

Receipt (pavti)

75/20181

Monday, December 06, 2021

11:02 AM

पावती

Office NO - 30
1st Floor

6

Original/Duplicate

नोंदणी क्र. : 39म

Regn.: 39M

पावती क्र.: 22186 दिनांक: 06/12/2021

गावाचे नाव: बेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन3-20181-2021

दस्तऐवजाचा 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/-

मोवदला ₹.661687/-

भरणेले मुद्रांक शुल्क : ₹. 86500/-

1) देयकाचा प्रकार: DHC रकम: ₹.1500/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0112202102746 दिनांक: 06/12/2021

यकचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009540318202122E दिनांक: 06/12/2021

यकचे 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

३ दि. ठाणे-३



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 20181/2021

नोंदणी :

Regn 63m

गावाचे नाव : वेलापूर

(1) विनिंबाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	661687
(3) वा.जागरभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1441300.7
(4) म्.मापन,पोट्टिस्मा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस नं -30,पहिला मजला,बिल्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स,प्लॉट नं-7,सेक्टर 22,सी बी डी वेलापूर,नवी मुंबई,क्षेत्र-295.86 चौरस फुट((Plot Number : 7 ; SECTOR NUMBER : 22 ;))
(5) क्षेत्रफळ	1) 295.86 चौ.फूट
(6) आकारणी किंवा जुटी देण्यात असेल तेव्हा.	
(7) दम्नगोवज करून देणा-या/लिहून ठेवणा-या पक्षकागचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स अडवान्सड मॅनेज्मेन्ट प्राव्हेंट लिमिटेड चे डायरेक्टर मरजवान हंसोटीया तर्फे कु मु म्हणुन मीस निशा तेजाभाई पटेल - वय:-47, पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 904-बी कॉन्टम पार्क गुलाब नगर खार दांडा रोड खार वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:-AAACA8932E
(8)दम्नगोवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री अमित अशोक टेकरचंदानी तर्फे कुलमुखत्यार म्हणून प्रवीण वामन झावरे - - वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- सदनिका क्रमांक-601,श्री तिरुपती सीएचएस,प्लॉट नं-32,सेक्टर-19,नेरूळ,नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ADMPT2124K
(9) दम्नगोवज करून दिल्याचा दिनांक	03/12/2021
(10)दम्न नोंदणी केल्याचा दिनांक	06/12/2021
(11)अनुक्रमांक,खंड व पृष्ठ	20181/2021
(12)वा.जागरभावाप्रमाणे मुद्रांक शुल्क	86500
(13)वा.जागरभावाप्रमाणे नोंदणी शुल्क	14500
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

06/12/2021
09/12/2021
2021

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		03 December 2021, 11:01:11 AM	
Valuation ID	20211203666		
दस्तावेज			
मूल्यांकनाचे वर्ष	2021		
जिल्हा	ठाणे		
मूल्य विभाग	तालुका ठाणे		
34 मूल्य विभाग	27/3/18 पैलापूर नोड सेक्टर क्र 22		
दोऱ्याचे नाव	Navi Mumbai Municipal Corporation	सर्व्हे नंबर व न भू क्रमांक	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खोली जागीज	निवारी सदनिमा	कार्यालय	दुकाने
23000	58500	74900	96100
		औद्योगिक	मोजमापनाचे एकक
		74900	चौ मीटर
बांधीव क्षेत्राची माहिती			
बांधकाम दोऱ्याचा प्रकार	27/19व्या मीटर	मिळकतीचा वापर	कार्यालये/व्यावसायिक
बांधकामाचे वर्गीकरण	1 आर सी सी	मिळकतीचे वय	21 to 30 वर्षे
सदकाएवम सुविधा	आहे	मजला	1st To 3th Floor
संगणक			
वापराच्या			
दस्तावेजातील			
समाप्तीचे व्यावसायिक			
दस्तावेज			
Sale Date			
First Sale Date - 02/08/2018			
S.No. Reside of built up Property constructed after circular dt 02/01/2018			
मूल्यांकनासार मिळकतीचा प्रति चौ मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा.यानुसार टक्केवारी) * मजला निहाय घट/वाढ			
= (74900 * (70 / 100)) * 100 / 100			
= Rs 52430/-			
मूल्यांकन मिळकतीचे मूल्य = वरील घमाणे मूल्य दर * मिळकतीचे क्षेत्र			
= 52430 * 27.49			
Rs 1441300.7/-			
No. of built up areas = 1			
अंतिम मूल्य			
मूल्य = मिळकतीचे मूल्य + लष्कराचे मूल्य + रेझिडेंस मजला दर मूल्य + लग्नाच्या मालकीचे मूल्य (खुली बालकनी) + वरील			
मजला मूल्य + वीदरत वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य			
+ वीदरत बालकनी + रक्कमलित बालकनी			
A + B + C + D + E + F + G + H + I + J			
= 1441300.7 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
Rs. 1441300.7/-			
चौदा लाख एक्केचाळीस हजार तीन शे एक/-			



ट न न - ३
दस्त क्र 20919/2029
9 / 104



CHALLAN
MTR Form Number-6



GRN	MH009540318202122E	BARCODE		Date	01/12/2021-18:02:56	Form ID	251
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 30, 1st flr, Plot No. 07, Commercial Complex,				
Year	2021-2022 One Time	Premises/Building					

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	86500.00	Sector- 22 CBD Belapur	NAVI MUMBAI		4 0 0 6 1 4
0030063301 Registration Fee	14500.00				
		Remarks (If Any)	PAN2=AAACA8932E~SecondPartyName=ADVANCED MAGNETICS PVT 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.	00040572021120133283	IK0BKDGI Sg	
Cheque/DD No.	Bank Date	RBI Date	01/12/2021-18:24:04	Not Verified with RBI	
Name of Bank	Bank-Branch		STATE BANK OF INDIA		
Name of Branch	Scroll No., Date		Not Verified with Scroll		

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चालन केवळ द्रव्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी तयार आहे. नोंदणी न करावयाच्या दस्तासाठी तयार केलेले नसते.
 नोंदणी न करावयाच्या दस्तासाठी तयार केलेले नसते.



टल नं - ३

दस्त क्र. २०१९/२०२१

५ / ०५



महाराष्ट्र MAHARASHTRA

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3 0 NOV 2021 ZD 869076



जाडपत्र-2 12943
 मुद्रांक विक्री नोंदवही अनुक्रमांक _____ दिनांक _____
 दरतावा प्रकार/अनुच्छेद क्रमांक _____
 दस्त नोंदणी करणार आहेत का? होय/नाही - नोंदणी होणार असल्यास
 दुय्यम निबंधक कार्यालयाचे नाव _____ मोबदला रक्कम Rs. _____
 मिल्करांचे वर्णन _____
 मुद्रांक विकत घेण्याच्याचे नाव Amit A Teckchandani
 दुसऱ्या पक्षकाराचे नाव _____
 इस्ते असल्यास त्यांचे नाव व पत्ता Praveen
 मुद्रांक शुल्क रक्कम Rs. 100/-

मुद्रांक विकत घेण्याच्याची सही
 श्री. रविन्द्र विष्णू शिंगारे, परवाना क्र. 13/2000, नविन प.क्र. : 1201043
 मुद्रांक विक्रीचे ठेकेदार : सुनिता सविसेस, शॉप नं. 23, प्रभात सेंटर एनेक्स
 लॉक नं. 14, सी.बी.डी. बेलगाव, नवी मुंबई, मो. 09324704181
 मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी

DEED OF TRANSFER OF M/ S. ADVANCED MAGNETICS PVT. LTD. ASSIGNMENT
 BETWEEN
 M/ S. ADVANCED MAGNETICS PVT. LTD. / 04
 "THE ORIGINAL ALLOTTEES/
 TRANSFERORS/ASSIGNORS"
 AND

MR. AMIT ASHOK TECKCHANDANI (Pan No. ADMPT2124K).
 "THE TRANSFEREES/ASSIGNEES"

For ADVANCED MAGNETICS PRIVATE LIMITED
Nisha
 Authorised Signatory

Page 1

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.**

A N D

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

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

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

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

For ADVANCED MAGNETICS PVT LTD

Director

For ADVANCED MAGNETICS PRIVATE LIMITED

Nisha
Authorised Signatory

AND WHEREAS The Original Allottees/Transferors/Assignors herein 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.30, 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. TMM-3/19459/2021**. 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, and can be sold transferred, assigned in favour of any of the person or persons of its/their 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 PRIVATE LIMITED**

ADVANCED MAGNETICS PVT LTD

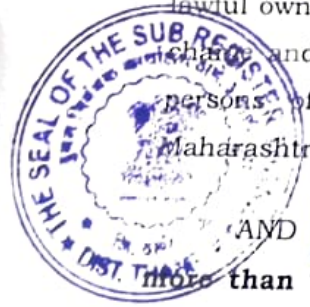
[Signature]

Nisha

[Signature]



Nisha



तद्व न- ३
20959/2021
90/04

in la
Transferees
approached to
proposal
Allottees/Tr
transfer
consid
Six



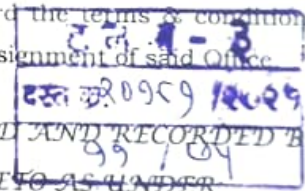
in favour of any prospective Transferees /Assignees. Whereas the Transferees/Assignees herein have desire to purchase, acquire the said Office and approached to the Original Allottees/Transferors/Assignors and given their offer, proposal for the purchase of same. Whereas Original Allottees/Transferors/Assignors considering to proposal, offer has agreed to sell, transfer the said Office in favour of purchasers for the lump sum sale consideration amount of **Rs. 6,61,687/- [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 completed 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 hereto desire to 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 PERTO AS UNDER.



- 1) The Party of the One Part has represented to the Party of the Other Part that the above recitals form an integral part of this Deed Of Transfer Cum Assignment and the same shall be deemed to have been incorporated herein specifically.
- 2) In pursuance of this Deed Of Transfer Cum Assignment the Transferees/Assignees have agreed to pay the Original Allottees /Transferors/Assignors the lump sum sale consideration amount of **Rs. 6,61,687/- [Rupees Six Lakh Sixty One Thousand Six Hundred Eighty Seven 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 PRIVATE LIMITED

Director

Nisha
Authorised Signatory

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

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

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.

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.

ढ न न - ३
दिनांक 20/09/2019
92/04

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

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



For ADVANCED MAGNETICS PRIVATE LIMITED
For ADVANCED MAGNETICS PVT LTD
Director

Nisha
Authorised Signatory

[Signature]

all rights, full power and
Transferees/Assignees
8) The Original
Transferees/Assign
whatsoever nat
litigation or
whatsoever
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sam
9

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 guidelines 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 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.

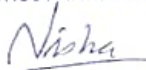
Explanation (i) : "The Additional price means the price determined by the Corporation in the months of January and July each year in respect of a class of apartments with reference to the carpet area and permitted users and displayed in the Office of the corporation.

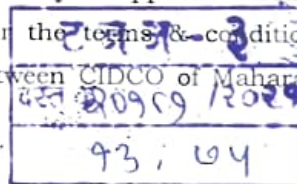
For ADVANCED MAGNETICS PRIVATE LIMITED

For ADVANCED MAGNETICS PVT LTD



Director


Nisha
Authorised Signatory



THE SCHEDULE OF OFFICE:

All rights, title, interest & ownership of **Office No.30, 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"

For ADVANCED MAGNETICS, PVT LTD

Director

M/S. ADVANCED MAGNETICS PVT. LTD.

INCOME TAX PERMANENT A/C NO. AAACA8932E

As per Resolution dtd. _____

Through Authorized

For ADVANCED MAGNETICS PRIVATE LIMITED

Nisha

Authorised Signatory

MS. NISHA TEJABHAI PATEL

INCOME TAX PERMANENT A/C NO. ASNPP1387Q

AADHAR CARD NO. 8303 1055 7740



in presence of

Milesh Pawar

Somshankar k. P. SKPidemudury

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



Milesh Pawar

Somshankar k. P. SKPidemudury



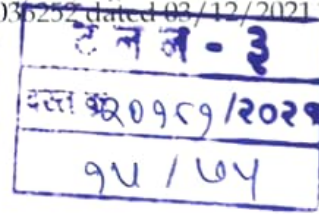
दस्तावेज - ३
दस्तावेज क्र ०९८९ / २०२९
९५ ७५

RECEIPT

Date : 03/12/2021.

Received a sum of **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.30, on First 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. **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. **SBINR12021062129293714/ SBIN12021062129294060 dated 03/12/2021** Drawn on **STATE BANK OF INDIA, Mumbai Branch.**



WE SAY RECEIVED

Rs. 6,61,687/-

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.30, 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 as 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

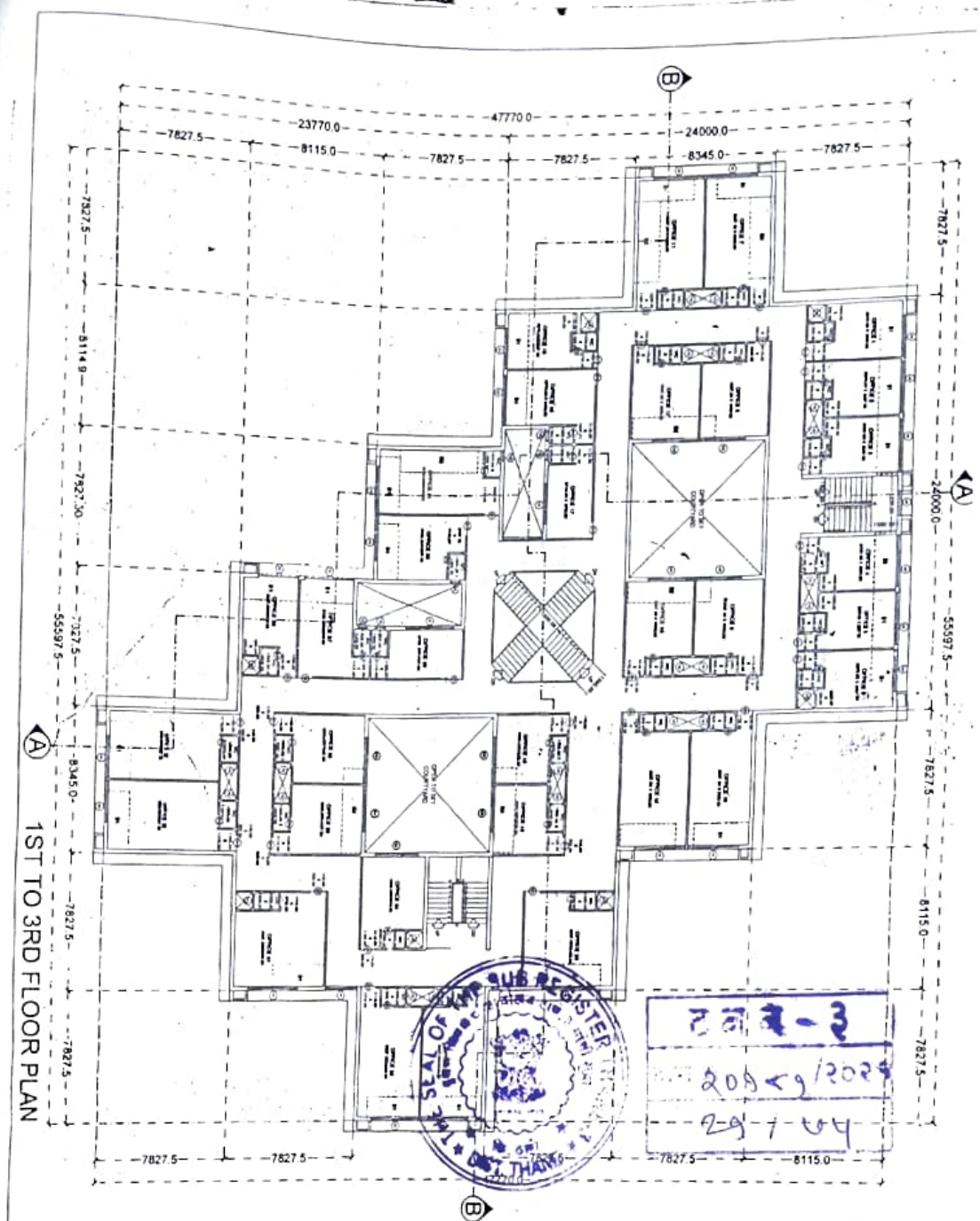
Nisha

Authorised Signatory

I, **MR. AMIT ASHOK TECKCHANDANI** do hereby confirm that the possession of **Office No.30, on First Floor of Building No. CC, Commercial Complex Sector-21/22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane** taken over by us.

MR. AMIT ASHOK TECKCHANDANI

Amit Ashok Teckchandani



1ST TO 3RD FLOOR PLAN

AREA OF OFFICE	
NO.	AREA (sq. m)
1	27,000.0
2	27,000.0
3	27,000.0
4	27,000.0
5	27,000.0
6	27,000.0
7	27,000.0
8	27,000.0
9	27,000.0
10	27,000.0
11	27,000.0
12	27,000.0
13	27,000.0
14	27,000.0
15	27,000.0
16	27,000.0
17	27,000.0
18	27,000.0
19	27,000.0
20	27,000.0
21	27,000.0
22	27,000.0
23	27,000.0
24	27,000.0
25	27,000.0
26	27,000.0
27	27,000.0
28	27,000.0
29	27,000.0
30	27,000.0
31	27,000.0
32	27,000.0
33	27,000.0
34	27,000.0
35	27,000.0
36	27,000.0
37	27,000.0
38	27,000.0
39	27,000.0
40	27,000.0
41	27,000.0
42	27,000.0
43	27,000.0
44	27,000.0
45	27,000.0
46	27,000.0
47	27,000.0
48	27,000.0
49	27,000.0
50	27,000.0

DESCRIPTION OF PROPOSAL
 COMMERCIAL COMPLEX
 ON PLOT NO. 847,
 BEHIND S.I. 132 O.B.D.,
 BROADWAY, NAVI MUMBAI.

FOR OCCUPANCY CERTIFICATE

MR. REGISTRAR IN
 THE ARCHITECTURE
 ASST. ARCHITECT (M)
 ALSO, ARCHITECT (M)
 THE ARCHITECT (M)
 ARCHITECT

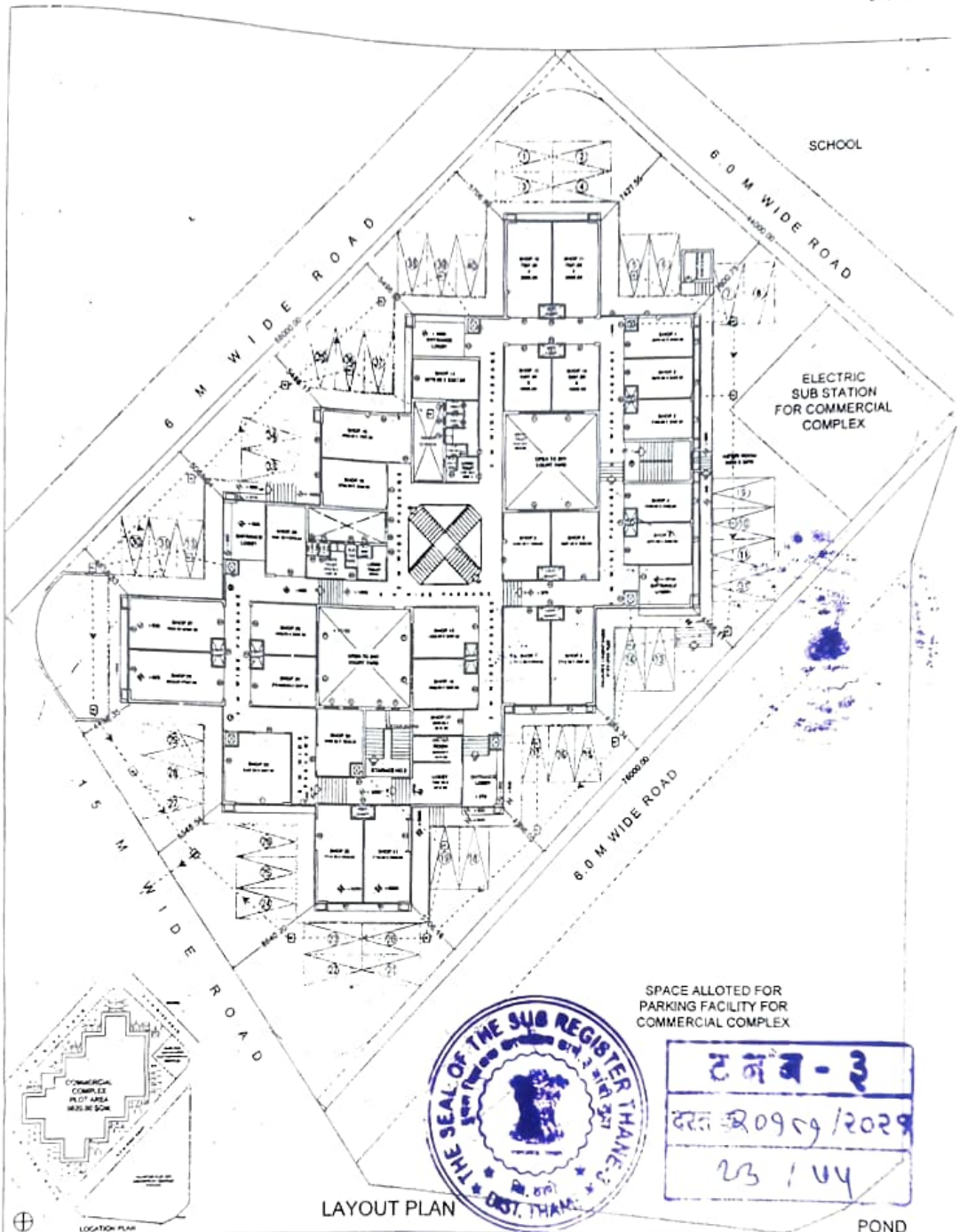
SCALE: DATE: 07/05/2014

DR. S. NO. C0002ARCHEM/CCT/1205

FOR ADVANCED MAGNETICS PRIVATE LIMITED

Nisha
 Authorised Signatory

[Handwritten Signature]



LAYOUT PLAN

SPACE ALLOTTED FOR PARKING FACILITY FOR COMMERCIAL COMPLEX



ढ नंबर - ३
दस्तावेज क्र ०९०९/२०२९
२३ / १५

POND

STAMP OF APPROVAL	IMPORTANT NOTES	NOTES	CONTENTS	AS BUILT DRAWING
	<ol style="list-style-type: none"> This drawing is prepared with reference to the "Location Plan" drawing enclosed at C/17 in the original file and the scanned drawings of the said building available in the architecture section. Plot indicated and its respective boundaries is subject to final confirmation plan from planning department. The Drawing is prepared for Post Facto Occupancy Certificate Purpose 	<ol style="list-style-type: none"> DRAWING SHOULD NOT BE SCALED & ONLY WRITTEN DIMENSION TO BE FOLLOWED. ALL EXTERNAL WALLS OF 0.23 THK & INTERNAL WALLS AND INTERNAL WALLS OF 0.115 THK. 	<p>LAYOUT PLAN</p> <p>DESCRIPTION OF PROPOSAL</p> <p>COMMERCIAL COMPLEX ON PLOT NO. - 067, SECTOR 21,22 C.B.D. BELAPUR, NAVI MUMBAI.</p>	<p>AS BUILT DRAWING</p> <p>SR.23/24/01 PR. ARCHITECT(S) ASST. ARCHITECT(S) ASST. ARCHITECT(S) SR. ARCHITECT (S) ASST. CHIEF ARCHITECT C.P.</p> <p>SCALE DATE 09/05/2019</p> <p>DRG. NO. CIDCO/ARCH(N)/CC/2012/03</p>

For ADVANCED MAGNETICS PRIVATE LIMITED

Nisha
Authorised Signatory

[Signature]



26/11/2021

सूची क्र.2

दुय्यम निबंधक : मह दु.नि. ठाणे 3
दस्ता क्रमांक : 19459/2021
नोंदणी :
Regn 63m

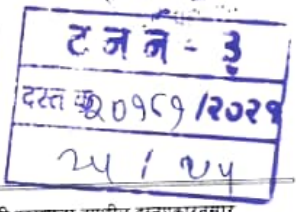
गावाचे नाव : वेलापूर

- (1) विनियमाचा प्रकार अॅग्रीमेंट टू सेल
- (2) मोबदला 309174
- (3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 1
- (4) मू-मापन, पोटहिस्सा व धरक्रमांक (असल्यास)
- (5) क्षेत्रफळ 1) 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, प्रतिबादिचे नाव व पत्ता.
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता
- (9) दस्तऐवज करून दिल्याचा दिनांक 24/11/2021
- (10) दस्त नोंदणी केल्याचा दिनांक 25/11/2021
- (11) अनुक्रमांक, खंड व पृष्ठ 19459/2021
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 18600
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 3100
- (14) शेर

1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस न 30 पहिला मजला विन्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 मी बी डी वेलापूर नवी मुंबई (Plot Number : 7 ; SECTOR NUMBER : 22 ;)

1): नाव:-सिडको लिमिटेड तर्फे अॅग्रीमेंट मार्केटींग ऑफिसर श्री उन्मेष बाफेकर बयः पत्ता:-प्लॉट नं. : माळा नं. : इमारतीचे नाव: , ब्लॉक नं. : रोड नं. : रायगड भवन सेक्टर-11 मी बी डी वेलापूर नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400614 प्लॉट नं:-AACCC3303K

1): नाव:-मेसर्स अटबान्सड मॅनेज्मेन्ट प्रॉव्हिड लिमिटेड तर्फे अॅग्रीमेंट मीस निशा देजाभाई पटेल बयः पत्ता:-प्लॉट नं. : माळा नं. : इमारतीचे नाव: , ब्लॉक नं. : रोड नं. : 904-बी कॉम्प्लेक्स मुलाव नगर व्हाट दंडा रोड व्हाट वेस्ट मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400652 प्लॉट नं:-AAACAB000E



मुल्यांकनासाठी विचारात घेतलेला तपशील:-
मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही

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**REGD. OFFICE:**

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

PHONE : 00-91-22-6650 0900

FAX : 00-91-22-2202 2509

(CIN - U99999 MH 1970 SGC - 014574)

HEAD OFFICE:

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

PHONE: 00-91-22-6791 8100

FAX : 00-91-22-6791 8166

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

Date: 22/3/2014

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

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

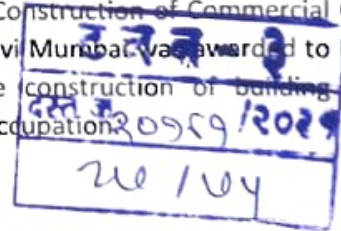
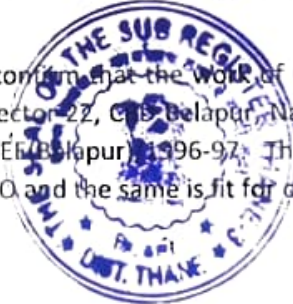
C.A.No. : 10/CIDCO/EE(Belapur)/1996-97

Dear Sir,

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

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

This is for your information please.



Yours Faithfully

(R. B. Dhaytkar)

Superintending Engineer (Vashi)

CIDCO Ltd, Old Administrative Building
1st Floor, Sec-1, Vashi Navi Mumbai.

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

"NIRMAL", 2nd Floor

Nariman Point

Mumbai - 400021

Phone: 00-91-22-6650 0900

Fax : 00-91-22-6791 8166

**HEAD OFFICE**

CIDCO Bhavan

CBD Belapur

Navi Mumbai - 400614

Phone: 00-91-22-6791 8100 Fax : 00-91-22-2202 2509

Ref. No. CIDCO/ESTATE-1/2021/8000130933

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-30 Constructed on Plot No.7, Sector No.21/22, Node Belapur, Navi Mumbai

Ref.:(1) NOC number 8000130933 dated .

(2) Copy of Deed of Assignment dated Registered under Sr. No.TNN3-20181-2021 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	OFFICE30	23.3600

Thank You

Yours Sincerely,

TAKALE
RAJARAM
BABURAO
Date: 2021.12.24
12:14:28 +05'30'

Asst. Estate Officer

CC to:

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

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

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

9

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

Mortgage NOC

Re: No. CIDCO/ESTATE-1/2022/8000147304

Date: 30.03.2022

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

Subject: Your Request for Mortgage NOC

Reference: Application number 8000147304

In respect of Shop/Office No OFFICE-30, COMMERCIAL COMPLEX/1, Plot No.7
Road No.00, Sector 21/22, Belapur, Navi Mumbai

Sir/Madam,

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

In this connection we have to inform you that our Corporation has No Objection to mortgage Shop/Office No OFFICE-30 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,



Asst. Estate Officer/Estate Officer

STATE BANK OF INDIA PANVEL Branch

①

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

City and Industrial Development
Corporation of Maharashtra Ltd.

Reference No: 20003117/90010390 | 126
Customer No: 13407

Date:27.04.2006

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

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

Dear Sir/Madam,

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

A. DETAILS OF COMMERCIAL PREMISES (OFFICE) ALLOTTED

Comm.Premises Alloted	Building No.	Floor No.	Premises No.	(Area in SQF)	
				Premises	Terrace
B-BEL-2122-CC-1-30	CC	01	30	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

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

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

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

R. K. Raisinghani
Bsc., LL.B.



C. R. Raisinghani & Associates

ADVOCATES & LEGAL CONSULTANTS

ADVOCATES HIGH COURT

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

REF.NO./CRR/AAT-30/TCC/865/2022

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. 30, On 1st Floor, Admeasuring Area 295.86 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

3	Complete or full description of the immovable property/ (ies) offered as security including the following details (a) Survey No. (b) Door/House No. (in case of house property) (c) Extent/ area including plinth/built up area in case of house property (d) Locations like name of the place, village city, registration, sub-district etc. Boundaries			"Office No. 30, On 1 st Floor, Admeasuring Area 295.86 Sq. Fts., in the Building No. CC, Commercial Complex, at Village Belapur, Plot No. 6 & 7, Sector 21 & 22, CBD Belapur, Navi Mumbai, Taluka & Dist. Thane - 400 614"
4	a) Particulars of the document scrutinized-Serially and Chronologically. b) Nature of documents verified and as to whether they are originals of certified copies of registration extracts duly certified. Note: Only originals of certified extracts from the registering / land /revenue/other authorities be examined.			Mentioned herein under
Sr. No.	Date	Name/Nature of the Document	Original / certified copy / certified extract/ photocopy, etc	In case of copies whether original was scrutinized by the Advocate
1	27/3/2008	Fresh Certificate of Incorporation of dated 27/3/2008 regarding change of name from ADVANCED MAGNETICS LTD to ADVANCED MAGNETICS PVT LTD issued by Registrar of Companies, Mumbai, regarding Registration of the said company under Companies Act.	Photocopy	No
2	31/07/2020	Power of Attorney dated 31/07/2020 executed by 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



3	16/09/2020	Corrigendum dated 16/09/2020 issued by CIDCO in respect of the above said property.	Photocopy	No
4	13/11/2021	MTR Challan dated 13/11/2021 issued by STATE BANK OF INDIA for Rs.21,700/- in favour of M/S. ADVANCED MAGNETICS PVT. LTD. regarding payment of Stamp Duty & Registration Fees in respect of the above said property.	Photocopy	No
5	24/11/2021	Agreement for Sale dated 24/11/2021 executed between CITY & INDUSTRIAL DEVELOPMENT CORPORATION 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. 19459/2021 dated 25/11/2021.	Photocopy	No
6	25/11/2021	Receipt dated 25/11/2021, bearing Registration No. TNN3-19459-2021 issued by Office of the Sub-Registrar Thane-3 in favour of M/S. ADVANCED MAGNETICS PVT. LTD. through its Authorized Signatory MS. NISHA TEJABHAI PATEL , regarding Registration of Agreement in respect of the above said property.	Photocopy	No



		PAGE#4		
7	24/11/2021	Possession receipt dated 24/11/2021 issued by CIDCO to M/S. ADVANCED MAGNETICS PVT. LTD. regarding taking over the possession of said office.	Photocopy	No
8	01/12/2021	MTR Challan dated 01/12/2021 issued by STATE BANK OF INDIA for Rs.1,01,000/- in favour of MR. AMIT ASHOK TECKCHANDANI, regarding payment of Stamp Duty & Registration Fees in respect of the above said property.	Photocopy	No
9	06/12/2021	Deed of Transfer cum Assignment dated 06/12/2021 executed between ADVANCED MAGNETICS PVT. LTD. through its Director MARAZBAN HANSOTIA and admitted for registration at the office of sub registrar through C.A. MS. NISHA TEJABHAI PATEL (Transferors) and MR. AMIT ASHOK TECKCHANDANI through his C.A. MR. PRAVIN VAWAN ZAWARE (Tranferees), in respect of the above said property. The said deed is duly registered with the Office of Sub-Registrar, Thane-3, bearing Registration No. 20181/2021	Photocopy	No
10	06/12/2021	Receipt dated 06/12/2021, bearing Registration No. TNN3-20181-2021 issued by Office of the Sub-Registrar Thane-3 in favour of MR. AMIT ASHOK TECKCHANDANI through his C.A. MR. PRAVIN VAWAN ZAWARE, regarding Registration of the said deed in respect of the above said property.	Photocopy	No



No

No

No

No

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



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



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.21,700/- 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. 19459/2021 dated 25/11/2021.

f. Receipt dated 25/11/2021, bearing Registration No. TNN3-19459-2021 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.1,01,000/- in favour of **MR. AMIT ASHOK TECKCHANDANI**, regarding payment of Stamp Duty & Registration Fees in respect of the above said property.



SCHEDULE OF THE PROPERTY

“Office No. 30, On 1st Floor, Admeasuring Area 295.86 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.



h. Deed of Transfer cum Assignment dated 06/12/2021 executed between **ADVANCED MAGNETICS PVT. LTD.** through its Director **MARAZBAN HANSOTIA** and admitted for registration at the office of sub registrar through **C.A. MS. NISHA TEJABHAI PATEL (Transferors)** and **MR. AMIT ASHOK TECKCHANDANI** through his **C.A. MR. PRAVIN VAWAN ZAWARE (Tranferees)**, in respect of the above said property. The said deed is duly registered with the Office of Sub-Registrar, Thane-3, bearing Registration No. 20181/2021

i. Receipt dated 06/12/2021, bearing Registration No. TNN3-20181-2021 issued by Office of the Sub-Registrar Thane-3 in favour of **MR. AMIT ASHOK TECKCHANDANI** through his **C.A. MR. PRAVIN VAWAN ZAWARE**, regarding Registration of the said deed in respect of the above said property.

j. Possession letter dated 06/12/2021 issued by **M/s ADVANCED MAGNETICS PVT. LTD.** to **MR. AMIT ASHOK TECKCHANDANI** regarding handing over the possession of said office.

k. Copy of Specific Power of Attorney dated 26/11/2021 executed by **MR. AMIT ASHOK TECKCHANDANI** in favour of **MR. PRAVIN VAMAN ZAWARE**, regarding registration of agreement in respect of the said property. The said Power of Attorney is duly registered with the Office of Sub-Registrar, Thane-6, bearing Registration No.13195/2021.

l. Original Transfer Permission issued by CIDCO Ltd. in favour of **MR. AMIT ASHOK TECKCHANDANI** in respect of above said property.

m. Original Final Transfer Order issued by CIDCO Ltd. in favour of **MR. AMIT ASHOK TECKCHANDANI** in respect of above said property.

n. No Objection Certificate issued by **CIDCO** regarding mortgage of the abovesaid property by **MR. AMIT ASHOK TECKCHANDANI**, in favour of bank.

o. Copy of Letter dated 22/03/2014 issued by CIDCO to Owners Association of CIDCO Commercial Complex certifying that the construction work of the said commercial complex has been completed in September 1998 and the same is fit for occupation.

p. Latest maintenance and tax paid receipt.

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 SARFESI Compliant.



Office No.
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Belapur, N
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Dist. Thane,
Maharashtra

Flow of Title
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