

Receipt (pavti)

75/20147

Monday, December 06, 2021

10:03 AM

पावती

Office NO-1

1st floor

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

6

पावती क्र.: 22152

दिनांक: 06/12/2021

गावाचे नाव: बेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन3-20147-2021

दस्तऐवजाचा प्रकार: अभिहस्तांतरणपत्र

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

नोंदणी फी

रु. 14500.00

दस्त हाताळणी फी

रु. 1500.00

पृष्ठांची संख्या: 75

एकूण:

रु. 16000.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

10:23 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

सह दुय्यम निबंधक वर्ग - २

ठाणे क्र. ३

वाजार मूल्य: रु. 1441300.7/-

मोबदला रु. 661687/-

भरलेले मुद्रांक शुल्क: रु. 86500/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0112202107737 दिनांक: 06/12/2021

विक्रेते नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009532838202122E दिनांक: 06/12/2021

विक्रेते नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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

पक्षकाराची सही

मुळ दस्तऐवज परत मिळाला

दु. नि. ठाणे-३

A-11



06/12/2021

सूची क्र.2

दुय्यम निबंधक : गड दु.नि. ठाणे 3

दस्त क्रमांक : 20147/2021

नोंदणी :

Regn 63m

गावाचे नाव : बेलापूर

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) भौबदला	661687
(3) बाजारभावा(भाडेपट्ट्याच्या बाबतिलेखपट्टाकार आकारणी देतो की पट्टेदार ते मसुदा करावे)	1441300.7
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस नं 01 पहिला मजला बिल्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 सी वी डी बेलापूर 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/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 मीम निशा नेजामाई पटेल वय:-; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: पटेल इंजिनीरिंग कंपनी पटेल इस्टेट रोड जोगेश्वरी वेस्ट मुंबई, महाराष्ट्र, मुम्बई. 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: फ्लॅट नं. 601, श्री तिरुपती कोऑपरेटिव्ह होमिंग सोसायटी, प्लॉट नं. 32, सेक्टर -19, नेरळ, 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	20147/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	86500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	14500
(14) रेटा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारना 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.

09/2021-22
06/12/2021
06/12/2021
06/12/2021
Delance
Date

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID	20711203666	03 December 2021, 11:01:11 AM
मूल्यांकनाचे वर्ष	2021	
जिल्हा	ठाणे	
मूल्यांकन विभाग	तालुका ठाणे	
अथवा मूल्यांकन विभाग	२२, २१८ वेलापर नोंद सेक्टर क्र २२	
देवाची नाव	Navi Mumbai Municipal Corporation	सर्व्हे नंबर / नू क्रमांक

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	निवारी सदनिका	कायलय	दुकाने	उद्दीयोगीक	मोजमापनाचे एकक चौ मीटर
२८८००	७४९००	७४९००	९६१००	७४९००	

बांधीव होसची माहिती	२७.१९ चौ मीटर	मिळकतीचा वापर-	कायलय/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
मिळकतीचे वय	१३०० सी सी	मिळकतीचे वय	२१ to ३० वर्षे	मूल्यदर/बांधकामाचा दर-	Rs 74900/-
मजला	आहे	मजला	1st To 4th Floor		

First Sale Date - 02/08/2018
 * बांधीव होसची बांधीव Property constructed after circular dt 02/01/2018

वर्षानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ
 = (74900 * (70 / 100)) * 100 / 100
 = Rs 52430/-

मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 52430 * 27.49
 = Rs 1441300.7/-

मूल्यांकन प्रमाणे मूल्य = मूल्य मिळकतीचे मूल्य + टक्केवारीचे मूल्य + मेट्रोमार्ग मजला क्षेत्र मूल्य + लगतच्या मजलीचे मूल्य (सुटी बाल्कनी) - वरील मजलीचे मूल्य + वरिष्ठ वगळून तळाचे मूल्य + सुट्या जमिनीवरील वगळून तळाचे मूल्य + एगारती भोवतीच्या सुट्या जागेचे मूल्य
 = 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 एकेचाळीस हजार तीन शे एक-



हज न-३
 २०१२० / २०२१
 ९ / ७५



CHALLAN
MTR Form Number-6



GRN	MH009532838202122E	BARCODE		Date	01/12/2021-16:29:18	Form ID	25.1
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty	Registration Fee		TAX ID / TAN (If Any)			
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRA			PAN No.(If Applicable)	ADMPT2124K		
Location	THANE			Full Name	Mr AMIT ASHOK TECKCHANDANI		
Year	2021-2022 One Time			Fiat/Block No.	Office No 1, 1st flr, Plot No. 07, Commercial		
				Premises/Building	Complex,		

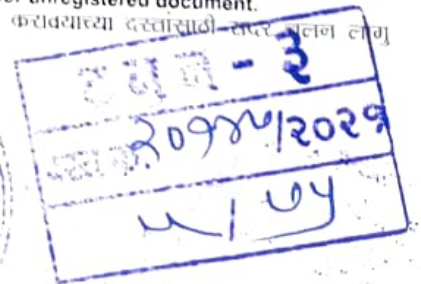
Account Head Details	Amount In Rs.							
0030046401 Stamp Duty	86500.00	Road/Street	Sector- 22, CBD Belapur					
0030063301 Registration Fee	14500.00	Area/Locality	NAVI MUMBAI					
		Town/City/District						
		PIN	4	0	0	6	1	4
		Remarks (If Any)	PAN2=AABCP8900A-SecondPartyName=PATEL ENERGY					
			LTD-CA=661687-Marketval=0					
		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.	00040572021120123746	IK0BKDCYO7		
Cheque/DD No.		Bank Date	RBI Date	01/12/2021-16:24:30	Not Verified with RBI			
Name of Bank		Bank-Branch	STATE BANK OF INDIA					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

Department ID :

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

Mobile No. : 9029579019

सदर चालन केवल दृश्यम निबंधक कार्यालयत नोंदणी करावयाच्या दस्तावेजादी लागू आहे. नोंदणी व करावयाच्या दस्तावेजादी सादर नसताना लागू नाही.





महाराष्ट्र MAHARASHTRA

2021

3 0 NOV 2021

ZD 869070



जिल्हा कोषागार कार्यालय, ठाणे
15 NOV 2021
मुद्रांक प्रमुख लिपीक / लिपीक

जाहपत्र-2
मुद्रांक विक्री नोंदवही अनुक्रमांक 12945 दिनांक
दस्ताचा प्रकार/अनुच्छेद क्रमांक Dem
दस्त नोंदणी करणार आहेत का? होय/नाही - नोंदणी करणार असल्यास
दुय्यम निबंधक कार्यालयाचे नांव मोबदला रक्कम Rs.
भिळकतीचे वर्णन
मुद्रांक विकत घेणाऱ्याचे नाव Amit A Teckchandani
दुसऱ्या पक्षकाराचे नाव
दरते असल्यास त्याचे नाव व पत्ता
मुद्रांक शुल्क रक्कम Rs. 100/-
R

मुद्रांक विकत घेणाऱ्याची सही
श्री. रविंद्र विल्णू शिंगाडे, परवाना क्र. 13/2000, नविन प.क्र. : 1201043
मुद्रांक विक्रीचे ठिकाण : पुनिता सर्व्हिसेस, ऑफिस नं. 23, प्रभात सेंटर एनेक्स
फ्लॉट नं. 7, सेक्टर-1ए, सी.बी.डी, नेलापूर, मुंबई नो. 09324704124
अथवा कारणासाठी ज्यांनी मुद्रांक खरेदी केला असे रकम कारणेसाठी
रखरेदी केलेल्या मुद्रांकांची यादी मुद्रांक कार्यालय, मुंबई येथील कार्यालयीन वेबसाइटवर उपलब्ध आहे

DEED OF TRANSFER CUM ASSIGNMENT



3
दस्ता क्र
0104

BETWEEN
M/S. PATEL ENERGY LTD.

THE ORIGINAL ALLOTTEES/
TRANSFERORS/ASSIGNORS

AND

MR. AMIT ASHOK TECKCHANDANI [Pan No. ADMPT2124K]

THE TRANSFEREES/ASSIGNEES

For PATEL ENERGY LTD
Nisha
Authorised Signatory

DEED OF TRANSFER CUM ASSIGNMENT



THIS INDENTURE is made and entered into at C.B.D Belapur, Navi Mumbai, Tal. & Dist. Thane on this 6th 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.**

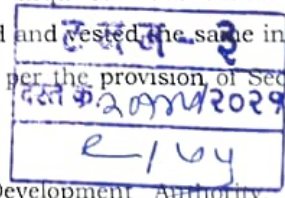
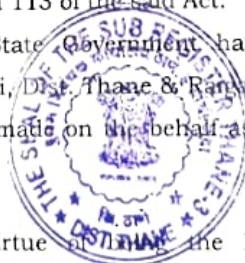
Nisha

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 & Ranad 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 the said Act, 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, PATEL ENERGY LTD


Director Authorised Signatory



in
Transf
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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. 1, 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-3/19470/2021** Whereas the same hereinafter referred to as said Office. "More particularly as per floor plan enclosed herewith".

Nisha



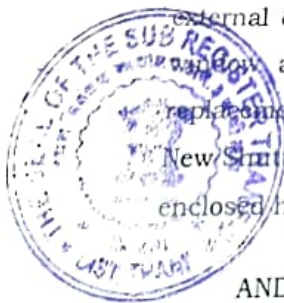

Nisha

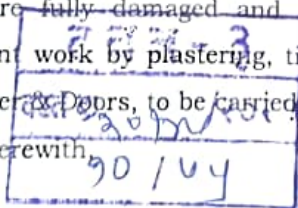
AND WHEREAS the Original Allottees/Purchasers have made the payment of entire consideration amount to The CIDCO of Maharashtra LTD. and The CIDCO of Maharashtra Ltd. had put The Original Purchasers into the possession of the said Office. Whereas the Original Allottees/Purchasers are in exclusive possession 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, charge and can be sold transferred, assigned in favour of any of the person or persons of its/their own choice with prior permission of The CIDCO of Maharashtra Ltd. & other authorities concerned.

AND WHEREAS the said Building constructed **Prior to Year 1998 and more than Twenty One (21) Years** old and Society is not yet formed, whereas external & internal plaster, flooring, electrical wiring, plumbing, shutter, Door & 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 **PATEL ENERGY LTD.**



Director

For **PATEL ENERGY LTD**

Authorised Signatory



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]**.

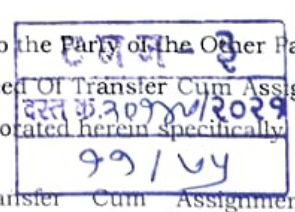
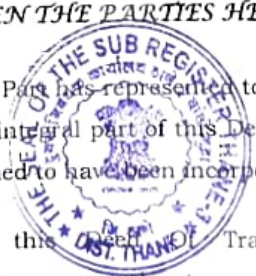
AND WHEREAS as per the mutual Agreement between the Parties, all the previous dues/arrears i.e. Maintenance Bill & Property Tax, Service Charge shall be paid by Transferees/Assignees directly to the CIDCO of Maharashtra Ltd. & NMMC. Whereas on the request of the Transferees/Assignees and within the knowledge 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 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 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 The Original Allottees/Transferors/Assignors on or before execution of these presents. Receipt for the same doth hereby admit, acknowledged & enclosed hereinafter separately.



For **PATEL ENERGY LTD** **PATEL ENERGY LTD**

Nisha
Director
Authorised Signatory

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.

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

PATEL ENERGY LTD. PATEL ENERGY LTD
Nisha
Director Authorised Signatory

Shukla
Page 6

apartments with reference to the carpet area and permitted users and displayed 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 Corporation Ltd. or an Employer of the purchaser or any other financial Institutions as may be approved by the Board of Director of the Corporation from time to time for the purpose of securing a loan borrowed for buying the said Apartment.

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

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

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

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

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

PATEL ENERGY LTD. PATEL ENERGY LTD

Director Authorised Signatory

Nisha



THE SCHEDULE OF OFFICE:

All rights, title, interest & ownership of **Office No. 1, 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. _____

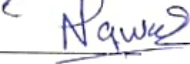
Through Authorized

MS. NISHA TEJABHAI PATEL

INCOME TAX PERMANENT **A/C NO. ASNPP1387Q**

AADHAR CARD NO. 8303 1055 7740

in presence of

Nilesh Pawar 

Somshankar K.P s.k.pidemuduru



For **PATEL ENERGY LTD.**

 Director
For **PATEL ENERGY LTD**

Nisha
Authorized Signatory



SIGNED, SEALED AND DELIVERED

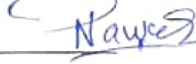
by the within named **"TRANSFEREES/ASSIGNEES"**

MR. AMIT ASHOK TECKCHANDANI.

INCOME TAX PERMANENT **A/C. NO. ADMPT2124K**

AADHAR CARD NO. 6025 4212 8630

in the presence of

Nilesh Pawar 

Somshankar K.P s.k.pidemuduru







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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. 1, 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 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.SBINR52021120354992746 dated 03/12/2021 Drawn on STATE BANK OF INDIA.

WE SAY RECEIVED

Rs. 6,61,687/-

For PATEL ENERGY LTD

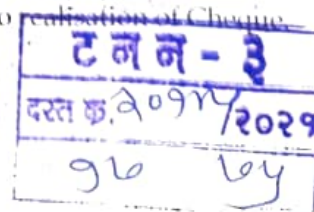
Nisha

Authorised Signatory

M/S. PATEL ENERGY LTD.

Through Director / Authorized Signatory

Note: Note: This Receipt is issued only for the purpose of realisation of Cheque.



LETTER OF POSSESSION

From:
M/S. PATEL ENERGY LTD.
Patel Estate Road, Jogeshwari [West],
Mumbai - 400 102

Date: 6/12/2021

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. 1, 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. 6/12/2021** 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

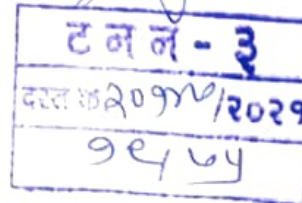
MS. NISHA TEJABHAI PATEL

For PATEL ENERGY LTD

Nisha
Authorised Signatory

I, **MR. AMIT ASHOK TECKCHANDANI** do hereby confirm that the possession of **Office No. 1, 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



गावाचे नाव : वेलापूर

विषयाचा प्रकार	अंशीमेंट नं. मेल
विषयवस्तु	309174
वाजाराभाव(भाडेपट्ट्याच्या शिर्षकाने) किंवा पट्टेदार आकारणी देतो की पट्टेदार समुद्र करणे)	1
1) भू-मापन, पॉट्रिम्मा व प्लान (अमल्याम)	1) पानिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस नं 01 पहिल्या मजला विन्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 मी वी डी वेलापूर नवी मुंबई ((Plot Number : 7 ; SECTOR NUMBER : 22 ;))
(5) अर्थफल	1) 295.86 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नगोवज करून देणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पना.	1): नाव:-सिडको लिमिटेड नॉर्फे असीस्टेड मार्केटींग ऑफिसर श्री इन्मॅग चाफेकर वय:-; पना:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रायगड भवन, सेक्टर-11 मी वी डी वेलापूर नवी मुंबई, महाराष्ट्र, टाणे. पिन कोड:-400614 पॅन नं:-AACCC3303K
(8) दम्नगोवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पना	1): नाव:-मेमर्स पटेल एनर्जी लिमिटेड नॉर्फे अंधोराडवड मीस निशा तेजाभाई पटेल वय:-; पना:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- पटेल इंजिनीरिंग कपाऊड पटेल इस्टेट रोड जोगेश्वरी व्हस्त मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400102 पॅन नं:-AABCP8900A
(9) दम्नगोवज करून दिल्याचा दिनांक	24/11/2021
(10) दम्न नोंदणी केल्याचा दिनांक	25/11/2021
(11) अनुक्रमांक, खंड व पृष्ठ	19470/2021
(12) वाजाराभावाप्रमाणे मुद्रांक शुल्क	18600
(13) वाजाराभावाप्रमाणे नोंदणी शुल्क	3100
(14) शेंग	

मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दम्नप्रकारानुसार आवश्यक नाही कारणाना तपशील दम्नप्रकारानुसार आवश्यक नाही

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



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

HEAD OFFICE:

REGD. OFFICE:
NIRMAL, 2nd Floor, Narlman Point,
Mumbai - 400 021.
PHONE : 00-91-22-6650 0900
FAX : 00-91-22-2202 2509

HEAD OFFICE:

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

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

Date: 22/3/2014

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

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

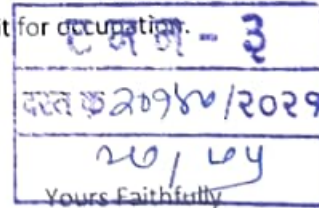
C.A.No. : 10/CIDCO/EE(Belapur)/1996-97

Dear Sir,

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

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

This is for your information please.



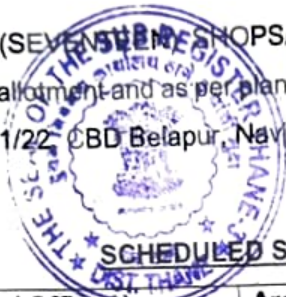
(R. B. Dhaytkar)

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

5. And Patel Energy Limited through its Director SHARAD KUMAR the undersigned do hereby ratify and confirm acts my said attorney shall lawfully do or cause to be done by virtue of these presents.

6. This Power of Attorney is given without any monetary consideration and for executing documents and for purpose of admitting execution and registration of Deed of Transfer cum Assignment Agreements, Writings, Understandings, Sale Deeds in respect if Schedule Shops / offices morefully described and mentioned hereunder.

SCHEDULE OF 17 (SEVENTEEN) SHOPS/ OFFICES in all admeasuring about 6591.59 sq. ft. as per allotment and as per plan 6721.42 sq. ft. lying, being and situated on plot No.7, Sector 21/22 CBD Belapur, Navi Mumbai.



बदर-३
दिनांक २०/०८/२०२१
३५-७५

SCHEDULED SHOPS/ OFFICES

Sr. No.	Shop / Office No.	Area allotted in sq. ft.	Area as per plan in sq. ft.
1	15	423.10	422.95
2	16	423.10	422.95
3	18	596.20	595.97
4	1	295.97	295.86
5	2	295.97	295.86
6	3	295.97	287.71
7	4	287.71	287.71
8	5	295.97	295.86
9	6	287.82	295.86
10	7	287.82	516.18
11	8	287.82	370.06
12	9	516.37	370.06
13	10	516.37	475.70
14	11	516.37	516.18
15	12	516.37	370.06
16	13	370.20	370.06
17	14	370.20	532.38
	TOTAL AREA	6591.59	6721.42



For **PATEL ENERGY LTD.**

[Signature]
Director

Nisha

बदर-९
पुस्तक
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२०२१

Patel Energy Limited

(A Group Company of Patel Engineering Ltd.)

CIN U70100MH1996PLC102612

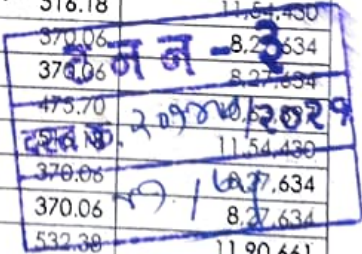
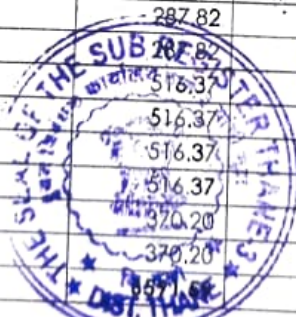
Regd. Office : Patel Engineering Compound, Patel Estate Road,
Jogeshwari (West), Mumbai - 400 102, Maharashtra
Tel +91 40 44604888, Fax : 44604899, Email : patelenergy@yahoo.co.in

CERTIFIED TRUE EXTRACT OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF PATEL ENERGY LIMITED HELD ON WEDNESDAY, OCTOBER 20, 2021 AT 03.00 PM AT CORPORATE OFFICE OF THE COMPANY AT DOOR NO.8-2-293/82/A/76, GROUND FLOOR, ROAD NO.9A, JUBILEE HILLS HYDERABAD 500033.

Approval for Sale of 17 shops In Commercial Complex Building on Plot No.7, Sector-21/22, CBD Belapur, Navi Mumbai.

"Resolved that in super cession to the earlier resolution no. 09 passed by the Board of Directors vide its meeting dated April 05, 2021 with respect to sale of 17 Units, consent of the Board be and hereby accorded to transfer/sell following office/shop in Commercial Complex Building on Plot No.7, Sector-21/22, CBD Belapur, Navi Mumbai to Mr. Amit Ashok Teckchandani an Indian Inhabitant, residing at Flat No. 601, Shri Trupati CHS, Plot No. 32, Sector 19, Nerul, Navi Mumbai, Nerul Node-3, Thane-400706 for a consideration not less than the following :

Sr. no	Shop/office no.	Area Allotted In Sq ft	Area as per plan In Sq ft	Consideration (Rs.)
	Shop-ground floor			
1	15	423.10	422.95	11,05,904
2	16	423.10	422.95	11,05,904
3	18	596.20	595.97	15,58,306
	Office - 1 st floor			
4	1	295.97	295.86	6,61,687
5	2	295.97	295.86	6,61,687
6	3	295.97	287.71	6,43,460
7	4	295.97	287.71	6,43,460
8	5	295.97	295.86	6,61,687
9	6	287.82	295.86	661,687
10	7	287.82	516.18	11,54,430
11	8	370.06	370.06	8,27,634
12	9	516.37	370.06	8,27,634
13	10	516.37	475.70	11,54,430
14	11	516.37	370.06	8,27,634
15	12	516.37	370.06	8,27,634
16	13	370.20	370.06	8,27,634
17	14	370.20	532.30	11,90,661
	Total		6721.42	1,55,77,737

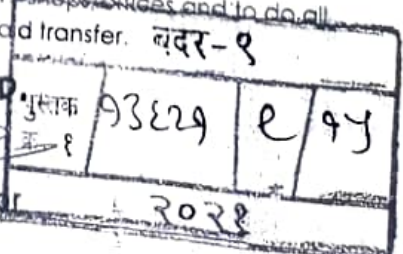


Resolved further that any Director or Ms. Nisha Patel (PAN: ASNPP1387Q), Authorised Representative of the Company be and are hereby authorized to sign and execute various Deed of Transfer cum Assignment Agreements with Mr. Amit Ashok Teckchandani for transfer of these 17 shops & offices to Ms. Nisha Patel, Authorised Representative is to complete Registration process with various authorities for transfer of these 17 shops/offices and to do all such deed and things as may be required to give effect to the said transfer.



For PATEL ENERGY LTD

(Signature)
Director



SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME,

MR. AMIT ASHOK TECKCHANDANI, Age 47 Years, [Pan No. ADMPT2124K], Indian Inhabitant, having his resident address at Flat No. 601, Shri Tirupati C.H.S, Plot No. 32, Sector-19, Nerul, Navi Mumbai-400706, Tal. & Dist. Thane,

SEND GREETINGS:

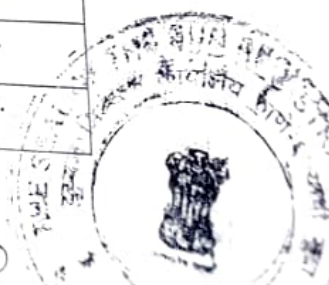
WHEREAS we have agreed to purchase acquire following properties of **Building No. CC, Plot No. 7, Sector 22, CBD Belapur Node, Navi Mumbai, Tal. & Dist. Thane: from its owners (1) M/S PATEL ENERGY LTD AND (2) M/S ADVANCE MAGNETICS PVT LTD.**

Sr. No.	Shop /Office No.	Floor	Area as per Agreement adm.
1.	Shop No. 15	Ground Floor	422.95 sq.ft.
2.	Shop No. 16	Ground Floor	422.95 sq.ft.
3.	Shop No. 18	Ground Floor	395.97 sq.ft.
4.	Office No. 1	First Floor	295.86 sq.ft.
5.	Office No. 2	First Floor	295.86 sq.ft.
6.	Office No. 3	First Floor	287.71 sq.ft.
7.	Office No. 4	First Floor	287.71 sq.ft.
8.	Office No. 5	First Floor	295.86 sq.ft.
9.	Office No. 6	First Floor	295.86 sq.ft.
10.	Office No. 7	First Floor	516.18 sq.ft.
11.	Office No. 8	First Floor	370.06 sq.ft.
12.	Office No. 9	First Floor	370.06 sq.ft.
13.	Office No. 10	First Floor	475.70 sq.ft.
14.	Office No. 11	First Floor	516.18 sq.ft.
15.	Office No. 12	First Floor	370.06 sq.ft.



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08/12/2021

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concern SRO office.

दस्त क्रमांक : 20147/2021

नोंदणी :

Regn:63m

गावाचे नाव : बेलापूर

(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	661687
(3) बाजारभाव(भाडेपट्टयाच्या 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 01 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 करुन 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 इंजिनरींग कंपाऊंड पटेल इस्टेट रोड जोगेश्वरी वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400102 पॅन नं:-AABCP8900A
(8)दस्तऐवज करुन 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, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ADMPT2124K
(9) दस्तऐवज करुन दिल्याचा दिनांक	03/12/2021
(10)दस्त नोंदणी केल्याचा दिनांक	06/12/2021
(11)अनुक्रमांक,खंड व पृष्ठ	20147/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	86500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	14500
(14)शेरा	
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-1/2021/8000130783

Date : 22.12.2021

To,

The Secretary/Chairman

Final Order for Transfer

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

Ref.:(1) NOC number 8000130783 dated .

(2) Copy of Deed of Assignment dated Registered under Sr. No.TNN3-20147-2021 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-1	23.3600

Thank You

Yours Sincerely,

TAKALE
RAJARAM
BABURAO
Date: 2021.12.24
12:01:15 +05:30

Asst. Estate Officer

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

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HEAD OFFICE

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

Mortgage NOC

Ref. No CIDCO/ESTATE-1/2022/8000146999

Date : 30.03.2022

To

AMIT ASHOK TECKCHANDANI
FLAT NO.601, SHRI TIRUPATI CHS, PLOT NO.32, SECTOR-19, NERUL
NAVI MUMBAI 400706

Subject : Your Request for Mortgage NOC

Reference : Application number 8000146999

In respect of Shop/Office No.OFFICE-1, 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-1, constructed on Building Name/No. COMMERCIAL COMPLEX/1, Plot No. 7, Road No 00, Sector 21/22, Belapur, Navi Mumbai for 1) AMIT ASHOK TECKCHANDANI as security for loan to be borrowed from STATE BANK OF INDIA PANVEL Branch subject to the Navi Mumbai Disposal of Lands Amendment Regulation, 2008 and subject to the terms & conditions of the Agreement to Lease/Lease deed.

Thanking You

Yours Sincerely

TAKALE Digitally signed by
TAKALE RAJARAM
RAJARAM RAJARAM
BABURAO Date: 2022.03.30
Asst. Estate Officer/Estate Officer

CC to STATE BANK OF INDIA PANVEL Branch

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

①

Reference No: 20003122/90010474 | 130
Customer No: 13408

Date:27.04.2006

To,
M/s. PATEL ENERGY LTD
PATEL ESTATE ROAD,
JOGESHWARI (WEST)
MUMBAI-400102Sub: Allotment of Commercial premises (OFFICE) in our
"MM1-COM-Premises" Scheme in Sector 2122, Belapur, Navi Mumbai.

Dear Sir/Madam,

With reference to your application No.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 Alloted	Building No.	Floor No.	Premises No.	(Area in SQF)	
				Premises	Terrace
B-BEL-2122-CC-1-01	CC	01	1	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

Swithin D. Jadhav

B.Sc.L.L.B.

Advocate High Court

+91 22 2765 7751

+91 22 6223 3460

+91 98207 71051

+91 98195 65404

28, Bombay Annex, Near Mc Donalds, Sec - 17, Vashi, Navi Mumbai - 400 703. E-mail : jadhavswithin@gmail.com

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. 01, 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.

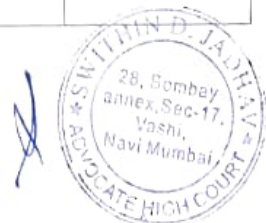
1.	a) Name of the Branch/ Business Unit/Office seeking opinion.	SME Panvel
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	
	c) Name of the Borrower.	Mr. Amit Ashok Teckchandani
2.	a) Type of Loan	N. A.
	b) Type of Property	Leasehold
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. 01, admeasuring,



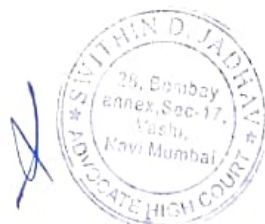
a) Survey No.		295.86 sq. ft., built-up area, on the 1st Floor, in Building No. CC, in the Commercial - Cum Shopping Complex, constructed on Plot Nos. 6 & 7, situated at Sector - 21 & 22 of Village C.B.D. Belapur, Navi Mumbai, Taluka and District Thane			
b) Door/House no. (in case of house property)					
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. 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.			Mentioned herein under	
	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 the 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. 21415 dated 25/11/2021	Photocopy	NO
9.	25/11/2021	Index II (Document No. TNN-3/19470/2021)	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. 22152 dated 06/12/2021	Photocopy	NO
13.	06/12/2021	Index II (Document No. TNN-3/20147/2021)	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



	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.




14.	Whether the title documents include any testamentary documents /wills?	No
	a) In case of wills, whether the will is registered will or unregistered will?	N. A.
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N. A.
	c) Whether the property is mutated on the basis of will?	N. A.
	d) Whether the original will is available?	N. A.
	e) Whether the original death certificate of the testator is available?	N. A.
	f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	N. A.
	g) (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	N. A.
15.	Whether the property is subject to any wakf rights/belongs to church/temple or any religious/other institutions	No
	a) Any restriction in creation of charges on such properties?	No
	b) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	No
16.	a) Where the property is a HUF/joint family property?	No
	b) Whether mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	N. A.
	c) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N. A.
17.	a) Whether the property belongs to any trust or is subject to the rights of any trust?	No
	b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	N. A.
	c) If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	No
	d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	N. A.
18.	If the property an agricultural land,	No
	a) Whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	N. A.
	b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	N. A.



SCHEDULE OF THE PROPERTY (IES)

Office No. 01, 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. 01, 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. 19470/2021 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.

