

Re-payment Scheduled copy of M/S MODI HOUSING PRIVATE LIMITED .

From: Pachimattala Maruthi (pachimattala.maruthi@axisbank.com)

To: naveen.g@modiproperties.com

Date: Wednesday, April 3, 2024 at 06:05 PM GMT+5:30

Dear Sir,

Greetings from Axis Bank Ltd !!!

Please find the attached Re-payment Scheduled copy of M/S MODI HOUSING PRIVATE LIMITED .

Thanks & Regards,
PACHIMATTALA MARUTHI
Sales Manager | Auto Loan



Axis Bank Limited | Retail Asset Center | Ranigunj | Secunderabad | Hyderabad | 500003 |
Mobile - 9885644126.

Axis Asset Management | Axis Bank UK | Axis Capital | Axis Finance | Axis Securities |
Axis Trustee | A. Treds | Freecharge | Axis Bank Foundation | Axis Pension Fund

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Modi Housing.pdf

1.1MB



MODI HOUSING PRIVATE LIMITED ..htm

19.9kB

REPAYMENT SCHEDULE

 AUR000810652912	Agreement Number: AUR000810652912	Date: 3 April, 2024
M/S MODI HOUSING PRIVATE LIMITED 2ND FLOOR 5 4 187 3 AND 4 SOHAM MANSION MG ROAD SECUDERABAD TELANGANA, INDIA - 500003	Customer ID: 844074690	Loan Sanctioned Amount: Rs. 2,800,000.00 Moratorium Interest Capitalized*: Rs. 0.00

LOAN DETAILS

Asset Cost	Rs. 3,496,879.00	Current Interest(%)	8.95%
Loan Amount disbursed	Rs. 2,800,000.00	Residual Value	0.00
Tenure (Months)	60	Agmt. Mode	Arrear
Total Instalments	60	Advance EMI	0
Currency	INR	Loan Type	Auto Loan
Frequency	Monthly	Citi Morat Int Chg.	

Instl Num	Due Date	Opening Principal	Instl. Amount	Principal	Interest	Closing Principal	Rate(%)
1	01/04/2024	2,800,000.00	58,055.00	38,564.00	19,491.00	2,761,436.00	08.95
2	01/05/2024	2,761,436.00	58,055.00	37,459.00	20,596.00	2,723,977.00	08.95
3	01/06/2024	2,723,977.00	58,055.00	37,739.00	20,316.00	2,686,238.00	08.95
4	01/07/2024	2,686,238.00	58,055.00	38,020.00	20,035.00	2,648,218.00	08.95
5	01/08/2024	2,648,218.00	58,055.00	38,304.00	19,751.00	2,609,914.00	08.95
6	01/09/2024	2,609,914.00	58,055.00	38,589.00	19,466.00	2,571,325.00	08.95
7	01/10/2024	2,571,325.00	58,055.00	38,877.00	19,178.00	2,532,448.00	08.95
8	01/11/2024	2,532,448.00	58,055.00	39,167.00	18,888.00	2,493,281.00	08.95
9	01/12/2024	2,493,281.00	58,055.00	39,459.00	18,596.00	2,453,822.00	08.95
10	01/01/2025	2,453,822.00	58,055.00	39,754.00	18,301.00	2,414,068.00	08.95
11	01/02/2025	2,414,068.00	58,055.00	40,050.00	18,005.00	2,374,018.00	08.95
12	01/03/2025	2,374,018.00	58,055.00	40,349.00	17,706.00	2,333,669.00	08.95
13	01/04/2025	2,333,669.00	58,055.00	40,650.00	17,405.00	2,293,019.00	08.95
14	01/05/2025	2,293,019.00	58,055.00	40,953.00	17,102.00	2,252,066.00	08.95
15	01/06/2025	2,252,066.00	58,055.00	41,258.00	16,797.00	2,210,808.00	08.95
16	01/07/2025	2,210,808.00	58,055.00	41,566.00	16,489.00	2,169,242.00	08.95
17	01/08/2025	2,169,242.00	58,055.00	41,876.00	16,179.00	2,127,366.00	08.95
18	01/09/2025	2,127,366.00	58,055.00	42,188.00	15,867.00	2,085,178.00	08.95
19	01/10/2025	2,085,178.00	58,055.00	42,503.00	15,552.00	2,042,675.00	08.95
20	01/11/2025	2,042,675.00	58,055.00	42,820.00	15,235.00	1,999,855.00	08.95
21	01/12/2025	1,999,855.00	58,055.00	43,139.00	14,916.00	1,956,716.00	08.95

Re: Re-payment Scheduled copy of M/S MODI HOUSING PRIVATE LIMITED .

From: Pachimattala Maruthi (pachimattala.maruthi@axisbank.com)

To: naveen.g@modiproperties.com

Date: Saturday, April 6, 2024 at 11:32 AM GMT+5:30

Dear Team,

Greeting from AXIS BANK!!!

We are pleased to inform you that your car loan application has been approved of MS. MODI HOUSING PRIVATE LIMITED . for the details are mentioned below.

Customer Name	MS. MODI HOUSING PRIVATE LIMITED .
Vehicle Variant & Model	TOYOTA INNOVA HYCROSS
EX Showroom Price	27,78,500
Loan Amount	28,00,000
Tenor	60 months
Adv EMI	Arrears
Processing Fee	6500
Doc Charges	950
Stamp Duty	1200
ROC	2500
Net Disbursement	27,88,850

NOTE - This approval letter is not valid if any changes in ex-showroom cost, variant, and model.

Thanks & Regards,
PACHIMATTALA MARUTHI
Sales Manager | Auto Loan

 **AXIS BANK | dil se open**

Axis Bank Limited | Retail Asset Center | Ranigunj | Secunderabad | Hyderabad | 500003 |
Mobile - 9885644126.

Axis Asset Management | Axis Bank UK | Axis Capital | Axis Finance | Axis Securities |
Axis Trustee | A. Treds | Freecharge | Axis Bank Foundation | Axis Pension Fund

From: naveen.g . <naveen.g@modiproperties.com>
Sent: Friday, April 5, 2024 3:24 PM
To: Pachimattala Maruthi <Pachimattala.Maruthi@axisbank.com>
Subject: Re: Re-payment Scheduled copy of M/S MODI HOUSING PRIVATE LIMITED .

**CAUTION : External Email - VALIDATE SENDER before CLICKING on
Links/Attachments.**

Dear Maruthi,

Could you please share sanction letter as well.

Kindly do the needful.

Regards,

Naveen.G

Asst Finance Manager | +91 7416121573 | Naveen.g@modiproperties.com

Modi Properties Pvt. Ltd. | www.modiproperties.com

5-4-187/ 3 & 4, M G Road, Secunderabad – 03 |

Don't just buy a flat or villa! Buy a great lifestyle!

We build affordable flats & villas in gated communities.

On Wednesday, April 3, 2024 at 06:05:08 PM GMT+5:30, Pachimattala Maruthi
<pachimattala.maruthi@axisbank.com> wrote:

Dear Sir,

Greetings from Axis Bank Ltd !!!

Please find the attached Re-payment Scheduled copy of M/S MODI HOUSING PRIVATE LIMITED .

Thanks & Regards,
PACHIMATTALA MARUTHI
Sales Manager | Auto Loan

 **AXIS BANK** | *dil se open*

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Instl Num	Due Date	Opening Principal	Instl. Amount	Principal	Interest	Closing Principal	Rate(%)
22	01/01/2026	1,956,716.00	58,055.00	43,461.00	14,594.00	1,913,255.00	08.95
23	01/02/2026	1,913,255.00	58,055.00	43,785.00	14,270.00	1,869,470.00	08.95
24	01/03/2026	1,869,470.00	58,055.00	44,112.00	13,943.00	1,825,358.00	08.95
25	01/04/2026	1,825,358.00	58,055.00	44,441.00	13,614.00	1,780,917.00	08.95
26	01/05/2026	1,780,917.00	58,055.00	44,772.00	13,283.00	1,736,145.00	08.95
27	01/06/2026	1,736,145.00	58,055.00	45,106.00	12,949.00	1,691,039.00	08.95
28	01/07/2026	1,691,039.00	58,055.00	45,443.00	12,612.00	1,645,596.00	08.95
29	01/08/2026	1,645,596.00	58,055.00	45,782.00	12,273.00	1,599,814.00	08.95
30	01/09/2026	1,599,814.00	58,055.00	46,123.00	11,932.00	1,553,691.00	08.95
31	01/10/2026	1,553,691.00	58,055.00	46,467.00	11,588.00	1,507,224.00	08.95
32	01/11/2026	1,507,224.00	58,055.00	46,814.00	11,241.00	1,460,410.00	08.95
33	01/12/2026	1,460,410.00	58,055.00	47,163.00	10,892.00	1,413,247.00	08.95
34	01/01/2027	1,413,247.00	58,055.00	47,515.00	10,540.00	1,365,732.00	08.95
35	01/02/2027	1,365,732.00	58,055.00	47,869.00	10,186.00	1,317,863.00	08.95
36	01/03/2027	1,317,863.00	58,055.00	48,226.00	9,829.00	1,269,637.00	08.95
37	01/04/2027	1,269,637.00	58,055.00	48,586.00	9,469.00	1,221,051.00	08.95
38	01/05/2027	1,221,051.00	58,055.00	48,948.00	9,107.00	1,172,103.00	08.95
39	01/06/2027	1,172,103.00	58,055.00	49,313.00	8,742.00	1,122,790.00	08.95
40	01/07/2027	1,122,790.00	58,055.00	49,681.00	8,374.00	1,073,109.00	08.95
41	01/08/2027	1,073,109.00	58,055.00	50,051.00	8,004.00	1,023,058.00	08.95
42	01/09/2027	1,023,058.00	58,055.00	50,425.00	7,630.00	972,633.00	08.95
43	01/10/2027	972,633.00	58,055.00	50,801.00	7,254.00	921,832.00	08.95
44	01/11/2027	921,832.00	58,055.00	51,180.00	6,875.00	870,652.00	08.95
45	01/12/2027	870,652.00	58,055.00	51,561.00	6,494.00	819,091.00	08.95
46	01/01/2028	819,091.00	58,055.00	51,946.00	6,109.00	767,145.00	08.95
47	01/02/2028	767,145.00	58,055.00	52,333.00	5,722.00	714,812.00	08.95
48	01/03/2028	714,812.00	58,055.00	52,724.00	5,331.00	662,088.00	08.95
49	01/04/2028	662,088.00	58,055.00	53,117.00	4,938.00	608,971.00	08.95
50	01/05/2028	608,971.00	58,055.00	53,513.00	4,542.00	555,458.00	08.95
51	01/06/2028	555,458.00	58,055.00	53,912.00	4,143.00	501,546.00	08.95
52	01/07/2028	501,546.00	58,055.00	54,314.00	3,741.00	447,232.00	08.95
53	01/08/2028	447,232.00	58,055.00	54,719.00	3,336.00	392,513.00	08.95
54	01/09/2028	392,513.00	58,055.00	55,128.00	2,927.00	337,385.00	08.95
55	01/10/2028	337,385.00	58,055.00	55,539.00	2,516.00	281,846.00	08.95
56	01/11/2028	281,846.00	58,055.00	55,953.00	2,102.00	225,893.00	08.95
57	01/12/2028	225,893.00	58,055.00	56,370.00	1,685.00	169,523.00	08.95

Instl Num	Due Date	Opening Principal	Instl. Amount	Principal	Interest	Closing Principal	Rate(%)
58	01/01/2029	169,523.00	58,055.00	56,791.00	1,264.00	112,732.00	08.95
59	01/02/2029	112,732.00	58,055.00	57,214.00	841.00	55,518.00	08.95
60	01/03/2029	55,518.00	55,932.00	55,518.00	414.00	0.00	08.95
Total:			3,481,177.00	2,800,000.00	681,177.00	0.00	

Part Payment/ ROI Conversion Details

Date	Eff. Date	Reference	Rate Type	Eff. Rate (%)	Amount (Rs.)
------	-----------	-----------	-----------	---------------	--------------

1-12 Mths	13-24 Mths	25-36 Mths	37 Mths and above
5	5	5	5

Part Payment Penalty Charges (%)

Please Note :

The 'Moratorium Interest capitalized' indicates the interest component of the EMI(s) in respect of which the benefit of moratorium was granted as part of the regulatory guidelines on COVID-19 Regulatory Package. The overall loan liability is increased only to the extent of amount of interest capitalized.

*Includes Penal Interest levied on late EMI payments (if any) only prior to 1st April 2024. W.e.f 1st April 2024, penalty, if any, shall be levied as penal charges. Kindly refer to the Fees & Charges section for your product on the Axis Bank website.

** Penal Charges @ 8% p.a. + applicable GST (On Penal Charges) w.e.f. 1st April 2024.



APPROVAL LETTER OF MS. MODI HOUSING PRIVATE LIMITED .

I message

Pachimattala Maruthi <Pachimattala.Maruthi@axisbank.com>
To: retail.finance@fortunetoyota.com <retail.finance@fortunetoyota.com>
Cc: Vulli Gupta <Vulli.Gupta@axisbank.com>, NARESH VALKI <valkinare456@gmail.com>

Fri, 1 Mar, 2024 at 11:2

Dear Team,

Greeting from AXIS BANK!!!

We are pleased to inform you that your car loan application has been approved of MS. MODI HOUSING PRIVATE LIMITED . for the details are mentioned below.

Customer Name	MS. MODI HOUSING PRIVATE LIMITED .
Vehicle Variant & Model	TOYOTA INNOVA HYCROSS
EX Showroom Price	27,78,500
Loan Amount	28,00,000
Tenor	60 months
Adv EMI	Arrears
Processing Fee	6500
Doc Charges	950
Stamp Duty	1200
ROC	2500
Net Disbursement	27,88,850

NOTE - This approval letter is not valid if any changes in ex-showroom cost, variant, and model.

Thanks & Regards,
PACHIMATTALA MARUTHI
Sales Manager | Auto Loan



Axis Bank Limited | Retail Asset Center | Ranigunj | Secunderabad | Hyderabad | 500003 | Mobile - 9885644126.

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**AXIS BANK**

UMRN

Sponsor Bank Code

UTIB0000248

Utility Code

UTIB00180000009434

Date

DD MM YYYY

Tick (✓)

CREATE

MODIFY

CANCEL

I/We hereby authorize

AXIS BANK

to debit (tick ✓)

SB

CA

CC

SB-NRE

SB-NRO

Other

Bank a/c number

009763700001773

with Bank

Name of the bank YES BANK

IFSC

YES00000097

or MICR

500532002

an amount of Rupees

in words

₹

FREQUENCY

☒ Mthly☒ Qtrly☒ H-Yrly☒ Yrly☒ As & when presented

DEBIT TYPE

☒ Fixed Amount☒ Maximum Amount

Reference 1

Phone No.

Reference 2

Email ID

PERIOD

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*

From

To

Or

☒ Until Cancelled

For MODI HOUSING PVT LTD.

Signature of Account holder

Signature of Account holder

Signature of Account holder

1. Name as in

Authorized Signatory

2. Name as in bank records

3. Name as in bank records

This is to confirm that the declaration has been carefully read, understood and made by me/us. I am authorizing the User entity / Corporate to debit my account.

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.



AXIS BANK

UMRN

Date

Sponsor Bank Code

UTIB0000248

Utility Code

UTIB0018000009434

Tick (✓)

CREATE

MODIFY

CANCEL

I/We hereby authorize

AXIS BANK

to debit (tick ✓)

SB

CA

CC

SB-NRE

SB-NRO

Other

Bank a/c number

009763700001773

with Bank

YES BANK

IFSC

YESB00000097

or MICR

500532002

an amount of Rupees

FREQUENCY

☒ Mthly☐ Qtlly☐ H-Yrly☐ Yrly☐ As & when presented

DEBIT TYPE

☒ Fixed Amount☒ Maximum Amount

Reference 1

Reference 2

PERIOD

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*

From

To

Or

☒ Until Cancelled

Authorized Signatory

This is to confirm that the declaration has been carefully read, understood and made by me/us. I am authorizing the User entity / Corporate to debit my account. 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.



AXIS BANK

UMRN

Date

Sponsor Bank Code

UTIB0000248

Utility Code

UTIB0018000009434

Tick (✓)

CREATE

MODIFY

CANCEL

I/We hereby authorize

AXIS BANK

to debit (tick ✓)

SB

CA

CC

SB-NRE

SB-NRO

Other

Bank a/c number

009763700001773

with Bank

YES BANK

IFSC

YESB00000097

or MICR

500532002

an amount of Rupees

FREQUENCY

☒ Mthly☐ Qtlly☐ H-Yrly☐ Yrly☐ As & when presented

DEBIT TYPE

☒ Fixed Amount☒ Maximum Amount

Reference 1

Reference 2

PERIOD

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*

From

To

Or

☒ Until Cancelled

Authorized Signatory

This is to confirm that the declaration has been carefully read, understood and made by me/us. I am authorizing the User entity / Corporate to debit my account. 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.



AXIS BANK

UMRN

Date

Sponsor Bank Code

UTIB0000248

Utility Code

UTIB0018000009434

Tick (✓)

CREATE

MODIFY

CANCEL

I/We hereby authorize

AXIS BANK

to debit (tick ✓)

SB

CA

CC

SB-NRE

SB-NRO

Other

Bank a/c number

with Bank

Name of customer's bank

IFSC

or MICR

an amount of Rupees

in words

FREQUENCY

☒ Mthly☐ Qtlly☐ H-Yrly☐ Yrly☐ As & when presented

DEBIT TYPE

☒ Fixed Amount☒ Maximum Amount

Reference 1

Phone No.

Reference 2

Email ID

PERIOD

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*

From

To

Or

☒ Until Cancelled

Signature of Account holder

Signature of Account holder

Signature of Account holder

Name as in bank records

Name as in bank records

Name as in bank records

This is to confirm that the declaration has been carefully read, understood and made by me/us. I am authorizing the User entity / Corporate to debit my account. 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.

VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

YES / BUSINESS

YES BANK Ltd., GROUND FLOOR, AGRAVANSI 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.

DDMMYYYY

Pay AXIS BANK LTD A/C AUTO LOAN

or Bearer
या धारक को

Rupees रुपये

अदा करें

₹

A/c No. 009763700001773
खाता क्र.

CURRENT

YES BANK

For MODI HOUSING PVT LTD

[Signature]
Authorized Signatories
Please sign above

800748 500532002 012798 29

VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

YES BANK Ltd., GROUND FLOOR, AGRAVANSI 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.

DDMMYYYY

Pay **AXIS BANK LTD A/C AUTO LOAN**

or Bearer
या धारक व

Rupees रुपये

अदा करें ₹

A/c No. 009763700001773
खाता क्र.

CURRENT

YES BANK

For MODI HOUSING PVT LTD

Authorized Signatories
Please sign above

800750 500532002 012798 29

800751 500532002 012798 62

Authorized Signatories
Please sign above

For MODI HOUSING PVT LTD

YES BANK

CURRENT

A/c No. 009763700001773
खाता क्र.

अदा करें ₹

or Bearer
या धारक की

Pay **AXIS BANK LTD A/C AUTO LOAN**

Payable At Par At All Branches of YES BANK Ltd.

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

VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

YES BANK Ltd., GROUND FLOOR, AGRAVANSI 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.

DDMMYYYY

Pay **AXIS BANK LTD A/C AUTO LOAN**

or Bearer
या धारक की

Rupees रुपये

अदा करें ₹

A/c No. 009763700001773
खाता क्र.

CURRENT

YES BANK

For MODI HOUSING PVT LTD

Authorized Signatories
Please sign above

800749 500532002 012798 29



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF MODI HOUSING PRIVATE LIMITED AT THE BOARD MEETING HELD ON 29th Feb 2024 at 5-4-187/3&4. II Floor, M. G. Road, Secunderabad-500 003

The Directors informed the Board that the Company had approached AXIS Bank Ranigunj Branch for availing financial assistance by way of Auto loan (facility). The Chairman further informed that the Bank has agreed to sanction the said Auto loan Facility. The Chairman placed before the Board the said sanction details wherein the following security is stipulated for the Auto loan facility sanctioned to the Company

- (i) Soham Satish Modi
- (ii) Gaurang Jayantilal Mody

After discussions, the Board then passed the following resolution –

“RESOLVED THAT the approval of the Board be and is hereby given to the Company to avail financial assistance from AXIS Bank Ranigunj Branch as a Borrower for the amount not exceeding in the aggregate, Rupees 28,00,000/-, in terms of the Bank’s sanction letter no. __ dated __, as placed before the Board.”

“FURTHER RESOLVED THAT Soham Satish Modi Director and Gaurang Jayantilal Mody Director, (give designation if a senior official other than a director) be and are hereby jointly and severally authorised to sign, execute and deliver all the documents as may be necessary for the proper availing of the said facility and as may be required by the Bank and further to furnish, sign, execute and deliver such indemnities and/or declarations and/or affidavits on behalf of the Company in favour of the Bank as may be required by the Bank in any matter related hereto and generally to do all such acts and deeds as may be necessary for availing the said financial facility as a borrower.”

“FURTHER RESOLVED THAT the approval of the Board be and is hereby given to affix the common seal of the Company on any or all documents in terms of the Articles of Association of the Company, as may be required by the Bank.”

“FURTHER RESOLVED THAT to secure the said facility and/or to create hypothecation over the assets as stipulated in the sanction details of the Bank Soham Satish Modi Director and Gaurang Jayantilal Mody Director be and are hereby requested to execute such documents as are required for creation of valid hypothecation as provided in the terms of sanction.”

“FURTHER RESOLVED THAT a Certified True Copy Of this Resolution be furnished to the Bank and/or such persons/entities as may be deemed fit by __ and/or .

CERTIFIED TRUE COPY

For Modi Housing Pvt Ltd


Soham Satish Modi

Director

Din no:00522546


Gaurang Jayantilal Mody

Director

Din:00522520

MODI HOUSING PRIVATE LIMITED

CIN: U45200TG2002PTC040192

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF MODI HOUSING PRIVATE LIMITED HELD ON THURSDAY THE 28TH DAY OF DECEMBER, 2023 AT THE REGISTERED OFFICE OF THE COMPANY AT 5-4-87/3 & 4, 3RD FLOOR, SOHAM MANSION, M.G. ROAD, SECUNDERABAD – 500003.

Authorization to Mr. Gaurang Jayantilal Mody holding DIN: 00522520 as Authorized Signatory for issuing certified true copies of various documents of the Company

"RESOLVED THAT Consent of the Board is be and herby accorded to authorize **Mr. Gaurang Jayantilal Mody** holding DIN: 00522520 to sign and certify as true copies of Board Resolutions and other documents including but not limited to books of accounts, invoices, PO's. ADA. MOA, list of Directors, Minutes / extracts of resolutions, GST Returns, Incorporation Certificate, PAN Card. Address Proof, Sale deeds, Agreements of Sale, Bank Statements, Borrowings for car loans, signing Re- KYC documents for banks and related documents including but not limited to documents required for day-to-day functioning of the Company;

RESOLVED FURTHER THAT the aforesaid power entrusted to the said authorised signatory shall be valid and effective unless revoked earlier by the Board and all acts done in pursuance of this resolution shall be binding on the Company;

RESOLVED FURTHER THAT a Certified True Copy of the resolution be given to anyone concerned or interested in the matter."

S. No	Name	Designation	DIN	Specimen Signature
1	Gaurang Jayantilal Mody	Director	00522520	

For MODI HOUSING PRIVATE LIMITED


Soham Satish Modi
Director
(DIN: 00522546)

**Registered Office: 5-4-187/3&4, Soham Mansion, 3rd Floor, M.G. Road
Secunderabad TG 500003**

+91 40 66335551, Email: roc@modiproperties.com

YES / FIRST
BUSINESS

VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

YES BANK Ltd., GROUND FLOOR, AGRAVANSI 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.

DDMMYYYY

UTILITY FORMS PVT. LTD. / CTS - 2010

Pay

or Beare

या धारक क

Rupees रुपये

अदा करें

₹

A/c No.
खाता क्र.

009763700001773

CURRENT

For MODI HOUSING PVT LTD

YES BANK

Authorised Signatories
Please sign above

014973 500532002 012798 29

TOYOTA		☐ ORIGINAL FOR RECIPIENT ☐ DUPLICATE FOR TRANSPORTER ☐ TRIPLICATE FOR SUPPLIER														
TOYOTA KIRLOSKAR MOTOR PRIVATE LIMITED Plot No.1,Bidadi Industrial Area Ramnagara Dist,KARNATAKA-562109 PAN no : AAAC5415B CIN No.: U34101KA1997PTC022858 Fax : Phone No : GSTIN: 29AACT5415B1Z0 State Code : 29		Smiles Sales Invoice No. TMC23108981 Reg. No. REGNO Details of Receiver(Billed To): MODI HOUSING PVT LTD Mobile 9381246009 2ND FLOOR, 5-4-187/354, SOHAM MANSION, M.G. ROAD SECUNDERABAD, SECUNDERABAD HYDERABAD, TELANGANA TELANGANA HYDERABAD SECUNDERABAD SECUNDERABAD Telephone Fax FINANCE@MODIPROPERTIES.IN GSTIN 36AADCMS906D2Z0 State Code 36 Details of Consignee(Shipped To): MODI HOUSING PVT LTD Mobile 9381246009 2ND FLOOR, 5-4-187/354, SOHAM MANSION, M.G. ROAD SECUNDERABAD, SECUNDERABAD HYDERABAD, TELANGANA TELANGANA HYDERABAD SECUNDERABAD SECUNDERABAD 500003 Telephone Fax State Code 36 FINANCE@MODIPROPERTIES.IN Place of Supply : TELANGANA Contact Name Contact Phone 9381246009														
Series : INN Full Model Code : MAGH10R-APXMBX VIN No. : MBJABBA201440094 Engine No. : M20A-NC00010 Customer ID : C22046876 Delivery Date/Sale Dealer : 31/03/2024/HY05A		Smiles Sales ID : TMC23108981 Invoice Date and Time : 31/03/2024 19:20 Mileage in / Ref. Doc. Date : 11 kms SA code/ LRM code : Chintia Lakshmi														
Sl. No	Code / Part No.	Description	SAC/H SN	Qty.	UOM	Labour / Unit Price	Discount %	Amount	Taxable Value	Tax Rate(%)			Tax Amount			Amount with Tax
										CGST	SGST	IGST	CGST	SGST	IGST	
AMC SALES PACKAGE START :1000 KM END :20000 KM VALIDITY DATE :31/03/2025 Labour Charges																
1	042214A	WS(OFF-VEHICLE TWO WHEELS) -COMB.EACH ADD WHEEL-ADJ	998729	4.00		252	10.00	100.80	907.2	0	0	18	0.00	0.00	163.28	1070.48
2	043233	WHEEL ALIGNMENT - INSP	998729	2.00		1008	10.00	201.60	1814.4	0	0	18	0.00	0.00	326.60	2141
3	1000	1,000 KM SERVICE - INSP	998729	1.00		0	10.00	0	0	0	18	0.00	0.00	0.00	0	
4	10000	10,000 KM SERVICE - INSP	998729	1.00		0	10.00	0	0	0	18	0.00	0.00	0.00	0	
5	20000	20,000 KM SERVICE - INSP	998729	1.00		0	10.00	0	0	0	18	0.00	0.00	0.00	0	
6	420018	TIRE ROTATION (ALL) - ROTAT	998729	2.00		252	10.00	50.40	453.6	0	0	18	0.00	0.00	81.64	535.24

TOYOTA		☐ ORIGINAL FOR RECIPIENT ☐ DUPLICATE FOR TRANSPORTER ☐ TRIPLICATE FOR SUPPLIER																																																							
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Place of Supply : TELANGANA		Contact Name :		Contact Phone : 9381246009																																																					
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Part Charges																																																									
7	A-08805-6 0210	WINDSHIELD WASHER FLUID	340290 99	6.00	U	42	3.00	7.56	244.44	0	0	18	0.00	0.00	44.60	288.44																																									
8	A-67139-0 X050	ELEMENT AIR REFINER	842139 90	1.00	N	1097	3.00	50.91	1646.09	0	0	18	0.00	0.00	296.30	1942.39																																									
9	A-90430-1 2031	GASKET	761699 90	2.00	N	52	3.00	3.12	109.88	0	0	18	0.00	0.00	18.18	119.54																																									
10	A-90915-1 0009	FILTER, OIL	842123 00	2.00	N	316	3.00	18.90	613.04	0	0	18	0.00	0.00	110.34	723.38																																									
Oil Charges																																																									
11	L-0658-08 5644	Synthetic Engine Oil SP 0W-16	271019 72	92.00	U	42.79	3.00	118.10	3818.58	0	0	18	0.00	0.00	587.34	4505.92																																									
IGST for parts @ 18% : 1,156.14 IGST for labor @ 18% : 571.52																																																									
IRN NO: ed07930e14e50382eDea90143a73165b7327066c2198d7f9cb3193																																																									
Whether the Tax is payable on Reverse Charge Basis : No																																																									
For TOYOTA KIRLOSKAR MOTOR PRIVATE LIMITED Digitally signed by ASHISH LOMESH Issuer: Care4Sign DSC Sub CA 2022 AUTHORISED SIGNATORY (Digital Signature)		<table border="1"> <thead> <tr> <th>Charges</th> <th>Labour</th> <th>Parts</th> <th>Total</th> <th>Rounding</th> <th>G. Total</th> </tr> </thead> <tbody> <tr> <td></td> <td>3,528.00</td> <td>6,621.68</td> <td>10,149.68</td> <td>551.45</td> <td>9,598.23</td> </tr> <tr> <td></td> <td>352.80</td> <td>198.65</td> <td>551.45</td> <td></td> <td></td> </tr> <tr> <td></td> <td>3,175.20</td> <td>6,423.03</td> <td>9,598.23</td> <td></td> <td></td> </tr> <tr> <td></td> <td>0.00</td> <td>0.00</td> <td>0.00</td> <td></td> <td></td> </tr> <tr> <td></td> <td>571.52</td> <td>1,156.14</td> <td>1,727.66</td> <td></td> <td></td> </tr> <tr> <td></td> <td>3,746.72</td> <td>7,579.17</td> <td>11,325.89</td> <td></td> <td>11,325.89</td> </tr> </tbody> </table>														Charges	Labour	Parts	Total	Rounding	G. Total		3,528.00	6,621.68	10,149.68	551.45	9,598.23		352.80	198.65	551.45				3,175.20	6,423.03	9,598.23				0.00	0.00	0.00				571.52	1,156.14	1,727.66				3,746.72	7,579.17	11,325.89		11,325.89
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		Eleven thousand three hundred twenty-six rupees Only																																																							
Toyota Smiles Terms & Conditions 1. There would be No Cancellation against this policy purchase. 2. Validity Period : It is valid for the time period / Km's whichever is earlier as mentioned in invoice. 3. Only Parts & Labour shown in invoice will be covered under this program, any other replacement apart from the above jobs mentioned, will not be covered, under this program. 4. For any job which is NOT covered under this Invoice & Vehicle Warranty conditions, if carried out on vehicle, customer needs to pay as per applicable charges / rates. 5. All Body and Paint jobs are excluded from this agreement. 6. The agreement period cannot be extended from the stipulated period or amount reimbursed, if any of the Intermittent Services are skipped/missed. 7. It is the sole responsibility of the "Customer" to send the vehicle to the Service facility for regular Periodic Maintenance at specified intervals. 8. The Service contractor will not be responsible for any sort of complaints developed from accessory element / repair work done outside. 9. If the vehicle is sold, this agreement can be transferred to the new owner with his consent. 10. The basic warranty coverage of the vehicle will remain same as per the vehicle manufacturer. No additional extended warranty is provided under this agreement. 11. The services / benefits can be availed from any Toyota Authorized Service Dealer.																																																									

WELCOME TO TOYOTA TRUE WARRANTY

Dear valued customer,

Congratulations & thank you for choosing to enroll for Toyota extended warranty program. With this program ensure peace of mind by enjoying the benefits of warranty coverage similar to standard vehicle warranty.

We assure you pleasant memories with your favorite Toyota vehicle for a long time.

Toyota extended warranty will be honored by all Toyota authorized dealers across India.

Wish you a happy & safe driving

[Dealer Stamp & Signature]

Certificate Cum Invoice

True warranty details:

Customer Name: MODI HOUSING PVT LTD
Address: 2ND FLOOR ,5-4-187/3&4,SOHAM MANSION,M.G
ROAD SECUNDERABAD, SECUNDERABADHYDERABAD,
TELANGANA SECUNDERABAD
Model: INNOVA HYCROSS / Fuel Type: Hybrid
Odometer Reading: 10

GSTIN: 36AADCM5906D2ZO
Certificate Date: 23-Mar-2024
Transmission: Automatic
VIN No: MBJABBAA201440094
Veh Delivery Date: 28-Feb-2024

Product Price ₹	CGST @ 9 %	SGST @ 9 %	IGST @ 18 %	Final Price ₹	Extended Coverage* in [Date/KM] (Whichever comes earlier)
37339	0	0	6721	44060	Up to [28-Feb-2029 or 100000 Kms]

[Note*: Toyota extended warranty shall commence immediately after expiry of manufacturer's standard vehicle warranty]

Authorized Signatory



For Assurant Automotive Warranty Solutions (India) Private Limited #
(GSTIN - 33AAUCS1067N1ZR / SAC Code - 998729)

Note :

- This Extended Warranty coverage is valid up to 28-Feb-2029 or KMs 100000 Whichever is earlier
- Toyota True Warranty shall commence immediately after expiry of Manufacturers warranty, i.e 3 years or 100,000 km
- Toyota True Warranty is managed by Assurant Automotive Warranty Solutions (India) Private Limited

Extended Warranty Conditions:

The terms and conditions of your extended warranty are mentioned in the annexure page 3 & 4. Some of the key provisions are:

1. What is covered

- Toyota's extended warranty provides similar coverage to manufacturer's standard vehicle warranty with applicable terms & conditions. [Refer page 3, Toyota true warranty terms & conditions for details]

2. What is not covered

- Tyre, battery, and consumables.
- Service Requests where the fault causing the mechanical breakdown was diagnosed prior to the expiry of manufacturer's standard vehicle warranty period but the repair was deferred to or carried out in the extended warranty period.
- No warranty benefits shall be available in respect of any repairs & replacements occurring during the first 15 days from the date of issuance of extended warranty certificate. [Refer page 3, Toyota true warranty terms & conditions for details]

3. Warranty repairs

- Warranty repairs must be performed by Toyota authorized dealer only. Toyota dealer will repair or replace any part, which is adjudged as covered under extended warranty, at no charge to customer. [Refer page 3 & 4, Toyota true warranty terms & conditions for details]

4. Transfer of warranty

- Extended warranty coverage is transferable to subsequent vehicle owner. The unexpired portion of the warranty coverage will be transferred to the new owner. The new owner should complete the change of ownership formalities by visiting the nearest Toyota dealership within 10 days from the date of transfer of ownership of the vehicle. [Refer page 4, Toyota true warranty terms & conditions for details]

5. Cancellation policy

- Customer can cancel the extended warranty certificate within 15 days from the certificate date and get the refund from the dealer

[Note *: This is a computer-generated invoice and does not require manual signature]

TAX INVOICE

(ORIGINAL FOR RECIPIENT)

e-Invoice

IRN

IRN : 00051291206764
 Ack No. : 112419442314631
 Ack Date : 4-Mar-24



Fortune Toyota

Fortune Motorcars Private Limited - Sanath Ngr Sale
 7-2-B,31/A
 SANATHNAGAR(IE)
 HYDERABAD
 36AAECF9252E1ZM
 Telangana - 500018
 GSTIN/UIN: 36AAECF9252E1ZM
 State Name : Telangana, Code : 36
 CIN: U50400TG2022PTC159660

Consignee (Ship to)

MODI HOUSING PRIVATE LIMITED

REF BY: GAURANG MODY
 2ND FLR 5-4-187/3&4
 SOHAM MANSION
 MG ROAD SECUNDERABAD
 RANIGUNJ
 HYDERABAD-500003
 PH-9381246009
 PAN-AADCM5906D2ZO
 GST-36AADCM5906D2ZO

GSTIN/UIN : 36AADCM5906D2ZO
 State Name : Telangana, Code : 36

Buyer (Bill to)

MODI HOUSING PRIVATE LIMITED

REF BY: GAURANG MODY
 2ND FLR 5-4-187/3&4
 SOHAM MANSION
 MG ROAD SECUNDERABAD
 RANIGUNJ
 HYDERABAD-500003
 PH-9381246009
 PAN-AADCM5906D2ZO
 GST-36AADCM5906D2ZO

GSTIN/UIN : 36AADCM5906D2ZO
 State Name : Telangana, Code : 36
 Place of Supply : Telangana

Invoice No.

FTS23240478

Dated

29-Feb-24

T/R NO:

TS13JTR2492

HYPOTHECATED TO

AXIS BANK LTD

Engine/Vin No:

M20ANC00010 dt. 29-Feb-24

Purchase Order No.

N/A

Insurance:

ICICI LOMBARD GIC LTD

Purchase Order Date

29-Feb-24

Sales consultant

A NAIDU

Color

PLATINUM WHITE PEARL

Model

INNOVA HYCROSS HYBRID VX(7S) BSVI-PH2

SI No.	Description of Goods	Quantity	Rate	per	Amount
1	Chassis No. : MBJABBAA201440094~0224 Model : INNOVA HYCROSS HYBRID VX(7S) BSVI-PH2	1.000 NOS	19,43,006.99	NOS	19,43,006.99
	Output CGST @ 14%				2,72,020.98
	Output SGST @ 14%				2,72,020.98
	Output Cess @ 15%			15 %	2,91,451.05
Total		1.000 NOS			₹ 27,78,500.00

Amount Chargeable (in words)

INR Twenty Seven Lakh Seventy Eight Thousand Five Hundred Only

E. & O.E

HSN/SAC	Taxable Value	CGST Rate	CGST Amount	SGST/UTGST Rate	SGST/UTGST Amount	Cess Rate	Cess Amount	Total Tax Amount
87034030	19,43,006.99	14%	2,72,020.98	14%	2,72,020.98	15%	2,91,451.05	8,35,493.01
Total	19,43,006.99		2,72,020.98		2,72,020.98		2,91,451.05	8,35,493.01

Tax Amount (in words) : INR Eight Lakh Thirty Five Thousand Four Hundred Ninety Three and One paise Only

Company's PAN : AAECF9252E Fortune Motorcars Private Limited - Sanath Ngr Sale

Sales: 9-4-76/A/6, Nizam Colony, Tolichowki, Hyderabad - 500 008. Ph: 040-29312425/26/27/28. E-mail: sales@fortunetoyota.com

We declare that this invoice shows the value of the goods described and the tax thereon. This invoice is generated by BHARATH

that all particulars are true and correct.

This is a Computer Generated Invoice

RE: Vehicle confirmation-INNOVA -VX(0)-75 || Modi Housing Pvt Ltd||

From: marketing.manager@fortunetoyota.com

To: jaikumar@modiproperties.com

Cc: shivakumar@modiproperties.com; vinod.r@modiproperties.com; sales.vp@fortunetoyota.com; salesgm.snagar@fortunetoyota.com; naveen.g@modiproperties.com

Date: Saturday, March 2, 2024 at 12:17 PM GMT+5:30

Dear Mr Jaikumar

Greetings from Fortune Toyota...

The vehicle was ready to be delivered yesterday morning but the same was handed over to your driver at 4:45 pm . As you were aware that Mr Karna Mehta wanted us to fit the accessories and then deliver the vehicle as told to us by Mr Maneesh. The delay for this was due to accessories fitment .

Also please find the attached accessories invoice for which payment was not done. Requesting you to kindly intervene and make the payment .

Thanks & Regards
A Shailender

From: JAI KUMAR <jaikumar@modiproperties.com>

Sent: 01 March 2024 12:14 PM

To: naveen.g . <naveen.g@modiproperties.com>; marketing.manager@fortunetoyota.com

Cc: 'Shivakumar .' <shivakumar@modiproperties.com>; 'Soham Modi' <sohammodi@modiproperties.com>; 'vinod.r .' <vinod.r@modiproperties.com>; sales.vp@fortunetoyota.com; salesgm.snagar@fortunetoyota.com

Subject: Re: Vehicle confirmation-INNOVA -VX(0)-75 || Modi Housing Pvt Ltd ||

Shailender,

till now the vehicle not delivered to us as promised.

Regards,

G Jai Kumar

AGM - HR & Admin | jaikumar@modiproperties.com

Modi Properties Pvt. Ltd. | www.modiproperties.com

5-4-187/ 3 & 4, M G Road, Secunderabad - 03 | +91 40 66335551 |

Don't just buy a flat or villa! Buy a great lifestyle!

We build affordable flats & villas in gated communities

On 29-02-2024 21:22, naveen.g . wrote:

Dear Shailender Sir,

Details are correct please go ahead.

Regards,

Naveen.G

NT TG

FC0376905/24

Vehicle Class: MOTOR CAR

Regn. Number
TG103008

Maker's Name
TOYOTA KIRLOSKAR MOTOR PVT LTD

Model's Name
INNOVA HYCROSS HYBRID V(1.7S) BSV1-PH2

Colour
PLATINUM WHITE PEARL

Body Type
STATION WAGON

Seating (In all) / Standing / Sleeper Capacity

Month-Year of Mfg.
2/2024

7 0 0

Unladen / Laden / Gross Combination Weight (kg)

Number of Cylinders
4

1655 2320.00

Cubic Capacity / Horse Power (BHP/kW) Wheel Base (mm)

1987

150.19

2850

C 2850

Financer Name
AXIS BANK LTD

Signature of the Dealer

Registering Authority's Name

ST. J. P. S. & CO. PVT. LTD.



Re: MODI HOUSING PRIVATE LIMITED

From: naveen.g . (naveen.g@modiproperties.com)

To: pachimattala.maruthi@axisbank.com

Cc: rishabh.arora@modiproperties.com; shivakumar@modiproperties.com

Date: Wednesday, March 27, 2024 at 03:43 PM GMT+5:30

Dear Maruthi,

Please find the attached form CHG-1 with DSC affixed of Soham Sir.

Please share the filed form, payment challan and certificate of registration after filing the form.

Regards,

Naveen.G

Asst Finance Manager | +91 7416121573 | Naveen.g@modiproperties.com

Modi Properties Pvt. Ltd. | www.modiproperties.com

5-4-187/ 3 & 4, M G Road, Secunderabad – 03 |

Don't just buy a flat or villa! Buy a great lifestyle!

We build affordable flats & villas in gated communities.

On Saturday, March 23, 2024 at 04:34:02 PM GMT+5:30, Pachimattala Maruthi
<pachimattala.maruthi@axisbank.com> wrote:

Dear Team,

Please find the attached file for how to register Digital signature for Director on MCA portal step by step.

Kindly use the digital signature of Mr SOHAM SATISH MODI Din 00522546 to sign the form .

Please ensure that the authorised signatory has to register the DSC in the V3 version of the MCA portal before signing the CHG-1 form.

Thanks & Regards,
PACHIMATTALA MARUTHI
Sales Manager | Auto Loan

 **AXIS BANK | dil se open**

Axis Bank Limited | Retail Asset Center | Ranigunj | Secunderabad | Hyderabad | 500003 |
Mobile - 9885644126.

Axis Asset Management | Axis Bank UK | Axis Capital | Axis Finance | Axis Securities |
Axis Trustee | A. Treds | Freecharge | Axis Bank Foundation | Axis Pension Fund

(b)*Nature, description and brief particulars of the instrument creating or modifying the charge

Loan Cum Hypothecation
Agreement dated 04-03-2024

(c)* Whether charge is created or modified outside India

☐ Yes

☒ No

6 (a) Whether charge is modified in favour of asset reconstruction company (ARC) or assignee

☐ Yes

☐ No

(b) Whether charge holder is authorised to assign the charge as per the charge agreement

☐ Yes

☐ No

7 Type of charge

(a) *Description of the property charged indicating whether it is a charge on

☐ Immovable property or any interest therein - Residential

☐ Immovable property or any interest therein - Commercial

☐ Immovable property or any interest therein - Others

☐ Movable property - Equipment and Machinery

☐ Movable property – Inventory

☐ Movable property - Inventory (incl. Receivables)

☒ Movable property - Motor Vehicle (Hypothecation)

☐ Movable property - Ship or any share in a ship

☐ Movable property - Others

☐ Intangible – Goodwill

☐ Intangibles - Trademarks

☐ Intangible - Patent

☐ Intangible - Licence

☐ Intangible - Licence under a Patent

☐ Intangible - Copyright

☐ Intangible - Copyright under a Patent

☐ Intangible - Designs

☐ Intangible - IPR

☐ Intangible - Others

☐ Solely of Property situated outside India

☐ Uncalled share capital

☐ Calls made but not paid

☐ Book debts

☐ Others

(b) If others, please specify

Details of charge holder

8(a) *Whether consortium finance is involved:

☐ Yes ☒ No

If Yes, enter Lead Banker's Name

(b) *Whether joint charge involved

☐ Yes ☒ No

(c) *Number of charge holder(s)

(d) Whether Charges rank pari passu

☐ Yes ☐ No

List of the Charge holder (s)

Rank	Name of the Charge holder	Particulars of the property charged	Details of their extent on the charge (in %)	Maximum amount secured (in INR)

9 Particulars of the charge holder (in case charge is modified in favour of ARC or assignee, enter the particulars of ARC or assignee)

*Category

(Nationalised bank/Scheduled bank/Private Sector Bank/Financial institution/
Non-banking financial company/Co-operative bank/Foreign bank/Individual/Others)

Private Sector Bank

If others, please specify

*Name of the charge holder

Axis Bank Limited

CIN (if applicable)

*Name

Axis Bank Limited

*Address Line 1

Trishul', 3rd Floor, Opp to
Samartheshwar Temple

Address Line 2

Law Garden, Ellis Bridge

*Country

India

*Pin code/Zip Code

380006

*Area/ Locality

Ambawadi (Ahmedabad)

*City

Ahmadabad City

*District

Ahmedabad

*State/UT

Gujarat

*E-mail ID

in*****nk.com

*Whether charge holder is having a valid Income Tax PAN

☒ Yes ☐ No

Income Tax- Permanent Account Number (PAN)

AA*****4K

BSR Code / Branch Code

Details of charge

10 (a) *Maximum Amount secured by the charge

2800000

(In case the amount is in foreign currency, rupee equivalent to be stated) (in INR.).

(In case of modification of charge, enter the amount secured by the charge after such modification)

(b) *Maximum Amount secured by the charge in words

Rupees Twenty Eight Lakhs

(c) In case amount secured by the charge is in foreign currency, mention details

11 Brief of the principal terms and conditions, extent and operation of charge

(a) Date of Creating Security Interest by actual/ constructive deposit of title deeds within bank/ housing finance company (DD/MM/YYYY)

(b) Borrower's customer/account number

AUR000810652912

(c) *Rate of interest

8.95%

(d) *Repayment term (in months)

60

(e) *Terms of Repayment

60 EMI @ Rs.58055

(f) Nature of facility

AL

(g) Date of Disbursement (DD/MM/YYYY)

(h) Miscellaneous narrative information

(i) *Margin

As per sanction Terms

(j) *Extent and operation of the charge

As per sanction Terms

(k) Others

Asset Details

12 In case of acquisition of property, subjected to charge, furnish the details relating to the existing charge on the property so acquired

(a) Date of instrument creating or evidencing the charge (DD/MM/YYYY)

(b) Description of the instrument creating or evidencing the charge

(c) Date of acquisition of the property (DD/MM/YYYY)

(d) Charge ID

(e) Amount of the charge (in INR)

(f) Particulars of the property charged

13 (a) *Short particulars of the property or asset(s) charged (including complete address and location of the property)

Make and Model# 1 unit of Toyota Innova Hycross Hybrid

(b) Plot Unit / Dwelling Interest

☐ Plot ☐ Dwelling Interest

Evaluated Price of Asset as on Security interest Creation date (in INR)	Nature of Property	PLOT ID Number	Survey No. /GAT No. etc.
Street Number & Name	Sector /Block Number	Locality	Landmark
Village/Town Name	Taluka	Pin code	District
State	Latitude	Longitude	Area of plot (Sq. feet, Sq. meter, Acre, Gunta, Cents, Hectares)

(ii) Details of Dwelling Interest

Evaluated Price of Asset as on Security interest Creation date (in INR)	Nature of Property	PLOT ID Number	Survey No. /GAT No. etc.
Dwelling Unit ID Number	Floor No.	Building Name & Society Name	Street Name / No.
Sector/Block Number	Locality	Landmark	Village/Town Name
Taluka	Pin Code	District	State
Latitude	Longitude	Area of dwelling (Sq. feet, Sq. Meter)	

(iii) Bounded by

By North	By South	By East	By West

*Survey number, GAT number, Khesra number; khweta number, Mouza number, Phase number or any other such similar representation in various states or union territories can be captured in this field.

(All the fields should be captured as appearing in the revenue record, flat no, house no, Municipal Office/Municipal Corporation / Grampanchayat are to be specified and also the area of the immovable property as well as boundaries)

14 Description of document by which the company / borrower / third party acquire title

Number of title documents deposited by customer

Document Type (Sale deed/Lease deed/Award/Others)	Document Number	Sub registrar	Taluka	Country	Pin Code/ Zip code	City	District	State/UT

15(a) *Whether any of the property or interest therein under reference is not registered in the name of the company

☐ Yes

☒ No

(b) (i) CIN / LLPIN of the company in whose name property or interest therein is registered (if applicable)

(ii) PAN of the Individual in whose name property or interest therein is registered (if applicable)

(iii) Name of entity / individual person in whose name it is registered

Other Details

16 *Date of creation/last modification prior to the present modification (DD/MM/YYYY)

17 *Particulars of the present modification (please ensure that the correct particulars are entered as the same shall be displayed in the certificate of modification of charge)

Attachments

(a) *Instrument(s) of creation or modification of charge

Loan cum Hypo.pdf

(b) Instrument(s) evidencing creation or modification of charge in case of acquisition of property which is already subject to charge together with the instrument evidencing such acquisitions;

(c) Optional attachment(s)- if any

BR.pdf

Declaration

☒ I am authorised by the Board of Directors of the Company vide resolution no

br

 dated

29/02/2024

 to sign this is form and declare that all the requirements of Companies Act, 2013 and the rules made thereunder in respect of the subject matter of this form and matters incidental thereto have been complied with. I also declare that all the information given herein above is true, correct and complete and as per the attached charge instrument(s) or document(s) and nothing material has been suppressed. A copy of the attached charge instrument(s) or document(s) is/ are available at the registered office or principal place of business in India of the company.

☐ I further declare that:

- 1 the delay in filing the particulars of creation/modification, was accidental or due to inadvertence or some other sufficient cause and are or is not of a nature to prejudice the position of the charge holder, shareholders or creditors of the company;
- 2 no prejudice would be caused to the charge holder(s) or any other creditor(s) of the company, if the delay is condoned;
- 3 the company has not created or modified any other charge(s) whatsoever on the assets of the company, since the creation / modification of the present charge;
- 4 the company is carrying on the business as on the date of filing this application and no proceedings to wind-up the company have commenced or are pending against the company;
- 5 there is no litigation proceedings pending before any court of law for which condonation of delay is being filed;
- 6 the company has not applied for striking off the name of the company from the register of Registrar of Companies

To be digitally signed by

Director or manager or secretary or CEO or CFO or IRP/RP/Liquidator (In case of an Indian company)
or an authorised representative (In case of a foreign company)

Designation

(Director/Manager/Company Secretary/CFO/ CEO/Authorised Representative/Authorised Representative
IRP/RP/Liquidator)

Director

DIN of the director; PAN of the manager or CEO or CFO or authorised representative or
IRP/RP/Liquidator; or membership number of company secretary

*****46

Declaration

- ☒ I/we confirm that the attached charge instrument(s) or document(s) is/are true copies of the original which is/are available with the charge holder and/or assignee and all the information and particulars mentioned above are derived there from are concisely and correctly stated. I/we am/are duly authorised to sign this form.
- ☐ I/we am/are a multilateral/International financial institution who has/have been exempted from payment of income tax in India under the UN Privileges and Immunities Act.

To be digitally signed by

Charge holder

PAN of the charge holder

AA*****4K

To be digitally signed by

ARC or assignee

PAN of the ARC or assignee

Certificate by Practicing Professional

I declare that I have been duly engaged for the purpose of certification of this form. It is hereby certified that I have gone through the provisions of the Companies Act, 2013 and rules thereunder for the subject matter of this form and matters incidental thereto and I have verified the above particulars (including attachment(s)) from the original/certified records maintained by the Company/applicant which is subject matter of this form and found them to be true, correct and complete and no information material to this form has been suppressed. I further certify that:

- i. The said records have been properly prepared, signed by the required officers of the Company and maintained as per the relevant provisions of the Companies Act, 2013 and were found to be in order;
- ii. All the required attachments have been completely and legibly attached to this form.

To be digitally signed by

- ☒ Chartered accountant (in whole-time practice) or
- ☐ Cost accountant (in whole-time practice) or
- ☐ Company secretary (in whole-time practice)

Whether associate or fellow:

☐ Associate

☒ Fellow

Membership number

Certificate of practice number

Note: Attention is drawn to provisions of Section 447, section 448 and 449 of the Companies Act, 2013 which provide for punishment for fraud, punishment for false statement/ certificate and punishment for false evidence respectively

For office use only:

eForm Service request number (SRN)

AA7012822

eForm filing date (DD/MM/YYYY)

05/03/2024

☐ Digital signature of the authorising officer

This eForm is hereby registered

Date of signing (DD/MM/YYYY)

Or

This eForm has been taken on file maintained by the registrar of companies through electronic mode and on the basis of statement of correctness given by the filing company.

Fw: MODI HOUSING PRIVATE LIMITED

From: Pachimattala Maruthi (pachimattala.maruthi@axisbank.com)

To: naveen.g@modiproperties.com

Date: Saturday, March 23, 2024 at 04:34 PM GMT+5:30

Dear Team,

Please find the attached file for how to register Digital signature for Director on MCA portal step by step.

Kindly use the digital signature of Mr SOHAM SATISH MODI Din 00522546 to sign the form .

Please ensure that the authorised signatory has to register the DSC in the V3 version of the MCA portal before signing the CHG-1 form.

Thanks & Regards,
PACHIMATTALA MARUTHI
Sales Manager | Auto Loan



Axis Bank Limited | Retail Asset Center | Ranigunj | Secunderabad | Hyderabad | 500003 |
Mobile - 9885644126.

Axis Asset Management | Axis Bank UK | Axis Capital | Axis Finance | Axis Securities |
Axis Trustee | A. Treds | Freecharge | Axis Bank Foundation | Axis Pension Fund

From: Abhinay Kumar Devangula <Abhinay.Devangula@axisbank.com>

Sent: Saturday, March 23, 2024 2:40 PM

To: Pachimattala Maruthi <Pachimattala.Maruthi@axisbank.com>

Subject: Fw: MODI HOUSING PRIVATE LIMITED

Dear Team,

Please find the attached file for how to register Digital signature for Director on MCA portal step by step.

Kindly use the digital signature of Mr SOHAM SATISH MODI Din 00522546 to sign the form and kindly inform us in case of any changes required in this regard.

Please ensure that the authorised signatory has to register the DSC in the V3 version of the MCA portal before signing the CHG-1 form.

With Regards,
Devangula Abhinay Kumar
Manager
CPC-Operations Hyderabad
Emp ID:129119
Mobile 1:+91-7676409558
Mobile 2:+91-8886666370
Mail:129119@axisbank.com

From: V.Rajalakshmi & Co <rocfileing@brrconsultant.com>
Sent: 23 March 2024 14:38
To: Abhinay Kumar Devangula <Abhinay.Devangula@axisbank.com>; Kadari Karthik <Kadari.Karthik@axisbank.com>
Cc: Sayeed Ahamad Shaik <Sayeed.Shaik@axisbank.com>
Subject: RE: MODI HOUSING PRIVATE LIMITED

CAUTION : External Email - VALIDATE SENDER before CLICKING on Links/Attachments.

Dear Sir,

Kindly provide the signed CHG form for further process.

Regards,
Vennila.S

V. Rajalakshmi and Co.,
Chartered Accountant
"513 D Vth Floor , Phase II office lobby
Spencer plaza, 769 Anna Salai
Chennai 600 002"
Ph.No. 7550009255 / 044-2986 2163
Email: rocfileing@brrconsultant.com Website: www.brrconsultant.com

From: Abhinay Kumar Devangula [mailto:Abhinay.Devangula@axisbank.com]
Sent: 23 March 2024 14:13
To: V.Rajalakshmi & Co <rocfileing@brrconsultant.com>; Kadari Karthik <Kadari.Karthik@axisbank.com>
Cc: Sayeed Ahamad Shaik <Sayeed.Shaik@axisbank.com>
Subject: Re: MODI HOUSING PRIVATE LIMITED

Dear Team,

kindly share chg form

With Regards,
Devangula Abhinay Kumar
Manager
CPC-Operations Hyderabad
Emp ID:129119
Mobile 1:+91-7676409558
Mobile 2:+91-8886666370
Mail:129119@axisbank.com

From: V.Rajalakshmi & Co <rocfileing@brrconsultant.com>
Sent: 06 March 2024 11:40
To: Kadari Karthik <Kadari.Karthik@axisbank.com>
Cc: Abhinay Kumar Devangula <Abhinay.Devangula@axisbank.com>; Sayeed Ahamad Shaik <Sayeed.Shaik@axisbank.com>
Subject: FW: MODI HOUSING PRIVATE LIMITED

CAUTION : External Email - VALIDATE SENDER before CLICKING on Links/Attachments.

Dear Team,

Please find the attached file for how to register Digital signature for Director on MCA portal step by step.

Kindly use the digital signature of Mr SOHAM SATISH MODI Din 00522546 to sign the form and kindly inform us in case of any changes required in this regard.

Please ensure that the authorised signatory has to register the DSC in the V3 version of the MCA portal before signing the CHG-1 form.

The form is valid only for 25-03-2023 . Hence request you to share the signed form for filing before the expiry date

Please refer the ROC filing fees Chart:

S.no	Time of Filing	Small Companies and One person Company	Other than Small Companies and One person Company
1	Filing with in 30 days From the Date of agreement	Normal Fee	Normal Fee
2	31 to 60 Days	4 Time of Normal Fees	7 Times Normal Fees
	More than 61 Days and Up to 120 Days	4 Times of Normal fees plus an Ad valorem fee of 0.025 percent. of the amount secured by the charge subject to the maximum of one lakh rupees	7 Times of normal fees, plus Ad valorem fee of 0.05 percent of the amount secured by the charge, subject to the maximum of five lakh rupees

Regards,

Meenakshi.G

V. Rajalakshmi and Co.,

Chartered Accountant

"513 D Vth Floor , Phase II office lobby

Spencer plaza, 769 Anna Salai

Chennai 600 002"

Ph.No. 88258 08884 / 7550009255

Email: rocfilling@brrconsultant.com Website: www.brrconsultant.com

From: Kadari Karthik [<mailto:Kadari.Karthik@axisbank.com>]

Sent: 05 March 2024 15:11

To: rocfilling@brrconsultant.com

Cc: Abhinay Kumar Devangula <Abhinay.Devangula@axisbank.com>; Sayeed Ahamad Shaik

<Sayeed.Shaik@axisbank.com>

Subject: MODI HOUSING PRIVATE LIMITED

Dear Team,

kindly provide chg -1 form for the following customer .

2500 Collected at the time of disbursement.

APP ID	LOAN ACC NO	CUSTOMER NAME	LOAN AMT
22579222	AUR000810652912	MODI HOUSING PRIVATE LIMITED	2,800,000.00

Regards,
Kadari Karthik
Asst Manager
Axis Bank
9441228209

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Virus-free. www.avg.com

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those of the Bank. If you are not the intended recipient, an agent of the intended recipient or a person responsible for delivering the information to the named recipient, you are notified that any use, distribution, transmission, printing, copying or dissemination of this information in any way or in any manner is strictly prohibited. If you are not the intended recipient of this mail kindly delete from your system and inform the sender. There is no guarantee that the integrity of this communication has been maintained and nor is this communication free of viruses, interceptions or interference." Disclaimer: "Information contained and transmitted by this E-MAIL including any attachment is proprietary to Axis Bank Ltd and is intended solely for the addressee/s, and may contain information that is privileged, confidential or exempt from disclosure under applicable law. Access to this e-mail and/or to the attachment by anyone else is unauthorized. If this is a forwarded message, the content and the views expressed in this E-MAIL may not reflect those of the Bank. If you are not the intended recipient, an agent of the intended recipient or a person responsible for delivering the information to the named recipient, you are notified that any use, distribution, transmission, printing, copying or dissemination of this information in any way or in any manner is strictly prohibited. If you are not the intended recipient of this mail kindly delete from your system and inform the sender. There is no guarantee that the integrity of this communication has been maintained and nor is this communication free of viruses, interceptions or interference."



AA7012822 05-03-2024.pdf

1.6MB

**FORTUNE MOTORCARS PRIVATE LIMITED**

CIN: U50400TG2022PTC159660, GST No.: 36AAECF9252E1ZM

Sales : 7-2-B, 30 & 31, Sanathnagar (IE), Next lane to SBI-Sanathnagar Branch,

Hyderabad - 500 018. Tel: 040-29800731 / 77998 17000

Email: sales.snagar@fortunetoyota.com

**TOYOTA****PROFORMA INVOICE**

Customer's Name and Address :

M/s. MODI HOUSING PVT. LTD.
Rtly MR. SUDHIR. U. MEHTA

SI.No.: PI / FT / 1199

Date: 27/02/2024

MODEL	PARTICULARS	AMOUNT
INNOVA Hycross Hybrid	EX-SHOWROOM	2778500
VX(0) 7 SEATER	LIFETAX @20%	579454
Pearl White Color	TCS @1%	27785
	INSURANCE	138925
	SMILES+	11611
	ACCESSORIES	65000
	EXTENDED WARRANTY	44060
	FAST TAG	600
	OTHERS CERAMIC COAT	35700
	TOTAL	3681635

RTGS / NEFT Details:

Name of the Company : Fortune Motorcars Private Limited

Bank / Branch : HDFC Bank Ltd., Usha Kiran Complex Ground Floor, SD Road, Secunderabad-03

A/c No : 99999848881000

IFSC CODE : HDFC0000042

TERMS AND CONDITIONS:

1. The above mentioned prices, models & specifications are subject to change without prior notice.
2. Prices and offers prevailing at the time of delivery only will be applicable.
3. The Government and Other Statutory levies will be applicable prevailing at the time of delivery.
4. All payments are accepted in Cash, Credit Card, RTGS/NEFT, in case of DD in favour of Fortune Motorcars Private Limited Subject to realisation.
5. Delivery against confirmation of credits.
6. Price of the vehicle is governed by TKM Pvt. Ltd.

Sales Officer Name :

For Fortune Motorcars Private Limited

Authorised Signatory

