

SALE DEED

This Sale Deed is made and entered into at Navi Mumbai, on this 26th day of March 2019.

BETWEEN

1) MR. SANJIV KUMAR AGGARWAL, S/O. SURINDER PAL AGGARWAL, (PAN NO. AAMPA2781Q), 2) MR. VIMAL KUMAR AGGARWAL, S/O. SURINDER PAL AGGARWAL, (PAN NO. AAMPA2780R), both adult, Indian Inhabitants, having address at – Ganesh Oil Mills, Regd. G. T. Road, Damtal, Himachal Pradesh-176403, hereinafter referred to as “THE TRANSFERORS” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the One Part.

Sanjiv Kumar
Vimal Kumar

Sharma
Tigra

2

AND

MR. YOGESH ISHWARCHAND SHARMA, S/O. ISHWARCHAND GULJARILAL SHARMA, aged 35 years, (PAN NO. ASEPS6877R), adult, Indian Inhabitants, having address at 12/6, F-Type, Near Bank of India, Sector-4E/A, Kalamboli, Navi Mumbai, Tal. Panvel, Dist. Raigad, hereinafter referred to as "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof

be deemed to mean and include their heirs, executors, administrators and assigns) of the Other Part.

पत्र-३	
BUYER	२०१९
E/S	

DESCRIPTION OF THE PROPERTY

Flat No. : 902, B-wing, Ninth Floor, Tower No. 2,

Society : THE SPRINGS CHS Ltd.,

Regn. No. : NBOM/CIDCO/HSG(T.C.)/5657/JTR/YEAR2014-2015,
Dt. 31/07/2014

Situated at : Plot No. 4, Sector - 20,

Node : Kalamboli, Navi Mumbai,

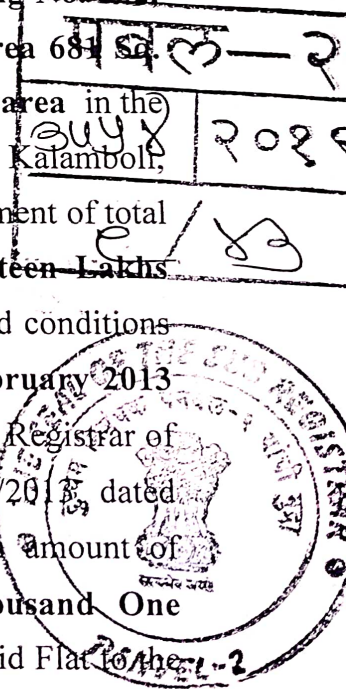
Area : measuring 681 Sq. Ft. Carpet area
along with 154 sq ft of terrace area

Sale Price : Rs.59,50,000/-
(Rupees Fifty Nine Lakhs Fifty Thousand Only)

(hereinafter for the sake of brevity to referred to as the said Flat)

WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd. is a Government Company within the meaning of the Companies Act. 1956

M/S. ATHARVA DEVELOPERS (hereinafter referred to as the Promoters) the party of One Part and M/S. PLATINUM PROPERTIES (hereinafter referred to as the Developers/ Confirming Party) the party of Second Part and 1) MR. SANJIV KUMAR AGGARWAL S/O. SURINDER PAL AGGARWAL, 2) MR. VIMAL KUMAR AGGARWAL S/O. SURINDER PAL AGGARWAL, (hereinafter referred to as the Purchasers) the party of Third part for the Sale of Flat bearing No. 902, on the 9th Floor, "B" wing, Tower No. 2, admeasuring . area 681 sq Ft. Carpet area along with 154 sq ft of terrace and floor bed area in the Project Known as "THE SPRINGS", Plot No. 4, Sector – 20, Kalamboli, Navi Mumbai, 410218 Tal – Panvel, Dist - Raigad against payment of total agreed consideration amount of **Rs.16,89,100/- (Rupees Sixteen Lakhs Eighty Nine Thousand One Hundred Only)** on the terms and conditions mentioned therein. The said Agreement for Sale dated 4th February 2013 has been duly Stamped and Registered with the Concerned Sub Registrar of Assurance at Panvel - 4 under Registration Serial No. 1057/2013 dated 04.02.2013 and after payment of total agreed consideration amount of **Rs.16,89,100/- (Rupees Sixteen Lakhs Eighty Nine Thousand One Hundred Only)**, the Developers handed over possession of said Flat to the Purchaser under Possession letter dated 04.02.2013 to 1) MR. SANJIV KUMAR AGGARWAL S/O. SURINDER PAL AGGARWAL, 2) MR. VIMAL KUMAR AGGARWAL S/O. SURINDER PAL AGGARWAL.



AND WHEREAS the Developers constructed Residential Cum Commercial Building Known as "THE SPRINGS" on the said plot as per approved Plan and specifications and CIDCO Ltd. issued Occupancy Certificate under Reference bearing No. CIDCO/BP-2949/ATPO(NM & K) 2012/008 dated 10th October 2012.

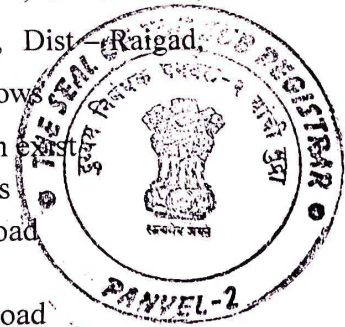
20. And whereas Agreement for Sale has been executed between the TRANSFERORS and the TRANSFEREE on 21.02.2019 and the same was duly registered vide Registration Receipt No. 2670 Document No.PVL2-2267, dated 21.02.2019.

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१५/४३	

SCHEDULE OF THE LAND

ALL THAT piece or parcel of land known as Plot No. 4, Sector - 20, Kalamboli (12.5% Scheme), Navi Mumbai, Tal - Panvel, Dist - Raigad, admeasuring 16,199.57 Sq. Mtrs. area and bounded as follows:

- On or towards the North by : 50.00 Mtrs. Belt from existing Mangroves
 On or towards the South by : 15.00 Mtrs. Wide Road
 On or towards the East by : Open Space
 On or towards the West by : 15.00 Mtrs. Wide Road



SCHEDULE OF THE PROPERTY

Right, title, interest, membership under Proposed Shares of "THE SPRINGS CO-OPERATIVE HOUSING SOCIETY LTD." and Ownership Right of Flat bearing No. 902, on the 9th Floor, "B" wing, Tower No. 2, admeasuring area 681 Sq. Ft. Carpet area along with 154 sq ft of terrace area, in the Project Known as "THE SPRINGS", Plot No. 4, Sector - 20, Kalamboli, Navi Mumbai, 410218 -Tal - Panvel, Dist - Raigad.

Sayee Kumar
Kumar Aggarwal

Sayee Kumar
Kumar Aggarwal

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands the days and the year first hereinabove written

SIGNED SEALED AND DELIVERED BY THE
Within named the TRANSFERORS

1) MR. SANJIV KUMAR AGGARWAL,
S/O. SURINDER PAL AGGARWAL
(PAN NO. AAMPA2781Q),

Sanjiv Kumar

Vimal Kumar
2) MR. VIMAL KUMAR AGGARWAL,
S/O. SURINDER PAL AGGARWAL
(PAN NO. AAMPA2780R),



In the presence of

495-2
T. RAKESH Sharma
S/O. RAKESH Sharma
9/2/83

Rakesh Sharma

SIGNED SEALED AND DELIVERED BY THE
Within named the TRANSFEREE
MR. YOGESH ISHWARCHAND SHARMA
S/O. ISHWARCHAND GULJARILAL SHARMA,
(PAN NO. ASEP56877R),

Yogesh Sharma

In the presence of

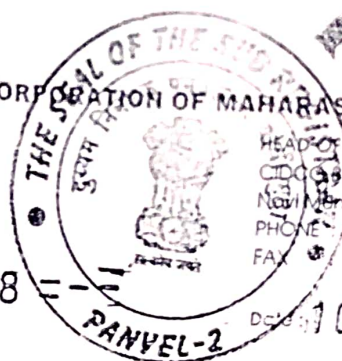
1. Rakesh Sharma

2.



पवल-२
 ३०५४/२०१९
 ३५/४३

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
 REGD. OFFICE:
 "NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 PHONE : (Reception) +91-22-6650 0900 / 6650 0928
 FAX : +91-22-2202 2509 / 6650 0933



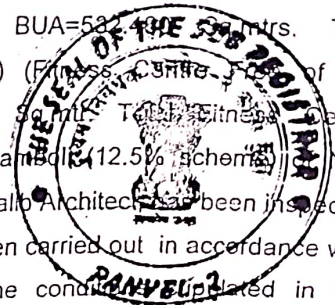
CIDCO
 WE MAKE CITIES
 HEAD OFFICE:
 CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 614.
 PHONE : +91-22-6791 8100
 FAX : +91-22-6791 8166

CIDCO/BP-2949/ATPO(NM & K)/2012/908
 Ref. No.

Date: 10 OCT 2012

Unique Code No.	2	0	1	2	0	3	0	2	1	0	2	1	0	2	1	0	2
	पवल-२																
OCCUPANCY CERTIFICATE																	
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	२५/५०																

I hereby certify that the development of Residential Building, (1 to 9 Wings of Gr. +18 floors), [Res. BUA=23759.810 Sq.mtrs., Comm. BUA=58.4 Sq.mtrs. Total BUA=24292.29 Sq.mtrs. (No. of Units R-324, C-05) (Fin. Res. Centre BUA=200.00 Sq.mtr. BUA Taken In FSI =80.792 Sq.mtr. Total BUA=280.792 Sq.mtr.)] on Plot No.4, Sector-20 at Kalamandir (12.5% scheme) Navi Mumbai completed under the supervision of M/s. Soyuz Talo Architects has been inspected on 19/04/2012 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Development Permission dated 10/04/2007 and that the development is fit for the use for which it has been carried out.



(Signature)
 (R. B. Patil)
 Add. Town Planning Officer (BP)
 (Navi Mumbai & Khopda)