

CIN No:U65993TG1994PTC017795

LETTER FOR NET DISBURSAL

Date :- 05th January 2023

To,

Tata Capital Financial Services Limited

**11th Floor, Tower A, Peninsula Business Park,
Ganpatrao Kadam Marg, Lower Parel, Mumbai- 40013**

Re.: Disbursal of loan of Rs. 24,57,407.00 (Rupees Twenty-Four Lakhs Fifty-Seven Thousand Four Hundred and Seven Only)

Dear Sir,

We thank you for sanctioning a loan of Rs. 10,00,00,000.00 (Rupees Ten Crores Only) vide your sanction letter dated 18th October 2022. We now request you to disburse Rs. 24,57,407.00 (Rupees Twenty-Four Lakhs Fifty-Seven Thousand Four Hundred and Seven Only) as per the below details,

Amount to the tune of Rs. 11,09,785.00 (Rupees Eleven Lakhs Nine Thousand Seven Hundred and Eighty-Five only) to be paid through Demand Draft to Bajaj Finance Limited for takeover of Loan Account Numbers Vide H400BNI0819678, payable at Hyderabad, as per the Foreclosure Letter dated 31st December 2022.

We hereby authorize Tata Capital Financial Services Ltd. ("TCFSL") to deduct a sum of Rs. 1,48,822.00 (Rupees One Lakh Forty-Eight Thousand Eight Hundred and Twenty-Two only) from the loan amounts sanctioned to us, towards DSRA, Rs. 11,98,800.00 (Rupees Eleven Lakhs Ninety Eight Thousand Eight Hundred Only) towards Processing Fees and Documentation & ROC Charges.

We undertake to pay the necessary stamp duty and registration charges and all other incidental costs, charges and expenses that may be incurred in respect of the security documents to be executed by us in your favour at the time of creation of security.

Thanking you,
Yours faithfully,

For MODI PROPERTIES PVT. LTD.



Director

For Modi Properties Private Limited

Signatory

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Date: 05th January 2023

To,
Tata Capital Financial Services Limited
11th Floor, Tower A, Peninsula Business Park,
Ganpatrao Kadam Marg,
Lower Parel, Mumbai- 400013

Dear Sir,

We request to Deduct Rs. 1,48,822.00 (Rupees One Lakh Forty-Eight Thousand Eight Hundred and Twenty-Two only) to Tata Capital Financial Services Limited as Security Deposit from Disbursement

The quantum of security deposits to be paid by us may be a Non-Interest bearing in the nature of refundable deposit to be kept with you till the time the Corporate Loan Overdraft Facility granted to Modi Properties Private Limited vide Sanction letter / Offer letter dated 18th October 2022 and other amounts payable under this arrangement have been discharged & paid in full by us to your satisfaction. In the event of our failure to comply with any of our aforesaid obligations, within the stipulated time, we hereby undertake that:

- a) You shall be at the liberty to appropriate the security deposits to your account, either fully or partly so as to compensate for such losses as may be occasioned to you in consequence of our failure to meet our commitments to you under this arrangement.
- b) The appropriation by you shall be a conclusive act and will be binding on us without any questioned being raised by us on any count of whatsoever nature.
- c) Any indulgence or forbearance shown by you in the matter, in any manner, shall not be construed to be a waiver of any of your rights under this arrangement.

Thanking You,
For Modi Properties Private Limited


Director