

Aditya Birla Finance Ltd.

(A subsidiary of Aditya Birla Capital Ltd.)



**ADITYA BIRLA
CAPITAL**

PROTECTING INVESTING FINANCING ADVISING

ABF/SOUT/XTL/SEP22/A0026

Sep 19, 2022

DR NRKBIOTECH PRIVATE LIMITED (Borrower)

Plot no. 11, TSIC Industrial Development Area, Sno.230 to
243, Turkapally, Hyderabad, Medchal - Malkajgiri,
Telangana, 500078

And

MODI PROPERTIES PRIVATE LIMITED (Co-Borrower)

2nd Floor, 5-4-187/3 And 4, Soham Mansion,
M.G Road, Secunderabad, Ranga Reddy,
Telangana – 500003

Kind Attention: Mr. Soham Satish Modi, Managing Director

Subject: Amendment Letter

Dear Sir,

Further to our letter dated **31st August 2022** vide ref. number: **ABF/SOUT/XTL/AUG22/N0068** regarding Term Loan Facility amount Rs. 25,00,00,000/- (Rupees Twenty-Five Crores Only) we are pleased to advise you the following amendment

Particulars	Existing Condition	Revised Proposed Condition
Personal Guarantee	1. Mr Soham Satish Modi 2. Mr Anand Kumar Bhashyakarla	1. Mr Soham Satish Modi 2. Mr Anand Kumar Bhashyakarla 3. Mrs. Usha Sri Bhashyakarla, 4. Ms. Sai Manasa Bhashyakarla 5. Ms. Shirisha Kommanapally (The proposed personal guarantee of property owners (Mrs. Usha Sri Bhashyakarla, Ms. Sai Manasa Bhashyakarla, Mrs. Shirisha Kommanapally) to be released once 3 months lease rentals are routed through ABFL escrow account and subject to internal review & satisfactory conduct of the account.)
Release of Interim collateral	1. Exclusive RMoE of 3 flats - A-102, B102 & B-206 at Mayflower Platinum, Mayflower Platinum, Plot nos. 15 and 20, Ward no. 3, Block no. 4, Narshima Nagar Colony, part of Sy no. 82/1, Mallapur Village, Uppal Mandal and under GHMC Circle, Medchal-Malkajgiri District- 500076 Owner Name: M/s. MODI PROPERTIES PRIVATE LIMITED 2. Exclusive RMoE of 9 plots located at Plot No-31, 32,33, 34, 36, 37, 39 and 42 at Sy nos. 3 Part and 180 part, Kundanpally Village, under Dammaiguda Municipality, Keesara Mandal, Medchal-Malkajgiri District-50130 Owner Name: Mr ANAND KUMAR BHASHYAKARLA & Mrs BHASHYAKARLA USHASRI	On conversion of Construction finance to LRD, proposed additional property (3 Flats & 9 Plots) to be released subject to operationalization of lease rentals for the period of 90 days to the satisfaction of ABFL, subject to internal review & satisfactory conduct of the account.
Prepayment	In case borrower desires to prepay the loan, the prepayment of loan will be accepted with a prepayment penalty of 2% on the outstanding amount.	Company to be allowed to prepay up to 10 % of the outstanding of loan amount per annum from own funds without prepayment chargers. For Pre-payment above, 10% of the outstanding loan amount: Prepayment Charges: - Up to one year-from LRD 2% after that 1 %
Penalty clause	If security is not created within the stipulated timeframe then a penal interest of 18% on entire principle	If security is not created within the stipulated timeframe then a penal interest of 18% p. a. on entire principle

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No. 78, Star Avenue, 6th Cross Road,
Victoria Layout, Bengaluru - 560 047.

Toll-free number 1800-270-7000

care.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>

Registered Office: Indian Rayon Compound, Veraval, Gujarat - 362 266

CIN: U65990GJ1991PLC064603



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All other terms and conditions of our sanction letter remain the same (unless any amendment/addition approved by ABFL subsequent to the aforesaid letter, if any). Kindly acknowledge the same by signing a copy of this letter hereof. Assuring you of our best services at all time

For any queries please email us at care.finance@adityabirlacapital.com

Yours sincerely,

For Aditya Birla Finance Limited



Authorized Signatory

ACKNOWLEDGEMENT, APPROVAL AND ACCEPTANCE:

We hereby acknowledge, approve and accept the terms and conditions detailed in this letter and agree, undertake and confirm to comply with the aforesaid terms and conditions in connection with the facility.

Approved and accepted by:

DR NRKBIOTECH PRIVATE LIMITED (Borrower)

Authorized

Signatory:

Date:

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