



Scan Id: 68589

**Sanction Letter**

Ref No.: CFTLHyd13312291
Application No.: 202042894806

Date: September 10, 2020

Modi Properties Private Limited

5-4-187/3&4, MG Road,
Secunderabad,
Hyderabad - 500003,
TELANGANA.

Modi Realty Mallapur LLP

5-4-187/3&4, MG Road,
Secunderabad,
Hyderabad - 500003,
TELANGANA.

Silver Oak Villas LLP

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

Kind Attention: Mr. Satyanarayana - Finance head

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 and Silver Oak Villas LLP

Facility Name	Term Loan
Total Facility Amount	Rs. 10800000.00 (Rupees One Crore Eight Lakh Only)
Scheme	Guaranteed Emergency Credit Line
Tenure	48 Months including 12 months moratorium
Interest Type	Floating
Rate of Interest	14.00% p.a. i.e. ROI equal to LTLR less 5.25% 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(Non-refundable)	NIL
End Use of Loan	To provide funding under the Scheme for operation/restart of business in view of COVID-19 crisis
Payments under the facility	As per the request of the borrower for purchase of Raw Material, and supplier, Labour payments/other working Capital requirements.

For Modi Properties Pvt. Ltd.

For MODI REALTY MALLAPUR LLP

For SILVER OAK VILLAS LLP

TATA CAPITAL FINANCIAL SERVICES LIMITED

Designated Partner

Corporate Identification Number U67100MH2010PLC210201

Authorized Signatory

Managing Director

Corporate Identification Number U67100MH2010PLC210201

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Page 1 of 5

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



Repayment Schedule	Interest-to be paid on Monthly basis till Maturity Principal-12 month moratorium starts from date of first tranche Disbursement, thereafter payable in Equal 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.
Prepayment Penalty	Nil
Additional Interest	6.00% 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/specific 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	Primary: Extension of charge (By way of second charge) on below security:- - Hypothecation of Receivables (sold and unsold inventory) of the Silver Oak Villas Project at Cherlapally, Hyderabad. - Charge on the project receivables out of Builders share of the projects (a) May Flower Platinum (b) Gulmohar Residency. Such project receivables have to be routed through the escrow account with a Bank as prescribed by TCFSL Collateral: Second charge by way of Registered Mortgage of the builders share of the projects (a) Mayflower Platinum (b) Gulmohar Residency.
Validity	The sanction is valid for a period of 90 days from the date of this offer letter.
Costs and Expenses	All costs, charges and expenses in connection with or relating to the Credit Facility (including but not limited to costs of investigation of title, legal fees, filing/submission of any information/record to any agency pursuant to application law, directives, regulations etc. including Information Utility (IU), professional charges, and stamp duty) shall be borne and paid by the Borrower. All Costs or Expenses to be collected from the Borrower along with applicable tax.
Facility Undertaking	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. - TCFSL shall have the right to call back the facility and/or increase the applicable Rate of interest (ROI) by 2.00% over and above the existing rate in the event of downgrading of credit rating (by any credit rating agency) by two notches from the level held by the Borrower at the time of sanction. Where an external credit rating is not available, the internal rating assigned by the Lender shall be considered for this purpose. -That we are registered under GST. -That the Annual turnover for the financial year 2019-20 is within Rs.250 Crores -That the Overall fund based outstanding credit with all the Banks/NBFCs/FIs as on 29.02.2020 is within Rs.50 Crores -That the Facility will be utilized for Sanctioned purpose only. -That they shall To furnish any other information/documents that may be required for the said Facility. -That all information furnished by me/us is true, correct and complete. Borrower declares that their units operations are affected by COVID-19 pandemic and the said facility under ECLGS is required for the Purpose mentioned above. -That in the event of any default, TCFSL has a right to notify our name and particulars on the website of

For Modi Properties Pvt. Ltd.

For MODI REALTY MALLAPUR LLP

For SILVER OAK VILLAS LLP

TATA CAPITAL FINANCIAL SERVICES LIMITED

Designated Partner

Authorised Signatory

Managing Director
Corporate Identification Number U67100MH2010P

Corporate Identification Number U67100MH2010P
6 Auto Plaza Opp Times of India Road No 3 Banjara Hills Hyderabad 500 034
Web www.tatacapital.com

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Page 2 of 5

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



	National Credit Guarantee Trustee Company. -The provisions contained in the ECLGC Scheme shall be applicable to this loan and shall be binding in all respect upon us.									
Special Conditions	TCFSL has sanctioned the Term Loan facility under Guaranteed Emergency Credit Line (GECL) to you on the terms and conditions as mentioned in Sanction letter. The coverage available under the Emergency Credit Line Guarantee Scheme (ECLGS) is only for 20% of the total outstanding credit limit (not exceeding Rs.50 crores), and the Borrower shall be liable to TCFSL for repayment of the outstanding dues irrespective of the guarantee cover The aforesaid Facility/ies are sanctioned under present and applicable ECLGS Scheme, and as modified/amended from time to time. The definition of default for borrowers shall be as per the instructions and guidelines issued by the Reserve Bank of India from time to time under extant norms on income recognition, asset classification and provisioning. The aforesaid security/ies held in the said facility covered by guarantee shall not be lien marked or set-off or cross-collateralised for any other facility availed by borrower with TCFSL or any other Banks/FIs/NBFCs.									
Schedule of Charges / Penalty	<table border="1"> <tr> <td>Penalty charges for non creation of security</td><td colspan="2">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> <tr> <td>Description</td><td>Periodicity</td><td>Penalty Amount</td></tr> <tr> <td>Non adherence of financial covenants of sanction letter.</td><td>At the time of Review /Renew of account.</td><td>Additional one time charge of Rs 20,000/- per financial year.</td></tr> </table> Penalty to be collected along with applicable GST.	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.		Description	Periodicity	Penalty Amount	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.
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.									
Description	Periodicity	Penalty Amount								
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.								
Special Covenants	Any secured / unsecured Borrowing to be with the prior intimation to TCFSL.									
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 or specific agreement hereto in addition to the terms contained in this sanction letter.									
Disbursement Documents	-Sanction letter duly accepted by Borrower. -Specific Agreement to be executed by Borrower. -Authorizations for Borrower to avail the Credit Facility, -Undated cheque of full facility value. -NACH mandate/ RTGS letter for interest and principal payments -KYC documents & Financials of Borrower -KYC documents of Authorized signatory -Disbursal /Drawdown request letter -Declaration form Documents in case Collateral is movable Asset. - Hypothecation deed Documents in case Collateral is Immovable Asset. - Mortgage deed along with title documents.									

For Modi Properties Pvt Ltd For MODI REALTY MADAPUR LLP For SILVER OAK VILLAS LLP

Managing Director

Designated Partner

Authorised Signatory

Corporate Identification Number U67100MH2010PLC210201

Corporate Identification Number U67100MH2010PLC210201

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

Generated from CLOS Ref No.: CFATLIHyd13312291

Page 3 of 5

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



	- Title search and Valuation report from TCFSL empanelled agency. Any other documents as prescribed by Tata Capital Financial Services Ltd	
Post Disbursal Documents	-The borrower shall maintain adequate books and records which should correctly reflect their financial position, End use verification 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 End use verification -All Security and Collateral to be created within 90 days from first Disbursement date. -ROC filing within 30 days from security creation -CERSAI filing within 30 days from security creation	
Periodical Review Requirements	The account to be reviewed on Yearly basis as per terms of the agreement, For Review of accounts Borrower shall furnish. Mentioned documents to be dispatched to Credit Monitoring team, Commercial finance I think Techno Campus , Lodha office, Thane.	
	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
General Covenants	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. 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. 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 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 or master terms and conditions and specific agreement to be executed by yourselves and shall be governed by the terms and conditions as contained in the loan agreement or master terms and conditions and specific 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:

For Modi Properties Pvt. Ltd. For MODI REALTY MALLAPUR LLP For SILVER OAK VILLAS LLP

Managing Director

TATA CAPITAL FINANCIAL SERVICES LIMITED

Authorized Signatory

Corporate Identification Number U67100MH2010PLC210201

Corporate Identification Number U67100MH2010PLC210201

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

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Page 4 of 5

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



<https://www.tatacapital.com/mastertc/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

532082
Authorized Signatory

(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

Modi Realty Mallapur LLP

Silver Oak Villas LLP

For Modi Properties Pvt. Ltd. For MODI REALTY MALLAPUR LLP

Managing Director

Designated Partner

Co-Borrower
Authorised Signatory

TATA CAPITAL FINANCIAL SERVICES LIMITED

Corporate Identification Number U67100MH2010PLC210201

Corporate Identification Number U67100MH2010PLC210201 to 6 Auto Plaza Opp Times of India, Road No 3 Banjara Hills, Hyderabad 500 034
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Page 5 of 5

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

Registered & issuing office:
Bajaj Allianz Life Insurance Co. Ltd.,
 GE Plaza, Airport Road, Yerawada, Pune PIN Code- 411006, Maharashtra,
 Corporate Identity Number : U66010PN2001PLC015959, IRDAI Regn. no. 116
 Tel. No. (+91 20) 66026777, Fax: (+91 20) 66026789,
 E-mail: customercare@bajajallianz.co.in, Web site: www.bajajallianz.com



Revised Offer Letter

Date : 07-AUG-20
 Batch:

To,
 MR SOHAM SATISH MODI
 S/O SATISH MANILAL MODI
 PLOT NO 280-ROAD NO 25 , NEAR PEDDAMMA TEMPLE~HYDERABAD , HYDERABAD
 HYDERABAD 500034 TELANGANA India

Subject: Counter Offer on your Proposal Number 0406627700

We thank you for applying to Bajaj Allianz life Insurance Company for a life insurance policy. We have received the proposal and all other relevant reports/documents to assess the risk. On going through the same, we desire to place counter offer against your proposal. The terms of acceptance need to be modified on account of Life to be Assured is Overweight

	As Per Proposal	Revised Offer
Product	SMART_LIFE_REG_RISK	SMART_LIFE_REG_RISK
Sum Assured	500000000	500000000
Premium Paying Term	35	35
Benefit Term	35	35
Premium	198950	397900
GST	35811	71622
Proposal deposit collected	234761	234761
Net Payable/ExcessPaid(-)	0	234761

Proposal Riders	Revised Offer Riders
	No Riders Applicable

We have received deposit of Rs 234761 . We request to remit balance of Rs. 234761 By Cash or Cheque in our nearest Customer care Center. This offer is valid for 15 days from the date of issue of this letter subject to the information given in the proposal form remains unchanged.

Please return the letter duly signed, thereby accepting the Counter offer.
 We eagerly wait to cover the risk on your life and continue a life long association with you.

Yours Faithfully,
 For Bajaj Allianz Life Insurance Co Ltd.
 BRANCH OFFICE - HYDERABAD
 Branch Telephone No: 04066789942

To,
 BAJAJ ALLIANZ LIFE INSURANCE COMPANY LTD
 Above Revised offer is acceptable to me.
 Name:
 Signature: Place: Date:

PS: Amount lying under proposal deposit will qualify for tax rebate only after the issue of first premium receipt. In case of refund, expenses incurred by the company shall be deducted from the proposal deposit. No interest shall be payable on the amount in proposal deposit.

Dear Mr. Jayprakash, As discussed over call with Soham Sir, PFA counter offer for 5 Crs. Additional premium of Rs. 234761 is required for offering Sum Insured of 5 Crs. Policy would be processed immediately as all the required checks have been done. Request you to kindly arrange for the same at the earliest. Thanking You In Anticipation, Ujjwal

DISCLAIMER: This message, including any attachments may contain proprietary, confidential and privileged information for the sole use of the intended recipient(s), and is protected by law. If you are not the intended recipient, please notify the sender immediately and destroy all copies of the original message and attachments, if any. Any unauthorized review, use, disclosure, dissemination, forwarding, printing or copying of this email or any action taken in reliance on this e-mail is strictly prohibited and may be unlawful. Bajaj Finance Limited reserves the right to record, monitor and inspect all email communications through its internal and external networks. Your messages can be subject to such lawful supervision as Bajaj Finance Limited deems necessary in order to protect their information, interests and reputation. Bajaj Finance Limited prohibits and may take steps to prevent their information systems from being used to view, store or forward offensive or discriminatory material. If this message contains such material, please report it to abuse@bajajfinserv.in. Please ensure you have adequate virus protection before you open or detach any documents from this transmission. Bajaj Finance Limited does not accept any liability for viruses

Term insurance -Counter offer

Monday, 24 Aug 2020, 11:43 am

To: 'Jayprakash Manager Accounts' <jayaprakash@modiproperties.com>
From: Ujjwal Ujjwal <ujjwal.ujjwal@bajajfinserv.in>
Cc: Soham Modi <sohammodi@modiproperties.com>



**GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS**

Registrar, Hyderabad

2nd Floor, Corporate Bhawan, GSI Post Tattiannaram, Bandlaguda, Nagole, Hyderabad, Telangana, 500068, India

LLP Identification Number or Foreign LLP Identification Number: AAJ-1117

Charge Identification number: 100410504

Certificate of Registration of Charge

REF: Charge created on December 31, 2020 made between MODI REALTY GENOME VALLEY LLP

(OF THE ONE PART)

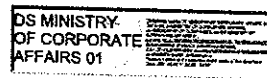
AND BAJAJ HOUSING FINANCE LIMITED

Bajaj Auto Limited Complex Mumbai-Pune Road, Akurdi, PUNE, Maharashtra, 411035, India

(OF THE OTHER PART)

I hereby certify that the above Charge of Rs. 50,000,000.00, Five Crore Only has been registered in this office.

Given at Hyderabad this Sixth day of February Two thousand twenty-one.



Registrar, Hyderabad



Note: The corresponding form has been taken on record by the Registrar through electronic mode and on the basis of statement of correctness given by the person filing the form and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 36(3)(ii) of the Limited Liability Partnership Rules, 2009.

The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

Mailing Address as per record available in Registrar office:

MODI REALTY GENOME VALLEY LLP
5-4-187/3 & 4, SOHAM MANSION, M.G. ROAD,
SECUNDERABAD, Hyderabad,
Telangana, 500003, India.

CINB - C5 (VISTAAR)

Form C5

**Format of Board Resolution (in respect of companies) to be submitted by the
Corporate along with the Corporate Internet Banking Registration Form**

Resolved that:

The Company do avail the 'Corporate Internet Banking Service' over Internet Channel with State Bank of India (SBI) at their various Branches and the Company accepts such "Terms of Service" for Corporate Internet Banking laid down by SBI from time to time for the purpose.

Resolved further that each of the officials as empowered by the Company to operate the Company's accounts with SBI either singly or jointly as the case may be, is hereby authorized to apply for and avail of the 'Corporate Internet Banking' facility offered by SBI and do all they have been authorized, electronically, using their user name and password.

A handwritten signature in black ink, consisting of a large, stylized 'O' followed by a series of loops and a horizontal line at the bottom.

NETWORTH CERTIFICATE

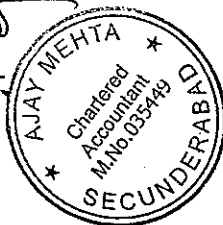
I, on the basis of relevant records produced and information & explanations given by the management hereby certify the Net worth of Mr. Soham Modi as on 31st March 2020 as given below:

Net Worth Statement of Mr. Soham Modi as on 31.03.2020

S No.	Description	Rs. In Lakhs	Rs. In Lakhs
I	IMMOVABLE PROPERTIES		
	Plot no.280, Jubilee Hills (as per the books)		-
	Soham Mansion Building ,5-4-187/3 &4, M. G. Road (as per Books)	31.20	
		5.70	
			36.89
II	MOVABLE PROPERTIES		
	Cash at Bank		
	Cash In Hand	35.26	
	Fixed Asses	0.94	
	Investment in Pvt Ltd Company	0.18	
	9,220 Equity Shares of Modi Properties Pvt Ltd (As per Book Break- up value of shares)	10.49	
		3,308.99	
	9,800 Equity Shares of Modi Housing Pvt Ltd (As per Book Break- up value of shares)	795.19	
	Deposits, Loans & Advances	608.54	
	Sundry Debtors	33.16	
	Jewellery	0.59	
			4793.34
	Total Assets (A)		4830.23
III	Less Current Liabilities & Provisions		
	Unsecured Loans		
		403.18	
	Secured Loans	257.48	
	Credit Balances in Partnership Firms	199.88	
	Other Current Liabilities	6.44	
			866.99
	Total Liabilities (B)		866.99
	Net worth (A - B)		3963.24

This certificate is issued at the request of the client for the purposes of loan account review by Bajaj Housing Finserve Limited and is not to be used for any other purposes.

(AJAY MEHTA)
Chartered Accountant
M No. 035449
Date: 28.12.2020
Place: Hyderabad
UDIN: 20035449AAAAFK2871



NETWORTH CERTIFICATE

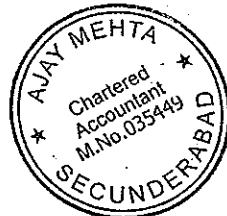
I, on the basis of relevant records produced and information & explanations given by the management hereby certify the Net worth of Mrs. Tejal Modi as on 31st March 2020 as given below:

Net Worth Statement of Mr. Tejal Modi as on 31.03.2020

S No.	Description	Rs. In Lakhs	Rs. In Lakhs
I	IMMOVABLE PROPERTIES		
	Apartment 99 at Charlapally Plots & Construction	315.02	-
	Villa No.97 & Construction	52.73	
	Villa No.97 & Construction	68.33	
	Bombay Flat Share	58.51	
	Plot No.399G at Charlapally	12.86	
	Farm House No.50 Yenkapally	24.16	
	Flat No.205, Sapphire Apts	13.98	
	Farm House No.36, Yenkapally	24.00	
	Farm House No.20, Yenkapally	24.00	
	Farm House No.35, Yenkapally	21.22	
			614.80
II	MOVABLE Properties		
	Cash At Bank	2.34	
	Cash in Hand	0.49	
	Fixed Assets	0.64	
	Deposits, Loans & Advances	45.32	
	Investment in Pvt. Ltd.	0.32	
	200 Equity Shares of Modi Properties Pvt Ltd (As per Book Break-up Value per share)	73.37	
	20 Equity Shares of Modi Housing Pvt Ltd (As per Book Break-up Value per share)	1.62	
	Investment in LLP	21.67	
	Jewelry	12.68	
			158.45
	Total Assets (A)		773.25
III	Less Current Liabilities & Provisions		
	Unsecured Loans	442.58	
	Other Current Liabilities	86.51	
			529.09
	Total Liabilities (B)		529.09
	Net worth (A - B)		244.16

This certificate is issued at the request of the client for the purposes of loan account review by Bajaj Housing Finserve Limited and is not to be used for any other purposes.

(Ajay Mehta)
(AJAY MEHTA)
Chartered Accountant
M No. 035449
Date: 28.12.2020
Place: Hyderabad
UDIN: 20035449AAAAFJ8565





Kotak Mahindra Bank

To,

SDNMKJ REALTY PRIVATE LIMITED
JMK GEC REALTORS PRIVATE LIMITED
5-2-223 GOKUL DISTILLERY ROAD
SECUNDERABAD - 500003.

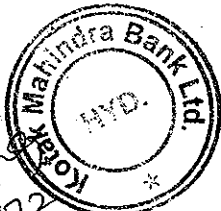
Subject : One Property Release NOC Address : 2nd floor Tower - A Ramkey selenium

This is with reference to your request letter of one of the collateral property address : 2nd floor Tower - A Ramkey selenium Plot No.31 Part 32 Sy.no.115/22, 115/24 and 115/25 Financial Dist Nanakramguda Serilingampally Manda and Municipality Ranga Reddy which is Mortgaged with us for total sanctioned limits of Rs.34.50cr.

We confirmed you to make part payment of Rs.5.60cr towards your loans to release the said property.

As per your requested mail dated 22-02-2021 after receiving payment we have NO Objection on releasing property address: 2nd floor Tower - A Ramkey selenium Plot No.31 Part 32 Sy.no.115/22, 115/24 and 115/25 Financial Dist Nanakramguda Serilingampally Manda and Municipality Ranga Reddy you can do sale in favour of M/s Spandana Rural and Urban Development Organisation & Mr. Vijaya Siva Rami Reddy Vendidandi, S/o Vendidandi Peda Venkata Reddy or others.

Regards,



59772
At. 22/1/21

Kotak Mahindra Bank Ltd.
CIN: L65110MH1985PLC038137

Home Loans 6-3-1109/1
Jewel Pawani Towers, 2nd Floor
Raj Bhavan Road, Somajiguda
Hyderabad, Telangana
Andhra Pradesh
Vijayawada - 500 082

T +91 040 66741389
www.kotak.com

Registered Office:
27 BKC, C 27, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai 400051,
Maharashtra, India.

aruna@modiproperties.com

ALC

From: sohammodi@modiproperties.com
Sent: 20-01-2021 02:09 PM
To: aruna@modiproperties.com
Subject: FW: Mention of BHFL name on brochures and marketing material -Greenwood Heights
Attachments: NHB Circular No. 30_Financer name.pdf

Aruna,

Print email.
Print attachment.

Regards,

Soham Modi

20/01/21

From: Pranav Dhananiwala <pranav.dhananiwala@bajajfinserv.in>
Sent: 20 January 2021 08:40
To: jaya prakash <jayaprakash@modiproperties.com>
Cc: Dixit Solanki <dixit.solanki@bajajfinserv.in>; Tejasvini S <tejasvini.s@bajajfinserv.in>; Girish Govindaiah <girish.govindaiah@bajajfinserv.in>; Soham Modi <sohammodi@modiproperties.com>
Subject: Mention of BHFL name on brochures and marketing material -Greenwood Heights

Dear Sir,

As per the sanction terms & also as per the NHB requirement(as per attached circular), requesting you to please confirm if you have incorporated the fact that the project "Greenwood Heights" has been funded by Bajaj Housing Finance Limited in your project pamphlets/ brochures.
In case this is not done, this will be considered as a breach to the sanction letter condition as well as the regulatory requirement. Hence we request you to please get the same done within the next 15 days to avoid any breach of terms.

--
Regards,

Pranav Dhananiwala

Manager, Developer Finance

Bajaj Housing Finance Limited

A 100% subsidiary of Bajaj Finance Limited

2nd Floor, #203, Aditya Trade Center, Above passport office, Ameerpet, Hyderabad-500038.

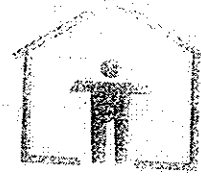
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"Mortgages - Journey Towards Excellence"

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By Speed Post



भारतीय रिजर्व बैंक
NATIONAL
HOUSING BANK

NHB (ND)/DRS/ POL-No. 30/2009
23rd September, 2009.

TO ALL REGISTERED HOUSING FINANCE COMPANIES

Dear Sir / Madam,

Finance for Housing Projects – Incorporating clause in the terms and conditions to disclose in Pamphlets / Brochures / Advertisements information regarding mortgage of property to the HFC.

Housing Finance Companies in their normal course of business extend credit, inter alia, to private builders on commercial terms by way of loans linked to each specific housing project. They also extend financial assistance to public agencies.

2. In a case which came up before the Hon'ble High Court of judicature at Bombay, a decision was taken that the bank granting finance to housing/development projects should insist on disclosure of the charge/or any other liability on the plot, in the brochure, pamphlets etc., which may be published by developer / owner inviting public at large to purchase flats and properties. It was decided that this obviously would be part of the terms and conditions on which the loan may be sanctioned by the bank.

3. Keeping in view the above, while granting finance to specific housing/development projects, housing finance companies are also advised to stipulate as part of the terms and conditions that:

- a) The builder/developer/company would disclose in the Pamphlets / Brochures etc., the name (s) of the Housing Finance Company/other lenders to which the property is mortgaged.
- b) The builder /developer/company would append the information relating to mortgage while publishing advertisement of a particular scheme in newspapers/ magazines etc.
- c) The builder /developer /company would indicate in their pamphlets /brochures, that they would provide No Objection Certificate (NOC) / permissions of the mortgagee Housing Finance Company for sale of flats /property, if required.

भारतीय रिजर्व बैंक के संपूर्ण स्वामित्व में Wholly owned by Reserve Bank of India
कोर-5-ए, तृतीय तल, इंडिया हैबिटेट सेंटर, लोधी रोड, नई दिल्ली-110003 Core-5-A, 3rd Floor, India Habitat Centre, Lodhi Road, New Delhi-110003
दूरभाष नं. पी.बी.एक्स.-2464 9031-35 फैक्स : 011-2464 6988, 2464 9041 Phone : PBX 2464 9031-35 Fax : 011-2464 6988, 2464 9041
वेबसाइट : www.nhb.org.in ईमेल : nhbho1@bol.net.in तार : निवास बैंक Website : www.nhb.org.in E-mail : nhbho1@bol.net.in Gram : NIWAS Bank

“बैंक हिन्दी में पत्राचार का स्वागत करता है”

4. Housing Finance Companies are advised to ensure compliance of the above terms and conditions and funds should not be released unless the builder/developer/company fulfils the above requirements.

Yours faithfully,

(R.S.Garg)
General Manager

YES / FIRST
BUSINESS

VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

YES BANK Ltd., GROUND FLOOR, AGRAVANSI PLAZA HUDA LANE, OFF S.P. ROAD
BEARING NO.1-8-387 SECUNDRABAD 500003
IFS CODE : YESB0000097

Payable At Par At All Branches of YES BANK Ltd.

DDMMYY

Pay Bajaj Housing Finance Ltd.

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Rupees रुपये One lakh Sixty one thousand Five

hundred and Fifty three only

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खाता क्र. 009763700001491

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Payable At Par At All Branches of YES BANK Ltd.

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Pay Bajaj Housing Finance Ltd.

or Bearer
या धारक को

Rupees रुपये One Lakh Sixty one thousand Five
hundred and FIFTY three only

अदा करें

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IFS CODE : YESB0000097

Payable At Par At All Branches of YES BANK Ltd.

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Pay Bajaj Housing Finance Ltd

or Bearer
या धारक को

Rupees रुपये Thirty Seven Lakh FIFTY thousand only

अदा करें

₹ 3750000

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IFS CODE : YESB0000097

Payable At Par At All Branches of YES BANK Ltd.

DDMMYYYY

Pay Bajaj Housing Finance Ltd

or Bearer
या धारक को

Rupees रुपये Thirty Seven Lakh FIFTY thousand only

अदा करें

₹ 3750000/-

A/c No.
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BEARING NO.1-8-387 SECUNDRABAD 500003
IFS CODE : YESB0000097

Payable At Par At All Branches of YES BANK Ltd.

Pay Bajaj Housing finance Ltd

Rupees रुपये Thirty nine lakh ninety thousand eight hundred and thirty eight only

अदा करें

₹ 3990838/-

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BEARING NO.1-8-387 SECUNDRABAD 500003
IFS CODE : YESB0000097

Payable At Par At All Branches of YES BANK Ltd.

Pay Bajaj Housing finance Ltd.

Rupees रुपये one lakh fifty one thousand eight hundred and three only

अदा करें

₹ 151803

A/c No.
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BEARING NO.1-8-387 SECUNDRABAD 500003
IFS CODE : YESB0000097

Payable At Par At All Branches of YES BANK Ltd.

Pay Bajaj Housing finance. Ltd

Rupees रुपये one lakh fifty one thousand eight hundred and three only

अदा करें

₹ 151803

A/c No.
खाता क्र. 009763700001491

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BEARING NO.1-8-387 SECUNDRABAD 500003

IFS CODE : YESB0000097

Payable At Par At All Branches of YES BANK Ltd.

Pay

Bajaj Housing Finance Ltd.

Rupees only one lakh fifty one thousand eight

hundred and three only

A/c No.
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Authorised Signatory
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For SUMMIT SALES

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BEARING NO.1-8-387 SECUNDRABAD 500003

IFS CODE : YESB0000097

Payable At Par At All Branches of YES BANK Ltd.

Pay

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Rupees only one lakh fifty one thousand eight

hundred and three only

A/c No.
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Rupees only one lakh fifty one thousand eight

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Payable At Par At All Branches of YES BANK Ltd.

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Pay Bajaj Housing finance Ltd.

Rupees रुपये One Lakh FIFTY one thousand eight
hundred and three only

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या धारक को

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खाता क्र. 009763700001491

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Payable At Par At All Branches of YES BANK Ltd.

DDMMYYYY

Pay Bajaj Housing finance Ltd.

Rupees रुपये one lakh FIFTY one thousand eight
hundred and three only

or Bearer
या धारक को

A/c No.
खाता क्र. 009763700001491

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IFS CODE : YESB0000097

Payable At Par At All Branches of YES BANK Ltd.

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Pay Bajaj Housing finance Ltd.

Rupees रुपये one Lakh FIFTY one thousand eight
hundred and three only

or Bearer
या धारक को

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BEARING NO. 1-8-387 SECUNDRABAD 500003
IFS CODE : YESB0000097

Payable At Par At All Branches of YES BANK Ltd.

DDMMYYYY

Pay Bajaj Housing Finance Ltd
Rupees रुपये one lakh FIFTY one thousand eight
hundred and three only

or Bearer
या धारक को

अदा करें

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IFS CODE : YESB0000097

Payable At Par At All Branches of YES BANK Ltd.

DDMMYYYY

Pay Bajaj Housing Finance Ltd.
Rupees रुपये one lakh Sixty one thousand five
hundred and FIFTY three only

or Bearer
या धारक को

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IFS CODE : YESB0000097

Payable At Par At All Branches of YES BANK Ltd.

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Pay Bajaj Housing Finance Ltd
Rupees रुपये Thirty Seven lakh FIFTY thousand only

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₹ 37,50,000/-

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