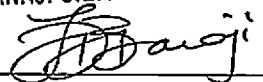
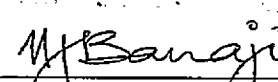


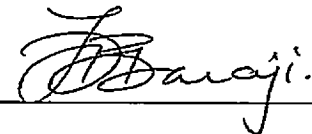
DEED OF MORTGAGE
(SIMPLE MORTGAGE)

(To be stamped as per stamp duty applicable in the State for Deed of Mortgage)

1	Date of Execution	
2	Place of Execution	Mumbai
3	Name/s of the Borrower/s	M/s BANAJI SILVERLINE DEVELOPERS LLP
4	Address/s of the Borrower/s	Ground Floor, Dilnavaz, Lallu Bhai Park Road, Andheri West , Mumbai 400058.
5	Name/s of the Mortgagor/s	For Primary Security : M/s. Banaji Silverline Developers LLP through its partners 1) Mr Jamshed Dady Banaji & 2) Mrs Nirmala Jamshed Banaji For Collateral security : Mr. Jamshed Dady Banaji
6	Address/s of the Mortgagor/s	Ground Floor, Dilnavaz, Lallu Bhai Park Road, Andheri West , Mumbai 400058
7	Names, Age, designations of the authorised signatories executing the Mortgage on behalf of the Mortgagor/s Primary Security	For Primary Security : M/s. Banaji Silverline Developers LLP through its partners : 1) Mr Jamshed Dady Banaji (Age : 56 years) as Partner 2) Mrs Nirmala Jamshed Banaji (Age : 53 years) as Partner For Collateral security : Mr. Jamshed Dady Banaji (Age : 56 years) as property owner.
8	Name and Address of the Mortgagee	STATE BANK OF INDIA, a body corporate constituted under the State Bank of India Act 1955 and having its Corporate Office at State Bank Bhavan, Madam Cama Road, Mumbai 400 021 and a branch among other places at SME Chembur Mumbai
9	Aggregate Limit (of the facilities/limits) sanctioned to the Borrower/s	For Project "Project Aneesh Apartment Co.op. Housing Soc. Ltd. (RERA Registration Number - P51800056463)": Rs. 15,00,00,000/- (Rupees Fifteen Crores only)
10	Terms of Repayment governi the above facilities/limits	

M/s. Banaji Silverline Developers LLP through partners -

For BANAJI SILVERLINE DEVELOPERS LLP  PARTNER	 PARTNER
Mr Jamshed Dady Banaji	Mrs Nirmala Jamshed Banaji


Mr Jamshed Dady Banaji (For Collateral Security)

a) Project Specific FBWC facility of Rs. 15.00 Crores under Builder's Finance for Residential Housing project (BFRHP) scheme and will be repaid as under from the date of first disbursement.

Fund based Project Specific FBWC facility of Rs. 15.00 Crs.: The Limits of Rs. 15.00 Crores which has been sanctioned on 10.07.2024 is available for door to door tenor of 36 months (3 Years) including a moratorium period of 26 months (2 years and 2 months) from that date, subject to review, when it may be cancelled / reduced depending upon the conduct and utilization of the advance, or as per the Bank's Scheme for construction activities construction of Residential Project "Project Aneesh Apartment Co.op. Housing Soc. Ltd. (RERA Registration Number - P51800056463)" or as per the Bank's scheme.

Expected Month ending	Reduction of Drawing Power (Rs. Crs)	Drawing Power (Rs. Crs)
Up to Aug 2026	Moratorium	15.00
Quarter ending Sep 2026 (30.09.2026)	3.75	11.25
Quarter ending Dec 2026 (31.12.2026)	3.75	7.50
Quarter ending Mar 2027 (31.03.2027)	3.75	3.75
Quarter ending June 2027 (30.06.2027)	3.75	00.00

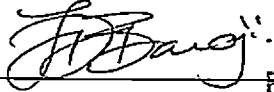

Interest will be paid / recovered separately as and when applied to the loan account. The disbursement will be made after taking on record CA certificate for cost incurred till date, cash budget for expenses to be incurred and progress report/ architect certificate of the project.


11 Description of the Loan Documents for the Aggregate Limit executed by the Borrower/s and the Guarantor/s
 (a) Letter of Arrangement dated 24.07.2024 for Rs. 15,00,00,000/-
 (b) Agreement of Loan cum hypothecation dated 24.07.2024 for Rs. 15,00,00,000/-
 (c) Guarantee Agreement dated 24.07.2024 for Rs. 15,00,00,000/- (hereinafter referred to as 'the said agreements')

12 Facilities and Limits secured by the Mortgage in the aforesaid aggregate limit

Name of the Facility	Limit	Rate of Interest
1. Project Specific Working Capital (Cash Credit)	For Project "Project Aneesh Apartment Co.op. Housing Soc. Ltd. (RERA Registration Number - P51800056463": Rs. 15,00,00,000/- (Rupees Fifteen Crores Only)	Interest at the rate of 3.00 % above the External Benchmark Rate (as defined below) / Marginal Cost of Funds Based Lending Rate (MCLR) which is presently—9.15 % p.a. Present effective rate 12.15 % p.a. calculated on daily products at monthly rests.

M/s. Banaji Silverline Developers LLP through partners -

For BANAJI SILVERLINE DEVELOPERS LLP  PARTNER	BANAJI SILVERLINE DEVELOPERS LLP  PARTNER
Mr Jamshed Dady Banaji	Mrs Nirmala Jamshed Banaji


Mr Jamshed Dady Banaji (For Collateral Security)

Total amount secured : Rs. 15,00,00,000/- (Rupees Fifteen Crores Only) plus interest, enhanced interest, fees, commission, charges, costs and expenses including the legal costs (hereinafter referred to as " the Mortgage Debt ")

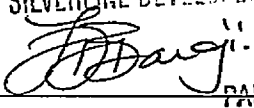
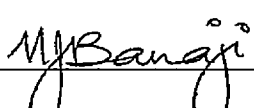
The expression "the Mortgagor/s" unless contrary intention is expressed to mean and include the Borrower/s and/or Guarantor/s and/or the Mortgagor/s individually and/or collectively and shall wherever the context so permits include Sole Proprietor/ Proprietorship or the Partners of a Partnership firm, Trustees of a Trust, Karta and the Co-parceners of a Hindu Undivided Family, Society or Association of Persons, Company and its/his/her/their respective heirs, executors, administrators, legal representatives, successors and assigns and the expression "the Mortgagee" wherever the context so permits mean and include the above mentioned Bank and/or its Branch/s and its successors and assigns.

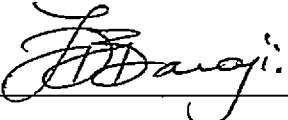
WHEREAS the Mortgagee, at the request of the Mortgagor/s and /or the Borrower/s and/or the Guarantor/s, agreeing or continuing to finance the business of the Borrowers/s by granting or continuing or having granted all or some or any of the credit facilities up to the above mentioned aggregate limit on the terms and conditions mutually agreed upon under the above Agreement of Loan-cum-Hypothecation as modified, if any, by Supplemental Agreement(s) of Loan-cum-Hypothecation (herein referred to as the said agreements) to the Borrower(s) as the Mortgagee may in its absolute discretion think fit or granting extension of time for repayment or agreeing to defer or agreeing not to sue the Borrower(s) in respect of all or some or any of the credit facilities, (therein and hereinafter referred to as " the said facilities") upon having the repayment/s thereof with interest, costs, charges and expenses secured in the manner stipulated under all or any of the said agreements and upon the Mortgagors agreeing to execute mortgage in favor of the Mortgagee over or in respect of the various immovable properties belonging to the Mortgagor/s more specifically described in the Schedules I and II hereunder written as security for the due repayment by the Mortgagors of all the amounts due payable from time to time or at any time under or in respect of the mortgaged debt within the above aggregate limit together with interest, costs, charges, expenses, and / or all other monies due to the Mortgagee on demand by the Mortgagee, being these presents which the Mortgagor/s have agreed to do on the terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS

1. (a) In pursuance of the said agreements and in consideration of the mortgage debt having been granted or agreed to be granted or continued by the Mortgagee to the Borrower/s within the above mentioned aggregate limit, the Mortgagor/s hereby covenant with the Mortgagee that the Mortgagor/s shall repay the mortgaged debt to the Mortgagee with all interest at the agreed rates and rests and costs charges and

M/s. Banaji Silverline Developers LLP through partners -

For BANAJI SILVERLINE DEVELOPERS LLP  PARTNER	For BANAJI SILVERLINE DEVELOPERS LLP  PARTNER
Mr Jamshed Dady Banaji	Mrs Nirmala Jamshed Banaji


Mr Jamshed Dady Banaji (For Collateral Security)

expenses on the terms and conditions contained in all or any of the said agreement/s.

(b) AND IN PURSUANCE THE SAID AGREEMENTS AND IN CONSIDERATION OF THE PREMISES the Mortgagor/s hereby grant, convey, transfer and assure unto the Mortgagee all and singular the lands hereditaments and premises TOGETHER with all the buildings. Structures messages and tenements now standing thereon or which may hereafter be erected thereon or on any of them or any part thereof bearing

1. Primary Security:


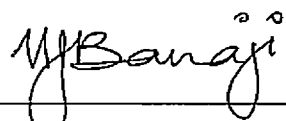
Registered Mortgage of all Unsold flats in the Project namely "Project Aneesh Apartment Co.op. Housing Soc. Ltd.", by Banaji Silverline Developers LLP , at all that piece or parcel of land admeasuring area of 831.70 square yards equivalent to 695.40 square meters or thereabout at Survey No: 212 A, Hissa No:3 Part and Survey No: 214 Part, Plot No.1 corresponding CTS No: 503 C being lying and situated at Village Vile parle, Taluka Andheri, District Mumbai and within the Registration District Sub district of Mumbai and Mumbai suburban together with Building standing therein namely Aneesh Apartment CHS Ltd., situated at S,V Road, Andheri West, Mumbai 400 058.

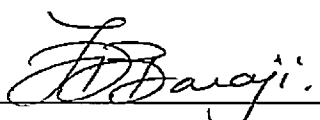
2. Collateral security :

Registered Mortgage of NA Plot of land bearing Plot No.6 admeasuring 3650.50 square meters bearing R.S No.110/2 (part), New Survey no. 167/6of Village Kurwanda in the in the Registration Sub district of Maval, Taluka Maval District Pune (offered as Collateral Security).

more particularly described in the Schedule I hereunder written AND TOGETHER with all and singular the houses, out-houses, wells, waters, water-courses, ways, paths, passages, lights, liberties, privileges, easements, advantages and appurtenances whatsoever to the said land, hereditaments, and premises appertaining or with the same or any part thereof now or heretofore occupied or enjoyed or reputed or known as part and parcel or member thereof or appurtenant thereto (hereinafter called "the said and building") and all the estate right, title, interest claim, demand of the Mortgagor/s into and upon the said land and buildings AND ALSO ALL THE DEEDS AND OTHER EVIDENCES of title in any way relating to the said land and buildings in the possession of the Mortgagor/s or which it can without suit procure TO HAVE AND TO HOLD the said land and buildings and all other premises hereinbefore expressed to be hereby granted with all other premises hereinbefore expressed to be hereby granted with all and every of their appurtenances unto and to the use of the Mortgagee forever SUBJECT however, to the proviso for redemption hereinafter contained.

M/s. Banaji Silverline Developers LLP through partners -

	
Mr Jamshed Dady Banaji	Mrs Nirmala Jamshed Banaji

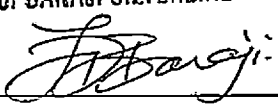
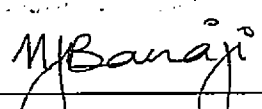

Mr Jamshed Dady Banaji (For Collateral Security)

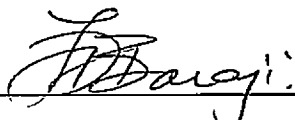
(c) In further pursuance of the said agreements and inconsideration of the premises, the Mortgagor/s hereby agrees, assign, transfer and assure unto the Mortgagee ALL AND SINGULAR the engines, boilers, motors, machinery (whether fixed or moveable and whether attached to the said land and building or not) plant, electric and other installations, implements, equipments, tools, utensils, appliances, accessories. Articles, chattels and things (short particulars of which are given in Schedule II hereunder written) which now are or which may at any time hereafter during the continuance of this security be affixed, installed or erected or be brought in or placed upon the said land and buildings by the Mortgagor/s for the purpose of his/their/its business (and all such assets 'are hereinafter referred as" the plant') AND ALL THE ESTATE RIGHT TITLE INETEREST claim, demand of the Mortgagor/s in to and upon the said plant or any part thereof AND ALSO all receipts, documents, writings and other evidence of title to the plant and the component parts thereof in the possession of the Mortgagor/s or which the Mortgagor/s can without suit procure TO HAVE AND TO HOLD the Plant unto the Mortgagee absolutely SUBJECT however to the proviso for redemption hereinafter contained.

(d) In further pursuance of the said agreements and consideration of the premises, the Mortgagor/s hereby charges in favour of the Mortgagee all the property and assets of the Mortgagor/s for the time being both present and future other than specifically mortgaged properties including (but without prejudice to the generality of the foregoing) its goodwill, undertaking, uncalled capital and all the book debts and other debts and outstanding monies, now due or hereafter which may during the continuance of this security become due to the Mortgagor/s in connection with its/his business and also funds created by the Mortgagor/s and the investments for the time being representing the same (all hereinafter collectively referred to as " the general assets") with the payment of all monies for the time being owing on the security of these presents and such charge shall rank as floating charge and shall accordingly in no way hinder or prevent the Mortgagor/s from selling, mortgaging, charging, leasing, or otherwise disposing of or dealing with in the ordinary course of his/its business and for the purpose of carrying on the same but so that the Mortgagor/s shall not be at liberty to create without the prior consent of the Mortgagee obtained in writing any mortgage, charge or create any encumbrance upon the said general assets charged by this clause or any part thereof ranking in priority to or pari-passu with the security hereby constituted.

(e) Provided that if the Mortgagor/s shall duly pay to the Mortgagee the mortgaged debt hereby secured in the manner provided under all or any of the said agreements and as mentioned herein and all other monies if any by these presents or by law payable by the Mortgagor/s to the Mortgagee then and in such case the Mortgagee shall at any time thereafter upon the request of and at the costs of the Mortgagor/s reconvey the said land and buildings and the plant and release the said General Assets from the charge

M/s. Banaji Silverline Developers, LLP through partners -

<p>FOR BANAJI SILVERLINE DEVELOPERS LLP</p>  <p>PARTNER</p>	
<p>Mr Jamshed Dady Banaji</p>	<p>Mrs Nirmala Jamshed Banaji</p>


<p>Mr Jamshed Dady Banaji (For Collateral Security)</p>

hereby created (all of which hereinafter collectively referred to as "the mortgaged properties") unto the Mortgagor or as shall be directed by the Mortgagor/s.

2. It is also hereby agreed and declared that in the event of the Mortgagor failing to pay the mortgage debt or any part thereof or failing to perform and discharge all and every obligations and liabilities under all or any of the said agreements or hereunder in accordance with the terms thereof, the Mortgagee shall have the right to cause the mortgaged properties to be sold through the intervention of the Court and the proceeds of sale be applied and to apply the proceeds of sale in payment of the dues owing and payable by the Mortgagor/s and discharge of the Mortgagor/s obligations and liabilities under all or any of the said agreements/s or hereunder and also the right to recover the mortgaged debt or the balance or any part thereof and all other monies remaining unpaid from the Mortgagor/s personally in accordance with the terms and conditions contained in all or any of the said agreements or under these presents.

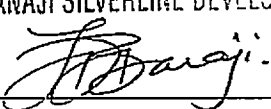
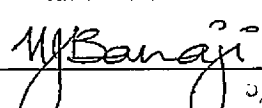
3. The Mortgagor/s hereby covenants with the Mortgagee as follows:


(a) The Mortgagor/s hereby declares and assures that all the present debts and other assets and the mortgaged properties are its/his absolute properties and at his sole disposal and free from all or any prior charges, mortgages, encumbrances, claims or charges and are not subject of matter of lis-pendens, attachments or other proceedings before any courts, tribunals or authority and all the future assets and debts shall likewise be the unencumbered, absolute and disposal properties of the Mortgagor nor such encumbrances shall or be allowed to be created in whatsoever manner or attachment allowed to be levied on the mortgaged properties, so long as the Mortgagor/s continue to be indebted or liable to the Bank.

(b) The Mortgagor/s confirms and declares that it/he has actual possession of the mortgaged properties and has absolute power and authority to mortgage the mortgaged properties in favour of the Mortgagee. The Mortgagor/s further declares and confirms that no notice or process has been issued or recovery proceedings for recovery of any statutory dues, taxes were initiated in the past nor any proceedings or levy or tax is pending against the Mortgagor/s or were being started by any Authorities under the Income Tax Act or Central or Sales Tax Act and that no notice or process has been issued or started or served on the Mortgagor/s or on the mortgages properties or any part of it under Rules 2,16 or 51 or any other rules of the Second Schedule to the Income Tax Act 1961 or under any other law for the time being in force.

© The Mortgagor/s shall at all times during the continuance of these presents and the security hereby created pay all the ground rents, land revenue, rates taxes present as well as future, assessments and all dues, duties and outgoings whatsoever payable in respect of the mortgaged properties immediately the same shall have become due and will keep the mortgaged properties and every part thereof in a good state of repair and condition.

M/s. Banaji Silverline Developers LLP through partners -

For BANAJI SILVERLINE DEVELOPERS LLP  PARTNER	For BANAJI SILVERLINE DEVELOPERS LLP  PARTNER
Mr Jamshed Dady Banaji	Mrs Nirmala Jamshed Banaji


Mr Jamshed Dady Banaji (For Collateral Security)

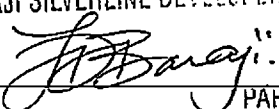
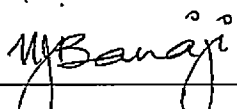
4. The Mortgagor/s shall not create any other mortgage or charge of any kind whatsoever over or in respect of the said mortgaged properties and shall not deal with or otherwise alienate or encumber his / its interest in the said mortgaged properties or any part thereof in a manner prejudicial to the interest of the Mortgagee and also shall not lease out or allow any attachment, distress or execution to be levied thereon.

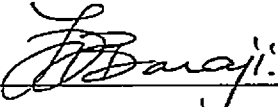
5. And the Mortgagor/s hereby covenants with the Mortgagee that at all times during the continuance of the security hereby created, the Mortgagor/s shall keep the mortgaged properties and every part thereof in a good state of repair and condition and that the Mortgagors shall insure and keep insured the mortgaged properties against all loss or damage and such other risks as may be required by the Mortgagee from time to time in the names of the Mortgagee and the Mortgagor/s with an insurance company of repute notified by the Mortgagee and shall pay all premia necessary for keeping the insurance alive at all times during the continuance of this security and shall on every occasion produce, assign and deliver to the Mortgagee the policy(ies) and the receipt of every such payment and that the Mortgagor/s shall not during the continuance of any such insurance do or cause or allow to be done any act or commit any default rendering the insurance void or voidable or payment of enhanced premium and in the event of any such occurrence, the Mortgagor/s shall forthwith at its own cost and expenses effect a new insurance in lieu of the void or voidable insurance and also that it shall be lawful for but not obligatory for the Mortgagee to keep the mortgaged properties in a good state of repair and condition and insure and keep insured in any sum in the manner aforesaid and that the Mortgagor/s shall on demand pay to the Mortgagee every sum(s) of money expended by it for the purpose(s) aforesaid with interest thereon at the agreed rates from the time having been so expended and that until such repayment the same shall be a charge upon the mortgaged properties hereby secured.

6. Notwithstanding anything contained herein or in all or any of the said agreements or any other relative security documents, the whole of the mortgaged debt shall at the sole discretion of the Mortgagee become due and forthwith payable by the Mortgagor/s to the Mortgagee upon the happening of any of the following events and the Mortgagee shall be entitled to enforce the security hereunder:

- a) Any installment of the Principal remaining unpaid for the period of 15 days after the due date for payment thereof has expired;
- b) Any interest amounting to Rs. 500/- shall be in arrears and remain unpaid for the period of 3 months remaining unpaid after the same have become due for payment, whether demanded or not;
- c) The Mortgagor/s committing any breach or default in the performance or observance of any of the terms contained herein or in the Borrower(s)'s proposal or any other documents;

M/s. Banaji Silverline Developers LLP through partners -

<p>For BANAJI SILVERLINE DEVELOPERS LLP</p>  <p>PARTNER</p> <p>Mr Jamshed Dady Banaji</p>	 <p>Mrs Nirmala Jamshed Banaji</p>
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<p>Mr Jamshed Dady Banaji (For Collateral Security)</p>

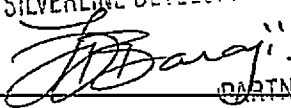
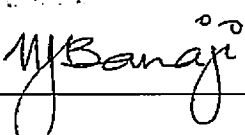
- d) If any of the representations or the documents furnished by the Mortgagor/s in its application are found to be untrue or false or incorrect;
 - e) Upon entering into any arrangement or composition with its creditors or committing any act of insolvency;
 - f) Any execution or other similar process being levied or enforced against Mortgagor/s
 - g) If an order is made or a resolution passed for the winding up or a petition of winding up is filed or notice of meeting to pass such a resolution is issued;
 - h) A receiver being appointed for all or any part of the Mortgagor/s property;
 - i) If the Mortgagor/s ceases to carry on business or threatens not to carry on business;
 - j) If any circumstances shall occur which in the opinion of the Bank is prejudicial to or imperils or is likely to prejudice or imperil the security or which affects adversely the Mortgagor/s capacity to repay any amounts under the said facilities;
 - k) If the Mortgagor/s does not submit the required statements or misutilises / diverts the monies or the said assets without the Mortgagee's prior permission /knowledge;
- Whether any of the above events has happened or not, the decision of the Mortgagee shall be conclusive, final and binding on the Mortgagor/s.


PROVIDED ALWAYS THAT the Mortgagee may in its discretion refrain from forthwith enforcing its rights hereunder in spite of the happening of any of the above events and provided further that any failure or delay in exercising any right, power or privilege hereunder or under other security documents or any single or partial exercise of such right, power, or privilege shall not impair / extinguish or preclude the Mortgagee any further exercise of the same or operate as a waiver or exercise of any other power or right or privilege. The rights and remedies of the Mortgagee are only cumulative and not exclusive.

7. And that the Mortgagor/s hereby further covenants and agrees that the security created on the mortgaged properties shall secure all the earlier, present and future facilities, limits, indebtedness and outstandings of the Borrower/s under all or any of the said agreements and /or the above mentioned mortgage debt and that the same shall subsist notwithstanding the granting of totally new facilities, granting of new limits or relative accounts coming into credit or inter-changeability of the limits, increase, variation or reduction or cancellation of any of the limits granted or agreed to be granted or continued to the Borrower/s in the manner and on the terms contained in all or any of the said agreements.

8. That the Mortgagor/s further covenants that in the event of the default in payment of the mortgaged debt and or the performance of the obligations, the Mortgagee shall at its option also be entitled notwithstanding the power of sale, to file a suit against the Mortgagor/s for the recovery of the mortgaged debt by proceeding against the mortgaged properties as well from the Mortgagor/s personally and to enforce all the rights and remedies of the holder of a simple mortgage under the Transfer of Property Act, 1882.

M/s. Banaji Silverline Developers LLP through partners -

For BANAJI SILVERLINE DEVELOPERS LLP  PARTNER	
Mr Jamshed Dady Banaji	Mrs Nirmala Jamshed Banaji


Mr Jamshed Dady Banaji (For Collateral Security)

9. The Mortgagor/s hereby agrees that although as between the Borrower/s and Mortgagor/s, the mortgaged properties comprised herein is a collateral security, but as between the Mortgagor/s and the Mortgagee the property hereby mortgaged shall constitute principal security and the Mortgagor/ is to be a principal debtor for all the principal monies and interest, costs, charges and expenses intended to be hereby secured.

10. For all or any of the purposes aforesaid the Mortgagor/s hereby irrevocably appoints the Mortgagee to be his/its attorney and in the name and on behalf of the Mortgagor/s to execute and do all such acts matters deeds and things which the Mortgagor/s ought to do and execute and generally to use the name of the Mortgagor/s in the exercise of all or any of the powers by these presents conferred on the Mortgagee.

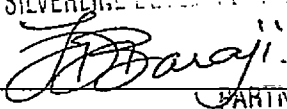
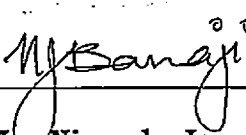
11. All the obligations of a Mortgagor/s and all the rights, remedies and powers of a Mortgagee under the law for the time being in force except so far as they may be expressly varied by or inconsistent with these presents shall be deemed to be incorporated in these presents provided that that the provisions of section 61, 65 A and 67A respectively of the Transfer of Property Act, 1882 shall not apply to these presents or to the Mortgagor/s or the Mortgagee interest and this shall deemed to be a contract to the contrary for the purpose of those sections

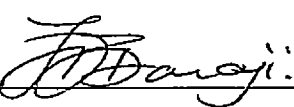
12. Nothing herein contained shall prejudice any lien or set off, any other right which the Mortgagor/s has or is entitled or any other security which the Mortgagee now holds or may hold hereinafter from the Mortgagor/s or the Borrower/s or the Guarantor/s and whether jointly or singly with one another or others.

13. The Mortgagor/s in pursuance of the said agreement and for the consideration aforesaid further covenants and agrees that if more than one mortgage is or has been created by the Mortgagors/s for or in respect of the mortgage debt hereby secured, the Mortgagee is at liberty and is entitled to treat each of the mortgaged properties as joint and several mortgage for the repayment and satisfaction and redemption of the mortgage debt.

14. If the mortgaged properties or any part thereof shall at any time be acquired or taken up by Government and/or by any public Authority or Body for itself or for any local body or authority or public purpose or under any law or for any other reason whatsoever the Mortgagee shall be entitled to receive the whole of the compensation and to apply the same or a sufficient portion thereof towards repayment of the mortgaged debt and interest and all costs, charges and expenses and other monies due under these presents and all proceedings for ascertainment and apportionment of the compensation payable for the mortgaged properties or any part thereof shall be conducted by the Mortgagor/s through the Attorneys and engineers of the Mortgagee and if the Mortgagor/s shall not do so then the Mortgagee shall be entitled to engage its attorneys

M/s. Banaji Silverline Developers LLP through partners -

For BANAJI SILVERLINE DEVELOPERS LLP  PARTNER	
Mr Jamshed Dady Banaji	Mrs Nirmala Jamshed Banaji


Mr Jamshed Dady Banaji (For Collateral Security)

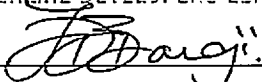
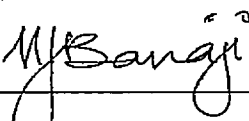
and engineers and the Mortgagor/s shall on demand pay to the Mortgagee all costs charges and expenses that may be incurred by the Mortgagee in this regard with interest thereon from the time of the same having been so incurred and until such repayment they shall be a charge on the mortgaged properties. And in all proceedings in Courts of Law or tribunals or before Public or other Officers wherein the Mortgagee shall be entitled and required to appear, the Mortgagee shall be entitled to appear by attorneys, counsels, architects, engineers and other professional persons as it may deem fit and all costs charges and expenses between advocate and client incurred in this regard by the Mortgagee shall be repaid by the Mortgagor/s to the Mortgagee with interest and they shall until repayment be a charge on the mortgaged properties.


15. The Mortgagor/s shall pay all costs, charges and expenses between Attorney and client in anywise incurred or paid by the Mortgagee and incidental to or in consonance with these presents or its security and incurred as well for the assertion or defence of the rights of the Mortgagee as for the protection and security of the mortgaged properties and for the demand realisation and recovery of the said mortgaged debt, interest and other monies payable to the Mortgagee and the same shall on demand be paid by the Mortgagor/s to the Mortgagee with interest thereon at the agreed rates from the time of the same having been so incurred and until such payment the same shall be a charge upon the mortgaged properties

16. The Mortgagor/s hereby confirms and declares that the Mortgagee shall be entitled to the benefit of all the provisions contained in all or any of the said agreements in respect of the mortgaged security hereby created in the same manner as it is entitled to in respect of the personal liability of the Mortgagor/s as Borrower/s or the Guarantor/s and /or the Mortgagors thereunder and in particular the provisions against release or discharge of the Guarantor/s from liability under all or any of the said agreements by reason of anything done or omitted to be done by the Mortgagee or by reason of the circumstances therein mentioned shall likewise be applicable to the security hereby created by the Mortgagor/s in favour of the Mortgagee as if they were set out herein and made applicable to the mortgaged security.

17. Any demand or notice may be served on the Mortgagor/s personally or by Fascimile (Fax), e-mail, Courier or by registered post acknowledgment due or under certificate of posting to the address recorded with the Mortgagee or left or affixed to any part of the mortgaged properties and when such address is not recorded to the last known address of the Mortgagor/s and any / every such demand or notice shall be deemed to have been received as the case may be at which it was left or at which it would have been delivered in the ordinary course of post at the above address.

18. "Mortgagor hereby declares and confirms that no proceedings under any of the provisions of the Income Tax Act, 1961 including but not limited to proceeding for default in compliance with the provisions of said Act/ rules/regulations thereunder or M/s. Banaji Silverline Developers LLP through partners -

For BANAJI SILVERLINE DEVELOPERS LLP 	
Mr Jamshed Dady Banaji PARTNER	Mrs Nirmala Jamshed Banaji


Mr Jamshed Dady Banaji (For Collateral Security)

proceeding for recovery of tax/ interest/ any other amount or any such proceedings that might be construed as pending/ completed under Section 281 of the said Act are initiated, contemplated or pending against the Mortgagor for the time being and that no notice has been issued and/or served on the Mortgagor under Rule 2, 16 or 51 or any other Rule of the Second Schedule to the said Act or under any other law and there are no other pending show cause notices or attachments whatsoever issued or initiated against the immovable/ movable properties secured or otherwise or any of them or any part thereof."

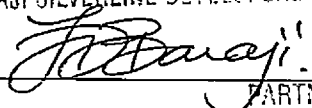
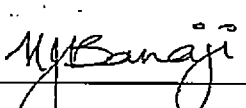
SCHEDULE I HEREINABOVE REFERRED TO


(Description of the land and buildings)

A. Primary Security

Description				
Registered Mortgage of Development Rights and all Unsold flats in the Project namely "Project Aneesh Apartment Co.op. Housing Soc. Ltd.", by Banaji Silverline Developers LLP , at all that piece or parcel of land admeasuring area of 831.70 square yards equivalent to 695.40 square meters or thereabout at Survey No: 212 A, Hissa No:3 Part and Survey No: 214 Part, Plot No.1 corresponding CTS No: 503 C being lying and situated at Village Vile parle, Taluka Andheri, District Mumbai and within the Registration District Sub district of Mumbai and Mumbai suburban together with Building standing therein namely Aneesh Apartment CHS Ltd., situated at S,V Road, Andheri West, Mumbai 400 058.				
<u>Details of 15 Unsold Units in the Project " Aneesh Apartment Co.op. Housing Soc. Ltd:</u>				
Sr.	Floor No.	Unit No.	Configuration	RERA Carpet Area in Sq. Ft.
1	5th Floor	501	3 BHK	1,064.00
2	5th Floor	502	2.5 BHK	923.00
3	5th Floor	503	3 BHK	921.00
4	6th Floor	601	3 BHK	1,064.00
5	6th Floor	602	2.5 BHK	923.00
6	6th Floor	603	3 BHK	921.00
7	7th Floor	701	3 BHK	1,064.00
8	7th Floor	702	2.5 BHK	923.00
9	7th Floor	703	3 BHK	921.00
10	8th Floor	801	3 BHK	1,064.00
11	8th Floor	802	2.5 BHK	923.00
12	8th Floor	803	3 BHK	921.00
13	9th Floor	901	3 BHK	1,064.00
14	9th Floor	902	2.5 BHK	923.00
15	9th Floor	903	3 BHK	921.00

M/s. Banaji Silverline Developers LLP through partners -

For BANAJI SILVERLINE DEVELOPERS LLP  PARTNER	
Mr Jamshed Dady Banaji	Mrs Nirmala Jamshed Banaji


Mr Jamshed Dady Banaji (For Collateral Security)

B. COLLATERAL SECURITY:

2. Registered Mortgage of NA Plot of land bearing Plot No.6 admeasuring 3650.50 square meters bearing R.S No.110/2 (part), New Survey no. 167/6of Village Kurwanda in the in the Registration Sub district of Maval, Taluka Maval District Pune (offered as Collateral Security) in the name of Mr Jamshed Dady Banaji

SCHEDULE II HEREINABOVE REFERRED TO

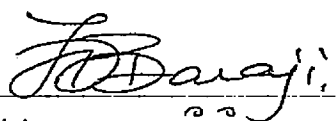

(Description of plant and machinery and equipment's)

-----NA-----

IN WITNESS WHEREOF, the Mortgagors have executed these presents on the day, month and year first herein above written.

SIGNATURE OF THE MORTGAGOR/S

M/s. Banaji Silverline Developers LLP through partners –

Partner's Name	Signature of Partner
Mr. Jamshed Dady Banaji	
Mr Nirmala Jamshed Banaji	

Mr Jamshed Dady Banaji :

SIGNATURE OF THE MORTGAGEE

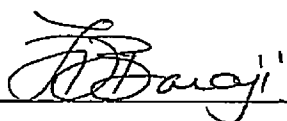
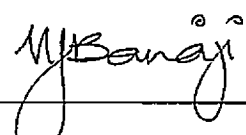
FOR STATE BANK OF INDIA

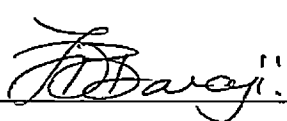
WITNESSES

(1) (2)

IN WITNESS WHEREOF the Borrower(s) hereto have executed these presents the day, month and year first here in above written.

M/s. Banaji Silverline Developers LLP through partners –

	
Mr Jamshed Dady Banaji	Mrs Nirmala Jamshed Banaji


Mr Jamshed Dady Banaji (For Collateral Security)