



Wednesday, April 22, 2009

12:01:42 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 2973

दिनांक 22/04/2009

गावाचे नाव मालाड

दस्तऐवजाचा अनुक्रमांक

वदर2 - 02974 - 2009

दस्ता ऐवजाचा प्रकार

करारनामा



सादर करणाराचे नाव: मिंजुरपेट नरसिंहन रवि

नोंदणी फी

:- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (23)

:- 460.00

एकूण रु.

30460.00

DELIVERED

आपणास हा दस्त अंदाजे 12:16PM ह्या वेळेस मिळेल

दुय्यम निबंधक
बोरीवली 1 (मालाड)

बाजार मुल्य: 4252923 रु. मोबदला: 5500000 रु.

भरलेले मुद्रांक शुल्क: 257650 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: भारतीय स्टेट बँक;

डीडी/घनाकर्ष क्रमांक: 408241; रक्कम: 30000 रु.; दिनांक: 16/04/2009

ब.ह. दुय्यम निबंधक बोरीवली-१
सुपरी उपनगर जिल्हा.

DELIVERED

RAJ RUDRAM

Co-Operative Housing Society Ltd.

(REGN. NO. MUM / W-P / HSG / TC / 12817 OF 2005, DATED - 18.02.2005)

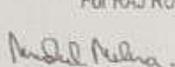
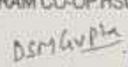
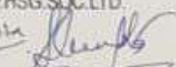
CTS NO. 621 A, GOKULDHAM, GOREGAON (EAST), MUMBAI - 400 063. PH.:28407064

REF. NO.

DATE:

- 6. We further state and undertake to record the charge of the bank on the said flat in our register AND Further confirm that Share Certificate No. 34 with Distinctive Nos from 166 to 170.
- 7. We hereby state and confirm that the building plan sanctioned under commencement certificate/ Occupancy Certificate No. CHE/8210/BP/WS/ OP dated 06/01/2004 shall not be altered/changed without the prior written consent of the flat purchaser.
- 8. After creation of proper charge/mortgage and after receipt of proper nomination in favor of the Bank, from the said purchaser, we are agreeable to accept State Bank of India as nominee of the above named purchaser for the property described above and once the nomination favoring the Bank has been registered and advice sent to the bank of having done so, We note not to change the same without the written NOC of the Bank

For RAJ RUDRAM CO-OP HSG SOC. LTD.

 Chairman
 Secretary
 Treasurer



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www
 IDFC Bank

DOCUMENT COPY

MUNICIPAL CORPORATION OF GREATER MUMBAI
NO. CHE/8210/8P(WS)/AP - 6 JAN 2004

To,
M/s. Suraj Estate Developers,
Owner.

Office of the
Ex. Eng. Bldg. Prop. (W.S.) P & R. Ward
Dr. Babasaheb Ambedkar Market Bldg.
Central (West), Bombay - 400 087

Subject : Permission to occupy the completed building on plot bearing C.I.S. No. 621-A of Village Malad, situated at Goregaon-Mulund Link Road, Goregaon (East).

Reference : Your Arch's letter No. TA/389/03, dated 17.11.2003.

The development work of building comprising of Wing 'A' - Stilt + 7 upper floors, Wing 'B' - Stilt + 5th + 7th (part) upper floors on plot bearing C.I.S. No. 621-A of Village Malad situated at Goregaon-Mulund Link Road, Goregaon (East) is completed under the supervision of Shri T.H. Motta, Licenced Architect having Lic. No. M/163, Shri Abhay Damle, Licenced Structural Engineer, having Licence No. STR/D/99 and Lic. Site Supervisor, Shri Arvind N. Jain, having Licence No. J/112/SS-II, may be occupied on the following conditions.

1. That the certificates U/s 270A of B.H.C. Act shall be obtained from A.E.W.W.P/South and a certified copy of the same shall be submitted to this office.
- A set of plan duly signed is returned herewith in token of approval.

Yours faithfully,

[Signature]

Ex. Engineer, Bldg. Proposal
(Western Suburbs) P & R/W Wards.

6 JAN 2004

- Copy to :
1. Architect, Shri Tarun H. Motta.
 2. Asstt. Mpl. Commissioner, P/South
 3. E.F.V.,
 4. Dy. A.&C. (W.S.) Bandra,
 5. A.E.W.W.P/South,
 5. A.H.S. (R-III).
 7. City Survey Office.

For information please.

CERTIFIED TRUE COPY

[Signature]

x. Engr. Bldg. Proposals
(Western Suburbs) P & R/W Wards.

C:\0\0\8210\SG

FOR
RESEARCH
J/14, 1st Fl,
Stone Castle,
I. C. Colony, Eorivil (W),
Mumbai-400 103.

RAJ RUDRAM

Co-Operative Housing Society Ltd.

(REGN. NO. MUM / W-P / HSG / TC / 12817 OF 2005, DATED - 18.02.2005)

CTS NO. 621 A, GOKULDHAM, GOREGAON (EAST), MUMBAI - 400 063. PH.:28407064

REF. NO.....

DATE:.....

Date: 13th January 2025

To,
The Assistant General Manager,
State Bank of India,
Retail Assets Centralised Processing Cell
Borivali, Mumbai.
We, Rajrudram CHS LTD Society

Re: Flat No. 202 on 2nd floor B Wing of Mr. Minjurpet Narsimhan Ravi & Mrs. Akila Ravi in the building called Rajrudram Society Ltd. Situated at Gokuldham, Goregaon (East) Mumbai 400063.

This is to confirm that the above society is registered under registration No. MUM/W-P/HSG/TC/12817 of 2005, dated 18/2/2005 is the owner of the above land pursuant to the conveyance dated 07/01/2009 registered as document number 1833/B.

Hereby Certify that:

1. As per our record Mr. Minjurpet Narsimhan Ravi & Mrs. Akila Ravi are members of the society and they has transferable rights of the property.
2. That the total cost of the flat is Rs.55,00,000/- (Rupees Fifty Five Lacs only).
3. That title to the said land and the building thereon is clear, marketable and free from all encumbrances and doubts.
4. The said building is constructed as per approved plan issued by competent authority.
5. We confirm that we have no objection whatsoever to Mr. Minjurpet Narsimhan Ravi & Mrs. Akila Ravi to Mortgage the flat to State Bank of India as security for the amount advanced by the Bank.



SOCIETY REGISTRATION



: नोंदणीचे प्रमाणपत्र :

नोंदणी क्रमांक : एमयुएम/डब्ल्यू.पी/एतएसजी/टीसी/१२/१७/२००४-०५

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे
की, राज रुद्रम को-ऑपरेटिव्ह हीसिंग सोसायटी लिमिटेड
सी.टी.एस.नं.६२१-जे, गोकुळधाम,

गोरेगांव (पूर्व) मुंबई-४०० ०६३

ही संस्था महसुद सहाकारी संस्थांचे अधिनियम १९६०
मधील (सन १९६१ चा महसुद अधिनियम क्रमांक २४)
कलम ९१ अन्वये नोंदण्यांत आलेली आहे.

उपसिनिर्दिष्ट अधिनियमांच्या कलम १२(१) अन्वये
त महसुद सहाकारी संस्थेचे नियम १९६१ मधील नियम
क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण
संस्था" असून उपवर्गीकरण "भाडेकरू सहभागीदारी
गृहनिर्माण संस्था" असे आहे.



मुंबई

दिनांक

१६/२/२००५

हिमंत खोतवाल
उपनिबंधक
दरमिती संस्था पी. विभाग,
मुंबई.

inclusive of Open Car Parking No.P13, Share Money, Deposit Money, Reserved Funds including Sinking Funds and the Transferees have agreed to purchase the same alongwith the said shares of the said society and all rights, title and interest of the Transferor in respect of the said flat for a lumpsum consideration of Rs.55,00,000/- (Rupees Fifty Five Lakhs only).

2. The aforesaid amount of Rs.55,00,000/- (Rupees Fifty Five Lakhs only) shall be payable by the Transferees to the Transferor in the manner described below:-

a) The Transferees have paid Rs.2,00,000/- (Rupees Two Lakhs only) to the Transferor by Cheque No.455021 dated 22/03/2009 drawn on State Bank of India, Gokuldharm Branch, as earnest/confirmation amount prior to the execution of these presents.

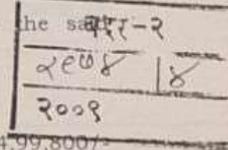
b) The Transferees have paid Rs.18,00,200/- (Rupees Eighteen Lakhs Two Hundred only) to Standard Chartered Bank, Mumbai Branch, by Banker's Cheque No.408243 dtd. 16.03.2009 issued by State Bank of India, Malad, Mumbai - 400 099 ~~the amount~~ due by the Transferor herein to the said Standard Chartered Bank and collect the original title deeds of the said flat alongwith "No Dues Certificate" on behalf of the Transferor from the said Standard Chartered Bank.

c) The Transferees shall pay balance amount of Rs.34,99,800/- (Rupees Thirty Four Lakhs Ninety Nine Thousand Eight Hundred only) the Transferees shall pay to the Transferor within 45 days from the date of registration of this Agreement for Sale; as they intend to raise loan from State Bank of India or any other Bank/Financial Institution.

Ramesh

Antoni

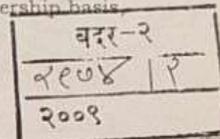
Abhila Ravi



AND

(1) **MR. MINJURPET NARASIMHAN RAVI**, Age 55 years, & (2) **MRS. AKILA RAVI**, Age 47 years, both adults, Indian Inhabitants, having address at Flat No.001, Ground Floor, Bidg. No.A-44, Bodhi Niwas Co-op. Hsg. Society Ltd., Gokuldharm, Goregaon (East), Mumbai - 400 063, hereinafter referred to as "**THE TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and permitted assigns) of the **OTHER PART**.

AND WHEREAS by an Agreement dated 26th day of September, 2003 executed between **M/s. RAJENDRA DEVELOPERS**, registered under the provisions of the Indian Partnership Act, 1932 having its office at Arcade, Mahatma Gandhi Road, Vile Parle (East), Mumbai - 400 057, therein referred to as '**the Promoter**' of the One Part and **MR. KANSHLES MAHESHWARI**, the Transferor herein, therein referred to as '**the Transferor**', the Transferor herein has acquired Flat No.202 in B-Wing on the ground floor of the building known as Raj Rudram, Gokuldharm, Goregaon (East), Mumbai - 400 063, alongwith Open Car Parking No.P13, on ownership basis hereinafter referred to as "**the said Flat**".



AND WHEREAS all the flat Purchasers of Raj Rudram building have formed a Co-operative Housing Society Ltd. in the name of **Raj Rudram Co-operative Housing Society Ltd.** which is registered under the provisions of the Maharashtra Co-op. Societies Act and rules made thereunder and having **Registration No. MUM/W-P/HSG/[TC]/12817/2005** dated 18.02.2005 (hereinafter referred to as "**the said Society**"). The Transferor is a member of the said society and the said society has issued fully paid up five shares of Rs.50/- each to the Transferor herein having **distinctive Nos.166 to 170**

Abank
Milani
Abila Ravi

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- 18. It is specifically agreed and understood that the Transferor on receiving and realising of Rs.55,00,000/- (Rupees Fifty Five Lakhs only) from the Transferees as mentioned hereinabove shall hand over vacant and peaceful possession and assignment of the said Flat No.202 in B-Wing of Raj Rudram Co-operative Housing Society Ltd. alongwith Open Car Parking No.P13 to the Transferees and this Agreement of Sale shall be deemed as **Deed of Sale & Assignment**. The Transferees shall then be the absolute owner of the said Flat and said Shares.
- 19. The Transferor shall, on request of the Transferees, present himself at the office of the Sub-Registrar of Assurance, Mumbai and admit execution of this agreement.

THE SCHEDULE OF THE SAID FLAT
REFERRED TO ABOVE :

A residential flat with the area admeasuring 732 sq.ft. (Carpet) being the Flat No.202 in B-Wing on the 2nd Floor, Raj Rudram Co-operative Society Ltd., Gokuldham, Goregaon (East), Mumbai - 400 063, bearing No.621-A of Village Malad (East), Taluka Borivali in the Registration District and Sub-District of Mumbai Suburban District in Greater Mumbai (West) Ward of Municipal Corporation. The said building was constructed in the year 2002 and has Stilt + 7th Upper Floors with Two Lifts.



Rudram

Mumbai

Abhila Ravi

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Contact Person Contact Agent Name Contact Deb

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(both inclusive) vide **Share Certificate No.34** (hereinafter referred to as "the said Shares").

AND WHEREAS the Transferor on this day has agreed to sell, assign and transfer unto the Transferees herein, his entire right, title, interest and benefits in the said flat alongwith the said shares of the said society and also the deposit money, reserved funds including sinking funds etc. for lumpsum consideration of Rs.55,00,000/- (Rupees Fifty Five Lakhs only) inclusive of Open Car Parking No.P13.

AND WHEREAS the Transferor has conveyed to the Transferees that he has availed loan by depositing title deeds of the above flat with Standard Chartered Bank, Mumbai Branch (Home Loan A/c. No. 41906446) and it is agreed between both the parties hereinabove that the Transferees shall pay to the Standard Chartered Bank, clear it's dues, collect the original documents alongwith No Dues/Discharge Certificate from the Bank on behalf of the Transferor during the course of the transaction. This payment is to be considered as a part payment of the transaction.



AND WHEREAS it has become necessary and desirable to record and reduce the terms of the agreement for the sale, assignment and transfer as mutually agreed by and between the parties as under:-

वडा-२
२००४ ३
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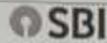
NOW THIS AGREEMENT WITNESSETH AS UNDER:-

1. The Transferor has agreed to sell and transfer the said flat premises being Flat No.202 in B-Wing on the 2nd Floor, Raj Rudram Co-operative Housing Society Ltd., Gokuldham, Goregaon (East), Mumbai - 400 063,

Abhish

Abhish

Abhish Ravi



STATE BANK OF INDIA

APPLICATION CUM [PLEASE COMPLETE ALL PARTICULARS]			
			
SOURCED BY ELC: YES/ NO			
ELC NAME:			
ELC CODE:			
CIF NO. (FOR OFFICE USE)			
JOINT SB ACCOUNT NO. (FOR OFFICE USE)			
LOAN ACCOUNT NO. (FOR OFFICE USE)			
Signed photograph of Co-applicant			
(I) PERSONAL INFORMATION OF THE APPLICANTS			
PARTICULARS	STUDENT	FATHER / HUSBAND	CO-APPLICANT
1. FIRST NAME	RAAKI RAVI	RAVI	AKILA
2. MIDDLE NAME			
3. LAST NAME		NARASIMHAN	RAVI
4. MOTHER'S FULL NAME	AKILA RAVI	X-X-X-X-X	X-X-X-X-X
5. FATHER'S / HUSBAND'S FIRST NAME	RAVI		
6. FATHER'S / HUSBAND'S MIDDLE NAME			
7. FATHER'S / HUSBAND'S LAST NAME	NARASIMHAN		
8. RELATIONSHIP WITH STUDENT	X-X-X-X-X	FATHER	
9. DATE OF BIRTH (DD/MM/YYYY)	26/09/1986	11/06/1953	
10. RELIGION	<input checked="" type="radio"/> HINDU / <input type="radio"/> MUSLIM / <input type="radio"/> CHRISTIAN / <input type="radio"/> SIKH / <input type="radio"/> PARS / <input type="radio"/> BUDDHIST / <input type="radio"/> JAIN / <input type="radio"/> OTHERS	<input checked="" type="radio"/> HINDU / <input type="radio"/> MUSLIM / <input type="radio"/> CHRISTIAN / <input type="radio"/> SIKH / <input type="radio"/> PARS / <input type="radio"/> BUDDHIST / <input type="radio"/> JAIN / <input type="radio"/> OTHERS	HINDU / MUSLIM / CHRISTIAN / SIKH / PARS / BUDDHIST / JAIN / OTHERS
11. CASTE CATEGORY	SC / ST / OBC / GENERAL / OTHERS	SC / ST / OBC / GENERAL / OTHERS	SC / ST / OBC / GENERAL / OTHERS
12. GENDER	<input checked="" type="radio"/> MALE / <input type="radio"/> FEMALE / <input type="radio"/> THIRD GENDER	<input checked="" type="radio"/> MALE / <input type="radio"/> FEMALE / <input type="radio"/> THIRD GENDER	MALE / FEMALE / THIRD GENDER
13. MARITAL STATUS	<input checked="" type="radio"/> SINGLE / <input type="radio"/> MARRIED	X-X-X-X-X	SINGLE / MARRIED
14. HIGHEST EDUCATIONAL QUALIFICATION	B.A. Trivetime Travel Mgt		
15. MARKS %AGE OBTAINED IN HIGHEST QUALIFICATION	77%	X-X-X-X-X	X-X-X-X-X
16. OCCUPATION	On Sabbatical for further studies		
17. INCOME FROM ALL SOURCES (Rs.)	-		
18. PAN NO.	AVAPR1984R		
19. AADHAAR NO. (MANDATORY IF ELIGIBLE FOR SUBSIDY BENEFIT)	3235 9784 2069		
20. PASSPORT NO. (MANDATORY FOR STUDIES ABROAD)	Z6346357		
21. OTHER OVD, IF ANY (refer to annexure-I)			
22. PRESENT ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)	B-202, Rajhudeam, Aarey Bhamburda Marg, Gokuldhara, Sion East, Mumbai - 400 063		

THE COSMOS CO-OPERATIVE BANK LTD.
FRANKING DEPOSIT SLIP

Customer Copy 623001
Date 20-4-09

Franking Value	Rs.	257650
Service Charges	Rs.	Rs.
Total	Rs.	257650

Pay to: THE COSMOS CO-OPERATIVE BANK LTD.

el. No.: / Mobile No. 9820283341
Purpose of Transaction: For Franking Documents
Name & Address of Stamp duty paying party: MINTLARPET N. RRV

FOR FRANKING
CHEQUE RECEIVED

92681
16665

Authorized Signatory



वसर-२
२५०८/१
२००९

AGREEMENT FOR SALE

(K) bank
Dixit
Abila Ravi

THIS AGREEMENT OF SALE is made and entered into at Mumbai on this 22 day of APRIL 2009 BETWEEN MR. KAUSHLESH MAHESHWARI, an adult, Age 45 years, Indian Inhabitant, Owner of Flat No.202 in B-Wing on the 2nd Floor, Raj Rudram Co-operative Housing Society Ltd., Gokuldham, Goregaon (East), Mumbai - 400 063, hereinafter referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors administrators and assigns) of the ONE PART;

(K) bank
Dixit
Abila Ravi

Authorized Signatory
Sanjay A. Oak

NDIA STAMP PRT.
R.02576501-985114
MAHARASHTRA

4. 1000 Rupees Fifty Seven Thousand Six Hundred and 80/100
The Customer Compromiser's Bank Ltd
The South Eastern Securities House
Plot No. 45 TFE-1, CTE-403017 A
Mumbai-400 007
Date: 20/04/09
Time: 10:37
Serial 748175
Amount INR 20 2009

3. False report to Police

116
 State of Jharkhand
 031 22206 711494
 State of Jharkhand
 031 22206 711494

1. NAME OF THE APPLICANT: **STATE BANK**
 2. ADDRESS OF THE APPLICANT: **STATE BANK**
 3. PIN CODE: **854311**
 4. CITY: **RAJENDRA NAGAR**
 5. DISTRICT: **RAJENDRA NAGAR**
 6. STATE: **JHARKHAND**

1. ACADEMIC YEAR: **2024-25**
 2. COURSE CATEGORY: **REGULATIONS / POST REGULATIONS / DIPLOMA / CERTIFICATE**
 3. NAME OF THE COURSE: **B.Sc. Data Science & AI**
 4. NAME OF THE INSTITUTION & UNIVERSITY: **University of Liverpool**
 5. WHETHER COURSE IS FOR STUDIES ABROAD: **YES**
 6. ADDRESS OF THE INSTITUTION (CITY, PIN, DISTRICT, STATE, COUNTRY): **Foundation building, Bramhall Hill, L69 7JZ, United Kingdom (England)**
 7. ADDRESS OF THE INSTITUTION / COURSE: **165 Wm 65 World University Bankings**
 8. DURATION OF COURSE: **1 year**
 9. DATE OF COMMENCEMENT OF COURSE: **21/01/2025**
 10. DATE OF COMPLETION OF COURSE: **21/01/2026**

(IV) COST OF COURSE / SOURCE OF FINANCE: (ALL AMOUNTS IN Rs.)

PARTICULARS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL
1. TUITION FEES	2,2,10,000	2,2,10,000				31,58,000
2. OTHER FEES PAYABLE TO INSTITUTION (FEE'S)	7,04,000					7,04,000
3. BOARDING / STATIONERY / ITC	1,27,000					1,27,000
4. EQUIPMENT / VISA / COMPUTER / BOOKS	2,45,584					2,45,584
5. TICKET / BOARDING / LODGING EXPENSES	12,10,880					12,10,880
6. AIRFARE / TRAVEL	1,10,000					1,10,000
7. TOTAL	56,25,464					56,25,464
8. OWN SOURCE / SCHOLARSHIP	5,50,000					5,50,000
9. INSURANCE PREMIUM FOR FULL LOAN TENURE						

10. LOAN REQUIRED

(V) DETAILS OF SECURITY OFFERED (FOR LOANS ABOVE Rs. 7.50 LACS)

A) IMMovable PROPERTY	TITLE DEED	IN THE NAME OF	ADDRESS
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HIGHER PA...
 Introducing SBI A...