

VSI3-15695-2026

सूची क्र. २

Index II

(महाराष्ट्र नोंदणी नियम १९६१ च्या नियम २९ नुसार)



निळेमोरे

ह-पालघर

नी कार्यालय - सह दु.नि.वसई ३

तालुका- वसई

स्थानिक स्वराज्य संस्था - वसई विरार महानगरपालिका (महानगरपालिका)

दस्त क्रमांक - VSI3-15695-2026

विलेखाचा प्रकार	अनुच्छेद - अभिहस्तांतरणपत्र प्रकार - करारनामा
मालमत्ता तपशील/वर्णन	1) इतर वर्णन: , इतर माहिती: मदनिका क्र.1007,दहावा-मजला,ड-बिंग,बिल्डिंग नं.9,"शीतल दीप को ऑप ही सो ली,बिवा स्वास्तिक टाउनशिप,निळेमोरे,नालासोपारा पश्चिम,तालुका-वसई,जिल्हा-पालघर,एकूण क्षेत्रफळ-28.77 चौ.मी.(कार्पेट).((Survey Number : सर्वे नं. 242 (जुना सर्वे नं. 149) हिस्सा नं. , सर्वे नं. 247 हिस्सा नं. पार्ट, सर्वे नं. 248 हिस्सा नं., सर्वे नं. 249, हिस्सा नं. पार्ट ;)) - स्थानिक स्वराज्य संस्था: वसई विरार महानगरपालिका
क्षेत्रफळ	1) 28.77 चौ.मीटर
आकारणी किंवा जुडी देण्यात असेल तेव्हा	
दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादीचे नाव व पत्ता.	1. नाव:- राम कैलाश पलकधारी - वय:- 45 पत्ता:- प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: सी-402 , एकवीरा अपार्टमेंट,आचोळे गाव, आंबेडकर नगर, संतोपी माता मंदिर, नालासोपारा पूर्व , महाराष्ट्र, ठाणे. पिन:- 401209 पॅन नं:- AKEXXXXX9D मोबाईल क्र:- 900XXXXXX
दस्तऐवज करून घेणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादीचे नाव व पत्ता.	1. नाव:- कुमारी मनिषा वय:- 29 पत्ता:- प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: डी-806 , शीतल दीप अपार्टमेंट, यशवंत गौरव , निळेमोरे, नालासोपारा पश्चिम, महाराष्ट्र, ठाणे. पिन:- 401203 पॅन नं:- DKWXXXXX5F मोबाईल क्र:- 976XXXXX29 2. नाव:- द्रविण कुमार दुवे वय:- 33 पत्ता:- प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: डी-806 , शीतल दीप अपार्टमेंट, यशवंत गौरव , निळेमोरे, नालासोपारा पश्चिम , महाराष्ट्र, ठाणे. पिन:- 401203 पॅन नं:- CQPXXXXX6A मोबाईल क्र:- 976XXXXX29
दस्तऐवज निष्पादित करून दिल्याचा दिनांक	25-08-2026
दस्त नोंदणी केल्याचा दिनांक	25-08-2026
अनुक्रमांक, खंड, व पृष्ठ	वसई3-15695-2026
बाजारभाव(भाडेपट्ट्याच्या बाबतीत आकारणी पट्टाकार किंवा पट्टेदार देतो ते नमूद करावे)	₹ 20,14,000/-
मोबदला रक्कम	₹ 29,00,000/-
मुद्रांक शुल्क	₹ 2,03,000/- मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:- (25-b) Immovable Property ==> (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.
नोंदणी शुल्क	₹ 29,000/-
शेरा	

किनासाठी विचारात घेतलेला तपशील:-

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. ३

Receipt (pavti)

350/15695

Tuesday, August 25, 2026

12:48 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 16890

दिनांक: 25/08/2026

गावाचे नाव: निळेमोरे

दस्तऐवजाचा अनुक्रमांक: वसई-3-15695-2026

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: कुमारी मनिषा

नोंदणी फी

रु. 29000.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:08 PM ह्या वेळेस मिळेल.

सह. दु. नि. वसई ३

बाजार मूल्य: रु. 2014000/-

मोबदला रु. 2900000/-

भरलेले मुद्रांक शुल्क : रु. 203000/-

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. ३

1) देयकाचा प्रकार: DHC रक्कम: रु. 1600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0826240500547 दिनांक: 25/08/2026

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 29000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008953147202627E दिनांक: 25/08/2026

वॅकेचे नाव व पत्ता:

मनिषा

वसई-३
दस्त क्र. १५६८५/२०२४
४ / ४०

VILLAGE : NILEMORE
 FLAT NO. : 1007 in E wing
 AREA IN CARPET : 28.77 Sq. Mtrs.
 AGREEMENT VALUE : Rs.29,00,000/-
 GOVT.VALUE : Rs.20,14,000/-
 STAMP DUTY : Rs.2,03,000/-
 REGISTRATION FEES : Rs.29,000/-

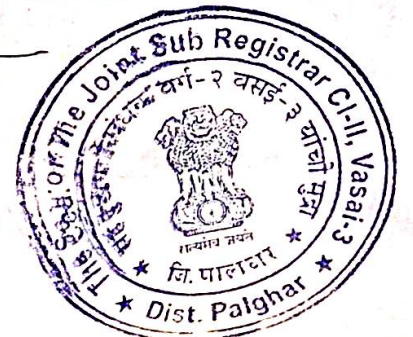
AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Vasai on this 25TH day of August 2026 between. **MR. MR. RAM KAILASH PALAKDHARI** (Pan No. AKEPR0169D) aged 45 years, all adult, Indian Inhabitant, having address at: Flat No C/402, Ekveera Apartment, Achole Gaon, Ambedkar Nagar, Near Santoshi Mata Mandir, Nallasopara East, Tal Vasai, Dist Palghar-401209. hereinafter called '**THE SELLERS**' (which expression shall unless repugnant to the context and meaning thereof include their heirs, administrators, executors and assigns etc.) of the **FIRST**

Kailash Ram

मनीषा

[Signature]



वसई-३
दस्ता क्र. १५६८५/२०२६
५ / ४०

AND

MRS. KUMARI MANISHA (Pan No. DKWPM0915F) aged 29 years, and
MR. DRAVIN KUMAR DUBEY (Pan No. CQPPD8816A) aged 33 years, both
adults inhabitants residing at Flat No.D-806, Sheetal Deep Apartment,
Yashwant Gaurav, Nile More, Nallasopara-West, Taluka Vasai, Dist-
Palghar-401203.. hereinafter called '**THE PURCHASERS**' (which
expression shall unless repugnant to the context and meaning thereof
include their heirs, executors, administrators, and assigns) of the **SECOND**
PART:

WHEREAS THE SELLER has been admitted as a member of Sheetal
Deep Co-operative Housing Society Ltd., situated at Village Nilemore,
Nallasopara-West, Taluka Vasai, Dist Palghar, and WHEREAS THE SELLER
acquired the rights, title and interest in respect of **Flat No.1007**, admeasuring
to **28.77 Sq. Mtrs. (Carpet)** area, on **10TH Floor**, Building No.9, in E wing,
Building Known as "**SHEETAL DEEP**" Co-operative Housing Society Ltd, in
Township known as **VIVA SWASTIK TOWNSHIP**, situated at Revenue
Village Nilemore, on land bearing **Survey No. 242 (Old S No.149) H No.-, S**
No.247 H No. Part, S No.248 H No.-, S No.249 H No. Part, Nallasopara-
West, Taluka Vasai, Dist-Palghar-401203, within the Jurisdiction of Vasai-
Virar Shahr Mahanagarपालिका in the limit of Sub-Registration Office Vasai,
Dist Palghar, (hereinafter referred to as '**the Said Flat**' for brevity's sake)

WHEREAS the Sheetal Deep Co-operative Housing Society Ltd., has
been registered under Registration No. PLR(VSI)/HSG/TC/1617 Year 2022
Dated **26/04/2022** under Maharashtra Co-operative Societies Act 1960,
hereinafter referred to as "**the said Society**")



WHEREAS by an **Agreement For Sale** dated 31/03/2021 duly registered in
the Sub-Registrar office Vasai-3, Taluka Vasai, District-Palghar, vide

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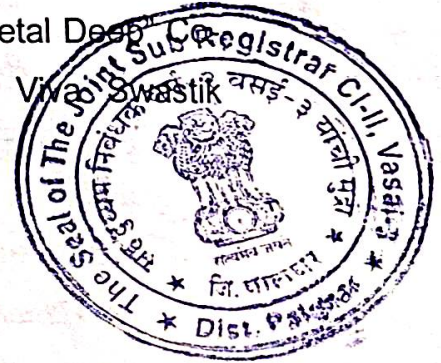
Kailash Ram

DoS

वसई-३
दस्ता क्र. १५६८५/२०२६
६ / ४०

registration No.Vasai-3-9096-2021 dated on 13/07/2021 MR. RAM KAILASH PALAKDHARI had purchased and acquired said flat from M/S. D. G. LAND DEVELOPERS PVT. LTD., having its office at 104,105,106 Raghukripa, opp. Saraswat Co-op. Bank Ltd., Naik Wadi, Arey Road, Goregaon (East), Mumbai 400063, represented by its Director /authorized signatory MR. SURAJDEV D. SHUKLA therein referred to as 'THE DEVELOPERS'

AND WHEREAS the Seller herein had agreed to sell, transfer all the right, title and interest along with share certificate No. ____ of Ten shares of Rs.50/- (Rupees Fifty only) each, of the aggregate value of Rs.500/- (Rupees Five Hundred only) bearing distinctive Nos. From ____ to ____ (both inclusive) in respect of the said flat and the Purchaser herein have agreed to purchase and acquire the said flat on 'OWNERSHIP BASIS' and WHEREAS the Hon. Secretary/ Chairman/ Treasurer/ Managing Committee of the Society have agreed to at request of the seller to transfer the Flat No.1007, Building No. 9, in E wing, Building Known as "Sheetal Deep" Co-operative Housing Society Ltd, in Township known as Viva Swastik Township to the Purchasers



NOW THIS INDENTURE WITNESSES AS UNDER:

1. The Seller is the sole and absolute owners and in exclusive possession of the said **Flat No.1007**, on the **10TH Floor**, Building No.9, in E wing, Building known as "**SHEETAL DEEP**" Co-operative Housing Society Ltd, in Township known as **VIVA SWASTIK TOWNSHIP**, situated at **Village Nilemore**, Nallasopara-West, Taluka Vasai, Dist-Palghar.
2. The Purchaser has agreed to acquire from the Seller and the Seller has agreed to sell and transfer the said flat on 'OWNERSHIP BASIS' for the

मनीषा

Kailash Ram

मनीषा

वसई-३
दस्त क्र. १५६८५/२०२४
७ / ४०

sum of Rs.29,00,000/- (Rupees Twenty Nine Lakhs only) in full and final consideration of their claim to the said Agreement for Sale.

3. The Purchaser has paid to the Seller the sum of Rs.51,000/- (Rupees Fifty One Thousand only) being the part payment prior to the execution of this agreement and the receipt whereof the Seller do hereby admit and acknowledge. AND WHEREAS The Purchasers further agrees to pay balance amount Rs.28,49,000/- (Rupees Twenty Eight Lakhs Forty Nine only) by way of loan from Financial Institution/Bank either from own funds within 45 (Forty-Five) working days from the date of registration of this Agreement. The Purchasers shall pay the balance amount as aforesaid on the due date without fail and without any delay or default or demur as time in respect of the said payments is of the essence of the contract. If the Purchaser makes delays or default within 45 working days the Seller shall be entitled to terminate this Agreement and this Agreement treated as null and void.

4. A) On receiving full price consideration of the said flat, the Seller shall put the Purchasers in the possession of the said flat and all rights and title of the said flat shall stand transferred in the name of the Purchaser and the Purchaser shall be entitled to enter upon occupy, possess and enjoy the said flat with all the amenities including electricity, sanitary, fittings and fixtures to the said flat given by the builders.

B) The Seller hereby agrees to the Purchaser that Seller handover all related documents to the Purchasers, pertaining to the said flat.



The SELLER hereby declare and state as under :

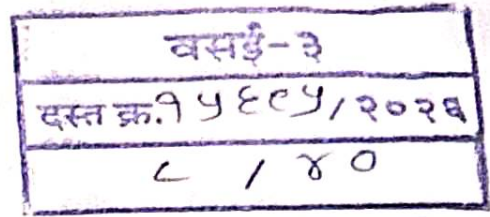
a) That the said flat is free from all encumbrances and liabilities and demands of any nature whatsoever and the title of the said flat is clear, marketable and free from all reasonable doubts.

Kaushal Ram

५/०

मनीषा

[Signature]



- b) That the Seller shall pay and discharge the rates and taxes, society charges and electricity charges if any, for the period upto the date of handing over possession to the Purchaser.
- c) That the Seller has mortgaged not gifted, leased, exchanged, transferred, assigned or in any way encumbered or alienated their rights, title and interest in the said flat on or before the date of execution of this agreement.
6. The Seller will co-operate with the Purchaser in getting the said flat transferred to the name of the Purchaser in the records of Municipal and the Society and for the said purpose shall sign all letters, applications and forms as and when required.
7. The Seller hereby declare that the Seller has full right and authority to enter into this Agreement and The Seller has not done or performed any act, deed or thing whatsoever whereby the Seller may be prevented from entering into this agreement or transferring the said flat and thereby the Purchaser hereto may be obstructed or hindered in enjoying the rights to be conferred or transferred in his favor.
8. The Seller hereby declares that the Seller shall pay their share of the water and electricity charges, maintenance charges, Municipal taxes and other dues for the said flat for the period up to the date of handing over possession of the said flat to the Purchaser. The Seller agree for the payment of the said charges for such period.
9. The PURCHASER hereby declares and assures:
- a) That they will become a member of the society.



Kailash Ram

मनीषा

[Signature]

वसई-२
दस्ता क्र. १५६८५/२०२६
९ / ४०

b) That they will observe and perform all the terms and conditions contained in the aforesaid agreement for sale between the builder as 'The Seller' and the present Seller as the 'The Purchaser.'

c) The Purchaser hereby agrees to abide by the Rules and Regulations and Bye laws of the Society of which they will be admitted as a member and to pay and discharge all the costs, demands, constructions and dues in respect of the said flat including Municipal Taxes from the date of handing over the possession of the said flat by the Seller to the Purchaser.

d) That they will abide by the entire singular, Byelaws, Rules and Regulations in force of the society and which it may adopt from time to time.

10. The Transfer charges if any payable to the Society will be borne equally by the Seller and Purchasers.

11. The Stamp duty and Registration charges shall be borne and paid by the Purchasers.

Subject to the clause 3 & 4 above the Seller hereby assign his rights, title and interest in the said flat to the Purchasers who are entitled to hold, possess, occupy and enjoy the said flat without any interruption from them.

This Agreement shall always be subject to the provision of Maharashtra Co-operative Societies Act, 1960 and the rules made there under.



Kailash Ram

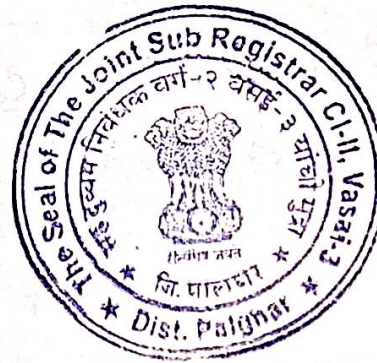
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Pro

SCHEDULE OF THE PROPERTY

वसई-३
दस्ता क्र. १५६८५/२०२६
१०/४०

Flat No.1007, admeasuring to 28.77 Sq. Mtrs. (Carpet) area, on 10TH Floor, Building No.9, in E wing, Building Known as "SHEETAL DEEP" Co-operative Housing Society Ltd, in Township known as VIVA SWASTIK TOWNSHIP, situated at Revenue Village Nilemore, on land bearing Survey No. 242 (Old S No.149) H No.-, S No.247 H No. Part, S No.248 H No.-, S No.249 H No. Part, Nallasopara-West, Taluka Vasai, Dist-Palghar-401203, within the Jurisdiction of Vasai-Virar Shahar Mahanagarpalika in the limit of Sub-Registration Office Vasai, Dist Palghar.



सनीषा

Kailash Ram

Dr.

वसई-३
दस्त क्र. १५६८५/२०२६
११ / १०

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS TO THESE PRESENT ON THE DAY AND THE YEAR HEREINABOVE FIRST WRITTEN:-
SIGNED, SEALED AND DELIVERED BY THE

Within named 'SELLERS'
MR. RAM KAILASH PALAKDHARI

Ram Kailash

Signature



In the presence of
1. PRAKASH S. S. S. S.

PS

2. V. H. P. P. P.

ML

SIGNED, SEALED AND DELIVERED BY THE

Within named 'PURCHASERS'
MRS. KUMARI MANISHA

Manisha

Signature



MR. DRAVIN KUMAR DUBEY

Drav

Signature



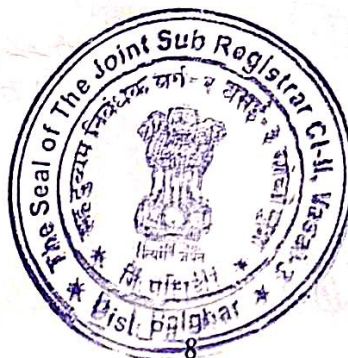
In the presence of
1. PRAKASH S. S. S.

PS

2. V. H. P. P. P.

ML

Ram Kailash



Manisha

Drav

वसई-३
दस्त क्र. १५६८५/२०२६
१२ / ४०

RECEIPT

We, **MR. RAM KAILASH PALAKDHARI** hereby received a sum of **Rs.51,000/-** (Rupees Fifty One Thousand only) towards part payment of the consideration value of Flat No.1007, on the 10TH Floor, Bldg No.9, in Wing-E, Building Known as "Sheetal Deep" Co-operative Housing Society Ltd, in Township Known as Viva Swastik Township, Village Nilemore, Nallasopara-West, Taluka Vasai, Dist-Palghar, from **MRS. KUMARI MANISHA and MR. DRAVIN KUMAR DUBEY** (Purchaser)

REF.NO.	BANK	DATE	AMOUNT
294915787789	HDFC	16/08/2026	Rs.51,000/-
		TOTAL:	Rs.51,000-

WE SAY RECEIVED

Rs.51,000/-

Ram Kailash

(MR. RAM KAILASH PALAKDHARI)

DATE :

PLACE :

WITNESS : 1.

Yeh

2.

RS



गाव: निळेमोरे तालुका: वसई जिल्हा: पालघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1844500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1522000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: गाव मौजे-निळेमोरे,विभा 10,सर्वे नं. 242(जुना सर्वे नं. 149)हिस्सा नं.,सर्वे नं. 247 हिस्सा नं. पार्ट,सर्वे नं. हिस्सा नं.,सर्वे नं. 249,हिस्सा नं. पार्ट,सदनिका क्र.1007,दहावा-मजला,इ- विंग,बिल्डिंग नं.9,इमारतीचे नाव- "शीतल दीप",विवा स्वास्तिक टाउनशिप,निळेमोरे,तालुका-वसई,जिल्हा-पालघर,एकूण क्षेत्रफळ-28.77 चौ. (कार्पेट).((Survey Number : सर्वे नं. 242 (जुना सर्वे नं. 149) हिस्सा नं. 247 हिस्सा नं. पार्ट, सर्वे नं. 248 हिस्सा नं., सर्वे नं. 249, हिस्सा नं. पार्ट ;))
(5) क्षेत्रफळ	28.77 चौ.मीटर
(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:-मे. डि. जी. लॅंड डेव्हलपर्स प्रायव्हेट लिमिटेड तर्फे संचालक सुरजदेव डी. शुक्ला तर्फे दिलीप नाईक - वय:-51 पत्ता:-प्लॉट नं: ऑफिस 104,105,106, माळा नं: -, इमारतीचे नाव:- रघु महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-AAECD4091M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राम कैलाश,पलकधारी - वय:-41; पत्ता:-प्लॉट नं: सी-402, माळा नं: -, इमारतीचे नाव:- एकवीरा अपार्टमेंट, ब्लॉक नं: आचोळे गाव, आंबेडकर नगर, संतोषी माता मंदिर, रोड नं: नालासोपारा-पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-AKEPR0169D
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक	13/07/2021
(11) अनुक्रमांक, खंड व पृष्ठ	9096/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	73800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	18500
(14) शेंरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment annexed to it.

