

Receipt (pavti)

390/10650
Friday, June 02, 2023
3:17 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M
Regn.: 39M

पावती क्र.: 11501 दिनांक: 02/06/2023

गावाचे नाव: कोपरी
दस्तऐवजाचा अनुक्रमांक: करल3-10650-2023
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: जेस्टीन वर्गिस

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 37

रु. 30000.00
रु. 740.00

DELIVERED

एकूण:

रु. 30740.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:34 PM ह्या वेळेस मिळेल.

पु सह दु.निबंधक कुर्ला - 3

वाजार मूल्य: रु.11952226 /-
मोवदला रु.15900000/-
भरलेले मुद्रांक शुल्क : रु. 954000/-

**सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)**

- 1) देयकाचा प्रकार: DHC रक्कम: रु.740/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0206202303636 दिनांक: 02/06/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002950263202324E दिनांक: 02/06/2023
बँकेचे नाव व पत्ता:

खु

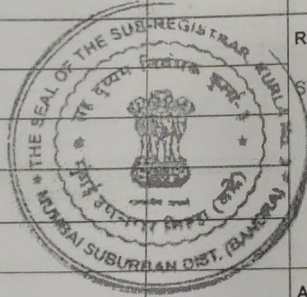
DELIVERED



CHALLAN
MTR Form Number-6



GRN	MH002950263202324E	BARCODE			Date	01/06/2023-18:00:46	Form ID	25.2
Department					Payer Details			
Inspector General Of Registration					TAX ID / TAN (If Any)			
Stamp Duty					PAN No.(If Applicable)			
Type of Payment Registration Fee					Full Name		MR JESTIN VARGHESE AND OTHER	
Office Name KRL2_JT SUB REGISTRAR KURLA NO 2					Flat/Block No.		FLAT NO. 203 SECOND FLOOR A WING	
Location MUMBAI					Premises/Building		SHIVNERI OF THE I. I. T. BOMBAY STAFF	
Year 2023-2024 One Time					Road/Street		CO-OP HSG SCTY LTD NEAR S. M. SHETTY SCHOOL POWAI	
Account Head Details			Amount In Rs.		Area/Locality		MUMBAI	
0030045501 Stamp Duty			954000.00		Town/City/District			
0030063301 Registration Fee			30000.00		PIN		4 0 0 0 7 6	
Remarks (If Any)					<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">करल - ३</p> <p style="text-align: center;">MR. YAM BAHADUR KHATRI</p> <p style="text-align: center;">१० एगो २ ३६</p> <p style="text-align: center;">२०२३</p> </div>			
Total					Amount In		Nine Lakh Eighty Four Thousand Rupees Only	
					Words			
Payment Details					FOR USE IN RECEIVING BANK			
IDBI BANK					Bank CIN		Ref. No.	
Cheque-DD Details					69103332023060120358		2811047532	
Cheque/DD No.					Bank Date		RBI Date	
					01/06/2023-18:01:43		Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK	
Name of Branch					Scroll No. , Date		Not Verified with Scroll	



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 9920545248

J. M. Mehta

Jestin

Jestin

करल -३		
१०६५०	५	३६
२०२३		

AGREEMENT FOR SALE

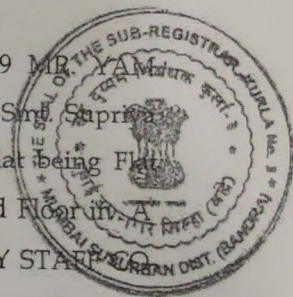
THIS AGREEMENT is made at MUMBAI this 02nd day of June, 2023, BETWEEN MR. YAM BAHADUR KHATRI, Age 73 years, (PAN: BMUPK4883N) Hindu, Indian Inhabitant, having address at Flat No. 203, Shivneri, IIT Bombay Staff Co-op.Hsg.Soc.Ltd., near Shetty School, Powai, Mumbai - 400 076, hereinafter called "THE TRANSFEROR" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the ONE PART; *AND* MR. JESTIN VARGHESE, Age 42 years, (PAN: AFVPV9730Q) AND MRS. LISA JESTIN, Age 39 years, (PAN: AAMPF9455G), Both Christian, Indian Inhabitants, presently residing at Flat No. 2B/23, Brahmagiri Qtr. No. 185, IIT Bombay, Powai, Mumbai - 400 076, hereinafter called "THE TRANSFEREES" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART;

Yam Bahadur Khatri

Jestin

Lisa Jestin

WHEREAS vide Agreement for sale dated 20th November 1999 MR. YAM BAHADUR KHATRI, the Transferor herein, has purchased from Smt. Sapri Sadanand Khaniwadekar, the Transferor therein, a Residential Flat being Flat No. 203 admeasuring about 740 sq. ft. Built-up area on the Second Floor in A Wing of the Building known as 'SHIVNERI' of the I.I.T. BOMBAY STAFF CO-OPERATIVE HOUSING SOCIETY LIMITED, situated at Survey No. 10E, Kopri, Powai, Mumbai - 400 076, upon the terms and conditions and for the consideration mentioned therein. The said Agreement is duly registered in the office of Sub-registrar, Mumbai under Sr. No. BBJ/7777/1999 on 16/09/2002.



AND WHEREAS MR. YAM BAHADUR KHATRI became the bonafide member of the I.I.T. BOMBAY STAFF CO-OPERATIVE HOUSING SOCIETY LIMITED, and duly registered under the Maharashtra Co-op. Societies Act, 1960 under Registration No. BOM/(W-S)/HSG/(TC)/ 7596/93-94 on 31/12/1993 (hereinafter for brevity's sake referred to as 'the said Society') and holds Five fully paid-up shares of Rs.50/- each bearing distinctive Nos. from 196 to 200 (both inclusive) covered under Share Certificate No. 040 issued by the said Society. (hereinafter for brevity's sake referred to as "the said Shares").

* *Yam Bahadur Khatri* * *Jestin*

* *Lisa Jestin*



05/06/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

दस्त क्रमांक : 10650/2023

नोंदणी :

Regn:63m

गावाचे नाव : कोपरी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	15900000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी घेतो की पट्टेदार ते नमुद करावे)	11952226
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 203, माळा नं: 2 रा मजला,ए विंग,शिवनेरी, इमारतीचे नाव: आय.आय.टी बॉम्बे स्टाफ को-ऑप.हौ.सोसा.लि., ब्लॉक नं: एस.एम शेटी स्कूल जवळ, रोड : पवई मुंबई 400076 PUI: SX1200252310000 ((C.T.S. Number : 10E ;))
(5) क्षेत्रफळ	1) 68.77 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:-यम बहादुर खत्री वय:-73; पत्ता:-प्लॉट नं: 203, माळा नं: शिवनेरी, इमारतीचे नाव: आय.आय.टी बॉम्बे स्टाफ को-ऑप.हौ.सोसा.लि., ब्लॉक नं: एस.एम शेटी स्कूल जवळ, रोड नं: पवई मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400076 पॅन नं:-BMUPK4883N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जेस्टीन वर्गिस वय:-42; पत्ता:-प्लॉट नं: 2बी/23, माळा नं: -, इमारतीचे नाव: ब्रह्मगिरी क्वार्टर्स नं 185, ब्लॉक नं: आय.आय.टी बॉम्बे, रोड नं: पवई मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400076 पॅन नं:-AFVPV9730Q 2): नाव:-लिसा जेस्टीन वय:-39; पत्ता:-प्लॉट नं: 2बी/23, माळा नं: -, इमारतीचे नाव: ब्रह्मगिरी क्वार्टर्स नं 185, ब्लॉक नं: आय.आय.टी बॉम्बे, रोड नं: पवई मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400076 पॅन नं:-AAMPF9455G
(9) दस्तऐवज करून दिल्याचा दिनांक	02/06/2023
(10)दस्त नोंदणी केल्याचा दिनांक	02/06/2023
(11)अनुक्रमांक,खंड व पृष्ठ	10650/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	954000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

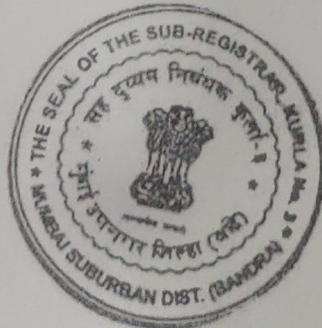
सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 03/06/2023) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.



वस्तासोबत देण्यात आलेली सूची-२

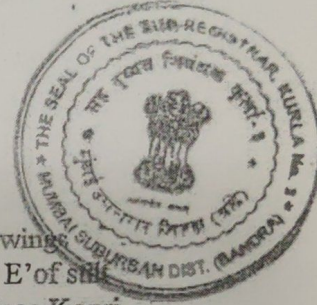
सह दुय्यम निबंधक (वर्ग-२)

कुर्ला क्र. ३

कपरी		
१०६५०	१४	३६
२०२३		

MUNICIPAL CORPORATION OF GREATER MUMBAI
CE/608/BPES/AS 25 MAY 2001

To:
Shri Rajan Mane,
11/38, MHADA Vanrai,
Western Express Highway,
Goregaon (East),
MUMBAI - 400 065.



Sub: Full occupation to building No.2 consisting of wings 'A, B, C', Gr. + 7 upper floors & wings 'D & E' of silt + 7 floors on plot bearing CTS No.10/E of village Kopri, in MHADA's layout at Powai.

Sir,

The full development work of building No.2 consisting of wings 'A, B, C' of Ground + 7 upper floors & wings 'D & E' of silt + 7 upper floors on plot situated at village Kopri, in MHADA's layout, Powai, C.T.S. No.10/E, completed under the supervision of yourself, Licensed Architect, bearing Licence No.CA/87/11059, may be occupied on the following conditions :-

1. That the certificate under Sec.270-A of the Mumbai Municipal Corporation Act shall be submitted within 3 months.
2. That the remaining conditions of the layout on the plot under reference shall be complied with before requesting for B.C.C.

A set of certified completion plans is returned herewith.

Note: This permission is issued without prejudice to actions under Sec.305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

sd

Executive Engineer
(Bldg.Proposals)Eastern Suburbs

AC/

25 MAY 2001

Copy forwarded for information to owner M/s. I.I.T. Bombay Staff C.H.S.

R. B. D. D.
25/5/01
Executive Engineer
(Bldg.Proposals)(Eastern Suburbs)

-3

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE SIGNATURES THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN

SCHEDULE OF THE PROPERTY

A Residential Flat being Flat No. 203 admeasuring about 740 sq. ft. Built-up area on the Second Floor of 'A' Wing of the building known as SHIVNERI of the I.I.T. BOMBAY STAFF CO-OPERATIVE HOUSING SOCIETY LIMITED situated Near S. M. Shetty School, Powai, Mumbai - 400 076, lying and being at C. T. S. No. 10E of Village - Kopri, Taluka - Kurla and within the limits of the 'S' Ward of MUMBAI MUNICIPAL CORPORATION.

SIGNED, SEALED AND DELIVERED BY)
 THE WITHIN NAMED TRANSFEROR)
MR. YAM BHADUR KHATRI)

Yam Khatri



In the presence of)

① *Appraiser*

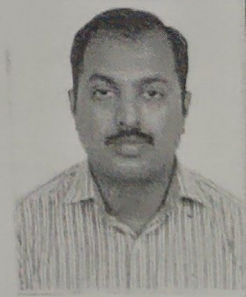
करल - 3		
90	99	34
२०२३		

Sub

②

SIGNED, SEALED AND DELIVERED BY)
 THE WITHIN NAMED TRANSFEREES)
MR. JESTIN VARGHESE)
 AND)
MRS. LISA JESTIN)

Jestin



In the presence of)

① *Appraiser*



Lisa



②

RM - A (PERSONAL DETAILS)

APPLICANT **CO-APPLICANT** **GUARANTOR**

Existing Customer Yes No

CIF No/ Account No. 33006788
33006785590 Last Name



Name: First Name JESTIN Middle Name VARGHESE Last Name

Salutation Mr Ms Dr. Other

Gender M F Transgender

Marital Status Single Married Other

Date of Birth 23041981 Last Name

Name of Spouse: First Name LISA Middle Name JESTIN Last Name

Relation with Primary Applicant (Applicable for Co-applicant/ Guarantor) Last Name

Name of Father: First Name VARGHESE Middle Name ANTONY Last Name

Aadhaar / UID No. 941550532503 PAN No. AFVPV9730Q

Passport No. Driving License No.

Voter ID No. MGNREGA Job Card No.

Residential Status Resident NRI / CIO Citizenship INDIAN

Religion Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others

Category SC ST OBC General

Justin
Please sign here

Residential Address

Present Address: Years at current address 03 Months at current address 03 Residence Type Owned Rented Company Lease

Address 1 2B-23, BRAHMAGIRI, QTR NO 185, HILL SIDE

Address 2 IIT BOMBAY, POWAI

Address 3

Pincode 400076 Village City MUMBAI

District MUMBAI State MAHARASHTRA Country INDIA

Mobile No. 9920545248 Email ID jestin23@1@gmail.com

Is the Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

Address 1

Address 2

Address 3

Pincode Village City

District State Country

Mobile No. Email ID

Is applicant/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Designation Chairman Managing Director Other Director

Name of the Chairman/ MD or other director: First Name Middle Name Last Name

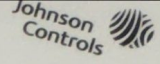
Indicate Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Relationship with applicant/ co applicant/ guarantor

- Spouse (Dependent) Daughter (including step daughter) (Independent) Spouse (Independent) Daughter's husband
- Father Brother (including step brother) Mother (including step mother) Brother's wife
- Son (including step-son) (Dependent) Sister (including step-sister) Son (including step-son) (Independent) Sister's husband
- Son's wife Brother (including step brother) of spouse Daughter (including step daughter) (Dependent) Sister (including step-sister) of spouse

Salary	Standard Amount	Arrear Amount	Actual Amount	Total Amount
Balancing Allowance	90422.00	0.00	90422.00	
Basic Salary	101437.00	0.00	101437.00	
Conveyance Allowance	1600.00	0.00		
House Rental Allowance	50718.00	0.00		
Leave Travel Allowance	5000.00	0.00		

Employee Code : 1587568
 Bank Account No : 22310864654
 PAN NO : AFV9730Q
 PF No : KDMAL00429020000002540
 UAN NO : 100243719304
 ESI : NA



FORM - A (PERSONAL DETAILS)

APPLICANT **CO-APPLICANT** GUARANTOR

Existing Customer Yes No

CIF No/ Account No. 30826899618



Name: First Name LISA Middle Name JESTIN Last Name

Salutation Mrs Ms Dr. Other Gender M F Transgender

Marital Status Single Married Other Date of Birth 17041984

Name of Spouse: First Name JESTIN Middle Name VARGHESE Last Name

Relation with Primary Applicant (Applicable for Co-applicant/ Guarantor) WIFE

Name of Father: First Name T P Middle Name FRANCIS Last Name

Aadhaar / UID No. 581457250312 PAN No. AAMPF9455G

Passport No. Driving License No.

Voter ID No. MGNREGA Job Card No.

Residential Status Resident NRI / CIO Citizenship INDIAN

Religion Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others

Category SC ST OBC General

Jestin
Please sign here

Residential Address

Present Address: Years at current address Months at current address Residence Type Owned Rented Company Lease

Address 1 2B-23, BRAHMAGIRI, QTR NO 185, HILL SIDE,

Address 2 11T BOMBAY, POWAI

Address 3

Pincode 400076 Village City MUMBAI

District State MAHARASHTRA Country INDIA

Mobile No. 9869323530 Email ID 21isaf Francis@gmail.com

Is the Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

Address 1

Address 2

Address 3

Pincode Village City

District State Country

Mobile No. Email ID

Is applicant/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Designation Chairman Managing Director Other Director

Name of the Chairman/ MD or other director: First Name Middle Name Last Name

Indicate Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Relationship with applicant/ co applicant/ guarantor
 Spouse (Dependent) Daughter (including step daughter) (Independent) Spouse (Independent) Daughter's husband
 Father Brother (including step brother) Mother (including step mother)