



Loan Account Detail as on 10-10-2024

M/s Sdnmkj Realty Private Limited
5-2-223 Gokul Distillery Road
Secunderabad Tg
Secunderabad
Telangana
Pin Code - 500003
India
+91-9502288200
Email: shivakumar@modiproperties.in

Loan Account #: ABHYDLAP000000804590
Branch: Secunderabad
Loan Status: Active
Sanctioned Amount: Rs 200,000,000.00
Current Rate of Interest: 11.20 % APR
Installment Plan: Equated Installments / Rentals
No. of Adv. Instl. / Amount: 0 / Rs 0.00
Agreement Date: 30-03-2024
Recovery Sub Type: Revolving

Product Description: Loan Against Property
Currency: INR (INR)
Frequency: Monthly
Disbursed Amount: Rs 180,000,000.00
Interest Rate Type: Floating
Tenure / Total Instl.: 181 Months / 181
Balance Instl.: 175

Customer Information as on 10-10-2024

Co-Applicant Name: MODI PROPERTIES PRIVATE LIMITED,
JMK GEC REALTORS PRIVATE LIMITED
Guarantor Name: SOHAM SATISH MODI,
TEJAL SOHAM MODI
Customer Segment:
Customer Relationship ID: GLBCUST00001036036
Service Segment:

Installment Schedule Detail as on 10-10-2024

		Amount (Rs)				Effective Rate (%) / Days
Instl. #	Due Date	Opening Balance	Installment	Principal	Interest	
(P)	15-04-2024	90,000,000.00	336,000.00	0.00	336,000.00	11.20 / 12
1	15-05-2024	90,000,000.00	1,034,269.00	194,269.00	840,000.00	11.20 / 30
2	15-06-2024	89,805,731.00	1,034,269.00	196,082.00	838,187.00	11.20 / 30
3	15-07-2024	89,609,649.00	1,034,269.00	197,912.00	836,357.00	11.20 / 30
4	15-08-2024	89,411,737.00	1,034,269.00	199,759.00	834,510.00	11.20 / 30
5	15-09-2024	89,211,978.00	1,034,269.00	201,623.00	832,646.00	11.20 / 30
6	15-10-2024	179,010,355.00	2,071,978.00	1,101,214.00	970,764.00	11.20 / 30
7	15-11-2024	177,909,141.00	2,071,978.00	411,492.00	1,660,486.00	11.20 / 30
8	15-12-2024	177,497,649.00	2,071,978.00	415,333.00	1,656,645.00	11.20 / 30
9	15-01-2025	177,082,316.00	2,071,978.00	419,209.00	1,652,769.00	11.20 / 30
10	15-02-2025	176,663,107.00	2,071,978.00	423,122.00	1,648,856.00	11.20 / 30
11	15-03-2025	176,239,985.00	2,071,978.00	427,071.00	1,644,907.00	11.20 / 30
12	15-04-2025	175,812,914.00	2,071,978.00	431,057.00	1,640,921.00	11.20 / 30
13	15-05-2025	175,381,857.00	2,071,978.00	435,080.00	1,636,898.00	11.20 / 30
14	15-06-2025	174,946,777.00	2,071,978.00	439,141.00	1,632,837.00	11.20 / 30
15	15-07-2025	174,507,636.00	2,071,978.00	443,240.00	1,628,738.00	11.20 / 30
16	15-08-2025	174,064,396.00	2,071,978.00	447,376.00	1,624,602.00	11.20 / 30
17	15-09-2025	173,617,020.00	2,071,978.00	451,552.00	1,620,426.00	11.20 / 30

Aditya Birla Finance Limited

Regd. Office: Indian Rayon Compound, Veraval, Gujarat - 362 266.

Corporate Office: 18th Floor, Tower 1, One World Center, Jupiter Mill Compound, 841, Senapati Bapat Marg, Elphinstone Road,
Mumbai 400 013 | (T) +91 22 4356 7100 | (F) +91 22 4356 7266 | CIN: U65990GJ1991PLC064603.

For more information, please visit: abfl.adityabirlacapital.com

Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



ADITYA BIRLA CAPITAL

Issue Date : 10-10-2024

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Repayment Schedule for ABHYDLAP000000804590

M/s SDNMKJ REALTY PRIVATE LIMITED

Instl. #	Due Date	Amount (Rs)				Effective Rate (%) / Days
		Opening Balance	Installment	Principal	Interest	
18	15-10-2025	173,165,468.00	2,071,978.00	455,766.00	1,616,212.00	11.20 / 30
19	15-11-2025	172,709,702.00	2,071,978.00	460,020.00	1,611,958.00	11.20 / 30
20	15-12-2025	172,249,682.00	2,071,978.00	464,314.00	1,607,664.00	11.20 / 30
21	15-01-2026	171,785,368.00	2,071,978.00	468,647.00	1,603,331.00	11.20 / 30
22	15-02-2026	171,316,721.00	2,071,978.00	473,021.00	1,598,957.00	11.20 / 30
23	15-03-2026	170,843,700.00	2,071,978.00	477,436.00	1,594,542.00	11.20 / 30
24	15-04-2026	170,366,264.00	2,071,978.00	481,892.00	1,590,086.00	11.20 / 30
25	15-05-2026	169,884,372.00	2,071,978.00	486,390.00	1,585,588.00	11.20 / 30
26	15-06-2026	169,397,982.00	2,071,978.00	490,930.00	1,581,048.00	11.20 / 30
27	15-07-2026	168,907,052.00	2,071,978.00	495,512.00	1,576,466.00	11.20 / 30
28	15-08-2026	168,411,540.00	2,071,978.00	500,136.00	1,571,842.00	11.20 / 30
29	15-09-2026	167,911,404.00	2,071,978.00	504,804.00	1,567,174.00	11.20 / 30
30	15-10-2026	167,406,600.00	2,071,978.00	509,516.00	1,562,462.00	11.20 / 30
31	15-11-2026	166,897,084.00	2,071,978.00	514,271.00	1,557,707.00	11.20 / 30
32	15-12-2026	166,382,813.00	2,071,978.00	519,071.00	1,552,907.00	11.20 / 30
33	15-01-2027	165,863,742.00	2,071,978.00	523,916.00	1,548,062.00	11.20 / 30
34	15-02-2027	165,339,826.00	2,071,978.00	528,806.00	1,543,172.00	11.20 / 30
35	15-03-2027	164,811,020.00	2,071,978.00	533,741.00	1,538,237.00	11.20 / 30
36	15-04-2027	164,277,279.00	2,071,978.00	538,723.00	1,533,255.00	11.20 / 30
37	15-05-2027	163,738,556.00	2,071,978.00	543,751.00	1,528,227.00	11.20 / 30
38	15-06-2027	163,194,805.00	2,071,978.00	548,826.00	1,523,152.00	11.20 / 30
39	15-07-2027	162,645,979.00	2,071,978.00	553,948.00	1,518,030.00	11.20 / 30
40	15-08-2027	162,092,031.00	2,071,978.00	559,119.00	1,512,859.00	11.20 / 30
41	15-09-2027	161,532,912.00	2,071,978.00	564,337.00	1,507,641.00	11.20 / 30
42	15-10-2027	160,968,575.00	2,071,978.00	569,604.00	1,502,374.00	11.20 / 30
43	15-11-2027	160,398,971.00	2,071,978.00	574,920.00	1,497,058.00	11.20 / 30
44	15-12-2027	159,824,051.00	2,071,978.00	580,286.00	1,491,692.00	11.20 / 30
45	15-01-2028	159,243,765.00	2,071,978.00	585,702.00	1,486,276.00	11.20 / 30
46	15-02-2028	158,658,063.00	2,071,978.00	591,169.00	1,480,809.00	11.20 / 30
47	15-03-2028	158,066,894.00	2,071,978.00	596,686.00	1,475,292.00	11.20 / 30
48	15-04-2028	157,470,208.00	2,071,978.00	602,256.00	1,469,722.00	11.20 / 30
49	15-05-2028	156,867,952.00	2,071,978.00	607,877.00	1,464,101.00	11.20 / 30
50	15-06-2028	156,260,075.00	2,071,978.00	613,550.00	1,458,428.00	11.20 / 30
51	15-07-2028	155,646,525.00	2,071,978.00	619,277.00	1,452,701.00	11.20 / 30
52	15-08-2028	155,027,248.00	2,071,978.00	625,057.00	1,446,921.00	11.20 / 30
53	15-09-2028	154,402,191.00	2,071,978.00	630,890.00	1,441,088.00	11.20 / 30
54	15-10-2028	153,771,301.00	2,071,978.00	636,779.00	1,435,199.00	11.20 / 30
55	15-11-2028	153,134,522.00	2,071,978.00	642,722.00	1,429,256.00	11.20 / 30
56	15-12-2028	152,491,800.00	2,071,978.00	648,721.00	1,423,257.00	11.20 / 30
57	15-01-2029	151,843,079.00	2,071,978.00	654,775.00	1,417,203.00	11.20 / 30
58	15-02-2029	151,188,304.00	2,071,978.00	660,887.00	1,411,091.00	11.20 / 30
59	15-03-2029	150,527,417.00	2,071,978.00	667,055.00	1,404,923.00	11.20 / 30
60	15-04-2029	149,860,362.00	2,071,978.00	673,281.00	1,398,697.00	11.20 / 30
61	15-05-2029	149,187,081.00	2,071,978.00	679,565.00	1,392,413.00	11.20 / 30
62	15-06-2029	148,507,516.00	2,071,978.00	685,907.00	1,386,071.00	11.20 / 30
63	15-07-2029	147,821,609.00	2,071,978.00	692,309.00	1,379,669.00	11.20 / 30
64	15-08-2029	147,129,300.00	2,071,978.00	698,771.00	1,373,207.00	11.20 / 30

Aditya Birla Finance Limited

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ADITYA BIRLA CAPITAL

Issue Date : 10-10-2024

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Repayment Schedule for ABHYDLAP000000804590

M/s SDNMKJ REALTY PRIVATE LIMITED

Instl. #	Due Date	Amount (Rs)				Effective Rate (%) / Days
		Opening Balance	Installment	Principal	Interest	
65	15-09-2029	146,430,529.00	2,071,978.00	705,293.00	1,366,685.00	11.20 / 30
66	15-10-2029	145,725,236.00	2,071,978.00	711,875.00	1,360,103.00	11.20 / 30
67	15-11-2029	145,013,361.00	2,071,978.00	718,519.00	1,353,459.00	11.20 / 30
68	15-12-2029	144,294,842.00	2,071,978.00	725,226.00	1,346,752.00	11.20 / 30
69	15-01-2030	143,569,616.00	2,071,978.00	731,994.00	1,339,984.00	11.20 / 30
70	15-02-2030	142,837,622.00	2,071,978.00	738,826.00	1,333,152.00	11.20 / 30
71	15-03-2030	142,098,796.00	2,071,978.00	745,722.00	1,326,256.00	11.20 / 30
72	15-04-2030	141,353,074.00	2,071,978.00	752,682.00	1,319,296.00	11.20 / 30
73	15-05-2030	140,600,392.00	2,071,978.00	759,707.00	1,312,271.00	11.20 / 30
74	15-06-2030	139,840,685.00	2,071,978.00	766,798.00	1,305,180.00	11.20 / 30
75	15-07-2030	139,073,887.00	2,071,978.00	773,955.00	1,298,023.00	11.20 / 30
76	15-08-2030	138,299,932.00	2,071,978.00	781,178.00	1,290,800.00	11.20 / 30
77	15-09-2030	137,518,754.00	2,071,978.00	788,469.00	1,283,509.00	11.20 / 30
78	15-10-2030	136,730,285.00	2,071,978.00	795,828.00	1,276,150.00	11.20 / 30
79	15-11-2030	135,934,457.00	2,071,978.00	803,256.00	1,268,722.00	11.20 / 30
80	15-12-2030	135,131,201.00	2,071,978.00	810,753.00	1,261,225.00	11.20 / 30
81	15-01-2031	134,320,448.00	2,071,978.00	818,320.00	1,253,658.00	11.20 / 30
82	15-02-2031	133,502,128.00	2,071,978.00	825,958.00	1,246,020.00	11.20 / 30
83	15-03-2031	132,676,170.00	2,071,978.00	833,667.00	1,238,311.00	11.20 / 30
84	15-04-2031	131,842,503.00	2,071,978.00	841,447.00	1,230,531.00	11.20 / 30
85	15-05-2031	131,001,056.00	2,071,978.00	849,301.00	1,222,677.00	11.20 / 30
86	15-06-2031	130,151,755.00	2,071,978.00	857,228.00	1,214,750.00	11.20 / 30
87	15-07-2031	129,294,527.00	2,071,978.00	865,229.00	1,206,749.00	11.20 / 30
88	15-08-2031	128,429,298.00	2,071,978.00	873,304.00	1,198,674.00	11.20 / 30
89	15-09-2031	127,555,994.00	2,071,978.00	881,455.00	1,190,523.00	11.20 / 30
90	15-10-2031	126,674,539.00	2,071,978.00	889,682.00	1,182,296.00	11.20 / 30
91	15-11-2031	125,784,857.00	2,071,978.00	897,986.00	1,173,992.00	11.20 / 30
92	15-12-2031	124,886,871.00	2,071,978.00	906,367.00	1,165,611.00	11.20 / 30
93	15-01-2032	123,980,504.00	2,071,978.00	914,826.00	1,157,152.00	11.20 / 30
94	15-02-2032	123,065,678.00	2,071,978.00	923,365.00	1,148,613.00	11.20 / 30
95	15-03-2032	122,142,313.00	2,071,978.00	931,983.00	1,139,995.00	11.20 / 30
96	15-04-2032	121,210,330.00	2,071,978.00	940,681.00	1,131,297.00	11.20 / 30
97	15-05-2032	120,269,649.00	2,071,978.00	949,461.00	1,122,517.00	11.20 / 30
98	15-06-2032	119,320,188.00	2,071,978.00	958,322.00	1,113,656.00	11.20 / 30
99	15-07-2032	118,361,866.00	2,071,978.00	967,267.00	1,104,711.00	11.20 / 30
100	15-08-2032	117,394,599.00	2,071,978.00	976,295.00	1,095,683.00	11.20 / 30
101	15-09-2032	116,418,304.00	2,071,978.00	985,407.00	1,086,571.00	11.20 / 30
102	15-10-2032	115,432,897.00	2,071,978.00	994,604.00	1,077,374.00	11.20 / 30
103	15-11-2032	114,438,293.00	2,071,978.00	1,003,887.00	1,068,091.00	11.20 / 30
104	15-12-2032	113,434,406.00	2,071,978.00	1,013,256.00	1,058,722.00	11.20 / 30
105	15-01-2033	112,421,150.00	2,071,978.00	1,022,713.00	1,049,265.00	11.20 / 30
106	15-02-2033	111,398,437.00	2,071,978.00	1,032,259.00	1,039,719.00	11.20 / 30
107	15-03-2033	110,366,178.00	2,071,978.00	1,041,893.00	1,030,085.00	11.20 / 30
108	15-04-2033	109,324,285.00	2,071,978.00	1,051,618.00	1,020,360.00	11.20 / 30
109	15-05-2033	108,272,667.00	2,071,978.00	1,061,433.00	1,010,545.00	11.20 / 30
110	15-06-2033	107,211,234.00	2,071,978.00	1,071,339.00	1,000,639.00	11.20 / 30
111	15-07-2033	106,139,895.00	2,071,978.00	1,081,338.00	990,640.00	11.20 / 30

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ADITYA BIRLA CAPITAL

Issue Date : 10-10-2024

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Repayment Schedule for ABHYDLAP000000804590

M/s SDNMKJ REALTY PRIVATE LIMITED

Instl. #	Due Date	Amount (Rs)				Effective Rate (%) / Days
		Opening Balance	Installment	Principal	Interest	
112	15-08-2033	105,058,557.00	2,071,978.00	1,091,431.00	980,547.00	11.20 / 30
113	15-09-2033	103,967,126.00	2,071,978.00	1,101,618.00	970,360.00	11.20 / 30
114	15-10-2033	102,865,508.00	2,071,978.00	1,111,899.00	960,079.00	11.20 / 30
115	15-11-2033	101,753,609.00	2,071,978.00	1,122,277.00	949,701.00	11.20 / 30
116	15-12-2033	100,631,332.00	2,071,978.00	1,132,752.00	939,226.00	11.20 / 30
117	15-01-2034	99,498,580.00	2,071,978.00	1,143,324.00	928,654.00	11.20 / 30
118	15-02-2034	98,355,256.00	2,071,978.00	1,153,995.00	917,983.00	11.20 / 30
119	15-03-2034	97,201,261.00	2,071,978.00	1,164,766.00	907,212.00	11.20 / 30
120	15-04-2034	96,036,495.00	2,071,978.00	1,175,637.00	896,341.00	11.20 / 30
121	15-05-2034	94,860,858.00	2,071,978.00	1,186,609.00	885,369.00	11.20 / 30
122	15-06-2034	93,674,249.00	2,071,978.00	1,197,685.00	874,293.00	11.20 / 30
123	15-07-2034	92,476,564.00	2,071,978.00	1,208,863.00	863,115.00	11.20 / 30
124	15-08-2034	91,267,701.00	2,071,978.00	1,220,146.00	851,832.00	11.20 / 30
125	15-09-2034	90,047,555.00	2,071,978.00	1,231,534.00	840,444.00	11.20 / 30
126	15-10-2034	88,816,021.00	2,071,978.00	1,243,028.00	828,950.00	11.20 / 30
127	15-11-2034	87,572,993.00	2,071,978.00	1,254,630.00	817,348.00	11.20 / 30
128	15-12-2034	86,318,363.00	2,071,978.00	1,266,339.00	805,639.00	11.20 / 30
129	15-01-2035	85,052,024.00	2,071,978.00	1,278,159.00	793,819.00	11.20 / 30
130	15-02-2035	83,773,865.00	2,071,978.00	1,290,088.00	781,890.00	11.20 / 30
131	15-03-2035	82,483,777.00	2,071,978.00	1,302,129.00	769,849.00	11.20 / 30
132	15-04-2035	81,181,648.00	2,071,978.00	1,314,282.00	757,696.00	11.20 / 30
133	15-05-2035	79,867,366.00	2,071,978.00	1,326,549.00	745,429.00	11.20 / 30
134	15-06-2035	78,540,817.00	2,071,978.00	1,338,930.00	733,048.00	11.20 / 30
135	15-07-2035	77,201,887.00	2,071,978.00	1,351,427.00	720,551.00	11.20 / 30
136	15-08-2035	75,850,460.00	2,071,978.00	1,364,040.00	707,938.00	11.20 / 30
137	15-09-2035	74,486,420.00	2,071,978.00	1,376,771.00	695,207.00	11.20 / 30
138	15-10-2035	73,109,649.00	2,071,978.00	1,389,621.00	682,357.00	11.20 / 30
139	15-11-2035	71,720,028.00	2,071,978.00	1,402,591.00	669,387.00	11.20 / 30
140	15-12-2035	70,317,437.00	2,071,978.00	1,415,681.00	656,297.00	11.20 / 30
141	15-01-2036	68,901,756.00	2,071,978.00	1,428,894.00	643,084.00	11.20 / 30
142	15-02-2036	67,472,862.00	2,071,978.00	1,442,231.00	629,747.00	11.20 / 30
143	15-03-2036	66,030,631.00	2,071,978.00	1,455,692.00	616,286.00	11.20 / 30
144	15-04-2036	64,574,939.00	2,071,978.00	1,469,278.00	602,700.00	11.20 / 30
145	15-05-2036	63,105,661.00	2,071,978.00	1,482,991.00	588,987.00	11.20 / 30
146	15-06-2036	61,622,670.00	2,071,978.00	1,496,833.00	575,145.00	11.20 / 30
147	15-07-2036	60,125,837.00	2,071,978.00	1,510,803.00	561,175.00	11.20 / 30
148	15-08-2036	58,615,034.00	2,071,978.00	1,524,904.00	547,074.00	11.20 / 30
149	15-09-2036	57,090,130.00	2,071,978.00	1,539,136.00	532,842.00	11.20 / 30
150	15-10-2036	55,550,994.00	2,071,978.00	1,553,502.00	518,476.00	11.20 / 30
151	15-11-2036	53,997,492.00	2,071,978.00	1,568,001.00	503,977.00	11.20 / 30
152	15-12-2036	52,429,491.00	2,071,978.00	1,582,636.00	489,342.00	11.20 / 30
153	15-01-2037	50,846,855.00	2,071,978.00	1,597,407.00	474,571.00	11.20 / 30
154	15-02-2037	49,249,448.00	2,071,978.00	1,612,316.00	459,662.00	11.20 / 30
155	15-03-2037	47,637,132.00	2,071,978.00	1,627,364.00	444,614.00	11.20 / 30
156	15-04-2037	46,009,768.00	2,071,978.00	1,642,553.00	429,425.00	11.20 / 30
157	15-05-2037	44,367,215.00	2,071,978.00	1,657,883.00	414,095.00	11.20 / 30
158	15-06-2037	42,709,332.00	2,071,978.00	1,673,357.00	398,621.00	11.20 / 30

Aditya Birla Finance Limited

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Corporate Office: 18th Floor, Tower 1, One World Center, Jupiter Mill Compound, 841, Senapati Bapat Marg, Elphinstone Road,
Mumbai 400 013 | (T) +91 22 4356 7100 | (F) +91 22 4356 7266 | CIN: U65900GJ1991PLC064603.

For more information, please visit: abfl.adityabirlacapital.com



M/s SDNMKJ REALTY PRIVATE LIMITED

Instl. #	Due Date	Amount (Rs)				Effective Rate (%) / Days
		Opening Balance	Installment	Principal	Interest	
159	15-07-2037	41,035,975.00	2,071,978.00	1,688,975.00	383,003.00	11.20 / 30
160	15-08-2037	39,347,000.00	2,071,978.00	1,704,739.00	367,239.00	11.20 / 30
161	15-09-2037	37,642,261.00	2,071,978.00	1,720,650.00	351,328.00	11.20 / 30
162	15-10-2037	35,921,611.00	2,071,978.00	1,736,709.00	335,269.00	11.20 / 30
163	15-11-2037	34,184,902.00	2,071,978.00	1,752,918.00	319,060.00	11.20 / 30
164	15-12-2037	32,431,984.00	2,071,978.00	1,769,279.00	302,699.00	11.20 / 30
165	15-01-2038	30,662,705.00	2,071,978.00	1,785,792.00	286,186.00	11.20 / 30
166	15-02-2038	28,876,913.00	2,071,978.00	1,802,460.00	269,518.00	11.20 / 30
167	15-03-2038	27,074,453.00	2,071,978.00	1,819,283.00	252,695.00	11.20 / 30
168	15-04-2038	25,255,170.00	2,071,978.00	1,836,263.00	235,715.00	11.20 / 30
169	15-05-2038	23,418,907.00	2,071,978.00	1,853,401.00	218,577.00	11.20 / 30
170	15-06-2038	21,565,506.00	2,071,978.00	1,870,699.00	201,279.00	11.20 / 30
171	15-07-2038	19,694,807.00	2,071,978.00	1,888,159.00	183,819.00	11.20 / 30
172	15-08-2038	17,806,648.00	2,071,978.00	1,905,782.00	166,196.00	11.20 / 30
173	15-09-2038	15,900,866.00	2,071,978.00	1,923,569.00	148,409.00	11.20 / 30
174	15-10-2038	13,977,297.00	2,071,978.00	1,941,523.00	130,455.00	11.20 / 30
175	15-11-2038	12,035,774.00	2,071,978.00	1,959,644.00	112,334.00	11.20 / 30
176	15-12-2038	10,076,130.00	2,071,978.00	1,977,934.00	94,044.00	11.20 / 30
177	15-01-2039	8,098,196.00	2,071,978.00	1,996,394.00	75,584.00	11.20 / 30
178	15-02-2039	6,101,802.00	2,071,978.00	2,015,027.00	56,951.00	11.20 / 30
179	15-03-2039	4,086,775.00	2,071,978.00	2,033,834.00	38,144.00	11.20 / 30
180	15-04-2039	2,052,941.00	2,072,102.00	2,052,941.00	19,161.00	11.20 / 30
Total			368,103,619.00	180,000,000.00	188,103,619.00	

Note :

(P) : PEMI Installment Entry

Installments marked in bold are billed.

This is a system generated statement hence no signatures are required

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Reference Number : RepaySchedule20July

*****End Of Report*****

Aditya Birla Finance Limited

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