



**MODI
PROPERTIES**

CIN: U65993TG1994PTC017795

Beneficial Ownership Declaration

This declaration will be applicable if any/all the applicant(s)/co-applicant(s) is/are other than Individual
(i.e. only for entity)

To: Bajaj Housing Finance Limited

Date: 24/12/2025

Place: Hyderabad

Account No. / Deposit ID: H400LRD1741173

Customer ID:

A. In case of an Entity which is other than a Listed Company, please provide details under Section – I or Section – II (as applicable) and sign in Part C.

Entity Name: MODI PROPERTIES PRIVATE LIMITED

Address of the Entity: 2ND FLOOR, 5-4-187/3 AND 4, SOHAM MANSION, M.G ROAD, SECUNDERABAD, Ranga Reddy, Telangana, 500003

**Type of Entity (Please tick): Company / Partnership Firm/ Trust/ Unincorporated Association/ Other
(If Entity type is 'Other', please specify the type)**

Section – I

I / We, the undersigned, hereby declare that following persons/entity are the beneficial owners in the captioned Entity.

Thresholds for identification of beneficial owners for different types of entities (Refer Notes 'A')–

Sr. No.	Name of Beneficial Owner (Shareholders / Partners/Trustees etc.)	Date of Birth / Registration / Incorporation	Address of Beneficial Owner (Shareholders/ Trustees etc.) Partners/	PAN/ Registration No.	Nationality	% of Shareholding/Profits/Interest/Ownership in the Entity
1	Soham Satish Modi	18/10/1969	Plot No.280, Road No.25, near Peddamma Temple, Jubilee Hills, Khairatabad, Banjara Hills, Hyderabad, Andhra Pradesh - 500034	ABMPM6725H	Indian	97.83%
2						
3						

For MODI PROPERTIES PVT. LTD.


Director

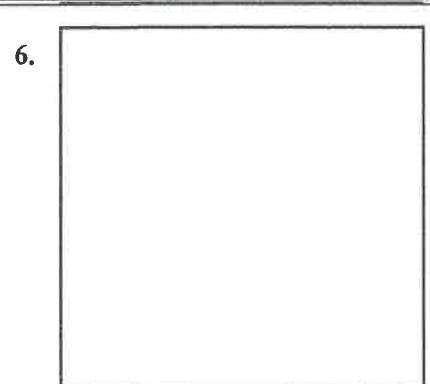
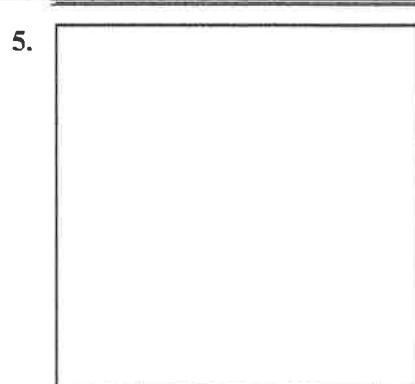
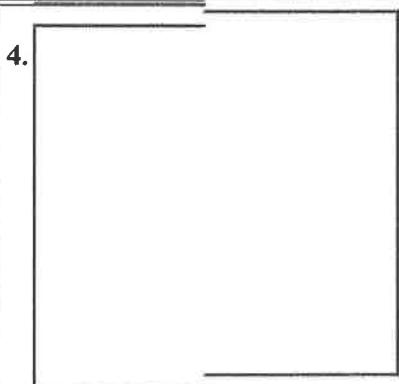
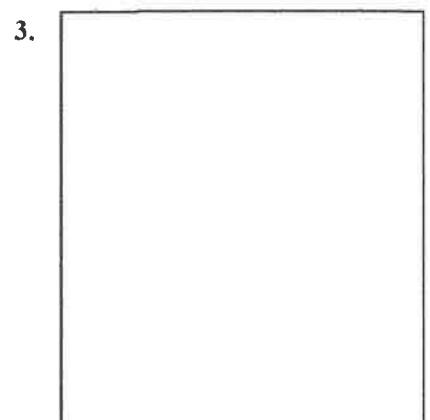
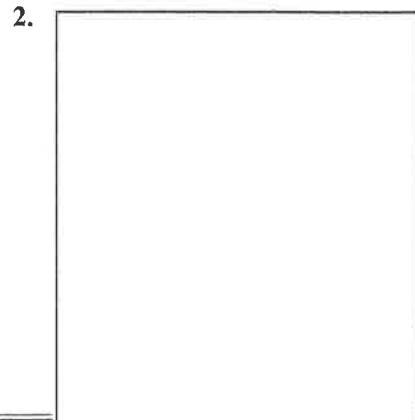
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Photographs of Beneficial owners-



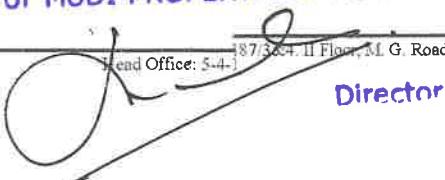
Please use additional sheet in case of more information is to be disclosed. Please use the same format again in case Beneficial Owner is also an entity.

OR

Section – II

Applicable, if no person has Controlling Ownership in excess of the prescribed threshold as declared in Section-I.

I / We declare that no person/ entity holds controlling ownership in the captioned company in excess of the threshold limit prescribed below in Note – 'A'.
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OR

B. In case the Applicant is listed on any stock exchange or is a subsidiary of an entity which is listed on a stock exchange, please fill only the below details and sign in Part C. In case any of the Beneficial Owner specified under Section I is a listed entity, please fill below details and sign in Part C.

Name of the Entity:

Type of the Entity:

Address of the Entity:

I / We, the undersigned, hereby declare that our company / holding company / BO company is listed on

Stock Exchange with listing name as

and ID _____ Name of the Holding Company (if applicable), M/s

C. Authorised Signatory (ies)

Are you yourself/ relative/ close associate of a Politically Exposed Person (PEP)?

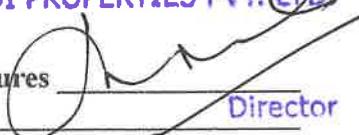
Yes

No

If Yes, please provide details

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Names & Signatures



Director

Names & Signatures

(Refer note 'D' for Signature requirement)

Notes

1. **As per the Prevention of Money laundering (Maintenance of Records) Rules, 2005,**
The beneficial owner for the purpose of sub-rule (1) shall be determined as under –
 - a. Where the client is a **Company**, the beneficial owner is the natural person(s), who, whether acting alone or together, or through one or more juridical person, **has a controlling ownership interest or who exercises control** through other means. Explanation - For the purpose of this sub-clause-
 - a. “**Controlling ownership interest**” means ownership of or entitlement to **more than 10%** of shares or capital or profits of the company;
 - b. “**Control**” shall include the right to appoint majority of the directors or to control the management or policy decisions including by virtue of their shareholding or management rights or shareholders' agreements or voting agreements;
 - b. Where the client is a **Partnership firm**, the beneficial owner is the natural person(s), who, whether acting alone or together, or through one or more juridical person, has ownership of / entitlement to **more than 10%** of capital or profits of the partnership or who

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exercises control through other means; Explanation: For the purpose of this clause, “Control” shall include the right to control the management or policy decision.

- c. Where the client is an **Unincorporated Association or Body of Individuals**, the beneficial owner is the natural person(s), who, whether acting alone or together, or through one or more juridical person, has ownership of or entitlement to **more than 15%** of the property or capital or profits of such association or body of individuals;
- d. Where no natural person is identified under (a) or (b) or (c) above, the beneficial owner is the relevant natural person who holds the position of senior managing official;
- e. Where the client is a **Trust**, the identification of beneficial owner(s) shall include identification of the author of the trust, the trustee, the beneficiaries with **10% or more** interest in the trust and any other natural person exercising ultimate effective control over the trust through a chain of control or ownership; and

2. **Beneficial Ownership Identification is NOT required, in following cases**

Individual accounts, Sole Proprietorship accounts, HUF, Government Departments, Public Sector Undertaking, Local Government Bodies (Municipal Corporation, Gram Panchayats etc.), Company listed on a recognized stock exchange in India (ii) it is an entity resident in jurisdictions notified by the Central Government and listed on stock exchanges in such jurisdictions, or (iii) it is a subsidiary of such listed entities.

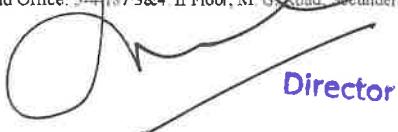
3. **Beneficial Ownership Declaration to provide details of following**

Partnership Firm / LLP: natural persons/partners	Club: Members / Authorized Signatories/Beneficiary
Trust: Trustees / Settlor / Protector / Beneficiary	Association of Persons: Members / Auth. Signatories / Beneficiary
Foundation: Founder managers/Directors/ Beneficiary	Pvt Ltd companies and Unlisted Public Ltd Companies: Shareholder / Directors / Other Beneficiaries
Society: Members/Authorized Signatories/ Beneficiary	In case of Foreign Entity: Shareholder/Director/Other Beneficiaries

4. **Signature on Declaration form**

Sr. No.	Type of Entity	Signatory (ies) for Signing BO Declaration
FOR MODI PROPERTIES PVT. LTD.		

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I	Partnership Firm / LLP / Trust / Foundation / Society / Club	Authorized Signatories should sign as per the Mode of Operations
II	Association	All Authorized Signatories should sign
III	Unlisted Public Limited Companies and Private Limited Companies	Any two Directors or Company Secretary or Authorized Signatories as per the Board Resolution
IV	Foreign Entity	All Authorized Signatories should sign

5. KYC Documents of Beneficial Owners (KYC of Directors/ Senior Management, in case BO is not identified) should be submitted as per the OVD under PMLA and RBI Guidelines, as amended from time to time.

- a. One recent Photograph
- b. PAN or Form 60 if PAN is not allotted
- c. Certified Copy * of one of the Officially Valid Documents (OVDs) listed below:

Sr. No.	Officially Valid Documents (OVDs)
1	Passport
2	Driving License
3	Voter's Identity Card issued by Election Commission of India
4	Proof of possession of Aadhaar Number (i.e. Aadhaar letter, Aadhaar Letter downloaded from UIDAI website (e-Aadhaar), Aadhaar Card, Aadhaar Secure QR Code, Aadhaar Paperless Offline e-KYC (an XML document generated by the UIDAI) **
5	Job Card issued by NREGA duly signed by an officer of the State Government
6	Letter issued by the National Population Register containing details of Name, Address of the customer with photograph of the card holder.

* Obtaining a **Certified Copy** by Reporting Entity (this includes our Company) means comparing the copy of Officially Valid Document (OVD) so produced by the client (i.e. customer) with its Original and recording the same on the copy by the authorized officer of the Reporting Entity" Copies of the KYC Documents should be Self- attested by the customers.

** Ensure that the Aadhaar No. (on copy of Aadhaar Letter/Aadhaar Card obtained), must be redacted or blackened and it is not legible and the Aadhaar No. should not be entered/stored in any system.

For MODI PROPERTIES PVT. LTD.

Director