

**CHALLAN**  
**MTR Form Number-6**



GRN MH004484715202324P	BARCODE	Date 30/06/2023-12:55:22	Form ID 25.2
Department Inspector General Of Registration Type of Payment Stamp Duty		Payer Details TAX ID / TAN (If Any) PAN No.(If Applicable)	
Office Name BRL5_JT SUB REGISTRAR BORIVALI 5		Full Name KEYSTONE REALTORS LIMITED	
Location MUMBAI		Flat/Block No. 702 NATRAJ	
Year 2023-2024 One Time		Premises/Building	
Account Head Details 0030045501 Sale of NonJudicial Stamp		Amount In Rs. 100.00 Road/Street M V ROAD JUNCTION WEH	
		Area/Locality ANDHERI EAST MUMBAI	
		Town/City/District	
		PIN 4 0 0 0 6 9	
		Remarks (If Any)	
		SecondPartyName=REE MHADA ARTICLE OF UNDERTAKING FOR	
		UNSOLD FLATS~	
		Amount In One Hundred Rupees Only	
Total 100.00		Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 10000502023063004024 3677783212619
Cheque/DD No.		Bank Date	RBI Date 30/06/2023-12:55:33 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 :  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 यादर चतन केवळ दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चतन लागू नाही.

**Undertaking**

To,  
The Resident Executive Engineer,  
MHADA,  
Mumbai Board, 3rd Floor,  
Grihanirman Bhavan,  
Kalanagar, Bandra (E),  
Mumbai-400 051.

**Sub: Proposed Re-development of existing bldg. Nos. 1 to 6 & 11 at Rajendra Nagar Co-op Hsg. Society for area 6921.81 & existing bldg. no. 7 Manjunath CHS area 779.96 sq.mt Mhada Layout on CTS No. 88 (pt) of Village Magathane, Borivali (E), Mumbai.**

I, Shovir P. Irani, authorized signatory of M/s. Keystone Realtors Ltd ("the Company") having office at 702, Natraj, .M.V. Road Junction, W. E. Highway, Andheri (E), Mumbai – 400 069. Do hereby solemnly state as under.

The Company shall pass the benefit of stamp duty to the unit purchaser(s) for the flats as referred below. However, these 6 flats are yet unsold flats:

Sr. no	Flat No	BUA
1	106	116.4
2	3406	116.39
3	3501	119.86
4	3607	73.27
5	3706	116.39
6	3806	123.97
	<b>Total</b>	<b>666.28</b>

The Company hereby undertakes, whenever the aforesaid 6 unsold flats are sold, the Company shall pass the benefit of stamp duty to such unit purchasers.

Solemnly affirmed at Mumbai )

At this \_\_\_\_\_ day of \_\_\_\_\_ 2023 )

Shovir P. Irani.

  
Authorized Signatory  
For Keystone Realtors Limited

**CHALLAN**  
**MTR Form Number-6**



GRN MH004483441202324P	BARCODE	Date 30/06/2023-12:48:27	Form ID 25.2
Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name BRL5_JT SUB REGISTRAR BORIVALI 5		Full Name	KEYSTONE REALTORS LIMITED
Location MUMBAI			
Year 2023-2024 One Time		Flat/Block No.	702 NATRAJ
Account Head Details	Amount In Rs.	Premises/Building	
0030045501 Sale of NonJudicial Stamp	100.00	Road/Street	M V ROAD JUNCTION WEH
		Area/Locality	ANDHERI EAST MUMBAI
		Town/City/District	
		PIN	4 0 0 0 6 9
		Remarks (If Any)	
		SecondPartyName=THE CHIEF OFFICER MHADA ARTICLE OF	
		UNDERTAKING FOR SOLD FLATS-	
		Amount In	One Hundred Rupees Only
Total	100.00	Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 100C0502023063003940 899342083371S
Cheque/DD No.		Bank Date	RBI Date 30/06/2023-12:49:05 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 :  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 याचें चालन केवळ दुरुयम निविदाक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

Mobile No. : 9029989966

## UNDERTAKING

To,  
The Chief Officer  
The Resident Executive Engineer,  
MHADA,  
Mumbai Board, 3rd Floor,  
Grihanirman Bhavan,  
Kalanagar, Bandra (E), Mumbai-400 051.

**Sub: Proposed Re-development of existing bldg. Nos. 1 to 6 & 11 at Rajendra Nagar Co-op Hsg. Society for area 6921.81 & existing bldg. no. 7 Manjunath CHS area 779.96 sq.mt Mhada Layout on CTS No. 88 (pt) of Village Magathane, Borivali (E), Mumbai.**

**Ref: 1) Our earlier letter dated. 20.03.2023**

I, Shovir P. Irani, authorized signatory of M/s. Keystone Realtors Ltd ("the Company") having office at 702, Natraj, M.V. Road Junction, W. E. Highway, Andheri (E), Mumbai – 400 069. Do hereby solemnly state as under

1. The Company has availed the benefit of 50% reduction in FSI Premium for Area admeasuring 5461.81 + 1460 = 6921.81 Sq.mt. (Rajendra nagar CHS) & 779.96 Sq.mt (Manjunath CHS) total area avail for reduction 7701.77 As per Government of Maharashtra Notification dated 14.01.2021 and the Company has passed the benefit by paying Stamp Duty for the area admeasuring about 7701.77 Sq. Mtrs. to the Flat Purchasers. The benefit passed to the Flat Purchaser under Agreement for Sale is mentioned herein below for your kind reference and records.

Sr. No.	Reg off	Doc NO	Stamp Duty paid	Registration paid	Unit no	Area (Sq. Mtr.)
1	BRL-5	1365/2022	1,068,200	30,000	108	77.63
2	BRL-5	12828/2021	1,105,900	30,000	307	92.11
3	BRL-5	8577/2021	1,364,500	30,000	506	116.39
4	BRL-5	12321/2022	1,325,600	30,000	708	77.64
5	BRL-5	15111/2021	1,192,700	30,000	1707	92.11
6	BRL-5	7881/2021	1,335,100	30,000	1801	119.86
7	BRL-5	14403/2021	972,700	30,000	2108	77.83
8	BRL-5	17540/2021	1,272,600	30,000	2407	92.11
9	BRL-5	14668/2021	1,316,600	30,000	2505	102.57
10	BRL-5	16140/2021	1,502,600	30,000	2606	116.39
11	BRL-5	14404/2021	1,502,700	30,000	2702	124.61
12	BRL-5	726/2022	954,800	30,000	2703	74.35
13	BRL-5	7798-2022	1,686,900	30,000	2706	116.29
14	BRL-5	4771/2022	1,295,200	30,000	2805	102.87

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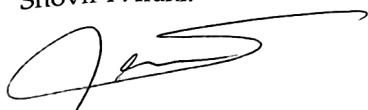
15	BRL-5	16377-2022	2,046,200	30,000	2901	119.91
16	BRL-5	2481/2022	1,561,800	30,000	3002	124.61
17	BRL-5	10503/2021	840,100	30,000	3003	74.34
18	BRL-5	6371/2022	1,510,200	30,000	3006	116.39
19	BRL-5	8567-2022	2,074,700	30,000	3206	116.39
20	BRL-5	15838/2021	988,200	30,000	3304	74.35
21	BRL-5	12737/2021	996,500	30,000	3308	77.63
22	BRL-5	6245/2021	948,600	30,000	3402	124.61
23	BRL-5	5543/2022	1,071,200	30,000	3208	77.63
24	BRL-5	8237-2022	1,107,500	30,000	3407	92.11
25	BRL-5	5368/2022	1,623,300	30,000	3502	124.61
26	BRL-5	17374/2021	869,000	30,000	3503	74.85
27	BRL-5	5544/2022	1,628,600	30,000	3601	119.86
28	BRL-5	12319-2022	2,274,200	30,000	3602	124.61
29	BRL-5	1095/2022	983,700	30,000	3603	74.35
30	BRL-5	6379/2021	861,400	30,000	3701	119.5
31	BRL-5	6380/2021	902,600	30,000	3702	124.61
32	BRL-5	12136-2022	1,395,200	30,000	3703	74.35
33	BRL-5	14663/2021	965,200	30,000	3704	74.35
34	BRL-5	2978/2022	1,440,700	30,000	3705	102.87
35	BRL-5	16915/2021	1,286,900	30,000	3707	92.11
36	BRL-5	16917/2021	1,030,900	30,000	3708	77.53
37	BRL-5	6378/2021	867,600	30,000	3801	119.86
38	BRL-5	5738/2022	1,825,600	30,000	3802	132.83
39	BRL-5	5272/2022	1,417,200	30,000	3805	109.76
40	BRL-5	16707-2022	1,777,400	30,000	3807	92.08
41	BRL-5	7741-2022	1,299,800	30,000	3808	77.63
42	BRL-5	3473-2022	1,807,900	30,000	3902	132.83
43	BRL-5	9789-2022	1,553,500	30,000	3903	81.83
44	BRL-5	10185-2022	1,611,800	30,000	3904	81.83
45	BRL-5	5270/2022	1,425,800	30,000	3905	109.76
46	BRL-5	5275/2022	1,762,000	30,000	3906	123.95
47	BRL-5	13682-2022	1,920,200	30,000	3907	90.66
48	BRL-5	13681-2022	1,650,200	30,000	3908	85.1
49	BRL-5	15309/2022	4,955,500	30,000	4001	261.7
50	BRL-5	949-2023	1,397,400	30,000	3804	74.37
51	BRL-5	1496-2023	2,063,300	30,000	3106	116.43
52	BRL-5	2691/2023	2,280,200	30,000	3102	124.61
53	BRL-5	8441/2022	1,160,200	30,000	2204	74.35
54	BRL-5	9775/2021	902,800	30,000	3303	74.35
55	BRL-5	18498-2022	2,116,400	30,000	2002	124.54
56	BRL-5	10501/2021	1,452,900	30,000	1802	124.61
57	BRL-5	9198/2021	1,110,700	30,000	607	92.11
58	BRL-5	5930/2023	₹ 1,380,800	30,000	107	92.11
59	BRL-5	9601/2023	₹ 2,137,100	30,000	3301	119.86
60	BRL-5	7799/2023	₹ 1,439,800	30,000	3608	77.69
61	BRL-5	6090/2023	₹ 13,988,700	30,000	3803	74.35
62	BRL-5	7317/2023	₹ 2,373,500	30,000	3901	123.42
63	BRL-5	8952/2023	₹ 1,564,900	30,000	4004	81.89
64	BRL-5	5024/2023	2,154,200	30,000	3401	108.96
65	BRL-5	10463/2023	₹ 1,567,900	₹ 30,000	4003	81.85

66	BRL-5	11651/2022	5,68,400			
67	BRL-5	620/2021	5,38,400	30000	2302	124.61
67	BRL-5	5917/2021	8,07,600	30000	2202	124.61
68	BRL-5	17299/2022	14,75,900	30000	1902	124.61
68	BRL-5	16704/2018	965000	30000	606	116.39
69	BRL-5	11488/2019	1157900	30000	1307	92.11
1				30000	1207	92.11
2					106	116.4
3					3406	116.39
4					3501	119.86
5					3607	73.27
6					3706	116.39
					3806	123.97
				<b>TOTAL</b>		<b>7970.37</b>

1. The said flat purchase have issued their certificate, confirming the Stamp duty amount is paid by the Company. i.e. the Developers in terms of Government Notification dated 14<sup>th</sup> Jan 2021 vide No. TPS-1820/AN37P.K-80/20UD-13 and same is submitted to your office along with Index-II.
2. The Company has already uploaded the Flat Purchasers Certificate on its website <http://www.rustomjee.com/residential-property/rustomjee-season-bandra-bkc/as> per the guild line Government Notification dated 14<sup>th</sup> Jan, 2021 vide No. TPS-1820/AN37P.K-80/20UD-13 and MHADA Letter dated: 23.06.2022.
3. In this regard, the Company herewith confirms and assures you that above Stamp Duty amount is paid by the Company and in case of occurrence of any additional liabilities towards the aforesaid Stamp Duty, the Company hereby undertake to indemnify you and further undertake that the Company shall pay the same as and when the same will be intimated to the Company by the concerned Government Department/ Authorities.

Solemnly affirmed at Mumbai

Shovir P. Irani.

  
Authorized Signatory  
For Keystone Realtors Limited