

19/2010
LIFE

**MR. SUDALY MUTHU
A. SENIYAR**

CIF - 85813217317

OCT 2010

31383001564

Amit
20/6/10

HSG. LOAN RS. 11.40 LACS

डाक प्राप्त/DAK RECEIVED
23 AUG 2010
भारतीय स्टेट बैंक/STATE BANK OF INDIA
मु.वा.एल.त.उ.क्र.को.थाने/RASECC THANE

DOC
19/2010

Deepak Joshi,
RBC-IV, MPST

A/C No.: 31383001564
CIF No.: 85813217317.
NAME: Sudaly Muthu
A. Seniyar.
E. M. No.:

डाक प्राप्त/DAK RECEIVED
20 " " 2010
भारतीय स्टेट बैंक/STATE BANK OF INDIA
मु.वा.एल.त.उ.क्र.को.थाने/RASECC THANE

FF-274
H/TLJ/02.
/TLJ/36/81.

RE VERIFICATION OF TITLE
...2013



Monday, June 14, 2010

11:14:04 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 7959

गावाचे नाव वावंजे

दिनांक 14/06/2010

दस्तऐवजाचा अनुक्रमांक पवल1 - 07302 - 2010

दस्ता ऐवजाचा प्रकार

करारनामा

करारनामा

सादर करणाराचे नाव: सुदलय मुथू अरुणाचलम सेनियार - -

नोंदणी फी

:-

14280.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवान (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (73)

:-

1460.00

एकूण रु.

15740.00

आपणास हा दस्त अंदाजे 11:27AM ह्या वेळेस मिळेल

दुय्यम निबंधक

पनवेल 1

बाजार मुल्य: 733500 रु. मोबदला: 1427250 रु.

भरलेले मुद्रांक शुल्क: 68300 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: -;

डीडी/धनाकर्ष क्रमांक: -; रक्कम: 14300 रु.; दिनांक: 07/06/2010

श्री
रु. दिल

ASHYUDAYA CO-OP BANK LTD.
 VASHI BRANCH
 ASHYUDAYA BANK BUILDING,
 SECTOR 17, VASHI,
 NAVI MUMBAI-400 705.
 D-5/STP(V)/C.R.1053/05/06/
 180-183

For Ashyudaya Co-op Bank Ltd.
 MR. JATA M STEVEN
 Authorised Signatory
 Vashi, Navi Mumbai - 400 705

Agreement for sale

Agreement for sale of Flat/Shop/Garage between Builder and Flat Purchaser
 (where land under agreement purchased by the Owner/

Builder /Developer) IN THE TOWNSHIP known as ENKAY GARDEN. THIS
 AGREEMENT FOR SALE OF A FLAT/SHOP/GODOWN/OFFICE

PREMISES is made & executed in the Christian year today on
 this 14th day of the month of June / 2010 in

between M/s. ENKAY CASTLE a proprietary firm through its proprietor
 Mr. N. K. BHUPESHBABU having its office of business at 206 Vashi Plaza

Sector 17, Navi Mumbai 400703 adults Occupation - Business herein after
 unless repugnant to the context or meaning thereof shall deem to mean and
 include (his legal heirs, administrators, assigns, and beneficiaries) Here in

after referred to as builder and developers PARTY OF THE FIRST PART
 AND MR/MRS. Sudaly Muthu Arundachalam Seniyar

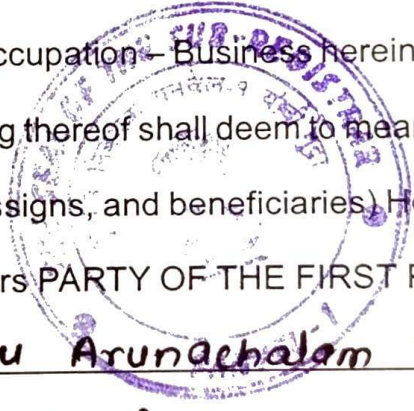
Age 29 years, Occupation Service
 residing at Peston Sagar,

P.L.Lokhande Marg, Chembur(W), Mumbai-89.

For Enkay Castle

(Signature)
 Authorised Signatory

शुद्ध 45804
 154357
 R. 00683004-PB5512
 16:05
 JUN 09 2010
 महाप्रसादरा



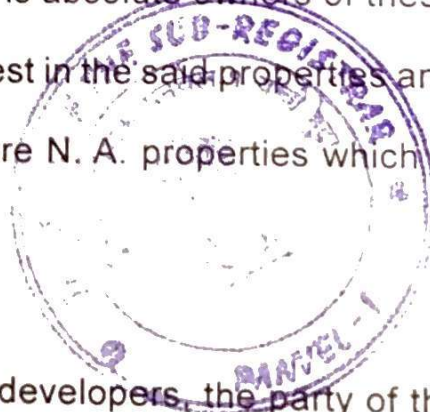
(Contd. 2)

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6302	2080
2	163

which expression unless repugnant to the context and meaning there of shall be deem to mean and include (their respected heirs, administrators, assigns and beneficiaries) here in after for the sake of brevity and convenience is called and referred to as "PURCHASER", PARTY OF THE SECOND PART.



A. WHEREAS the Owners, Builders - Developers party of the First Part is absolutely ceased, owned and possessed of pieces and parcels of N A Lands bearing survey Nos. 71/6+9, 71/8A, 71/8B, 71/10 and 72/0 having total area of 57,244 Sq. Mts i.e. 14.2975 acres. Which is purchased by the Party of the FIRST PART vide registered sale – deed dated 21-12-2006 executed in favour of the party of the FIRST PART by the then vendors ANUDEEP CO-OP HOUSING SOCIETY LTD a society duly registered the provisions of Maharashtra Co. op. Societies Act 1960 under its Registration No. **BOM/HSG/TC/67/91-92 dated 30/09/1991**. This property described herein above has been recorded in the records of rights of Revenue Records of village Wawanje Tal. Panvel Dist – Raigad and duly certified by C. O. competent Revenue Authority and in the name of owner party of the First Part:

B. AND WHEREAS Party of the First Part is absolute owners of these properties and have legal right title and interest in the said properties and also have actual physical possession of there N. A. properties which is described in appendix A written here under.



C. AND WHEREAS the owners / builders / developers, the party of the FIRST PART have absolutely owned, ceased and possessed of above

For Enkay Castle


X 

Authorised Signatory

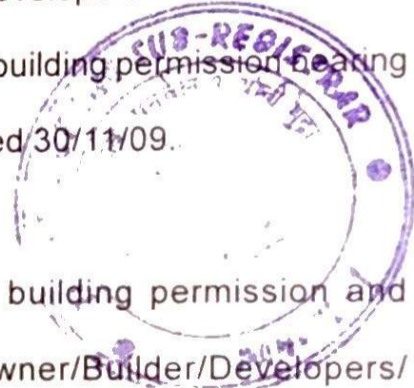
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७३०२	२०१०
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said property bearing survey Nos. 71/6+9, 71/8A, 71/8B, 71/10 and 72/0 of village Vawanje Tal Panvel, Dist – Raigad which is bounded as under

ON OR TOWARDS EAST - PLOT bearing Survey No 70/1, 70/2
ON OR TOWARDS WEST - " 73, 74
ON OR TOWARDS SOUTH - " 70, 76
ON OR TOWARDS NORTH - VILLAGE ROAD

D. AND WHEREAS the builders / developers, party of the FIRST PART after purchasing of this property has applied to the Revenue Authorities and A D T P Raigad Alibag for the development of this property by constructing the new R. C. C. building thereof consisting of Residential flats and commercial units. The Owner/Builder/Developers/Promoters, party of FIRST PART has submitted and furnished lay out and building plan of the development of this property prepared by architect of Panvel AND THAT scrutiny of the documents concerning this property submitted by the party of the FIRST PART builder and developers for construction of new buildings on this plot of land the local planning authority has approved the lay out and building plan submitted by the Owner/Builder/Developers/Promoters of the development of these properties and has given building permission bearing No. क. मशा/एल. एन. ए. १(ख)/प. क. ९४/२००८ dated 30/11/09.



E. AND WHEREAS in pursuance of said building permission and sanction of layout and building plan the Owner/Builder/Developers/Promoters have commenced with the development of property by constructing new R. C.C. buildings thereon.

For Enkay Castle

Authorized Signatory

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७३०२	
५ / ०३	


F. AND WHEREAS Owner/Builder/Developers/Promoters party of FIRST PART has kept all the documents of title deeds of this property of Wawanje survey nos.71/6+9, 71/8A,71/8B, 71/10 and 72/0 and sanctioned building plan and permission along with other relevant document for verification and satisfaction of the prospective purchaser. AND THAT the purchaser herein have taken inspection of the said all documents and satisfied themselves of the right vested in Owners/ builder/ developers and have also seen and verified the building plan and permission given by competent authority for the development of said properties.

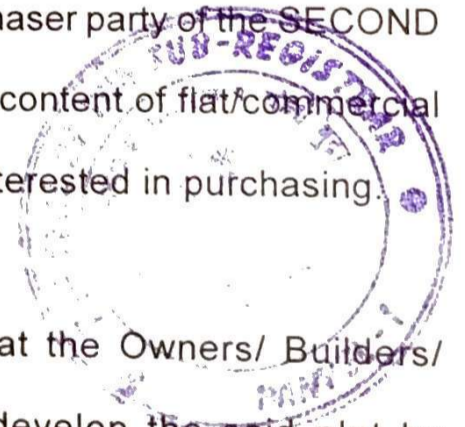
G AND WHEREAS on demand of the purchaser of Flat/Shop/Office, the Developer has given for inspection to the purchaser of Flat/Shop/Office, all the documents of title relating to the said plot, Sale Deed Registration No. 09799 dated 21-12-2006, Title Certificate issued by the Adv. Mr. Ashok R. JOSHI, Panel of the Developer, the building permission and the approved building plan.

H. AND WHEREAS on satisfaction of the right title and interest of Owner/Builder/Developers/Promoters of the said properties and also after verifying building plan and permission the purchaser party of the SECOND PART has offered to purchase one of the self content of flat/commercial unit with free consent as they are/he/she is interested in purchasing.

I. AND WHEREAS on being satisfied that the Owners/ Builders/ Developers right, power and authority to develop the said plot by constructing thereon a new building which the Developer has assured to construct in accordance with the sanctioned plan and further being satisfied

For Enkay Castle


Authorized Signatory



प न ल (Contd.....6)	
७३०१	२०१०

that the Owner/Builder/Developers/Promoters is entitled to sell the said Flat/~~Shop/Office~~ described above and more particularly described in the schedule hereunder written, the purchaser of Flat/~~Shop/Office~~ hereby agrees to purchase the said Flat/~~Shop/Office~~ for the lump sum price consideration of Rs. 14,27,250/- (Rupees Fourteen Lacs Twenty Seven Thousand Two Hundred Fifty only and on the terms and conditions as set out below.

J. The Owner/Builder/Developer/Promoters are constructing on the said land a Ground plus four upper floors buildings of Housing Complex (hereinafter referred to as "the said Building Housing Complex") and

K. The Owner/Builder/Developer/Promoters are constructing the said Project to be known as **ENKAY GARDEN** according to the plans and specifications and in accordance with the bye laws and Rules and Regulations of Additional Director, Town Planning Raigad, Alibaug sanctioned and approved by the Collector of Raigad, Alibaug and

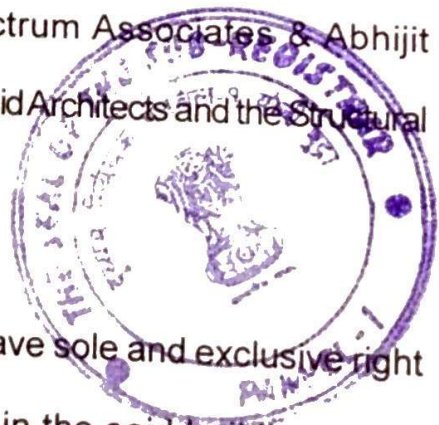
L. The said Project is being constructed by the Promoters in accordance with the Building Plans prepared by M/s Spectrum Associates & Abhijit Mohite Architects and under the supervision of the said Architects and the Structural Consultants, Structcon Engineers and

M. The Owner/Builder/Developer/Promoters have sole and exclusive right to sell the flats / garages / parking spaces etc. in the said building being constructed by the Promoters and on the said land and to enter into

For Enkay Castle


Authorized Signatory

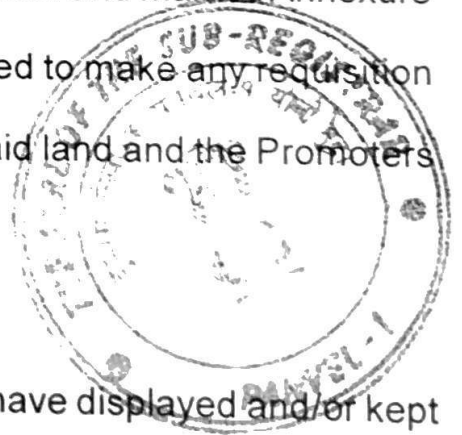




agreement/s with the Purchaser/s of the flats / garages / parking spaces and to receive the sale price in respect thereof and


N. The Purchaser demanded from the Owner/Builder/Developer/Promoters and Promoters have given inspection to the Purchaser of all the documents of title relating to the said land, Right of way and other arrangements and the plans, designs and specifications prepared by Promoters, Architect and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act 1963 (hereinafter referred to as "the said Act") and the Rules made there under and

O. The copy of Certificate of Title issued by Shri. A. R. Joshi, Advocate of the Owner/Builder/Developer/Promoters, copies of Extracts of village forms VI, VII and XII and other relevant revenue flats are being constructed and copies of the floor plans and specifications of the flat/shop/garage/parking space agreed to be purchased by the Purchaser and approved by the concerned local authority have been annexed hereto and marked Annexure 'A', 'B' and 'C'. The Purchaser shall not be entitled to make any requisition or call for any further documents of title of the said land and the Promoters rights of development and



P. The Owner/Builder/Developer/Promoters have displayed and/or kept Xerox copies of all the documents plans and specifications referred to in clauses (a), (b) and (c) of sub section (2) of the section 3 of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale,

For Enkay Castle


x
Authorised Signatory

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Management and Transfer) Act 1963 at the site and permitted the Purchaser to take inspection thereof and

Q. The Owner/Builder/Developer/Promoters have got approved from the concerned local authority the plans, the specifications, elevations, sections and details of the Building and

R. While sanctioning the said plans Gram Panchayat, Wavanje, and Collector Alibaug, the concerned local authorities and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said land and the said Building and upon due observance and performance of which only the completion and occupation certificates in respect of the said Building shall be granted by the concerned local authority and

S. The Owner/Builder/Developer/Promoters are constructing the said Building in accordance with the said plans prepared by the Architects and

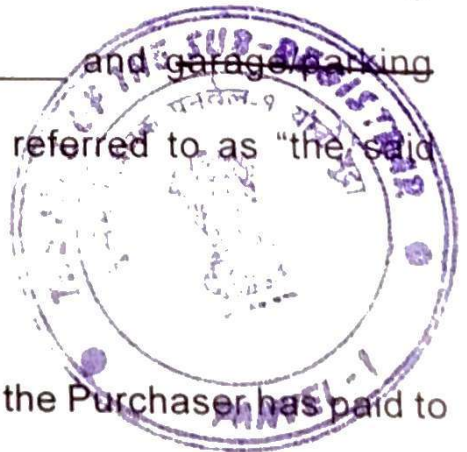
T. At the request of the Purchaser, the Promoters have agreed to sell to the purchaser the flat/shop No. 105 on 1st floor on building no. Daisy, B Wing and garage/parking space No. _____ (herein referred to as "the said premises" and

U. Prior to the execution of these agreement the Purchaser has paid to the Promoters a sum of Rs. 2,85,450 /- (Rupees Two Lacs Eighty Five Thousand Four Hundred Fifty only) being

For Enkay Castle

Authorized Signatory

H. Jethwa



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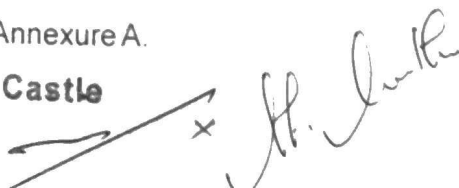
such variation or modifications as affects the area of the said premises agreed to be purchased by the Purchaser/s

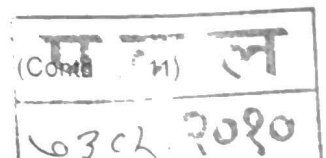
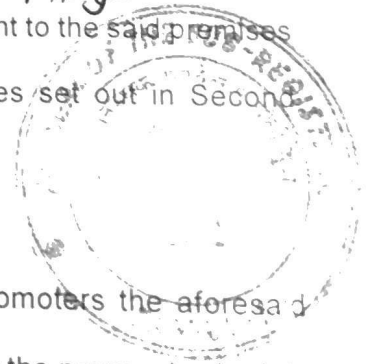
2) The Purchaser/s has/have prior to the execution of the Agreement satisfied himself/herself/themselves about the title of the Owner/Builder/ Developer/Promoters to the said land and he/she/they shall not be entitled to further investigate the title and the rights, powers and authorities of the Promoters and no requisitions or objections shall be raised on any matter relating thereto or howsoever in connection therewith.

3) The Owner/Builder/Developer/Promoters agree to sell to the Purchaser/s and the Purchaser/s hereby agree/s to purchase from the Promoters Flats/ ~~Shop~~ No. 105 on the 1st floor in Building No. B to be known as Daisy and ~~garage/parking~~ space in the said Building (hereinafter referred to as 'the said premises') and more particularly shown in Blue on the plan hereto annexed and marked as Annexure 'D' admeasuring about 548 square feet Carpet Area and ~~garage/parking~~ space No. ———— in the said Building on what is popularly known as 'Ownership Basis' at or for the price of Rs. 1427250/- (Rupees Fourteen Lakhs Twenty seven Thousand Two Hundred Fifty) including price of the common area and facilities appurtenant to the said premises together with the fittings, fixtures and amenities set out in Second Schedule hereunder written.

4) The Purchaser/s agree/s to pay to the Promoters the aforesaid Purchase price of Rs. 14,27,250/- as per the payment schedule attached as Annexure A.

For Enkay Castle





59) This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act 1963 and the Rules there under and/ or any modification/s and/or re-enactment thereof and/or the rules or any other provisions of law applicable thereto and hereto.

THE SCHEDULE ABOVE REFERRED TO

All the piece and parcel of land or ground situate, lying and being the village Wavanje in the Area of Gram Panchayat Wavanje of Sub Registrar Panvel in the Panchayat Samiti Panvel of Zilla Parishad Raigad in Registration District Raigad and Sub District of Panvel containing by admeasuring 57,244 sq- meters or thereabout and bearing Survey No. 71/6+9, 71/8A, 71/8B, 71/10 and 72/0 and Bounded by as follows :

ON OR TOWARDS EAST	-	PLOT bearing Survey No :	70/1, 70/2
ON OR TOWARDS WEST	-	"	73, 74
ON OR TOWARDS SOUTH	-	"	70, 76
ON OR TOWARDS NORTH	-	VILLAGE ROAD	

For Enkay Castle

Authorised Signatory

H. J. ...

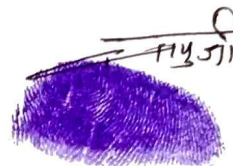


IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR
RESPECTIVE HANDS AND THE SEAL ON THE DAY AND YEAR
FIRST HEREIN ABOVE MENTIONED.

SIGNED SEALED AND DELIVERED BY
the Withnamed BUILDERS

लेफ्ट
श्री. पुंजि मुंडलिक आदीकर

M/s. ENKAY CASTLE through its authorised
representative



In the presence of

(1) @

(2) L

SIGNED AND DELIVERED BY

the withinnamed PURCHASER/S

(1) Sudaly Muthu Arunachalam
Seniyar

H. Seniyar

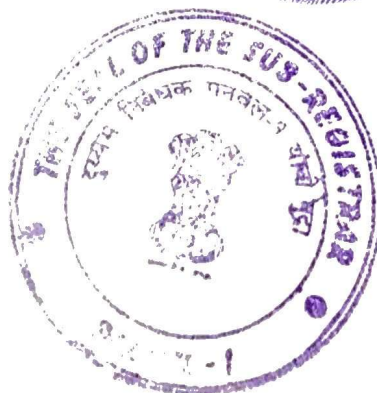
(2)



in the presence of :-

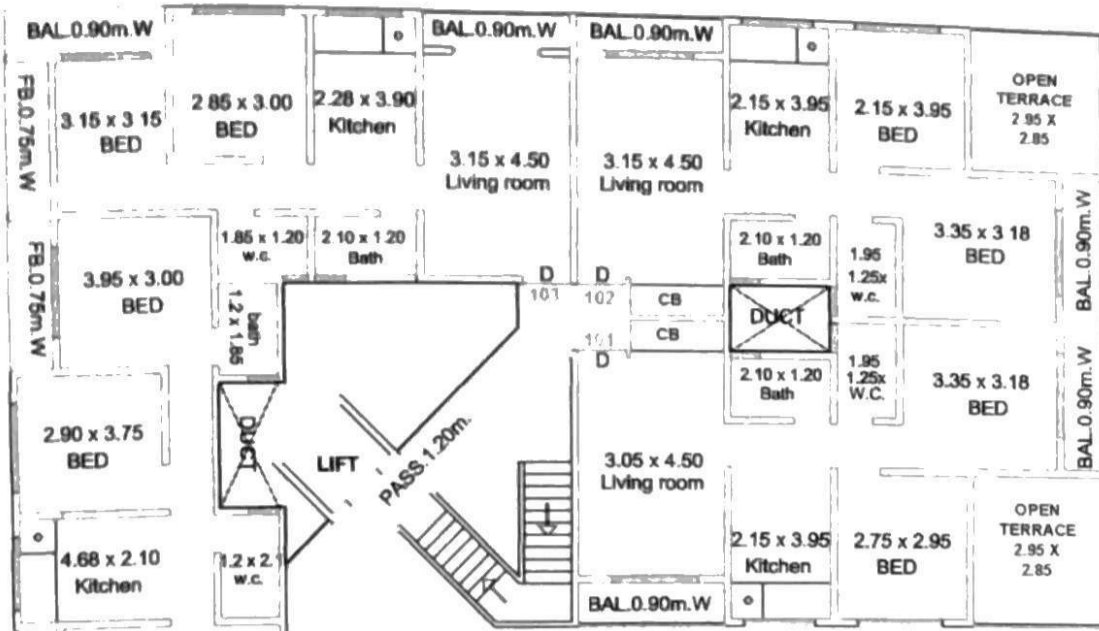
(1) @

(2) W

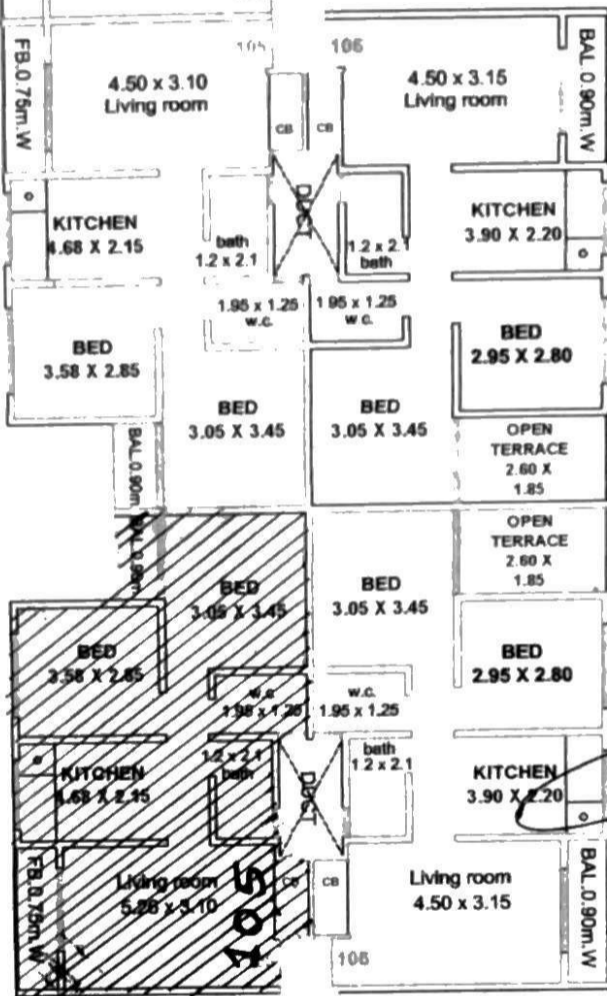


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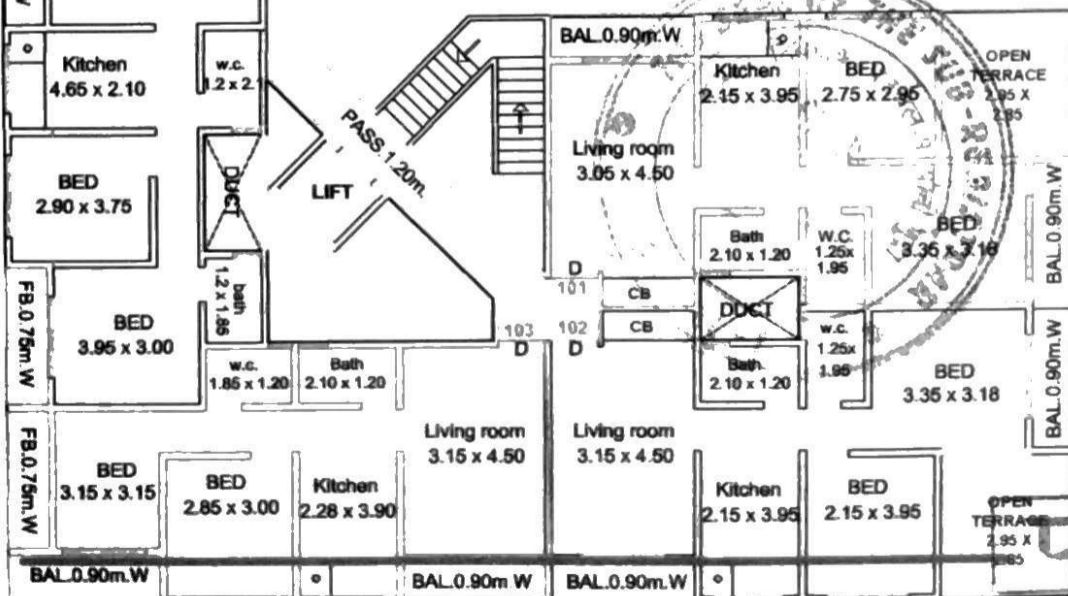
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'A' WING



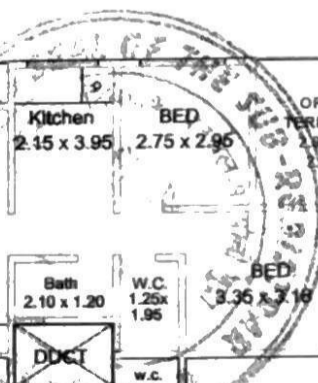
'B' WING



For Enkay Castle

Authorised Signatory

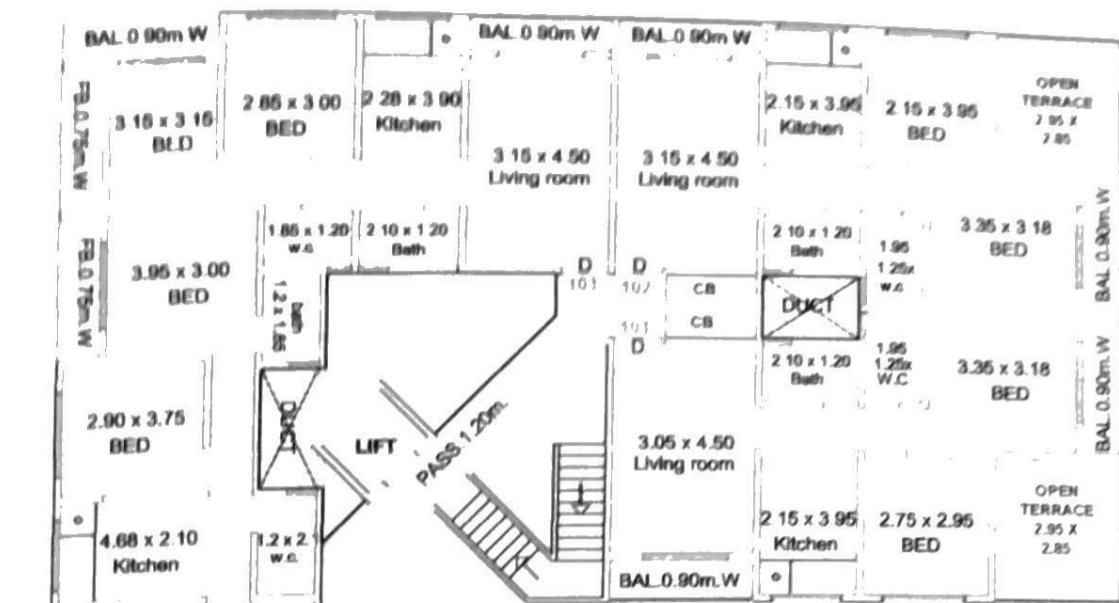
X *H. Jankar*



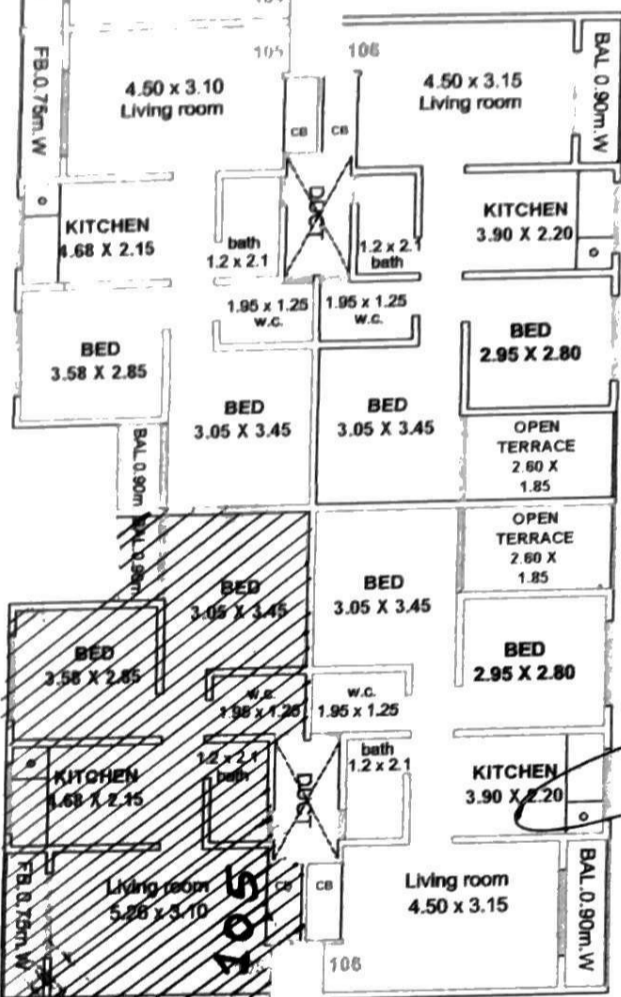
FIRST FLOOR PLAN

DAISY - 2 BHK

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४५/५३



'A' WING

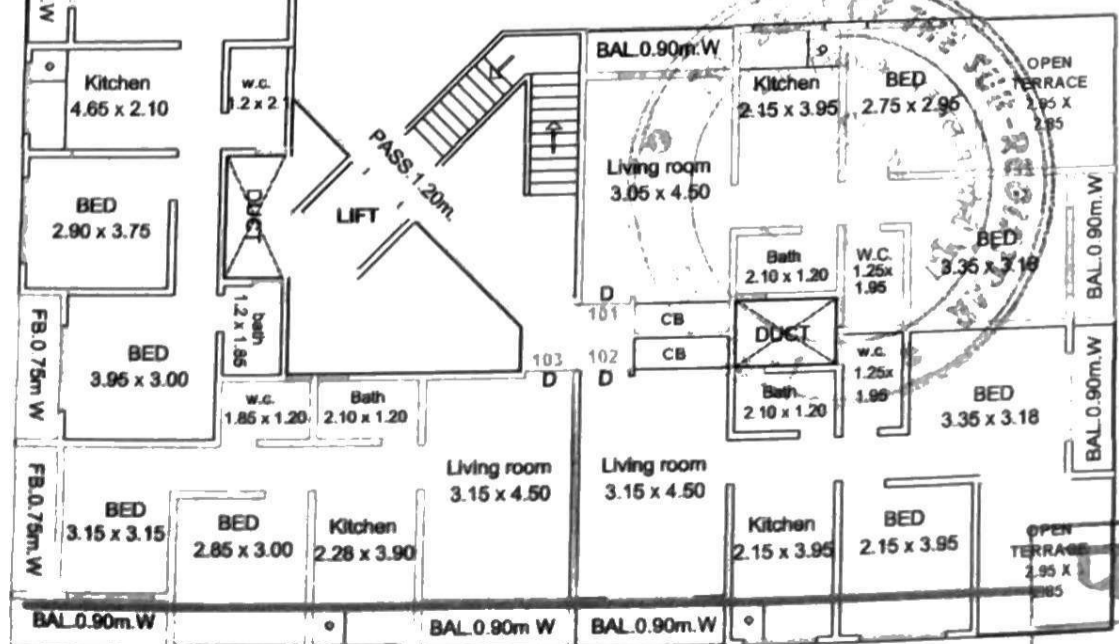


'B' WING

For Enkay Castle

Authorised Signatory

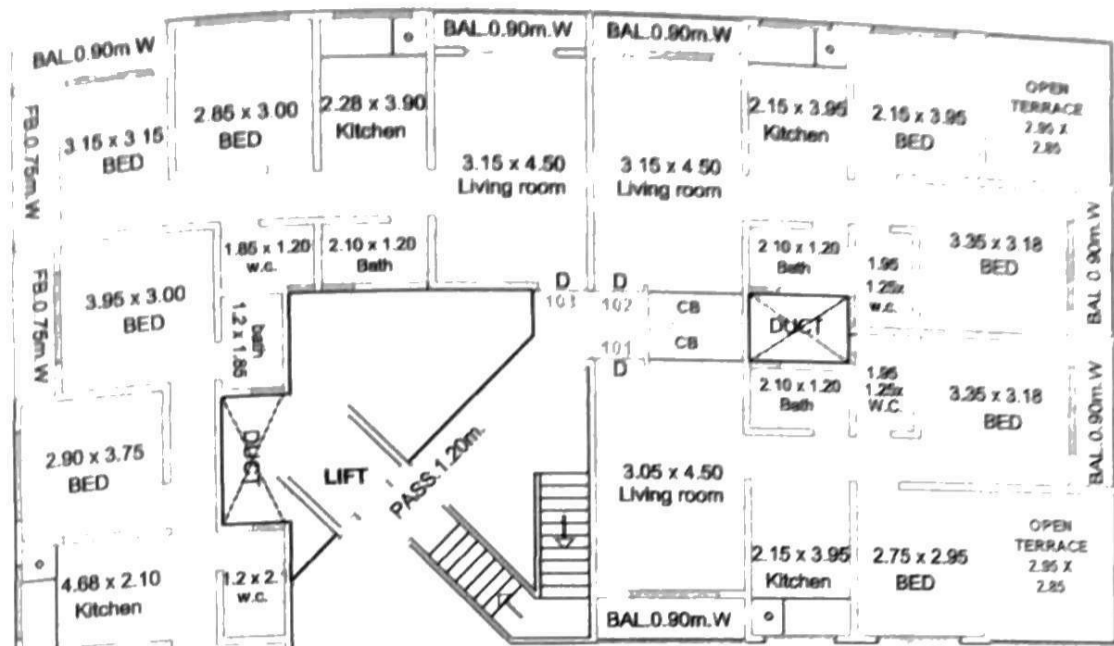
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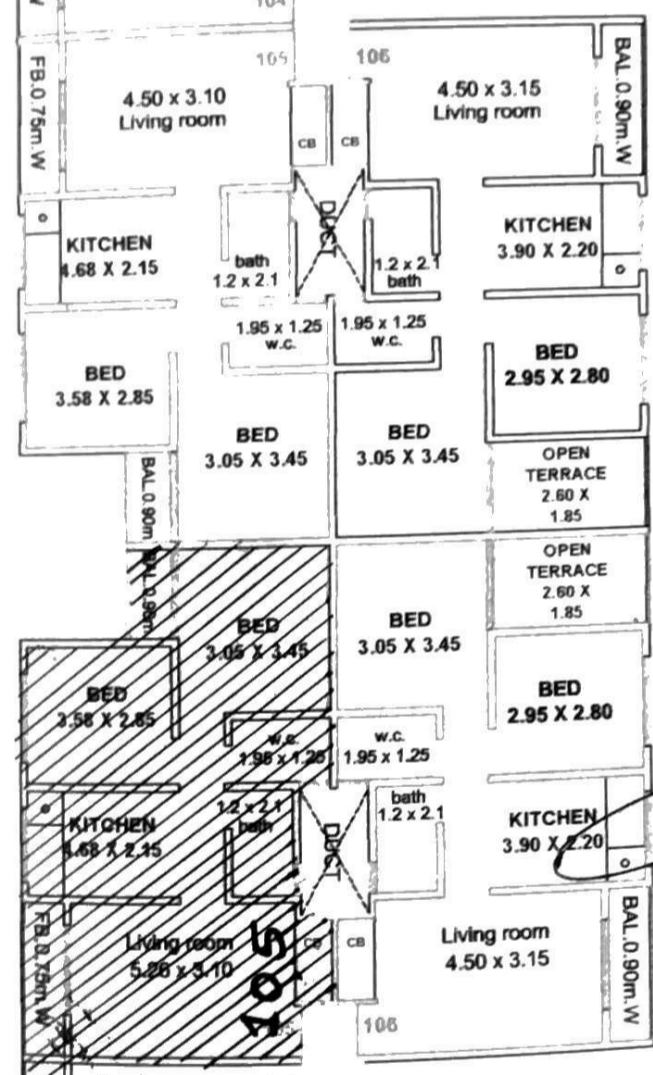
FIRST FLOOR PLAN

DAISY - 2 BHK

पवल
670K 2020
84/63



'A' WING



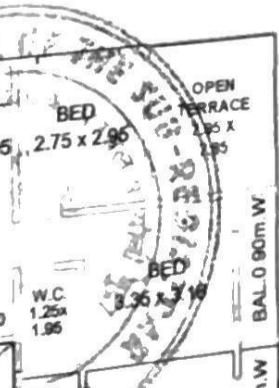
'B' WING



For Enkay Castle

Authorised Signatory

[Handwritten Signature]



पवल
७३०५ २०१०

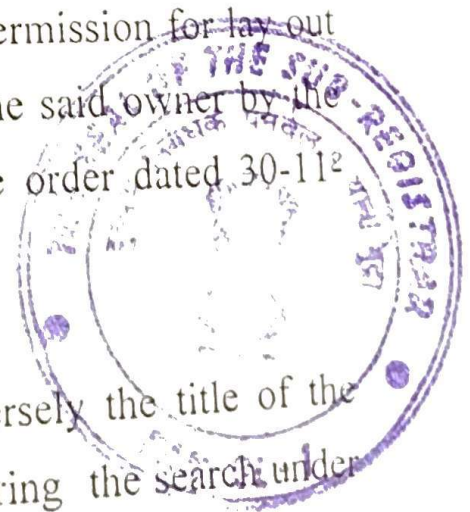
DAISY - 2 BHK

TITLE CERTIFICATE

At the instance of M/s ENKEY CASTLE through its Proprietor Shri N.K.BHUPESH BABU having its office of business, 206 Vashi Plaza Sector No. 17, Navi Mumbai 400703 I have taken the search of the Properties situated and located at Village Wavanje, Tal. Panvel bearing N. A. pieces and parcels of land bearing S. No. 71/6+9, 71/8A, 71/8B, 71/10 and 72/0 for the last thirty years on the basis of Revenue Record and relevant documents and record kept in the Index form No. II made available to me in the Office of the Sub-Registrar of Assurances at Panvel and at Alibag Raigad and also on the basis search.Notes given to me of Advocate Arvind Chamle of Panvel for the years from 1980 till 2009 issued in the Month of February 2009 .

The above said Properties situated and located at Village Wavanje Tal. Panvel bearing N. A. pieces and parcels of land bearing S. No. 71/6+9, 71/8A, 71/8B, 71/10 and 72/0 are purchased by the said M/s ENKEY CASTLE a Proprietary Firm through its Proprietor Shri N.K.BHUPESH BABU vide Registered sale deed Registration No. 09799 dated 21-12-2006 from them Owners ANUDEEP CO-OP. HOUSING SOCIETY LTD. These Properties are in actual physical possession of the present owner. The permission for lay out and Plan and Building Permission has been granted to the said owner by the Competent Local and District Planning Authorities vide order dated 30-11-2009.

There is no any other transaction affecting adversely the title of the present owner of these properties I have come across during the search under report. There is no charge or encumbrances created and recorded in the Index form No II I have come across during this search period .





दस्तक्रमांक व वर्ष: 7302/2010

Monday, June 14, 2010

11:15:40 AM

दुय्यम निबंधक: पानवेल 1

सूची क्र. दोन INDEX NO. II

गावाचे नाव : वावंजे

नीदणी 63 म

Regn 63 m. 6

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या करारनामा
बाबतीत पट्टाकार आकारणी देतो करारनामा
की पट्टेदार ते नमूद करावे) मोबदला रु. 1,427,250.00
बा.भा. रु. 733,500.00
- (2) भू-भापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: रुम नं.105, पहिला मजला, बिल्डींग नं. बी. डेसी, गट नं. 72/0, 71/10, 71/6+9, वावंजे
- (3) क्षेत्रफळ (1) 548 चौ.फुट कारपेट
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) अेन के कॅसल तर्फे प्रोप्रा. अेन के भुपेशबाबू तर्फे कु.मु.म्हणून बापुजी पुंडलिक अहिरकर -; घर/फ्लॅट नं: 206, वाशी प्लाझा, से.नं. 17, वाशी; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सुदलय जुथू अरुणाचलम सेनियार -; घर/फ्लॅट नं: पेस्टॉन सागर पी एल लोखंडे मार्ग, चेंबूर (प), मुं-89; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 14/06/2010
- (8) नोंदणीचा 14/06/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 7302 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 68247.50
- (11) बाजारभावाप्रमाणे नोंदणी रु 14280.00
- 12) शेर



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दस्तक्रमांक व वर्ष: 7302/2010

Monday, June 14, 2010

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दुय्यम निबंधक: पनवेल 1

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म

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गावाचे नाव : वावंजे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या करारनामा
बाबतीत पट्टाकार आकारणी देतो करारनामा
की पट्टेदार ते नमूद करावे) मोबदला रू. 1,427,250.00
बा.भा. रू. 733,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: रूम नं.105, पहिला मजला ,बिल्डींग नं. बी . डेसी, गट नं. 72/0, 71/10, 71/6+9, वावंजे
- (3) क्षेत्रफळ (1)548 चौ.फुट कारपेट
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) अेन के कॅसल तर्फे प्रोप्रा. अेन के भुपेशबाबू तर्फे कु.मु.म्हणून बापुजी पुंडलिक अहिरेकर - ; घर/फ्लॅट नं: 206, वाशी प्लाझा, से.नं. 17, वाशी; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सुदलय जुथू अरुणाचलम सेनियार - -; घर/फ्लॅट नं: पेस्टॉन सागर पी एल लोखंडे मार्ग, चेंबूर (प),मुं-8); गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 14/06/2010
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- (9) अनुक्रमांक, खंड व पृष्ठ 7302 /2010
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- (11) बाजारभावाप्रमाणे नोंदणी रू 14280.00
- (12) शेरा

