

DEPOSIT CONFIRMATION / RENEWAL ADVICE

YES BANK

M/S. MODI REALTY POCHARAM LLP
5-4-187/3 AND 4 SCHAM MANSION
M G ROAD SECUNDERABAD
OPP PETROL PUMP
HYDERABAD INDIA
TELANGANA
500003

Branch : BEGUNPET, SECUNDERABAD
Customer Id : 8528281
Account No / Dep no : 009740400047778 / 1
Deposit Type : FD - REINVESTMENT RESIDENT
Interest Frequency : AT MATURITY

Deposit Details :

Deposit Amount :	INR 1370000	INR THIRTEEN LAKH SEVENTY THOUSAND ONLY
(In figures & words)		
Interest Rate % p.a. :	7.75%	Deposit Start Date : 03 Feb 2023
Deposit Term :	35 Month(s)	Maturity Date : 03 Jan 2026
Maturity Amount* :	INR 1713623	



Maturity Payment Instructions :

RENEW

Principal Payment Instructions :

TRANSFER TO ACCOUNT -009743700002441

Interest Payment Instructions :

Other Details :

NOT APPLICABLE

NOTE:

Joint Holder (s) :

NOT APPLICABLE

Joint Holder (s) :

NOT APPLICABLE

Nominee :

- 1) If you are exempt from paying tax, please attach Form 15G / 15H for customers above 60 years in duplicate. The Bank shall not be liable for any consequences or loss arising due to delay or non-submission of Form 15G / 15H.
- 2) A fresh Form 15G / 15H needs to be submitted in each new financial year for each deposit.
- 3) TDS will be exempted for customers who have completed 60 years of age and have Submitted Form 15H as per IT regulation.

This is a valid computer generated advice and does not require Stamp / Signature.
*Subject to TDS deductions, as applicable.

24/2/23

TERMS AND CONDITIONS

1. This document is not negotiable and it is not to be used as a receipt for any deposit. It is to be used only for the purpose of opening a Fixed Deposit Account with YES BANK Ltd. and it is not to be used for any other purpose. It is to be kept safe and it is to be produced to the Bank on demand. It is to be used only for the purpose of opening a Fixed Deposit Account with YES BANK Ltd. and it is not to be used for any other purpose. It is to be kept safe and it is to be produced to the Bank on demand.

2. Withdrawals against these deposits can be made only against written request from the depositor(s). For Sweepin Deposit, please refer to the relevant terms & conditions.

3. Deposits are held in units of INR 1/-, Maturity amount on premature withdrawals will be as applicable for the completed tenor, subject to penalty, taxes and other dues (if any).

4. Facilities for renewal with retrospective effect, is not available for instructions beyond 10 days from the date of maturity.

5. The maturity amount as indicated in the Advice may vary since applicable taxes will be deducted at source according to the current income tax rules. Taxes remitted to the Government cannot be refunded and will have to be claimed as part of the returns filing by the customer.

6. Form 15H/15G for Tax waivers are to be submitted at the time of a/c opening, waivers will be applicable from the month of submission.

7. This deposit is subject to realization of your cheque(s).

8. YES BANK computes interest based on the actual number of days in a year.

9. Tax Deduction at Source (TDS)

● As per section 194A of the Income Tax Act 1961, TDS at the applicable rate shall be deducted, if the interest exceeds the prescribed limit (per Customer) as mentioned in the Income Tax Act, 1961 and Income Tax Rules as amended from time to time. The existing TDS rates and prescribed limits would be displayed by the Bank on its website.

● Currently TDS is not applicable for interest earned on Non Resident (External) Term Deposit Account and FCNR (B) Deposit Account.

● For Non Resident (Ordinary) Term Deposit Accounts, TDS is deducted when interest payable or reinvested per customer per branch exceeds INR 1/- in a financial year.

Automatic Renewal

1. In the absence of specific instruction, Deposits will be renewed automatically for the same tenor (or as per applicable terms) at the prevailing interest rates at the time of maturity for amounts less than INR 1 Crore.

2. In case of renewed deposits, the new deposits amount consists of the original deposits amount plus interest less Tax Deducted at Source (TDS), if any. In case of Auto Renewal FDs, the Fixed Deposit account number will remain the same, however the Fixed Deposit Number Count will change to include the

3. TDS, if any, will be deducted on interest accruals at the end of financial year. At times, this may lead to the deduction & payment of Tax out of the principal amount.

4. Please give your maturity instructions 5 days in advance.

Premature encashment

1. In case of premature encashment, all signatories to the deposit must sign the encashment instruction.

2. All premature encashments will be governed by rules of Reserve Bank of India prevalent at the time of encashment.

3. Repayment of deposits equal to or greater than INR 20,000/- will be credited in your YES BANK Account or paid via RTGS/NEFT or through issue of Demand Draft.

4. In the event of death of one of the joint deposit account holders, the right to the deposit proceeds does not automatically devolve on the surviving joint deposit account holder, unless the joint deposit account holders have opted for survivorship mandate in writing.

5. Any premature withdrawals (either partially or completely) will attract penalty as per the Bank's internal policy.

Queries / Clarifications

1. The interest rate applicable for FDs with monthly payout option will be discounted over the standard FD Rate decided by the bank from time to time.

2. Please quote the Deposit Account Number in all communication.

3. Please update your maturity instructions with us well in advance to enable us to serve you better.

4. Please ignore this advice if you have redeemed or renewed this deposit on or after the maturity date as mentioned herein. In case of redemption, you will receive a new Fixed Deposit Confirmation / Renewal advice.

Maturity Instructions

For Office Use only

Auto Renew

(Principal & Interest)

Liquidation Instructions

Credit Account Number

Date of Liquidation

Issue Demand Draft Favoring

☐ Yes

☐ No

On Maturity / Premature withdrawal



SBFPad/09/20

LIEN REQUEST LETTER

Date: 15th Feb 2023.

To,
Yes Bank Ltd,
Plot No 1/8/387, Ground floor,
Agravanshi Plaza Huda, Lane,
Off Sardar Patel Road,
Begumpet, Hyderabad,
Telangana 500003.

Dear Sir,

Subject: Lien Against FD Receipts in the name of us by Modi Realty Pocharam LLP with you Reference:
Folio No. 009740400047778/1 and Maturity Date on 03rd Jan 2026.

1. In consideration of **TATA CAPITAL FINANCIAL SERVICES LIMITED** having its registered office at 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400013, CIN No. U67100MH2010PLC210201 and inter alia having office at **12th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai- 40013** and Branch Office at Plot No 3 to 6, Auto Plaz, Opp Times of India, Road No 3, Banjara Hills, Hyderabad 500034. (hereinafter called “TCFSL”) having granted / agreeing to grant me to Modi Realty Pocharam LLP a Credit Facility against the Security interalia of FD Reciepts worth **Rs 13,70,000/-** (Rupees Thirteen Lakhs Seventy Thousand Rupees Only) bearing Folio No. 009740400047778/1 ("the said FDR") of which We are the holder/s and on the understanding that TCFSL is being given necessary authority to require Yes Bank Ltd to note a lien in favor of TCFSL against the said units in the books of the said Bank, we hereby authorize the said Bank to note a lien against the said FDR, in favour of TCFSL till the same is released/discharged by TCFSL in writing. We are authorized to issue this letter authorizing you to mark lien, pursuant to the Board Resolution passed at the meeting held on 03rd day of Feb, 2023 by the Directors.

For MODI REALTY POCHARAM LLP

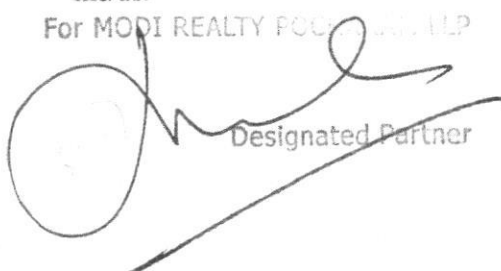

Designated Partner

MODI REALTY POCHARAM LLP

5-4-187/3&4, II floor, MG Road,
Secunderabad - 500 003.
Phone: +91-40-66335551

2. We confirm that the said FDR is not bought / held and that no lock-in period is applicable on them. We further confirm that the said FDR are presently available as free balance and that no lien has already been marked on the said FDR.
3. I / We confirm that there is no prior pledge/charge/lien upon the said FDR, which has not been registered with the Bank. I / We also confirm that the lien in favour of TCFSL is/shall at all times continue to remain upon the said FDR together with all amounts accrued/arisen by way of interest on the said FDR.
4. We accept / request Bank not to change my / our investors level details (e.g. Address, Bank Mandate, Mode of holding etc.) without prior written consent of TCFSL. However, Bank may modify the same on the sole instruction of TCFSL.
5. We further authorize Bank to pay the Maturity Value of the said FDR on the final redemption / maturity date or the date of the TCFSL's request including any accretions / accruals thereon to TCFSL on receipt of any communication/demand by TCFSL to that effect. Such communication /demand made by TCFSL will be final and no further communication or information will be required to be given to me/us.
6. All cheques / drafts for interest paid out from time to time on the said FDR, during the term of the Lien, shall be paid to TCFSL or dealt with as directed by TCFSL. All benefits accruing on the said FDR shall also be subject to lien in favour of TCFSL. Payments sent to TCFSL shall be deemed to be a valid discharge as against me/us.
7. During the period of the Lien, TCFSL shall have the right to transfer the said FDR to itself / its nominees / assigns / successors or sell or redeem the same by written notice to Bank, irrespective of any contrary instructions given by me/us and any such transfer, sale or redemption of the said FDR by TCFSL shall be valid in the same manner as if such units were transferred or sold or redeemed by me/us and I/we hereby authorize the same. Such payment to TCFSL or its nominees / assigns / successors by the Bank will constitute a valid and effectual discharge against any demand made upon the Bank by me/us or any person claiming under me/us.

For MODI REALTY POCHARAM LLP



Designated Partner

MODI REALTY POCHARAM LLP

5-4-187/3&4, II floor, MG Road,
Secunderabad – 500 003.
Phone: +91-40-66335551

8. The authority given in favor of the Bank shall not be revoked by me/us except with the prior approval of TCFSL in writing and TCFSL's consent / agreement to this effect shall be furnished by me/us to the Bank.
9. In the event of maturity of the said FDR and unless instructed otherwise by TCFSL, the renewed FDR for the Maturity Value i.e., inclusive of interest accumulated for the previous year, shall be handed over to TCFSL.
10. I / We hereby undertake to indemnify at all times, the Bank, successors and assigns, from and against all actions, causes of action, suits, proceedings, accounts, claims and demands whatsoever arising out of or on account of or in connection with the said Lien of the FDR and fraudulent redemption of FDR under lien whether intentional or accidental.

Yours Faithfully,
For MODI REALTY POCHARAM LLP

Designated Partner

Modi Realty Pocharam LLP

Soham Satish Modi
Designated Partner

LIEN REQUEST LETTER

Date: 15th Feb 2023.

To,
Yes Bank Ltd,
Plot No 1/8/387, Ground floor,
Agravanshi Plaza Huda, Lane,
Off Sardar Patel Road,
Begumpet, Hyderabad,
Telangana 500003.

Dear Sir,

Subject: Lien Against FD Receipts in the name of us by Modi Realty Pocharam LLP with you Reference:
Folio No. 009740400047778/1 and Maturity Date on 03rd Jan 2026.

1. In consideration of **TATA CAPITAL FINANCIAL SERVICES LIMITED** having its registered office at 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400013, CIN No. U67100MH2010PLC210201 and inter alia having office at **12th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai- 40013** and Branch Office at Plot No 3 to 6, Auto Plaz, Opp Times of India, Road No 3, Banjara Hills, Hyderabad 500034. (hereinafter called “TCFSL”) having granted / agreeing to grant me to Modi Realty Pocharam LLP a Credit Facility against the Security interalia of FD Reciepts worth **Rs 13,70,000/-** (Rupees Thirteen Lakhs Seventy Thousand Rupees Only) bearing Folio No. 009740400047778/1 ("the said FDR") of which We are the holder/s and on the understanding that TCFSL is being given necessary authority to require Yes Bank Ltd to note a lien in favor of TCFSL against the said units in the books of the said Bank, we hereby authorize the said Bank to note a lien against the said FDR, in favour of TCFSL till the same is released/discharged by TCFSL in writing. We are authorized to issue this letter authorizing you to mark lien, pursuant to the Board Resolution passed at the meeting held on 03rd day of Feb, 2023 by the Directors.

For MODI REALTY POCHARAM LLP


Designated Partner



2. We confirm that the said FDR is not bought / held and that no lock-in period is applicable on them. We further confirm that the said FDR are presently available as free balance and that no lien has already been marked on the said FDR.
3. I / We confirm that there is no prior pledge/charge/lien upon the said FDR, which has not been registered with the Bank. I / We also confirm that the lien in favour of TCFSL is/shall at all times continue to remain upon the said FDR together with all amounts accrued/arisen by way of interest on the said FDR.
4. We accept / request Bank not to change my / our investors level details (e.g. Address, Bank Mandate, Mode of holding etc.) without prior written consent of TCFSL. However, Bank may modify the same on the sole instruction of TCFSL.
5. We further authorize Bank to pay the Maturity Value of the said FDR on the final redemption / maturity date or the date of the TCFSL's request including any accretions / accruals thereon to TCFSL on receipt of any communication/demand by TCFSL to that effect. Such communication /demand made by TCFSL will be final and no further communication or information will be required to be given to me/us.
6. All cheques / drafts for interest paid out from time to time on the said FDR, during the term of the Lien, shall be paid to TCFSL or dealt with as directed by TCFSL. All benefits accruing on the said FDR shall also be subject to lien in favour of TCFSL. Payments sent to TCFSL shall be deemed to be a valid discharge as against me/us.
7. During the period of the Lien, TCFSL shall have the right to transfer the said FDR to itself / its nominees / assigns / successors or sell or redeem the same by written notice to Bank, irrespective of any contrary instructions given by me/us and any such transfer, sale or redemption of the said FDR by TCFSL shall be valid in the same manner as if such units were transferred or sold or redeemed by me/us and I/we hereby authorize the same. Such payment to TCFSL or its nominees / assigns / successors by the Bank will constitute a valid and effectual discharge against any demand made upon the Bank by me/us or any person claiming under me/us.

For MODI REALTY POCHARAM LLP


Designated Partner

MODI REALTY POCHARAM LLP

5-4-187/3&4, II floor, MG Road,
Secunderabad – 500 003.
Phone: +91-40-66335551

8. The authority given in favor of the Bank shall not be revoked by me/us except with the prior approval of TCFSL in writing and TCFSL's consent / agreement to this effect shall be furnished by me/us to the Bank.
9. In the event of maturity of the said FDR and unless instructed otherwise by TCFSL, the renewed FDR for the Maturity Value i.e., inclusive of interest accumulated for the previous year, shall be handed over to TCFSL.
10. I / We hereby undertake to indemnify at all times, the Bank, successors and assigns, from and against all actions, causes of action, suits, proceedings, accounts, claims and demands whatsoever arising out of or on account of or in connection with the said Lien of the FDR and fraudulent redemption of FDR under lien whether intentional or accidental.

Yours Faithfully,
For MODI REALTY POCHARAM LLP

Designated Partner

Modi Realty Pocharam LLP

Soham Satish Modi
Designated Partner



MODI REALTY POCHARAM LLP

5-4-187/3&4, II floor, MG Road,
Secunderabad – 500 003.
Phone: +91-40-66335551
Email: roc@modiproperties.com

LLPIN: AAM-1856

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE PARTNERS OF MODI REALTY POCHARAM LLP HELD ON FRIDAY THE 03RD DAY OF FEBRUARY 2023 AT THE REGISTERED OFFICE OF THE COMPANY AT 5-4-187/3&4, SOHAM MANSION, M.G. ROAD, SECUNDERABAD, TELANGANA - 500003 INDIA.

“RESOLVED THAT the consent and approval of the partners be and is hereby accorded to lien one Fixed Deposit Receipt (FDR) of the LLP, with particulars mentioned hereinafter, in favour of Tata Capital Financial Services Limited (TCFSL) in connection with an existing loan of Rs. 5.00 Crore from TCFSL having Charge ID 100486463 to satisfy the condition attached with the part loan amount withheld by TCFSL as a security deposit and not to avail any further loan:

Issuing Bank: Yes Bank; FDR Amount : Rs. 13,70,000/- (Rupees Thirteen Lacs Seventy Thousand only) FDR No.009740400047778; Deposit start date: 03 February, 2023 Maturity date: 03 January, 2026;

RESOLVED FURTHER THAT the approval of the partners be and is hereby accorded to make application/request to Yes Bank to mark lien over the FDR in favour of Tata Capital Financial Services Limited;

RESOLVED FURTHER THAT Soham Satish Modi, Partner of the LLP, be and is hereby authorised in relation to the above said resolution to act on behalf of the LLP and to sign and execute the requisite documents, agreements, deeds, undertakings, indemnities and to do any other acts, deeds, things, which are necessary to give effect to the above said resolution.”

For MODI REALTY POCHARAM LLP
For MODI REALTY POCHARAM LLP

Designated Partner
Soham Satish Modi

Partner

For MODI REALTY POCHARAM LLP

Designated Partner
Anand Kumar





FROM,

Date: 24th February 2023

TATA CAPITAL FINANCIAL SERVICES LIMITED,

Regd. Office: 11th Floor, Tower A, Peninsula Business Park,
Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400013
CIN No. U67100MH2010PLC210201

TO,

Yes Bank
Plot Number 1/8/387, Ground Floor,
Agravanshi Plaza, Huda Lane,
Off Sardar Patel Road, Begumpet
Hyderabad, Telangana, 500003

SUB: MARKING OF IRREVOCABLE LIEN ON FIXED DEPOSITS (FDR) IN OUR FAVOUR

Ref: Letter dated 15th February 2023 issued by Modi Realty Pocharam LLP holding FD Receipts bearing Reference Folio No. 009740400047778/1 with 03rd January 2026 maturity date.

Dear Sir,

We refer to the letter dated 15th February 2023 addressed to you by FD holder, with a copy marked to us.

We are in receipt of the original FD No **009740400047778/1** duly endorsed in our favour. This is to record that at the instance of FD holder you have marked an irrevocable Lien in our favour in respect of FD No **009740400047778/1**, issued by you in favour of GV Discovery Centers Private Limited, the FD holder with maturity date as on **03rd January 2026** ("FDR")

Please note that the Lien shall be irrevocable till we instruct you in writing to the contrary and you shall not issue any duplicate FDR and /or create other liabilities be created without our instructions in writing.

Please note that we shall be addressing separate letter to you in the event we desire to invoke the Lien and in that event you shall remit the proceeds of the FDR along with all interest accrued to our account immediately. Unless otherwise instructed by us in writing, on maturity of the FDR, the FDR shall be renewed for further period of 1 year/s for the maturity amount (principal plus interest amounts accrued upto date of

TATA CAPITAL FINANCIAL SERVICES LIMITED

Corporate Identity Number U67100MH2010PLC210201

Plot No. 3 4 5 & 6 Road # 3 Auto Plaza Opp Times of India Banjara Hills Hyderabad 500034
Tel 91 40 66027700 Fax 91 40 6641 0987 Web www.tatacapital.com

Registered Office 11th Floor Tower A Peninsula Business park Ganpatrao Kadam Marg Lower Parel Mumbai 400013 India Tel 91 22 66069000





maturity) and the fresh /renewed FDR shall be handed over to us without any intervention or endorsement from the FD holder.

Please note that this irrevocable lien is outside the purview of the General Lien available to the Bankers.

We request you to address a suitable letter to us confirming the above for our records with a copy to the FD holder.

Yours faithfully

For Tata Capital Financial Services Limited,



CC: Modi Realty Pocharam LLP

TATA CAPITAL FINANCIAL SERVICES LIMITED

Corporate Identity Number U67100MH2010PLC210201

Plot No. 3 4 5 & 6 Road # 3 Auto Plaza Opp Times of India Banjara Hills Hyderabad 500034
Tel 91 40 66027700 Fax 91 40 6641 0987 Web www.tatacapital.com

Registered Office 11th Floor Tower A Peninsula Business park Ganpatrao Kadam Marg Lower Parel Mumbai 400013 India Tel 91 22 66069000

Date: 15/03/2023

TATA CAPITAL FINANCIAL SERVICES LTD
Regd. Office 11th floor, Tower A, Peninsula business Park,
Ganpatrao Kadam Marg, Lower Parel, Mumbai- 400013

SUB: - Certificate of FDR Maintenance

This is to certify that M/S. **MODI REALTY POCHARAM LLP** has got below mentioned Fixed deposits with YES bank. The below mentioned FDR is lien marked against **TATA CAPITAL FINANCIAL SERVICES LTD.**

Fixed Account No.	Currency	Date of Opening	Present Balance	Date of Maturity
09740400047778	INR	03-Feb-23	1,370,000.00	03-Jan-2026

This certificate is issued at the specific request of the client without any risk or responsibility on the part of the bank or any of its officers/ directors and should not be construed as recommendation or guarantee on the part of the bank for any award of contract, tender or otherwise.

Thanking You,

For YES Bank Ltd.,

YES BANK LTD.

Ground Floor, Agarvanshi Plaza,

1-8-37, HUDA Lane,

Adj. to Splendid Towers,

BEGUMPET,

SECUNDERABAD-500 004

Authorized Signatory



FROM,

Date: 17th Mar 2023.

Yes Bank Ltd,

Plot No 1/8/387, Ground floor,
Agravanshi Plaza Huda, Lane,
Off Sardar Patel Road,
Begumpet, Hyderabad,
Telangana 500003.

TO,

TATA CAPITAL FINANCIAL SERVICES LIMITED

Plot No 3 to 6, Auto Plaza
Opp Times of India, Road No 3
Banjara Hills, Hyderabad 500034.

Subject : M/s Modi Realty Pocharam LLP - Fixed Deposit Lien Confirmation

Dear Sir,

We refer to the letter dated 17th March 2023 addressed to us by Modi Realty Pocharam LLP. ("FD holder") who is holding Fixed Deposit Receipts No 009740400047778/1 dated 03th Feb 2023 for an amount of Rs. 13,70,000/- (Rupees Thirteen Lakhs Seventy Thousand Rupees Only) having maturity on 03rd Jan 2026. ("said FDR") with a request to mark an irrevocable lien in your favour.

We hereby confirm that we have marked an irrevocable lien in our records with respect to the said FDR in your favour and the same shall continue until contrary instructions are received from you.

We hereby confirm that in the event of you invoking the said Lien, we shall remit the proceeds of the said FDR along with the interest and other accruals directly to you or to such account as desired by you.

We agree and confirm that neither shall we issue any duplicate FDR, without your instructions in writing.

In the event of the said FDR attaining maturity, we shall renew the same for a further period of one year for the Maturity Value of the FDR i.e. inclusive of interest accumulated upto the date of maturity of the FDR unless otherwise advised by TCFSL in writing.

We hereby agree, undertake and confirm that interest accumulated /accrued on the said FDR at any point of time on the said FDR shall be paid to TCFSL only, and shall not be paid to the FD Holder unless contrary instructions are received by us in writing from TCFSL.

Yours faithfully,

For YES Bank Ltd

YES BANK LTD.

Ground Floor, Agarvansh Plaza,

1-8-37, HUDA Lane,

Aditya to South Towers,

EGGMOORE,

CUNDERABAD-500 000

Authorised Signatory



original received
Sc-h-N
12/3/23

Modi Realty Pocharam LLP (22-23)M G Road, Ranigunj
Secunderabad**DEP-TATA Capital Loan Security Deposit**

Ledger Account

1-Apr-22 to 2-Feb-23

Page 1

Date	Particulars	Vch Type	Vch No.	Debit	Credit
1-Apr-22 To	Opening Balance			6,25,000.00	
14-Jul-22 To	SL-Tata Capital Financial Services Ltd	Journal	JOU/10050	3,72,500.00	
30-Sep-22 To	SL-Tata Capital Financial Services Ltd	Journal	JOU/10138	3,72,500.00	
				13,70,000.00	
By	Closing Balance				13,70,000.00
				13,70,000.00	13,70,000.00

Transfr

FD - 3 yrs
↑

MPPL To PARI to Nuh — 13.70 lakh

On release of 13.70 lakh by
TATA CAP. loan to be paidDach!
u