

B- 901

Page 1 of 2

03/2019

सह दु.नि.पनवेल 2

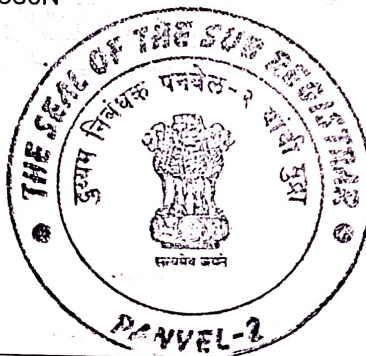
क्रमांक : 3757/2019

नोंदणी :

Regn:63m

गावाचे नाव : कळंबोली

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	7900000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7853804.28
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन :, इतर माहिती: विभाग क्र-3/15/20, दर-68400 प्रति चौ मि सदनिका क्र 901, नववा मजला " द स्प्रिंग को ऑप हौ सोसा लि " बी विंग, टॉवर नं 2, भूखंड क्र 04 सेक्टर 20 रोडपाली कळंबोली ता पनवेल जि रायगड - क्षेत्रफळ- 909 चौ फुट कारपेट + 204 चौ फुट टेरेस, एफ बी ((Plot Number : - ; SECTOR NUMBER : - ;)
(5) क्षेत्रफळ	1) 909 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:-संजीव कुमार अग्रवाल -- वय:-56; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गणेश ऑइल मिल, जी टी रोड, दमतल हिमाचल प्रदेश, ब्लॉक नं: -, रोड नं: -, हिमाचल प्रदेश, KANGRA. पिन कोड:-176403 पॅन नं:-AAMPA2781Q 2): नाव:-विमल कुमार अग्रवाल -- वय:-59; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गणेश ऑइल मिल, जी टी रोड, दमतल हिमाचल प्रदेश, ब्लॉक नं: -, रोड नं: -, हिमाचल प्रदेश, KANGRA. पिन कोड:-176403 पॅन नं:-AAMPA2780R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-राकेश ईश्वरचंद शर्मा -- वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 12/6, एफ-टाईप बँक ऑफ इंडिया जवळ, सेक्टर 4ई/ए, कळंबोली ता पनवेल जि रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड: (००:). पिन कोड:-410218 पॅन नं:-ASEPS6886N
(9) दस्तऐवज करून दिल्याचा दिनांक	26/03/2019
(10) दस्त नोंदणी केल्याचा दिनांक	26/03/2019
(11) अनुक्रमांक, खंड व पृष्ठ	3757/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेरा	



सह दुय्यम निबंधक वर्ग-२
(पनवेल-२)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

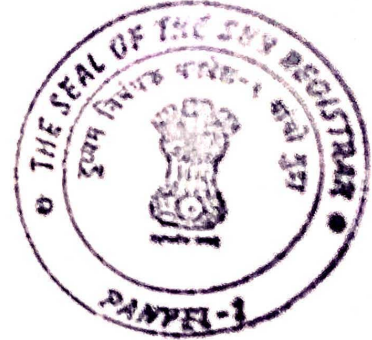
मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(25-a) Movable Property

2023/8/11 15:18

4/83



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.

Sanjeev Kumar
Vimal Aggarwal

Rakem Sheet 1

2

AND

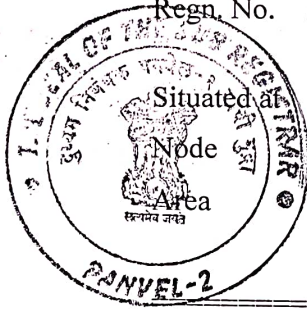
MR. RAKESH ISHWARCHAND SHARMA S/O. ISHWARCHAND GULJARILAL SHARMA, aged 38 years, (PAN NO. ASEPS6886N), adult, Indian Inhabitants, having address at 12/6, F-Type, Near Bank of India, Sector-4E/A, Kalamboli, Navi Mumbai, Tal. Panvel, Dist. Raigad, hereinafter referred to as "THE TRANSFEREE" (which expression 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.

पवल-२	
सुयु	२०२२
६/४३	Flat No.
	Society

DESCRIPTION OF THE PROPERTY

Flat No. : 901, 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 : admeasuring 909 Sq. Ft. Carpet area
along with 204 sq ft of terrace area

Sale Price : Rs.79,00,000/- (Rupees Seventy Nine Lakhs 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 (hereinafter referred to as "THE CORPORATION" having its Registered office at Nirmal, 2nd floor, Nariman Point, Bombay 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, 1966, Maharashtra Act No. XXXVII of 1966 (hereinafter referred to as "the said Act"), for the New Town of New Bombay. The area designated as site for New Town under Sub-Sec. (1) and (3-A) of section 113 of the said Act.

Sajendra Kumar
Nirmal Aggarwal

Rakesh Sharma

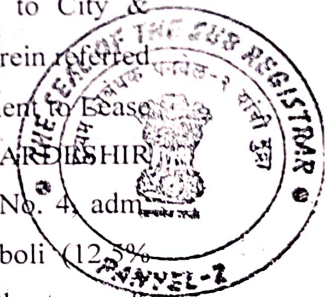
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AND WHEREAS the State Government has acquired land within the designated area of New Bombay and vested the same in the Corporation by an order duly made in the behalf as per the provision of Section 113 - A of the said Act.

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

पवेल-२	
BUYU	२०१९
७/४३	

AND WHEREAS pursuant to Application dated 7th March, 2003 made by MR. DOSU ARDESHIR BHIWANDIWALLA to City & Industrial Development Corporation of Maharashtra Ltd. (herein referred to as the CIDCO) and The CIDCO Ltd. entered into Agreement to Lease dated 26th September, 2006 with MR. DOSU ARDESHIR BHIWANDIWALLA the party of Other Part for the Plot No. 4, adm area 16199.57 Sq. Mtrs., Sector - 20, Village - Kalamboli (12.5% Scheme), Navi Mumbai, Tal - Panvel, Dist - Raigad on the terms & conditions therein contained. The CIDCO Ltd. agreed to grant a lease in favour of Original Licensee or his nominees for terms of 60 years of all that piece and parcel of Plot No. 4, adm. area 16199.57 Sq. Mtrs., Sector - 20, Village - Kalamboli (12.5% Scheme), Navi Mumbai, Tal - Panvel, Dist - Raigad more particularly described in the land schedule therein written. The Said Agreement to Lease dated 26th September, 2006 has been duly Stamped and Registered with the concerned Sub-Registrar of Assurances at Panvel under Registration Serial No. PVL/7836/2006.



AND WHEREAS by a Tripartite Agreement dated 11th December, 2006 executed by and between CIDCO Ltd. the party of First Part, MR. DOSU ARDESHIR BHIWANDIWALLA the party of Second Part and M/S. ATHARVA DEVELOPERS, Partnership Firm, Registered under the Partnership Act, 1932, having its Registered Office at - 604, Vardhaman Palace, Plot No. 48, Sector - 17, Vashi, Navi Mumbai - 400703 as New Licensees the party of Third part for the transfer of said GES Plot No. 4 on the terms and conditions mentioned

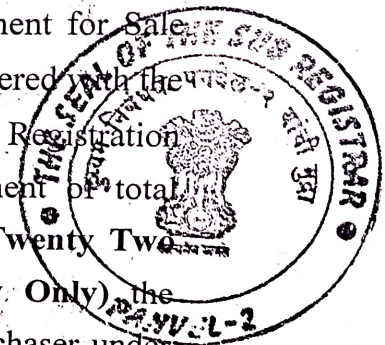
Dajee Kumar
Rahul D. Kumar

Rakesh Sharma

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AND WHEREAS Agreement for Sale dated 4th February 2013 duly registered on 4th February 2013 executed by and between 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. 901, on the 9th Floor, "B" wing, Tower No. 2, admeasuring area 909 Sq. Ft. Carpet area along with 204 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 against payment of total agreed consideration amount of Rs.22,28,850/- (Rupees Twenty Lakhs Twenty Eight Thousand Eight Hundred Fifty 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. 1058/2013, dated 04.02.2013 and after payment of total agreed consideration amount of Rs.22,28,850/- (Rupees Twenty Lakhs Twenty Eight Thousand Eight Hundred Fifty 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.

पानवेल - २	
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₹ 22,28,850 / ४३	



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

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SOCIETY LTD." bearing Registration No. NBOM/CIDCO/HSG(T.C.)/5657/JTR/YEAR 2014-2015, dt.31/07/2014 (hereinafter referred to as said society) and Transferor became the member of said society. However the Share Certificate is not yet issued.

AND WHEREAS the Transferor herein is legally, lawfully, absolutely seized and possessed of and otherwise well and sufficiently entitled the Proposed Shares and **Flat bearing No. 901, on the 9th Floor, "B" wing, Tower No. 2, admeasuring area 909 Sq. Ft. Carpet area along with 204 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. more particularly described in the schedule written herein under.

पवल-२	
3040	3022
The TRANSFERORS	

AND WHEREAS:
The TRANSFERORS are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to free from all

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 exist 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. 901, on the 9th Floor, “B” wing, Tower No. 2, admeasuring area 909 Sq. Ft. Carpet area along with 204 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 .

Saijendra
Rajendra S. S. S. S.

Rakesh Sharma

2023/8/11 17:21

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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 Aggarwal

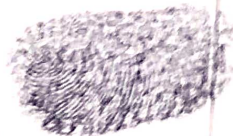
2) MR. VIMAL KUMAR AGGARWAL,
S/O. SURINDER PAL AGGARWAL
(PAN NO. AAMPA2780R),

Vimal Kumar Aggarwal

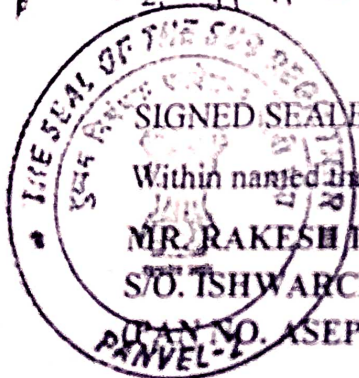


In the presence of
<i>पवन शर्मा</i>
<i>Buyo Vagoo Sharma</i>
<i>9E/83</i>

Shame



2. *Hari Saena. H Saena*



SIGNED SEALED AND DELIVERED BY THE
Within named the TRANSFEREE
MR. RAKESH ISHWARCHAND SHARMA
S/O. ISHWARCHAND GULJARILAL SHARMA,
(PAN NO. ASEPS6886N),

Rakesh Sharma

In the presence of

1. *Shame*



2023/8/11 1

पवल-२	
३३/४३	२०१९
३३/४३	

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION

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



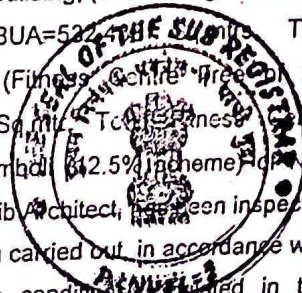
CIDCO/BP-2949/ATPO(NM & K)/2012/908 = --
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OCCUPANCY CERTIFICATE

पवल-२	
३३/४३	२०१९
३३/४३	

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=522.47 Sq.mtrs., Total BUA=24282.29 Sq.mtrs. (No. of Units R-324, C-05) (Fitness Centre, Green Centre BUA=200.00 Sq.mtr. BUA Taken In FSI = 80.792 Sq.mtr. Total Fitness Centre BUA=280.792 Sq.mtr.)] on Plot No.4, Sector-20 at Kalambe (42.5% in Navi Mumbai completed under the supervision of M/s. Soyuz Talib Architect, 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.



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