



Loan Account Detail as on 13-01-2025

M/s Modi Properties Private Limited
5-4-187 3 ,4, Soham Mansion,2nd Floor, M.g. Road
M.g Road, Secunderabad, Ranga Reddy, Telangana,
Secunderabad
Telangana
Pin Code - 500003
India
+91-9502288200
Email: finance@modiproperties.in

Loan Account #: ABHYDLAP000000804620
Branch: Secunderabad
Loan Status: Active
Sanctioned Amount: Rs 100,000,000.00
Current Rate of Interest: 11.20 % APR
Installment Plan: Equated Installments / Rentals
No. of Adv. Instl. / Amount: 0 / Rs 0.00
Agreement Date: 29-03-2024
Recovery Sub Type: Revolving

Product Description: Loan Against Property
Currency: INR (INR)
Frequency: Monthly
Disbursed Amount: Rs 40,000,000.00
Interest Rate Type: Floating
Tenure / Total Instl.: 181 Months / 181
Balance Instl.: 172

Customer Information as on 13-01-2025

Co-Applicant Name: JMK GEC REALTORS PRIVATE LIMITED,
SDNMKJ REALTY PRIVATE LIMITED
Guarantor Name: SOHAM SATISH MODI,
TEJAL SOHAM MODI
Customer Segment:
Customer Relationship ID: GLBCUST00001036035
Service Segment:

Installment Schedule Detail as on 13-01-2025

		Amount (Rs)				Effective Rate (%) / Days
Instl. #	Due Date	Opening Balance	Installment	Principal	Interest	
(P)	15-04-2024	10,000,000.00	37,334.00	0.00	37,334.00	11.20 / 12
1	15-05-2024	10,000,000.00	114,919.00	21,585.00	93,334.00	11.20 / 30
2	15-06-2024	9,978,415.00	114,919.00	21,787.00	93,132.00	11.20 / 30
3	15-07-2024	9,956,628.00	114,919.00	21,990.00	92,929.00	11.20 / 30
4	15-08-2024	9,934,638.00	114,919.00	22,195.00	92,724.00	11.20 / 30
5	15-09-2024	9,912,443.00	114,919.00	22,402.00	92,517.00	11.20 / 30
6	15-10-2024	9,890,041.00	114,919.00	22,611.00	92,308.00	11.20 / 30
7	15-11-2024	9,867,430.00	114,919.00	22,822.00	92,097.00	11.20 / 30
8	15-12-2024	9,844,608.00	114,919.00	23,035.00	91,884.00	11.20 / 30
9	15-01-2025	39,821,573.00	465,722.00	112,720.00	353,002.00	11.20 / 30
10	15-02-2025	39,708,853.00	465,722.00	95,106.00	370,616.00	11.20 / 30
11	15-03-2025	39,613,747.00	465,722.00	95,993.00	369,729.00	11.20 / 30
12	15-04-2025	39,517,754.00	465,722.00	96,889.00	368,833.00	11.20 / 30
13	15-05-2025	39,420,865.00	465,722.00	97,793.00	367,929.00	11.20 / 30
14	15-06-2025	39,323,072.00	465,722.00	98,706.00	367,016.00	11.20 / 30
15	15-07-2025	39,224,366.00	465,722.00	99,627.00	366,095.00	11.20 / 30
16	15-08-2025	39,124,739.00	465,722.00	100,557.00	365,165.00	11.20 / 30
17	15-09-2025	39,024,182.00	465,722.00	101,496.00	364,226.00	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 : 13-01-2025

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Repayment Schedule for ABHYDLAP000000804620

M/s MODI PROPERTIES PRIVATE LIMITED

Instl. #	Due Date	Amount (Rs)				Effective Rate (%) / Days
		Opening Balance	Installment	Principal	Interest	
18	15-10-2025	38,922,686.00	465,722.00	102,443.00	363,279.00	11.20 / 30
19	15-11-2025	38,820,243.00	465,722.00	103,399.00	362,323.00	11.20 / 30
20	15-12-2025	38,716,844.00	465,722.00	104,364.00	361,358.00	11.20 / 30
21	15-01-2026	38,612,480.00	465,722.00	105,338.00	360,384.00	11.20 / 30
22	15-02-2026	38,507,142.00	465,722.00	106,322.00	359,400.00	11.20 / 30
23	15-03-2026	38,400,820.00	465,722.00	107,314.00	358,408.00	11.20 / 30
24	15-04-2026	38,293,506.00	465,722.00	108,315.00	357,407.00	11.20 / 30
25	15-05-2026	38,185,191.00	465,722.00	109,326.00	356,396.00	11.20 / 30
26	15-06-2026	38,075,865.00	465,722.00	110,347.00	355,375.00	11.20 / 30
27	15-07-2026	37,965,518.00	465,722.00	111,377.00	354,345.00	11.20 / 30
28	15-08-2026	37,854,141.00	465,722.00	112,416.00	353,306.00	11.20 / 30
29	15-09-2026	37,741,725.00	465,722.00	113,465.00	352,257.00	11.20 / 30
30	15-10-2026	37,628,260.00	465,722.00	114,524.00	351,198.00	11.20 / 30
31	15-11-2026	37,513,736.00	465,722.00	115,593.00	350,129.00	11.20 / 30
32	15-12-2026	37,398,143.00	465,722.00	116,672.00	349,050.00	11.20 / 30
33	15-01-2027	37,281,471.00	465,722.00	117,761.00	347,961.00	11.20 / 30
34	15-02-2027	37,163,710.00	465,722.00	118,860.00	346,862.00	11.20 / 30
35	15-03-2027	37,044,850.00	465,722.00	119,970.00	345,752.00	11.20 / 30
36	15-04-2027	36,924,880.00	465,722.00	121,089.00	344,633.00	11.20 / 30
37	15-05-2027	36,803,791.00	465,722.00	122,219.00	343,503.00	11.20 / 30
38	15-06-2027	36,681,572.00	465,722.00	123,360.00	342,362.00	11.20 / 30
39	15-07-2027	36,558,212.00	465,722.00	124,512.00	341,210.00	11.20 / 30
40	15-08-2027	36,433,700.00	465,722.00	125,674.00	340,048.00	11.20 / 30
41	15-09-2027	36,308,026.00	465,722.00	126,847.00	338,875.00	11.20 / 30
42	15-10-2027	36,181,179.00	465,722.00	128,030.00	337,692.00	11.20 / 30
43	15-11-2027	36,053,149.00	465,722.00	129,225.00	336,497.00	11.20 / 30
44	15-12-2027	35,923,924.00	465,722.00	130,432.00	335,290.00	11.20 / 30
45	15-01-2028	35,793,492.00	465,722.00	131,649.00	334,073.00	11.20 / 30
46	15-02-2028	35,661,843.00	465,722.00	132,878.00	332,844.00	11.20 / 30
47	15-03-2028	35,528,965.00	465,722.00	134,118.00	331,604.00	11.20 / 30
48	15-04-2028	35,394,847.00	465,722.00	135,370.00	330,352.00	11.20 / 30
49	15-05-2028	35,259,477.00	465,722.00	136,633.00	329,089.00	11.20 / 30
50	15-06-2028	35,122,844.00	465,722.00	137,908.00	327,814.00	11.20 / 30
51	15-07-2028	34,984,936.00	465,722.00	139,195.00	326,527.00	11.20 / 30
52	15-08-2028	34,845,741.00	465,722.00	140,495.00	325,227.00	11.20 / 30
53	15-09-2028	34,705,246.00	465,722.00	141,806.00	323,916.00	11.20 / 30
54	15-10-2028	34,563,440.00	465,722.00	143,129.00	322,593.00	11.20 / 30
55	15-11-2028	34,420,311.00	465,722.00	144,465.00	321,257.00	11.20 / 30
56	15-12-2028	34,275,846.00	465,722.00	145,814.00	319,908.00	11.20 / 30
57	15-01-2029	34,130,032.00	465,722.00	147,175.00	318,547.00	11.20 / 30
58	15-02-2029	33,982,857.00	465,722.00	148,548.00	317,174.00	11.20 / 30
59	15-03-2029	33,834,309.00	465,722.00	149,935.00	315,787.00	11.20 / 30
60	15-04-2029	33,684,374.00	465,722.00	151,334.00	314,388.00	11.20 / 30
61	15-05-2029	33,533,040.00	465,722.00	152,746.00	312,976.00	11.20 / 30
62	15-06-2029	33,380,294.00	465,722.00	154,172.00	311,550.00	11.20 / 30
63	15-07-2029	33,226,122.00	465,722.00	155,611.00	310,111.00	11.20 / 30
64	15-08-2029	33,070,511.00	465,722.00	157,063.00	308,659.00	11.20 / 30

Aditya Birla Finance Limited

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Aditya Birla Finance Ltd.

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ADITYA BIRLA CAPITAL

Issue Date : 13-01-2025

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Repayment Schedule for ABHYDLAP000000804620

M/s MODI PROPERTIES PRIVATE LIMITED

Instl. #	Due Date	Amount (Rs)				Effective Rate (%) / Days
		Opening Balance	Installment	Principal	Interest	
65	15-09-2029	32,913,448.00	465,722.00	158,529.00	307,193.00	11.20 / 30
66	15-10-2029	32,754,919.00	465,722.00	160,009.00	305,713.00	11.20 / 30
67	15-11-2029	32,594,910.00	465,722.00	161,502.00	304,220.00	11.20 / 30
68	15-12-2029	32,433,408.00	465,722.00	163,010.00	302,712.00	11.20 / 30
69	15-01-2030	32,270,398.00	465,722.00	164,531.00	301,191.00	11.20 / 30
70	15-02-2030	32,105,867.00	465,722.00	166,067.00	299,655.00	11.20 / 30
71	15-03-2030	31,939,800.00	465,722.00	167,617.00	298,105.00	11.20 / 30
72	15-04-2030	31,772,183.00	465,722.00	169,181.00	296,541.00	11.20 / 30
73	15-05-2030	31,603,002.00	465,722.00	170,760.00	294,962.00	11.20 / 30
74	15-06-2030	31,432,242.00	465,722.00	172,354.00	293,368.00	11.20 / 30
75	15-07-2030	31,259,888.00	465,722.00	173,963.00	291,759.00	11.20 / 30
76	15-08-2030	31,085,925.00	465,722.00	175,586.00	290,136.00	11.20 / 30
77	15-09-2030	30,910,339.00	465,722.00	177,225.00	288,497.00	11.20 / 30
78	15-10-2030	30,733,114.00	465,722.00	178,879.00	286,843.00	11.20 / 30
79	15-11-2030	30,554,235.00	465,722.00	180,549.00	285,173.00	11.20 / 30
80	15-12-2030	30,373,686.00	465,722.00	182,234.00	283,488.00	11.20 / 30
81	15-01-2031	30,191,452.00	465,722.00	183,935.00	281,787.00	11.20 / 30
82	15-02-2031	30,007,517.00	465,722.00	185,651.00	280,071.00	11.20 / 30
83	15-03-2031	29,821,866.00	465,722.00	187,384.00	278,338.00	11.20 / 30
84	15-04-2031	29,634,482.00	465,722.00	189,133.00	276,589.00	11.20 / 30
85	15-05-2031	29,445,349.00	465,722.00	190,898.00	274,824.00	11.20 / 30
86	15-06-2031	29,254,451.00	465,722.00	192,680.00	273,042.00	11.20 / 30
87	15-07-2031	29,061,771.00	465,722.00	194,478.00	271,244.00	11.20 / 30
88	15-08-2031	28,867,293.00	465,722.00	196,293.00	269,429.00	11.20 / 30
89	15-09-2031	28,671,000.00	465,722.00	198,126.00	267,596.00	11.20 / 30
90	15-10-2031	28,472,874.00	465,722.00	199,975.00	265,747.00	11.20 / 30
91	15-11-2031	28,272,899.00	465,722.00	201,841.00	263,881.00	11.20 / 30
92	15-12-2031	28,071,058.00	465,722.00	203,725.00	261,997.00	11.20 / 30
93	15-01-2032	27,867,333.00	465,722.00	205,626.00	260,096.00	11.20 / 30
94	15-02-2032	27,661,707.00	465,722.00	207,546.00	258,176.00	11.20 / 30
95	15-03-2032	27,454,161.00	465,722.00	209,483.00	256,239.00	11.20 / 30
96	15-04-2032	27,244,678.00	465,722.00	211,438.00	254,284.00	11.20 / 30
97	15-05-2032	27,033,240.00	465,722.00	213,411.00	252,311.00	11.20 / 30
98	15-06-2032	26,819,829.00	465,722.00	215,403.00	250,319.00	11.20 / 30
99	15-07-2032	26,604,426.00	465,722.00	217,414.00	248,308.00	11.20 / 30
100	15-08-2032	26,387,012.00	465,722.00	219,443.00	246,279.00	11.20 / 30
101	15-09-2032	26,167,569.00	465,722.00	221,491.00	244,231.00	11.20 / 30
102	15-10-2032	25,946,078.00	465,722.00	223,558.00	242,164.00	11.20 / 30
103	15-11-2032	25,722,520.00	465,722.00	225,645.00	240,077.00	11.20 / 30
104	15-12-2032	25,496,875.00	465,722.00	227,751.00	237,971.00	11.20 / 30
105	15-01-2033	25,269,124.00	465,722.00	229,876.00	235,846.00	11.20 / 30
106	15-02-2033	25,039,248.00	465,722.00	232,022.00	233,700.00	11.20 / 30
107	15-03-2033	24,807,226.00	465,722.00	234,187.00	231,535.00	11.20 / 30
108	15-04-2033	24,573,039.00	465,722.00	236,373.00	229,349.00	11.20 / 30
109	15-05-2033	24,336,666.00	465,722.00	238,579.00	227,143.00	11.20 / 30
110	15-06-2033	24,098,087.00	465,722.00	240,806.00	224,916.00	11.20 / 30
111	15-07-2033	23,857,281.00	465,722.00	243,054.00	222,668.00	11.20 / 30

Aditya Birla Finance Limited

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Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



ADITYA BIRLA CAPITAL

Issue Date : 13-01-2025

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Repayment Schedule for ABHYDLAP000000804620

M/s MODI PROPERTIES PRIVATE LIMITED

Instl. #	Due Date	Amount (Rs)				Effective Rate (%) / Days
		Opening Balance	Installment	Principal	Interest	
112	15-08-2033	23,614,227.00	465,722.00	245,322.00	220,400.00	11.20 / 30
113	15-09-2033	23,368,905.00	465,722.00	247,612.00	218,110.00	11.20 / 30
114	15-10-2033	23,121,293.00	465,722.00	249,923.00	215,799.00	11.20 / 30
115	15-11-2033	22,871,370.00	465,722.00	252,255.00	213,467.00	11.20 / 30
116	15-12-2033	22,619,115.00	465,722.00	254,610.00	211,112.00	11.20 / 30
117	15-01-2034	22,364,505.00	465,722.00	256,986.00	208,736.00	11.20 / 30
118	15-02-2034	22,107,519.00	465,722.00	259,385.00	206,337.00	11.20 / 30
119	15-03-2034	21,848,134.00	465,722.00	261,806.00	203,916.00	11.20 / 30
120	15-04-2034	21,586,328.00	465,722.00	264,249.00	201,473.00	11.20 / 30
121	15-05-2034	21,322,079.00	465,722.00	266,715.00	199,007.00	11.20 / 30
122	15-06-2034	21,055,364.00	465,722.00	269,205.00	196,517.00	11.20 / 30
123	15-07-2034	20,786,159.00	465,722.00	271,717.00	194,005.00	11.20 / 30
124	15-08-2034	20,514,442.00	465,722.00	274,253.00	191,469.00	11.20 / 30
125	15-09-2034	20,240,189.00	465,722.00	276,813.00	188,909.00	11.20 / 30
126	15-10-2034	19,963,376.00	465,722.00	279,397.00	186,325.00	11.20 / 30
127	15-11-2034	19,683,979.00	465,722.00	282,004.00	183,718.00	11.20 / 30
128	15-12-2034	19,401,975.00	465,722.00	284,636.00	181,086.00	11.20 / 30
129	15-01-2035	19,117,339.00	465,722.00	287,293.00	178,429.00	11.20 / 30
130	15-02-2035	18,830,046.00	465,722.00	289,974.00	175,748.00	11.20 / 30
131	15-03-2035	18,540,072.00	465,722.00	292,681.00	173,041.00	11.20 / 30
132	15-04-2035	18,247,391.00	465,722.00	295,413.00	170,309.00	11.20 / 30
133	15-05-2035	17,951,978.00	465,722.00	298,170.00	167,552.00	11.20 / 30
134	15-06-2035	17,653,808.00	465,722.00	300,953.00	164,769.00	11.20 / 30
135	15-07-2035	17,352,855.00	465,722.00	303,762.00	161,960.00	11.20 / 30
136	15-08-2035	17,049,093.00	465,722.00	306,597.00	159,125.00	11.20 / 30
137	15-09-2035	16,742,496.00	465,722.00	309,458.00	156,264.00	11.20 / 30
138	15-10-2035	16,433,038.00	465,722.00	312,346.00	153,376.00	11.20 / 30
139	15-11-2035	16,120,692.00	465,722.00	315,262.00	150,460.00	11.20 / 30
140	15-12-2035	15,805,430.00	465,722.00	318,204.00	147,518.00	11.20 / 30
141	15-01-2036	15,487,226.00	465,722.00	321,174.00	144,548.00	11.20 / 30
142	15-02-2036	15,166,052.00	465,722.00	324,172.00	141,550.00	11.20 / 30
143	15-03-2036	14,841,880.00	465,722.00	327,197.00	138,525.00	11.20 / 30
144	15-04-2036	14,514,683.00	465,722.00	330,251.00	135,471.00	11.20 / 30
145	15-05-2036	14,184,432.00	465,722.00	333,333.00	132,389.00	11.20 / 30
146	15-06-2036	13,851,099.00	465,722.00	336,445.00	129,277.00	11.20 / 30
147	15-07-2036	13,514,654.00	465,722.00	339,585.00	126,137.00	11.20 / 30
148	15-08-2036	13,175,069.00	465,722.00	342,754.00	122,968.00	11.20 / 30
149	15-09-2036	12,832,315.00	465,722.00	345,953.00	119,769.00	11.20 / 30
150	15-10-2036	12,486,362.00	465,722.00	349,182.00	116,540.00	11.20 / 30
151	15-11-2036	12,137,180.00	465,722.00	352,441.00	113,281.00	11.20 / 30
152	15-12-2036	11,784,739.00	465,722.00	355,731.00	109,991.00	11.20 / 30
153	15-01-2037	11,429,008.00	465,722.00	359,051.00	106,671.00	11.20 / 30
154	15-02-2037	11,069,957.00	465,722.00	362,402.00	103,320.00	11.20 / 30
155	15-03-2037	10,707,555.00	465,722.00	365,784.00	99,938.00	11.20 / 30
156	15-04-2037	10,341,771.00	465,722.00	369,198.00	96,524.00	11.20 / 30
157	15-05-2037	9,972,573.00	465,722.00	372,644.00	93,078.00	11.20 / 30
158	15-06-2037	9,599,929.00	465,722.00	376,122.00	89,600.00	11.20 / 30

Aditya Birla Finance Limited

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

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



M/s MODI PROPERTIES PRIVATE LIMITED

Instl. #	Due Date	Amount (Rs)				Effective Rate (%) / Days
		Opening Balance	Installment	Principal	Interest	
159	15-07-2037	9,223,807.00	465,722.00	379,633.00	86,089.00	11.20 / 30
160	15-08-2037	8,844,174.00	465,722.00	383,176.00	82,546.00	11.20 / 30
161	15-09-2037	8,460,998.00	465,722.00	386,752.00	78,970.00	11.20 / 30
162	15-10-2037	8,074,246.00	465,722.00	390,362.00	75,360.00	11.20 / 30
163	15-11-2037	7,683,884.00	465,722.00	394,005.00	71,717.00	11.20 / 30
164	15-12-2037	7,289,879.00	465,722.00	397,683.00	68,039.00	11.20 / 30
165	15-01-2038	6,892,196.00	465,722.00	401,394.00	64,328.00	11.20 / 30
166	15-02-2038	6,490,802.00	465,722.00	405,141.00	60,581.00	11.20 / 30
167	15-03-2038	6,085,661.00	465,722.00	408,922.00	56,800.00	11.20 / 30
168	15-04-2038	5,676,739.00	465,722.00	412,739.00	52,983.00	11.20 / 30
169	15-05-2038	5,264,000.00	465,722.00	416,591.00	49,131.00	11.20 / 30
170	15-06-2038	4,847,409.00	465,722.00	420,479.00	45,243.00	11.20 / 30
171	15-07-2038	4,426,930.00	465,722.00	424,403.00	41,319.00	11.20 / 30
172	15-08-2038	4,002,527.00	465,722.00	428,365.00	37,357.00	11.20 / 30
173	15-09-2038	3,574,162.00	465,722.00	432,363.00	33,359.00	11.20 / 30
174	15-10-2038	3,141,799.00	465,722.00	436,398.00	29,324.00	11.20 / 30
175	15-11-2038	2,705,401.00	465,722.00	440,471.00	25,251.00	11.20 / 30
176	15-12-2038	2,264,930.00	465,722.00	444,582.00	21,140.00	11.20 / 30
177	15-01-2039	1,820,348.00	465,722.00	448,732.00	16,990.00	11.20 / 30
178	15-02-2039	1,371,616.00	465,722.00	452,920.00	12,802.00	11.20 / 30
179	15-03-2039	918,696.00	465,722.00	457,147.00	8,575.00	11.20 / 30
180	15-04-2039	461,549.00	465,857.00	461,549.00	4,308.00	11.20 / 30
Total			81,061,005.00	40,000,000.00	41,061,005.00	

Note :

(P) : PEMI Installment Entry

Installments marked in bold are billed.

This is a system generated statement hence no signatures are required

Generated By : bg371108/13-01-2025 12:15:30

Reference Number : RepaySchedule20July

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

Aditya Birla Finance Limited

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