



Form No. CHG-1

Application for registration of creation, modification of charge (other than those related to debentures) including particulars of modification of charge by Asset Reconstruction Company in terms of Securitization and Reconstruction of Financial Assets and Enforcement of Securities Interest Act, 2002 (SARFAESI)

[Pursuant to sections 77, 78 and 79 and pursuant to Section 384 read with 77, 78 and 79 of the Companies Act, 2013 and Rule 3(1) and 13 of the Companies (Registration of Charges) Rules 2014]

Refer instruction kit for filing the form
All fields marked in * are mandatory

Entity's Details

1 *Corporate Identity Number (CIN) or Foreign Company Registration Number (FCRN)

U65993TG1994PTC017795

2(a) *Name of the Company

MODI PROPERTIES
PRIVATE LIMITED

(b) *Address of the registered office or principal place of business in India of the

5-4-187/3&4, SOHAM

MANSION, 2ND FLOOR,

M.G. ROAD,

SECUNDERABAD,

Telangana,

India, 500003

(c) *e-mail ID of the company

roc@modiproperties.com

3 (a) *This form is for registration of

☒ Creation of charge ☐ Modification of charge

(b) *Charge ID of the charge to be modified or rectified

4 *Whether the applicant is ☒ Company ☐ Charge holder

Details of charge instrument

5(a) *Date of the instrument creating or modifying the charge (DD/MM/YYYY)

31/10/2022

(b) *Nature, description and brief particulars of the instrument creating or modifying the charge

DEED OF HYPOTHECATION
DATED 31.10.2022

(c) *Whether charge is created or modified outside India

☐ Yes ☒ No

6 (a) Whether charge is modified in favour of asset reconstruction company (ARC) or assignee

☐ Yes ☒ No

Form language

☒ English ☐ Hindi

Rank	Name of the Charge holder	Particulars of the property charged	Details of their extent on the charge (in %)	Maximum amount secured (in INR)

List of the Charge holder (s)

(d) Whether Charges rank pari passu

(c) *Number of charge holder(s)

(b) *Whether joint charge involved

If Yes, enter Lead Banker's Name

8(a) *Whether consortium finance is involved:

Details of charge holder

(b) If others, please specify

CURRENT ASSETS

☒ Book debts☐ Uncalled share capital☐ Intangible - Others☐ Intangible - Designs☐ Intangible - Copyright☐ Intangible - Licence☐ Intangibles - Trademarks☐ Movable property - Others☐ Movable property - Motor Vehicle (Hypothecation)☐ Movable property - Inventory☐ Immovable property or any interest therein - Others☐ Immovable property or any interest therein - Residential

(a) *Description of the property charged indicating whether it is a charge on

7 Type of charge

(b) Whether charge holder is authorised to assign the charge as per the charge agreement

☐ Yes ☐ No☐ Immovable property or any interest therein - Commercial☐ Movable property - Equipment and Machinery☐ Movable property - Inventory (incl. Receivables)☐ Movable property - Ship or any share in a ship☐ Intangible - Goodwill☐ Intangible - Patent☐ Intangible - Licence under a Patent☐ Intangible - Copyright under a Patent☐ Intangible - IPR☐ Solely of Property situated outside India☐ Calls made but not paid☒ Others

Details of charge

10(a) *Maximum Amount secured by the charge

(In case the amount is in foreign currency, rupee equivalent to be stated) (in INR).

(In case of modification of charge, enter the amount secured by the charge after such modification)

(b) *Maximum Amount secured by the charge in words

(c) In case amount secured by the charge is in foreign currency, mention details

11 Brief of the principal terms and conditions, extent and operation of charge

(a) Date of Creating Security Interest by actual/ constructive deposit of title deeds within bank/ housing finance company (DD/MM/YYYY)

(b) Borrower's customer/account number

(c) *Rate of interest

(d) *Repayment term (in months)

(e) *Terms of Repayment

Dropline of Rs. 11,90,477/- every month plus monthly interest on amount utilized. The limits shall be dropped to the extent of Rs. 11,90,477/- on the 5th of every month. Interest - Payable monthly, Interest shall be debited to the OD account on the last day of the month

(f) Nature of facility

Corporate Loan Overdraft Facility

(g) Date of Disbursement (DD/MM/YYYY)

(h) Miscellaneous narrative information

(i) *Margin

N.A.

Evaluated Price of Asset as on Security Interest Creation date (in INR)	Nature of Property	PLOT ID Number	Survey No. /GAT No. etc.
Street Number & Name	Sector /Block Number	Locality	Landmark
Village/Town Name	Taluka	Pin code	District
State	Latitude	Longitude	Area of plot (Sq. feet, Sq. meter, Acre, Gunta, Cents, Hectares)

(iii) Details of Dwelling Interest

Evaluated Price of Asset as on Security interest Creation date (in INR)	Nature of Property	PLOT ID Number	Survey No. /GAT No.*
Dwelling Unit ID Number	Floor No.	Building Name & Society Name	Street Name / No.
Sector/Block Number	Locality	Landmark	Village/Town Name
Taluka	Pin Code	District	State
Latitude	Longitude	Area of dwelling (Sq. feet, Sq. Meter)	

(iiii) Bounded by

By North	By South	By East	By West

*Survey number, GAT number, Khessa number, Mouza number, Phase number or any other such similar representation in various states or union territories can be captured in this field.

(All the fields should be captured as appearing in the revenue record, flat no, house no, Municipal Office/Municipal Corporation / Grampanchayat are to be specified and also the area of the immovable property as well as boundaries)

14 Description of document by which the company / borrower / third party acquire title

Number of title documents deposited by customer

3 the company has not created or modified any other charge(s) whatsoever on the assets of the company, since the creation / modification of the present charge;

4 the company is carrying on the business as on the date of filing this application and no proceedings to wind-up the company have commenced or are pending against the company;

5 there is no litigation proceedings pending before any court of law for which condonation of delay is being filed;

6 the company has not applied for striking off the name of the company from the register of Registrar of Companies

To be digitally signed by

SOHAM
Digitally signed by
SATTISH
MOON
Date: 2022.12.20
17:21:14 +05:30

Director or manager or secretary or CFO or IRP/RP/Liquidator (in case of an Indian company)
or an authorised representative (in case of a foreign company)

Designation

(Director/Manager/Company Secretary/CFO/CEO/Authorised Representative/Authorised Representative
IRP/RP/Liquidator)

Director

DIN of the director; PAN of the manager or CFO or authorised representative or
IRP/RP/Liquidator; or membership number of company secretary

00522546

Declaration

☒ I/we confirm that the attached charge instrument(s) or document(s) is/are true copies of the original which is/are available with the charge holder and/or assignee and all the information and particulars mentioned above are derived there from are concisely and correctly stated. I/we am/are duly authorised to sign this form.

☐ I/we am/are a multilateral/international financial institution who has/have been exempted from payment of income tax in India under the UN Privileges and Immunities Act.

To be digitally signed by

Charge holder

PAN of the charge holder

AADCT6631L

To be digitally signed by

ARC or assignee

PAN of the ARC or assignee

Certificate by Practicing Professional

I declare that I have been duly engaged for the purpose of certification of this form. It is hereby certified that I have gone through the provisions of the Companies Act, 2013 and rules thereunder for the subject matter of this form and matters incidental thereto and I have verified the above particulars (including attachment(s)) from the original/certified records maintained by the Company/applicant which is subject matter of this form and found them to be true, correct and complete and no information material to this form has been suppressed. I further certify that:

i. The said records have been properly prepared, signed by the required officers of the Company and maintained as per the relevant provisions of the Companies Act, 2013 and were found to be in order;

ii. All the required attachments have been completely and legibly attached to this form.