

75/20182

पावती

1st floor

Original/Duplicate

Monday, December 06, 2021

नोंदणी क्र.: 39M

11:01 AM

Regn.: 39M

पावती क्र.: 22187 दिनांक: 06/12/2021

गावाचे नाव: बेलापूर

दस्तावेजाचा अन्वयक्रमांक: टनव3-20182-2021

दस्तावेजाचा प्रकार: अभिहस्तांतरणपत्र

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

नोंदणी फी ₹. 24100.00

दस्तऐवजाच्या फी ₹. 1500.00

पृष्ठाची संख्या: 75

एकूण: ₹. 25600.00

यल आणि  
ber : 7 :

Joint Sub Registrar Thane 3  
सह दुय्यम निबंधक वर्ग - ३  
ठाणे क्र. ३

दपून  
नं. - रोड  
ननं. -  
सेक्टर -

बाजार मूल्य: ₹. 2403915.5/-

मोबदला ₹. 1103483/-

भरलेले मुद्रांक शुल्क: ₹. 144300/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1500/-

सीडी/धनादेश/पे ऑर्डर क्रमांक: 0112202102198 दिनांक: 06/12/2021

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 24100/-

सीडी/धनादेश/पे ऑर्डर क्रमांक: MH009540894202122E दिनांक: 06/12/2021

विक्रेते नाव व पत्ता:

नोंदणी फी माफी असल्यास नमूदिल :-

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

पक्षकाराची सही

मुळ दस्तऐवज परत मिळाला

दु. नि. ठाणे-३



06/12/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 20182/2021

नोंदणी :

Regn 63m

गावाचे नाव : वेलापूर

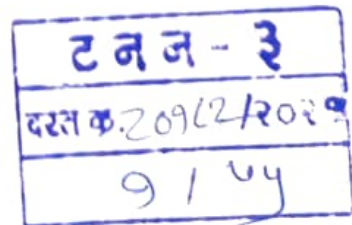
(1)विनेखाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	1103483
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2403915.5
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस नं-31,पहिला मजला,बिल्डिंग कमर्शियल आणि शॉपिंग कॉम्प्लेक्स,प्लॉट नं-7,सेक्टर 22,सी बी डी वेलापूर,नवी मुंबई,क्षेत्र-493.40 चौरस फुट( ( Plot Number : 7 ; SECTOR NUMBER : 22 ; ) )
(5) क्षेत्रफळ	1) 493.40 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 अडबान्सड मॅनेज्मेंट लिमिटेड तर्फे डायरेक्टर मरजवान हंसोटीया तर्फे कुलमुखल्यार म्हणून ऑथोराइज्ड मीस मिशा तेजामाई पटेल - - वय:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-904-बी कांटम पार्क गुलाब नगर खार दांडा रोड खार वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:-AAACA8932E
(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 कुलमुखल्यार म्हणून प्रवीण वामन झावरे - - वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-,सँदनिका क्रमांक-601,श्री तिरुपती सीएचएम,प्लॉट नं-32,सेक्टर-19,नेरूळ,नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ADMPT2124K
(9) दस्तऐवज करून दिल्याचा दिनांक	03/12/2021
(10)दस्त नोंदणी केल्याचा दिनांक	06/12/2021
(11)अनुक्रमांक,खंड व पृष्ठ	20182/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	144300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	24100
(14)शेग	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

Date 06/12/2021  
06/12/2021  
06/12/2021  
122

मूल्यांकन पत्रक (शहरी क्षेत्र - वाधीव)						
Valuation ID	202112033125					05 December 2021 01:42:52 PM (तना)
माहिती क्रमांक	2021					
जिल्हा	ठाणे					
मूल्यांकन विभाग	ठाणे					
अर्थी मूल्यांकन विभाग	27-4/8-बेलापूर नॉट सेक्टर क-22					
संस्था	Navi Mumbai Municipal Corporation	सर्व्हे नंबर न मू क्रमांक				
<b>वाचिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>						
भूखोली	निवासी सदनिका	कार्यालय	दुकान	आवागीक	माजमापनाचे एकक वा मीटर	
775	8800	74900	96100	74900		
<b>वाधीव क्षेत्राची माहिती</b>						
प्लॉट/मिमी/मिमी/प्र.प.	48.85 चो मीटर	मिळकतीचा वापर	कार्यालये व्यावसायिक	मिळकतीचा प्रकार		वाधीव
कॅम्प/वाघे/जमीकरण	1-आर सी सी	मिळकतीचे तय	21 ते 30 वर्षे	मूल्यदर बांधकामाचा दर		R=74900/-
जिल्हा न.श.वि.वा.	आहे	मजला	1st to 4th Floor			
सर्व्हे न.श.वि.वा.द्वारातीमधील कार्यालये व्यावसायिक - नाही						
Sales type - Resale First Sale Date: 02 of 2018						
Sales type of built up Property constructed after circular dt 02 of 2018						
मूल्यांकनानुसार मिळकतीचा प्रति चो मीटर मूल्यदर (वार्षिक मूल्यदर = घसा-यानुसार टक्केवारी) * मजला निहाय घट वाढ						
$(74900 * (70 + 100 * 1) * 100 / 100)$						
= Rs. 1,50,800/-						
वाधीव मूल्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र						
$52430 * 48.85$						
Rs. 2,540,391.5/-						
Total Final Rates						
3						
<b>एकत्रित अंतिम मूल्य</b>						
मुख्य मिळकतीचे मूल्य + उत्पन्नाचे मूल्य + मजगाईन मजला कर मूल्य + जगाव्या मजलीचे मूल्य + भूखोली + दलाने मिळकतीचे मूल्य + वीदिस वाड्याचे मूल्य + सुल्हा जमीनीतील घटलेल्या मूल्य + दमाराणी मिळकतीचा सुल्हा जागेचे मूल्य + वीदिस वाड्याचे मूल्य + दमाराणी						
$A + B + C + D + E + F + G + H + I + J$						
$2403915.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$						
Rs. 2,403,915.5/-						
= चोवीस लाख तीन हजार नऊ शे सोळा/-						





CHALLAN  
MTR Form Number-6

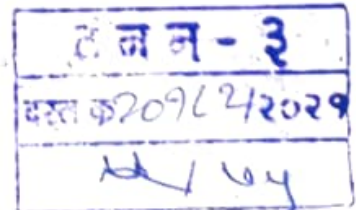


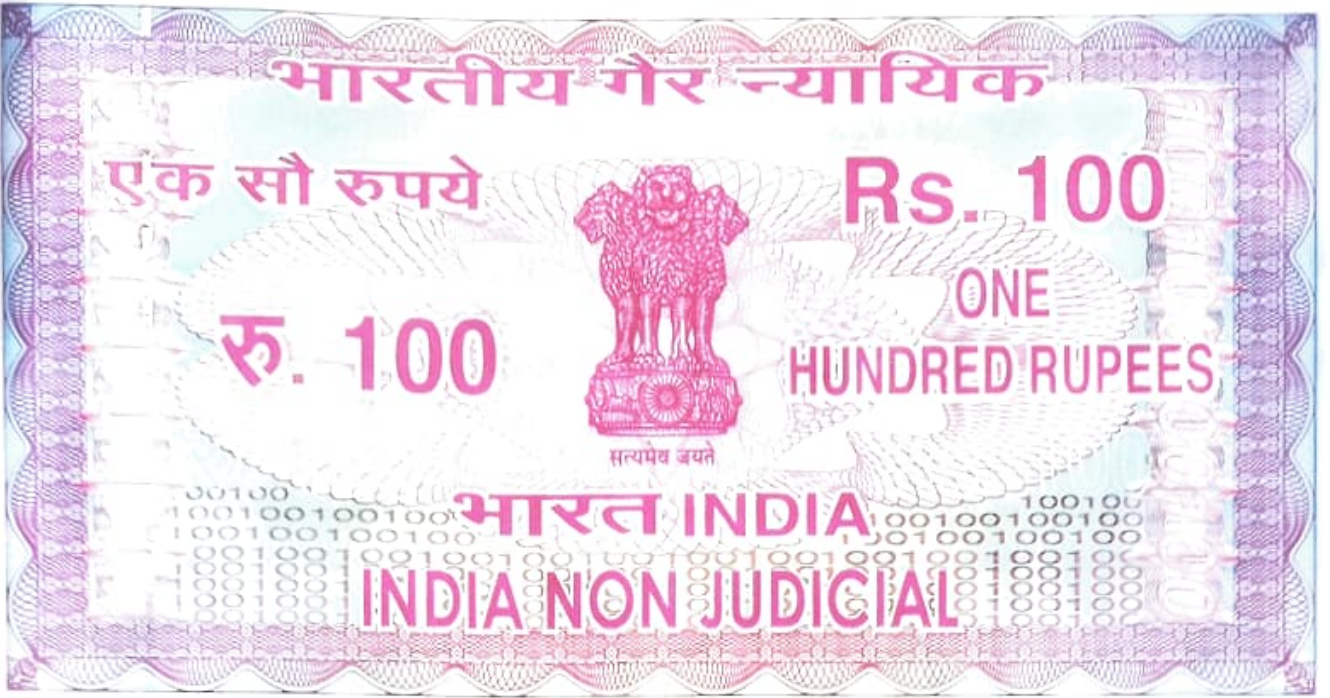
GRN	MH009540894202122E	BARCODE		Date	01/12/2021-18:11:55	Form ID	25.1
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)		PAN No.(If Applicable)	ADMPT2124K		
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRAR	Full Name	Mr AMIT ASHOK TECKCHANDANI				
Location	THANE	Flat/Block No.	Office No 31, 1st flr, Plot No. 67, Sector-22, CBD Belapur Complex,				
Year	2021-2022 One Time	Premises/Building					
Account Head Details		Amount In Rs.	Road/Street	Sector- 22, CBD Belapur			
0030046401	Stamp Duty	144300.00	Area/Locality	NAVI MUMBAI			
0030063301	Registration Fee	24100.00	Town/City/District				
			PIN	4	0	9	6
			Remarks (If Any)	PAN2=AAACA8932E~SecondPartyName=ADVANCED MALDENICE H/T LTD~CA=1103483~Marketval=0			
			Amount In	One Lakh Sixty Eight Thousand Four Hundred Rupees			
Total		1,68,400.00	Words	Only			
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021120133594	IKR8KDUQS		
Cheque/DD No.		Bank Date	RBI Date	01/12/2021-18:24:12	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 documents.  
 एनटीए चालन केवल दस्तावेज निकास कार्यालय में नोंदणी करवावस्था दस्तावेजों के लिए ही नोंदणी न करवावस्था दस्तावेजों के लिए नहीं है।

Mobile No



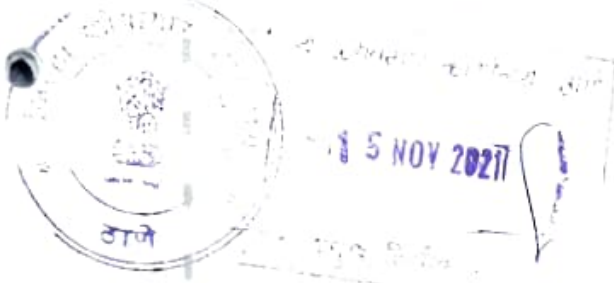


महाराष्ट्र MAHARASHTRA

© 2021 ©

3 0 NOV 2021

ZD 869075



जाडपत्र-2  
 मुद्रांक विक्री नोंदवही अनु.क्रमांक 129430 दिनांक \_\_\_\_\_  
 प्रस्तावा प्रकार/अनुच्छेद क्रमांक \_\_\_\_\_  
 दस्त नोंदणी करणार आहेत का? होय/नाही - नोंदणी होणार असल्यास  
 मुख्य निबंधक कार्यालयाचे नाव \_\_\_\_\_ मोबदला रक्कम Rs. \_\_\_\_\_  
 मिळकतीचे वर्णन \_\_\_\_\_

मुद्रांक विकत घेण्याच्या नात Amir A. Teckchandani  
 दुसऱ्या पक्षाचा नाव \_\_\_\_\_  
 हस्त असल्यास त्याचे नाव व पत्ता Paween  
 मुद्रांक शुल्क रक्कम Rs. 100

मुद्रांक विकत घेण्याच्याची सती  
 श्री. रविन्द्र विष्णू शिंगाडे, परवाना क्र. 13/2000, नविन प.क्र. : 1201043  
 मुद्रांक विक्रीचे ठिकाण : सुनिता सर्किस, शॉप नं. 23, प्रभात सेंटर एनेक्स  
 प्लॉट नं. 7, सेक्टर-1ए, सी.सी.डी, बेलापूर, नवी मुंबई, मो. 0932470411  
 ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी  
 मुद्रांक विकत घेतल्यास 6 महिन्यात कायदेशीर संबन्धातून \_\_\_\_\_

DEED OF TRANSFER OR ASSIGNMENT

M/S. ADVANCED MAGNETICS PVT. LTD.



ट न न - ३  
 दस्तक. 20/12/2021  
 THE ORIGINAL ALLOTTEES/  
 TRANSFERORS/ASSIGNORS

AND

MR. AMIT ASHOK TECKCHANDANI [Pan No. ADMPT2124K]

"THE TRANSFEREES/ASSIGNEES"

For ADVANCED MAGNETICS PRIVATE LIMITED

Page 1

Nisha  
 Authorised Signatory

Amit Ashok Teckchandani

# DEED OF TRANSFER CUM ASSIGNMENT



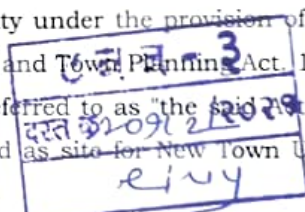
THIS INDENTURE is made and entered into at C.B.D Belapur, Navi Mumbai, Tal. & Dist. Thane on this 06 day of December, 2021 by and BETWEEN M/S. **ADVANCED MAGNETICS PVT. LTD., ROC REG NO. (CIN NO. U31300MH1981PTC025056)** a Company, Incorporated & Registered under the Provisions of The Companies Act, 1956 having its **Office address at Patel Estate, S. V. Road, Jogeshwari [West], Mumbai - 400 102**, hereinafter referred to as **"THE ORIGINAL ALLOTTEES /TRANSFERORS/ASSIGNORS"** (which expression shall unless it be repugnant to the context or meaning thereof would mean and include its directors, executors, administrators and assigns) of the **ONE PART.**

Nisha

## AND

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

WHEREAS The City and Industrial Development Corporation of Maharashtra Ltd. is a Government Company within the meaning of the Companies Act 1956 (hereinafter referred to as "THE CORPORATION" having its Registered office at Nirmal, 2<sup>nd</sup> Floor, Nariman Point, Mumbai 400 021. The Corporation has been declared as a New Town Development Authority under the provision of Sub Section 3(A) of Section 113 of Maharashtra Regional and Town Planning Act, 1956, Maharashtra Act No. XXXVII of 1956 (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 PRIVATE LIMITED

For ADVANCED MAGNETICS PVT LTD

Director

Nisha  
Authorised Signatory

AND WHEREAS The Original Allottees/Transferors/Assignors herein had made an application for the allotment of Office on the ownership basis and The CIDCO of Maharashtra Ltd. considering to the application had allotted one of the **Office No.31, on First Floor of Building No. CC, Commercial Complex, admeasuring 493.40 sq.ft. Built-up, at Sector- 22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane** and The City and Industrial Development Corporation of Maharashtra Ltd. has entered into **Agreement To Sale on 24/11/2021** by which The CIDCO of Maharashtra Ltd. had soldout, conveyed the said Office against the payment of **Rs. 5,15,603/- [Rupees Five Lakh Fifteen Thousand Six Hundred Three 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-3/19458/2021**. Whereas the same hereinafter referred to as said Office. "More particularly as per floor plan enclosed herewith".

AND WHEREAS the Original Allottees/Purchasers have made the payment of entire consideration amount to The CIDCO of Maharashtra LTD. and The CIDCO of Maharashtra Ltd. had put The Original Purchasers into the possession of the said Office. Whereas the Original Allottees/Purchasers are in exclusive possession of said Office.

AND WHEREAS The CIDCO of Maharashtra Ltd. have agreed that on formation, registration of the society owners, occupants of unit along with building will be conveyed in favour of society by way of executing lease deed towards the same more particularly as per the terms & conditions determine under the Agreement To Sale executed between The CIDCO of Maharashtra Ltd. AND the Unit Purchasers.

AND WHEREAS the Original Allottees/Transferors/Assignors herein is the lawful owner occupant of said Office and the same is free from all encumbrances, charge and can be sold, transferred, assigned in favour of any of the person or persons, of its/their own choice with prior permission of The CIDCO of Maharashtra Ltd. & other authorities concerned.

AND WHEREAS the said Building constructed **Prior to Year 1998 and more than Twenty One (21) Years** old and Society is not yet formed, whereas external & internal plaster, flooring, electrical wiring, plumbing, shutter, Door & window are fully damaged and same required major improvement, repair & replacement work by plastering, tiling, flooring work, wiring, plumbing, fixing of New Shutter & Doors, to be carried out by Purchasers. Copy of Actual Photographs enclosed herewith.

AND WHEREAS the Original Allottees/Transferors/Assignors herein have decided to sell, transfer all its/thier right, title, interest & Ownership in said Office

For ADVANCED MAGNETICS PRIVATE LIMITED

For ADVANCED MAGNETICS PVT LTD

*[Signature]*

Director

*Nisha*  
Authorised Signatory

*[Signature]*

*Nisha*  
*Nisha*




टन न - 3  
20/11/2021  
20/11/2021  
20/11/2021

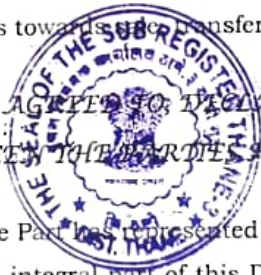
in favour of any prospective Transferees /Assignees. Whereas the Transferees/Assignees herein have desire to purchase, acquire the said Office and approached to the Original Allottees/Transferors/Assignors and given their offer, proposal for the purchase of same. Whereas Original Allottees/Transferors/Assignors considering to proposal, offer has agreed to sell, transfer the said Office in favour of purchasers for the lump sum sale consideration amount of **Rs. 11,03,483/- [Rupees Eleven Lakh Three Thousand Four Hundred Eighty Three Only]**.

AND WHEREAS as per the mutual Agreement between the Parties, all the previous dues/arrears i.e. Maintenance Bill & Property Tax, Service Charge shall be paid by Transferees/Assignees directly to the CIDCO of Maharashtra Ltd. & NMMC. Whereas on the request of the Transferees/Assignees and within the knowledge of The CIDCO of Maharashtra Ltd., The Original Allottees/Transferors/Assignors are hereby effectively transferring its/their rights, title & interest over the said Premises and the beneficial right to use & occupy the said Office in favour of Transferee/Assignees herein 'ON AS IS WHERE IS BASIS'.

AND WHEREAS construction work of Building competed as per C.A.NO: 10/CIDCO/EE(BELAPUR)/96-97 by The CIDCO of Maharashtra Ltd and Superintending Engineer (Vashi) had issued completion Certificate/Confirmation of Completion of Building vide through Letter bearing Ref. No. CIDCO/SE(V)/2014/96 dtd. 22/03/2014, copy of Certificate enclosed herewith.

AND WHEREAS parties hereby desire of record the terms & conditions as agreed between themselves towards the transfer/ assignment of said Office.

NOW IT IS HEREBY AGREED TO, DECLARED AND RECORDED BY  
AND BETWEEN THE PARTIES HERETO AS UNDER



333-3  
20/12/2014  
99/14

- 1) The Party of the One Part has represented to the Party of the Other Part that the above recitals form an integral part of this Deed Of Transfer Cum Assignment and the same shall be deemed to have been incorporated herein specifically.
- 2) In pursuance of this Deed Of Transfer Cum Assignment the Transferees/Assignees have agreed to pay the Original Allottees /Transferors/Assignors the lump sum sale consideration amount of **Rs. 11,03,483/- [Rupees Eleven Lakh Three Thousand Four Hundred Eighty Three Only]**. The said payment paid by the Transferees/ Purchasers to the Original Allottees/Transferors/Assignors on or before execution of these presents. Receipt for the same doth hereby admit, acknowledged & enclosed hereinafter separately.
- 3) On execution of these present and on realization of full agreed sale consideration amount from the Transferees/Assignees, The Original

For ADVANCED MAGNETICS PVT 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.

e) They are not prohibited either under the Income Tax Act, Gift Tax Act, Wealth Tax Act and/or any other statute from transferring, disposing off the said Office.

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

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



For ADVANCED MAGNETICS PRIVATE LIMITED

For ADVANCED MAGNETICS PVT LTD

Director

Nisha  
Authorised Signatory

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

8) The Original Allottees/Transferors/Assignors do hereby covenant with the Transferees/Assignees that they have not created any charge or encumbrance of whatsoever nature on the said Office. Neither is the same subject matter for any litigation or stay order nor are the same subject matter of any attachment whatsoever whether before or after judgment or any prohibitory order and they has not created any adverse right whatsoever in favour of any one in respect of the same.

9) The Transferees/Assignees herein do hereby covenant with the Corporation that they will observe and perform the terms & conditions and covenant contents in the Agreement to Sale and Lease Agreement to be executed with The CIDCO of Maharashtra Ltd. and also contains recited under these presents so far as the same relate to the said Office and shall also observe and comply with the bye-laws of society and shall indemnify and keep indemnified the Corporation against the non observance or non performance thereof by them.

10) The Transferees/Assignees herein covenant with and undertake to the Corporation that they will not sale, 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 rules and as per the terms & conditions of Agreement to Sale & Lease Agreement executed between CIDCO of Maharashtra and Original Owner of said Office.

ii) In the instrument by which the apartment owner shall transfer the said premises, the Office Owner binds the Transferees/Assignees not to sale, assign, mortgage, under let or otherwise transfer wholly or partly the said Apartment save and except upon the observance & performance of the conditions herein written.

iii) A true certified copy of the instrument of transfer executed between the Office Owner and the Transferees/Assignees will be deposited with the Estate Office of the Corporation within Seven (7) days from the date of its execution and registration of the same.

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

For ADVANCED MAGNETICS PRIVATE LIMITED  
Director

Nisha  
Authorised Signatory

Signature

**THE SCHEDULE OF OFFICE:**

All rights, title, interest & ownership of **Office No.31, on First Floor of Building No. CC, Commercial Complex, admeasuring 493.40 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**

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

**INCOME TAX PERMANENT A/C NO. AAACA8932E**

**As per Resolution dtd. \_\_\_\_\_**

Through Authorized

**MS. NISHA TEJABHAI PATEL**

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

**AADHAR CARD NO. 8303 1055 7740**

in presence of .....

Nilesh Pawar 

Somshankar K.P. SKPIDEMUDULU



Director

For **ADVANCED MAGNETICS PRIVATE LIMITED**



Nisha  
Authorized Signatory



SIGNED, SEALED AND DELIVERED

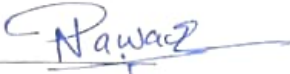
by the within named **"TRANSFEREES/ASSIGNEES"**

**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. SKPIDEMUDULU



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दस्त क. २०१२/२०२९  
११/०५

## RECEIPT

Date : 03/12/2021.

Received a sum of Rs. 11,03,483/- (Rupees Eleven lakh three thousand four hundred eighty three only) through RTGS as mentioned below towards sale, transfer, release, relinquishment all right, title, interest & claim in respect of Office No.31, on First Floor of Building No. CC, Commercial Complex, admeasuring 493.40 sq.ft. Built up, at Sector- 21/22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane by M/s. Advanced Magnetics Pvt. Ltd. to MR. AMIT ASHOK TECKCHANDANI.

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

WE SAY RECEIVED

Rs.11,03,483/-

For ADVANCED MAGNETICS PRIVATE LIMITED

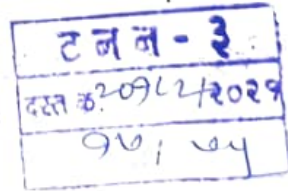
*Nisha*

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.31, 1st First Floor of Building No. CC admeasuring 493.40 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 **Best Deed** of Transfer Cum Assignment dtd. 06/12/2021 and now nothing are due and payable by you to us in respect of the said Office and we have already relinquished all our rights, title, interest of whatsoever nature in respect of the said Office, we say that alongwith physical possession of the said Office. We have also handed over the original papers such as copy of Agreement To Sale, Letter of possession and the original key of said Office.

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

Through Authorized

**MS. NISHA TEJABHAI PATEL**

For ADVANCED MAGNETICS PRIVATE LIMITED

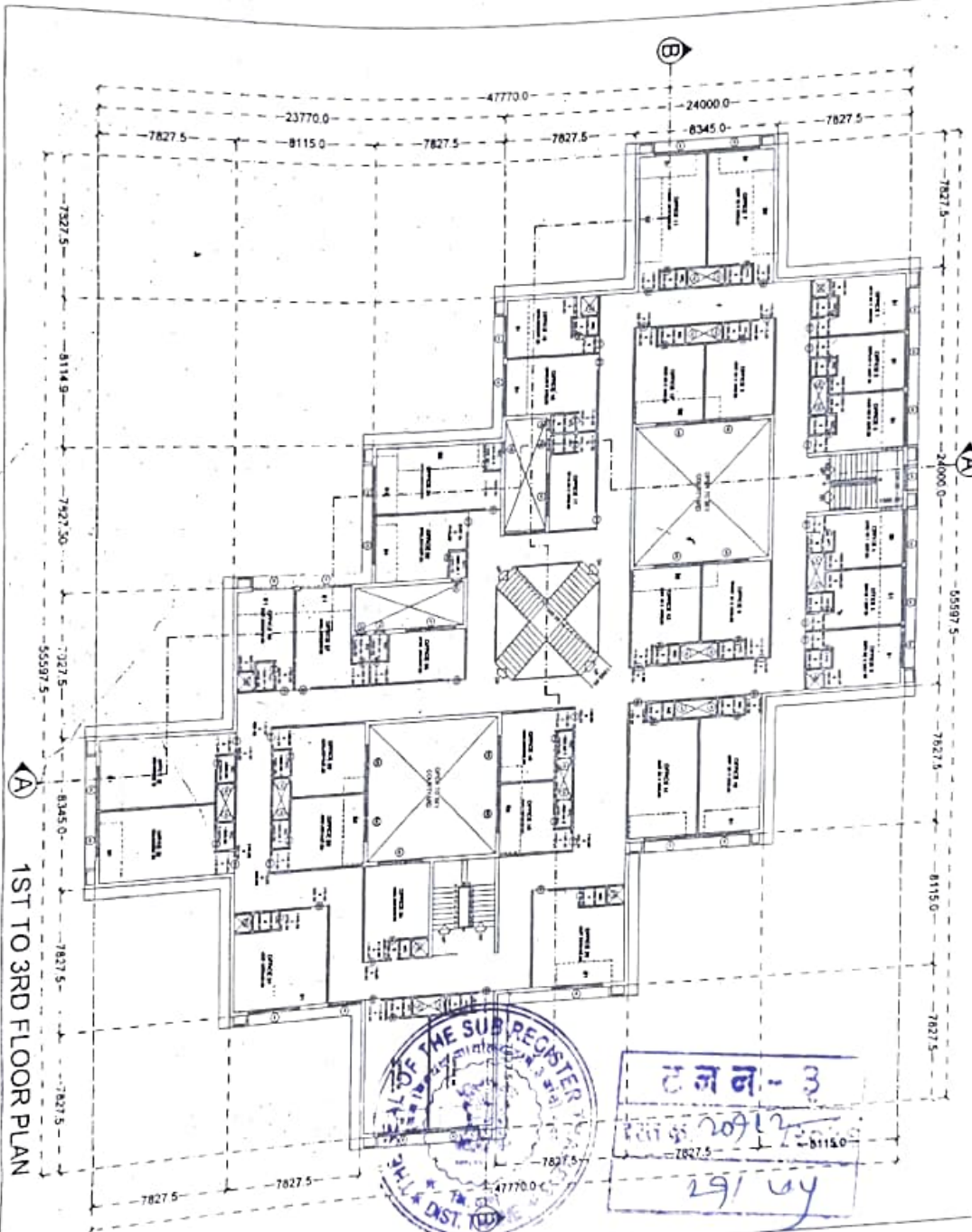
*Nisha*

Authorised Signatory

I, **MR. AMIT ASHOK TECKCHANDANI** do hereby confirm that the possession of Office No.31, on First Floor of Building No. CC, Commercial Complex, Sector- 22, C.B.D. Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane taken over by us.

**MR. AMIT ASHOK TECKCHANDANI**

*Amit Ashok Teckchandani*



1ST TO 3RD FLOOR PLAN

तल्ल न- 3  
29/04

Sl. No.	Particulars	Quantity	Unit	Amount
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...
11	...	...	...	...
12	...	...	...	...
13	...	...	...	...
14	...	...	...	...
15	...	...	...	...
Total			...	...

**FOR OCCUPANCY CERTIFICATE**

**DESCRIPTION OF PROPOSAL**  
COMMERCIAL COMPLEX  
ON PLOT NO. 547,  
SECTOR 51, 2E O.B.D.,  
BEAUPUR, NANI MUMBAI.

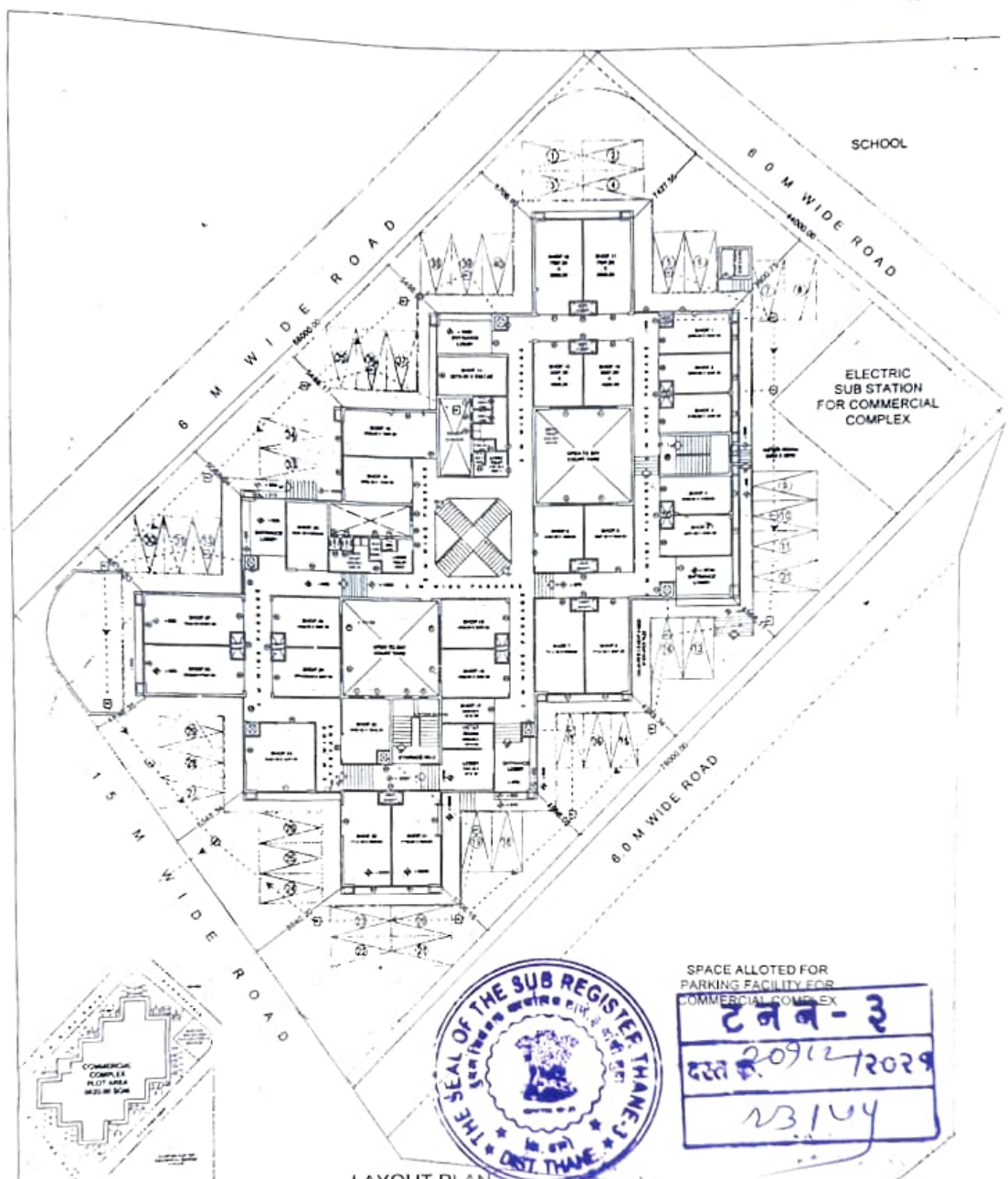
**PREPARED BY**  
M. ARCHITECT

**DATE**  
10/05/2019

**FOR ADVANCED MAGNETICS PRIVATE LIMITED**

*Nisha*  
Authorized Signatory

*[Signature]*



SPACE ALLOTTED FOR  
PARKING FACILITY FOR  
COMMERCIAL COMPLEX

**टन नं- ३**  
दस्तावेज नं. २०१८२०२९  
२३/१५

LAYOUT PLAN

STAMP OF APPROVAL	IMPORTANT NOTES	NOTES	CONTENTS	AS BUILT DRAWING
	<ol style="list-style-type: none"> <li>This drawing is prepared with reference to the "Location Plan" drawing enclosed at C/17 in the original file and the scanned drawings of the said building available in the architecture section.</li> <li>Plot indicated and its respective boundaries is subject to final confirmation plan from planning department.</li> <li>The Drawing is prepared for Plot Facts Occupancy Certificate Purpose.</li> </ol>	<ol style="list-style-type: none"> <li>DRAWING SHOULD NOT BE SCALED &amp; ONLY WRITTEN DIMENSION TO BE FOLLOWED.</li> <li>ALL EXTERNAL WALLS OF 0.23 THK &amp; INTERNAL WALLS AND INTERNAL WALLS OF 0.118 THK.</li> </ol>	<p><b>LAYOUT PLAN</b></p> <p>DESCRIPTION OF PROPOSAL: COMMERCIAL COMPLEX ON PLOT NO. - 847, SECTOR 21, 22 C.B.D. BELAPUR, NAVI MUMBAI.</p>	<p>SCALE: 1:100</p> <p>DATE: 07/05/2019</p> <p>DRG. NO. CIDCO ARCH/W/CC/2012/02</p>

FOR ADVANCED MAGNETICS PRIVATE LIMITED

*Nisha*  
Authorised Signatory

*Shubham*



26/11/2021

सूची क्र.2

दुय्यम निबंधक : मह दु.नि. ठाणे 3

दस्ता क्रमांक : 19458/2021

नोदणी :

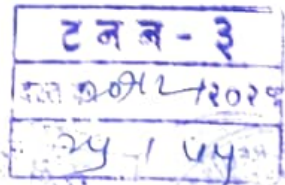
Regn 63m

गावाचे नाव : वेलापूर

(1) विलेखाचा प्रकार	अॅपीग्रेट टू रोस
(2) मोबदला	515603
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : इतर माहिती: अफिस नं 31 पहिला मजला बिल्डिंग कर्मशियल आणि शॉपिंग कॉम्प्लेक्स प्लॉट नं 7 सेक्टर 22 गी बी डी वेलापूर नवी मुंबई ( Plot Number : 7 ; SECTOR NUMBER : 22 ; )
(5) क्षेत्रफळ	1) 493.40 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सिद्धको निमीटेड तर्फे असीस्टंट मार्केटींग ऑफिसर श्री उन्मेष वाफेकर वय:- 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 पॅन नं:-AACCC3303K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स अडबान्सड मॅनेज्मन्ट प्राव्हेंट लिमिटेड तर्फे ऑथोराइज्ड मीम निगा तेजाभाई पटेल वय:- पत्ता:-प्लॉट नं :- माळा नं :- इमारतीचे नाव :- ब्लॉक नं :- रोड नं: 904-बी कांटम पार्क गुलाब नगर व्हार दांडा रोड व्हार वेस्ट मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:-AAACA8932E
(9) दस्तऐवज करून दिल्याचा दिनांक	24/11/2021
(10) दस्त नोंदणी केल्याचा दिनांक	25/11/2021
(11) अनुक्रमांक, खंड व पृष्ठ	19458/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	31000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	5200
(14) श्रेय	

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

(CIN - U99999 MH 1970 SGC - 014574)

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

PHONE : 00-91-22-6650 0900

FAX : 00-91-22-2202 2509

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,

Navi Mumbai - 400 614.

PHONE: 00-91-22-6791 8100

FAX : 00-91-22-6791 8166

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

Date: 22/3/2014

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

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

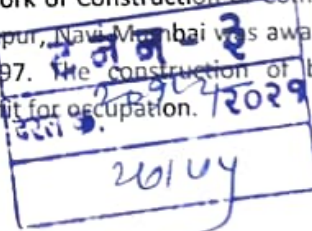
C.A.No. : 10/CIDCO/EE(Belapur)/1996-97

Dear Sir,

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

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

This is for your information please.



Yours Faithfully

  
(R. B. Dhayatkar)

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

# ADVANCED MAGNETICS PVT. LTD.

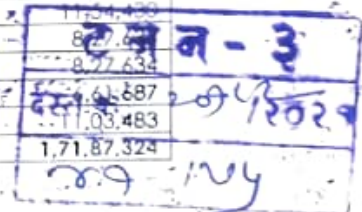
CIN: U31300MH1981PTC025056  
REGD OFFICE: B-906, Quantum Park, Union Park, off Carter Road, Khar (W), Mumbai - 400052.

**CERTIFIED TRUE EXTRACT OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF ADVANCED MAGNETICS PRIVATE LIMITED HELD ON WEDNESDAY, OCTOBER 20, 2021 AT 06.00 PM AT THE REGISTERED OFFICE OF THE COMPANY OFFICE IN MUMBAI**

**For Sale of shops/offices in Commercial Complex Building on Plot No.7, Sector-21/22, CBD Belapur, Navi Mumbai.**

**"Resolved that** in super session to the earlier resolution passed by the Board of Directors vide its meeting dated April 05, 2021, consent of the Directors be and hereby accorded to transfer/sell following offices/shops 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 Tirupati 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.)
Shops -Gr floor				
1	22	611.39	611.08	1,597,815
2	23	618.68	618.13	16,16,249
Office - 1 <sup>st</sup> floor				
3	15	370.20	295.86	6,60,862
4	16	370.20	375.54	8,39,890
5	17	370.20	279.42	6,24,919
6	18	370.20	370.06	8,27,634
7	19	370.20	370.06	8,27,634
8	20	370.20	493.40	11,03,483
9	21	475.88	490.38	10,96,728
10	22	532.58	390.81	8,74,041
11	23	375.68	279.42	6,24,919
12	24	375.68	370.06	7,63,850
13	25	279.42	279.42	11,54,430
14	26	279.42	279.42	8,27,634
15	28	490.38	370.06	8,27,634
16	29	490.38	370.06	8,27,634
17	30	295.86	295.86	6,60,862
18	31	349.66	493.40	11,03,483
<b>Total</b>		<b>7391.91</b>	<b>7477.44</b>	<b>1,71,87,324</b>

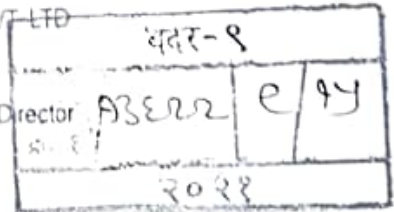


**Resolved further that** any Director or Ms. Nisha Patel (PAN: ASNPP1387Q), Authorised Representative of the Company be and are hereby authorized to sign and execute various Deed of Transfer cum Assignment Agreements with Mr. Amit Ashok Teckchandani for transfer of these 18 shops & offices and Ms. Nisha Patel, Authorised Representative is to complete Registration process with various authorities for transfer of these 18 shops/offices and to do all such deed and things as may be required to give effect to the said transfer.

**Resolved further that** the Power of Attorney be issued in favour of Ms. Nisha Patel for the purpose of Registration of the sale of these 18 shops and to do all such acts, deeds and things as may be required to complete the registration of sale with the concern authority and that the said Power of Attorney be issued in the name of Mr. Marazban Hansotia, Director of the Company.



ADVANCED MAGNETICS PVT LTD  
*(Handwritten Signature)*



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**  
(CIN - U99999 MH 1970 SGC - 014574)**REGD. OFFICE**  
"NIRMAL", 2nd Floor  
Nariman Point  
Mumbai - 400021Phone: 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-1/2021/8000130934

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-31 Constructed on Plot No.7, Sector No.21/22, Node Belapur, Navi Mumbai

Ref.:(1) NOC number 8000130934 dated .  
(2) Copy of Deed of Assignment dated Registered under Sr. No.TNN3-20182-2021 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	OFFICE31	38.9700

Thank You

Yours Sincerely,

TAKALE  
RAJARAM  
BABURAO  
Date: 2021.12.24  
12:14:57 +0530'

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

Ref No CIDCO/ESTATE-1/2022/8000147305

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 8000147305

In respect of Shop/Office No OFFICE-31, COMMERCIAL COMPLEX/1, Plot No.7,  
Road No 00, Sector 21/22, Belapur, Navi Mumbai

Sr/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-31, 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

  
R. J. JADHAV  
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

Reference No: 20003118/90010391 | 125  
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-1-31	CC	01	31	341.660

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	357,035.00	41,400.00	315,635.00

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

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

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

R. K. Raisinghani  
Bac., 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 Gujarati School, Ulhasnagar - 421 002.

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

REF.NO./CRR/AAT-31/TCC/864/2022

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. 31, On 1<sup>st</sup> Floor, Admeasuring Area 493.40 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. 31,  
On 1<sup>st</sup> Floor,  
Admeasuring  
Area 493.40 Sq  
Fts., in the  
Building No. C.C.  
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.

Mentioned herein under

Note: Only originals of certified extracts from the registering / land /revenue/other authorities be examined.

Sr. No.	Date	Name/Nature of the Document	Original / certified copy / certified extract/ photocopy, etc	In case of copies whether original was scrutinized by the Advocate
1	27/3/2008	Fresh Certificate of Incorporation of dated 27/3/2008 regarding change of name from ADVANCED MAGNETICS LTD to ADVANCED MAGNETICS PVT LTD issued by Registrar of Companies, Mumbai, regarding Registration of the said company under Companies Act.	Photocopy	No



<b>PAGE#3</b>				
2	31/7/2020	Special Power of Attorney dated 31/7/2020 executed by <b>ADVANCED MAGNETICS PVT. LTD. through its Director SHIRAZ PATEL in favour of MS. NISHA TEJABHAI PATEL</b> , regarding execution and registration of agreement in respect of the said property. The said Power of Attorney is duly registered with the Office of Sub-Registrar, Andheri-3, bearing Registration No.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 <b>STATE BANK OF INDIA</b> for Rs.36,200/- in favour of <b>M/S. ADVANCED MAGNETICS PVT. LTD.</b> regarding payment of Stamp Duty & Registration Fees in respect of the above said property.	Photocopy	No
5	24/11/2021	Agreement for Sale dated 24/11/2021 executed between <b>CITY &amp; INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED</b> through Assistant Marketing Officer, <b>SHRI. UMESH CHAPHEKARE</b> (Corporation) and <b>M/S. ADVANCED MAGNETICS PVT. LTD. through its Authorized Signatory MS. NISHA TEJABHAI PATEL (Office Owners)</b> , in respect of the above said property. The said agreement is duly registered with the Office of Sub-Registrar, Thane-3, bearing Registration No. 19458/2021 dated 25/11/2021.	Photocopy	No





6. In case of second / subsequent charge in favour of the Bank, there are no other mortgages / charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank [Delete whichever is inapplicable].  
Ans N.A.

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.36,200/- in favour of **M/S. ADVANCED MAGNETICS PVT. LTD.** regarding payment of Stamp Duty & Registration Fees in respect of the above said property.

e. Agreement for Sale dated 24/11/2021 executed between **CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED** through Assistant Marketing Officer, **SHRI. UMESH CHAPHEKARE (Corporation)** and **M/S. ADVANCED MAGNETICS PVT. LTD.** through its Authorized Signatory **MS. NISHA TEJABHAI PATEL (Office Owners)**, in respect of the above said property. The said agreement is duly registered with the Office of Sub-Registrar, Thane-3, bearing Registration No. 19458/2021 dated 25/11/2021.

f. Receipt dated 25/11/2021, bearing Registration No. TNN3-19458-2021 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.



SCHEDULE OF THE PROPERTY

“Office No. 31, On 1<sup>st</sup> Floor, Admeasuring Area 493.40 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.

