



Ref No.: CF\TL\LRD\Hyd\5263303-2

Date: April 14, 2023

Application No.: 202144886030

GV Discovery Centers Private Limited

5-4-187/3&4, Soham Mansion, 2nd Floor, M.G. Road,
Secunderabad - 500003,
Telangana

Modi Properties Private Limited

5-4-187/3&4, MG Road,
Secunderabad, Hyderabad - 500003,
TELANGANA.

Kind Attn.: **Mr. Soham Modi - Promoter**

Subject: Addendum sanction letter for Lease Rental Discounting Facility

Dear Sir,

This letter is with reference to sanction letter dated December 24, 2021 Ref No.: CF\TL\LRD\Hyd\5263303 (Sanction Letter) and the Addendum Sanction Letter Ref No.: CF\TL\LRD\Hyd\5263303-1 for granting Term Loan & Lease Rental Discounting facility.

Tata Capital Financial Services Limited (TCFSL) takes the pleasure informing the following modifications in some of the existing terms as per below and other terms as applicable for said facility as discussed and agreed with TCFSL are modified as follows.

Borrower	GV Discovery Centers Private Limited
Facility Name	Lease Rental Discounting - Rs. 20,00,00,000.00 (Rupees Twenty Crores Only)

Clause	Existing terms	Revised terms
Payments under the facility	1st Tranche of Rs. 5.00 Crs now for equipment procurements, directly to vendors. 2nd Tranche of Rs. 5.00 Crs post sharing the Final executed LOI (With the commercials). 3rd tranche of up to Rs. 8.00 Crs to be disbursed post receipt of signed lease deed and receipt of rental deposit. The final 4th tranche of Rs.2.00 Crs shall be disbursed post completion of the building and post obtaining the OC certificate. Loan shall be disbursed stage wise basis the PIPR certificate.	1st Tranche of Rs. 5.00 Crs now for equipment procurements, directly to vendors. 2nd Tranche of Rs. 5.00 Crs post sharing the Final executed Part LOI of 50,480 sq. ft. 3rd tranche of up to Rs. 8.00 Crs to be disbursed post receipt of signed lease deed and receipt of rental deposit. The final 4th tranche of Rs.2.00 Crs shall be disbursed post completion of the building and post obtaining the OC certificate. Loan shall be disbursed stage wise basis the PIPR certificate.
Documents	1. Accepted addendum sanction letter. 2. Any other documents as prescribed by Tata Capital Financial Services Ltd. 3. Collateral Property to be visited to check the progress of Aurigene Pharmaceuticals Services Limited	
Post Disbursement Documents	100% Capitalization of the Receivables from the 13 Identified Units in the Project Mayflower Platina bearing Unit Numbers A-202, A-203, A-205, A-207, B-201, B-202, B-203, B-703, B-1004, C-201, C-202, C-204 & C-1006, to be done and placed as Fixed Deposits.	



The Sanction Letter stands modified to the extent mentioned herein above. Except to the modifications mentioned hereinabove all the terms and conditions mentioned in the Original Sanction Letter remains the same.

This letter shall form an integral part of the Sanction Letter and shall be read in conjunction with the same.

Kindly confirm your acceptance of the aforesaid terms and conditions by signing on this letter and returning the same to us.

We value your relationship with us and assure you of our best services always.

Yours truly,
For Tata Capital Financial Services Limited

Authorised Signatory

"I/we accept all the terms and conditions which have been read and understood by me/us".

Borrower GV Discovery Centers Private Limited	Co-Borrower Modi Properties Private Limited	Mr. Soham Satish Modi
Authorised Signatory / ies Mr. Sharad Kumar Jayantilal Kadakia	Authorised Signatory / ies	Guarantor
Guarantor		