

JMK GEC REALTORS PRIVATE LIMITED

CIN: U70100TG2010PTC067673

Loan Documents

Date:

To,
The Manager,
Aditya Birla Finance Ltd.,
Bhupal Towers, 2nd floor, 6-3-1090/A/T-2 &
6-3-1090/A/A, Raj Bhavan Road,
Somajiguda,
Hyderabad-500082

Sub: Transfer of DSRA amount to Mutual Fund.

Dear Sir,

We are having loan from your financial institution (loan Ac No: _____) in the Name of **JMK GEC REALTORS PRIVATE LIMITED**, ISRA on Loan amount of Rs.20,00,00,000/- has been kept with you and lien with you. We want to transfer the same amount to mutual fund.

Request you to Kindly transfer the ISRA amount to mutual fund account and create the lien on mutual fund A/C assign the same in the name of Aditya Birla Finance Ltd.

Yours Sincerely,

For **JMK GEC REALTORS (P) LTD**
JMK GEC Realtors Private Limited

Authorized Signatory

5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD, TELANGANA, INDIA-500003

Phone: +91-40-66335551 Email: accounts@modiproperties.com

JMK GEC REALTORS PRIVATE LIMITED

CIN: U70100TG2010PTC067673

Date:

Aditya Birla Sun Life Asset Management Company Limited
One India Bulls Centre
Tower I 17th Floor, Jupiter Mill Compound
841, Senapati Bapat Marg
Elphinstone Road, Mumbai 400013

Sub: Request for Marking of Lien in favor of **Aditya Birla Sun Life Corporate Bond Fund – Growth-Regular Plan**

Dear Sir / Madam,

- 1) I/We am/are holding () Units in **Aditya Birla Sun Life Corporate Bond Fund–Growth – Regular Plan** scheme of Aditya Birla Sun Life Mutual Fund [ABSLMF] under Folio No-
- 2) I / we now wish to create a pledge / charge on the said () Units held by me/us in favor of **Aditya Birla Sun Life Corporate Bond Fund – Growth-Regular Plan** having its registered office/office at Aditya Birla Sun life AMC Ltd (hereinafter referred to as the “PAWNEE”) in consideration for an overdraft facility/credit facility availed by me/us/ (Please mention name if the facility is to a third party) **Aditya Birla Finance Ltd**
- 3) I / we hereby request you to recognise the said pledge/charge on the units and to place the same on your records. During the term of the Pledge/Lien is in force, all dividends declared from time to time on the above-mentioned units shall be;

[Please tick V the box below]

EITHER :

☐ credited to me/us. _____;

OR

☐ Re-invested into the Folio No () with / without lien marked

For JMK GEC REALTORS P. L. D.

Authorised Signatory

5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD, TELANGANA, INDIA-500003

Phone: +91-40-66335551 Email: accounts@modiproperties.com

JMK GEC REALTORS PRIVATE LIMITED

CIN: U70100TG2010PTC067673

OR

- ☐ Credited directly to the Pawnee and such payments or issues to the Pawnee will be treated in the same manner as if they were validly made to me / us).

4) I/We confirm and acknowledge that during the period of the said lien, marked over the said units, the Pawnee shall have unrestricted right to sell or redeem the units and any such sale or redemption of the units, shall be valid in the same manner as if the units were sold or redeemed by me/us and I/we hereby authorize the same. Notwithstanding anything contained herein, or any other document to the contrary, I/we confirm and acknowledge that neither you, nor your affiliates, BSLMF, directors, employees, agents representatives, affiliates, successors nor assigns shall be, in any manner whatsoever, be liable and/or responsible for allowing any sale/redemption in favour of the Pawnee, as per the directions of the Pawnee.

5) I / we confirm that there is no prior pledge / charge / lien upon the units which has not been registered with the Fund.

6) I / we hereby undertake to save, keep indemnified at all times, you, the fund, your directors, employees, agents, representatives, affiliates, successors and assigns, from and against all actions, suits, proceeding, liabilities, claims, penalties, demands, costs and expenses whatsoever arising out of or in connection with the marking of lien over the said units as requested by me hereinabove.

Thanking you

JMK GEC REALTORS (P) LTD.

Authorised Signatory

5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD, TELANGANA, INDIA-500003

Phone: +91-40-66335551 Email: accounts@modiproperties.com

JMK GEC REALTORS PRIVATE LIMITED

CIN: U70100TG2010PTC067673

Date:

Aditya Birla Sun Life Asset Management Company Limited
One India Bulls Centre
Tower I 17th Floor, Jupiter Mill Compound
841, Senapati Bapat Marg
Elphinstone Road, Mumbai 400013

Sub: Request for Marking of Lien in favor of **Aditya Birla Sun Life Corporate Bond Fund – Growth-Regular Plan**

Dear Sir / Madam,

- 1) I/We am/are holding () Units in **Aditya Birla Sun Life Corporate Bond Fund–Growth – Regular Plan** scheme of Aditya Birla Sun Life Mutual Fund [ABSLMF] under Folio No-
- 2) I / we now wish to create a pledge / charge on the said () Units held by me/us in favor of **Aditya Birla Sun Life Corporate Bond Fund – Growth-Regular Plan** having its registered office/office at Aditya Birla Sun life AMC Ltd (hereinafter referred to as the “PAWNEE”) in consideration for an overdraft facility/credit facility availed by me/us/ (Please mention name if the facility is to a third party) **Aditya Birla Finance Ltd**
- 3) I / we hereby request you to recognise the said pledge/charge on the units and to place the same on your records. During the term of the Pledge/Lien is in force, all dividends declared from time to time on the above-mentioned units shall be;

[Please tick V the box below]

EITHER :

☐ credited to me/us. _____;

OR

☐ Re-invested into the Folio No () with / without lien marked. **For JMK GEC REALTORS (P) LTD**

Authorised Signatory

5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD, TELANGANA, INDIA-500003

Phone: +91-40-66335551 Email: accounts@modiproperties.com

JMK GEC REALTORS PRIVATE LIMITED

CIN: U70100TG2010PTC067673

OR

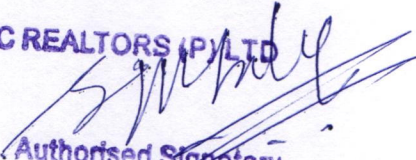
- ☐ Credited directly to the Pawnee and such payments or issues to the Pawnee will be treated in the same manner as if they were validly made to me / us).

4) I/We confirm and acknowledge that during the period of the said lien, marked over the said units, the Pawnee shall have unrestricted right to sell or redeem the units and any such sale or redemption of the units, shall be valid in the same manner as if the units were sold or redeemed by me/us and I/we hereby authorize the same. Notwithstanding anything contained herein, or any other document to the contrary, I/we confirm and acknowledge that neither you, nor your affiliates, BSLMF, directors, employees, agents representatives, affiliates, successors nor assigns shall be, in any manner whatsoever, be liable and/or responsible for allowing any sale/redemption in favour of the Pawnee, as per the directions of the Pawnee.

5) I / we confirm that there is no prior pledge / charge / lien upon the units which has not been registered with the Fund.

6) I / we hereby undertake to save, keep indemnified at all times, you, the fund, your directors, employees, agents, representatives, affiliates, successors and assigns, from and against all actions, suits, proceeding, liabilities, claims, penalties, demands, costs and expenses whatsoever arising out of or in connection with the marking of lien over the said units as requested by me hereinabove.

Thanking you

JMK GEC REALTORS (P) LTD

Authorized Signatory

5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD, TELANGANA, INDIA-500003

Phone: +91-40-66335551 Email: accounts@modiproperties.com

JMK GEC REALTORS PRIVATE LIMITED

CIN: U70100TG2010PTC067673

UNDERTAKING CUM DECLARATION

THIS UNDERTAKING CUM DECLARATION made at Hyderabad on this 28th Day of December Two Thousand Twenty-Three by:

M/s JMK GEC Realtors Private Limited, (Borrower) a company registered under Companies Act 1956 having its registered office at: 5-2-223, GOKUL DISTILLERY ROAD, SECUNDERABAD, Telangana, India, 500003 (Hein referred as Borrower)

And

M/s SDNMKJ Realty Private Limited, (Co-Borrower) a company registered under Companies Act 1956 having its registered office at: 5-2-223, GOKUL DISTILLERY ROAD, SECUNDERABAD, Telangana, India, 500003 (He in referred as Borrower)

And

M/s Modi Properties Private Limited, (Co-Borrower) a company registered under Companies Act 1956 having its registered office at: 5-2-223, GOKUL DISTILLERY ROAD, SECUNDERABAD, Telangana, India, 500003 (He in referred as Borrower)

And

Guarantor

Mr.Soham Satish Modi, Director Plot No.280, Road No.25, Near Peddamma Temple, Jubilee Hills, Khairatabad, Banjara Hills, Hyderabad.

And

Mrs.Tejal Modi, Director, w/O. Soham Satish Modi, Plot No.280, Road No.25, Near Peddamma Temple, Jubilee Hills, Khairatabad, Banjara Hills, Hyderabad.

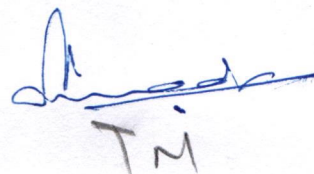
TO AND IN FAVOUR OF

ADITYA BIRLA FINANCE LIMITED a company incorporated in India under the Companies Act, 1956 having its Registered Office at The Indian Rayon Compound, Veraval, Gujarat 362266 and an office among other

5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD, TELANGANA, INDIA-500003

Phone: +91-40-66335551 Email: accounts@modiproperties.com




TM

JMK GEC REALTORS PRIVATE LIMITED

CIN: U70100TG2010PTC067673

places at Ashoka My Home Chambers, hereinafter referred to as the "ABFL", which expression shall, unless repugnant to the context, include its successors, nominees, agents, trustees and assigns).

WHEREAS

- A. The ABFL is a non-banking finance company registered with the Reserve Bank of India and inter-alia engaged in the business of providing credit facilities to various clients.

M/s JMK GEC Realtors Private Limited ("Borrower") have approached ABFL for a loan of Rs 20,00,00,000/- (Rupees Twenty Crore Only) to be secured against the mortgage of below properties located at

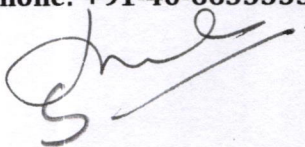
- First and exclusive charge through registration of equitable mortgage of commercial building located at municipal No's 1-10-176, 'Green Towers' Begumpet, Secunderabad, Telangana, 500016. Property owned by Mr. Rajesh J Kadakia and Mr. Sharad J Kadakia
- First and exclusive charge through registration of EM of guest house 1-10-178/3/2, Backside of green towers, Begumpet, Secunderabad, 500016. owned by Mr. Rajesh J Kadakia and Mr. Sharad J Kadakia.

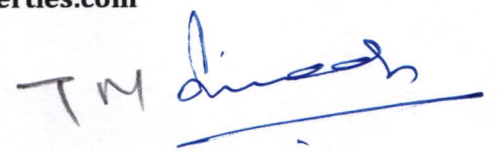
I / We, the Borrower, do hereby agree, confirm and solemnly declare on oath as follows:

- To route entire rentals – present and future from M/s. Sonata Software Ltd. or any other tenant/s in "Green Towers", through ABFL escrow only.
- During the loan tenor, no additional Bank Borrowings by the Borrowers/Co-Borrowers without prior approval from ABFL.
- In an event of the lessee vacating the premises, Borrower to inform ABFL within 7 days of such development.
- Shortfall Undertaking – Borrower/ Co-Borrower/ Guarantors to arrange funds from their own sources, in an event of the lessee vacating the leased space or the lessee making short/ delayed rental payments resulting in any shortfall in the payment of ABFL dues.
- Any escalation or alteration in the lease terms shall require prior written approval from ABFL.
- Any rental discounts to the lessee or any change in the terms of the lease deed must not be made without prior written approval from ABFL.

5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD, TELANGANA, INDIA-500003

Phone: +91-40-66335551 Email: accounts@modiproperties.com





JMK GEC REALTORS PRIVATE LIMITED

CIN: U70100TG2010PTC067673

I/We further state that this Declaration cum Undertaking shall be irrevocable and shall be binding on us and on our successors, permitted assigns, respective nominees, agents, legal representatives, successors, heirs, executors and administrators (as the case may be) and shall be in full force.

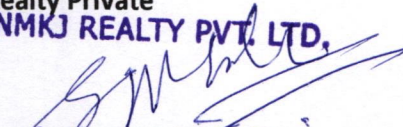
SOLEMNLY DECLARED by the **JMK GEC Realtors Private Limited**

Within named:


For JMK GEC REALTORS (P) LTD

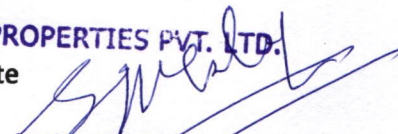
SOLEMNLY DECLARED by the **SDNMKJ Realty Private Limited**

Within named:


For SDNMKJ REALTY PVT. LTD.
Authorised Signatory

SOLEMNLY DECLARED by the **Modi Properties Private Limited**

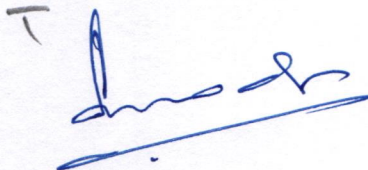
Within named:


For MODI PROPERTIES PVT. LTD.
Authorised Signatory

Mr.Soham Satish Modi, Director



Mrs.Tejal Modi, Director



5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD, TELANGANA, INDIA-500003

Phone: +91-40-66335551 Email: accounts@modiproperties.com

JMK GEC REALTORS PRIVATE LIMITED

CIN: U70100TG2010PTC067673

List of Directors of JMK GEC Realtors Private Limited as on 10.01.2024

S. No.	DIN	Full Name	Designation	Date of Appointment
1	00522546	SOHAM SATISH MODI	Director	01-04-2015
2	02903019	RAJESH KUMAR JAYANTILAL KADAKIA	Director	25-03-2010
3	02903050	SHARAD KUMAR JAYANTILAL KADAKIA	Director	25-03-2010
4	06983437	TEJAL SOHAM MODI	Director	10-08-2023

For JMK GEC REALTORS PRIVATE LIMITED



Soham Satish Modi
Director
DIN: 00522546

**5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD,
TELANGANA, INDIA-500003**

Phone: +91-40-66335551 Email: accounts@modiproperties.com

JMK GEC REALTORS PRIVATE LIMITED

CIN: U70100TG2010PTC067673

List of Shareholders of JMK GEC Realtors Private Limited as on
10.01.2024

S No.	Name of Shareholder	No. of Equity Shares	Face Value (INR)	Percentage of Shareholding
1	SHARAD KUMAR JAYANTILAL KADAKIA	25,380	10/-	88.79%
2	RAJESH KUMAR JAYANTILAL KADAKIA	1	10/-	0.00%
3	GREENS INDIA LLC	3,206	10/-	11.21%
	Total	28,587	10/-	100%

For JMK GEC REALTORS PRIVATE LIMITED



Soham Satish Modi

Director

DIN: 00522546

**5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD,
TELANGANA, INDIA-500003**

Phone: +91-40-66335551 Email: accounts@modiproperties.com

JMK GEC REALTORS PRIVATE LIMITED

CIN: U70100TG2010PTC067673

List of Directors of JMK GEC Realtors Private Limited as on 10.01.2024

S. No.	DIN	Full Name	Designation	Date of Appointment
1	00522546	SOHAM SATISH MODI	Director	01-04-2015
2	02903019	RAJESH KUMAR JAYANTILAL KADAKIA	Director	25-03-2010
3	02903050	SHARAD KUMAR JAYANTILAL KADAKIA	Director	25-03-2010
4	06983437	TEJAL SOHAM MODI	Director	10-08-2023

For JMK GEC REALTORS PRIVATE LIMITED



Soham Satish Modi
Director
DIN: 00522546

**5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD,
TELANGANA, INDIA-500003**

Phone: +91-40-66335551 Email: accounts@modiproperties.com

JMK GEC REALTORS PRIVATE LIMITED

CIN: U70100TG2010PTC067673

List of Shareholders of JMK GEC Realtors Private Limited as on
10.01.2024

S No.	Name of Shareholder	No. of Equity Shares	Face Value (INR)	Percentage of Shareholding
1	SHARAD KUMAR JAYANTILAL KADAKIA	25,380	10/-	88.79%
2	RAJESH KUMAR JAYANTILAL KADAKIA	1	10/-	0.00%
3	GREENS INDIA LLC	3,206	10/-	11.21%
	Total	28,587	10/-	100%

For JMK GEC REALTORS PRIVATE LIMITED



Soham Satish Modi
Director
DIN: 00522546

**5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD,
TELANGANA, INDIA-500003**

Phone: +91-40-66335551 Email: accounts@modiproperties.com

Third Party Declaration for DSRA – Investor's letter

Date:

To,
Aditya Birla Sun Life AMC Limited
One World Centre
Tower I, 17th Floor, Jupiter Mill Compound
841, Senapati Bapat Marg
Elphinstone Road, Mumbai 400013

Dear Sir,

Sub: Request for Investment under folio / Application No. _____

As per my/our arrangement with Aditya Birla Finance Limited / Aditya Birla Housing Finance Limited ("Lender") I have authorized Lender to invest an amount of Rs _____ on my/our behalf in your account today vide cheque issued by <lender's name>. This is towards my/our purchase in <scheme name and option> of Aditya Birla Sun Life Mutual Fund ("**ABSLMF**"). Kindly note that this is as per my/our ongoing arrangement with <lender's name> which is as follows: _____

Instrument Details:

Bank Account Holder Details: _____

Drawn in Favour of: _____

Instrument Number: _____

Dated: _____

Bank Name: _____

I/We have requested and authorized the Lender to invest on my/our behalf the said amounts/issue cheques towards investment in <scheme name> under the above-mentioned folio/application held in my/our name.

I/We have read and understood the Third Party Payment rules, as given below and agree to comply and be bound by the same.

The information provided herein is true and correct and Aditya Birla Sun Life Mutual Fund ('Fund')/the Aditya Birla Sun Life AMC Limited ('AMC') is entitled to verify the same directly or indirectly. I/We agree to furnish such further information as Fund/AMC may require from me/us. I/We agree that if any of the declarations furnished by me/us are found to be incorrect or incomplete, the Fund/AMC shall have the absolute

Third Party Declaration for DSRA – Investor's letter

Date: _____

To,
Aditya Birla Sun Life AMC Limited
One World Centre
Tower I, 17th Floor, Jupiter Mill Compound
841, Senapati Bapat Marg
Elphinstone Road, Mumbai 400013

Dear Sir,

Sub: Request for Investment under folio / Application No. _____

As per my/our arrangement with Aditya Birla Finance Limited / Aditya Birla Housing Finance Limited ("Lender") I have authorized Lender to invest an amount of Rs _____ on my/our behalf in your account today vide cheque issued by <lender's name>. This is towards my/our purchase in <scheme name and option> of Aditya Birla Sun Life Mutual Fund ("**ABSLMF**"). Kindly note that this is as per my/our ongoing arrangement with <lender's name> which is as follows: _____

Instrument Details:

Bank Account Holder Details: _____

Drawn in Favour of: _____

Instrument Number: _____

Dated: _____

Bank Name: _____

I/We have requested and authorized the Lender to invest on my/our behalf the said amounts/issue cheques towards investment in <scheme name> under the above-mentioned folio/application held in my/our name.

I/We have read and understood the Third Party Payment rules, as given below and agree to comply and be bound by the same.

The information provided herein is true and correct and Aditya Birla Sun Life Mutual Fund ('Fund')/the Aditya Birla Sun Life AMC Limited ('AMC') is entitled to verify the same directly or indirectly. I/We agree to furnish such further information as Fund/AMC may require from me/us. I/We agree that if any of the declarations furnished by me/us are found to be incorrect or incomplete, the Fund/AMC shall have the absolute

Third Party Declaration for DSRA – Investor's letter

Date: _____

To,
Aditya Birla Sun Life AMC Limited
One World Centre
Tower I, 17th Floor, Jupiter Mill Compound
841, Senapati Bapat Marg
Elphinstone Road, Mumbai 400013

Dear Sir,

Sub: Request for Investment under folio / Application No. _____

As per my/our arrangement with Aditya Birla Finance Limited / Aditya Birla Housing Finance Limited ("Lender") I have authorized Lender to invest an amount of Rs _____ on my/our behalf in your account today vide cheque issued by <lender's name>. This is towards my/our purchase in <scheme name and option> of Aditya Birla Sun Life Mutual Fund ("**ABSLMF**"). Kindly note that this is as per my/our ongoing arrangement with <lender's name> which is as follows: _____

Instrument Details:

Bank Account Holder Details: _____

Drawn in Favour of: _____

Instrument Number: _____

Dated: _____

Bank Name: _____

I/We have requested and authorized the Lender to invest on my/our behalf the said amounts/issue cheques towards investment in <scheme name> under the above-mentioned folio/application held in my/our name.

I/We have read and understood the Third Party Payment rules, as given below and agree to comply and be bound by the same.

The information provided herein is true and correct and Aditya Birla Sun Life Mutual Fund ('Fund')/the Aditya Birla Sun Life AMC Limited ('AMC') is entitled to verify the same directly or indirectly. I/We agree to furnish such further information as Fund/AMC may require from me/us. I/We agree that if any of the declarations furnished by me/us are found to be incorrect or incomplete, the Fund/AMC shall have the absolute

Third Party Declaration for DSRA – Investor's letter

Date:

To,
Aditya Birla Sun Life AMC Limited
One World Centre
Tower I, 17th Floor, Jupiter Mill Compound
841, Senapati Bapat Marg
Elphinstone Road, Mumbai 400013

Dear Sir,

Sub: Request for Investment under folio / Application No. _____

As per my/our arrangement with Aditya Birla Finance Limited / Aditya Birla Housing Finance Limited ("Lender") I have authorized Lender to invest an amount of Rs _____ on my/our behalf in your account today vide cheque issued by <lender's name>. This is towards my/our purchase in <scheme name and option> of Aditya Birla Sun Life Mutual Fund ("**ABSLMF**"). Kindly note that this is as per my/our ongoing arrangement with <lender's name> which is as follows: _____

Instrument Details:

Bank Account Holder Details: _____

Drawn in Favour of: _____

Instrument Number: _____

Dated: _____

Bank Name: _____

I/We have requested and authorized the Lender to invest on my/our behalf the said amounts/issue cheques towards investment in <scheme name> under the above-mentioned folio/application held in my/our name.

I/We have read and understood the Third Party Payment rules, as given below and agree to comply and be bound by the same.

The information provided herein is true and correct and Aditya Birla Sun Life Mutual Fund ('Fund')/the Aditya Birla Sun Life AMC Limited ('AMC') is entitled to verify the same directly or indirectly. I/We agree to furnish such further information as Fund/AMC may require from me/us. I/We agree that if any of the declarations furnished by me/us are found to be incorrect or incomplete, the Fund/AMC shall have the absolute

Third Party Declaration for DSRA – Investor's letter

Date: _____

To,
Aditya Birla Sun Life AMC Limited
One World Centre
Tower I, 17th Floor, Jupiter Mill Compound
841, Senapati Bapat Marg
Elphinstone Road, Mumbai 400013

Dear Sir,

Sub: Request for Investment under folio / Application No. _____

As per my/our arrangement with Aditya Birla Finance Limited / Aditya Birla Housing Finance Limited ("Lender") I have authorized Lender to invest an amount of Rs _____ on my/our behalf in your account today vide cheque issued by <lender's name>. This is towards my/our purchase in <scheme name and option> of Aditya Birla Sun Life Mutual Fund ("**ABSLMF**"). Kindly note that this is as per my/our ongoing arrangement with <lender's name> which is as follows: _____

Instrument Details:

Bank Account Holder Details: _____

Drawn in Favour of: _____

Instrument Number: _____

Dated: _____

Bank Name: _____

I/We have requested and authorized the Lender to invest on my/our behalf the said amounts/issue cheques towards investment in <scheme name> under the above-mentioned folio/application held in my/our name.

I/We have read and understood the Third Party Payment rules, as given below and agree to comply and be bound by the same.

The information provided herein is true and correct and Aditya Birla Sun Life Mutual Fund ('Fund')/the Aditya Birla Sun Life AMC Limited ('AMC') is entitled to verify the same directly or indirectly. I/We agree to furnish such further information as Fund/AMC may require from me/us. I/We agree that if any of the declarations furnished by me/us are found to be incorrect or incomplete, the Fund/AMC shall have the absolute