APPL

RKS MOTOR PVT LTD

No 6-3-905, Saboo Towers
Rajbhhav Road, Somajiguda
Hyderabad
CIN: +
Contact : 040-44454445

2351802208# Modi Properties Pvt Ltd

Ledger Account

Rep By : GAURANG MODY, 2ND FLOOR 5-4-187/3,
AND 4 SOHAM MANSION, M G ROAD SECUNDERABAD
SECUNDERABAD STATION, SECUNDRABAD(M),
HYDERABAD(DT) , HYDERABAD-500003,
MOBILE-9381246009.

1-Apr-23 to 27-Jul-23

Date		Particulars	Vch Type	With Docs	Vch No.	Debit	Credit
24-Jun-23	By	CACC# HDFC 50200004137964	NC DMS RECEIPT LUM	No	23001636		50,000.00
19-Jul-23	By	CACC# HDFC 50200004137964	NC DMS RECEIPT LUM	No	23002205		14,82,000.00
	By	CACC# HDFC 50200004137964	NC DMS RECEIPT LUM	No	23002206		3,30,896.00
	To	CACA# HDFC 5122000000226	SR RTO PAYMENT LUM	No	23001381	2,86,045.00	
	To	IIOI0104# MSIL- SR EW SALE	SR JV LUM	No	EW6709160	25,582.00	
	To	IIOI0106# MSIL- SR CCP SALE	SR JV LUM	No	2301451404	2,797.00	
	To	DTTDS# TCS ON SALE OF VEHICLE_206 C (1 F) 6CL	SR JV LUM	No	1681	14,890.00	
	To	SAL26# DMS ACCESSORIES SALE	NC DMS ACC LUM	No	19/CSI/23000574	4,199.00	
	To	SAL17# VEHICLE SALE 45%	NC SALES LUM	No	23-24/LUM/0417	14,89,000.00	
	To	SCINS# INS ICICI CR CARD NEXA 7009	NC INS LUM	No	406	40,526.00	
	By	CASA# EMP6569 RAHUL RM	SR JV LUM	No	1719		143.00
						18,63,039.00	**18,63,039.00**

MEMO

DATE & FROM:	TO & REMARKS.
12/07/23	To,
Naveen.G	MD sir,
	Sub:- Maruti Jimny vehicle loan documents.
	Here I enclosed kotak Mahindra Vehicle
	loan documents. We are purchasing
	the vehicle in the name of Mali properties
	Pvt ltd.
	Sir, kindly sign all the documents attached.
	G.N

YES FIRST BUSINESS

VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

YES BANK Ltd., GROUND FLOOR, AGRAVANSHI PLAZA HUDA LANE, OFF S.P. ROAD
BEARING NO.1-8-387 SECUNDRABAD 500003
IFS CODE : YESB0000097

D D M M Y Y Y Y

Payable At Par At All Branches of YES BANK Ltd.

Pay Kotak Mahindra Prime Ltd or Bearer या धारक को

Rupees रुपये

अदा करें ₹

A/c No. खाता क्र. 009763700001633 CURRENT

YES BANK

For MODI PROPERTIES PRIVATE LIMITED

Authorised Signatories

Please sign above

UTILITY FORMS PVT. LTD. / CTS - 2010

⑈067302⑈ 500532002⑆ 012734⑈ 29

YES FIRST BUSINESS

VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

YES BANK Ltd., GROUND FLOOR, AGRAVANSHI PLAZA HUDA LANE, OFF S.P. ROAD
BEARING NO.1-8-387 SECUNDRABAD 500003
IFS CODE : YESB0000097

D D M M Y Y Y Y

Payable At Par At All Branches of YES BANK Ltd.

Pay Kotak Mahindra Prime Ltd or Bearer या धारक को

Rupees रुपये

अदा करें ₹

A/c No. खाता क्र. 009763700001633 CURRENT

YES BANK

For MODI PROPERTIES PRIVATE LIMITED

Authorised Signatories

Please sign above

UTILITY FORMS PVT. LTD. / CTS - 2010

⑈067304⑈ 500532002⑆ 012734⑈ 29

YES FIRST BUSINESS

VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

D D M M Y Y Y Y

YES BANK Ltd., GROUND FLOOR, AGRAVANSHI PLAZA HUDA LANE, OFF S.P. ROAD
BEARING NO.1-8-387 SECUNDRABAD 500003
IFS CODE : YESB0000097

Payable At Par At All Branches of YES BANK Ltd.

Pay Kotak Mahindra Prime Ltd or Bearer या धारक को

Rupees रुपये

अदा करें ₹

A/c No. खाता क्र. 009763700001633 CURRENT

YES BANK

For MODI PROPERTIES PRIVATE LIMITED

Authorised Signatories
Please sign above

UTILITY FORMS PVT. LTD. / CTS - 2010

⑈067303⑈ 500532002⑆ 012734⑈ 29

YES FIRST BUSINESS

VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

D D M M Y Y Y Y

YES BANK Ltd., GROUND FLOOR, AGRAVANSHI PLAZA HUDA LANE, OFF S.P. ROAD
BEARING NO.1-8-387 SECUNDRABAD 500003
IFS CODE : YESB0000097

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Rupees रुपये

अदा करें ₹

A/c No. खाता क्र. 009763700001633 CURRENT

YES BANK

For MODI PROPERTIES PRIVATE LIMITED

Authorised Signatories
Please sign above

UTILITY FORMS PVT. LTD. / CTS - 2010

⑈067305⑈ 500532002⑆ 012734⑈ 29

CIN No:U65993TG1994PTC017795

MODI PROPERTIES

TO,

Kotak Mahindra Prime Ltd

Somajiguda Branch,

Hyderabad.

Date:10th Jul 2023.

Dear Sir,

With reference to the loan availed by M/s Modi Properties Pvt Ltd, I / we the present directors of M/s Modi Properties Pvt Ltd hereby confirm you that below are the list of directors for M/s Modi Properties Pvt Ltd.

Sl No.	Name of the director	DIN no	Share%
1.	Soham Satish Modi	00522546	97.83
2.	Tejal Soham Modi	06983437	2.17
3.	Gaurang Mody	00522520	-

Authorized Person 1

Stamp& Signature

For MODI PROPERTIES PVT. LTD

SM

Director

Authorized Person 2

Stamp& Signature

For MODI PROPERTIES PVT. LTD

GM

Director

MODI PROPERTIES

To,

Kotak Mahindra Prime Ltd

Somajiguda Branch,

Hyderabad.

Date: 10th Jul 2023.

Dear Sir,

With reference to the loan availed by M/s Modi Properties Pvt Ltd, I / we the present directors of M/s Modi Properties Pvt Ltd hereby confirm you that below are the list of directors for M/s Modi Properties Pvt Ltd.

Sl No.	Name of the Shareholder	PAN	Type of shares	Number of Shares	Share%
1	Soham Satish Modi	ABMPM6725H	Equity	9020	97.83%
2	Tejal Soham Modi	ADDPM3623R	Equity	200	2.17%
3	GaurangJayanthilal Mody	AIZPM3748A	-	-	-
	Total		-	9220	100%

Authorized Person 1

Stamp& Signature

For MODI PROPERTIES PVT. LTD

Director

Authorized Person 2

Stamp& Signature

For MODI PROPERTIES PVT. LTD

Gm

Director

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	30/09/2022
Date of Balance Sheet	31/03/2022
Company Status(for efiling)	Active

Charges

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
Motor Vehicle (Hypothecation)	620000	22/07/2022	-	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
	250000000	29/09/2022	-	Open
	100000000	31/10/2022	-	Open
	199990000	24/04/2023	-	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	-	

For MODI PROPERTIES PVT. LTD.

Director

For MODI PROPERTIES PVT. LTD.

Director

kotak Kotak Mahindra Prime

UMRN | Date D D M M Y Y Y Y

Utility Code: K K B K 0 0 3 7 7 0 0 0 0 2 7 3 7 9 — ◯ Create ◯ Modify ◯ Cancel

Sponsor Bank Code: KKBK0RTGSMI — I / We authorize: KOTAK MAHINDRA PRIME LTD

To Debit (tick ✓): SB / CA / CC / SB-NRE / SB-NRO / OTHER — Bank A/C Number: 009763700001633

With Bank: Yes Bank — IFSC / MICR: YESB0000097

an amount of Rupees ₹

Debit Type ☐ Fixed Amount ☑ Maximum Amount Frequency ☐ Monthly ☐ Quarterly ☐ Half Yearly ☐ Yearly ☐ As & when presented

Reference 1 — Reference 2

1. I agree for the debit of mandate processing charges by the bank whom i am authorizing to debit my account as per latest schedule of charges of the bank. 2. This is to confirm that the declaration has been carefully read, understood & made by me/us. I am authorizing the user entity/Corporate to debit my account, based on the instructions as agreed & signed by me. 3. I have understood that I am authorized to cancel/amend this mandate by appropriately Communicating the cancellation/amendment request to the user entity/corporate or the bank where I have authorized the debit.

From D D M M Y Y Y Y

To D D M M Y Y Y Y

Or ☐ Until Cancelled

Phone No.

SM

Signature of primary account holder — Signature account holder — Signature account holder

1. Name as in bank record — 2. Name as in bank record — 3. Name as in bank record

kotak Kotak Mahindra Prime

UMRN | Date D D M M Y Y Y Y

Utility Code: K K B K 0 0 3 7 7 0 0 0 0 2 7 3 7 9 — ◯ Create ◯ Modify ◯ Cancel

Sponsor Bank Code: KKBK0RTGSMI — I / We authorize: KOTAK MAHINDRA PRIME LTD

To Debit (tick ✓): SB / CA / CC / SB-NRE / SB-NRO / OTHER — Bank A/C Number:

With Bank — IFSC / MICR

an amount of Rupees ₹

Debit Type ☐ Fixed Amount ☑ Maximum Amount Frequency ☐ Monthly ☐ Quarterly ☐ Half Yearly ☐ Yearly ☐ As & when presented

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From D D M M Y Y Y Y

To D D M M Y Y Y Y

Or ☐ Until Cancelled

Phone No.

SM

Signature of primary account holder — Signature account holder — Signature account holder

1. Name as in bank record — 2. Name as in bank record — 3. Name as in bank record

To,

The Manager,

Kotak Mahindra Prime Ltd.

Subject : Declaration towards NACH mandate

In order to ensure timely repayment of the EMI based loan(s), monthly installments, penalties, costs and/or any other outstanding amount(s) due in respect of the all current & future EMI based loan(s), obtained / availed from Kotak Mahindra Prime Ltd. ("Kotak Prime") from time to time. I hereby authorize Kotak Prime to submit the mandate duly signed by me, to/before the bank with whom I have the bank account, details of which are mentioned in the mandate, for the purpose of debiting my said bank account for/with the amount(s) and the frequency as specified in the mandate form.

I confirm & further undertake that the mandate given by me shall remain valid and binding until all the amounts due and payable by me from my said bank account & can be debited as and when the mandate is presented by Kotak Prime on or after the respective due dates of monthly installments of each such loan sanction/that may/shall be sanctioned, until the amounts due and payable in respect of all such loans are duly paid by me. I hereby declare that the particulars given above are correct and complete. If the transaction is delayed or not effected at all for all reasons of incomplete or incorrect information, I would not hold the user institution and/or Kotak Prime responsible and that I shall not initiate any step/action leading to cancellation of the mandate, or closure of bank account or for dishonor of the mandate without prior approval in writing from Kotak Prime.

SM

Name of the Borrower — Name of the Co-Borrower — Name of the Guarantor

GM

kotak
Kotak Mahindra Prime

UMRN		Date	DD MM YYYY
Utility Code	KKBK0037700002 7379	◯ Create ◯ Modify ◯ Cancel	

Sponsor Bank Code: KKBK0RTGSMI | I / We authorize: KOTAK MAHINDRA PRIME LTD

To Debit (tick ✓): SB / CA / CC / SB-NRE / SB-NRO / OTHER | Bank A/C Number: 009763700001633

With Bank: Yes Bank | IFSC / MICR: YESB0000097

an amount of Rupees ₹

Debit Type ☐ Fixed Amount ☑ Maximum Amount Frequency ☐ Monthly ☐ Quarterly ☐ Half Yearly ☐ Yearly ☐ As & when presented

Reference 1 | Reference 2

1. I agree for the debit of mandate processing charges by the bank whom i am authorizing to debit my account as per latest schedule of charges of the bank. 2. This is to confirm that the declaration has been carefully read, understood & made by me/us. I am authorizing the user entity/Corporate to debit my account, based on the instructions as agreed & signed by me. 3. I have understood that I am authorized to cancel/amend this mandate by appropriately Communicating the cancellation/amendment request to the user entity/corporate or the bank where I have authorized the debit.

From DD MM YYYY
To DD MM YYYY
Or ☐ Until Cancelled

Phone No.

Signature of primary account holder | Signature account holder | Signature account holder
1. Name as in bank record | 2. Name as in bank record | 3. Name as in bank record

kotak
Kotak Mahindra Prime

UMRN		Date	DD MM YYYY
Utility Code	KKBK0037700002 7379	◯ Create ◯ Modify ◯ Cancel	

Sponsor Bank Code: KKBK0RTGSMI | I / We authorize: KOTAK MAHINDRA PRIME LTD

To Debit (tick ✓): SB / CA / CC / SB-NRE / SB-NRO / OTHER | Bank A/C Number:

With Bank | IFSC / MICR

an amount of Rupees ₹

Debit Type ☐ Fixed Amount ☑ Maximum Amount Frequency ☐ Monthly ☐ Quarterly ☐ Half Yearly ☐ Yearly ☐ As & when presented

Reference 1 | Reference 2

1. I agree for the debit of mandate processing charges by the bank whom i am authorizing to debit my account as per latest schedule of charges of the bank. 2. This is to confirm that the declaration has been carefully read, understood & made by me/us. I am authorizing the user entity/Corporate to debit my account, based on the instructions as agreed & signed by me. 3. I have understood that I am authorized to cancel/amend this mandate by appropriately Communicating the cancellation/amendment request to the user entity/corporate or the bank where I have authorized the debit.

From DD MM YYYY
To DD MM YYYY
Or ☐ Until Cancelled

Phone No.

Signature of primary account holder | Signature account holder | Signature account holder
1. Name as in bank record | 2. Name as in bank record | 3. Name as in bank record

To,

The Manager,

Kotak Mahindra Prime Ltd.

Subject : Declaration towards NACH mandate

In order to ensure timely repayment of the EMI based loan(s), monthly installments, penalties, costs and/or any other outstanding amount(s) due in respect of the all current & future EMI based loan(s), obtained / availed from Kotak Mahindra Prime Ltd. ("Kotak Prime") from time to time. I hereby authorize Kotak Prime to submit the mandate duly signed by me, to/before the bank with whom I have the bank account, details of which are mentioned in the mandate, for the purpose of debiting my said bank account for/with the amount(s) and the frequency as specified in the mandate form.

I confirm & further undertake that the mandate given by me shall remain valid and binding until all the amounts due and payable by me from my said bank account & can be debited as and when the mandate is presented by Kotak Prime on or after the respective due dates of monthly installments of each such loan sanction/that may/shall be sanctioned, until the amounts due and payable in respect of all such loans are duly paid by me. I hereby declare that the particulars given above are correct and complete. If the transaction is delayed or not effected at all for all reasons of incomplete or incorrect information, I would not hold the user institution and/or Kotak Prime responsible and that I shall not initiate any step/action leading to cancellation of the mandate, or closure of bank account or for dishonor of the mandate without prior approval in writing from Kotak Prime.

Name of the Borrower | Name of the Co-Borrower | Name of the Guarantor

GM

CIN No:U65993TG1994PTC017795

MODI PROPERTIES

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF MODI PROPERTIES PRIVATE LIMITED HELD ON MONDAY THE 10TH DAY OF JULY 2023 AT THE REGISTERED OFFICE OF THE COMPANY AT 5-4-187/3&4, 2ND FLOOR, SOHAM MANSION, M.G. ROAD, SECUNDERABAD, TELANGANA - 500003 INDIA at which a quorum was present and that the said resolutions are unchanged and are now in full force and effect:

That in the aforementioned meeting the Board has been informed by the Chairman that Company intends to avail Finance Facility of a sum amounting to Rs.15,00,000/- (Fifteen Lakhs Rupees), from KOTAK MAHINDRA PRIME LIMITED (KMPL), on the following terms and conditions;

(a) The amount shall, be used for the purchase of MARUTI JIMNY ISS ALPHA which are to be used by the officers of the Company and not for commercial purpose.

(b) The amount will be repayable in periodical instalments for tenure not exceeding 60 months.

(c) That KOTAK MAHINDRA PRIME LTD. shall have first and exclusive charge on the asset financed.

RESOLVED THAT the Company authorized and empowered to enter into financial facility with KMPL; on the aforementioned conditions and in such form & terms as KMPL may require and to execute and deliver from time to time all documents including the promissory notes and such other evidences of indebtedness bearing such rate of interest as KMPL may require from time to time and Deed of Hypothecation or any other security instruments and power of attorney and such other documents and deeds for creating charge and evidence of the facility availed by the Company as required by KMPL.

FURTHER RESOLVED THAT below mentioned person/s are hereby authorized severally and/or jointly to execute and deliver on behalf of the Company, all documents including the promissory notes and such other evidences of indebtedness bearing such rate of interest as KMPL may require from time to time and Deed of Hypothecation or any other security instruments and power of attorney and such other documents and deeds for creating charge and evidence of the finance facility availed by the Company, as required by KMPL, the copies whereof were presented to the Board of Directors for their perusal and approval.

Name of the Authorized Person	Designation
Gaurang Jayanthilal Mody	Director

FURTHER RESOLVED THAT the Common Seal of the Company be affixed on the documents as required to be executed under the Common Seal of the Company in the manner as provided in the Articles of Association of the Company.

For MODI PROPERTIES PVT. LTD.

Director

For MODI PROPERTIES PVT. LTD.

GM

Director

FURTHER RESOLVED THAT the certified copy of the foregoing resolutions be furnished to Kotak Mahindra Prime Ltd. for their records and further action.

Place: 10th July 2023.
Date:Hyderabad.

For Modi Properties Private Limited

For MODI PROPERTIES PVT. LTD.

Director

Soham Satish Modi

Director

(DIN: 00522546)

For MODI PROPERTIES PVT. LTD.

Director

Gaurang Jayantilal Mody

Director

(DIN:00522520)

including their accounts, their financial relationship and history with the **LENDER**, the manner of operation of their accounts, the debit or credit balance in any and all account/s with the LENDER, any default by the **BORROWER**, **Co- BORROWER**, and **GUARANTOR**, any security created by the **BORROWER /Co- BORROWER / GUARANTOR** in favour of the **LENDER** for this or any other financial relationship or facilities granted or to be granted to the **BORROWER/Co- BORROWER / GUARANTOR** and/or their identities, ages, addresses, communication numbers and addresses and any other information of or relating to the **BORROWER/ Co- BORROWER GUARANTOR's** directors, shareholders, members, partners, and proprietors or immediate family members (hereinafter collectively referred to as "the Information"). The **BORROW / Co- BORROWER / GUARANTOR** shall not hold the **LENDER** responsible for sharing and/or disclosing the information now or in the future and also for any consequences suffered by the **BORROWER / Co- BORROWER / GUARANTOR** and/or others by reason thereof. The provisions of this clause shall survive ever after the term/termination of this Agreement and the repayment of the **BORROWER's** dues by the **BORROWER**.

32. Arbitration:

All disputes, differences and / or claim arising out of these presents or in any way touching or concerning the same or as to constructions, meaning or effect hereof or as to the rights and liabilities of the parties hereunder shall be settled by arbitration to be held in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any statutory amendments thereof and shall be referred to the arbitration of a sole arbitrator to be nominated by the **LENDER**. In the event of death, refusal, neglect, inability or incapability of a person so appointed to act as an arbitrator, the **LENDER** may appoint a new arbitrator. The award of the arbitrator shall be final and binding on all parties concerned. The arbitration proceedings shall be conducted in English language and held at the place more particularly mentioned in the **SCHEDULE- I** of the present agreement hereunder.

33. Jurisdiction:

It is further agreed by and between the parties hereto that subject to Clause 31 of this Agreement, the courts having jurisdiction over the arbitration proceeding under the Arbitration and Conciliation Act, 1996 or any statutory amendments thereof shall have jurisdiction in respect of any matter, claims or dispute arising out of or in any way relating to these presents or to anything to be done under or pursuant to these presents or of any clause or provision thereof.

34. Acceptance:

a. I / We am / are aware that the **LENDER** shall agree to become a party to this agreement only after satisfying itself with regard to all conditions and details filled by me / us in the agreement in consonance with the **LENDER's** policy.

b. I / We agree that this agreement shall be concluded and become legally binding on the date when the authorised officer of the **LENDER** signing this agreement at the city wherein the **LENDER's** branch which is party to this agreement is situated.

35. The content/s of this Agreement have been read out, explained and interpreted to the **BORROWER / Co- BORROWER /GUARANTOR** in the language known to the **BORROWER / Co- BORROWER / GUARANTOR** and the same has been understood by the **BORROWER**, **Co- BORROWER** and the **GUARANTOR**.

DECLARATION OF BORROWER(S) SIGNS IN VERNACULAR LANGUAGE

The content/s of this Agreement have been read out , explained and interpreted to the Borrower / Co-Borrower / Guarantor in the language know to the Borrower / CB / G and the same has been understood by the Bo/CB/G"

I/we confirm having read and understood the text contained in page no. 1 to 10 of this agreement.

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands to this writing on the day, date, and year as mentioned in the **Schedule I** to this Agreement.

SIGNED AND DELIVERED BY THE withinnamed "**Lender**" **KOTAK MAHINDRA PRIME LIMITED** }

For **KOTAK MAHINDRA PRIME LTD.**

Authorised Signatory
Lender

For MODI PROPERTIES PVT. LTD

Director

SIGNED AND DELIVERED BY THE withinnamed **Borrower** }

(1)

SIGNED AND DELIVERED BY THE withinnamed **Co-Borrower** }

★

SIGNEDAND DELIVERED BY THE withinnamed **Guarantor** }

★★

Agreement Schedule - I

Agreement details

Customer Details

Loan details

Interest parameters

For **Kotak Mahindra Prime Ltd.**

Authorised Signatories

(Lender)

For MODI PROPERTIES PVT. LTD

Director

Borrower (2)

Co-Borrower

Guarantor

SCHEDULE II

Agreement details

Product details

Cash Flows details

For **Kotak Mahindra Prime Ltd.**

For MODI PROPERTIES PVT. LTD

Authorised Signatories

(Lender)

Borrower (3) Director Co-Borrower Guarantor

SCHEDULE - III

Dishonor Charges per Clearing Mandate	Rs.750/-
Prepayment Interest on Outstanding Principle Amount	5.21% plus GST
Issue of Duplicate copy of the agreement/Duplicate NOC /NOC for Duplicate registration certificate	RS.750/-
Cancellation of Contract (other than foreclosure and prepayment interest) at specific request of the Borrower and agreed by the Lender	Rs. 2000 + interest at Customer IR for no. of days between the date of disbursement and the date of rece of funds for cancellation of contrac
Additional Interest (monthly)	3%
Collection Charges for Clearing Mandate (Per Mandate) for non payment on due date	**Rs.500/-**
Clearing Mandate Swap Charges	Rs.500/- per swap
Repayment Schedule/Account Outstanding Break up statement	Rs.250/-
LPG \CNG NOC	Rs.2000/-
Statement of Account	Rs.500/-
NOC for Interstate Transfer	Rs.1000/-
NOC for Commercial to personal use	Rs.2000/-
NOC to Convert from Private to Commercial	Rs.5000/- (Subject to approval)
Policy No. of Term Cover for group of borrower (Kotak Car Loan Cover)	GS000111 - For 1 year tenure F2 - For 2 to 5 years tenure GA000329 - For 6 & 7 Year tenure
Down Payment	KMPL/Dealer
Margin money retained	

**Charges as applicable to be paid by customer / to be deducted from customer disbursement amount.
Note: Goods & Services Tax (GST) as per applicable rate will be levied separately as may be applicable from time to time

Details of Posted cheque handed over to the Kotak Mahindra Prime Ltd.
I / We confirm having handed over he below detailed cheques / instruments towards repayment of EMI for the loan taken / to be taken from Kotak Mahindra Prime Limited. All cheques are drawn in favour of Kotak Mahindra Prime Limited (A/C Payee) and have also recorded my name on the revised side od the cheques. I / We understand that Kotak Mahindra Prime Ltd. May at its discretion present these cheques for payment.

Cheque Details:

Sr. No.	Cheque Numbers From		No. of To.	Date of Cheque Cheques From		Bank & Ranging To	Purpose Branch (Installments / Loan PDCs)	Amount of each Cheque (Rs.)

For **Kotak Mahindra Prime Ltd.** For MODI PROPERTIES PVT. LTD

Director

Authorised Signatories
(Lender)

Borrower **(4)**

★ Co-Borrower

★★ Guarantor

Car Finance Agreement L.N. 2.1

/Co- **BORROWER / GUARANTOR** in favour of the **LENDER** for this or any other financial relationship or facilities granted or to be granted to th **BORROWER/Co- BORROWER / GUARANTOR** and/or their identities, ages, addresses, communication numbers and addresses and any othe information of or relating to the **BORROWER/ Co- BORROWER GUARANTOR's** directors, shareholders, members, partners, and proprietors c immediate family members (hereinafter collectively referred to as "the Information"). The **BORROW / Co- BORROWER / GUARANTOR** shall not hol the **LENDER** responsible for sharing and/or disclosing the information now or in the future and also for any consequences suffered by the **BORROWER Co- BORROWER / GUARANTOR** and/or others by reason thereof. The provisions of this clause shall survive ever after the term/termination of thi Agreement and the repayment of the **BORROWER's** dues by the **BORROWER**.

32. Arbitration:

All disputes, differences and / or claim arising out of these presents or in any way touching or concerning the same or as to constructions, meaning or effec hereof or as to the rights and liabilities of the parties hereunder shall be settled by arbitration to be held in accordance with the provisions of the Arbitratior and Conciliation Act, 1996 or any statutory amendments thereof and shall be referred to the arbitration of a sole arbitrator to be nominated by the **LENDER**. In the event of death, refusal, neglect, inability or incapability of a person so appointed to act as an arbitrator, the **LENDER** may appoint a new arbitrator. The award of the arbitrator shall be final and binding on all parties concerned. The arbitration proceedings shall be conducted in English language and held at the place more particularly mentioned in the **SCHEDULE- I** of the present agreement hereunder.

33. Jurisdiction:

It is further agreed by and between the parties hereto that subject to Clause 31 of this Agreement, the courts having jurisdiction over the arbitration proceeding under the Arbitration and Conciliation Act, 1996 or any statutory amendments thereof shall have jurisdiction in respect of any matter, claims or dispute arising out of or in any way relating to these presents or to anything to be done under or pursuant to these presents or of any clause or provision thereof.

34. Acceptance:

a. I / We am / are aware that the **LENDER** shall agree to become a party to this agreement only after satisfying itself with regard to all conditions and ,details filled by me / us in the agreement in consonance with the **LENDER's** policy.

b. I / We agree that this agreement shall be concluded and become legally binding on the date when the authorised officer of the **LENDER** signing this agreement at the city wherein the **LENDER's** branch which is party to this agreement is situated.

35. The content/s of this Agreement have been read out, explained and interpreted to the **BORROWER / Co- BORROWER /GUARANTOR** in the language known to the **BORROWER / Co- BORROWER / GUARANTOR** and the same has been understood by the **BORROWER**, **Co- BORROWER** and the **GUARANTOR**.

DECLARATION OF BORROWER(S) SIGNS IN VERNACULAR LANGUAGE

The content/s of this Agreement have been read out , explained and interpreted to the Borrower / Co-Borrower / Guarantor in the language know to the Borrower / CB / G and the same has been understood by the Bo/CB/G"

I/we confirm having read and understood the text contained in page no. 14 to 23 of this agreement.

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands to this writing on the day, date, and year as mentioned in the **Schedule I** to this Agreement.

SIGNED AND DELIVERED BY THE withinnamed "**Lender**" **KOTAK MAHINDRA PRIME LIMITED** }}}

For **KOTAK MAHINDRA PRIME LTD.**

For MODI PROPERTIES PVT. LTD

Director

Authorised Signatory
Lender

SIGNED AND DELIVERED BY THE withinnamed **Borrower** }}}

(5)

SIGNED AND DELIVERED BY THE withinnamed **Co-Borrower** }}}

SIGNEDAND DELIVERED BY THE withinnamed **Guarantor** }}}

CERTIFIED TRUE COPY

Agreement Schedule - I

Agreement details

Customer Details

Loan details

Interest parameters

For **Kotak Mahindra Prime Ltd** For MODI PROPERTIES PVT. LTD.

Director

Authorised Signatories (Lender)	Borrower (6)	Co-Borrower	Guarantor

CERTIFIED TRUE COPY
SCHEDULE II

Agreement details

Assets details

Cash Flows details

For **Kotak Mahindra Prime Ltd.**

For MODI PROPERTIES PVT. LTD.

Authorised Signatories

(Lender)

Borrower (7) Director Co-Borrower Guarantor

CERTIFIED TRUE COPY
SCHEDULE - III

Dishonor Charges per Clearing Mandate	Rs.750/-
Prepayment Interest on Outstanding Principle Amount	5.21% plus GST
Issue of Duplicate copy of the agreement/Duplicate NOC /NOC for Duplicate registration certificate	RS.750/-
Cancellation of Contract (other than foreclosure and prepayment interest) at specific request of the Borrower and agreed by the Lender	Rs. 2000 + interest at Customer IF for no. of days between the date c disbursement and the date of rece of funds for cancellation of contra
Additional Interest (monthly)	3%
Collection Charges for Clearing Mandate (Per Mandate) for non payment on due date	**Rs.500/-**
Clearing Mandate Swap Charges	Rs.500/- per swap
Repayment Schedule/Account Outstanding Break up statement	Rs.250/-
LPG \CNG NOC	Rs.2000/-
Statement of Account	Rs.500/-
NOC for Interstate Transfer	Rs.1000/-
NOC for Commercial to personal use	Rs.2000/-
NOC to Convert from Private to Commercial	Rs.5000/- (Subject to approval)
Policy No. of Term Cover for group of borrower (Kotak Car Loan Cover)	GS000111 - For 1 year tenure F2 - For 2 to 5 years tenure GA000329 - For 6 & 7 Year tenure
Down Payment	KMPL/Dealer
Margin money retained	

**Charges as applicable to be paid by customer / to be deducted from customer disbursement amount.
Note: Goods & Services Tax (GST) as per applicable rate will be levied separately as may be applicable from time to time

Details of Posted cheque handed over to the Kotak Mahindra Prime Ltd.
I / We confirm having handed over he below detailed cheques / instruments towards repayment of EMI for the loan taken / to be taken from Kotak Mahindra Prime Limited. All cheques are drawn in favour of Kotak Mahindra Prime Limited (A/C Payee) and have also recorded my name on the revised side od the cheques. I / We understand that Kotak Mahindra Prime Ltd. May at its discretion present these cheques for payment.

Cheque Details:

Sr. No.	Cheque Numbers From		No. of To.	Date of Cheque Cheques From		Bank & Ranging To	Purpose Branch (Installments/ Loan PDCs)	Amount of each Cheque (Rs.)

For **Kotak Mahindra Prime Ltd.** For MODI PROPERTIES PVT. LTD.

Director

Authorised Signatories
(Lender)

Borrower (8) ★ Co-Borrower ★★ Guarantor

Authorization For Deduction of Charges

To,
Kotak Mahindra Prime Ltd.
27, BKC, C-27, G Block,
BKC Complex, Bandra (E),
Mumbai - 400051.

Dear Sir / Madam,

This is with reference to the Application for Car Loan of the undersigned, I / We hereby authorize you kindly deduct Rs. ____________________ (Rupees ______________________________ only) from disbursement payment by Kotak Mahindra Prime Limited on account of following expenses.

- INS Advance EMI: Rs. ________________
- Documentation Charges Rs. ________________
- Stamp Duty Charges Rs. ________________
- Credit Admin Charges Rs. ________________
- Service Fee Receivable Rs. ________________
- Valuation Charges Rs. ________________
- Rcu Charges Rs. ________________
- Others (if any) Rs. ________________
- Total Deduction Amount Rs. ________________

For MODI PROPERTIES PVT. LTD
Director
X

Due date from ________________ to ________________

For **Kotak Mahindra Prime Ltd.**

For MODI PROPERTIES PVT. LTD
Director

Authorised Signatories | Borrower (9) | Co-Borrower | Guarantor
★ ★★

IRREVOCABLE POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALLCOME I/We____
Son/daughter/wife of ____ residing at
____ (hereinafter called "the Borrower" / and / or "the Co-Borrower" which expression shall jointly (if the context so admits) include his/her heirs executors, administrators, legal representatives and assigns/his successors and assigns)

OR

M/s ____ a company incorporated under the Companies Act 1956, and, having its Registered Office at ____
____
(hereinafter called "the Borrower" and/or/the "Co-Borrower" which expression shall jointly (if the context so admit) include his/her heirs, executors, administrators, legal representatives and assigns/his successors and assigns)

OR

M/s ____ a partnership firm having firm having its principal place of business at ____ and constituted by and between Mr/Ms.
____ and Mr/Ms.
____ and (hereinafter called "the Borrower" and/or / or the Co-Borrower" which expression shall include jointly (if the context admit) his/her heirs, executors, administrators, legal representatives and assigns/his successors and assigns)

SEND GREETINGS:

WHEREAS KOTAK MAHINDRA PRIME LIMITED carrying business in India at 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai-400051 (hereinafter called "the Lender") has sanctioned to me/us Rs. ____________________
(Rupees____________________ Only), (hereinafter referred as "Finance Facility"), by way of loan for purchasing a product (hereinafter called "the Product").

AND WHEREAS one of the terms of the Sanction of aforementioned Finance Facility was that I/We shall execute in favour of the Lender an Irrevocable Power of Attorney being these presents authorising the Lender to deal with the Product said and exercise all rights in respect thereof in the manner hereinafter appearing.

NOW KNOW YE ALL THESE PRESENTS WITNESSETH that I/We do hereby irrevocable nominate/constitute upon the Lender acting through any of its officers as my/our true and lawful attorney for me/us on my/our behalf and at my/our cost and risk to do, execute and perform all or any of the following acts, deeds, matters and things that is to say:

i) To transfer, sell or dispose of the Product and to sign and execute all contracts, declarations and instruments as may be necessary or expedience for giving delivery thereof.
ii) To appoint or engage any broker for effecting any such transfer, sale or disposition or realisation as the case may be.
iii) To give notice to the appropriate authority for the registration of the Product upon the sale thereof.
iv) To orally, in writing or otherwise Hypothecate the Product in favour of the Lender on the terms and conditions contained in the Loan Agreement entered into between myself/ourselves and the Lender or on such other terms as the Lender may think fit.
v) To receive on consideration by sale, transfer, disposition of the Product and to give proper receipt and valid and effectual discharges for the same.
vi) And generally to do, perform and execute all acts, deeds, matters and things relating to or concerning or touching these presents as fully and effectually as if I/We were personally and had been done, performed or executed the same myself/ourselves.
vii) And I/We hereby agree to ratify and confirm all and whatsoever the Board shall do or cause to be done in or about the premises by virtue of these presents.
viii) In witness whereof I/We hereunto set my/our hand and seal at ____________ this ____________ day of ____________ 20

For MODI PROPERTIES PVT. LTD.

SIGNED AND DELIVERED by the above named Borrowers and/or Co-Borrowers in the presence of

Director

Borrower (10)

Co-Borrower

For MODI PROPERTIES PVT. LTD. Director

For MODI PROPERTIES PVT. LTD. Director

Demand Promissory Note

Rs. ____________________

ON DEMAND I/WE ____

the undersigned Jointly and Severally promise to pay to KOTAK MAHINDRA PRIME LIMITED, 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai, or Order, at Mumbai a sum of Rupees ____ for value received.

dated this ____________ day of ________ 20

✓ Borrower (12) For MODI PROPERTIES PVT. LTD. Director

★ Co-Borrower

Rupee One Revenue Stamp

Notes:

1. To be signed by the Borrower / Co-Borrower.
2. Value of the note should be as Total installments less advance installments.

For MODI PROPERTIES PVT. LTD. Director

AUTHORISATION FOR DISBURSEMENT

(TO BE OBTAINED IN NEW CARS)

KOTAK MAHINDRA PRIME LTD.
27 BKC, C 27, G Block
Bandra Kurla Complex
Bandra (E), Mumbai - 400 051.

Dear Sir(s),

We request you to kindly issue a cheque or do RTGS/NEFT/ Fund transfer for Rs. ________ in favour of ____________________ towards payment of the ______________________________ to be acquired under a Loan arrangement with you. We confirm our willingness to await the delivery of the ____________________ for a period of ____________________ as mentioned by the dealer but assure you that repayment of installments would commence irrespective of delay in delivery

Thanking you,

Sincerely,

For MODI PROPERTIES PVT. LTD. Director

(Borrower) (11)

For MODI PROPERTIES PVT. LTD. Director

LETTER OF CONFIRMATION

Place:________________________ Date : ____________________

To,
Kotak Mahindra Prime Ltd.
27BKC, C 27,GBlock,
BandraKurla Complex,
Bandra (E), Mumbai 400 051.

Sir/Madam,

Sub: Confirmation of execution of Loan Agreement/ other facility/security documents.

I/We undersigned Borrower(s)/ Co-Borrower(s)/ Guarantor(s), have executed the Loan Application Form, Loan Agreement and other facility/ security documents / Undertaking /Indemnities respectively in favour of Kotak Mahindra Prime Ltd. (KMPL), to secure the repayment of finance facilities granted to me/us by KMPL.

We admit, state, confirm and affirm that the following documents* have been signed by me/us, namely:-

1. Loan Agreement comprising of pages from 1-10 including, the Schedules-I,II, and III comprising of pages from 11 to 13.
2. Certified Copy of Loan Agreement comprising of pages from 14-23 including, the schedules-I,II, and III comprising of pages from 24 to 26.
3. Authorization For Deduction of Charges at Page 27
4. Irrevocable Power of Attorney at Page 28
5. Demand Promissory Note and Authorisation for Disbursement Letter at Page 29.
6. Aadhaaar Declaration at Page 32
7. Declaration of Address & Contact Details at Page33.

I/We admit, state, confirm and affirm that I/ we the undersigned have read and understood the contents of each and every page of the Loan Agreement, including schedules and annexure attached thereto, other facility documents.

I/We further state and confirm that I/we have initialled / executed / signed the abovementioned documents, the schedules, against the blanks which were duly filled in my presence and initialled by me/us. I/We further state, confirm and affirm that every signature/initials belong to me/us. I/We agree to abide by all the terms and conditions of the Loan Agreement and the aforesaid other documents. I/We shall not at anytime in future claim ignorance or call in question the contents of these documents or the execution of the aforesaid documents.

Yours truly,

___________________ ✓ ___________________ ✓

Name and signature
Borrower **(13)**

___________________ ★ ___________________ ★

Name and signature
Co- Borrower

___________________ ★ ★ ___________________ ★ ★

Name and signature
Guarantor

* Strike off the documents which have not been executed.
Obtain the signatures of all the signatories to the documents (Borrower/Co-Borrower/Guarantor)

kotak
Kotak Mahindra Prime

UMRN		Date	DD MM YYYY
Utility Code	KKBK0037000027379	◯ Create ◯ Modify ◯ Cancel	
Sponsor Bank Code	KKBK0RTGSMI	I / We authorize	KOTAK MAHINDRA PRIME LTD
To Debit (tick ✓)	SB / CA / CC / SB-NRE / SB-NRO / OTHER	Bank A/C Number	009763700001633
With Bank	Yes Bank	IFSC / MICR	YESB0000097
an amount of Rupees		₹	

Debit Type ☐ Fixed Amount ☑ Maximum Amount Frequency ☐ Monthly ☐ Quarterly ☐ Half Yearly ☐ Yearly ☐ As & when presented

Reference 1		Reference 2	

1. I agree for the debit of mandate processing charges by the bank whom i am authorizing to debit my account as per latest schedule of charges of the bank. 2. This is to confirm that the declaration has been carefully read, understood & made by me/us. I am authorizing the user entity/Corporate to debit my account, based on the instructions as agreed & signed by me. 3. I have understood that I am authorized to cancel/amend this mandate by appropriately Communicating the cancellation/amendment request to the user entity/corporate or the bank where I have authorized the debit.

From DD MM YYYY
To DD MM YYYY
Or ☐ Until Cancelled

For MODI PROPERTIES PVT. LTD.

SM

Signature of primary account holder | Signature account holder | Signature account holder

Phone No.

1. Name as in bank record | 2. Director Name as in bank record | 3. Name as in bank record

kotak
Kotak Mahindra Prime

UMRN		Date	DD MM YYYY
Utility Code	KKBK0037000027379	◯ Create ◯ Modify ◯ Cancel	
Sponsor Bank Code	KKBK0RTGSMI	I / We authorize	KOTAK MAHINDRA PRIME LTD
To Debit (tick ✓)	SB / CA / CC / SB-NRE / SB-NRO / OTHER	Bank A/C Number	009763700001633
With Bank	Yes Bank	IFSC / MICR	YESB0000097
an amount of Rupees		₹	

Debit Type ☐ Fixed Amount ☑ Maximum Amount Frequency ☐ Monthly ☐ Quarterly ☐ Half Yearly ☐ Yearly ☐ As & when presented

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From DD MM YYYY
To DD MM YYYY
Or ☐ Until Cancelled

For MODI PROPERTIES PVT. LTD.

SM

Signature of primary account holder | Signature account holder | Signature account holder

Phone No.

1. Name as in bank record | 2. Director Name as in bank record | 3. Name as in bank record

To,

The Manager,

Kotak Mahindra Prime Ltd.

Subject : Declaration towards NACH mandate

In order to ensure timely repayment of the EMI based loan(s), monthly installments, penalties, costs and/or any other outstanding amount(s) due in respect of the all current & future EMI based loan(s), obtained / availed from Kotak Mahindra Prime Ltd. ("Kotak Prime") from time to time. I hereby authorize Kotak Prime to submit the mandate duly signed by me, to/before the bank with whom I have the bank account, details of which are mentioned in the mandate, for the purpose of debiting my said bank account for/with the amount(s) and the frequency as specified in the mandate form.

I confirm & further undertake that the mandate given by me shall remain valid and binding until all the amounts due and payable by me from my said bank account & can be debited as and when the mandate is presented by Kotak Prime on or after the respective due dates of monthly installments of each such loan sanction/that may/shall be sanctioned, until the amounts due and payable in respect of all such loans are duly paid by me. I hereby declare that the particulars given above are correct and complete. If the transaction is delayed or not effected at all for all reasons of incomplete or incorrect information, I would not hold the user institution and/or Kotak Prime responsible and that I shall not initiate any step/action leading to cancellation of the mandate, or closure of bank account or for dishonor of the mandate without prior approval in writing from Kotak Prime.

For MODI PROPERTIES PVT. LTD.

Name of the Borrower	Name of the Co-Borrower	Name of the ~~Guarantor~~
GM Director		SM
Signature of the Borrower	Signature of the Co-Borrower	Signature of the Guarantor

kotak Kotak Mahindra Prime

UMRN	
Date	D D M M Y Y Y Y
Utility Code	K K B K 0 0 3 7 7 0 0 0 0 2 7 3 7 9
	◯ Create ◯ Modify ◯ Cancel
Sponsor Bank Code	KKBK0RTGSMI
I / We authorize	KOTAK MAHINDRA PRIME LTD
To Debit (tick ✓)	SB / CA / CC / SB-NRE / SB-NRO / OTHER
Bank A/C Number	0 0 9 7 6 3 7 0 0 0 0 1 6 3 3
With Bank	Yes Bank
IFSC / MICR	Y E S B 0 0 0 0 0 9 7
an amount of Rupees	₹

Debit Type ☐ Fixed Amount ☑ Maximum Amount Frequency ☐ Monthly ☐ Quarterly ☐ Half Yearly ☐ Yearly ☐ As & when presented

Reference 1 Reference 2

1. I agree for the debit of mandate processing charges by the bank whom i am authorizing to debit my account as per latest schedule of charges of the bank. 2. This is to confirm that the declaration has been carefully read, understood & made by me/us. I am authorizing the user entity/Corporate to debit my account, based on the instructions as agreed & signed by me. 3. I have understood that I am authorized to cancel/amend this mandate by appropriately Communicating the cancellation/amendment request to the user entity/corporate or the bank where I have authorized the debit.

From D D M M Y Y Y Y

To D D M M Y Y Y Y

Or ☐ Until Cancelled

For MODI PROPERTIES PVT. LTD

Sm

Director

Signature of primary account holder | Signature account holder | Signature account holder

Phone No.

1. Name as in bank record 2. Name as in bank record 3. Name as in bank record

kotak Kotak Mahindra Prime

UMRN	
Date	D D M M Y Y Y Y
Utility Code	K K B K 0 0 3 7 7 0 0 0 0 2 7 3 7 9
	◯ Create ◯ Modify ◯ Cancel
Sponsor Bank Code	KKBK0RTGSMI
I / We authorize	KOTAK MAHINDRA PRIME LTD
To Debit (tick ✓)	SB / CA / CC / SB-NRE / SB-NRO / OTHER
Bank A/C Number	0 0 9 7 6 3 7 0 0 0 0 1 6 3 3
With Bank	Yes Bank
IFSC / MICR	Y E S B 0 0 0 0 0 9 7
an amount of Rupees	₹

Debit Type ☐ Fixed Amount ☑ Maximum Amount Frequency ☐ Monthly ☐ Quarterly ☐ Half Yearly ☐ Yearly ☐ As & when presented

Reference 1 Reference 2

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From D D M M Y Y Y Y

To D D M M Y Y Y Y

Or ☐ Until Cancelled

For MODI PROPERTIES PVT. LTD

Sm

Director

Signature of primary account holder | Signature account holder | Signature account holder

Phone No.

1. Name as in bank record 2. Name as in bank record 3. Name as in bank record

To,

The Manager,

Kotak Mahindra Prime Ltd.

Subject : Declaration towards NACH mandate

In order to ensure timely repayment of the EMI based loan(s), monthly installments, penalties, costs and/or any other outstanding amount(s) due in respect of the all current & future EMI based loan(s), obtained / availed from Kotak Mahindra Prime Ltd. ("Kotak Prime") from time to time. I hereby authorize Kotak Prime to submit the mandate duly signed by me, to/before the bank with whom I have the bank account, details of which are mentioned in the mandate, for the purpose of debiting my said bank account for/with the amount(s) and the frequency as specified in the mandate form.

I confirm & further undertake that the mandate given by me shall remain valid and binding until all the amounts due and payable by me from my said bank account & can be debited as and when the mandate is presented by Kotak Prime on or after the respective due dates of monthly installments of each such loan sanction/that may/shall be sanctioned, until the amounts due and payable in respect of all such loans are duly paid by me. I hereby declare that the particulars given above are correct and complete. If the transaction is delayed or not effected at all for all reasons of incomplete or incorrect information, I would not hold the user institution and/or Kotak Prime responsible and that I shall not initiate any step/action leading to cancellation of the mandate, or closure of bank account or for dishonor of the mandate without prior approval in writing from Kotak Prime.

For MODI PROPERTIES PVT. LTD

Name of the Borrower

Sm

Director

Signature of the Borrower

Name of the Co-Borrower

Signature of the Co-Borrower

Name of the Guarantor

Sm

Signature of the Guarantor

kotak
Kotak Mahindra Prime

UMRN	
Date	D D M M Y Y Y Y
Utility Code	K K B K 0 0 3 7 7 0 0 0 0 2 7 3 7 9
	◯ Create ◯ Modify ◯ Cancel
Sponsor Bank Code	KKBK0RTGSMI
I / We authorize	KOTAK MAHINDRA PRIME LTD
To Debit (tick ✓)	SB / CA / CC / SB-NRE / SB-NRO / OTHER
Bank A/C Number	0 0 9 7 6 3 7 0 0 0 0 1 6 3 3
With Bank	Yes Bank
IFSC / MICR	Y E S B 0 0 0 0 0 9 7
an amount of Rupees	₹

Debit Type ☐ Fixed Amount ☑ Maximum Amount Frequency ☐ Monthly ☐ Quarterly ☐ Half Yearly ☐ Yearly ☐ As & when presented

Reference 1 | Reference 2

1. I agree for the debit of mandate processing charges by the bank whom i am authorizing to debit my account as per latest schedule of charges of the bank. 2. This is to confirm that the declaration has been carefully read, understood & made by me/us. I am authorizing the user entity/Corporate to debit my account, based on the instructions as agreed & signed by me. 3. I have understood that I am authorized to cancel/amend this mandate by appropriately Communicating the cancellation/amendment request to the user entity/corporate or the bank where I have authorized the debit.

From D D M M Y Y Y Y
To D D M M Y Y Y Y
Or ☐ Until Cancelled
Phone No.

For MODI PROPERTIES PVT. LTD.
Director

Signature of primary account holder	Signature account holder	Signature account holder
1. Name as in bank record	2. Name as in bank record	3. Name as in bank record

kotak
Kotak Mahindra Prime

UMRN	
Date	D D M M Y Y Y Y
Utility Code	K K B K 0 0 3 7 7 0 0 0 0 2 7 3 7 9
	◯ Create ◯ Modify ◯ Cancel
Sponsor Bank Code	KKBK0RTGSMI
I / We authorize	KOTAK MAHINDRA PRIME LTD
To Debit (tick ✓)	SB / CA / CC / SB-NRE / SB-NRO / OTHER
Bank A/C Number	
With Bank	
IFSC / MICR	
an amount of Rupees	₹

Debit Type ☐ Fixed Amount ☑ Maximum Amount Frequency ☐ Monthly ☐ Quarterly ☐ Half Yearly ☐ Yearly ☐ As & when presented

Reference 1 | Reference 2

1. I agree for the debit of mandate processing charges by the bank whom i am authorizing to debit my account as per latest schedule of charges of the bank. 2. This is to confirm that the declaration has been carefully read, understood & made by me/us. I am authorizing the user entity/Corporate to debit my account, based on the instructions as agreed & signed by me. 3. I have understood that I am authorized to cancel/amend this mandate by appropriately Communicating the cancellation/amendment request to the user entity/corporate or the bank where I have authorized the debit.

From D D M M Y Y Y Y
To D D M M Y Y Y Y
Or ☐ Until Cancelled
Phone No.

For MODI PROPERTIES PVT. LTD.
Director

Signature of primary account holder	Signature account holder	Signature account holder
1. Name as in bank record	2. Name as in bank record	3. Name as in bank record

To,

The Manager,

Kotak Mahindra Prime Ltd.

Subject : Declaration towards NACH mandate

In order to ensure timely repayment of the EMI based loan(s), monthly installments, penalties, costs and/or any other outstanding amount(s) due in respect of the all current & future EMI based loan(s), obtained / availed from Kotak Mahindra Prime Ltd. ("Kotak Prime") from time to time. I hereby authorize Kotak Prime to submit the mandate duly signed by me, to/before the bank with whom I have the bank account, details of which are mentioned in the mandate, for the purpose of debiting my said bank account for/with the amount(s) and the frequency as specified in the mandate form.

I confirm & further undertake that the mandate given by me shall remain valid and binding until all the amounts due and payable by me from my said bank account & can be debited as and when the mandate is presented by Kotak Prime on or after the respective due dates of monthly installments of each such loan sanction/that may/shall be sanctioned, until the amounts due and payable in respect of all such loans are duly paid by me. I hereby declare that the particulars given above are correct and complete. If the transaction is delayed or not effected at all for all reasons of incomplete or incorrect information, I would not hold the user institution and/or Kotak Prime responsible and that I shall not initiate any step/action leading to cancellation of the mandate, or closure of bank account or for dishonor of the mandate without prior approval in writing from Kotak Prime.

For MODI PROPERTIES PVT. LTD.
Director

Name of the Borrower	Name of the Co-Borrower	Name of the Guarantor
Signature of the Borrower	Signature of the Co-Borrower	Signature of the Guarantor

APPLICATION 1.5

KOTAK MAHINDRA PRIME LTD.

FINANCE FACILITY APPLICATION FORM

kotak
Kotak Mahindra Prime

ONLY FOR INDIVIDUAL

DETAILS OF: APPLICANT CO -APPLICANT GUARANTOR

IMPORTANT INSTRUCTIONS:

A) Fields marked with '*' are mandatory fields.

B) This form will pass through a scanner, Please Fill In English and Block Letter E.g. A N K I T A K U M A R

C) KYC number of applicant is mandatory for update application.

D) For particular section update, please tick in the box available before the section number and strike off the sections not required to be updated.

For office use only
(To be filled by financial institution)

Application Type* New Update

KYC Number (Mandatory for KYC update request)

PERSONAL DETAILS :

CKYCR

Name* (same as ID proof) SOHAM SATISH MODI

If any nick name

Maiden Name (if any)

Father/Spouse Name* SATISH MANICAL MODI

Mother Name* THARO LATHA

Date Of Birth* 18 10 1969 Gender* Male Female Transgender

*PAN Card ABMPM6725H Form 60 (If PAN is not applicable attach Form 60)

Marital Status* Married Single Other Education Post Graduate Graduate High School Below HSC

Number Of Dependents 02 Language Preference HINDI

Religion Hindu Muslim Christian Jain Sikh Buddhist Others Disability Yes No.

Caste SC ST OBC Others Citizenship* Indian Others (ISO 3166 country code)

Residential Status* Resident Individual Non -Resident Indian Foreign National Person of Indian origin

Occupation Type* Service Private Ltd. Co. Public Ltd. Co. Government PSU Others

Business SEP SENP

Other Retired Housewife Student Agri Service (Unorganized) X -Not categorised

Nature of Business / Industry* Construction GST No.

Please Tick if applicable

I/ we further declare /confirm that the vehicle purchased / to be purchased by me / us from the aforesaid loan shall be used by me/ us solely for the purpose of business.

***PROOF OF IDENTITY (POI) AND PROOF OF ADDRESS (POA)**

[Self attested copy of any one of the following Proof of Identity (POI) and Proof of Address (POA) needs to be submitted]

Passport Number Expiry Date D D M M Y Y Y Y

Voter ID Card

Driving License Expiry Date D D M M Y Y Y Y

National Population Register Letter

NREGA Job Card

UID (Aadhaar) (Please mentioned only last four digits) XXXXXXXX 4389 Offline Verification of Aadhaar

Address Line 1* Plot no 280 Road no 25

Line 2 near Peddamma temple

Line 3 Jubilee hills

Line 4 Hyderabad

Address Type* Self owned ✓ | Rented | Company provided | Family Residential/ Business | Residential | Business & others ______

✓ Preferred Communication Address | Proof of address: | Deemed Address Proof

Landmark: near Peddamma temple

City / Town / Village*: Jubilee hills

District*: Hyderabad

State / U.T. code*: T.S

Years: 10 yrs | Pin / Post code*: 500034 | ISO 3166 country code*

ADDRESS DETAILS (Proof of Address should be of current address)

CURRENT RESIDENCE ADDRESS DETAILS (Self attested copy of any one of the following Proof of Address [PoA] needs to be submitted)

✓ Same as Official Valid Document as above

Current Address details (if different then Official Valid Document)

Address Type* Self owned | Rented | Company provided | Family Residential/ Business | Residential | Business

Address Line 1*

Line 2

Line 3

Line 4

Preferred Communication Address | Proof of address: | Deemed Address Proof | & others ______

Landmark

City / Town / Village*

District*

State / U.T. code*

Years | Pin / Post code* | ISO 3166 country code*

OFFICE ADDRESS DETAILS

Address Type* Self owned | Rented ✓ | Company provided | Family Residential/ Business | Residential | Business

Office Name*: modi properties Pvt ltd.

Address Line 1*: 5-4-187/3 and 4.

Line 2: 2nd floor soham mansion

Line 3

Line 4

Preferred Communication Address

Landmark: MG Road.

City / Town / Village*: secunderabad.

District*: Hyderabad.

State / U.T. code*: T.S

Years: 10 yrs, Pin / Post code*: 500003 | ISO 3166 country code*

ADDITIONAL ADDRESS DETAILS OR

PERMANENT ADDRESS DETAILS

Address Type* Self owned | Rented | Company provided | Family Residential/ Business | Residential | Business

Address Line 1*

Line 2

Line 3

Line 4

OMER DECLARATION

y consent to receiving information from Central KYC Registry through SMS/Email on the above registered number/ Email address. I understand that as per directions of Government of 1y KYC information will be updated in Central KYC Registry and I hereby authorise the KMPL to open my loan account in same name as registered with UIDAI for issuing Aadhaar/Income issuance of PAN.

ERTAKING CLAUSE

st you for a finance facility details of which are provided here in. The facility would be under Loan according to the terms and conditions mentioned in the agreement to beentered n me, yourself, and the co-borrower /guarantor, if any. I certify that the information furnished in this application and or documents provided there with is true andcorrect. I have signed application form of Kotak Mahindra Prime Limited after filling it up fully (except parts mentioned as Official use) & after understanding the contentsand shall not dispute the contents . By signing this application form, I, hereby declare that I have read and/ or understood and / or made me understand by representativeof Kotak Mahindra Prime Limited (KMPL) and same shall be binding on me. I do further understand that this is only an application form and final sanction of loan shall be atsole discretion of KMPL. I expressly undertake to inform you hange in my status, and residential /principal/ registered address as and when such change takes place.

and confirm that you may reject my request without assigning any reason and I reserve no right to appeal against such rejection. I authorize you to verify or check any andall of the ation provided by me in this application and/ or documents provided therewith with any of the credit bureau /or any other credit rating agency or third party forloan processing and in during the term of Loan period.

uthorize you to verify or check my references, employment/Business details, obtain any reports concerning/giving indication of my financial standing including those of myfamily rs or related entity. I authorize you to share any and all of the information provided by me in this application and/orany documents provided with this application,with any credit bureaus any other credit rating agency and/or third party. I hereby expressly authorizes you or your agents to obtain my income and income tax details asand when the same is required by you for pose of verification Any initial payment made pursuant to this application shall not imply acceptance of this application/proposal.In case of rejection of my application only advance EMI efunded without interest.

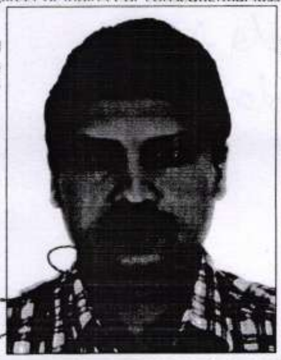
that all documents submitted in connection with this application including, but not limited to, photocopies of original documents, photographs, signature verification,address tion, bank details etc. shall become your sole property and shall not be returned /handed over by you to me and/or any person on my behalf. I am interested inknowing information on rious products & I have no objection if you or your telecallers/Agents make marketing & Sales calls and send Marketing, Sales and PromotionalMaterial related to any of your s/Group company product on my registered Mobile and Landline Number and/or E-Mail IDs/Postal Address. I further haveno objection ifyou /your authorized persons / agents /vendors e communication concerning loan related information / EMIs / overdue amount / notices /letters etc on my registeredMobile no through electronic means / WhatsApp and /or other nic resources.

stand any new phone number, mobile number, email id, provided by me while opting for any other finance facility from KMPL (e.g. Two wheeler Loan, Car Loan,Kotak Prime al loan shall be automatically updated in the KMPL records in lieu of the phone number, mobile number, e-mail id provided at the time of obtaining theearlier Loan and/or previously ed with KMPL. Further, I understand and acknowledge that all further intimations/ communications pertaining to the loan account shall alsobe sent by the KMPL only to the new phone , mobile number, email id and no intimation/ communications will be sent to the previously registered phone numbers, MobileNumbers, Email id.

confirm that I have been explicitly communicated about the interest gradation approach by Kotak Mahindra Prime Limited's (KMPL's) representative as well as the URLdetails for the entioned in https://primeloans.kotak.com/policies.htmare briefed to me before applying for the loan with KMPL. The ownership of applying for loan facilitywith KMPL shall exclusively th me after analyzing all the factors and by exercising my independent discretion and I shall not dispute the interest / charges levied for this loanpost the loan is disbursed by KMPL.

ndersigned is fully aware that mere endorsement of hypothecation of KMPL on Registration Certificate or Insurance or invoice of the vehicle does not itself establish that KMPL roved the loan, and actual disbursement without subsequent cancellation of such disbursement of loan will be necessary to create legal rights/ obligations of my behalf under the eement. I hereby undertake to indemnify KMPL and keep indemnified for any direct or indirect or consequential loss incurred by KMPL due to such wrong hypothecation in near

hat Loan Related information/ documents viz Welcome Letter, Loan Agreement, R agree & understand that I can also access the above mentioned info kmplcustomerportal.kotak.com/kmpl-customer/customer/login.htm) of KMPL by



E-mail ID provided by me in the present LoanApplication Form. mer Care Portal(https://www.primeloans.kotak.com Or

I declare and undertake to abide by the terms of this application form.

10 07 2023

Hyderabad

fill in all applicable information before signing)

ACULAR DECLARATION (to be executed by non KMPL employee)

ter is to nfirm that I the undersigned, ______________________ residing at ______________________

______________________ inform, declare and confirm to Kotak Mahindra Prime Limited,

ave read out and explained to Ms./ Mr. ______________________, the content of this

d all other facility / security documents and the relevant terms and conditions in connection with the availing of the facilities by the borrower, in the native language and

______________________ has confirmed that he/she has understood the same

eed to abide by all said terms and conditions. Pursuant to being fully explained and understanding the content of the documents, the aforesaid person is affixing his/her signature/ mpression and is counter signing this letter in token thereof.

ned that whatever I have stated hereinabove is true and correct.

uly,

____

APPLICATION 1

KOTAK MAHINDRA PRIME LTD.

kotak
Kotak Mahindra Prime

BENIFICIAL OWNERSHIP FORM

(Individual Benificiary)

Linking Details : APAC

PERSONAL DETAILS : Fields are Mandatory

Name SOHAM SATISH MODI

DOB 18 10 1969 **Gender** ✓ Male | Female | Transgender **Nationality** ✓ Indian | Others

Marital Status Single | ✓ Married | Others **Designation** director

Education Non Graduate | ✓ Graduate | Post Graduate | Others

Occupation Salaried | ✓ Self Employed | Professional | Business | Student | Retired | Farmer | Housewife | Others

PROOF OF IDENTITY (PoI)*

(Self attested copy of any one of the following Proof of Identity [POI] needs to be submitted)

*** PAN** (mandatory document) ABMPM6725H Form 60 **"if not applicable attach Form 60"**

Passport Number **Expiry Date** D D M M Y Y Y Y

Voter ID Card

Driving License **Expiry Date** D D M M Y Y Y Y

UID (Aadhaar) (aadhar declaration to be given) — 4389

MGNREGA Job Card

Letter issued by the National Population register

Others (any document notified by the central government)

Identification Number

PROOF OF ADDRESS (POA)*

Address Type * Residential / Business | ✓ Residential | Business

Proof of Address * Passport | Driving Licence | ✓ UID (Aadhaar) | Voter Identity Card | MGNREGA Job Card

Permanent Address Plotno 280 Roadno 25 near peddamma temple Jubilee hills Hyderabad

COMMUNICATION ADDRESS

If different from permanent address

Company/Building **Street/Block**

Area **Landmark**

City **Pin Code** **State**

Telephone No.

DETAILS OF BENEFICIARY INTEREST

Name of Organisation	Percentage (%)
modi Properties Pvt Ltd.	97.83%

Declaration : 1. I hereby confirm that I hold more than 25% / 15% in the above mentioned Company / Partnership / LLP / Trust / Association as a Beneficial Owner and undertake to furnish KYC as per Reserve Bank of India guidelines RBI / 2012-13 / 385 (DBOD.AML.BC.No.71/14.01.001/2012-13) dated January 18, 2013

2. I hereby declare that all the above information voluntarily furnished by me is true, correct and complete.

SIGNATURE

Date : 10 07 2023 Place Hyderabad

(please sign in Black ink only)

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABMPM6725H

नाम /NAME

SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME

SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH

18-10-1969

हस्ताक्षर /SIGNATURE

Soham Modi

मुख्य आयकर आयुक्त, आंध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004.

TRUE COPY

भारत सरकार
GOVERNMENT OF INDIA

సోహం సతీష్ మోడి
Soham Satish Modi
పుట్టిన సం./YoB:1969
పురుషుడు Male

3146 8727 4389

ఆధార్ - ఆధార్ – సామాన్యమానవుడి హక్కు

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

AADHAAR

చిరునామా:
S/O: సతీష్ మోడి, ప్లాట్ నో-
280, రోడ్ నో-25, పెద్దమ్మ
దేవాలయం దగ్గర జుబిలీ హిల్స్
ఖైరతాబాద్, బంజారా హిల్స్,
హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500034

Address:
S/O: Satish Modi, plot no-280, road no-25, near peddamma temple jubilee hills, Khairatabad, Banjara Hills, Hyderabad
Andhra Pradesh, 500034

Aadhaar - Aam Aadmi ka Adhikar

TRUE COPY

Aadhaar Declaration

To,
Kotak Mahindra Prime Limited
6-3-1107&1108, 301, 3Rd Floor
BRR complex, Rajbhavan Road
Somajiguda, Hyderabad-500082

Name: soham satish modi

DOB: 18/10/1969

Aadhaar Number: xxxx xxxx 4389

Gender: male/female

Name of the Aadhaar holder as in the Aadhaar card:
soham satish modi

Declaration:

1. I submit my Aadhaar number & give my voluntary consent to use my Aadhaar Details to authenticate me from UIDAI
2. I have been explained about the nature of information that may be shared upon authentication. I have been given to understand that my information submitted to the KMPL herewith shall not be used for any purpose other than requirements of law.
3. I hereby declare that all the above information voluntarily furnished by me is true, correct and complete.

Thanking you
Yours Faithfully,

SM

(Signature of declarant)

For Branch Use Only

Branch Name / Code: SOMAJIGUDA/0551
Applicant's Signature verified: Y/N
Employee Name: Srinath
Sign:

Date: ____________

To,

Kotak Mahindra Prime Limited
27BKC, C-27, G Block, Bandra Kurla Complex
Bandra E, Mumbai-400051

("Hereinafter referred as KMPL")

Subject: Confirmation of understanding classification of Non-Performing Asset (NPA) and Special Mentioned Account (SMA)

Dear Sir/ Madam,

With reference to the loan facility availed from Kotak Mahindra Prime Limited, I/ we have understood the below mentioned illustration of classification of Non-Performing Asset (NPA) and Special Mentioned Account (SMA) of the loan accounts.

Example of classification of loan account as Non-Performing Asset (NPA) and Special Mentioned Account (SMA)

For E.g.: Mr. A has obtained term loan of 5 lakhs from Kotak Mahindra Prime Limited (KMPL) on 1st January 2021. Equated Monthly Installment (EMI) of the loan is Rs 10000/-, of which the Principal component is Rs 8000/- and the interest component is Rs 2000/-. Due date of repayment of EMI by Mr. A is 5th of every month for a fixed tenure.

Scenario 1:-If Mr. A. fails to pay interest component of the loan, i.e. Rs 2000/- or any such amount arrived at by KMPL on or before the due date and only the interest component applied at specified rests (i.e. whether daily or monthly or yearly) remains overdue for a period of 90 days or more, the loan account would be classified as NPA.

Or Scenario 2 :-If Mr. A. fails to pay principal component of the loan, i.e. Rs 8000/- on or before the due date and only the principal amount remains overdue for a period of 90 days or more, the loan account would be classified as NPA.

Or Scenario 3 :-If Mr. A. fails to pay both principal and interest component of the loan (EMI), i.e. Rs 10000/- or any such amount arrived at by KMPL on or before the due date and the entire EMI remains overdue for a period of 90 days or more, the loan account would be classified as NPA.

The date of SMA/NPA shall reflect in the asset classification status of a loan account at the day-end of that calendar date.

For E.g.: Example: If due date of a loan account is March 31, 2021, and full dues are not received before the KMPL runs the day-end process for this date, the date of overdue shall be March 31, 2021.

If it continues to remain overdue, then this loan account shall get tagged as SMA-1 upon running day-end process on April 30, 2021 i.e. upon completion of 30 days of being continuously overdue. Accordingly, the date of SMA-1 classification for that loan account shall be April 30, 2021.

Similarly, if the loan account continues to remain overdue, it shall get tagged as SMA-2 upon running day-end process on May 30,2021 and if continues to remain overdue further, it shall get classified as NPA upon running day-end process on June 28, 2021.

End of Illustration

On the above said illustrations, I / We hereby state that I/ we have briefly understood the same and/ or the representative of KMPL have made me/ us understood regarding the same.

Yours Truly, For MODI PROPERTIES PVT. LTD

Director

Gm

Borrower Signature

Co Borrower Signature

Sn

Guarantor Signature

Consent letter to be taken from customer for subsequent cases

Date: ____________

To:

The Manager
Kotak Mahindra Prime Ltd

Subject: Consent towards use of the UMRN number ______________________ for re-payment of the loan bearing no ____________.

In order to ensure timely repayment of the EMI based loan(s), monthly installments, penalties, costs and/or any other outstanding amount(s) due in respect of the all current & future EMI based loan(s), obtained / availed from Kotak Mahindra Prime Ltd. ("Kotak Prime") from time to time. I hereby authorize Kotak Prime to use the OPEN NACH issued by me earlier under the UMRN number ________________ and also submit the mandate duly signed by me, to/before the bank with whom I have the bank account for re-payment of the current loan availed by me, details of which are mentioned in the mandate, for the purpose of debiting my said bank account for/with the amount(s) and the frequency as specified in the mandate form.

I confirm & further undertake that the mandate given by me shall remain valid and I have understood the maximum cap amount of the OPEN NACH and same has been duly filled by me and/or under my instructions and binding on me until all the amounts due and payable by me from my said bank account & can be debited as and when the mandate is presented by Kotak Prime on or after the respective due dates of monthly instalments of each such loan sanction/that may/shall be sanctioned, until the amounts due and payable in respect of all such loans are duly paid by me.

I hereby declare that the particulars given above are correct and complete and I shall not dispute the authenticity of the said OPEN NACH issued by me in future under any circumstances whatsoever. If the transaction is delayed or not effected at all for all reasons of incomplete or incorrect information, I would not hold the user institution and/or Kotak Prime responsible and that I shall not initiate any step/action leading to cancellation of the mandate, or closure of bank account or for dishonor of the mandate without prior approval in writing from Kotak Prime.

For MODI PROPERTIES PVT. LTD.

Gm

Director

For MODI PROPERTIES PVT. LTD.

Director

Full name: ____________
Address: ____________
Place: ____________
Date: ____________

TSSPDCL
ELECTRICITY BILL CUM NOTICE

T S S P D C L
ELECTRICITY
BILL-CUM NOTICE

DT:09/07/2023 TI:12:59
BILL NO:0821 ERONo:011
ERO:BANJARA HILLS
SEC: JUBILEE HILLS
AREA CODE:080237 GRP:M

SC.NO:A9002037
USC :100415208
NAME:SRI SOHAM MODI
ADDR:P NO.280
RD NO.25
JUBILEE HILLS
CAT:1B(ii) DOMESTIC
MODE : -I-
CONTRACTED LOAD: 5.00KW
MTRNO:22749469
MF: 1.00 PH:3

	PREVIOUS	PRESENT
KWH :	123867	125282
DATE:	09/Jun/23	09/Jul/23
STATUS:	01	01

UNITS: 1415 DAYS:30
RMD: 7.00

ENERGY CHARGES:	12640.00
FIXED CHARGES:	70.00
CUST CHARGES :	160.00
ELECTRICI DUTY:	84.90
EDINT :	0.00
ADDL. CHARGES :	0.00
ACD SURCHARGES:	0.00
Int on SD :	0.00
BILL AMOUNT :	12954.90
LOSS/GAIN :	0.10
NET AMOUNT :	12955.00
ARREARS	
AS ON 31-03-22:	0.00
AFTER 01-04-22:	0.00
TOTAL AMOUNT :	12955.00
A.C.D DUE :	0.00
TOTAL DUE :	**12955.00**

SUBSIDY/UNIT : 0.00
SUBSIDY AMT : 0.00

DUE DATE :23-Jul-2023
DIS DATE :06-Aug-2023
LAST PAID DT:23/06/2023
AAO CELL NO :
ADE CELL NO :
E&OE FOR AAO/ERO 011

MEMO

DATE & FROM:	TO & REMARKS.
10/07/23 Naveen. G (Asst. Finance)	To, MD Sir, Sub:- Regarding Maruti JIMNY vehicle loan. we have booked a vehicle in the name of Modi Properties Pvt ltd 24th june 2023 with an amount of Rs:- 50,000/- Here I enclosed EMI details & Loan details from various banks offering. Sir, kindly suggest for further action [signature]

APPROVED BY
10 JUL 2023
SOHAM M...
MANAGING DIRECTOR

Subject: MARUTI JIMNY ISS ALPHA ALLGRIP PRO 1.5L 4AT
Prepared by: Naveen.G
Date:10-JULY-2023

ICICI Bank	
Vehicle Details: MARUTI JIMNY ISS ALPHA ALLGRIP PRO 1.5L 4AT	
ON Road Price	18,83,896
Loan Amount	15,00,000
Margin Amount	3,83,896
Rate of interest	9.15%
Stamp duty @0.5% on loan amount	1,180
Processing Fees + GST	6,785
EMI For 60 Months/ 5 years	31,247

Bank of Baroda	
Vehicle Details: MARUTI JIMNY ISS ALPHA ALLGRIP PRO 1.5L 4AT	
ON Road Price	18,83,896
Loan Amount	15,00,000
Margin Amount	3,83,896
Rate of interest	8.85%
Stamp duty @0.5% on loan amount	1,500
Processing Fees + GST	8,850
EMI For 60 Months/ 5 years	31,028

Kotak Mahindra Bank	
Vehicle Details: MARUTI JIMNY ISS ALPHA ALLGRIP PRO 1.5L 4AT	
ON Road Price	18,83,896
Loan Amount	15,00,000
Margin Amount	3,83,896
Rate of interest	8.82%
Stamp duty @0.5% on loan amount	1,500
Processing Fees + GST	5,500
EMI For 60 Months/ 5 years	31,007

Yes Bank	
Vehicle Details: MARUTI JIMNY ISS ALPHA ALLGRIP PRO 1.5L 4AT	
ON Road Price	18,83,896
Loan Amount	15,00,000
Margin Amount	3,83,896
Rate of interest	9.00%
Stamp duty @0.5% on loan amount	1,000
Processing Fees + GST	5,310
EMI For 60 Months/ 5 years	31,138

MEMO

DATE & FROM:	TO & REMARKS.
Jaikum 28/7/23	KID.
	(Granite Grey)
	JIMNY Vehicle - AT
	Will be delivered in next weekend.
	by RKS Motors.
	It is in Transit
	Advance paid - 50,000/-
	Price - 18.84 lacs.
	Company - MPPL.
	Take 15 lacs loan

APPROVED BY
08 JUL 2023
SOHAM MODI
MANAGING DIRECTOR

BLEND IN | STAND OUT | YOUR CHOICE

The Jimny comes in a variety of colours, designed keeping function in mind. It ranges from body colours to low visibility body colours. None is more iconic than the Kinetic Yellow. Th is inspired by adventure safety jackets and is for adrenaline junkies who need high visibili pursuit of adventure. The Jimny also features 6 more colours ranging from NEXA Blue to Pe comprising a palette that has something for everyone. However, like a true off-roader, it lo majestic best when covered in dust and mud in the aftermath of its latest adventure.

h Jimny.
ite Gray
he — AT (Automatic

APPROVED BY
12 JUN 2023
SOHAM MODI
MANAGING DIRECTOR

7)EXTENDED WARRANTY, INSURANCE, BASIC KIT ARE OPTIONAL
8) AS PER GOVT REGULATION ACT FROM 1st DECEMBER'19 FAST TAG IS MANDATORY COST IS 500/- .Which will be provided after Permanent Registration.

RKS MOTOR PVT LTD
NEXA - LUMBINI
(GST :36AAACR9764P1ZI)
Address:5-9-22/1/B,5-9-22/A,
NEXA II,GROUND
FLOOR,SHAPOORJI
TOWER,ADARSHNAGAR-HYD 500063
CONTACT NO - 9553211111

Account Details:
HDFC BANK LTD
RKS MOTOR PVT LTD
AC NO : 50200004137964
IFSC CODE: HDFC0000512
BRANCH : RAJ BHAVAN ROAD

Sr.Relationship Manager
MACHARLA RAHUL
9948138000

RKS MOTOR (P) LTD. HYD.

Authorised Signatory

NEXA

DATE	20-Jun-23

PROFORMA INVOICE

To,
M/s. Modi Properties Pvt Ltd

This has with reference to your enquiry of Nexa Vehicle. Please find the below Quote for the same.

For further details please contact undersigned.

PARTICULARS	MARUTI JIMNY ISS ALPHA ALLGRIP PRO 1.5L 4AT
EX-Showroom	1489000
EX-Showroom After Discount	**1489000**
Life Tax @ 19%	282910
Insurance (1+2) years	44405
Ext Warranty 5yrs/1 lakh Kms	27671
Hyp Fee If Applicable	1500
T/R Charges	400
P/R Charges	1235
My Nexa Card	885
Fast Tag	0
Accessories	21000 × N.I
TCS @1% IF Applicable	14890
On Road Price	**1883896**

only mat.
carpet mat
preferred.

APPROVED BY
MANAGING DIRECTOR
SOHAM MODI
08 JUL 2023

TERMS & CONDITIONS:

1) Life Tax for individual for 2nd Vehicle & For Companies -2% Extra
2) DD/Pay Order in favour of 'M/s. RKS MOTOR PVT LTD' payable at Somajiguda, Hyderabad
3) Prices prevailing at the time of Delivery will be applicable
4) 1% TCS on cars above 10 Lakhs & Cash payment of Rs. 2 Lakhs and above.
5) Discounts offers are given on "On Road Price". Ex-showroom Price, Road Tax,Insurance Premium etc.
6) Ex-showroom shall vary in Final Sale Invoice. depending on Discounts offer from Time to Time.
7)EXTENDED WARRANTY, INSURANCE/ BASIC KIT are Optional - T & C apply'
8) AS PER GOVT REGULATION ACT FROM 1st DECEMBER'19 FAST TAG IS MANDATORY COST IS 500/- .Which will be provided after Permanent Registration.

RKS MOTOR PVT LTD
NEXA - LUMBINI
(GST :36AAACR9764P1ZI)
Address;5-9-22/1/B,5-9-22/A,
NEXA II,GROUND
FLOOR,SHAPOORJI
TOWER,ADARSHNAGAR-HYD 500063
CONTACT NO - 9553211111

Account Details:
HDFC BANK LTD
RKS MOTOR PVT LTD
AC NO : 50200004137964
IFSC CODE: HDFC0000512
BRANCH : RAJ BHAVAN ROAD

Sr.Relationship Manager
MACHARLA RAHUL
9948138000

RKS MOTOR (P) LTD HYD.

Authorised Signatory

Request for payment

Division	Accounts		
Pay to	YES BANK PVT LTD	VRN/CRN	
Towards	RKS MOTORS PVT LYD		
Amount	3,84,000/-		
Payment/ cheque date	☐ Coming Monday ☐ Other date:		
In case of other date, given reason			
Payment from company	MODI PROPERTIES PVT LTD		
Project	-		
Type of payment	☐ Advance ☐ Part Payment ☐ Balance Payment ☐ Full Payment ☐ PDC ☐ Transfer to Cash card/petro card ☐ Other:		
Payment mode	☐ Cheque ☐ Payorder ☐ RTGS/NEFT ☐ Cash ☐ Online payment ☐ Payment by Cash card ☐ Transfer to Cash card ☐ Transfer to petro card ☐ Other:		
PO/WO no.		Requisition no.	
Remarks/ Desc.	Margin amount for MARUTI JIMNY Vehicle.		

amount is not correctly
Remove accessories & TCS.

APPROVED BY
12 JUL 2023
SOHAM MODI
MANAGING DIRECTOR

Requested by:	Sign	Approved by:	Sign	Date
Naveen.G	G. Naveen			12-07-2023

Note: 1. Use this note for all requests for payment. 2. Do not use for weekly site payments. 3. Use for all transfers to Cash card or petro card. 4. Request for payment must be made by Thursday for payment to be made on the coming Monday. 5. In case of urgent payment or other dates write justification. 6. VRN/CRN nos to be mentioned in case of payments made to vendors/contractors.

NEXA

DATE	20-Jun-23

PROFORMA INVOICE

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only mat. carpet mat preferred.

APPROVED BY SOHAM MODI MANAGING DIRECTOR 08 JUL 2023

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