



thereabouts and bounded as follows

On or towards the North by

On or towards the South by

On or towards the East by

On or towards the West by

- Proposed 30 mtrs wide road

- Plot no. 33

- 35 mtrs proposed channel

- 24 mtrs wide road

**SECOND SCHEDULE ABOVE REFERRED TO
(Description of the Flat)**

Flat No. : 802, Eight Floor,

Society : **LAXMINA AURUM CHS Ltd.,**

Reg. No. : NBOM/CIDCO/HSG(TC)/7844/JTR/2018-2019

Situated at : Plot No. 32, Sector 17,

Node : Ulwe, Navi Mumbai,

Area : 49.548 Sq. Mtr. Carpet Area

: CB Area 5.669 Sq. Mtrs.

: FB Area 4.234 Sq. Mtrs.

: Terrace Area 4.747 Sq. Mtrs.

Shivangi Tripathi

Anoop
14/2/23

पवल - १	
२४४	२०२३
९९	१३०

AND

1) MR. ANOOP SHARMA, aged 31 years, (PAN NO. CQDP57727M),

2) MRS. SHIVANGI TRIPATHI (W/O MR. ANOOP SHARMA), aged 25 years,

(PAN NO. BSBPT2797R), both adults, Indian Inhabitants, residing at, House

4425 Sector - 3, Near Police Choki, H.B.C, Ballabgarh, Faridabad,

Haryana - 121004 and Flat no. 403, Plot No. 9, The Regency Park, Sector

2, Ballabgarh, Faridabad, Haryana - 121004 respectively, hereinafter

referred to as "THE TRANSFEREES" (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.

DESCRIPTION OF THE PROPERTY

Flat No. : 802, Eight Floor,

Society : LAXMINA AURUM CHS Ltd.,

Reg. No. : NBOM/CIDCO/HSG(TC)/7844/JTR/2018-2019

Situated at : Plot No. 32, Sector 17,

Node : Ulwe, Navi Mumbai,

Area : 49.548 Sq. Mtr. Carpet Area

: CB Area 5.669 Sq. Mtrs.

: FB Area 4.234 Sq. Mtrs.

: Terrace Area 4.747 Sq. Mtrs.

SALE PRICE : Rs.84,00,000/-

(Rupees Eighty Four 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 the new Town Development Authority (hereinafter called as the Corporation) declared for the area designated as site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its power

Shivangi Tripathi

Anoop
12/23



AGREEMENT TO SELL

THIS AGREEMENT TO SELL made at Navi Mumbai on this 14th day of February 2023.

BETWEEN

MRS. NIKITA HARISH VASWANI, age 51 years (PAN NO. **ADOPV9943J**), an adult, Indian Inhabitant, residing at **FLAT NO 1502, SUPREME SIGNATURE CHS LTD, UNION PARK, SION TROMBAY ROAD, CHEMBUR, MUMBAI-400071.** referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns) of the One Part.

Amrap
11/2/23

Shivangi Teerpathi

[Signature]

CHALLAN
MTR Form Number-6



Barcode		Date 14/02/2023 14:57:21		Form ID - 25.2	
Director General Of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)	282 2023		
Registration Fee		PAN No.(If Applicable)	CQDP57727M		
252 PAVEL 3 JOINT SUB REGISTRAR		Full Name	ANOOP SHARMA AND SHIVANGI TRIPATHI		
2023 One Time		Flat/Block No.	FLAT NO 802 5TH FLOOR		
Account Head Details		Premises/Building	CHS LTD		
Stamp Duty	Amount In Rs.	Road/Street	PLOT NO 32 SECTOR NO:17 ULVE		
	9000.00	Area/Locality	NAVI MUMBAI		
		Town/City/District			
		PIN	4 1 0 2 0 6		
		Remarks (If Any)	PAN2=ADOPV9943J-SecondPartyName=NIKITA HARISH VASWANI-		
		Amount In	Nine Thousand Rupees Only		
		Words	9,000.00		
IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023021416918 2792812356	
		Bank Date	RBI Date	14/02/2023-14:57:00 Not Verified with RBI	
		Bank-Branch	IDBI BANK		
		Scroll No. , Date	Not Verified with Scroll		



This Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 हाचा दस्तऐवज नोंदणी कार्यालयात नोंदणी करावयाच्या दस्तऐवजाची लागू आहे. नोंदणी न करावयाच्या दस्तऐवजाची सधर घेऊन लागू

Anoop
14/2/23

Shivangi Tripathi

AT

सूची क्र.2

दस्तावेज क्रमांक : मह. दु. नि. पत्र क्र. 2

दस्तावेज क्रमांक : 2442/2023

नोंदणी

Region 63m

गावाचे नाव : उलवे

पत्रांम

00000

172898

1) पालिकेचे नाव: रायगाड इतर वर्णन : इतर माहिती: सदनिका क्र.802, आठवा मजला, लक्ष्मीना अंगण सी.एच.ए.सी. प्लॉट नं.32, सेक्टर-17, उलवे, नवी मुंबई, क्षेत्र-49.548 चौ.मी. प्लॉट नं. +5.669 चौ.मी. प्लॉट नं. +4.747 चौ.मी. क्षेत्र ((Plot Number : 32 ; SECTOR NUMBER : 17 ;))

1) 49.548 चौ.मीटर

पत्रांम

पत्रांम

पत्रांम

1) नाव: निकिता हरीश वामवाती - - वय:-51; पत्ता:-प्लॉट नं. - , माळा नं. - , इमाग्रीचे नाव प्लॉट नं. 110 - - मुंबई मिट्रेवर सी.एच.ए.सी. युनिअन पार्क, मायन ट्रीमवे रोड, वेवूर, मुंबई, प्लॉट नं. - , रोड नं. - , महागाट, मुंबई. पिन कोड:-400071 पत्र नं:-ADOPV9943J

पत्रांम

पत्रांम

1) नाव:-अनूप शर्मा - - वय:-31; पत्ता:-प्लॉट नं. - , माळा नं. - , इमाग्रीचे नाव: हाडम नं. 110-5, सेक्टर-2, पॉलीन चौकी जवळ, एच.बी.सी., बल्लभगड, फरीदाबाद, हरियाणा, प्लॉट नं. - , रोड नं. - , हरियाणा, फरीदाबाद. पिन कोड:-121004 पत्र नं:-CQDPS7727M

2) नाव:-शिवांगी विगाडी (बाईक अँड अनूप शर्मा) - - वय:-25; पत्ता:-प्लॉट नं. - , माळा नं. - , इमाग्रीचे नाव: प्लॉट नं. 110-5, प्लॉट नं. 9, 3 रिजिन्सी पार्क, सेक्टर-2, बल्लभगड, फरीदाबाद, हरियाणा, प्लॉट नं. - , रोड नं. - , हरियाणा, फरीदाबाद. पिन कोड:-121004 पत्र नं:-BSBPT2797R

पत्रांम

14/02/2023

पत्रांम

14/02/2023

पत्रांम

2442/2023

पत्रांम

504000

पत्रांम

30000

पत्रांम

पत्रांम

(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.

मह. दु. नि. पत्र क्र. 2
(पत्रांम - 2)