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

	Nam	e	riseks billioner bl. 1900 p. Produktion				PAN	
,	MO	DI REALTY MALLAI	PUR LLP				AAE	FM1459R
THE	Flat	Door/Block No		Name Of Premise	s/Building/Villa	age		
AND	PLC	OT NO 8,					Form i	Number. ITR-5
TION	Roa	d/Street/Post Office		Area/Locality			<u> </u>	
PERSONAL INFORMATION AND THE ACKNOWLEDGEMENT NUMBER	ROA	AD NO 5		NACHARAM INI DILPREET TUBI		ATE, C/O	Status	Firm
NO.	Tov	n/City/District		State		Pin/ZipCode	Filed u/	s
RSONA	HY	DERABAD		TELANGANA		500003	139(1)	-On or before due date
PE	Asse	ssing Officer Details (Ward/Circle	WARD 10(3),HY	DERABAD			
	e-fil	ng Acknowledgemen	t Number	62732720117071	9			
	1	Gross total income		43°	And a second	1	1	. 0
	2	Total Deductions un	der Chapter	-VI-A	yeti ya i		2	. 0
	3	Total Income					3	0
ME	3a	Deemed Total Incon		T/MAT	200	æĝ.	3a	0
INCOME	3b	Current Year loss, i	fany 🦎			L'Early	3ь	1047890
N OF INC	4	Net tax payable					4	0
	5	Interest and Fee Pay	yable	• 44 - 44 - 44 - 44 - 44 - 44 - 44 - 44			5	0
ratic Tax	6	Total tax, interest a					6	0
MIPU	7	Taxes Paid		nce Tax	7a			en de la companya de
Ö ^			b TDS		7b	439	1	
			d Self	Assessment Tax	7c		0	
				Taxes Paid (7a+7b+	7d /c +7d)		0 7e	4391
	8	Tax Payable (6-7e)	1		,		8	0
1	9	Refund (7e-6)					9	4390
	10			Agriculture			10	
,	10	Exempt Income		Others			10	

Income Tax R	eturn submitted electronically or	17-07-2019 15:32:09	from IP address	; 124.123.102.87	and verified by
SOHAM SAT	ISH MODI	having PAN ABMP	M6725H on _	17-07-2019 15:32:09	from IP address
124.123.102.87	using Digital Signature	Certificate (DSC)			
DSC details:	690145CN=Capricorn CA 2014,2.5.4 DISTRICT CENTER,ST=DELHI,2.	.51=#131647352c56494b41 5.4.17=#1306313130303932	53204445455020425 2,OU=Certifying Aut	5494c44494e47,STREET thority,O=Capricorn Iden	=18LAXMI NAGAR ntity 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 Ifs Code Yesb0000097 Address Begumpet, Secundrabad Account No. 009763700002800 Return Original (Filing Date: 17/07/2019 & No.: 627327201170719)

COMPUTATION OF TOTAL INCOME

Profits And Gains Fron	Business And Profession			0
Modi Realty Mallapur Llp Profit Before Tax As Per Add:	Profit And Loss Account		-1048040	
Depreciation Disallowed Disallowed U/s 37		135 150	285	
Less : Interest On Fd		43905	-1047755	
Allowed Depreciation Out Of Loss Of Rs. 109	1795, Unabsorbed Depreciation Is Rs	135	-44040 -1091795	
Income From Other So	Rs. 1091660			43905
Interest On Fd Total			43905 43905	
Inter-head Adjustment Business Loss Set Off I Current Year Losses C Business Loss Of Rs. 1 Unabsorbed Depreciation	From Income From Other Sources arried Forward 047755	·		-43905
Gross Total Income Total Income	DII OI RS. 135		*****	Nil Nil
Tax On Rs. Nil	COMPUTATION OF TAX ON TO	OTAL INCOME		
Less Tax Deducted At S	Source		Nil	
Other Interest		4391	4391 -4391	
Refundable Tax Rounded Off U/s 286	ВВ	•	(4391) (4390)	

SOHAM SATISH MODI (Designated Partner) **Details Of Bank Accounts**

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

FIXED ASSETS

Particulars	Rate	WDV as on 01/04/2018		ition	Deduction	Total		Dep fo	or the Year		WDV as on 31/03/201
			More than 180 Days	Less than 180 Days			Normal	Ad	ditional	Total	9
		Rs.	Do					Rate	Amount		
PLANT AND	· ·	175.	Rs.	Rs.	Rs.	Rs.	Rs.		Rs.	Rs.	Rs.
MACHINARY COMPUTER DIGITAL CAMERA	40% 15%	3.00 890.00		0.00 0.00	0.00 0.00	3.00 890.00	1.00 134.00	-	0.00 0.00	1.00 134.00	
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	-	
2012-13	Ordinary Business	32561	-	4165
2012-13	Unabsorbed Depreciation	990	-	32561
2013-14	Ordinary Business	3377	-	990
2013-14	Unabsorbed Depreciation		₹.	3377
2014-15	Ordinary Business	584	-	584
2014-15	Unabsorbed Depreciation	7431	u .	7431
2016-17	Unabsorbed Depreciation	392	-	392
2017-18	Unabsorbed Depreciation	231	-	231
2018-19	Ordinary Business	191	-	191
2018-19	Uncharged Days at 1	138459	-	138459
2010-19	Unabsorbed Depreciation	159	-	159
	Ordinary Business	-		1047755
2019-20	Unabsorbed Depreciation		-	135

As per Form 26AS [File Creation Date: 01-07-2019] last imported on 01-07-2019 12:34 PM

Details of Tax Deducted at Source on Income other than Salary

I SI.	Tax Deduction	Unique TDS	Ata-sa-a-t-t-t-		come onlei	ulan Sak	aiy	
	Account Number (TAN) of the Deductor	Certificate No.	Name and address of	the Deductor	Amount paid /credited	Date of Payment /Credit	Total tax deducted	Amount claimed for this year
194	A: Other Inte				l			
1.	MUMY02084F		YES BANK LIMITED	· · · · · · · · · · · · · · · · · · ·	7265	31/03/2019		
2.	MUMY02084F		YES BANK LIMITED				727	727
3.	MUMY02084F		YES BANK LIMITED		35753		3575	3575
	<u> </u>		TEO DAME LIMITED		887	_14/03/2019	89	89
<u> </u>				Grand Total	43905		4391	4391

DISALLOWED U/S 37

Sr. No.			
O1. NO.	Particulars Particulars	1	Amount
1	Interest on TDS		
	Total		150.00
L	Total		150.00

ON 1

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	Α	14,772,716.14	BANK BALANCES	В	12,651.47
· · · · · · · · · · · · · · · · · · ·			FIXED ASSETS	<u>C</u>	891.00
			INVENTORY	D	11,104,481.00
		14,772,716.14	DEPOSITS & ADVANCES	Ε	3,654,692,57
				Amilia	14,772,716.14
			For MODI REALTY MAI	APUR LLP,	
	-	9			
			DESIGNATED PAI	RTNER.	

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	TAUOMA
PARTNERS CAPITAL	A	14,772,716.14		B	12,651.47
			FIXED ASSETS	С	891.00
	1		INVENTORY	D	11,104,481.00
		14,772,716.14	DEPOSITS & ADVANCES	Ė	3,654.692.67
**************************************		17,112,110.14			14,772,716.14
*** *** *** *** *** *** *** *** *** **			For MODI REALTY MAL	DAPUR LLP,	
		9			

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.

	<u>:</u>			
To Consultancy Charges To Interest on TDS	3,068.00	Net Loss transferred to Parnte	rs	
To Disigning Charges	150.00	Modi Properties Pvt. L	4,839.75	
To Miscellaneous Expenses	11,800.00 3.051.00	Soham Modi (25%) Anand Mehta (25%)	4,839.75	
To Printing & Stationery	1,290.00	Hari Mehta (25%)	4,839.75 4.839.75	19 359 00
	19,359.00		+,000.70	19,359.00
				11,000.00

FOR MODI REALTY MALLRUR LLP

DESIGNATED PARTNER.

	Modi Prope	rties Pvt. Ltd.	Asst.Year.2019-20
		THES I VE LIQ.	-
To Amount paid during the year	50,000.00	By Balance b/fd. (1-4-17)	
To Loss during the year (25%)	4,839.75	By Amount received during th	9,568,1
To Balance c/fd.	14,821,699.99	y i illiodrit received during th	e year 5,308,3
	14,876,539.74	•	14,876,5
	Anano	f Mehta	
To Bolones I (f. 1			
To Balance b/fd. (1-4-17)	11,488.20	By balance c/fd	
To Loss during the year (25%)	4,839.75		16,32
the second of the second	16,327.95	·	40.00
		•	16,32
· · ·	Hari i	Mehta	
To Balance b/fd. (1-4-17)		and the second of the second o	
To Loss during the year (25%)	11,488.20	By balance c/fd	40.20
70 Loos during the year (25%)	4,839.75		16,32
	16,327.95		16,32
			10,32
	Sohan	n Modi	•
Γο Balance b/fd. (1-4-17)			
To Loss during the year (25%)	11,488.20	By balance c/fd	46.50
during the year (25%)	4,839.75	en e	
	16,327.95		16,32
		1	
		FOT MODI REALTY MALL	สาเราเล
			, , , , , , , , , , , , , , , , , , ,
	: /		
	$\int_{\mathcal{C}}$		<u></u>
		DESIGNATED PARTA	VER.

MODI REALTY MALLAPUR LLP		A.Y.2019-20
SCHEDULE-A		
PARTNERS CAPITAL:		
Modi Properties Pvt. Ltd.	T	
Anand Mehta		14,821,699.99
Hari Mehta		(16,327.95
Soham Modi	1	(16,327.95
		(16,327.95
en come con en la come con en la come con en la come con en la come en la come en la come en la come en la come La come en la come en l		14,772,716.14
en e		
SCHEDULE-B		
CASH AT BANK:		
Yes Bank		į.
I CO DOIN		12,651.47
		12,651.47
		12,001.47
SCHEDULE-D	1	
INVENTORY:		
WIP		11 104 404 00
		11,104,481.00
		44 40 4 40 4
		11,104,481.00
SCHEDULE-E	1	
DEPOSITS & ADVANCES:		i
Deposits:		
Gulmohar Residency		
Jade Estates	1,501,655	
- Colding	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
"		3,654,692.67
		0,004,092.07
	the second second	
FOR MODIREALTY MALLAPUR ELP		
	· 	
PARTNER. V	·	
	<u> </u>	

d

	Realty Mailapur LLP		SCH	EDULE-C			A.Y.2019-20	20
SI.No	Name of the Assets	W.D.V. 01-		Additions after Sep 2018 Total	al	Rate of Depreciati	Amount of Depreciation	W.D.V.
1	Computer Digital Camera	2.00 889.00 891.00	<u> </u>	0	2 889 891	60% 15%	0.00	2.00
				For /	N		ALIAPUR LL	P, .

		.Y.2019-2020	
Details of Gulmohar Residenc	v Construction Assault		
Opening balance (01-04-2018)	Account Account		
Add: Expenses upto 15-09-2018		10,092,664	
Add: Consultancy		811,817	
en e		200,000	** ** * * .
		11,104,481	
			• • • •
O-MODI DE			
OF MODI REALTY MALLAPUR (LP,			
		:	
ESIGNATED PARTNER.		And the second second	

-

<u>M</u>	ODI REALTY	MALLAPUR LLP	PREVIOUSLY KNOW AS MO	NI FOTATE	
	5-	4-187/3 & 4, 2ND I	LOOR, SOHAM MANSION,	DUIESTATES	
	1	M.G. ROAD, SE	CUNDRABAD - 500 003.		
		Assessr	nent Year: 2019-2020	<u> </u>	<u> </u>
		DAL ANOT O			
	T	BALANCE SE	IEET AS ON 31-03-2019.		
LIABILITIES	SCHEDULES	AMOUNT	ASSETS	SCHEDULES	
PARTNERS CAPITAL	A			COLIEDOLES	AMOUNT
THE TO ON THAT	A	18,710,779.38	CASH IN HAND	-	10,934.00
OUTSTANDING EXPEN	В	52,732.00	BANK BALANCES	E	
SUNDRY CREDITORS				E	100,000.00
CONDITIONS	С	57,498.00	FIXED ASSETS	F	756.00
SECURED LOANS	D	920,532.79	INVENTORY	G	
					12,347,213.00
			DEPOSITS & ADVANCES	Н	7,282,639.17
			·		
		19,741,542.17			19,741,542.17
					10,141,042.17
			FOR MODI REALTY MA	VI DHD I I D	
			2 0	FLPOKILP	
			DESIGNATED PAR	RTNER.	
			\ \ 		

MODI REAL	TY MALLAPUR LLP I	PREVIOUSLY KNOW AS MOD	N ESTATES	
	<u> </u>	LOUR. SUHAM MANSION	JESTATES	
	M.G. ROAD, SEC	CUNDRABAD - 500 003.		
				
	Assess	ment Year: 2019-20.		· <u> </u>
CONST	PHOTION ACCOUNT			
<u>cons</u>	RUCTION ACCOUNT	FOR THE YEAR ENDED 31-0	3-2019	
To Construction expenses during t	<u> </u>	<u>l</u> i		
To Gross Profit	ne 12,347,213.00	By Closing WIP		12,347,213.0
	12 247 242 00			1-10111210.0
	12,347,213.00			12,347,213.0
PPOEI	T 8 1 000 1000			
To Advertisement	LOSS ACCOUNT	FOR THE YEAR ENDED 31-0:	3-2019	
To Bank Gaurantee Charges	12,500.00	By Gross Profit		
To Commission / Brokerage	65,490.00	By Interest of FD		43,905.0
To Consultancy Charges	20,000.00	By Sundry balances written of	f	
o Depreciation	187,660.00	Net Loss transferred to Parn	iters	0.3
Disigning Charges	135.00	Modi Properties Pvt. L	262,009.94	
To Happey card withdrawal charge	11,800.00	Soham Modi (25%)	262,009.94	
To Insterest on OD		Anand Mehta (25%)	262,009.94	
o Interest on TDS	3,779.59	Hari Mehta (25%)	262,009.94	1,048,039.76
o Legal Expenses	150.00			1,040,039.70
o Loan Processing Fees	154,224.00			
o Miscellaneous Expenses	450,000.00			
o Other Insurance	35,763.00			
o Printing & Stationery	5,420.00			
o Registration exp	5,680.00			
o Rounding offs	40,447.00			
o Salaries	0.50			
o service charges	93,504.00			
o Mobile charges - staff	2,000.00			
o Staff Welfare	1,197.00			
o Telephone	175.00			
o releptione	2,000.00			
	1,091,945.09			1.004.045.00
				1,091,945.09
;		FOR MODI REALTY MAIL	PURLIP	
		X IN	/	
		DESIGNATED PART	NFR	
		1 I		

Modi Realty Mallapur LLP		۸۰	ect Voor 2040 00
	Modi Pro	perties Pvt. Ltd.	sst.Year.2019-20
To Amount paid during the year			
To Loss during the year (25%)	50,000.00		9,568,159
To Balance c/fd. (31-3-19)	262,009.94	By Amount received during the year	10,275,124
574. (0. 0.10)	19,531,273.80		10,270,12-
	19,843,283.74		
			19,843,283
	Ana	ind 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	By balance C/IQ (31-3-19)	273,498
	273,498.14		
			273,498
	Ha	ri Mehta	
To Balance b/fd. (1-4-18)			
To Loss during the very (0.50)	11,488.20	By balance c/fd (31-3-19)	070 400
o Loss during the year (25%)	262,009.94		273,498
	273,498.14		273,498.
			270,430.
	Soh	am Modi	
To Balance b/fd. (1-4-18)			
To Loss during the year (25%)	11,488.20	By balance c/fd (31-3-19)	273,498.
25%)	262,009.94	. ,	213,498.
	273,498.14		273,498.
		FOR MODI REALTY MAILPUR LLI	
			-
		DESIGNATED PARTNER.	
			·····

× .

MODI REALTY MALLAPUR LLP		A.Y.2019-20
SCHEDULE-A		
PARTNERS CAPITAL:		
Modi Properties Pvt. Ltd.		
Anand Mehta		19,531,273
Hari Mehta		(273,498
Soham Modi		(273,498
		(273,498
		18,710,779
SCHEDULE-B		
OUTSTANDING EXPENSES:		
PT Payable		
TDS Payable		600.
		52,132.
		52,732.
SCHEDULE-C		52,.02.
SUNDRY CREDITORS:		
Suppliers:		
		
Premier Engg Corp Summit Sales LLP		22.004
Janny Cond on the		23,601.
lappy Card on accounts:		33,677.
) Shiva Shankar		
		220.
		57,498.
CHEDULE-D		
ECURED LOANS		
ES bank OD Account		222
		920,532.7
		920,532.7
CHEDULE-E		
ASH AT BANK:		
otak Mahindra Bank		
		100,000.0
		100,000.0
CHEDULE-G		
IVENTORY:		
/IP		
		12,347,213.0
		12,347,213.0
CHEDULE-H		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
EPOSITS & ADVANCES:		
eposits:		
xed Deposits - YES Bank		
Ilmohar Residency	2,000,000.00	
de Estates	2,462,500.00	
de Loiales	2,462,500.00	6 025 000 00
* MODI DEAL TWA		6,925,000.00
MODI REALTY MALLAPUR LLP,		
CIONATE		
SIGNATED PARTNER		

MODI REALTY MALLAPUR LLP		A.Y.2019-20
Advances - Suppliers		
Sri Parameshwara Engineering Solutions Pvt Ltd		
Contractors on Accounts:		11,000.00
T Kurmanna on Account		0.545.00
Other Advances		3,516.00
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	074 070 47
Staff Petty Cash Account	01,001.25	274,073.17
K Narender Reddy Happy Card A/c		3,300.00
Staff Salaries		3,300.00
Praveen Kumar Pathak		65,750.00
		7,282,639.17
		1,202,000:17
For MODI REALTY MALLAPUR LLP.		
DESIGNATED PARTNER.		

	Realty Mallapur LLP		SCHI	DULE-			A.Y.2019-202
	T	Т	FIXE	D ASSETS		·	
SI.No	las	W.D.V. 01- 04-2018	Additions before Sep 2018	Additions after Sep 2018	Total	Rate of Depreciati on	
<u> </u>	Community				- TOTAL	011	Depreciation
 	Computer	2.00			2	100%	
-	Digital Camera	889.00			889	15%	
		891.00	0	0	891	13%	
——							135
						1	
					For Mo	DD REALT	Y MALLARUE
					0		\ \
					9		- h
					7 6	FSIGNATE	DPARTNER

Modi Realty Mallapur LLP		A.Y.2019-2020
Details of Gulmohar Residency Con	struction Accoun	4
_	Struction Account	<u>u</u>
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:	_	10,002,004.00
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
	1,020.00	12,347,213.00
		12,017,2,10.00
For MODI REALTY MIRYAUGUDA LLP,		· · · · · · · · · · · · · · · · · · ·
DESIGNATED PARTNER.		



बेंगलुरु ५६०५००

फ़ोन-१८००१०३४४५५ (टॉलफ्री) ०८० ४६६०५२००

Bengaluru-560500 Telephone: 18001034455 (Toll Free) or 080-46605200

आयक्र अधिनियम 1961 के धारा 143(1) के अधीन संसूचना

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

Name & Address:		नाम और पता मोदी रील्टी मल्लापुर ल्प			
MODI REALTY MALLAPUR LLP PLOT NO 8, ROAD NO 5 NACHARAM INDUSTRIA HYDERABAD TELANGANA 500003 INDIA Ph:919502277299 9502200911		ES	प्लॉट नं ८, रोड नं ५ नाचारम इन्डस्ट्रिअल ईस्टेट, सी/ओ दिलग्रीत इंदराबाद तेलंगना ५००००३ इंडिया प्रोनन ९१९५०२२७७२९९ ९५०२२००९११	। सुक्स	
निर्धारण वर्ष	आई दी आर प्रकर	आदेश की तिथि	पत्र संदर्भ संख्या Documen	t Identification No:	
A.Y.	ITR Type:	Date of Order:	CPC/1920/A5/197382320		
2019-20	ITR-5 ORIGINAL	06-03-2020	Refund Sequence No: प्रतिदाय अनुक्रभ संख्या	8883667868	
प्रास्थिति Status: FIRM	धारा 139 के अंतर्गत Return filed under section: 139		इ पाइलिंग पावती संख्या 627327201170719 E-Filing Acknowledgement No:		
आवासीय स्थिति Residential Status: RESIDENT	नुल विवरणी दाखिल करने की ि Due Date for Filing Orig	नेयत तारीख jinal Return:	विवरणी दाखिल करने वी तारीख Date of Filing Return:	स्थायी खाता संख्या PAN:	
· · · · · · · · · · · · · · · · · · ·	31-08-201	9	17-0 7- 2019	AAEFM1459R	
न्यायिक आकलन अधिकारी विवरण Jurisdictional Assessing Officer Details:WARD 10(3),HYDERABAD			Extended Due D Original I		
			31-08-2	2019	

		आय कर संगणना INCOME TAX CO	MPUTATION (IN RUPEE	S)
क्रम संख्या SI.No.	^{विवरण} Particulars	विवरण देने वाले शोर्ष Reporting Heads	करदाता द्वारा आय विवरणी में दिए खोरे 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 प्राप्तियां PROFIT AND GAINS FROM BUSINESS OR PROFESSION **	0	0
3		पूंजी अभिलाभ CAPITAL GAINS **	0	0
4		. अन्य सूत्रों 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 केविरुद्ध मुजरा की जाने वाली चाल वर्ष की हानियाँ LOSSES OF CURRENT YEAR SETOFF AGAINST 6	43,905	43,905
8		७ केविरद्ध मुजरा किए जाने केविए अग्रनीत के गई श्रानियाँ BROUGHT FORWARD LOSSESS SET OFF AGAINST 6	0	0
9		सक्ल कुल आय GROSS TOTAL INCOME (INCLUDING SPECIAL INCOME) 9=6-(7+8)		0

CPC/1920/A5/1973823208

स्थायी खाता AAEFI	र्संख्या PAN: M1459R	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 द्वास आय विवरणी में दिए ब्यौरे As Provided by Taxpayer in Return Income	धारा 143(1) के अधीन संगणित As Computed Under of Section 143(1)
10	10(i).	विशेष दर पर टैक्स केलिए आय क शुल्क 115BBE केतहत INCOME CHARGEABLE TO TAX AT SPECIAL RATE UNDER SECTION 115BBE	1	0 0
	10(ii).	विशेष दर पर टेक्स के लिए आय वा गुल्क 1158BE के अलावा INCOME CHARGEABLE TO TAX AT SPECIAL RATE OTHER THAN 115BBE		0 (
11		अद्धाय VI ए के अधीन कुल क्टौतियां DEDUCTIONS UNDER CHAPTER VIA		
	DEDUCTIONS UNDER	(a) Part-B of Chapter VI-A		0
	CHAPTER VI A	(b) Part-C of Chapter VI-A		0 0
		C) Total (11a+11b)		0 (
12		INCOMES NOT FORMING PART OF TOTAL INCOME		0 0
		धारा 10A/10AA के अधीन क्टौतियां (a) DEDUCTION U/S 10A/10AA		0 (
		(b) IINCOME 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
13		क्टौतियां के बाद कुल आय TOTAL INCOME		0 (
14		INCOME CHARGEABLE TO TAX AT SPECIAL RATES		0 (
15		शुद्ध कृष्त आय / दर के प्रायोजन के लिए सोईअन्यआय NET AGRICULTURAL INCOME/ANY OTHER INCOME FOR RATE PURPOSE		0 0
16		सक्ल आय AGGREGATE INCOME		0 0
17		अग्रगीत क्षिये जाने केलिए चाल वर्ष की झानियां LOSS OF CURRENT YEAR TO BE CARRIED FORWARD	10,47,89	0 10,47,890
18		धारा 115JC के अंतर्गत डूल आय Deemed Total Income U/S 115JC		0 (
		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 उपकार सहित शिक्षा उपकार EDUCATION CESS (ON 19+20 ABOVE)		0 0
22	कर की ब्यौरा	समझी गयी कुल आय पर संदेय कुल कर TOTAL TAX PAYABLE ON DEEMED TOTAL INCOME 22=(19+20+21)		0 0
23	TAX DETAILS	साधारण आय पर कर TAX AT NORMAL RATES (INCLUDED AGRICULTURAL INCOME)	1	0 0
24		115BBE के वहत 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

स्थायी खाता	संख्या PAN:	नाम Name f	नेर्धारण वर्ष A.Y.	आदेश की ति	तिथ Date of order
AAEFI	M1459R	MODERALTY MALL ADURAL D	2019-20	l	3-2020
क्रम संख्या SI.No.	विवरण	विवरण देने वाले शीर्ष	करदाता द्वारा आय विव दिए ब्यौरे		धारा 143(1) के अधीन संगणित
31,NO.	Particulars	Reporting Heads	As Provided b Taxpayer in R Income	y eturn of	As Computed Under Section 143(1)
26		कुल आय पर संदेय कर 26=(23+24-25) TAX PAYABLE ON TOTAL INCOME		0	0
27		গধিশাং 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 उपकार सहित शिक्षा उपकार 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(२१या३०के उच्च) GROSS TAX PAYABLE (HIGHER OF 22 AND 29)	72.5 75.5	0	0
31		पूर्वतर वधी में संदत्त कर काशाराधा ५९५के अधीनप्रत्येय CREDIT UNDER SECTION 115JD OF TAX PAID IN EARLIER YEARS		0	0
32		धार 115JD के अधीन मुजरा के प्रश्राः TAX PAYABLE AFTER CREDIT UNDÉR SECTION 115JD		0	0
33	करं राहत	^{घारा} 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		विवरणी देने में व्यतिक्रम के लिए घारा 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 PAYMENTOF ADVANCE PAYMENT (SECTION 234 B)		0	0
	INTEREST PAYABLE	अग्निम कर के स्थान के लिए(धारा 234C) C. FOR DEFERMENT OF ADVANCE TAX (SECTION 234C)		0	0
		D. 234F Fees U/S 234F		0	0
38		ਰੂਲ ਕਾਰਿ ਹਥਿਕ TOTAL INTEREST AND FEE PAYABLE 38=(37(A)+37(B)+37(C)+37(D))		0	0
39		सक्ल आय कर दायित्व AGGREGATE (NCOME TAX LIABILITY 39=(36+38)		0	0
	1			4.004	4.004

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स्थायी खा	ता संख्या РАМ		निर्धारण वर्ष 🗛 Ү.	आदेश की	तिथि Date of ord
AAEF	M1459R	MODI REALTY MALLAPUR LLP	2019-20		3-2020
क्रम संख्या	विवरण	विवरण देने वाले शीर्ष	करदाता द्वारा आय विवरणी दिए ब्यौरे	·	घारा 143(1) के अधीन संगणित
Sl.No.	Particulars	Reporting Heads	As Provided by Taxpayer in Retu Income	ırn of	As Computed Under Section 143(1)
42	संदत्त कर	अग्रिम कर ADVANCE TAX		0	(
43	PRE-PAID TAXES	स्वयं निर्धारण कर SELF ASSESSMENT TAX		0	
44		कुल कर भुगतान TOTAL TAXES CREDIT 44=(40+41+42+43)	4,	391	4,39
45		प्रतिदाय राशि REFUND AMOUNT 45=(44-39)	4,	390	4,39
46		करदाता के करण देरी (महीनॉमें)(संघ के लिए पात्र नहीं) DELAY ATTRIBUTABLE TO TAX PAYER (IN MONTHS)		N/A	(
47	प्रतिदाय REFUND	प्रतिदाय पर धारा 244A के अधीन ब्याज INTEREST U/S 244A ON REFUND (on item 45 above)		N/A	25
48		धारा 244A के अधीन ब्याज पर क्टौती किया गया टी. डी. एस.		N/A	
		TDS DEDUCTED ON INTEREST PAID U/S 244A (on item 47 above and for NON-RESIDENT only)			
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	(
51. Tota	al outstanding d	जत करने केबाद कुल बकाया भांग और धारा 22 emand and interest payable under sec220(2) vith refund amount.	0(2) के अधीन संदे र)	। ब्याज	
(बक्रया राशि मांग संलग्न	ा केविरुद्ध प्रतिदाय समा कवा संदर्भ लें ()	योजन के ब्यौरे यदि कोई हैं, तो इस जानकारी के लिए कृपया संलग्न	किए गए बकाया कर		
(FOR D	ETAILS OF OUT	STANDING DEMAND PLEASE REFER TO AM	NEXURE ATTACHE	ED)	
52. ਬੁਫ਼ ਸ NET DEMAN	AMOUNT REFU	NDABLE TO TAX PAYER AFTER ADJUSTM			
53.	य अनुक्रम संख्या		· · · · · · · · · · · · · · · · · · ·	=(49-51) 	
REFU 54. शुद्ध स	IND SEQUENCE N देय राशि	IO:	· · · · · · · · · · · · · · · · · · ·	88366	(008
NET	AMOUNT PAYA	BLE	· · · · · · · · · · · · · · · · · · ·		(
55. ^{मांग} प DEM	हवान संख्या AND IDENTIFICA	TION NO:			

. पत्र संदर्भ संख्या

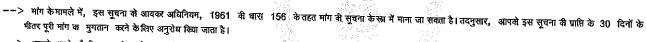
CPC/1920/A5/1973823208

Document Identification No.

स्थायी खाता संख्या	PAN:	नाम Name MODI REALTY MALLAPUR LLP	निर्धारण वर्ष	A.Y.	आदेश की तिथि	Date of order
AAEFM1459R			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



--> आपके अनुरोध है कि इस आदेश / सूचना के अनुसार ऑनलाइन लिंक (लिंक) या शारीरिक रक्ष से संलग्न चालान का रुपयोग करते हुए किसी भी अधिकृत बैंक की शाखा के अनुसार।

--> विस्तृत नोट ई मेल आईडी accounts@modiproperties.com नीचे अनुलग्नक के स्त्र में भेजा गया।

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

N SAIRAJ Asst. Director of Income Tax, CPC







• पत्र संदर्भ संख्या

CPC/1920/A5/1973823208

Document Identification No.

स्थायी खाता संख्या	PAN:	नाम Name MODI REALTY MALLAPUR LLP	निर्धारण वर्ष	A.Y.	आदेश की तिथि	Date of order
AAEFM1459R			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.

पत्र संदर्भ संख्या

CPC/1920/A5/1973823208

Document Identification No.

स्थायी खाता संख्या	PAN:	नाम Name		-		
AAEFM1459R		MODI REALTY MALLAPUR LLP	निर्धारण वर्ष	A.Y.	आदेश की तिथि	Date of order
7 127 107 4091			2019-20		06-03-2020	ľ
नोट्स-					<u> </u>	

- --> प्रतिदाय केवल 100 स्मये से अधिक राशि के लिए जारी किए जाएंगे।
- आयक्त्र अधिनियम, 1961 की धारा 244 ए के तहत ब्याज की गणना प्रतिदाय के जारीहोनेवीतारीख तककी जाती है।
- --> आयक्र विमाग की और से स्टेट बैंक ऑफ इंडिया (प्रतिदाय बैंक्र) द्वारा प्रतिदाय जारी किया गया है। प्रतिदाय स्थिति विवरण वेबसाइट "www.tin-nsdl.com" से " कर प्रतिदाय की स्थिति" के तहत प्राप्त किया जा सक्ता है। प्रतिदाय की प्राप्ति में किसी भी कटिनाई या देशे के मामले में, कृमया प्रतिदाय की स्थिति जानने के लिए स्टेट बैंक ऑफड्डिया कॉल सेंटर नंबर 18004259760
- --> इस सूचना में विवरण की गई आय / हानि या कर क्रेडिट विवरणों की गणना घारा 143(1) के प्रावधानों पर आधारित है और कर दाता द्वारा अपलोड की गई आय की आय में अंतर हो सकती है। सामान्य त्रुटियों केबारे में अधिक जानने केलिए, जिस पर रिटर्न की प्रक्रिया करते समय से मतभेद होते हैं, आप निम्नलिखित लिंक में उपलब्ध दस्तावेजों का उल्लेख कर सक्ते 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 के आवश्यक्ता है, तो आप संशोधन के लिए एक ऑनलाइन आवेदन एत्र दाखिल करके आयकर अधिनियम 1961 के धारा 154 के अनुसार अनुरोध कर सक्ते हैं। अनुसरण वी जाने वाली प्रक्रियाओं पर किसी भी सहायता के लिए, कृपया देखें। www.incometaxindiaefiling.gov.in/eFiling/Portal/StaticPDF/Rectifcation_Manual
- --> सुधार अनुरोध र्दज करने के लिए, कृपया http://incometaxindiaefiling.gov.in पर अपने यूजर आईडी और पासवर्ड के साथ लॉगिन करें और ई फ़इल अनुभाग के तहत सुधार अनुरोब चुनें





Sanction Letter

Ref No.: CF\TL\Hyd\1890026 Application No. 201841269168

Date: January 25, 2019

Modi Properties Private Limited

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

Paramount Avenues LLP

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

Modi Realty Mallapur LLP

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

Silver Oak Villas LLP

5-4-187/384, 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 to 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

	TENTHS AND CONDITIONS
Lender	Tata Capital Financial Services Limited
potrower	Modi Properties Private Limited
Co-Borrower	Modif Realty Mallapur LLP, Paramount Avenues LLP and Silver Oak Villas LLP
English M	and Silver Oak Villas LLP

Facility Name	Yerm Loan
Total Facility Amount	
Tenure	Rs. 75000000.00 (Rupees Seven Crore Fifty Lakh Only)
Interest Type	To Michitas Including 3 month moratorium.
	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
Jpfront Fees	1.0% of the Lorn American Amer
and Use of Loan	1.0% of the Loan Amount + Applicable GST, to be collected upfront from Borrower. (Nonrefundable Fee) General Corporate Purpose
ayments under the facility	As and when converted
Repayment Schedule	Interest - to be paid on Monthly basis on every month from the detailed and also security perfection
COTTES PAIL	FOR MODITIEALTY MALLAPUR I P

FOR MODI PROPERTIES P FOR MODIFICALTY WALLAPUR LL

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Partner

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CAPITAL FINANCIAL Corporate Identification Number U67100MH2010PLC210201 Plot No 3 to 6 Auto Plaza Opp Times of India Road No 3 Banjara Hills Hyderabad 500

Web www.tatacapital.com

Begistered Office 11th Floor Tower A Peninsula Business Park Ganpatrao Kadam Mang 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 compliance of such sanction terms prescribed.
Escrow Mechanism	- 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
repayment 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
dditional Interest	3.00% p.a. over and above the normal interest rate shall be charged in case of delayed payment of Interes Principal or monies payable under the loan agreement from the due date till the date of receipt. As applicable and will be borne by the Borrower.

Security / Collateral	Common Terms And Conditions
· · · · · · · · · · · · · · · · · · ·	Primary: - Hypothecation of Receivables (sold and unsold inventory) of the Silver Oak Villas Project at Cheriapalli, Hyderabad. Present such receivables are 20 crs (approx.). - Exclusive charge on the project receivables out of Builders share of the projects (a) May Flower Plating (b) Gulmohar Residency. Such Primary coverage should be minimum of 2x coverage throughout the load by TCFSL.
	Collateral: 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 16 of the projects (a) Mayflower and collateral coverage should be 16 of the projects (b) Mayflower and coverage should be 16 of the projects (b) Mayflower and coverage should be 16 of the projects (b) Mayflower and coverage should be 16 of the projects (c) Mayflower and coverage should be 16 of the projects (a) Mayflower and coverage should be 16 of the projects (b) Mayflower and coverage should be 16 of the projects (c) Mayflower and coverage should be 16 of the projects (c) Mayflower and coverage should be 16 of the projects (c) Mayflower and coverage should be 16 of the projects (c) Mayflower and coverage should be 16 of the projects (c) Mayflower and coverage should be 16 of the projects (c) Mayflower and coverage should be 16 of the projects (c) Mayflower and c)
Suarantee	The collateral coverage should be of minimum of 2x throughout the loan tenor. Unconditional & improveble.
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Other Charges	Title Investigation charges -As applicable/Per property, ROC fee of Rs5000/-, Valuation charges as
acility Undertaking	collected along with applicable GST. (as applicable). Borrower hereby agrees and undertakes that - 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.
thedule of Charges / Penalty	Penalty charges for non creation of respect of Delayed/non-submission of security/collateral related documents and non perfection of security.

FOR MODI PROPERTIES PY Managing Director

FOR MODI REALTY MACLAPUR LLP

FO PARAMOUNT OVER YE

Partnor

Partner

For SILVE

Corporate Identification Number U67100MH2010PLC210201
No 3 to 6 Auto Plaza Opp Times of India Road No 3 Banjara Hills Hyderabad 500 p3

Web www.tatacapital.com
Web www.tatacapital.com
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		The sendion selfer.	RCCOLINE	Additional one time charge of Re
		Penalty to be collected along with	applicable GST	20,000/- per financial year.
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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.

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 toan 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 foan 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:

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-

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

Yours Truly

or Tata Capital Financial Services Limited

MP.NO

KANTH AMAM nd conditions which have been read and understood by me/us,

Accepted

Accepted

Accepted

Modi Properties Private Limited

FOR MODI PROPERTIES PVE LTD. FOR MODE

Her aging Director

Accepted

Co-Borrower

Partner

Co-Borrower

Partner

ENUES LLP.

Accepted

Accepted

Silver Oak Villas LLP

R OAK VILLAS LLP

assignated Partner

Mrs. Tejal Soham Modi

('n i')

Guarantor

Mr. Soham Satish Mo

Guarantor

ATA CAPITAL FINANCIAL SERVICES LIMITED

Corporate Identification Number U67100MH2010PLC210201

Page 5 of 5

Piot No 3 to 6 Auto Plaza Opp Times of India Road No 3 Banjara Hills Hyderabad 500 034

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