Modi realty Mallapur



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THIS EXTENSION OF MEMORANDUM OF DEPOSIT OF TITLE DEEDS is executed at Hyderabad on this the 07th day of June 2023 by:

Modi Realty Mallapur LLP represented by Mr. Anand Suresh Mehta S/o Mr. Suresh Uttamlal Mehta having office at 5-4-187/3 & 4, Soham Mansion, M.G. Road, Secunderabad, Hyderabad, Telangana. 500003 ("Depositor") (Herein after referred to as "DEPOSITORS" of the First Part which term shall wherever the context mean and include his/their heirs, executors, administrators, legal representatives, successors, assigns etc.)

IN FAVOUR OF

TATA CAPITAL FINANCIAL SERVICES LIMITED, a company incorporated under the provisions of the Companies Act, 1956, CIN No. U67100MH2010PLC210201, having its registered office at 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013, having Branch office at Plot Number 3 to 6, Auto Plaza, Opp Times of India, Road Number 3, Banjara Hills, Hyderabad, 500034. (Herein after referred to as the "DEPOSITEE" OR "LENDER" which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its successors and assigns of the other Second Part)

WHEREAS the Depositors, are the absolute owners of well and sufficiently seized and possessed of the properties, i.e. 49 units constructed or to be constructed in a Project name Gulmohar Residency located at Mallapur Village, Telangana which are more fully described in the Schedule-B herein under. (Hereinafter referred to as "Said Properties")

WHEREAS the Modi Realty Mallapur LLP-having office at 5-4-187/3 & 4, Soham Mansion, M.G. Road, Secunderabad, Hyderabad, Telangana. 500003 (Borrower) along with Modi Properties Private Limited ("C0-Borrower") (The Borrower and Co-Borrower hereinafter collectively referred to as the "Borrowers") has availed Term Loan Facility of Rs.7,00,00,000/- (Rupees Seven Crores Only) by the Lender. (Hereinafter referred to as "Existing Facility/ies").

WHEREAS the Depositors have executed the Memorandum of Deposit of Title Deeds registered as Doc. No. 5517/2021 dated 25th August 2021 at Kapra Sub-Registrar Office, for the Existing Facility in favour of the Lender. (Hereinafter referred to as the "Existing Mortgage")

WHEREAS Borrowers have been sanctioned with Extension of Term Loan Facility of Rs.10,00,00,000/- (Rupees Ten Crores Only) (Hereinafter referred to as Extended Facility") by the Lender. The Borrowers have executed Facility Agreement on 05th June 2023.

Authorised Signatory

Identified by Witness:

MR

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Sub Registh

1 of 12

Sheet

Bk - 1, CS No 3199/2023 & Doct No 3113/2023. Sheet 1 of 12

SI No

SI No Thumb Impression

MODI REALTY MALLAPUR LLP REP BY ANAND SURESH MEHTA S/O. SURESH UTTAMLAL MEHTA

5-4-187/3 & SOHAM MANSION M.G.ROAD, SEC BAD

Signature



Name & Address K. PRABHAKAR REDDY

R/O HYD

07th day of June,2023

Signature of Kapra

E-KYC Details as received from UIDAI: **Aadhaar Details** Address:

1 Aadhaar No: XXXXXXXX6452 Name: Anand Suresh Mehta

S/O Suresh Mehta, Secunderabad, Hyderabad, Telangana, 500003



Photo

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	1000	0	0	0	1100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	10000	0	0	0	10000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	11500	0	0	0	11600

Rs. 1000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10000/- towards Registration Fees on the chargeable value of Rs. 100000000/- was paid by the party through E-Challan/BC/Pay Order No .1328XB060623 dated ,06-JUN-23 of ,YESB/

Online Payment Details Received from SBI e-P

(1), AMOUNT PAID: Rs. 11550/-, DATE: 06-JUN-23, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 3209604390522, PAYMENT MODE:NB-1001138,ATRN:3209604390522, REMITTER NAME: MR. K PRABHA REDDY, EXECUTANT NAME: MODI REALTY MALLAPUR LLP, CLAIMANT NAME: TATA CAPITAL FINANCI LIMITED).

Date:

Signature of Registering Officer

Kapra

07th day of June,2023

natory

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As per the terms of the said Extended Facility, the Extended Facility is to be secured by the deposit of the title deeds by way of constructive delivery relating to the Said Properties mentioned in the Schedule-B, which belongs to the Depositors. That the Depositors have re-deposited the title deeds by way of constructive delivery as mentioned in the schedule-A with the Lender at Hyderabad on 07th June 2023 as security to the Facility/ies availed by the DEPOSITORS.

6

NOW THIS MEMORANDUM CONFIRMING EXTENSION of DEPOSIT OF TITLE DEED BY WAY OF CONSTRUCTIVE DELIVERY WITHNESSETH AS FOLLOWS:

- 1. That the Depositors have on 07th June 2023 re-deposited all documents by way of constructive delivery referred below in the Schedule-A hereunder to Mr. Vittal Saikanth authorized official of the Lender in respect of the Property/ies as mentioned in the Schedule-B hereunder.
- 2. The Depositor handed over the below referred Schedule A documents with an intention to create a security by way of Extension of Deposit of Title Deeds to secure the repayment of Extended Facility of Rs.10,00,00,000.00/- (Rupees Ten Crores Only). Total aggregating amount secured by this memorandum is Rs.17,00,00,000.00/- (Rupees Seventeen Crores Only) together with interest, cost charges and other dues payment there on by the party of the Depositor as per the Loan Agreement dated 30th July 2021 (for Existing Facility) and Loan Agreement dated 05th June 2023 (For Extended Facility) entered between the Depositors and Lender. The property details mentioned in Doc No.5517/2021 dated 25th August 2021 shall be extended for Extended Facility except for the properties for which no objection certificates are issued by the Lender for release.

SCHEDULE-A: (LIST OF ORIGINAL DOCUMENTS)

Title Deeds with respect to property mentioned in Item 1 of Schedule B

SI.	Date of the	Name / Nature of the Document	Original/
No	Document		Certified/
	-		Photo copy
1.	19.08.2017	Supplementary Agreement dated 19.08.2017 executed by and	Original
		between M/s. Modi Estates, M/s. Paramount Avenue Private	
		Limited and M/s. Gulmohar Residency, M/s. Jade Estates.	
2.	20.04.2007	Regd. Development Agreement bearing Document No.	Original ::
		5521/2007 dated 20.04.2007 executed by M/s. Gulmohar	1 4
		Residency rep. by it partner Sri Ratan N.Mulani and Sri Permal	
		C.Parekh in favour of M/s. Modi Estates rep. by its Partner Sri	
		Soham Modi, Registered before the SRO, Uppal.	
3.	20.04.2007	Regd. Development Agreement bearing Document No.	Original
		5364/2007 dated 20.04.2007 executed by M/s. Jade Estates	
	11.7, 112	rep. by it partner Sri Pradeem N.Mulani and Sri Ketan C.Parekh	
	0.7 57.5	in favour of M/s. Paramount Avenues Housing Private Limited	
		rep. by its Director Sri Gaurang Mody, Registered before the	
	SMINT - FE	SRO, Uppal.	
4.	22.12.2005	Regd. Sale Deed bearing Document No. 12683/2005 dated	Original
	10 14 14 77	22.12.2005 executed by Sri M.Venkata Rama Rao, Sri	
		M. Venkata Ramana Rao and Smt. M. Geeta Bai in favour of M/s.	
		Gulmohar Residency a partnership firm rep. by its Partner Sri	1 1 2 2
		Soham Modi, Registered before the SRO, Uppal.	4
5.	22.12.2005	Regd. Sale Deed bearing Document No. 12684/2005 dated	Original
	- 11	22.12.2005 executed by Sri M.Venkata Rama Rao, Sri	
		M.Venkata Ramana Rao and Smt. M.Geeta Bai in favour of M/s.	
		Jade Estates a partnership firm rep. by its Partner Sri Soham	
		Modi, Registered before the SRO, Uppal.	12
6.	28.07.2006	Mutation Proceedings issued by the Mandal Revenue Officer,	Original
	1	Uppal Mandal in favour of M/s. Gulmohar Residency rep. by Sri	
		Soham Modi.	
7.	28.07.2006	Mutation Proceedings issued by the Mandal Revenue Officer,	Original
		Uppal Mandal in favour of M/s. Jade Estates rep. by Sri Soham	.:
		Modi.	

For Madi Realty Mallapur LLP

Authorised Signatory

		·	
8.	29.12.2005	Regd. Ratification Deed bearing Document No. 13095/2005	Original
		dated 29.12.2005 executed by Kum. M.Suneetha in favour of	
		M/s. Gulmohar Residency, Registered before the SRO, Uppal.	. ,
9.	29.12.2005	Regd. Ratification Deed bearing Document No. 13096/2005	Original
	n. ,	dated 29.12.2005 executed by Kum. M.Suneetha in favour of	**
	2	M/s. Jade Estates, Registered before the SRO, Uppal.	
10.	01.12.2005	Partnership Deed of Gulmohar Residency	Original
11.	01.12.2005	Partnership Deed of Jade Estates	Original
12.	19.11.2005	Partnership Deed of Gulmohar Residency	Original
13.	19.11.2005	Partnership Deed of Jade Estates	Original
14.	11.12.2005	Acknowledgement of Registration of Firm of M/s. Jade Estates.	Original
15.	10.11.2005	Memo issued by the Mandal Revenue Officer, Uppal.	Original
16.		Khasra Phanie, Chesla Pahanie, Certified Coples of Pahanies.	Original
17.	18.05.1994	ROR Proceedings issued by the MRO, Uppal	Original
18.	24.12.1991	Certified Copy of Panchanama issued by Inspector, Survey and	Original
		Land Records, R.R.District.	
19.	25.03.1981	Memorandum of Partition	Original
20.	30.010.1976	Proceedings of the Land Reforms Tribunal, Hyderabad East	Original
		Division.	
21.	30.08.1979	Certificate issued by the office of the Special Officer and	Original
		Competent Authority, Urban Land Ceilings, Red Hills,	
٠,		Hyderabad.	
22.	23.12.1976	Revised Orders issued by the Land Reforms Tribunal,	Original
	,	Hyderabad Division.	,
23.	27.01.1977	Orders issued by the Land Reforms Tribunal, Hyderabad East	Original
		Division.	
24.	10.10.2018	Encumbrance Certificate bearing Statement No.34697669	Online
	•	issued by the SRO, Uppal for the period from 28.06.1980 to	generated
		09.10.2018.	
25.	10.10.2018	Encumbrance Certificate bearing Statement No. 34697750	Online '
		issued by the SRO, Uppal for the period from 28.06.1980 to	generated
		09.10.2018.	
26.	10.10.2018	Encumbrance Certificate bearing ECM021805843627 issued	Original
		by the SRO, Uppal for the period from 01.01.1989 to	
		09.10.2018.	- 2



27.	10.10.2018	Encumbrance Certificate bearing ECM021805843648 issued	Original
		by the SRO, Uppal for the period from 01.01.1989 to	
		09.10.2018.	
28.	07.11.2005	Land use certificate issued by HUDA.	Original
29.	01.12.2017	LLP Agreement of Modi Realty Mallapur LLP	Photocopy
30.	11.12.2017	LLP Agreement of Paramount Avenues LLP	Photocopy
31.		Certificate of conversion of Modi Realty Mallapur LLP	Photocopy
32.		Certificate of conversion of Paramount Avenues LLP	Photocopy
33.	01.04.2019	Supplementary Agreement dated 01.04.2019 executed by and	Original
	Jan ein Hier	between Gulmohar Residency, M/s. Jade Estates and M/s.	
		Modi Realty LLP, M/s. Paramount Avenues LLP	
34.	29.07.2021	Encumbrance Certificate bearing Statement No. 61226188	Online
	1	issued by SRO, Uppal for the period from 01.01.1983 to	Generated
		28.07.2021	
35.		Sanctioned Plan	Online

SCHEDULE-B: (DESCRIPTION OF IMMOVABLE PROPERTY)

All that piece or parcel of property described herein below:

Project - Gulmohar residency being developed by M/s. Modi Realty Mallapur LLP and M/s Paramount Avenues LLP (Now merged with M/s. Modi Realty Mallapur LLP as per NCLT Hyderabad Order dated 23.10.2019)

All that piece and parcel of the landed property together with development rights comprising of 49 Flats constructed or to be constructed with a total super built up area admeasuring 76,240 Sft., with undivided share of land admeasuring 3,875.37 Sq.yards in Sy.No. 19, to the extent of Ac. 8.00 gts, situated at Mallapur Village, Uppal Mandal, Medchal Malkajgiri District, Telangana and bounded by:

North

Survey No. 22.

South

Survey No. 19 (part).

East

Survey Nos. 81 and 24.

West

Survey No. 20.

The details of the Flats being Mortgaged are as follows,

		·		7,
>:	Block No	Unit No	Unit Area	Undivided share of land in Sq.yds
В		607	1660	84.38
C		303	1660	84.38
C		502	1660	84.38
C		601	1660	84.38
c		603	. 1660	84.38
C		606	1660	84.38
D	- 1	102	1660	84.38
D	2 7, 7	607	1660	84.38
E		102	1660	84.38
E	,	103	1660	84.38
Ε		105	1660	84.38
E		106	1660	84.38
Е	11.5	204	1660	84.38
Ε		207	1660	84.38
Ε		301	1660	84.38
E		303	1660	84.38
E		304	1660	84.38
E		306	1660	84.38
E		307	1660	84.38
E		402	1660	84.38



E	403	1660	84.38
E	405	1660	84.38
	406	1660	84.38
E	501	1660	84.38
E	502	1660	84.38
E	504	1660	84.38
E	505	1660	84.38
E	601	1660	84.38
E	603	1660	84.38
E	604	1660	84.38
E	606	1660	84.38
E	607	1660	84.38
F	105	1360	69.13
F	605	1360	69.13
G	102	1360	69.13
G	105	1360	69.13
G	106	1360	69.13
G	606	1360	69.13
Н	102	1360	69.13
Н	103	. 1360	69.13
Н	106	1360	69.13
Н	303	1360	69.13
Н	402	1360	69.13
Н	403	1360	69.13
Н	502	1360	69.13
Н	601	1360	69.13
Н	603	1360	69.13
	604	1360	69.13
Н	606	1360	69.13

IN WITNESS WHEREOF I / we, the abovenamed Depositor have executed these presents the day and year as mentioned below

Signed and delivered by the within named DEPOSITOR -1 (Modi Realty Mallapur LLP) for self or through hands of authorized signatory/s its Authorised Signatory/s Mr. Anand Suresh Mehta

DEPOSITOR

For Modi Realty Mallapur LLP

Authorised Signatory

In the presence of

Witness: 1

Pres Organs

Witness: 2

7

Print: Udyam Registration Certificate

areas real

भारत सरकार Government of India सूक्ष्म, लघु एवं मध्यम उद्यम मंत्रालय Ministry of Micro, Small and Medium Enterprises स्ट्रिस , लच्च एवं मध्यम उद्यम भटन, इस्प्राध्य मध्यम उद्यम

UDYAM REGISTRATION CERTIFICATE



Our small hands to make you LARGE



UDYAM REGISTRATION NUMBER

NAME OF ENTERPRISE

TYPE OF ENTERPRISE *

MAJOR ACTIVITY

SOCIAL CATEGORY OF ENTREPRENEUR UDYAM-TS-02-0028719

M/S MODI REALTY MALLAPUR LLP

MICRO

MANUFACTURING

GENERAL

Name of Unit(s)

NAME OF UNIT(S)

S.No.		77.20
1	GULMOHAR RESIDEN	CY

OFFICAL ADDRESS OF ENTERPRISE

Flat/Door/Block No.	5-4-187/3 AND 4	Name of Premises/ Building	SOHAM MANSION
Village/Town	RANIGUNJ	Block	2ND FLOOR
Road/Street/Lane	M.G ROAD	City	Secunderabad
State	TELANGANA	District	HYDERABAD, Pin 500003
Mobile	9502288200	Email:	jayaprakash@modiproperties.com

DATE OF INCORPORATION / REGISTRATION OF ENTERPRISE

13/05/1996

DATE OF COMMENCEMENT OF PRODUCTION/BUSINESS

01/06/2021

NATIONAL INDUSTRY CLASSIFICATION CODE(S)

S	No.	NIC 2 Digit	NIC 4 Digit	NIC 5 Digit	Activity
1		41 - Construction of building		41001 - Construction of buildings carried out on own- account basis or on a fee or contract basis	Manufacturing
2			6810 - Real estate activities with own or leased property	68100 - Real estate activities with own or leased property	Services

DATE OF UDYAM REGISTRATION

16/06/2021

Disclaimer: This is computer generated statement, no signature required. Printed from https://udyantregistration.gov.iu & Date of printing:- 31/07/2021

For any assistance, you may contact:

1. District Industries Centre:

HYDERABAD (TELANGANA)

2. MSME-DI:

HYDERABAD (TELANGANA)

回纸粉粉料回



In case of graduation (upward/reverse) of status of an enterprise, the benefit of the Government Schemes will be availed as per the provisions of Notification No. S.O. 2119(E) dated 26.06.2020 issued by the M/o MSME.



Date: 07th June 2023

To

The Sub-Registrar

Kapra,

Medchal-Malkajgiri District

Sir,

Sub: Loans Sanctioned to Modi Realty Mallapur LLP of Rs. 10,00,00,000.00 (Rupees Ten Crores) Rep by Mr. Anand SureshMehta under MSME Category for development of said enterprises – Reg

We submit that we have sanctioned Loan of Rs. 10,00,00,000.00 (Rupees Ten Crores) vide Sanction Letter Ref Number: CF\TL\Hyd\8353682 dated 30th May 2023 to Modi Realty Mallapur LLP, under MSME category bearing registration No. UDYAM-TS-02-0028719, for the development of the said enterprise.

Tata Capital Financial Services Dimited

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 Mumbal 400013 India Tel 91 22 66069000



PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908. FINGER PRINT NAME & PERMANENT IN BLACK INK PASSPORT SIZE SI.No. POSTAL ADDRESS OF PHOTOGRAPH (LEFT THUMB) MITNESSENTANT/SELLER/BUYER MR. K. PRABHAKAR REDOY S/A. G. P. REDDY 2-3-64/10/24 AMBERPET, HYDERARD MR. V. SAIKANTH S)O. MR. V. BHASKAR RAG 16-2-740/75/38 DILSUGHNAGAR HYDER ASAD, PHOTO BLACK & WHITE PHOTO **BLACK & WHITE**

SIGNATURE OF WITNESSES

Progagam

For Modi Realty Mallapur LLP

thorised Signatory

SIGNATURE OF EXECUTANTS

VENDOR:

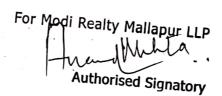


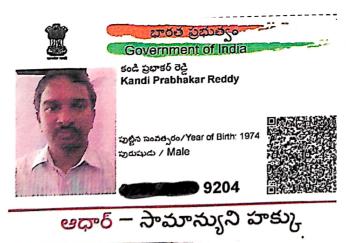
To అనంద్ సురేప్ మహ్లా Anand Suresh Mehla S/O; Suresh Mehla 21-BAPU BAGH COLONY P G ROAD SECUNDERABAD Secunderabad Secunderabad Secunderabad Hyderabad Telangana 500003 9885000518

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మీ ఆధార్ సంఖ్య / Your Aadhaar No. :





నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049

Kandi Prabhakar Reddy కండి ప్రభాకర్ రెడ్డి 2-3-64/10/24 1FLOOR KAMALA NILAYAM JAISWAL COLONY **Amberpet** Amberpet, Hyderabad Andhra Pradesh - 500013

appeal and adm



Date of Validity 07/07/2031 Transport Date of Validity Badge No. Reference No AP01120110009831 Original LAC RTA-HYDERABAD-CZ 08/07/2011 Date of Birth 10/05/1993 **Blood Group**