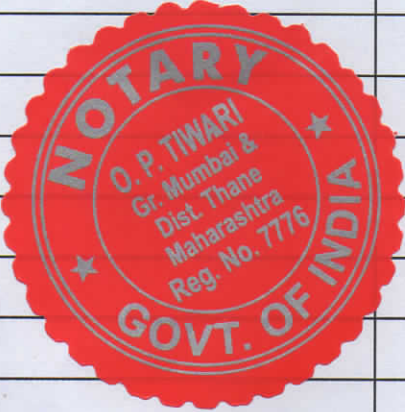




CHALLAN
MTR Form Number-6



GRN	MH011241139202324E	BARCODE	[Barcode]			Date	21/11/2023-17:48:30	Form ID			
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Non-Judicial Stamps General Stamps SoS Mumbai only				TAX ID / TAN (If Any)						
Office Name	GENERAL STAMP OFFICE MUMBAI				PAN No.(If Applicable)	ABAFB3620L					
Location	MUMBAI				Full Name	BANAJI SILVERLINE DEVELOPERS LLP					
Year	2023-2024 One Time				Flat/Block No.	Ground Floor Dil Navaz Apartment					
Account Head Details		Amount In Rs.		Premises/Building							
0030056201 General Stamps		300.00		Road/Street	Lallu Bhai Park Road Near Rajpuria Boys Hostel						
				Area/Locality	Andheri West Mumbai						
				Town/City/District							
				PIN		4	0	0	0	5	8
				Remarks (If Any)							
				Amount In	Three Hundred Rupees Only						
Total			300.00	Words							
Payment Details				STATE BANK OF INDIA							
Cheque/DD Details				FOR USE IN RECEIVING BANK							
				Bank CIN	Ref. No.	00040572023112178069	IK0CNOYNE5				
Cheque/DD No.				Bank Date	RBI Date	21/11/2023-17:24:49	Not Verified with RBI				
Name of Bank				Bank-Branch		STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					



Department ID : _____ Mobile No. : 9820022990
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयत नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



UNDERTAKING CUM INDEMNITY BOND

I/We **M/S. BANAJI SILVERLINE DEVELOPERS LLP.**, having our office at
**Ground Floor, Dil Navaz Apartment, Lallu Bhai Park Road, Near Rajpuria
Boys Hostel, Andheri West, Mumbai - 400058** do hereby solemnly state and
affirm as under:-

1. That out of Development Right Certificate dated **20-03-2017 Certificate
No. 000933** and **Folio No. TDR/CITY/WARD G/N-12/I ("DRC")** we have
acquired **143.60 Sq. Mtrs.** of TDR under Agreement for Transfer of TDR
dated 24/12/2023, 2023 executed between ourselves and the
National Textile Corporation Ltd.

2. Further we have paid **Rs. 3,50,057/-** (Rupees
Three lacs Fifty thousand and Fifty Seven Only) towards the
stamp duty on Agreement for Transfer of TDR dated 21/11/2023,
2023 as required under the Maharashtra Stamp Act, 1958, as amended
upto date.

3. We hereby undertake to pay additional Stamp Duty, or difference along
with penalty as may be demanded by the State Government / Competent
Authority on Agreement for Transfer of TDR in the event the State
Government / Competent Authority finds any deficiency in payment of
Stamp duty Amount.



4. We further undertake to indemnify and keep indemnified, the Municipal Commissioner and his successors and its permitted assigns along with all officers and servants of Municipal Corporation of Greater Mumbai against any action, claim, charges, costs, disputes, demands and expenses of any nature suffered or incurred for permitting transfer / utilisation of TDR at the **Proposed Redevelopment of 'Aneesh Apartment Co. Op Housing Soc. Ltd.'** On Plot Bearing C.T.S. No. 503C Of Village Vile Parle At Azad Lane. Off. S.V. Road In K/W Ward approved under Building Proposal File No. **P-17042/2023/(503C)/K/W Ward/VILE PARLE-K/W** out of DRC and also undertake to reimburse the cost, charges, expenses, suffered or incurred by Municipal Corporation of Greater Mumbai or its officers & servants immediately on demand.
5. Further, we also undertake to indemnify and keep indemnified the Municipal Commissioner and his successors and its permitted assigns along with all officers and servants of Municipal Corporation of Greater Mumbai against any action, claim, charges, costs, disputes, demands and expenses of any nature suffered or incurred on account of deficient in payment of Stamp Duty under the Maharashtra Stamp Act, 1958 as amended upto the date on Agreement for Transfer of TDR. We undertake to reimburse the cost, charges, expenses suffered or incurred by the Municipal Corporation of Greater Mumbai or its Officers & servants immediately on demand.

We state that this undertaking - cum - Indemnity Bond is binding upon us, our heirs, executors, administrators, successors and assigns and to all the entity who derives title through us.

Dated this 24th day of DECEMBER 2023.

SIGNED AND DELIVERED by the)
within named)

For BANAJI SILVERLINE DEVELOPERS LLP

J. Banaji

PARTNER

M/S. BANAJI SILVERLINE)
DEVELOPERS LLP.

Before me.

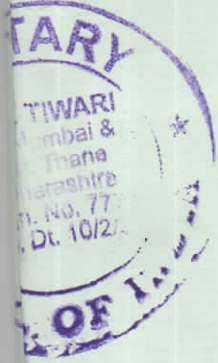


Undertaking Cum Indemnity Bond

DRC No.	000933
Party Name	M/S. BANAJI SILVERLINE DEVELOPERS LLP.
Quantity	143.60 Sq. Mtrs



[Handwritten signature]



ATTESTED BY ME

[Handwritten signature]
O. P. TIWARI
B.A. LL.B.
NOTARY
Gr. Mumbai & Dist. Thane
Maharashtra
(Govt. of India)

23 NOV 2023