

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4, ITR-5, ITR-6, ITR-7 filed and verified electronically]

Assessment Year
2019-20

PERSONAL INFORMATION AND THE ACKNOWLEDGEMENT NUMBER	Name MODI REALTY MALLAPUR LLP			PAN AAEFM1459R	
	Flat/Door/Block No PLOT NO 8,	Name Of Premises/Building/Village			Form Number. ITR-5
	Road/Street/Post Office ROAD NO 5	Area/Locality NACHARAM INDUSTRIAL ESTATE, C/O DILPREET TUBES			
	Town/City/District HYDERABAD	State TELANGANA	Pin/ZipCode 500003	Status Firm Filed u/s 139(1)-On or before due date	
	Assessing Officer Details (Ward/Circle) WARD 10(3),HYDERABAD				
	e-filing Acknowledgement Number 627327201170719				

COMPUTATION OF INCOME AND TAX THEREON	1	Gross total income			1	0
	2	Total Deductions under Chapter-VI-A			2	0
	3	Total Income			3	0
	3a	Deemed Total Income under AMT/MAT			3a	0
	3b	Current Year loss, if any			3b	1047890
	4	Net tax payable			4	0
	5	Interest and Fee Payable			5	0
	6	Total tax, interest and Fee payable			6	0
	7	Taxes Paid	a	Advance Tax	7a	0
			b	TDS	7b	4391
c			TCS	7c	0	
d			Self Assessment Tax	7d	0	
e			Total Taxes Paid (7a+7b+7c +7d)	7e	4391	
8	Tax Payable (6-7e)			8	0	
9	Refund (7e-6)			9	4390	
10	Exempt Income	Agriculture		10		
		Others				

Income Tax Return submitted electronically on 17-07-2019 15:32:09 from IP address 124.123.102.87 and verified bySOHAM SATISH MODI having PAN ABMPM6725H on 17-07-2019 15:32:09 from IP address124.123.102.87 using Digital Signature Certificate (DSC)DSC details: 690145CN=Capricorn CA 2014,2.5.4.51=#131647352c56494b41532044454550204255494c44494e47,STREET=18,LAXMI NAGAR DISTRICT CENTER,ST=DELHI,2.5.4.17=#1306313130303932,OU=Certifying Authority,O=Capricorn Identity Services Pvt Ltd.,C=IN**DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU**

Name Of Assessee	: Modi Realty Mallapur Lip		
PAN	: AAEFM1459R		
Office Address	: Plot No 8,, Road No 5, Nacharam Industrial Estate, C/o Dilpreet Tubes, Hyderabad, Telangana-500003		
Status	: FIRM (LIMITED LIABILITY)	Assessment Year	: 2019 - 2020
Ward No	: ITO,W-10(4),HYD	Financial Year	: 2018 - 2019
D.O.I.	: 13/05/1996		
Mobile No.	: 9502277299		
Email Address	: purchase@modiproperties.com		
Name Of Bank	: Yes Bank		
Micr Code	: 500532002		
I/s Code	: Yesb0000097		
Address	: Begumpet, Secundrabad		
Account No.	: 009763700002800		
Return	: Original (Filing Date : 17/07/2019 & No. : 627327201170719)		

COMPUTATION OF TOTAL INCOME

Profits And Gains From Business And Profession

0

Modi Realty Mallapur Lip

Profit Before Tax As Per Profit And Loss Account		-1048040
Add :		
Depreciation Disallowed	135	
Disallowed U/s 37	150	285
		-1047755
Less :		
Interest On Fd	43905	
Allowed Depreciation	135	-44040
		-1091795
Out Of Loss Of Rs. 1091795, Unabsorbed Depreciation Is Rs. 135 & Business Loss Is Rs. 1091660		

Income From Other Sources

Interest On Fd		43905
Total		43905

Inter-head Adjustment Of Losses U/s 71

Business Loss Set Off From Income From Other Sources		-43905
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Current Year Losses Carried Forward

Business Loss Of Rs. 1047755		
Unabsorbed Depreciation Of Rs. 135		

Gross Total Income

Total Income		Nil
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COMPUTATION OF TAX ON TOTAL INCOME

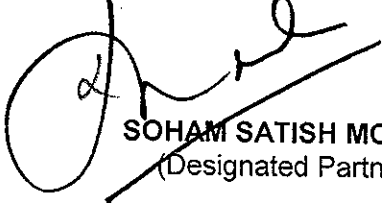
Tax On Rs. Nil		Nil
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Less Tax Deducted At Source

Other Interest		
	4391	4391
		-4391

Refundable

Tax Rounded Off U/s 288B		(4391)
		(4390)


SOHAM SATISH MODI
 (Designated Partner)

Details Of Bank Accounts

Name & Address Of The Bank Branch	Iifs Code	Account No.	Type Of Account
Hdfc Bank Ltd Hyderabad - Secunderabad	HDFC0000042	00422000020747	Current A/c

FIXED ASSETS

Particulars	Rate	WDV as on 01/04/2018	Addition		Deduction	Total	Dep for the Year			WDV as on 31/03/2019	
			More than 180 Days	Less than 180 Days			Normal	Additional			Total
			Rs.	Rs.				Rs.	Rate		
PLANT AND MACHINERY											
COMPUTER	40%	3.00	0.00	0.00	0.00	3.00	1.00	-	0.00	1.00	2.00
DIGITAL CAMERA	15%	890.00	0.00	0.00	0.00	890.00	134.00	-	0.00	134.00	756.00
Total		893.00	0.00	0.00	0.00	893.00	135.00		0.00	135.00	758.00

LOSSES TABLE

A.Y.	HEAD	LOSSES		
		BROUGHT FORWARD	SET-OFF	CARRIED FORWARD
2007-08	Unabsorbed Depreciation	57021	-	57021
2008-09	Unabsorbed Depreciation	23230	-	23230
2009-10	Unabsorbed Depreciation	9651	-	9651
2010-11	Unabsorbed Depreciation	4165	-	4165
2012-13	Ordinary Business	32561	-	32561
2012-13	Unabsorbed Depreciation	990	-	990
2013-14	Ordinary Business	3377	-	3377
2013-14	Unabsorbed Depreciation	584	-	584
2014-15	Ordinary Business	7431	-	7431
2014-15	Unabsorbed Depreciation	392	-	392
2016-17	Unabsorbed Depreciation	231	-	231
2017-18	Unabsorbed Depreciation	191	-	191
2018-19	Ordinary Business	138459	-	138459
2018-19	Unabsorbed Depreciation	159	-	159
2019-20	Ordinary Business	-	-	1047755
2019-20	Unabsorbed Depreciation	-	-	135

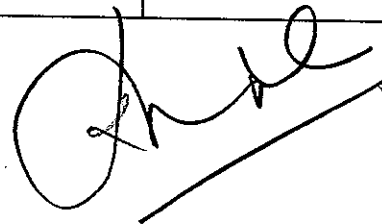
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Details of Tax Deducted at Source on Income other than Salary

Sl. No.	Tax Deduction Account Number (TAN) of the Deductor	Unique TDS Certificate No.	Name and address of the Deductor	Amount paid /credited	Date of Payment /Credit	Total tax deducted	Amount claimed for this year
194A : Other Interest							
1.	MUMY02084F		YES BANK LIMITED	7265	31/03/2019	727	727
2.	MUMY02084F		YES BANK LIMITED	35753	14/03/2019	3575	3575
3.	MUMY02084F		YES BANK LIMITED	887	14/03/2019	89	89
Grand Total				43905		4391	4391

DISALLOWED U/S 37

Sr. No.	Particulars	Amount
1	Interest on TDS	150.00
	Total	150.00

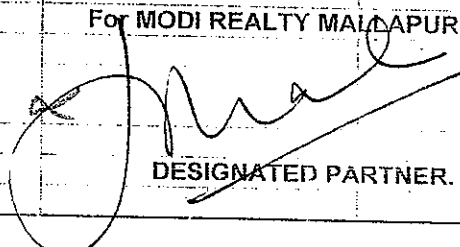


MODI REALTY MALLAPUR LLP PREVIOUSLY KNOW AS MODI ESTATES

5-4-187/3 & 4, 2ND FLOOR, SOHAM MANSION,
M.G. ROAD, SECUNDRABAD - 500 003.

Assessment Year: 2019-2020

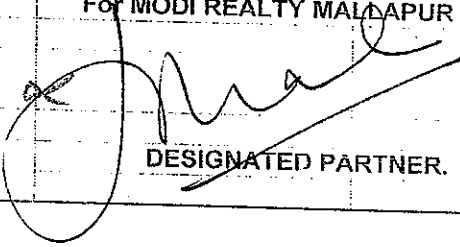
BALANCE SHEET AS ON 15-09-2018

LIABILITIES	SCHEDULES	AMOUNT	ASSETS	SCHEDULES	AMOUNT
PARTNERS CAPITAL	A	14,772,716.14	BANK BALANCES	B	12,651.47
			FIXED ASSETS	C	891.00
			INVENTORY	D	11,104,481.00
			DEPOSITS & ADVANCES	E	3,654,692.57
		14,772,716.14			14,772,716.14
			For MODI REALTY MALLAPUR LLP,  DESIGNATED PARTNER.		

MODI REALTY MALLAPUR LLP PREVIOUSLY KNOW AS MODI ESTATES
5-1-187/3 & 4, 2ND FLOOR, SOHAM MANSION,
M.G. ROAD, SECUNDRABAD - 500 003.

Assessment Year: 2019-2020

BALANCE SHEET AS ON 15-09-2018

LIABILITIES	SCHEDULES	AMOUNT	ASSETS	SCHEDULES	AMOUNT
PARTNERS CAPITAL	A	14,772,716.14	BANK BALANCES	B	12,651.47
			FIXED ASSETS	C	891.00
			INVENTORY	D	11,104,481.00
			DEPOSITS & ADVANCES	E	3,654,692.57
		14,772,716.14			14,772,716.14
			For MODI REALTY MALLAPUR LLP,  DESIGNATED PARTNER.		

MODI REALTY MALLAPUR LLP PREVIOUSLY KNOW AS MODI ESTATES
5-4-187/3 & 4, 2ND FLOOR, SOHAM MANSION,
M.G. ROAD, SECUNDRABAD - 500 003.

Assessment Year: 2019-20.

PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED 15-09-2018.

To Consultancy Charges	3,068.00	Net Loss transferred to Parnters		
To Interest on TDS	150.00	Modi Properties Pvt. L	4,839.75	
To Disigning Charges	11,800.00	Soham Modi (25%)	4,839.75	
To Miscellaneous Expenses	3,051.00	Anand Mehta (25%)	4,839.75	
To Printing & Stationery	1,290.00	Hari Mehta (25%)	4,839.75	19,359.00
	<u>19,359.00</u>			<u>19,359.00</u>

For MODI REALTY MALLPUR LLP


DESIGNATED PARTNER.

Modi Realty Mallapur LLP

Modi Properties Pvt. Ltd.

Asst. Year.2019-20

To Amount paid during the year	50,000.00	By Balance b/fd. (1-4-17)	9,568,159.74
To Loss during the year (25%)	4,839.75	By Amount received during the year	5,308,380.00
To Balance c/fd.	14,821,699.99		
	14,876,539.74		14,876,539.74

Anand Mehta

To Balance b/fd. (1-4-17)	11,488.20	By balance c/fd	16,327.95
To Loss during the year (25%)	4,839.75		
	16,327.95		16,327.95

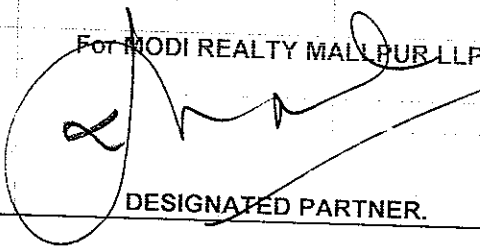
Hari Mehta

To Balance b/fd. (1-4-17)	11,488.20	By balance c/fd	16,327.95
To Loss during the year (25%)	4,839.75		
	16,327.95		16,327.95

Soham Modi

To Balance b/fd. (1-4-17)	11,488.20	By balance c/fd	16,327.95
To Loss during the year (25%)	4,839.75		
	16,327.95		16,327.95

For MODI REALTY MALLAPUR LLP



DESIGNATED PARTNER.

MODI REALTY MALLAPUR LLP

A.Y. 2019-20

SCHEDULE - A**PARTNERS CAPITAL:**

Modi Properties Pvt. Ltd.		14,821,699.99
Anand Mehta		(16,327.95)
Hari Mehta		(16,327.95)
Soham Modi		(16,327.95)
		<u>14,772,716.14</u>

SCHEDULE - B**CASH AT BANK:**

Yes Bank		12,651.47
		<u>12,651.47</u>

SCHEDULE - D**INVENTORY:**

WIP		11,104,481.00
		<u>11,104,481.00</u>

SCHEDULE - E**DEPOSITS & ADVANCES:****Deposits:**

Gulmohar Residency	1,501,655	
Jade Estates	1,500,000	3,001,655.00

Advances:

Murali Mohan advance	65	
Malla reddy happy card	3,097	
Span Pride	600,000	
Ketan Parikh (Retiring partner)	49,876	653,037.67
		<u>3,654,692.67</u>

For MODI REALTY MALLAPUR LLP

PARTNER.

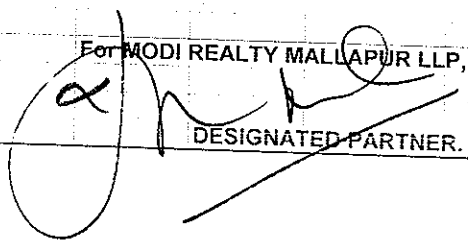
Modi Realty Mallapur LLP

A.Y.2019-2020

SCHEDULE - C
FIXED ASSETS

Sl.No	Name of the Assets	W.D.V. 01-04-2018	Additions before Sep 2018	Additions after Sep 2018	Total	Rate of Depreciation	Amount of Depreciation C/d.	W.D.V.
1	Computer	2.00			2	60%	0.00	2.00
2	Digital Camera	889.00			889	15%	0.00	889.00
		891.00	0	0	891		0.00	891.00

For MODI REALTY MALLAPUR LLP, .



DESIGNATED PARTNER.

Modi Realty Mallapur LLP

A.Y. 2019-2020

Details of Gulmohar Residency Construction Account

Opening balance (01-04-2018)	
Add: Expenses upto 15-09-2018	10,092,664
Add: Consultancy	811,817
	200,000
	<u>11,104,481</u>

For MODI REALTY MALLAPUR LLP,

DESIGNATED PARTNER.

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MODI REALTY MALLAPUR LLP PREVIOUSLY KNOW AS MODI ESTATES
5-4-187/3 & 4, 2ND FLOOR, SOHAM MANSION,
M.G. ROAD, SECUNDRABAD - 500 003.

Assessment Year: 2019-20.

CONSTRUCTION ACCOUNT FOR THE YEAR ENDED 31-03-2019


To Construction expenses during the year	12,347,213.00	By Closing WIP	
To Gross Profit	-		12,347,213.00
	<u>12,347,213.00</u>		<u>12,347,213.00</u>

PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED 31-03-2019

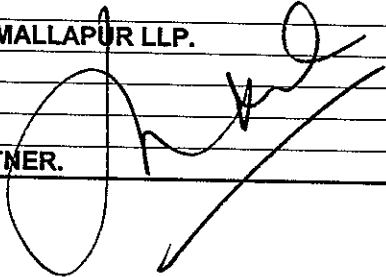
To Advertisement	12,500.00	By Gross Profit	
To Bank Gaurantee Charges	65,490.00	By Interest of FD	43,905.00
To Commission / Brokerage	20,000.00	By Sundry balances written off	0.33
To Consultancy Charges	187,660.00	Net Loss transferred to Parnters	
To Depreciation	135.00	Modi Properties Pvt. L	262,009.94
To Disigning Charges	11,800.00	Soham Modi (25%)	262,009.94
To Haphey card withdrawal charges	20.00	Anand Mehta (25%)	262,009.94
To Insterest on OD	3,779.59	Hari Mehta (25%)	262,009.94
To Interest on TDS	150.00		1,048,039.76
To Legal Expenses	154,224.00		
To Loan Processing Fees	450,000.00		
To Miscellaneous Expenses	35,763.00		
To Other Insurance	5,420.00		
To Printing & Stationery	5,680.00		
To Registration exp	40,447.00		
To Rounding offs	0.50		
To Salaries	93,504.00		
To service charges	2,000.00		
To Mobile charges - staff	1,197.00		
To Staff Welfare	175.00		
To Telephone	2,000.00		
	<u>1,091,945.09</u>		<u>1,091,945.09</u>

For MODI REALTY MALLPUR LLP

DESIGNATED PARTNER.

Modi Realty Mallapur LLP		Modi Properties Pvt. Ltd.		Asst. Year. 2019-20	
To Amount paid during the year	50,000.00	By Balance b/fd. (1-4-18)			
To Loss during the year (25%)	262,009.94	By Amount received during the year		9,568,159.74	
To Balance c/fd. (31-3-19)	19,531,273.80			10,275,124.00	
	19,843,283.74			19,843,283.74	
Anand Mehta					
To Balance b/fd. (1-4-18)	11,488.20	By balance c/fd (31-3-19)			
To Loss during the year (25%)	262,009.94				273,498.14
	273,498.14				273,498.14
Hari Mehta					
To Balance b/fd. (1-4-18)	11,488.20	By balance c/fd (31-3-19)			
To Loss during the year (25%)	262,009.94				273,498.14
	273,498.14				273,498.14
Soham Modi					
To Balance b/fd. (1-4-18)	11,488.20	By balance c/fd (31-3-19)			
To Loss during the year (25%)	262,009.94				273,498.14
	273,498.14				273,498.14
For MODI REALTY MALLPUR LLP  DESIGNATED PARTNER.					

MODI REALTY MALLAPUR LLP		A.Y.2019-20
SCHEDULE - A		
PARTNERS CAPITAL:		
Modi Properties Pvt. Ltd.		
Anand Mehta		19,531,273.80
Hari Mehta		(273,498.14)
Soham Modi		(273,498.14)
		(273,498.14)
		18,710,779.38
SCHEDULE - B		
OUTSTANDING EXPENSES:		
PT Payable		
TDS Payable		600.00
		52,132.00
		52,732.00
SCHEDULE - C		
SUNDRY CREDITORS:		
Suppliers:		
Premier Engg Corp		
Summit Sales LLP		23,601.00
Happy Card on accounts:		33,677.00
D Shiva Shankar		
		220.00
		57,498.00
SCHEDULE - D		
SECURED LOANS		
YES bank OD Account		
		920,532.79
		920,532.79
SCHEDULE - E		
CASH AT BANK:		
Kotak Mahindra Bank		
		100,000.00
		100,000.00
SCHEDULE - G		
INVENTORY:		
WIP		
		12,347,213.00
		12,347,213.00
SCHEDULE - H		
DEPOSITS & ADVANCES:		
Deposits:		
Fixed Deposits - YES Bank		
Gulmohar Residency	2,000,000.00	
Jade Estates	2,462,500.00	
	2,462,500.00	6,925,000.00
For MODI REALTY MALLAPUR LLP,		
DESIGNATED PARTNER		

MODI REALTY MALLAPUR LLP		A.Y.2019-20
Advances - Suppliers		
Sri Parameshwara Engineering Solutions Pvt Ltd		11,000.00
Contractors on Accounts:		
T Kurmanna on Account		3,516.00
Other Advances		
Ashruthi Consultants LLP	5,000.00	
CGST -Input	87,007.25	
Accrued Interest	38,627.50	
TDS Receivable	4,390.50	
Gulmohar Residency	1,910.00	
Jade Estates	255.00	
Ketan C Parikh	49,875.67	
SGST -Input	87,007.25	274,073.17
Staff Petty Cash Account		
K Narender Reddy Happy Card A/c		3,300.00
Staff Salaries		
Praveen Kumar Pathak		65,750.00
		7,282,639.17
For MODI REALTY MALLAPUR LLP.		
		
DESIGNATED PARTNER.		

Modi Realty Mallapur LLP

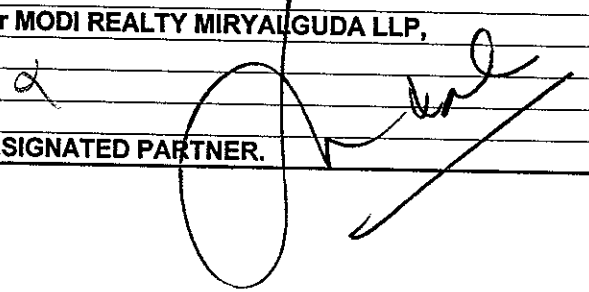
A.Y.2019-2020

SCHEDULE - F

FIXED ASSETS

Sl.No	Name of the Assets	W.D.V. 01-04-2018	Additions before Sep 2018	Additions after Sep 2018	Total	Rate of Depreciation	Amount of Depreciation	W.D.V. C/fd.
1	Computer	2.00			2	100%	2	0
2	Digital Camera	889.00			889	15%	133	756
		891.00	0	0	891		135	756

For MODI REALTY MALLAPUR LLP,
DESIGNATED PARTNER.

Modi Realty Mallapur LLP		A.Y.2019-2020
Details of Gulmohar Residency Construction Account		
Opening balance (01-04-2018)		4,407,955.00
Opening balance Work in progress (01-04-2018)		5,684,709.00
		10,092,664.00
Add: Expenses During the year:		
Equipment @18%	5,721.00	
Consultancy Fees	956,000.00	
Contractor All Risk Insurance Policies	46,011.00	
Security Charges	25,098.00	
Survey Charges	8,000.00	
Allowance for Equipment	2,790.00	
Allowances for Consumables	930.00	
Eletrical Material	46,892.00	
Fire Dept Noc Charges	811,817.00	
Labour Charges	930.00	
Marking Charges	16,000.00	
Plumbing & Sanitary Material	4,665.00	
Randheer Goud Karupothula Allow for Const Equip	5,000.00	
T Kurmanna Allow for Const Equip(Registered)	316,775.00	
V Ravindra Chary Allow for Const Equip	7,920.00	2,254,549.00
		12,347,213.00
For MODI REALTY MIRYALGUDA LLP,		
		
DESIGNATED PARTNER.		



आयकर केन्द्र
CENTRALIZED PROCESSING CENTER
INCOME TAX DEPARTMENT

बेंगलुरु ५६०५००


Bengaluru-560500

फ़ोन- १८००१०३४४५५ (टॉलफ़्री) ०८० ४६६०५२००

Telephone: 18001034455 (Toll Free) or 080-46605200

आयकर अधिनियम 1961 की धारा 143(1) के अधीन संसूचना

INTIMATION U/S 143(1) OF THE INCOME TAX ACT, 1961

 Name & Address: MODI REALTY MALLAPUR LLP PLOT NO 8, ROAD NO 5 NACHARAM INDUSTRIAL ESTATE, C/O DILPREET TUBES HYDERABAD TELANGANA 500003 INDIA Ph:919502277299 9502200911		नाम और पता मोदी रील्टी मल्लपुर ल्प प्लॉट नं ८, रोड नं ५ नाचराम इन्डस्ट्रियल ईस्टेट, सी/ओ दिलप्रीत ट्यूब्स हैदराबाद तेलंगणा ५००००३ इंडिया फ़ोन- ९१९५०२२७७२९९ ९५०२२००९११	
निर्धारण वर्ष A.Y. 2019-20	आई टी आर प्रकार ITR Type: ITR-5 ORIGINAL	आदेश की तिथि Date of Order: 06-03-2020	पत्र संदर्भ संख्या Document Identification No: CPC/1920/A5/1973823208 Refund Sequence No: प्रतिदाय अनुक्रम संख्या 8883667868
प्रास्थिति FIRM Status:	धारा 139 के अंतर्गत Return filed under section: 139		ई फाइलिंग पावती संख्या 627327201170719 E-Filing Acknowledgement No:
आवासीय स्थिति RESIDENT Residential Status:	मूल विवरणी दाखिल करने की नियत तारीख Due Date for Filing Original Return: 31-08-2019	विवरणी दाखिल करने की तारीख Date of Filing Return: 17-07-2019	स्थायी खाता संख्या PAN: AAEFM1459R
न्यायिक आकलन अधिकारी विवरण Jurisdictional Assessing Officer Details:WARD 10(3),HYDERABAD		Extended Due Date for Filing Original Return: 31-08-2019	

आय कर संगणना

INCOME TAX COMPUTATION (IN RUPEES)

क्रम संख्या Sl.No.	विवरण Particulars	विवरण देने वाले शीर्ष Reporting Heads	करदाता द्वारा आय विवरणी में दिए ब्यौरे As Provided by Taxpayer in Return of Income	धारा 143(1) के अधीन संगणित As Computed Under Section 143(1)
1	आय शीर्ष	गृह संपत्ति से आय INCOME FROM HOUSE PROPERTY **	0	0
2	HEADS OF INCOME	करबार या वृत्ति से लाभ एवं प्राप्ति PROFIT AND GAINS FROM BUSINESS OR PROFESSION **	0	0
3		पूंजी अभिलाभ CAPITAL GAINS **	0	0
4		अन्य स्रोतों से आय INCOME FROM OTHER SOURCES	43,905	43,905
5		शीर्ष के अंतर्गत समायोजन INTRA HEAD ADJUSTMENTS	NA	0
6		कुल (शीर्ष के अंतर्गत समायोजन के बाद) TOTAL (AFTER INTRA HEAD ADJUSTMENTS) (1+2+3+4-5)	43,905	43,905
7		७ के विरुद्ध मुजरा की जाने वाली चालू वर्ष की हानियाँ LOSSES OF CURRENT YEAR SETOFF AGAINST 6	43,905	43,905
8		८ के विरुद्ध मुजरा किए जाने के लिए अग्रणीत की गई हानियाँ BROUGHT FORWARD LOSSES SET OFF AGAINST 6	0	0
9		सकल कुल आय GROSS TOTAL INCOME (INCLUDING SPECIAL INCOME) 9=6-(7+8)	0	0

नोट कृपया पत्र व्यवहार में पत्र संदर्भ संख्या, आदेश की तिथि और स्थायी खाता संख्या प्रकृत लिखें

स्थायी खाता संख्या AAEFM1459R	PAN:	नाम Name MODI REALTY MALLAPUR LLP	निर्धारण वर्ष A.Y. 2019-20	आदेश की तिथि Date of order 06-03-2020
क्रम संख्या SI.No.	विवरण Particulars	विवरण देने वाले शीर्ष Reporting Heads	करदाता द्वारा आय विवरणी में दिए व्योरे As Provided by Taxpayer in Return of Income	धारा 143(1) के अधीन संगणित As Computed Under Section 143(1)
10	10(i).	विशेष दर पर टैक्स के लिए आय का शुल्क 115BBE के तहत INCOME CHARGEABLE TO TAX AT SPECIAL RATE UNDER SECTION 115BBE	0	0
	10(ii).	विशेष दर पर टैक्स के लिए आय का शुल्क 115BBE के अलावा INCOME CHARGEABLE TO TAX AT SPECIAL RATE OTHER THAN 115BBE	0	0
11	DEDUCTIONS UNDER CHAPTER VI A	अध्याय VI ए के अधीन कुल कटौतियां DEDUCTIONS UNDER CHAPTER VIA		
		(a) Part-B of Chapter VI-A	0	0
		(b) Part-C of Chapter VI-A	0	0
		C) Total (11a+11b)	0	0
12		INCOMES NOT FORMING PART OF TOTAL INCOME	0	0
		धारा 10A/10AA के अधीन कटौतियां (a) DEDUCTION U/S 10A/10AA	0	0
		(b) INCOME OF INVESTMENT FUND REFERRED TO IN SECTION 10 (23FB) or 10(23FBA)	0	0
		(c) INCOME OF BUSINESS TRUST REFERRED TO IN SECTION 10 (23FC) or 10(23FCA)	0	0
13		कटौतियां के बाद कुल आय TOTAL INCOME	0	0
14		INCOME CHARGEABLE TO TAX AT SPECIAL RATES	0	0
15		शुद्ध कृषि आय / दर के प्रायोजन के लिए कोई अन्य आय NET AGRICULTURAL INCOME/ANY OTHER INCOME FOR RATE PURPOSE	0	0
16		सकल आय AGGREGATE INCOME	0	0
17		अग्रणीत किये जाने के लिए चालू वर्ष की हानियां LOSS OF CURRENT YEAR TO BE CARRIED FORWARD	10,47,890	10,47,890
18		धारा 115JC के अंतर्गत कुल आय Deemed Total Income U/S 115JC	0	0
	कर की व्योरा TAX DETAILS	COMPUTATION OF TAX LIABILITY ON TOTAL INCOME		
19		धारा 115JC के अंतर्गत कुल आय पर टैक्स Tax payable on deemed total income under section 115JC	0	0
20		अधिभार (18 पर) SURCHARGE ON 18 ABOVE	0	0
21		माध्यमिक एवं उच्च शिक्षा उपकर सहित शिक्षा उपकर EDUCATION CESS (ON 19+20 ABOVE)	0	0
22		समझी गयी कुल आय पर संदेय कुल कर TOTAL TAX PAYABLE ON DEEMED TOTAL INCOME 22=(19+20+21)	0	0
23		साधारण आय पर कर TAX AT NORMAL RATES (INCLUDED AGRICULTURAL INCOME)	0	0
24		115BBE के तहत आय पर कर (i) TAX ON 115BBE	0	0
		115BBE के अलावा विशेष आय पर कर (ii) TAX ON SPECIAL INCOME OTHER THAN SECTION 115BBE	0	0

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क्रम संख्या SI.No.	विवरण Particulars	विवरण देने वाले शीर्ष Reporting Heads	करदाता द्वारा आय विवरणी में दिए ब्यौरे As Provided by Taxpayer in Return of Income	धारा 143(1) के अधीन संगणित As Computed Under Section 143(1)
26		कुल आय पर संदेय कर 26=(23+24-25) TAX PAYABLE ON TOTAL INCOME	0	0
27		अधिमार् Surcharge on 26 above		
		(i) 25% of tax on Deemed Income Chargeable u/s 115BBE	0	0
		(ii) On [(25)-(Tax on Deemed Income chargeable u/s 115BBE)] (Applicable if 13 of PART B-TI exceeds 1 Crore)	0	0
		(iii) Total (i + ii)	0	0
28		माध्यमिक एवं उच्च शिक्षा उपकर सहित शिक्षा उपकर EDUCATION CESS ON (26+27) ABOVE	0	0
29		कुल कर दायित्व GROSS TAX LIABILITY 29=(26+27(iii)+28)	0	0
30		कुल कर संदेय(२१ या ३० के उच्च) GROSS TAX PAYABLE (HIGHER OF 22 AND 29)	0	0
31		पूर्वतर वर्षों में संदेय कर अधिसूचना ११५ के अधीन प्रत्येक CREDIT UNDER SECTION 115JD OF TAX PAID IN EARLIER YEARS	0	0
32		धारा 115JD के अधीन गुजरा के पश्चात् TAX PAYABLE AFTER CREDIT UNDER SECTION 115JD	0	0
33	कर राहत	धारा 90/90A के अधीन राहत RELIEF U/S 90/90A	0	0
34	TAX RELIEF	धारा 91 के अधीन राहत RELIEF U/S 91	0	0
35		कुल कर राहत TOTAL TAX RELIEF 35=(33+34)	0	0
36	TOTAL INCOME TAX LIABILITY	कुल आय कर दायित्व NET TAX LIABILITY 36=(32-35)	0	0
37		विवरण देने में व्यतिक्रम के लिए धारा 234A A. FOR DEFAULT IN FURNISHING THE RETURN (SECTION 234A)	0	0
	संदेय ब्याज	अग्रिम कर के संदाय में व्यतिक्रम के लिए धारा 234B B. FOR DEFAULT IN PAYMENT OF ADVANCE PAYMENT (SECTION 234 B)	0	0
	INTEREST PAYABLE	अग्रिम कर के स्थगन के लिए धारा 234C) C. FOR DEFERMENT OF ADVANCE TAX (SECTION 234C)	0	0
		D. 234F Fees U/S 234F	0	0
38		कुल ब्याज दायित्व TOTAL INTEREST AND FEE PAYABLE 38=(37(A)+37(B)+37(C)+37(D))	0	0
39		सकल आय कर दायित्व AGGREGATE (NCOME TAX LIABILITY 39=(36+38)	0	0

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42	संदत्त कर	अग्रिम कर ADVANCE TAX	0	0
43	PRE-PAID TAXES	स्वयं निर्धारण कर SELF ASSESSMENT TAX	0	0
44		कुल कर भुगतान TOTAL TAXES CREDIT 44=(40+41+42+43)	4,391	4,391
45	प्रतिदाय REFUND	प्रतिदाय राशि REFUND AMOUNT 45=(44-39)	4,390	4,391
46		करदाता के कारण देरी (महीनोंमें) रुचि के लिए पात्र नहीं DELAY ATTRIBUTABLE TO TAX PAYER (IN MONTHS)	N/A	0
47		प्रतिदाय पर धारा 244A के अधीन ब्याज INTEREST U/S 244A ON REFUND (on item 45 above)	N/A	258
48		धारा 244A के अधीन ब्याज पर कटौती किया गया टी. डी. एस. TDS DEDUCTED ON INTEREST PAID U/S 244A (on item 47 above and for NON-RESIDENT only)	N/A	0
49		कर प्रतिदाय TOTAL INCOME TAX REFUND 49=(45+47-48)	4,390	4,649
50	संदेय कर TAX PAYABLE	संदेय राशि AMOUNT PAYABLE 50=(39-44)	0	0
<p>प्रतिदाय राशि की सीमा तक समायोजित करने के बाद कुल बकया मांग और धारा 220(2) के अधीन संदेय ब्याज</p> <p>51. Total outstanding demand and interest payable under sec220(2) to the extent adjusted with refund amount.</p> <p>(बकया राशि के विरुद्ध प्रतिदाय समायोजन के ब्यौरे यदि कोई हैं, तो इस जानकारी के लिए कृपया संलग्न किए गए बकया कर मांग संलग्नक का संदर्भ लें।)</p> <p>(FOR DETAILS OF OUTSTANDING DEMAND PLEASE REFER TO ANNEXURE ATTACHED)</p>				0
<p>52. शुद्ध प्रतिदेय राशि NET AMOUNT REFUNDABLE TO TAX PAYER AFTER ADJUSTMENT AGAINST OUTSTANDING DEMAND</p> <p>52=(49-51)</p>				4,650
<p>53. प्रतिदाय अनुक्रम संख्या REFUND SEQUENCE NO:</p>			8883667868	
<p>54. शुद्ध संदेय राशि NET AMOUNT PAYABLE</p>				0
<p>55. मांग पहचान संख्या DEMAND IDENTIFICATION NO:</p>				

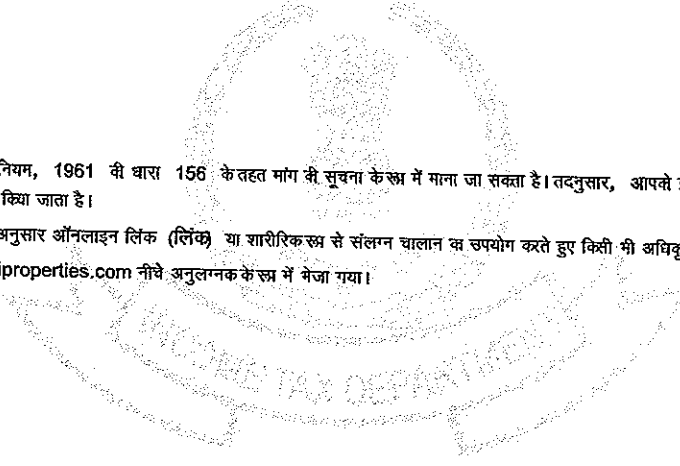
Document Identification No.

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AAEFM1459R		MODI REALTY MALLAPUR LLP	2019-20	06-03-2020

Note:

- > In case of Demand, this intimation may be treated as Notice of Demand under section 156 of the Income Tax Act, 1961. Accordingly, you are requested to pay the entire Demand within 30 days of receipt of this intimation.
- > You are requested to pay the tax demand as per this order/intimation either online (Link) or physically with any authorized bank branch using the enclosed challan.
- > Detailed notes sent as annexure to below e-mail id accounts@modiproperties.com

- > मांग के मामले में, इस सूचना को आयकर अधिनियम, 1961 की धारा 156 के तहत मांग की सूचना के रूप में माना जा सकता है। तदनुसार, आपको इस सूचना की प्राप्ति के 30 दिनों के भीतर पूरी मांग का भुगतान करने के लिए अनुरोध किया जाता है।
- > आपको अनुरोध है कि इस आदेश / सूचना के अनुसार ऑनलाइन लिंक (लिंक) या शारीरिक रूप से संलग्न चालान का उपयोग करते हुए किसी भी अधिकृत बैंक की शाखा के अनुसार।
- > विस्तृत नोट ई मेल आईडी accounts@modiproperties.com नीचे अनुलग्नक के रूप में भेजा गया।



Digitally signed by N SAIRAJ
Date: 20200320220842
Reason: DIGITALLY SIGNED
Location: BANGALORE - CPC

N SAIRAJ
Asst. Director of Income Tax, CPC







Document Identification No.

स्थायी खाता संख्या	PAN:	नाम Name	निर्धारण वर्ष A. Y.	आदेश की तिथि Date of order
AAEFM1459R		MODI REALTY MALLAPUR LLP	2019-20	06-03-2020

Note:

- > Refunds will be issued only for amounts exceeding Rs. 100.
- > Interest under section 244A of the Income Tax Act, 1961 is computed up to the date of issue of the refund.
- > The Refund, is issued by State Bank of India (Refund Banker) on behalf of the Income Tax Department. The Refund status details can be obtained from website www.tin-nsdl.com, under "Status of Tax Refunds". In case of any difficulty or delay in the receipt of refund, kindly call the State Bank of India Call Center number 18004259760 to know the status of refund.
- > The computation of income/loss or the tax credit particulars as reported in this Intimation are based on the Provisions of Section 143(1) and might differ from the inputs in the Return of Income uploaded by the tax payer. To know more about the Common Errors that result in such differences while processing of the Return, you may refer to the documents available in following link.
www.incometaxindiaefiling.gov.in -> Help Tab -> E - Filing (Check Points For e-Filing Return).
- > If you consider that any part of this Intimation/order requires amendment, you may request the same as per section 154 of The Income Tax Act, 1961 by filing an online application for rectification. For any assistance on procedures to be followed, please refer to www.incometaxindiaefiling.gov.in/eFiling/Portal/StaticPDF/Rectification Manual
- > To file rectification request, please log in to <http://incometaxindiaefiling.gov.in> with your User ID and Password and choose Rectification Request under E-File section.



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नोट्स-

- > प्रतिदाय केवल 100 रुपये से अधिक राशि के लिए जारी किए जाएंगे।
- > आयकर अधिनियम, 1961 की धारा 244 ए के तहत ब्याज की गणना प्रतिदाय के जारी होने की तारीख तक की जाती है।
- > आयकर विभाग की ओर से स्टेट बैंक ऑफ इंडिया (प्रतिदाय बैंकर) द्वारा प्रतिदाय जारी किया गया है। प्रतिदाय स्थिति विवरण वेबसाइट "www.tin-nsdl.com" से "कर प्रतिदाय की स्थिति" के तहत प्राप्त किया जा सकता है। प्रतिदाय की प्राप्ति में किसी भी कठिनाई या देरी के मामले में, कृपया प्रतिदाय की स्थिति जानने के लिए स्टेट बैंक ऑफ इंडिया कॉल सेंटर नंबर 18004259760 को कॉल करें।
- > इस सूचना में विवरण की गई आय / खानि या कर क्रेडिट विवरणों की गणना धारा 143(1) के प्रावधानों पर आधारित है और कर दाता द्वारा अपलोड की गई आय की आय में अंतर हो सकती है। सामान्य त्रुटियों के बारे में अधिक जानने के लिए, जिस पर रिटर्न की प्रक्रिया करते समय से मतभेद होते हैं, आप निम्नलिखित लिंक में उपलब्ध दस्तावेजों का उल्लेख कर सकते हैं।
www.incometaxindiaefiling.gov.in -> Help Tab -> E - Filing (Check Points For e-Filing Return)
- > यदि आप मानते हैं कि इस सूचना / आदेश के किसी भी हिस्से में संशोधन की आवश्यकता है, तो आप संशोधन के लिए एक ऑनलाइन आवेदन पत्र दाखिल करके आयकर अधिनियम 1961 के धारा 154 के अनुसार अनुरोध कर सकते हैं। अनुरोध की जाने वाली प्रक्रियाओं पर किसी भी सहायता के लिए, कृपया देखें।
www.incometaxindiaefiling.gov.in/eFiling/Portal/StaticPDF/Rectification_Manual
- > सुधार अनुरोध दर्ज करने के लिए, कृपया <http://incometaxindiaefiling.gov.in> पर अपने यूजर आईडी और पासवर्ड के साथ लॉगिन करें और ई प्रइल अनुभाग के तहत सुधार अनुरोध चुनें



Sanction Letter

Ref No.: CFTLHyd11890026
 Application No: 201841269168

Date: January 25, 2018

Modi Properties Private Limited
 5-4-187/3&4, Soham Mansion, 2nd Floor, ,
 M.G. Road,
 HYDERABAD Rangareddi - 500003,
 TELANGANA.

Modi Realty Mallapur LLP
 5-4-187/3 & 4, Soham Mansion, M.G. Road,
 Secunderabad,
 HYDERABAD Rangareddi - 500003,
 TELANGANA.

Paramount Avenues LLP
 5-4-187/3 & 4 Soham Mansion, M.G.Road,
 Secunderabad,
 HYDERABAD Rangareddi - 500003,
 TELANGANA.

Silver Oak Villas LLP
 5-4-187/3&4, Soham Mansion, M.G.Road,
 Secunderabad,
 HYDERABAD Rangareddi - 500003,
 TELANGANA.

Kind Attention: Mr. Soham Modi - Managing Director
 Facility: Term Loan

Dear Sir,

Tata Capital Financial Services Limited (TCFSL) takes pleasure in informing you that TCFSL has sanctioned a Term Loan facility/facilities to you on the following terms and conditions.

This in-principle sanction is subject to fulfillment of the terms and conditions entailed herein in entirety to the complete satisfaction of TCFSL

TERMS AND CONDITIONS

Lender	Tata Capital Financial Services Limited
Borrower	Modi Properties Private Limited
Co-Borrower	Modi Realty Mallapur LLP, Paramount Avenues LLP and Silver Oak Villas LLP

Facility Name	Term Loan
Total Facility Amount	Rs. 75000000.00 (Rupees Seven Crore Fifty Lakh Only)
Tenure	48 Months Including 3 month moratorium.
Interest Type	Floating
Rate of Interest	12.75% p.a. i.e. ROI equal to LTLR less 6.50% Presently Long Term lending Rate (LTLR) as on date is 19.25%. Interest rate on repayment would change based on the changes in Long term lending rate (LTLR) as announced by TCFSL from time to time. This would lead to change in Interest payable to TCFSL.
Upfront Fees	1.0% of the Loan Amount + Applicable GST, to be collected upfront from Borrower. (Nonrefundable Fee)
End Use of Loan	General Corporate Purpose
Payments under the facility	As and when requested by the customer Post completing the documentation and also security perfection
Repayment Schedule	Interest - to be paid on Monthly basis on every month from the date of first disbursement till Maturity. Principal - 3 month moratorium starts from date of first tranche Disbursement, thereafter payable in Equal

IM
 For MODI PROPERTIES PVT. LTD.
 Managing Director

For MODI REALTY MALLAPUR LLP

For PARAMOUNT AVENUES LLP.

For SILVER OAK VILLAS LLP

TATA CAPITAL FINANCIAL SERVICES LIMITED

Partner

Corporate Identification Number U67100MH2010PLC210201
 Generated from CLOS Ref No.: CFTLHyd11890026
 Plot No 3 to 6 Auto Plaza Opp Times of India Road No 3 Banjara Hills Hyderabad 500 034
 Web www.tatacapital.com
 Registered Office: 11th Floor Tower A Peninsula Business Park Ganpatrao Kadam Marg Lower Payal Mumbai 400 013
 Designated Partner



Repayment Schedule	Monthly Installments till maturity.
Disbursement Draw down	As per request after acceptance of the Sanction Letter and execution of Documents stipulated below and on compliance of such sanction terms prescribed.
Escrow Mechanism	<ul style="list-style-type: none"> - Cash flows coming from the primary securities have to be routed through a designated ESCROW account/s. - Silver oak project cash flows will be on water flow mechanism till there is an overdue in the borrowers accounts. - Mayflower project & Gulmohar project receivables coming into the escrow account will be capitalized @ 10% of such receivables (post moratorium) and balance towards completing the project. The said % of capitalization may get varied as per the minimum security coverage as mentioned above. Once in a half year/year, such % of capitalization will be fixed. - Such receipts of 10% of capitalization amounts will be appropriated towards monthly interest/principal payments and any amount over and above of 1 month instalment buffer would be adjusted towards the aggressive rundown of the principal outstanding.
Prepayment Penalty	2% prepayment penalty in case of such payment is out of takeover by other lenders/other sources. NIL if the same is from the hypothecated project cash flows
Additional Interest	3.00% p.a. over and above the normal interest rate shall be charged in case of delayed payment of interest, Principal or monies payable under the loan agreement from the due date till the date of receipt.
Stamp duty	As applicable and will be borne by the Borrower.

Common Terms And Conditions

Security / Collateral	<p>Primary:</p> <ul style="list-style-type: none"> - Hypothecation of Receivables (sold and unsold inventory) of the Silver Oak Villas Project at Cherlapally, Hyderabad. Present such receivables are 20 crs (approx.). - Exclusive charge on the project receivables out of Builders share of the projects (a) May Flower Platinum (b) Gulmohar Residency. Such Primary coverage should be minimum of 2x coverage throughout the loan tenor. Such project receivables have to be routed through the escrow account with a Bank as prescribed by TCFSL <p>Collateral:</p> <ul style="list-style-type: none"> - Exclusive charge by way of Registered Mortgage of the builders share of the projects (a) Mayflower Platinum (b) Gulmohar Residency. - The collateral coverage should be of minimum of 2x throughout the loan tenor. 		
Guarantee	Unconditional & irrevocable personal guarantee of Mr. Soham Modi & Mrs. Tejal Modi		
Validity	The sanction is valid for a period of 90 days from the date of this offer letter.		
Other Charges	Title Investigation charges -As applicable/Per property, ROC fee of Rs5000/-, Valuation charges as applicable per valuation and Insurance premium amount as per Quote from Tata AIG. Charges to be collected along with applicable GST. (as applicable).		
Facility Undertaking	<p>Borrower hereby agrees and undertakes that</p> <ul style="list-style-type: none"> - In the event of any account being reported into SMA category by any of the lender to RBI, TCFSL shall have the right to recall the loan. - Facility shall be utilised for sanctioned purposes only. - That, non diversion of funds to other group concerns. 		
Schedule of Charges / Penalty	<table border="1"> <tr> <td>Penalty charges for non creation of security</td> <td>2% of the outstanding amount will be charged for the period of delay in respect of Delayed/non-submission of security/collateral related documents and non perfection of security.</td> </tr> </table>	Penalty charges for non creation of security	2% of the outstanding amount will be charged for the period of delay in respect of Delayed/non-submission of security/collateral related documents and non perfection of security.
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For MODI PROPERTIES PVT. LTD.
(Signature)
 Managing Director

For MODI REALTY MALLAPUR LLP
(Signature)
 Partner

For PARAMOUNT AVENUE LLP
(Signature)
 Partner

For SILVER OAK VILLAS LLP
(Signature)
 Designated Partner

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Registered Office 11th Floor Tower A Peninsula Business Park Ganpatrao Kadam Marg Lower Panel Mumbai 400 013



Description	Periodicity	Penalty Amount
Delayed of First Insurance cover note and non renewal of Insurance on due date.	First Insurance:- within 30 days from disbursement date. Renewal : as and when due.	Additional one time charge of Rs 20,000/- per financial year.
Non adherence of financial covenants of sanction letter.	At the time of Review /Renew of account.	Additional one time charge of Rs 20,000/- per financial year.

Terms & Conditions
The Borrower hereby agrees and confirms that the sanction of the Facility will be interalia governed by the Terms & Conditions mentioned in Loan agreement hereto in addition to the terms contained in this sanction letter.

Disbursement Documents

- Sanction letter duly accepted by Borrower, Co-Borrower and Guarantors.
- Loan agreement and legal documents to be executed.
- Authorisation for Borrower & Co- Borrower to avail the Credit Facility.
- Undated cheque of full facility value.
- NACH Mandate for repayment of Principal and Interest.
- KYC documents of Authorised signatory.
- KYC Documents, ITRs and Financials of Borrower & Co-Borrower

Documents from Guarantors (Individual/Personal)

- Personal Guarantee documents to be executed.
- Signature Verification.
- KYC documents and ITRs.
- Notarized Affidavit on Networth of each Guarantor.

Documents incase Collateral is movable Asset.

- Hypothecation deed
- ROC search report

Documents incase Collateral is Immovable Asset.

- Mortgage deed along with title documents.
- Satisfactory TSIR of property under Mayflower platinum and Gulmohar Residency project from TCFSL empaneled agency. should clearly specify in report the fact that Mortgage can be created with the Property documents provided by the borrowers alone or, the land owners also need to join as a confirming parties.
- Valuation of Mayflower platinum and Gulmohar Residency projects
- Declaration cum Indemnity (If any).
- ROC search report.

- Valuation of the project site along with a report on road accessibility to be provided prior to disbursement.
- Receipt of Building approval sanction plan and RERA approval plan of Mayflower platinum and Gulmohar Residency project. Disbursement to be on prorata basis.
- Payment proof of building fees for the Mayflower platinum and Gulmohar Residency project. The disbursement can be on pro rata basis restricted to 75% of the fees and JDA advances paid. Remaining amount to be disbursed post commencement of project and ensuring owner equity of 25%.
- CA certificate on receivables from the sold and unsold portion of Silver Oaks Villa Project

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Partner

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	<ul style="list-style-type: none"> - JDA and Sanction plans need to be obtained for both Mayflower Platinum & Gulmohar Residency prior to disbursement - Internal Legal vetting of the JDA of Mayflower platinum and Gulmohar Residency project - NDC from State Bank of India - High court order on non-requirement of NOC from NFC <p>Any other documents as prescribed by Tata Capital Financial Services Ltd.</p>						
<p>Post Disbursal Documents</p>	<ul style="list-style-type: none"> - The borrower shall maintain adequate books and records which should correctly reflect their financial position and operations and it should submit to Tata Capital at regular intervals such statements as may be prescribed by Tata Capital in terms of the RBIs instructions issued from time to time. - Insurance cover note within 30 days of first disbursement. - Charge filing with ROC within 30 days from security creation. - Charge filing with CERSAI within 30 days from security creation. - Escrow account to be opened within 30 days from the date of disbursement. - Cash flows of Mayflower platinum and Gulmohar Residency project have to be routed through the designated Escrow account as prescribed by TATA Capital Financial services Ltd and 10% of Capitalization out of such credits would be used towards EMI payments. In any month, if the monies are insufficient to meet the EMI payment, promoters have to arrange such monies to meet the installment obligation. - NOC shall be released against each flat sale by RCM & RSM, post approval by Head monitoring, after receiving request letter and checking the 100% inflow into the escrow account and security coverage and receivables coverage at approved level i.e at 2x minimum. Capitalization of 10% shall be ensured - End use certificate to be obtained within 30 days from the date of each tranche of disbursement - Closure of charge of SB; in the ROC within 60 days from the date of disbursement. - Quarterly status report on the project in TCFSLs format. 						
<p>Periodical Review Requirements</p>	<p>The account to be reviewed and Renewed on half yearly/ Yearly basis as per terms of the agreement. For Renewal of accounts Borrower shall furnish. Mention documents to be dispatched at Tata Capital Financial Services Ltd, I - Think Techno Campus, Building A, 4th Floor, Off Pokharan Road 2, Subhash Nagar, Near Yantra Park, Thane (w) -400607. addressed to Credit Monitoring team, Commercial Finance. Non compliance/ Submission of review requirement may result blocking/ freezing of limits.</p> <table border="1"> <tr> <td data-bbox="606 1086 798 1176">Other Financial Information</td> <td data-bbox="798 1086 1380 1176">The Borrower needs to furnish other financial information in the format prescribed by TCFSL on quarterly basis within 45 days of closer of quarter.</td> </tr> <tr> <td data-bbox="606 1176 798 1232">Data required for renewal of credit limits</td> <td data-bbox="798 1176 1380 1232">On or before the expiry of Review date.</td> </tr> <tr> <td data-bbox="606 1232 798 1377">Audited/Unaudited financial statements</td> <td data-bbox="798 1232 1380 1377">Provisional: within three months from the close of the accounting year. Audited: within six months from the close of the accounting year. Bank Borrowing : Outstanding bank borrowings on six monthly basis along with above.</td> </tr> </table>	Other Financial Information	The Borrower needs to furnish other financial information in the format prescribed by TCFSL on quarterly basis within 45 days of closer of quarter.	Data required for renewal of credit limits	On or before the expiry of Review date.	Audited/Unaudited financial statements	Provisional: within three months from the close of the accounting year. Audited: within six months from the close of the accounting year. Bank Borrowing : Outstanding bank borrowings on six monthly basis along with above.
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Audited/Unaudited financial statements	Provisional: within three months from the close of the accounting year. Audited: within six months from the close of the accounting year. Bank Borrowing : Outstanding bank borrowings on six monthly basis along with above.						
<p>General Covenants</p>	<p>a) All legal and incidental expense including valuation /legal search /ROC search /Stamp Duty and Out of Pocket expenses in connection with proposed credit facility will have to be borne upfront by the Borrower.</p> <p>b) Disbursement of loan shall be subject to the execution of necessary documents completion of all requirements/formalities which forms part of the overall sanction communication from TCFSL.</p> <p>c) The borrower/security provider agrees for insurance product(s) Business Guard or Home Guard Plus via third party tie-ups. TCFSL is only acting as a facilitator for the borrower/security provider in arranging</p>						

For MODI PROPERTIES PVT. LTD.

 Managing Director

For MODI REALTY MALLAPUR LLP

 Partner

For PARAMOUNT AVENUE LLP

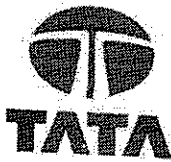
 Partner

For SILVER OAK VILLAS LLP

 Designated Partner

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General Covenants	the insurance and is not liable for the settlement of insurance claim or any other liability arising due to the purchase of insurance product(s) by the borrower/security provider.
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The aforesaid facility/sanction are subject to the terms and condition set out in loan agreement to be executed by yourselves and shall be governed by the terms and conditions as contained in the loan agreement as well this sanction letter. Any change/addition in terms and condition of sanction shall be communicated through separate addendum Sanction letter.

"This Letter of sanction does not create any binding obligations on us to disburse funds till the execution of appropriate loan & security documents and till such time same may be cancelled without any prior notice."

This sanction shall stand revoked and cancelled without any notice, if there are material changes in the Borrower's financial performance. Any material facts concerning the Borrower's profits or its ability to make payments under this loan agreement or any relevant aspects of its request for loan facility are withheld, suppressed, concealed, or are found to be incorrect or untrue."

The Registered Master Terms and Conditions for the credit facility are available on our website at the link below:
<https://www.tatacapital.com/master/c/commercial.html>

We look forward to a mutually beneficial and long-term relationship, For any clarification or more information, you may like to contact us by e-mail at contactcommercialfinance@tatacapital.com.

This Letter of sanction hereby supersedes All Sanction letter & terms if any, issued / agreed for this facility.

Yours Truly,
 For Tata Capital Financial Services Limited

[Signature]
 Authorized Signatory
 EMP. No. 532082
 PHANU KANTH AMAM

I/we accept all the terms and conditions which have been read and understood by me/us.

Accepted

Accepted

Accepted

Modi Properties Private Limited
 For MODI PROPERTIES PVT LTD.
[Signature]
 Managing Director

Accepted

Modi Realty Mallapur LLP
 For MODI REALTY MALLAPUR LLP
[Signature]
 Co-Borrower

Accepted

Paramount Avenues LLP
 For PARAMOUNT AVENUES LLP.
[Signature]
 Partner

Partner

Co-Borrower

Partner

Accepted

Silver Oak Villas LLP
 For SILVER OAK VILLAS LLP
[Signature]
 Designated Partner

Designated Partner

Mrs. Tejal Soham Modi



[Signature]
 Guarantor

Guarantor

Mr. Soham Satish Modi

[Signature]
 Guarantor

Guarantor

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