aruna@modiproperties.com A/C

From:	Soham Modi <sohammodi@modiproperties.com>
Sent:	03-06-2022 04:43
To:	Aruna K, PA to MD
Subject:	Fw: update on MPPL & MHPL removal of charge from backend by ROC

Print

Regards,

Soham Modi

From: rupal@modiproperties.com
Sent: 2 June 2022 4:22 pm
To: soham@modiproperties.com
Subject: Re: update on MPPL & MHPL removal of charge from backend by ROC

Soham sir,

Please be informed that charge related to MPPL for yester years 1998 & 2000 reflected as open on MCA portal has been closed now. (MCA Data reflecting charge as closed is attached for ready reference)

After a continuous follow-up, finally, the matter is closed now.

As informed earlier, the said closure cost is Rs.25,000/-.

Kindly approve for discharging financial obligation.

Regards
Rupal

On Monday, August 2, 2021, 02:45:16 PM GMT+5:30, rupal . <rupal@modiproperties.com> wrote:

Soham sir,

As you are aware that, We have two charges in relation to MPPL reflecting on MCA portal, whereas both charges are related to the single amount guaranteed for the credit facility.

in this regard, ROC shall be seeking clarification from SBI as part of their standard procedure.

For your information, please.

Regards
Rupal

Company Master Data

CIN	U65993TG1994PTC017795
Company Name	MODI PROPERTIES PRIVATE LIMITED
ROC Code	RoC-Hyderabad
Registration Number	017795
Company Category	Company limited by Shares
Company SubCategory	Non-govt company
Class of Company	Private
Authorised Capital(Rs)	1000000
Paid up Capital(Rs)	922000
Number of Members(Applicable in case of company without Share Capital)	0
Date of Incorporation	28/06/1994
Registered Address	5-4-187/3&4, SOHAM MANSION,2ND FLOOR, M.G. ROAD SECUNDERABAD TG 500003 IN
Address other than R/o where all or any books of account and papers are maintained	-
Email Id	roc@modiproperties.com
Whether Listed or not	Unlisted
ACTIVE compliance	ACTIVE compliant
Suspended at stock exchange	-
Date of last AGM	30/11/2021
Date of Balance Sheet	31/03/2021
Company Status(for efiling)	Active

Charges

Charge Id	Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
		244000	07/01/2000	-	CLOSED
		100000000	30/07/2007	-	CLOSED
	Immovable property or any interest therein	8904925	17/09/1999	-	CLOSED

	9500000	27/11/2000	28/11/2000	CLOSED
	80000000	07/11/2008	-	CLOSED
Immovable property or any interest therein; Movable property (not being pledge)	3000000	28/03/2003	-	CLOSED
	7500000	26/08/1998	04/06/1999	CLOSED
Immovable property or any interest therein	11000000	07/09/2011	-	OPEN
Immovable property or any interest therein; RECEIVABLES	75000000	10/04/2019	-	OPEN
Book debts; RENTAL RECIEVABLES	250000000	15/02/2022	-	OPEN
Immovable property or any interest therein	10800000	18/06/2021	-	OPEN
Immovable property or any interest therein; RECEIVABLES	50000000	25/08/2021	-	OPEN
Immovable property or any interest therein; RECEIVABLES	70000000	25/08/2021	-	OPEN
Motor Vehicle (Hypothecation)	310000	28/04/2022	-	OPEN

Directors/Signatory Details

DIN/PAN	Name	Begin date	End date	Surrendered DIN
00522520	GAURANG JAYANTILAL MODY	22/02/2021	-	
00522546	SOHAM SATISH MODI	28/06/1994	-	
06983437	TEJAL SOHAM MODI	30/10/2014	-	

Re: MPPL Removal of charge on MCA - reg Wednesday, 14 Jul 2021, 3:30 pm

To: Pranjali Modi <pranjali.modi@modibuilders.com>, Soham Modi <sohammodi@modiproperties.com>

From: rupal . <rupal@modiproperties.com>

Cc: 'Kiranmayi' <saikiranmayi.paidimarri@modibuilders.com>

Dear Kiranmayi,

Greetings from MPPL,

With reference to the subject in trailing mail, request you to provide the following details in order to facilitate the closing of the charge on MCA Portal.

1. Whether NOC was obtained in the year during which amount was repaid to SBI commercial branch
2. Kindly let us know the financial year in which the said amount was repaid in full
3. kindly help us with documents such as ledgers or other accounts if available evidencing repayment of the loan in full
4. please provide insights on the proprietor firm M/s. Essence aromatics & M/s.Essence natural products private Limited mentioned in form 8 (attached for reference). Is the said private limited company active as on date, kindly notify.
5. was any attempt made in the past to close these charges on MCA portal.
6. is the closure of charge in respect of M/s. Essence natural products private limited closed on MCA, on general browsing, couldn't find a company with this name. Kindly clarify.

Kindly help with the above details, to understand where the case stands as on date. You may reach me in case you have any further queries at 8179686514.

Looking forward to your reply.

Regards
Rupal Viswanathan

On Tuesday, June 29, 2021, 07:11:29 PM GMT+5:30, Soham Modi <sohammodi@modiproperties.com> wrote:

Rupal,

Meet me at 2 pm tomorrow. Thereafter, connect with Kiranmayi for finding a solution to the problem.

Regards,
Soham Modi

From: pranjali.modi@modibuilders.com
Sent: 29 June 2021 12:07 pm
To: sohammodi@modiproperties.com
Cc: saikiranmayi.paidimarri@modibuilders.com
Subject: RE: MPPL Removal of charge on MCA - reg

Kiranmayi

Please note the mail below from MR Soham Modi office

Please mark me in cc for all mails so I know what is happening

From: Soham Modi <sohammodi@modiproperties.com>
Sent: 29 June 2021 05:49
To: Pranjali Modi <pranjali.modi@modibuilders.com>
Subject: Fw: MPPL Removal of charge on MCA - reg

Please share email id of your CS.

I will ask Rupal (cs) to coordinate with her.

Regards,
Soham Modi

From: rupal@modiproperties.com
Sent: 28 June 2021 12:55 pm
To: soham@modiproperties.com
Subject: MPPL Removal of charge on MCA - reg

Soham sir,

Your attention is invited to the subject cited above. In this regard request you to provide insight of the following companies in respect of which guarantee was extended by MPPL in the year 1998 and 2000 respectively
Essence Natural Products Private Limited" & Essence Aromatics is mentioned in form 8 filed with roc.

Kindly provide details.

Regards
Rupal

A/C

17795

REC. NO.

REG. NO.

37

Registration No.01-17795

Nominal Capital Rs. 10,00,000.00
Filing Fees Rs.________

FORM NO.8
THE COMPANIES ACT, 1956.
Created by a company registered in India
Particul[illegible]t to which property has been acquired by a company registered in India.
Modification of Charge

[Pursuant to Section 125/127/135]

Name of the Company **M/s.Modi Properties & Investments Pvt. Ltd**
Presented by **Mr.Sohan.Modi**

Date and description of the instrument creating the charge	Amount secured by the charge/Amount owing on security of the charge	Short particulars of the property acquired is subject to charge, date of acquisition of property should be given	Gist of the terms and conditions and extent and operation of the charge	Names, Addresses and description of the persons entitled to charge	Date and brief description of instrument modifying the charge	Particulars of modification specifying the terms and conditions or the extent or operation of the charge in which modification is made and the details of the modification
1	2	3	4	5	6	7
Deposit of the Title deed for equitable mortgage dated 27.11.2000	Total Limit of Rs. 95.00 lacs sanctioned to M/s. Essence Natural Products Privat Limited as under: Cash Credit Rs 85.00 Lacs Term Loan Rs.10.00Lacs	Land admeasuring acre 1.03 guntas situated in Survey No. 174 in Mallapur village , Uppal Mandal, Kapra Municipality Ranga Reddy Dist and building and other errections thereon.	1. Extension of equitable mortgage of Ac 1.03 guntas in Survey No.174, Situated in Mallapur Village Uppal Mandal	State Bank of India Commercial Branch Secunderabad.	1. Letter of confirmation dated 28.11.2000 for Extension of the Equitable Mortgage dated 27.11.2000 & Deposit of Title deeds for creation of Equitable Mortgage	Total Limits sanctioned to M/s.Essence Aromatics, a proprietory concern is now extended to M/s.Essence Natural Products Private Limited upon take over overall Assets and Liabilities of the company.

£-2

Registered under section ... Companies Act, 1956 ... field by the Company ... No: 17705 ... Document No 43 ... on 25/06/04 ... Asst. Registrar. REGISTRAR OF COMPANIES A.P.				2. Guarantee agreement for Small Industrial **Advances (Working** Capital) dated 27.11.2000 for Rs.85.00 lacs 3. Guarantee agreement for Small Industrial Advances (Term Loans) dated 27.11.2000 for Rs.10.00 lacs	

Signature
Name SOHAM MODI
Designation :

Dated the day of 2000

N.B:-
1. " Charge" includes mortagage -see section 124. A description of the instrument, that is to a say, whether trust deed, mortgage or debenture, should be also be given.
2. "Persons entitled to the charge" will include mortgagees.
3. Amount or rate percent of the commission, allowance or discount (if any) paid or made either directly or indirectly by the company to any person in consideration of his subscribing or agreeing to subscribe, whether absolutely or conditionally or procuring or agrreing to procure subscriptions whether absolute or conditional for any of the debentures included in this return should be given in item No.4

CA/C

17795

87

Registration No.01-17795

Nominal Capital Rs. 10,00,000.00
Filing Fees Rs.__________

FORM NO.8
THE COMPANIES ACT, 1956.
Created by a company registered in India
Particul[illegible] [illegible]t to which property has been acquired by a company registered in India.
Modification of Charge

[Pursuant to Section 125/127/135]

Name of the Company **M/s.Modi Properties & Investments Pvt. Ltd**
Presented by **Mr.Soham.Modi**

Date and description of the instrument creating the charge	Amount secured by the charge/Amount owing on security of the charge	Short particulars of the property acquired is subject to charge, date of acquisition of property should be given	Gist of the terms and conditions and extent and operation of the charge	Names, Addresses and description of the persons entitled to charge	Date and brief description of instrument modifying the charge	Particulars of modification specifying the terms and conditions or the extent or operation of the charge in which modification is made and the details of the modification
1	2	3	4	5	6	7
Deposit of the Title deed for equitable mortgage dated 27.11.2000	Total Limit of Rs. 95.00 lacs sanctioned to M/s. Essence Natural Products Privat Limited as under: Cash Credit Rs 85.00 Lacs Term Loan Rs.10.00Lacs	Land admeasuring acre 1.03 guntas situated in Survey No. 174 in Mallapur village, Uppal Mandal, Kapra Municipality Ranga Reddy Dist and building and other errections thereon.	1. Extension of equitable mortgage of Ac 1.03 guntas in Survey No.174, Situated in Mallapur Village Uppal Mandal	State Bank of India Commercial Branch Secunderabad.	1. Letter of confirmation dated 28.11.2000 for Extension of the Equitable Mortgage dated 27.11.2000 & Deposit of Title deeds for creation of Equitable Mortgage	Total Limits sanctioned to M/s.Essence Aromatics, a proprietory concern is now extended to M/s.Essence Natural Products Private Limited upon take over overall Assets and Liabilities of the company.

C-2

Registered under sec... Act, 1956 ... Company ... No: 17705 ... Document No. 43 on 25/06/04 ... Asst. Registrar. REGISTRAR OF COMPANIES A.P.				2. Guarantee agreement for Small Industrial **Advances (Working** Capital) dated 27.11.2000 for Rs.85.00 lacs 3. Guarantee agreement for Small Industrial Advances (Term Loans) dated 27.11.2000 for Rs 10.00 lacs	

Signature
Name SOHAM MODI
Designation

Dated the day of 2000.

N.B:-

1. "Charge" includes mortagage -see section 124. A description of the instrument, that is to a say, whether trust deed, mortgage or debenture, should be also be given.
2. "Persons entitled to the charge" will include mortgagees.
3. Amount or rate percent of the commission, allowance or discount (if any) paid or made either directly or indirectly by the company to any person in consideration of his subscribing or agreeing to subscribe, whether absolutely or conditionally or procuring or agrreing to procure subscriptions whether absolute or conditional for any of the debentures included in this return should be given in item No 4

Closing of charge of MODI PROPERTIES PRIVATE LIMITED (Earlier known as Modi Properties and Investment Private Limited)

Friday, 28 May 2021, 4:41 pm

To: roc.hyderabad@mca.gov.in, josekutty.ve_mca.gov.in <josekutty.ve@mca.gov.in>

From: rupal . <rupal@modiproperties.com>

Cc: Soham Modi <soham@modiproperties.com>

Dear sir,

Greetings from Modi Properties Private Limited

With reference to the subject cited above, three charges were created by MODI PROPERTIES PRIVATE LIMITED (Earlier known as Modi Properties and Investment Private Limited) in the following timeline vide charge - id mentioned in the table.

Date of creation of charge	Charge ID
26.08.1998	90131219
27.11.2000	90131279
07.9.2011	10312519

Our Company has tried to obtain NOC from SBI (lender bank) multiple times, however to no avail. Since the charge dates back to two decades, request you to help us to close the charge on MCA portal. The company has evidence in the form of tax returns & books of accounts to prove said loans were closed.

Kindly guide us further in the matter. Form 8 for charge created is attached for ready reference. Kindly help us in this matter.

Regards
Rupal Viswanathan Iyer
Company Secretary

A/C

note on closing charge of MPPL on MCA portal   Monday, May 24, 2021, 11:53 AM

To: Soham Modi <soham@modiproperties.com>
From: rupal . <rupal@modiproperties.com>

Soham sir,

With reference to the subject cited above, we shall need to have a four-pronged approach for closing the charge.
1. Write a letter to ROC requesting the closing of charge from the back end
2. Raise a ticket with MCA to allow ROC to close charge from the back end
3. Request letter to SBI for noc as on current date and affix dsc in charge from
4. Invoking Banking Ombudsman regulation to compel sbi to issue noc and affix dsc.

First two steps if successful, will not require charge filing on MCA portal.
3&4 to be implemented if MCA insists on charge filing on MCA.

Shall we proceed with step 1 & 2

Kindly guide me further.

Regards
Rupal

Note - AGH – change of partners – new note
Date: 03-12-2020.

1. Change partnership deed on 1.4.2020 with the following partners - Modi Realty Miriyalaguda LLP are A. Purushotham (22%), Uma Rani (18%), Karna Mehta (15%) and Modi & Modi Realty Hyderabad Pvt. Ltd (45%).
2. Change paratnership deed as on 1.12.2020 with the following partners – MMRHPL (99%) and MHPL (1%). Retire A. Purushotham (22%), Uma Rani (18%), Karna Mehta (15%).
3. As other partners could not bring in additional investment into the project and it was estimated that the project would either break even or may have marginal loss, an offer was made to other partners to exit the project.
4. Accordingly, A. Purushotham, Uma Rani, Karna Mehta shall exit from the LLP.
5. About 55 lakhs investment was made in Modi Realty Siddipet LLP of which Rs. 50 lakhs was paid as security deposit to landowners at Siddipet. However, due to non-cooperation of landowners the project did not start and a suit for recovery of 50 lakhs was filed. These partners shall also exit from the LLP.
6. In lieu of the investment made by these partners 3 villas shall be given to them in the project known as Silveroak Villas at Cherlapally as under.
    a. A. Purushotham – Villa no. 29 @ Rs. 40 lakhs.
    b. Uma Rani – villa no. 95 @ Rs. 40 lakhs.
    c. Karna Mehta – villa no. 139 @ Rs. 50 lakhs.
7. Partners capital in the 2 LLPs to be rotated for payment of sale consideration.
8. Make booking form and AOS for the 3 villas. AOS for semi-finished villa (similar to Vista). Land value should be 60% and agreement for construction is 40%.
9. Prepare all documents by 05.12.2020 for signatures of partners.
10. Sambasiva Rao to prepare list of cheques for rotation (not exceeding 10 lakhs).
11. GST bills to be raised based on milestone.
12. Sale consideration exclusive of GST, registration charges and corpus fund.
13. Sales incentives, gold coin scheme cost, brokerage to agents to be collected extra from these partners.
14. To finance the construction at AGH villa nos. 19, 25, 42, 43, 45, 49, 51 & 52 was sold to MMRHPL @ 60 lakhs per villa. Similarly, 3 villas i.e., 24, 54 & 72 were sold to MHPL.
15. The value of the 3 villas being assigned to the retiring partners is nominally fixed at 270 lakhs. Apart from that other loans and liabilities of Rs. 60 lakhs to be adjusted. Accordingly, adjust this against 5 villas @ 66 lakhs. Transfer villa no. 19, 25, 42 & 49, 51 to MPPL. This sale shall be second sale without GST. Complete rotations of amounts by cheque (MPPL to MMRHPL to MHPL to MPPL – 330 lakhs).

APPROVED BY
03 DEC 2020
SOHAM MODI
MANAGING DIRECTOR

Jo, RUPAL

Conversion of LLPs to private limited companies – Modi Properties group – revised on Date: 26-06-2020

1. Tax on LLPs and firms is at 35% whereas tax on company is 25%. Therefore, companies with 100% ownership of MHPL/MPPL, Nirav/Ashish group and Greens group to be converted to private limited companies.
2. Other projects to continue as LLPs where partnership is with other parties.
3. Old firms with completed projects where there is no pending tax litigation can be dissolved from 01-04-2020. Greenwood Builders – close firm.
4. A new company has been formed namely Modi & Modi Realty Hyderabad Pvt. Ltd. Here 50% shares are owned by Modi & Modi Financial Services LLP (firm owned by Nirav & Ashish) and balance 50% by MHPL. Share capital to be increased to atleast Rs. 1 cr (or as required). Later half the shares owned by MHPL to be sold to MPPL at book value (tax neutral).
5. Accordingly following changes to be made.
   i. Modi Realty Genome Valley LLP. Current shareholders – MHPL, Ashish & Soham. New shareholding – Ashish Modi -1% & MMRHPL – 99%. Change LLP agreement effective from 31-03-2020 and register with ROC. Capital balances transferred – balance transfer after finalization of BOA. After registration with ROC convert MRGVLLP to private limited. Share capital must be Rs. 5 to 10 cr.
   ii. Nilgiri Estates – current partners – MHPL, MMFSLLP, GM, SRPL, JRPL, Ashish. Keep share of SRPL & JRPL unchanged. Change partnership deed effective from 31-03-2020. New partners – SRPL – 12.5%, JRPL – 12.5%, Ashish -1%, MMRHPL – 74%. Capital balances transferred – balance transfer after finalization of BOA..
   iii. Modi Ventures – current partners – MHPL, Ashish & Nirav. Change partnership deed effective from 31-03-2020. New partners – Ashish -1%, MMRHPL – 99%. Capital balances transferred – balance transfer after finalization of BOA.
   iv. Modi & Modi Constructions – current partners – MHPL, MMFSLLP, Ashish & Nirav. Change partnership deed effective from 31-03-2020. New partners – Ashish -1%, MMRHPL – 99%. Capital balances transferred – balance transfer after finalization of BOA.
   v. Modi Realty Gagilapur LLP – current partners – MHPL, Ashish, B. Anand & Kiran Kumar. Keep share of Anand & Kiran unchanged. Change LLP agreement effective from 31-03-2020. New partners – Anand – 20%, Kiran - 20% and, MMRHPL – 60%. Capital balances transferred – balance transfer after finalization of BOA.
   vi. Modi Realty Pocharam LLP – current partners – MHPL, Ashish, B. Anand & Karunakar Reddy. Keep share of Anand & Karunakar unchanged. Change LLP agreement effective from 31-03-2020. New partners – Anand – 20%, Karunakar - 20% and, MMRHPL – 60%. Capital balances transferred – balance transfer after finalization of BOA.
   vii. Modi Realty Vikarabad LLP – current partners – MHPL, Ashish, Balram Reddy. Keep share of Balram unchanged. Change LLP agreement effective from 31-03-2020. New partners – Balram – 35% , MHPL – 5% and MMRHPL – 60%. Capital balances transferred – balance transfer after finalization of BOA.
   viii. Modi Realty Mallapur LLP. Current shareholders – Anand, Hari, Soham MPPL. New shareholding – Anand -50% & MPPL – 50%. Change LLP agreement effective from 31-03-2020 and register with ROC. Capital

balances transferred – balance transfer after finalization of BOA. After registration with ROC convert to private limited. Share capital must be Rs. 5cr.

ix. Villa Orchids LLP – Current shareholders – MHPL, Hari Metha and Anand Mehta. Change LLP agreement from 31-03-2020. New partners – MHPL – 50% and Anand Mehta – 50%. Capital balances transferred – balance transfer after finalization of BOA.

x. East Side Residency Annojiguda LLP – convert to private limited from 01-04-2020, subject to signing of JDA.

xi. Modi Farmhouse Hyderabad LLP, Serene Constructions LLP, Serene clubs & Resorts LLP – retire Kalyan & Abhinav and transfer share to MHPL from 01-04-2020. Check capital balances for rotation.

6. Following changes to be made after finalization of BOA of FY 19-20.
   i. Paramount Estates – current partners – MPPL, Snehalata Gangwal, Samit Gangwal & Ashish. Change partnership deed effective from 31-03-2020. New partners – Ashish – 1%, and MMRHPL – 99%. Immediately rotate capital balances.

7. Firms/LLPs that require changes on a later date.
   a. Modi Realty Miriyalaguda LLP – Transfer share of Ashish Modi & MHPL to MMRHPL.
   b. Mehta & Modi Suryapet LLP – This firm is not been used. Change name and use for any other new project.
   c. Modi Realty Muraharipally LLP – current partners – MPPL, Ashish, Balram Reddy.
   d. Paramount Builders – current partners – MPPL, Snehalataha Gangwal, Samit Gangwal, Naren Bakshi.

8. Consider change of ownership of MHPL to 50% - MPPL, 25% - SM, 1% - TM & 12% each to Nisha & Nidhi (by gift). Further shareholding of MPPL can be changed to 50% -SM, 1% - TM, 24.5% - Nisha & 24.5% - Nidhi (by gift).
9. Sambasiva Rao to implement the above in consultation with Kanaka Rao, Ashish Agarwal and Ajay Mehta. Purchase required stamp papers. Bank accounts to be changed as and when required. Satyanarayana to make changes in bank.

APPROVED BY
15 OCT 2020
SOHAM MODI
MANAGING DIRECTOR

To, RVPM (MC)

Conversion of LLPs to private limited companies – Modi Properties group – revised on Date: 26-06-2020

1. Tax on LLPs and firms is at 35% whereas tax on company is 25%. Therefore, companies with 100% ownership of MHPL/MPPL, Nirav/Ashish group and Greens group to be converted to private limited companies.
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   viii. Modi Realty Mallapur LLP. Current shareholders – Anand, Hari, Soham MPPL. New shareholding – Anand -50% & MPPL – 50%. Change LLP agreement effective from 31-03-2020 and register

APPROVED BY
26 JUN 2020
SOHAM MODI
MANAGING DIRECTOR

with ROC. Capital balances transferred – balance transfer after finalization of BOA. After registration with ROC convert to private limited. Share capital must be Rs. 5cr.

ix. Villa Orchids LLP – Current shareholders – MHPL, Hari Metha and Anand Mehta. Change LLP agreement from 31-03-2020. New partners – MHPL – 50% and Anand Mehta – 50%. Capital balances transferred – balance transfer after finalization of BOA.

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APPROVED BY
26 JUN 2020
SOHAM MODI
MANAGING DIRECTOR

భారతీయ స్టేట్ బ్యాంక్
भारतीय स्टेट बैंक
STATE BANK OF INDIA

Date: 05.08.2020

TO WHOMSOEVER IT MAY CONCERN

This is to certify that we have no dues in respect of the Cash Credit facility availed M/s. Modi Developers bearing account no. 10284056613 with our Commercial Branch, Secunderabad (since merged with us).

कृते भारतीय स्टेट बैंक
For STATE BANK OF INDIA

सहायक महा प्रबंधक/Asst. General Manager
मुख्य परिचालन अधिकारी/Chief Operating Officer
वाणिज्यक शा., हैद./Commercial Br.-4168, Hyd.
Phone: 040-24755933

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వాణిజ్య శాఖ-4168
బ్యాంక్ స్ట్రీట్,
కోఠి,
హైదరాబాద్-95

वाणिज्यक शाखा-4168
बैंक स्ट्रीट,
कोठी,
हैदराबाद-500 095.

Commercial Branch-4168
Bank Street,
Koti,
Hyderabad-500 095

(A/c)

SBI

భారతీయ స్టేట్ బ్యాంక్
भारतीय स्टेट बैंक
STATE BANK OF INDIA

Date: 05.08.2020

TO WHOMSOEVER IT MAY CONCERN

This is to certify that M/s. Modi Developers has maintained a Cash Credit account bearing no. 10284056613 with our Commercial Branch, Secunderabad and the account was closed on 15.03.2013 and the company is at present not dealing with us.

कृते भारतीय स्टेट बैंक
For STATE BANK OF INDIA

Srinath

सहायक महा प्रबंधक/Asst. General Manager
मुख्य परिचालन अधिकारी/Chief Operating Officer
वाणिज्यक शा., हैद./Commercial Br.-4168, Hyd.
Phone: 040-24755933

SBI

భారతీయ స్టేట్ బ్యాంక్
भारतीय स्टेट बैंक
STATE BANK OF INDIA

Date: 05.08.2020

TO WHOMSOEVER IT MAY CONCERN

This is to certify that we have no dues in respect of the Cash Credit facility availed M/s. Modi Developers bearing account no. 10284056613 with our Commercial Branch, Secunderabad (since merged with us).

कृते भारतीय स्टेट बैंक
For STATE BANK OF INDIA

सहायक महा प्रबंधक/Asst. General Manager
मुख्य परिचालन अधिकारी/Chief Operating Officer
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Bank Street,
Koti,
Hyderabad-500 095

So PUPAL

sohammodi@modiproperties.com

From: aruna@modiproperties.com
Sent: 31 July 2020 13:22
To: sohammodi@modiproperties.com
Cc: 'Krishna Prasad'; satyanarayana@modiproperties.com
Subject: Note on charge created on Modi Housing Pvt. Ltd.,

Note on charge created on Modi Housing Pvt. Ltd.,
Date: 31-07-2020

1. The original directors of MHPL were Soham Modi and his brother Sourabh Modi.
2. Sourabh Modi sold his entire shares to Soham Modi and his wife Tejal Modi.
3. Currently Soham Modi and Tejal Modi are the 100% owners of the company. They are the only directors of the company.
4. In 2005 Sourabh Modi had taken a loan of Rs. 100 lakhs in the name of the firm M/s. Modi Developers. At that point the partners of M/s. Modi Developers were MHPL and Sourabh Modi. Accordingly, charge was created on MHPL as a guarantor and partner of M/s. Modi Developers.
5. MHPL is no longer a partner of M/s. Modi Developers and the loan taken by M/s. Modi Developers from SBI was fully repaid. Documents for removing charge were submitted to the ROC more than a decade ago.
6. The firm Modi Developer no longer exists and its assets/liabilities were taken over by Modi Builders group of companies owned by Sourabh Modi.
7. Modi Properties group of companies owned by Soham Modi is financially independent from Modi Builders Group of companies owned by Sourbh Modi.
8. As this matter is 15 years old, no records are available of the loan and loan closure with SBI, Modi Properties, Modi Builders and ROC.
9. Every attempt to remove the charge has failed due to lack of documents.
10. As per our legal advisors the charge is hit by limitation and no claim can be made by any party as the charge was crated more than a decade ago and there is claimant for more than a decade.

Details of charges with registrar of companies.
Date obtained on date: 26-02-2018
Date of this note: 25-01-2019

To, MAQSOOD KRUPAL

Company: CIN/FCRN/LLPIN/FLLPIN U65993TG1994PTC017795

Company /LLP Name Modi Properties Private limited

Charges Registered

Sl. No.	SRN	Charge ID	Charge holder name	Date of creation	Date of modification	Date of satisfaction	Amount	Address	Remarks
1	B23346729	10312519	Religare Finvest Ltd.	07-09-2011			1,10,00,000	D3 P3B District centre, Saket New Delhi DL 110017IN	Loan taken in favour of Mehta & Modi Homes/ Modi Properties. Loan sanction letter dated 1-9-2011. Loan repaid. Closure letter dated 12-11-2018 available. Letter to be used for removing charge. Copy of tax returns & books of accounts from date of loan to closure of loan is required.
2	A52470457	10133094	State Bank of India	07-11-2008			8,00,00,000	Balanagar Branch, Hyderabad , AP 500037IN	Loan taken in favour of Kadakia & Modi Housing on 20-09-2008. Loan repaid. Closure letter dated 25-11-2007 available. Copy of tax returns & books of accounts from date of loan to closure of loan is required.
3	A20991147	10063455	State Bank of India	30-07-2007			10,00,00,000	Balanagar Branch, Hyderabad , AP 500037IN	Loan taken in favour of Alpine Estates on 17-07-2007. Loan repaid. Closure letter dated 27.12.2011 available. Copy of tax returns & books of accounts from date of loan to closure of loan is required
4	Y10224084	90131279	State Bank of India	27-01-2000	28-11-2000		95,00,000	Commercial Branch Secunderabad	No such loan was taken in Modi Properties. Loan was taken for project known as Mayflower Park from Mahesh Co-operative Bank in 1999

								AP500003IN	(item no. 6 below). The loan of Mahesh Co-op Bank was closed. Tax returns & Books of accounts available for FY 2011-12, 12-13, 13-14 & 14-15. They show no loan such loan in Modi Properties.
5	Y10224024	90131219	State Bank of India	26-08-1998	04-06-1999		75,00,000	Commercial Branch Secunderabad AP500003IN	No such loan was taken in Modi Properties. Loan was taken for project known as Mayflower Park from Mahesh Co-operative Bank in 1999 (item no. 6 below). The loan of Mahesh Co-op Bank was closed. Tax returns & Books of accounts available for FY 2011-12, 12-13, 13-14 & 14-15. They show no loan such loan in Modi Properties.
6	A48712871	90134264	Mahesh Co-op Urban Bank Ltd	17-09-1999		22-01-2008	89,04,925	M.G. Road Secunderabad APIN	This loan was repaid and can be seen clearly in books of accounts.
7	A48712319	90132772	Syndicate Bank	07-01-2000		14-10-2008	2,44,000	Jeera Compound Secunderabad APIN	Loan repaid. Charge closed.
8	Y10227456	90134651	State Bank of India	28-03-2003		19-04-2004	30,00,000	Commercial Branch Secunderabad AP500003IN	Loan repaid. Charge closed.