पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- पॅटेल डेजिनींग कपाऊट पॅटेल इन्स्टॅट रोड जोगेश्वरी वॅस्ट मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400102 पॅन नं:-AABCP8900A
(9) दस्तावेज करून दिल्याचा दिनांक	24/11/2021
(10) दस्त नोंदणी केल्याचा दिनांक	25/11/2021
(11) अनुक्रमांक, खड व पृष्ठ	19471/2021
(12) वाजाराभावाप्रमाणे मुद्राक शुल्क	18600
(13) वाजाराभावाप्रमाणे नोंदणी शुल्क	3100
(14) शंभ	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

मुद्राक शुल्क आकारनामा निवडलेला अनुच्छेद

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



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

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

PHONE : 00-91-22-6650 0900

FAX : 00-91-22-2202 2509

HEAD OFFICE:CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.

PHONE: 00-91-22-6791 8100

FAX : 00-91-22-6791 8166

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

Date: 22/3/2014

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

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

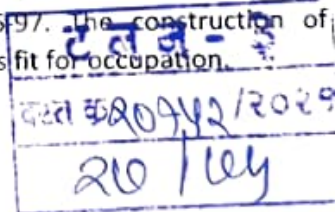
C.A.No. : 10/CIDCO/EE(Belapur)/1996-97

Dear Sir,

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

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

This is for your information please.



Yours Faithfully

(R. B. Dhayatkar)

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

2015275

08/12/2021

Note:-Generated Through eSearch
Module, For original report please contact
concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 20152/2021

नोंदणी :

Regn:63m

गावाचे नाव : बेलापूर

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	661687
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1441300.7
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपाइतर वर्णन :, इतर माहिती: ऑफिस नं 05 पहिला मजला बिल्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 सी बी डी बेलापूर नवी मुंबई ((Plot Number : 7 ; SECTOR NUMBER : 22 ;))
(5) क्षेत्रफळ	295.86 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स पटेल एनर्जी लिमिटेड चे डायरेक्टर शरद कुमार तर्फे कुलमुखत्यार म्हणून मीस निशा तेजाभाई पटेल वय:- पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- पटेल इंजिनियरिंग कंपाऊंड पटेल इस्टेट रोड जोगेश्वरी वेस्ट मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400102 पॅन नं:- AABCP8900A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- श्री. अमित अशोक टेकचंदानी तर्फे कुलमुखत्यार म्हणून प्रवीण वामन झावरे -- वय:-47; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं. 601, श्री तिरुपती कोऑपरेटिव्ह हौसिंग सोसायटी, प्लॉट नं. 32, सेक्टर -19, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:- ADMPT2124K
(9) दस्तऐवज करून दिल्याचा दिनांक	03/12/2021
(10) दस्त नोंदणी केल्याचा दिनांक	06/12/2021
(11) अनुक्रमांक, खंड व पृष्ठ	20152/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	86500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	14500
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



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-1/2021/8000130790
To,
The Secretary/Chairman

Date : 20.12.2021

Final Order for Transfer

Sub: Grant of permission to transfer of 1(one) member from above society, Shop No.OFFICE-5 Constructed on Plot No.7, Sector No.21/22, Node Belapur, Navi Mumbai

Ref.:(1) NOC number 8000130790 dated .
(2) Copy of Deed of Assignment dated Registered under Sr. No.TNN3-20152-2021 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) M/S.PATEL ENERGY LTD	1) AMIT ASHOK TECKCHANDANI	OFFICE-5	23.3600

Thank You

Yours Sincerely,
TAKALE
RAJARAM
BABURAO
Asst. Estate Officer

Digitally signed by
TAKALE RAJARAM
BABURAO
Date: 2021.12.24
12:03:04 +05'30'

- CC to:
- . 1) AMIT ASHOK TECKCHANDANI
 - . 1) M/S.PATEL ENERGY LTD
 - . MSEDCL
 - . AAO(EMS)



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

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

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

Mortgage NOC

Date : 30.03.2022

Ref. No CIDCO/ESTATE-1/2022/8000147026

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

Subject : Your Request for Mortgage NOC

Reference : Application number 8000147026

In respect of Shop/Office No OFFICE-5, COMMERCIAL COMPLEX/1, Plot No.7,
Road No 00 Sector 21/22 ,Belapur, Navi Mumbai

Sir/Madam

Please refer to your application dated 23/03/2022 referred above.

In this connection we have to inform you that our Corporation has No Objection to mortgage Shop/Office No OFFICE-5, 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

TANUJ
SARANI
SARANI
Asst. Estate Officer/Estate Office,

CC to STATE BANK OF INDIA PANVEL Branch

75/19471

Thursday, November 25, 2021
12:38 PM

पावती

05/15/21
(4)

Original/Duplicate
नोंदणी क्र.: 39M
Regn.: 39M

पावती क्र.: 21416 दिनांक: 25/11/2021

गावाचे नाव: बेलापुर

दस्तावेजाचा अनुक्रमांक: टनन3-19471-2021

दस्तावेजाचा प्रकार: प्रीमियर टु मेल

मादर करणाऱ्याचे नाव: मेगमं पटेल एनव्ही लिमिटेड तर्फे: आशोराडकड मीम निशा नेत्रामाई पटेल

नोंदणी फी

₹. 3100.00

दस्त हाताळणी फी

₹. 1000.00

पुण्याची संख्या: 50

एकूण:

₹. 4100.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
12:57 PM ह्या वेळेस मिलेल.

Joint Sub Registrar Thane 3

वाजार मूल्य: ₹. 1/-

मोवदला ₹. 309174/-

भरलेले मुद्रांक शुल्क: ₹. 18600/-

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. ३

1) देयकाचा प्रकार: DHC रकम: ₹. 1000/-

ईटी/धनादेश/पे ऑर्डर क्रमांक: 2411202113402 दिनांक: 25/11/2021

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 3200/-

ईटी/धनादेश/पे ऑर्डर क्रमांक: MH008720864202122E दिनांक: 25/11/2021

विक्रेते नाव व पत्ता:

पदाधिकारी पाटी

Nisha

पुढे दाखलेकल परत मिलाला

दु. नि. ठाणे-३

26/11/2021

सूची क्र.2

द्वयम निबंधक : मह. द. नि. टाणे 3

दस्तावेज क्रमांक : 19471/2021

नोंदणी :

Regn.63m

गावाचे नाव : वेलापूर

(1) विलेखाचा प्रकार	अंर्गमेंट टू मेल
(2) मोंवदला	309174
(3) बाजारभाव (भाडेपट्ट्याच्या वाचनितपट्ट्याकार आकारणी देतो की पट्टेदार ने नमुद कराये)	1
(4) भू-मापन, पोटड्रिग्मा व धरक्रमांक (असल्यास)	1) पाबिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस न 05 पट्टिला मजला विल्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट न 7 सेक्टर 22 सी वी डी वेलापूर नवी मुंबई ((Plot Number : 7 ; SECTOR NUMBER : 22 ;))
(5) क्षेत्रफळ	1) 295.86 चौ. फूट
(6) आकारणी किंवा जूडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/विट्टन देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मिडको लिमिटेड तर्फे असीस्टंट मार्केटींग ऑफिसर श्री इन्सप चाफेकर वय:-; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रायगड भवन, सेक्टर-11 सी वी डी वेलापूर नवी मुंबई, महाराष्ट्र, टाणे. पिन कोड:-400614 फोन नं:-AACCC3303K
(8) दस्तऐवज करून घणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मेमर्स पटेल एनर्जी लिमिटेड तर्फे आंधोराइज्ड मीम निशा नेजाभाई पटेल वय:-; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- पटेल इंजिनीरिंग कंपाऊंड पटेल इस्टेट रोड जोगेश्वरी वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400102 फोन नं:-AABCP8900A
(9) दस्तऐवज करून दिल्याचा दिनांक	24/11/2021
(10) दस्त नोंदणी केल्याचा दिनांक	25/11/2021
(11) अनुक्रमांक, खड व पृष्ठ	19471/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	18600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	3100
(14) शंरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तऐवजनुसार आवश्यक नाही कारणाना तपशील दस्तऐवजनुसार आवश्यक नाही

मुद्रांक शुल्क आकारतांना निवडलेला अनुच्छेद

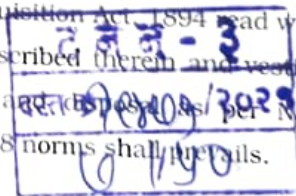
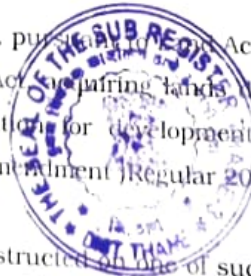
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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

THIS AGREEMENT made at C.B.D. Belapur, Navi Mumbai, on this 24 day of NOV. 2021 between **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at "Nirmal", 2nd Floor, Nariman Point, Mumbai-400021 hereinafter referred to as "The Corporation" (which expression shall, unless it be repugnant to the context or meaning thereof include its successors and assigns) of **THE ONE PART AND M/S. PATEL ENERGY LTD., ROC REG NO. (CIN NO. U70100MH1996PLC102612)** a Company, Incorporated & Registered under the Provisions of The Companies Act, 1956 having its **Office address at Patel Estate Road, Jogeshwari [West], Mumbai - 400 102**, hereinafter referred to as "**THE OFFICE-OWNERS**" (which expression shall unless it be repugnant to the context or meaning thereof be mean and deemed to include its directors, executors, administrators & assigns of **THE OTHER PART**:

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

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



[Handwritten signature]

For PATEL ENERGY LTD

Nisha

Authorized 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 has 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 has agreed to purchase and the Corporation has agreed to sell **Office No. 5, on First Floor of Building No. CC admeasuring 295.86 sq.ft.** the plans and specifications for which are hereto annexed and marked Annexure 'A' (Collectively) upon and subject to the terms and 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 provisions of the said Act (hereinafter referred to as "The said Association")

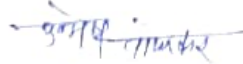
Form of Lease Annexed hereto and marked Annexure "B".

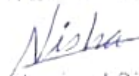


टनन-३
दिनांक २६/०९/२०२३
८/५०

IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS

The Corporation shall sell and the Office Owners shall purchase the said **Office No. 5, on First Floor of Building No. CC admeasuring 295.86 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


Assistant Marketing Officer,

For PATEL ENERGY LTD

Authorised Signatory

buildings (all the said Office and percentage hereinafter collectively referred to as "The said Office") as heritable and transferable immoveable property at of for a price of **Rs. 3,09,174/- [Rupees: Three Lakh Nine Thousand One Hundred Seventy Four Only]** to be paid by the Office Owners to the Corporation in installments at the times and in the manner hereinafter mentioned.

2. The Office Owners agrees to pay to the Corporation the said sale price of **Rs. 3,09,174/- [Rupees: Three Lakh Nine Thousand One Hundred Seventy Four Only]** as under :

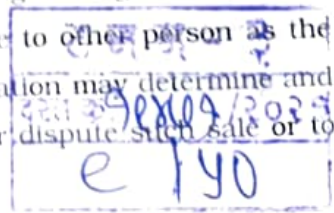
a) The payment of **Rs. 31,000/- [Rupees Thirty One Thousand Only]** (in cash/cheque) already paid on 18/04/2006 under Receipt No. 140000235 as Earnest Money before execution of this Agreement and the Balance of **Rs. 2,78,174/- [Rupees: Two Lakh Seventy Eight Thousand One Hundred Seventy Four Only]** agreed to be paid in Two (2) installments which are also paid by the Office Owners as under:

i) Rs.1,39,145/- Paid by Cheque No. 378329, dtd. 30th May 2006, Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 1400000841/2006 dtd. 1st June 2006

ii) Rs. 1,39,029/- Paid by Cheque No. 378655, dtd. 27th June 2006, Drawn on Union Bank of India, Mumbai Branch vide under Receipt No. 1400001512/2006 dtd. 30th June 2006

[The Receipt whereof the Corporation doth hereby acknowledge].

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



For PATEL ENERGY LTD

Nisha

Authorized Signatory Page 3

30/06/2006

Assistant Marketing Officer

9. The Office Owner...
purchased Office in the...
the Association of...
(hereinafter called...
entrance fee of...
Association...
10. The...
abide...
the...

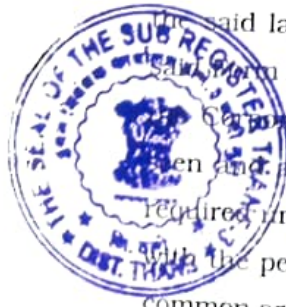
4. Without prejudice to other rights of the Corporation under this Agreement and/or law, the Office Owners shall be liable to pay to the Corporation interest at the rate of 15% per Annum on all Amounts due and payable by the Office/Shop owner under this Agreement if such amount remains unpaid for seven 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 terms of Lease annexed hereto and also to execute a deed of Office (as per 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 confirms) as required under the said Act for the sale to him/them of the said Office together with the percentage of undivided interest appertaining to the said Office in the common areas and facilities, as specified in the said Declaration.



Handwritten signature and date: 24/11/21

Assistant Marketing Officer

For PATEL ENERGY LTD
Nisha
Assistant Secretary

9. The Office Owners are aware that he and all other persons who have purchased Office in the said buildings shall automatically be the members of the Association of Office Owners constituted in Pursuance of the said Act, (hereinafter called "the said Association") and agrees and undertakes to pay the entrance fee of Rs. 1/- to the said Association and hold One Share of the said Association of the face value of Rs. 100/-.

10. The Office Owners further agrees and undertakes to conform to and abide by the provisions of the said Act and the Rules and Bye Laws framed there under.

11. Commencing a week after notice is given by the Corporation to the Office Owners that the said Office is ready for use and occupation, the Office Owners shall be liable to bear and pay all property taxes and charges for electricity and other services and all other outgoing and its/their share according to its/their percentage in common expenses payable in respect of the said Office to in clause 12 hereof.

12. The Office Owners agrees and binds themselves to pay regularly every month by the 5th of each month, to the Corporation until the Deeds of Office have been executed between the Corporation and the Office Owners in the said buildings as aforesaid and thereafter to the said Association, their proportionate share that may be specified by (a) all service charges, Municipal and other taxes and outgoing that the Corporation and/or the said Association of (b) insurance premium may from time to time be levied against the land and/or building, including water-taxes and water charge(c) outgoings for the operation, maintenance and management of the buildings, open areas, compound walls, common facilities, services and utilities and other out-goings and collection charges incurred in connection with the said Office and/or the said property and also thier proportionate share of the ground rent payable to the Corporation. The Office Owners shall deposit and keep deposited with the Corporation, before taking possession of the said Office, a sum of Rs. /- as deposit towards the aforesaid expenses and outgoings. The said sum shall not carry any interest and will remain with the Corporation until the Deeds of Office have been executed between the Corporation and all the Office Owners in the said buildings and thereafter the said deposit shall be transferred and paid over to the said Association for being held in deposit.



Handwritten text in a box: 2021-22, 2021/2022, 20/1/20

Handwritten signature: 30/1/21

Assistant Marketing Officer

For PATEL ENERGY LTD

Handwritten signature: Nisha

Authorized Signatory Page 5

13. The Office Owners shall from the date of possession maintain the said Office at their own cost in a good and tenantable repair and condition and shall not do or suffer to be done anything or to the said building or to the said buildings or to the said Office or common areas and facilities which may be against the rules, regulations or bye-laws of the Corporation of the said Association nor shall the Office Owners make any alterations or additions in or to the said premises or to the building or any part thereof.

14. Until the Deed of Office is executed in favour of the Office Owners, the Office Owners shall not without the previous consent in writing of the Corporation, sell, transfer, assign or part with their interest under or benefits of this Agreement in any manner in favour of any person or persons.

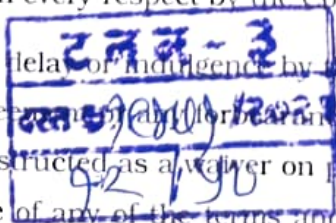
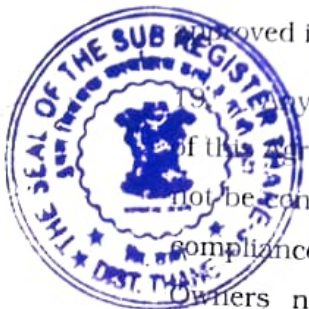
15. The Office Owners shall not use the said Office or permit the same to be used without the prior written consent of the Corporation otherwise than for the purpose of selling or dealing in commercial activities nor shall be store or allow to be stored therein any hazardous or inflammable articles and/or substances. The Office Owners declares and agrees that he shall use the said Office wholly and exclusively for selling or dealing in commercial activities and for no other purpose.

16. The Office Owners shall within three [03] months of taking possession of the said Office set up commence and carry on their trade in its ordinary course in the said Office and shall at no time suspend or abandon their trade to the inconvenience of the public.

17. The Office Owners shall not do or permit to be done any act or thing which may render void or voidable the insurance of the said Office or the insurance of any other Office in the said building or which may cause any increased premium to be charged in respect thereof.

18. The Office Owners shall not determine the exterior of their Office or put up or display any name-board or advertisement unless the same is first approved in every respect by the Corporation.

19. Any delay or indulgence by the Corporation in enforcing any of the terms of this agreement and/or forbearance or giving of time to the Office Owners shall not be construed as a waiver on part of the corporation of any breach or non-compliance of any of the terms and conditions of this Agreement by the Office Owners nor shall the same in any manner prejudice the rights of the Corporation.

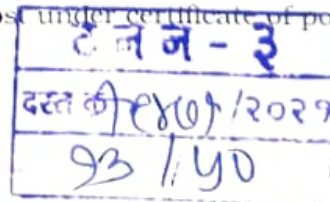
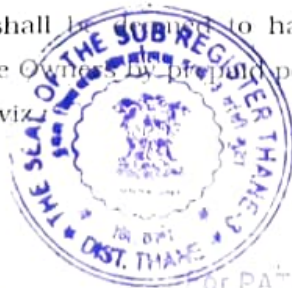


Assistant Marketing Officer

For PATEL ENERGY LTD

Nisha

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



30/10
[Signature]

Assistant Marketing Officer

or PATEL ENERGY LTD

[Signature]
Nisha

Authorized Signatory Page 7

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. 5, on First Floor of Building No. CC admeasuring 295.86 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 Office No 04
On or towards the South by Office No 06
On or towards the East by Open Space
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:

- Jyotsna Tulpate
- Shubham Ambie

श्री. अनमेश चापेकार
Assistant Marketing Officer

Jyotsna
Shubham Ambie

SIGNED AND DELIVERED by the Within named office/shop owners
M/S. PATEL ENERGY LTD.
INCOME TAX PERMANENT A/C NO. AABCP8900A
through authorized

MS. NISHA TEJABHAI PATEL
INCOME TAX PERMANENT A/C NO. ASNPP1387G
AADHAR CARD NO. 8303 1055 7740

In the presence of:

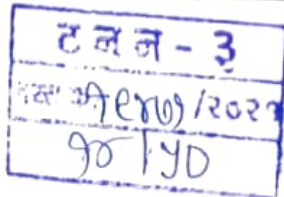
- Jyotsna Tulpate
- Shubham Ambie



For PATEL ENERGY LTD

Nisha
Authorized Signatory

Jyotsna
Shubham Ambie



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: 20003126/90010478 | 137
Customer No: 13408

Date:27.04.2006

To,
M/s. PATEL ENERGY LTD
PATEL ESTATE 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.24, 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-1-05	CC	01	5	295.970	

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	309,289.00	31,000.00	278,289.00

Date :- 01/12/2023

To,
Branch Manager,
State Bank of India,
SME Panvel Branch

Sub: Legal Scrutiny Report (LSR) / Title Search Report of **Mr. Amit Ashok Teckchandani**.

I. DESCRIPTION OF THE PROPERTY:

Office No. 05, admeasuring 295.86 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial - Cum - Shopping Complex, constructed on Plot Nos. 6 & 7, situated at Sector - 21 & 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane

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.	SME Panvel
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	
	c) Name of the Borrower.	Mr. Amit Ashok Teckchandani
2.	a) Type of Loan	N. A.
	b) Type of Property	Leasehold
3.	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 charge.	Individuals
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrowers
4.	a) Value of Loan (Rs. In Crores)	N. A.



5.	Complete or full description of the immovable property (ies) offered as security including the following details.			Office No. 05, admeasuring 295.86 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial - Cum Shopping Complex, constructed on Plot Nos. 6 & 7, situated at Sector - 21 & 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane	
	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.				
6.	a) Particulars of the documents scrutinized-serially and chronologically.			Mentioned herein under	
	b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.				
	Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.				
	Sr. No.	Date	Name/ Nature of the Document	Original / Certified Copy / Photocopy, etc.	In case of copies, whether the original was scrutinized by the advocate.
	1.	18/11/2004	Fresh Certificate of Incorporation consequent of change of name from 'PEC Infotech Ltd.', to 'M/s. Patel Energy Ltd.'	Photocopy	NO
	2.	27/04/2006	Allotment Letter issued by CIDCO Ltd. to M/s. Patel Energy Ltd., a Company	Photocopy	NO
	3.	22/03/2014	Letter issued by CIDCO Ltd. for construction of Commercial cum Shopping Complex, in favour of Owners Association of CIDCO Ltd.	Photocopy	NO



4.	29/07/2020	Board Resolution passed by M/s. Patel Energy Ltd., a Company, through its Director Mr. Shiraz Patel, the company and authorized to executed on behalf of the company the power of attorney to be issue in favour of Ms. Nisha Tejabhai Patel and is hereby authorized to sign and executed various deed to transfer cum assignment, agreements, etc.	Photocopy	NO
5.	31/07/2020	Power of Attorney executed by M/s. Patel Energy Ltd., through its Director Mr. Shiraz Patel, in favour of Ms. Nisha Tejabhai Patel, alongwith stamp duty paid challan and Registration Receipt No. 5435 dated 31/07/2020 (Document No. BDR-9/5060/2020)	Photocopy	NO
6.	16/09/2020	Corrigendum issued by CIDCO Ltd., in in favour of M/s. Advanced Magnetics Ltd., a Company	Photocopy	NO
7.	20/10/2021	Board Resolution passed by M/s. Patel Energy Ltd., a Company, through its Director Mr. Sharad Kumar, the company and authorized to executed on behalf of the Company the power of attorney be to issue in favour of Ms. Nisha Tejabhai Patel and is hereby authorized to sign and executed various deed to transfer cum assignment, agreements and sale the shops/offices, to Mr. Amit Ashok Teckchandani	Photocopy	NO
8.	24/11/2021	Agreement for Sale executed between CIDCO Ltd. AND M/s. Patel Energy Ltd., a Company, alongwith stamp duty paid challan and Registration Receipt No. 21416 dated 25/11/2021	Photocopy	NO
9.	25/11/2021	Index II (Document No. TNN-3/19471/2021)	Photocopy	NO
10.	25/11/2021	Special Power of Attorney executed by M/s. Patel Energy Ltd., through its Director Mr. Sharad Kumar, in favour of Ms. Nisha Tejabhai Patel, alongwith stamp duty paid challan and Registration Receipt No. 14819	Photocopy	NO



			dated 25/11/2021 (Document No. BDR-9/13621/2021)		
11.	26/11/2021		Specific Power of Attorney executed by Mr. Amit Ashok Teckchandani, in favour of Mr. Pravin Vaman Zaware, alongwith stamp duty paid challan and Registration Receipt No. 13810 dated 26/11/2021 (Document No. TNN-6/13195/2021)	Photocopy	NO
12.	03/12/2021		Deed of Transfer - Cum - Assignment executed between M/s. Patel Energy Ltd., a Company AND Borrower Mr. Amit Ashok Teckchandani, alongwith stamp duty paid challan and Registration Receipt No. 22157 dated 06/12/2021	Photocopy	NO
13.	06/12/2021		Index II (Document No. TNN-3/20152/2021)	Photocopy	NO
7.	a) 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.) (HL : If the value of loan => Rs. 1 crore and in case of commercial loans irrespective of the loan component)				N. A.
	b) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted?				Yes
	(In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously)				
8.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?				Yes
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.				Yes
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?				Yes
	d) Whether proper registration of documents completed. Details thereof to be provided				Yes, detail is provided in flow of title



9.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar of Thane
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	Thane
	c) Whether search has been made at all the offices named at (b) above?	Yes
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
10.	a) Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)	Separate Sheet attached for flow of Title.
	b) And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title	Not Involved
	c) Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion	N. A.
11.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)	Leasehold ownership
	If Ownership Rights,	No
	a) Details of the Conveyance Documents	N. A.
	b) Whether the document is property stamped	N. A.
	c) Whether the document is properly registered	N. A.
	If leasehold, whether;	No
	a) The Lease Deed is duly stamped and registered	N. A.
	b) The Lessee is permitted to mortgage the Leasehold right,	N. A.
	c) duration of the Lease/unexpired period of lease,	N. A.
	d) if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	No
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)	Yes
	f) Right to get renewal of the leasehold rights and nature thereof	



	If Govt. grant/ allotment/ Lease-cum/ Sale Agreement/ Occupancy/ Inam Holder/ Allottee etc, whether;	CIDCO Lease
	a) Grant/ Agreement etc. provides for alienable rights to the mortgagor with or without conditions?	N. A.
	b) The mortgagor is competent to create charge on such property?	N. A.
	c) Any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	N. A.
	If occupancy right, whether;	
	a) Such right is heritable and transferable,	Yes
	b) Mortgage can be created.	Yes
12	Has the property has been transferred by way of Gift/Settlement Deed, whether:	No
	a) The Gift/Settlement Deed is duly stamped and registered;	N. A.
	b) The Gift/Settlement Deed has been attested by two witnesses;	N. A.
	c) Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	N. A.
	d) The Gift/Settlement Deed transfers the property to Donee;	N. A.
	e) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions?	N. A.
	f) Whether the Donee is in possession of the gifted property?	N. A.
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage	N. A.
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	N. A.
13.	Has the property been transferred by way of partition/family settlement deed	No
	a) Whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	N. A.
	b) Whether mutation has been effected	N. A.
	c) Whether the mortgagor is in possession and enjoyment of his share.	N. A.
	d) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	N. A.
	e) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	N. A.
	f) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	N. A.

[Handwritten Signature]

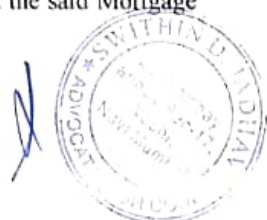


	c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	N. A.
19.	a) Whether the property is affected by any local laws or special enactment or other regulations having a bearing on the security creation (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	No, Leased property by CIDCO Ltd.
	b) Additional aspects relevant for investigation of title as per local laws	No
20.	a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	No
21.	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	No
	c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking?	No
22.	a) In case of partnership firm, whether the property belongs to the Firm and the deed is properly registered?	No
	b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	No
	c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	N. A.
23.	a) Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	N. A.
	b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm?	No
	b) ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (ROC) in respect of such vendor company /LLP (seller) and the vendee company (purchaser)?	No
	b) iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)?	No
	b) iv) If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied?	No



Annexure-C - Certificate of Title

1. I have examined the Photocopy of Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that.
2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors.
3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices, Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 18/12/2021 to 01/12/2023 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances, **subject to the charge of State Bank of India**
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank. (Delete, whichever is inapplicable).
7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of _____ (Specify the share of the Minor with Name) (Not applicable).
8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower **Mr. Amit Ashok Teckchandani**.
9. I certify that Borrower **Mr. Amit Ashok Teckchandani** has / have an absolute, clear and marketable title over the Schedule property/ (ies), **subject to charge of State Bank of India**. 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 title deeds/ documents would create a valid and enforceable mortgage:
- Original Allotment Letter dated 27/04/2006 issued by CIDCO Ltd., in the name of M/s. Patel Energy Ltd., a Company.
 - Original Possession Letter issued by CIDCO Ltd., in the name of M/s. Patel Energy Ltd., a Company.
 - Original Corrigendum dated 16/09/2020, issued by CIDCO Ltd., in in favour of M/s. Patel Energy Ltd., a Company.
 - Original Agreement for Sale dated 24/11/2021 executed between CIDCO Ltd. AND M/s. Patel Energy Ltd., a Company, alongwith stamp duty paid challan and Registration Receipt No. 21416 dated 25/11/2021.
 - Original Index II (Document No. TNN-3/19471/2021).
 - Original Deed of Transfer – Cum – Assignment dated 03/12/2021 executed between M/s. Patel Energy Ltd., a Company AND Borrower Mr. Amit Ashok Teckchandani, alongwith stamp duty paid challan and Registration Receipt No. 22157 dated 06/12/2021.
 - Original Index II (Document No. TNN-3/20152/2021).
 - Original Final Order issued by CIDCO Ltd., in the name of Mr. Amit Ashok Teckchandani.
 - Original NOC for mortgage from CIDCO Ltd. in favour of State Bank of India.
11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.
12. It is certified that the property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY (IES)

Office No. 05, admeasuring 295.86 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial - Cum – Shopping Complex, constructed on Plot Nos. 6 & 7, situated at Sector – 21 & 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane

Date: 01/12/2023

Place: Navi Mumbai

Swithin D. Jadhav
Advocate High Court



ANNEXURE

Flow of Title

1. The CIDCO Ltd. allotted the captioned Office No. 05, admeasuring 295.970 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial-cum-Shopping Complex, situated at Sector - 21 & 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane, to M/s. Patel Energy Ltd., a Company, by an Allotment Letter dated 27/04/2006.
2. Fresh Certificate of Incorporation consequent of change of name dated 18/11/2004 from 'PEC Infotech Ltd.', to 'M/s. Patel Energy Ltd.'.
3. The CIDCO Ltd., issued Letter dated 22/03/2014, wherein it is mentioned that the construction of Commercial cum Shopping Complex was completed in September, 1998 by CIDCO Ltd. and the same is fit for occupation, in favour of Owners Association of the CIDCO Ltd.
4. The Power of Attorney dated 31/07/2020 executed by M/s. Patel Energy Ltd., through its Director Mr. Shiraz Patel, in favour of Ms. Nisha Tejabhai Patel, to sign and execute various allotment agreements with the CIDCO Ltd. and authorized representative of the company is authorized to completed registration process with various authorities for the allotment of said shop & office to the company, list of shops/office as mentioned therein, which was registered with the Sub-Registrar of Assurances at Andheri-3 under Document No. BDR-9/5060/2020 dated 31/07/2020.
5. The CIDCO Ltd. issued Corrigendum dated 16/09/2020, for the correction of the area of Office, wherein the area mentioned in the Allotment Letter is 'adm. 295.970 sq. ft.' and the same was corrected as 'adm. 295.86 sq. ft.'.
6. Thereafter by Agreement to Sale dated 24/11/2021 executed between CIDCO Ltd. AND M/s. Patel Energy Ltd., through its authorized Ms. Nisha Tejabhai Patel, which was registered with the Sub-Registrar of Assurances at Thane-3 under Document No. 19471/2021 dated 25/11/2021.
7. The Special Power of Attorney dated 25/11/2021 executed by M/s. Patel Energy Ltd., through its Director Mr. Sharad Kumar, in favour of Ms. Nisha Tajabhai Patel, to sign and execute various allotment agreements, deed of assignments, sale deed, etc., to Mr. Amit Ashok Teckchandani, with the CIDCO Ltd. and authorized representative of the company is authorized to completed registration process with various authorities for the allotment of said shop & office to the company, list of shops/office as mentioned therein, which was registered with the Sub-Registrar of Assurances at Andheri-3 under Document No. BDR-9/13621/2021 dated 25/11/2021.




8. Now the said M/s. Patel Energy Ltd., through its authorized Ms. Nisha Tejabhai Patel, sold and transferred the said Office No. 05, admeasuring 295.86 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial - Cum - Shopping Complex, constructed on Plot No. 7, situated at Sector - 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane, to Borrower Mr. Amit Ashok Teckchandani by Deed of Transfer cum Assignment dated 03/12/2021 which was registered with the Sub-Registrar of Assurances at Thane-3 under Document No. 20152/2021 dated 06/12/2021.
9. The said Office is already mortgaged with State Bank of India and the Borrower is now availing Top up loan, therefore Fresh NOC for mortgage from CIDCO Ltd., in favour of State Bank of India, is to be obtained.
10. As per Search Report, I have found an entry of Mortgage Deed dated 18/04/2022 between M/s. Heliosmedium Bazar Pvt. Ltd., through its Director Mr. Amit Ashok Teckchandani AND State Bank of India, which was registered with the Sub-Registrar of Assurances at Thane - 3 under Document No. 6932/2022 dated 18/04/2022, in respect of Office Nos. 1 to 26, 28 to 31 & Shop Nos. 15 & 16.

Date: 01/12/2023

Place: Navi Mumbai

Swithin D. Jadhav
01/12/2023



Swithin D. Jadhav
Advocate High Court

SEARCH REPORT

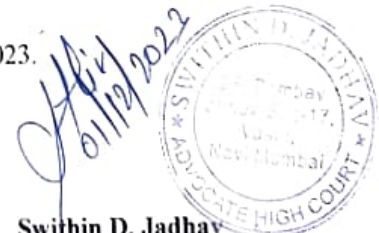
This is to certify that under instruction from State Bank of India, SME Panvel, with respect to the file of **Mr. Amit Ashok Teckchandani**, I have taken search through my search clerk Mr. Shiram Junghare in the Office of the Sub-Registrar at **Thane** with respect to Office No. 05, admeasuring 295.86 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial - Cum - Shopping Complex, constructed on Plot Nos. 6 & 7, situated at Sector - 21 & 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane

The search taken for 3 Years i.e.; from **2021 to 2023**. The details year wise given in the Search Report annexed herewith.

As per Search Report, I have found entry of Mortgage Deed dated 18/04/2022 between M/s. Heliosmedium Bazar Pvt. Ltd., through its Director Mr. Amit Ashok Teckchandani AND State Bank of India, which was registered with the Sub-Registrar of Assurances at Thane - 3 under Document No. 6932/2022 dated 18/04/2022, in respect of Office Nos. 1 to 26, 28 to 31 & Shop Nos. 15 & 16.

* Nil subject to mutilated record and torned pages.

Dated on this 01st December, 2023.


Swithin D. Jadhav
Advocate High Court