

RE: Rs. 10.00 Crs CLOF Facility || Modi Properties Private Limited || Page Missing || Document Number 3905/1992

From: Vittal Saikanth (vittal.saikanth@tatacapital.com)

To: naveen.g@modiproperties.com

Cc: radhikaadavaraju.tbss@tatacapital.com; kusum@modiproperties.com; phani.amam@tatacapital.com; arun4.s@tatacapital.com

Date: Wednesday, February 1, 2023 at 11:06 AM GMT+5:30

Dear Sir,

Please find attached the break-up as required pls,

Particulars	Amount
Total Sanctioned Amount	10,00,00,000.00
First Tranche (Bajaj Takeover)	15,57,777.00
Second Tranche (Bajaj Takeover)	11,09,785.00
Processing Fees	11,98,800.00
Third Tranche (Paid to Yes Bank Account)	8,73,99,065.00
DSRA	63,53,619.00
2 Months Limit Drop from November 2022 till January 2023	23,80,954.00

Also, Please find below the account details to make the repayments as per the requirements of Soham Sir,

Bank Name	HDFC Bank
Branch	Fort
Account Number	HB3216WCD0822
IFSC Code	HDFC0000060

Attached the Welcome Letter, the same account details are given on the 3rd Page. Also, the unique Web Login ID is 4754566 to use the Online Portal the password has to be set, please follow the process as mentioned in the Page 2 of the Welcome Letter. In case there is an issue, please let me know, so that we can take it up with the internal Team.

Thanks & Regards

Vittal Saikanth

+91 9618587335

From: naveen.g . <naveen.g@modiproperties.com>

Sent: 01 February 2023 10:46

To: Vittal Saikanth <Vittal.Saikanth@tatacapital.com>

Cc: Radhika Adavaraju <RadhikaAdavaraju.tbss@tatacapital.com>; Kusum . <kusum@modiproperties.com>

Subject: Re: Rs. 10.00 Crs CLOF Facility || Modi Properties Private Limited || Page Missing || Document Number 3905/1992

"External Email. Open with Caution"

Dear Vittal,



Date: 02-Nov-2022

To,
MODI PROPERTIES PVT LTD
5-4-187/3&4
MG ROAD
Secunderabad
HYDERABAD
TELANGANA - 500003

Dear Customer,

We thank you for selecting **TATA CAPITAL FINANCIAL SERVICES LIMITED** as your partner for your Channel Finance Facility. We are pleased to inform you that your facility is live with us. Your facility details are depicted in the below mentioned table:-

Facility Nature	Channel Finance
Facility Account No	WCD0822
Limit Sanctioned	<u>Rs.100,000,000.00</u>
Tranche Tenure	2520 Days from the date of disbursal
Facility for	CORPORATE LOAN OVERDRAFT FACILITY

We at TATA Capital financial services Ltd. are always committed to provide you the best of our services. We have explained the detailed process to ensure smooth operation of your facility.

All payment instruments should be drawn in favour of Tata Capital Financial Services Limited. In case you are handing over the payment to an authorized representative, please insist on a valid receipt. Kindly do not transfer/deposit payments in accounts standing in the name of any individual/s.

1) WEB VIEW FACILITY

You can access your Account with us on the internet. This will help you to access information on your account and track your relationship with us in a better manner. You can access the below listed information of your account:

- Available limit at any point of time.
- Tranche wise o/s with due dates.
- Statement of account.
- Raise drawn down request.

TATA CAPITAL FINANCIAL SERVICES LIMITED
Corporate Identity Number U67100MH2010PLC210201
Registered office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg,
Lower Parel, Mumbai - 400013
TEL NO.: (022) 6606 9000, , FAX NO.: (022)6656 2699
Web: www.tatacapital.com



The following Link will help you to access your account with us online:
<https://www.tatacapital.com/>

Steps to follow to login to the portal:

- Click on Login
- Click on Corporate Customer Login
- Input Web login Id provided
- Click on Login

- **There will be two very important parameters that will help you access your account information online:**
- **Your Web Log-in ID and Password**

Your unique Web Login ID is 4754566

Password to access your account online will be sent to you separately. In case you have not received your password within 2 days, you can click on FORGOT PASSWORD link on the Login Page and generate OTP to access your account online.

You can generate transaction password for raising draw down request by following the simple steps given in the Guide to access your account through internet.

Now, access your Loan account details on your phone! Our Channel Finance & Term Loan can access a host of features - Raise Draw down Requests*, Activate additional Limits*, Upload/Download documents, Raise Service Requests and much more!

For Android: download the app by clicking here (<https://play.google.com/store/apps/details?id=com.tatacapital.csfd>)

For iOS: download the app by clicking

here(<https://apps.apple.com/in/app/tata-capital-commercial-sme/id1491038059>)

2) DISBURSAL REQUEST

You have an option of raising Disbursal Request through internet as per the explained in WEB VIEW FACILITY.

You may raise manual Disbursal Request in the attached format & email us scanned copy at SMEDDR@tatacapital.com. You will receive a request number from noreply@tatacapital.com. Please quote this request number in all future correspondence in case of any queries.

The Disbursal request will be processed subject to the extent of available limit in your account. Post disbursal you will receive a disbursal advice confirming remittance to bank account as per your Disbursal Request.

You can track your disbursals online by following the simple steps given in the Guide to access your account through internet.

3) REPAYMENTS

You have the below listed option of making repayments:

- **Repayment by way of RTGS / NEFT / FUND TRANSFER (In case you have an account with HDFC.**

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Web: www.tatacapital.com



You can remit funds to TATA CAPITAL FINANCIAL SERVICES LIMITED, against repayments by way of RTGS / NEFT / Fund Transfer to the below mentioned TATA CAPITAL FINANCIAL SERVICES LIMITED account.

Beneficiary Name	Bank Name	Branch	A/C No	IFSC Code
TATA CAPITAL FINANCIAL SERVICES LIMITED	HDFC Bank Ltd	Fort	HB3216WCD0822	HDFC0000060

The Credit to your Channel Finance account will be given on the day of transfer, which will help you faster rotation of funds.

The repayment account is different for each facility account. Please ensure you remit funds to correct account so that funds can be accounted appropriately.

- **Repayment by way of Cheque**

We have set up CMS facility for our customers. Under CMS facility we will arrange for a cheque pick up facility from your location. We will provide you CMS pay in slip which is specially customized for you.

Please quote your channel finance account number in the PIS copy while depositing cheques through CMS.

We request you to kindly use repayment modes as given above and avoid any NON-CMS mode of repayment which may delay in credit to your Channel Finance account.

4) Interest on your account:

Interest is applied to your account on monthly basis. Your facility account will be debited on 1st of every month. We will send you a soft copy of interest statement along with Statement of Account to your registered email ID with us by 4th of every month.

The method of Interest computation is explained below:

- The interest is computed on individual tranche on daily balance method.
- All Debits in the account is considered as tranche.
- The collections received are appropriated in the below given sequence:
 - o First against any charges debited to your account that is o/s as on date of collection.
 - o Second against fees debited to your account that is o/s as on date of collection.
 - o Third against interest debited to your account that is o/s as on date of collection.
 - o Finally against Principal o/s as on date of collection.
- The interest rate is applicable as per the facility agreement.
- In case of any rate change we will intimate the new rate applicable with effective date through a separate

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intimation.

5) **TDS**

As per Income Tax Act you are liable to deduct TDS on interest or Fees debited to your account or paid by you. The process is explained below:

- The rate of TDS is applicable as per the rates notified by Income Tax Authorities. The current Rate of TDS applicable on Interest is 7.5%. In case of any lower rate of TDS as approved by Income Tax Authority, exclusively for TATA CAPITAL FINANCIAL SERVICES LIMITED, we will notify you in due course of time.
- The TDS deducted should be paid to the government account on behalf of TATA CAPITAL FINANCIAL SERVICES LIMITED.
- As per the prevailing Income Tax rules, you are liable to file your TDS returns on a quarterly basis listing all TDS deducted on behalf of TATA CAPITAL FINANCIAL SERVICES LIMITED.
- Please quote TATA CAPITAL FINANCIAL SERVICES LIMITED PAN Number AADCT6631L in your TDS returns against the TDS deducted by TATA CAPITAL FINANCIAL SERVICES LIMITED.
- Please submit TDS certificate in the manner specified as per Income Tax Act. You can download the TDS certificate from TRACES site based. Please send your TDS certificate along with a covering letter mentioning the Channel Finance Account number to the below mentioned address:

TDS CELL - Corporate Finance Division (Operations)
TATA CAPITAL FINANCIAL SERVICES LIMITED
Lodha I-Think Techno Campus,
Building A 4th Floor, Off Pokharan Road 2,
Thane(West) - 400607, Maharashtra.

- Upon receipt of original TDS certificate & credit in 26AS, we will pass the credit to your Channel Finance Account.
- In case TATA CAPITAL FINANCIAL SERVICES LIMITED has not received the credit in 26AS we will not be able to give credit to your account. We will send you intimation accordingly. You need to check TRACES site to identify the reason for TATA CAPITAL FINANCIAL SERVICES LIMITED not receiving the credit & take corrective action.

As per Income Tax Act we can claim the TDS certificate only if the credit is received in beneficiaries 26 AS, hence we give credit only if TATA CAPITAL FINANCIAL SERVICES LIMITED has received the credit. Please ensure that you file your quarterly TDS returns correctly.

6) **Balance Confirmation**

We request you to confirm your facility account balance on a quarterly basis. Please send your quarterly balance confirmation to avoid any reconciliation issue. This will ensure smooth functioning of your account.

Last but not the least; it is our constant endeavour to improve the quality of our service to our customers. In order to fit this, we need your valuable feedback in sharing your experience with us was so far. Hence, we request you to kindly

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visit our website at <http://tatacapital.com/ContactUs/feedback-form.htm> and complete the short questionnaire which should take not more than 3 minutes of your time.

Please feel free to contact us for any queries or clarification at contactcommericalfinance@tatacapital.com. We will be happy to assist you.

Thanking You & Assuring of Best Services

For TATA CAPITAL FINANCIAL SERVICES LIMITED

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