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To,

Date:23-11-2020

M/s. Mehta & Modi Reality Kowkur LLP,
5-4-187/3 & 4, Soham Mansion,
M.G. Road, Secunderabad,
Hyderabad 500003.

Dear Mr Soham Satish Modi,

Sub: Financial Assistance by way of Rupee Term Loan of Rs. 10.00 Crore (Rupees Ten Crores only) towards project "Greenwood Heights" located at, Hyderabad

Basis the Information shared between BHFL & You, we, at your request, in principle agree to extend the Facility subject to the terms and conditions as mentioned below.

Kindly note, this sanction letter is subject to completion of comprehensive legal, financial, technical and other due diligence to the satisfaction of Bajaj Housing Finance Ltd. (BHFL) and should not be construed as giving rise to any binding obligation on part of BHFL. BHFL reserves the right to cancel, add, modify or alter the entire or partly any terms and conditions including Facility Amount and terms and condition set basis further due diligence.
Unless BHFL receives duplicate copy of this Letter, duly signed in token of acceptance, within 3 days from the date of this Letter and unless agreements / documents are signed / executed in respect of the Facilities within 30 days from the date of acceptance of this Letter, the Offer shall automatically lapse without any further communication, unless the validity of the Offer is expressly extended / revived by BHFL in writing.
Regards,

Authorized signatory

Approved and accepted by the Borrower

Signature(s) ________________

Date ______________________
Name
Designation

Terms and Conditions

Borrower	Mehta & Modi Realty Kowkur LLP
Co-Borrower	Mr. Soham Satish Modi, Mr. Anand Suresh Mehta, M/s. Modi Properties Pvt Ltd
Developer	Modi Properties group
Lender	Bajaj Housing Finance Limited (BHFL)
Project	Greenwood Heights, located at Kowkur, Hyderabad
Facility	Loan amount not exceeding Rs. 10,00,00,000 (Rupees Ten Crores Only) for the purpose of Construction cost and general working capital requirements of the project "Greenwood Heights" referred to as the "Facility".
Purpose of Facility	• Facility will be used towards construction cost and/or working capital requirement of the Project "Greenwood Heights". • The Facilities, either in part or in full, will not be used for investment in capital markets or any other activity which is prohibited as per RBI or any illegal activity.
Tenure	• Total tenure not exceeding 60 months including Principal standstill period of 30 months from the date of first disbursement.
Interest on the Facilities	• As on date, the Reference Rate of BHFL-I-FRR HFCINS is 13.70% per annum, spread is -0.70 % per annum and the applicable rate is 13.00% per annum. • In the event of any change in the Reference Rate due to change in the methodology of computation of Reference Rate, if permissible under the applicable laws, Regulations, Circulars, the "spread" would be appropriately reset by BHFL.
Processing fees for Facilities	• The Borrower will pay 1.15 % of the Facility Amount plus all applicable taxes and statutory levies thereupon issuance of final sanction letter. • The Borrower will pay the charges towards legal diligence and technical evaluation / valuation of the project. • The Borrower will pay entire processing fees upon acceptance of final sanction letter within 5 days from the date of issuance.
Home Loan	• In case where home buyers desire to purchase unit in the Project and who intends to avail a home loan, the Borrower shall refer such home buyers to BHFL for the home loan. BHFL will evaluate such loan proposals as per the internal policies and will have the first right of refusal. • BHFL reserves the right to release NOC to any other financial institution in case a home buyer decides to avail home loan facility from any other financial institution. • BHFL will have first and exclusive right for Home Loans on all units sold, only if BHFL refuses to sanction home loan within 10 days, the buyer can avail home loan from other financier/bank. Customer here with undertake to provide all project walk-in data to BHFL on real time basis.
Property sales	• The Borrower will pay minimum 3% of consideration for units sold by BHFL in the Project. Detailed definitive agreements for sale of units will be shared separately.
Marketing	•The Borrower agrees and confirms that while undertaking any marketing activity with respect to the Project, the Borrower will disclose that the Project has been financed by the Lender in the pamphlets, brochures, advertisement hoarding, boards, mailers etc. pertaining to the Project. •The Borrower will allow display boards at the Project site stating that the Project has been financed by BHFL. Further, the Borrower will not remove such boards without specific permission from the Lender.
Prepayment	• No prepayment charges throughout the tenure of the facility if prepayments are done from cash flows of the project and or from cash flows of the company and Capital Introduction from Partner.

- 4% prepayment charges on the Outstanding amount in case of takeover by any financial institution.

Disbursement schedule

The facility amount of Rs 10.00 Cr will be disbursed upon compliance of sales, Construction cost and collection milestones as mentioned below: -

Tranche	Tranche disbursement	Cumulative disbursement	Construction Cost % milestones	Incremental Collection milestone (Rs in Cr)	Cumulative Collection milestone (Rs in Cr)	Incremental sales (sq.ft)	Cumulative Sales units (sq.ft)
1	1.00	1.0	11.00%	0.00	3.42	0	35,025
2	1.00	2.0	15.00%	0.40	3.82	3,506	38,531
3	1.00	3.0	20.00%	0.75	4.57	3,506	42,037
4	1.00	4.0	25.00%	1.00	5.57	3,506	45,543
5	1.00	5.0	30.00%	1.00	6.57	5,259	50,802
6	1.00	6.0	35.00%	1.25	7.82	5,259	56,061
7	1.00	7.0	40.00%	1.25	9.07	5,259	61,320
8	1.00	8.0	47.00%	1.50	10.57	5,259	66,579
9	1.00	9.0	55.00%	1.50	12.07	5,259	71,838
10	0.50	9.5	60.00%	1.00	13.07	5,259	77,097
11	0.50	10.0	65.00%	1.00	14.07	5,259	82,356
Total	**10.00**			**10.65**		**47,331**	

Note:

- First tranche will be disbursed post security perfection.
- Both sales, collection and construction milestone need to be adhered for release of every tranche amount.
- Sales will be considered for only Sanctioned Units.
- Cash Flow and collateral securities of all the BHFL funded projects to be cross collateralized.
- In case of low / slow sales & collections in the project, developer needs to bring his own equity to complete the project and to mitigate cash flow deficit.
- CA Certified cost incurred has to be submitted for every tranche disbursal certifying the tranche amount has been used towards project.
- The achievement of the Sales milestones, Cash flow and Tranche disbursal amount will be ascertained and considered as per the internal parameters of BHFL at its sole discretion.
- Entire loan funded by BHFL, collections from sale of units in the project as well as Borrower equity infused in the project to be utilized only for construction of the funded project, except as agreed during the loan sanction. In case of any non-compliance, the Lender reserves the right to increase the ROI of the loan up to 4% per month on the entire loan outstanding.

Repayment for Facilities

- The borrower agrees and undertakes to repay principal amounts by way of scheduled repayment of the facilities to BHFL in 30 months after Principal standstill period of 30 months from the date of first disbursement.
- Interest to be serviced monthly during the Principal standstill period from the current account of the borrower through ECS/PDC's/NACH.
- Amount credited in the escrow account from the first date of disbursement to be transferred to the sweep-in account till the maturity of the facilities in the below ratio. Remaining amount will be transferred to the current account of the borrower.

S.No	Period	Receivables	Sweep
1	1 to 15 months	First Rs 7.5 Cr	15%

<table>
<tr><td></td><td>

2	16 to 27 months	Above Rs 7.5 Cr and upto Rs 15 Cr	25%
3	28 to 60 months	Above Rs 15 Crore	45%

Note: The Escrow sweep is subject to change based on collection milestone or period whichever is earlier. However, sweep will be increased to minimum 80% post completion of the project.

- The Borrower agrees that the percentage of escrow sweep can be reviewed and revised by the Lender on a quarterly basis and also at the time of the disbursement of each tranche.
- Scheduled repayment of EMP inclusive of escrow repayments till closure of facility.
- Calculation of dues – At the end of the moratorium period, the total disbursed amount will be divided by remaining Loan Tenure. This amount, called Ideal Equated Monthly Principal (EMP), will remain constant for the remaining loan tenure until any additional disbursal done in loan account. The Ideal EMP will be deducted from the total disbursed amount at the end of moratorium period to arrive at the Ideal POS. This Ideal POS will be calculated for the remaining tenure by deducting the Ideal EMP from the Ideal POS every month. The actual POS will be compared against this Ideal POS every month. In case the actual POS is lower than the Ideal POS, no EMP will be payable for that month. In case actual POS is more than the Ideal POS, the differential amount will need to be paid on the due date. Interest amount will be calculated on a daily basis on the actual POS & will need to be paid on the due date. In case of any additional disbursal during the loan tenure, the additional disbursed amount will get divided by the remaining loan tenure & the Ideal EMP will increase accordingly.
</td></tr>
<tr><td>Minimum Selling Price</td><td>

- Minimum Selling Price (MSP) for the Project "Greenwood Heights" is Rs 3,800 per sq.ft on saleable area. If the selling price is lower than the MSP, the Borrower is required to deposit the difference amount as per the prevailing escrow sweep percentage with BHFL immediately in the month of such sale. BHFL reserves the right to calculate the security & receivable cover on such reduced rates if sales are frequently happening at reduced rates and ask the Borrower to take necessary steps to reinstate the stipulated covers.
</td></tr>
<tr><td>Scheduled receivables</td><td>

- Receivables / Cash flows / Revenues (including booking amounts arising out of or in connection with or relating to the Project and all insurance proceeds both present and future.
- The Borrower will maintain a minimum net receivable cover of 1.75 times of the principle outstanding during the tenor of the facilities. Any shortfall in the net receivable cover would be met by assigning additional receivables or reducing principal outstanding through prepayment to the satisfaction of BHFL.
</td></tr>
<tr><td>Escrow account</td><td>

- The Borrower will have to open an escrow account with the designated bank as identified by the Lender.
- The Borrower shall ensure that all the scheduled receivables of the Project are deposited only in the Designated account opened as per RERA guidelines in compliance with BHFL.
- Amount credited in the escrow account from the first date of disbursement to be transferred to the sweep-in account till the maturity of the facilities in the below ratio. Remaining amount will be transferred to the current account of the Borrower.

S.No	Period	Receivables	Sweep
1	1 to 15 months	First Rs 7.5 Cr	15%
2	16 to 27 months	Above Rs 7.5 Cr and upto Rs 15 Cr	25%
3	28 to 60 months	Above Rs 15 Crore	45%

Note: The Escrow sweep is subject to change based on collection milestone or period whichever is earlier. However, sweep will be increased to minimum 80% post completion of the project.

- The Borrower agrees that the percentage of escrow sweep can be reviewed and revised by the Lender on a quarterly basis and at the time of the disbursement of each tranche.
</td></tr>
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	• BHFL will have full authority to monitor and operate the account as it deems fit/necessary. • The designated escrow account shall be maintained by the Borrower during the entire tenure of the facilities and shall not be closed without prior written consent and approval of BHFL. • With respect to any collections from the Project which are not deposited in the Escrow Account as agreed between Borrower and the Lender, the Borrower undertakes to pay towards the Loan Account, the proportionate amount calculated as per the applicable sweep percentage every week within the same week of collections. In case of any non-compliance, the Lender reserves the right to levy penal charges up to 4% per month on the entire loan outstanding. The Borrower also undertakes to upload on RERA website about the Lender's charge on the project within 7 (Seven) working days of creation of registered mortgage. Further, the Borrower also undertakes to update the details of Escrow Account on the RERA website and any other places as per statutory requirements in due course of time. Borrower also undertakes to update all the existing customers/ home loan provider from where future tranches are receivable regarding the changed escrow account & ensure that all subsequent payments/ disbursals are deposited in this BHFL escrow account. BHFL reserves the right to withhold subsequent disbursals in case of any violation/ non-compliance of the above clause. • The Borrower agrees that the applicable sweep from the amounts collected as receivables from the Project from the date of sanction of the loan till the date of disbursal shall also be paid to BHFL immediately when the loan is disbursed or BHFL reserves the right to downsize the loan to that extent. • All costs, charges and expenses in connection with the operation of the designated escrow account shall be borne by the Borrower. The Borrower shall enter into an agreement with the designated bank and such agreement shall be in a form and manner acceptable to BHFL. • Inform all customers of the Project to draw all cheques in favour of designated account as per RERA guidelines in compliance with BHFL and undertake that all the receivables in connection with the Project are deposited only in this account. • BHFL will have the first right to adjust the sale proceeds against the principal outstanding/other dues in respect of the facilities. • BHFL reserves the right to set up a standing instruction to transfer daily the funds credited in the designated escrow account to be transferred to the sweep in account of BHFL. • The Borrower can accelerate the repayments at any point during the tenure of the facilities without any prepayment charges. • The Borrower agrees that the Escrow Account will be opened and made operational within 90 days from the date of 1st disbursal. Any subsequent disbursals of the loan will be made post the Escrow Account being operational. • In case the Borrower fails to open and operationalize the Escrow Account, the Lender reserves the right to: • Increase the Rate of interest applicable on the Loan by 1% per annum, in case the Escrow Account is not opened within 90 days. • Increase the Rate of interest applicable on the Loan by a further 1% per annum, in case the Escrow Account is not opened within 180 days. • Recall the Loan if the Escrow Account is not opened within 210 days.
Security for	• Exclusive First Charge by way of registered equitable mortgage on developer share of unsold units and UDS there upon in the project "Greenwood Heights". • Exclusive first charge on the developer share of land pertaining to project "Greenwood Heights".

Facility	• Exclusive Second Charge by way of registered equitable mortgage on unsold units and UDS there upon mortgage to GHMC/HMDA in the project "Greenwood Heights". • Exclusive Charge by way of Hypothecation of scheduled receivables from sold and unsold units of the Project and all insurance proceeds, both present and future cash flows of Project "Greenwood Heights". • The receivables will be monitored and controlled through an escrow arrangement. • Exclusive Charge on the escrow accounts of the Project and all monies credited/deposited therein (in all forms). • Security cover to be maintained during tenure of loan is 1.75x. • Escrow arrangement and Security to be created before disbursement. • (DSRA) -Post disbursal of each tranche, an amount equivalent to 3 months' interest applicable on the principal outstanding on that date, is to be kept as a term deposit with Bajaj Finance Ltd and a lien in favour of BHFL is to be marked on the same. The lien so created over the said amount, shall continue until the repayment of the entire facility and such deposit shall not be released or reduced in part, irrespective of the fact that the facility has been repaid in part.
Pre-disbursement conditions	• Project to be RERA registered as per the prevailing byelaws. • Escrow account to be operational with the designated bank. • Borrower shall execute the financing/loan documents as per BHFL requirements. • Satisfactory completion of all diligences. • Undertaking from the Borrower stating clearly sold and unsold units in the Project. • Company certified cash flow statement for the entire tenure of the facilities. • CA certified net worth statement of the borrowing entities, promoters/partners and total cost incurred on the Project. • Draft sale agreement / demand letters incorporating condition that the booking money / payments for the Project need to be in favour of the escrow account with the designated bank. • Creation of security in the form and manner acceptable to BHFL and all expenses to relating to security creation to be borne by Borrower. • Complete chain of title documents of the Project to be furnished to the satisfaction of BHFL as per legal due diligence. • NACH Form and Security cheques as per BHFL norm to be provided.
Conditions to be satisfied within 30 days from first disbursement	• Borrower to insure the project for the entire tenor upfront and for the full project cost to the satisfaction of the lender. Policy obtained to be endorsed in favor of Lender within 30 days from date of first disbursement.
Event of default	• The following events will, inclusive and not restricted, will constitute an event/s of default: • Failure to service debt or any other amount under the Loan Agreements when due and if not cured within 7 days. • Failure to deposit receivables as documented in the loan documents in the designated escrow account. • Breach of any representation and warranty by the Borrower and sponsor. • Breach of covenant or undertaking or other obligation. • Any order passed or an application being initiated for winding up/ dissolution / or filing of bankruptcy

	under the Insolvency and Bankruptcy Act together with its amendments from time to time. • Non-compliance of RERA Act, Rules, Circulars, Notifications or any other prevailing rules & regulations Cessation of business. • Downgrading of the credit rating of the Borrowers bank facilities by 2 notches by external credit rating agencies. • Voluntary or involuntary insolvency, appointment of receiver, winding up, liquidation, bankruptcy, dissolution or change of control of the Borrower or any one of them. • Any change constitution of applicant and co-applicant entity / entities without written consent from BHFL. • Any of the Financing Agreements becomes unenforceable against the Borrower.
Consequences of default	• The following consequences, inclusive and not restricted, can be undertaken by BHFL in case of an event of default: • Enforce, at their sole discretion, any one or all the Security and exercise all contractual and legal rights / remedies under the Financing Agreements • Accelerate maturity of the facilities together with all accrued interest and declare all amounts payable by the Borrower in respect of the facilities to be due and payable immediately. • Suspend and terminate all undrawn commitments. • Revise the rate upward by 400 basis points • Revise the escrow sweep percentage • All expenses incurred after default has occurred in connection with preservation of the Borrower assets (as on date of default) and Collateral Security and collection of amounts due under facilities agreement shall be payable by the Borrower.
Other covenants	• Borrower needs to submit a monthly MIS/report providing details of sales, collections & cancellations in the Project latest by 10th of the succeeding month. • *If any event or circumstances occur which in the sole opinion of BHFL, is likely to* and/or adversely affect the ability of the Borrower of Guarantor to perform all or any of its obligations under this Agreement or Guarantee including but not limited to slowdown or stoppage of project construction, sales and collections, adverse market conditions, then BHFL shall have the right to take such steps to protect its loan obligations inclusive or but not limited to recalling of loan, increasing interest rates, demanding additional collateral, increasing sweep etc. • Right to step into the Project in case the Borrower has defaulted. • Borrower shall not do any unauthorized construction nor deviate from approved sanction plans. • Borrower to undertake & confirm to complete the entire Project in event of escalation of Project cost. • The Borrower shall obtain a written "No Objection Certificate" (NOC) from BHFL before entering into agreements with prospective buyers for sale of units in the Project within 30 days or if Borrower collects more than 10% of the agreement value. • Borrower will obtain a specific release letter for every unit sold before the agreement to sell/ sale deed is registered. The release letter should be obtained irrespective of whether the prospective buyer is proposing to avail a home loan or not. BHFL charge would not be released if the above letter is not obtained. • Borrower will not sell a bulk portion of the units without prior consent from BHFL. • The Project sale agreements/demand letters to incorporate a condition that the booking money / payments need to be made in favour of the escrow account with the designated bank for the Project.

Such draft sale agreements/demand letters to be shared by the Borrower prior to disbursement as may be required.

- In cases where the Borrower is a company, it will not make any transfers in the form of withdrawal of capital or unsecured loans to the holding company without prior consent of BHFL.
- The Borrower will not repay any monies brought by the partners / shareholders by way of deposits / loans and advances during the currency of the facilities.
- The holding company should not withdraw the profits earned in the business/capital invested in the business without meeting the instalment/dues/ overdue under this facility. Dividend if any paid should be paid after clearing dues to BHFL.
- Adherence to the building norms and technical specifications as laid down by National Building Code (NBC).
- Adherence to the Ministry of Environment and Forest Notifications on fly ash and such other notifications as issued from time to time during the tenure of the facilities.
- Adherence to National Disaster Management Authority (NDMA) guidelines on "Ensuring Disaster Resilient Construction of Buildings and Infrastructure shall continue to be in adherence to the Said guideline and such other guidelines as may be issued by the NDMA from time to time.
- BHFL official or any person authorized by BHFL shall be permitted to visit the Project site and carry out inspection/examine the books of accounts till the currency of the loan.
- Neither the Borrower/ Co-borrowers nor the security offered to BHFL is / will be subjected to any adverse action, risk (including litigation risk) which may prejudicially impact the interests of BHFL. Further, Borrower is obliged to ensure that the security offered to BHFL shall be free from all encumbrances/litigations at all points of time till your total repayment of the entire loan amount together with applicable interest and charges.
- In the event of a litigation filed during the tenure of the credit facilities, BHFL should be intimated of the same and BHFL shall at its sole discretion have a right to recall the credit facilities.
- The Borrower agrees and confirms that BHFL shall not be obliged to grant and continue any credit facilities, if it is apprehended that the sanction terms are not or may not be met to the satisfaction of BHFL. Further, BHFL may, absolutely and unconditionally, reduce, revoke, cancel and/or modify any undrawn amount (in whole or part), if any, from the Sanctioned amount, at its discretion, at any time, without giving any prior notice to the Borrower or without assigning any reasons thereof.
- Any default or Financial Indebtedness of the Borrower under any other agreement or arrangement or guarantee or security with BFL/BHFL shall also constitute an event of default under this Agreement. The Lender is hereby authorized by the Borrower to retain and to continue to hold and/or set off, realize and/or sell any assets of the Borrower held by the Lender as a security and/or otherwise and adjust the proceeds thereof towards repayment of the Loan including any interest and other charges due and payable by the Borrower to Lender and/or any or all member (s) of its affiliates.
- In case of non-adherence/ violation/ non-compliance of any covenants/ conditions, the Lender reserves the right to increase the rate of interest up to 4% per month on the entire loan outstanding
- During the currency of the loan Borrower shall not, without prior approval in writing:
- Affect any change in the capital structure of the firm/company.
- Formulate any schemed of amalgamation / reconstitution.
- Undertake guarantee obligations on behalf of any other Borrower / organization.
- Sell, assign, mortgage, alienate, or otherwise dispose any of the assets mortgaged to BHFL.

	• Permit any transfer of the controlling interest or make any drastic change in the management set up. • Divert/utilize funds to other associates/group companies. • Change the Project plan originally submitted during the application of facilities. • Any other transaction specific conditions
Assign ability	• BHFL shall have the right to assign, transfer, sell, the facilities, receivables, the security, rights, benefits and any other interest created in its favour under any of the agreements or hereunder without prior approval or intimation to the Borrower or to any other bank / lender or financial institution with the same condition agreed with Lender and Borrower.
Audit	• BHFL will have the right to appoint and carry out quarterly audit on sales, sales receivables, stock, cash flow, units sold and unsold, progress of construction and utilization of funds. • BHFL will have the right to audit/review as per above mentioned frequencies or at such frequencies as may be decided by BHFL from time to time at its own discretion.

List of unsold units to be mortgaged with BHFL of Project "Greenwood Heights"

S.no	Unit No	SBA in sq.ft	Configuration	status
1	A101	1,715	3BHK	Unsold
2	A103	1,715	3BHK	Unsold
3	A104	1,715	3BHK	Unsold
4	B107	1,715	3BHK	Unsold
5	B109	1,715	3BHK	Unsold
6	B110	1,715	3BHK	Unsold
7	B113	1,220	2BHK	Unsold
8	A115	1,945	3BHK	Unsold
9	A116	1,945	3BHK	Unsold
10	A117	1,945	3BHK	Unsold
11	A301	1,715	3BHK	Unsold
12	A302	1,715	3BHK	Unsold
13	A304	1,715	3BHK	Unsold
14	A305	1,715	3BHK	Unsold
15	B310	1,715	3BHK	Unsold
16	A314	1,945	3BHK	Unsold
17	A316	1,945	3BHK	Unsold
18	A317	1,945	3BHK	Unsold
19	A402	1,715	3BHK	Unsold
20	A403	1,715	3BHK	Unsold
21	A405	1,715	3BHK	Unsold
22	A414	1,945	3BHK	Unsold
23	A415	1,945	3BHK	Unsold
24	A417	1,945	3BHK	Unsold
25	A503	1,715	3BHK	Unsold
26	A515	1,945	3BHK	Unsold
27	A516	1,945	3BHK	Unsold
28	A601	1,715	3BHK	Unsold

29	A602	1,715	3BHK	Unsold
30	A605	1,715	3BHK	Unsold
31	A617	1,945	3BHK	Unsold
32	A702	1,715	3BHK	Unsold
33	A703	1,715	3BHK	Unsold
34	A705	1,715	3BHK	Unsold
35	B706	1,715	3BHK	Unsold
36	B712	1,715	3BHK	Unsold
37	A714	1,945	3BHK	Unsold
38	A715	1,945	3BHK	Unsold
39	A717	1,945	3BHK	Unsold
Total		69,840		

List of unsold units mortgaged with HMDA/GHMC of Project "Greenwood Heights"

S.no	Unit No	SBA in sq.ft	Configuration	Status
1	A201	1,715	3BHK	Unsold
2	A202	1,715	3BHK	Unsold
3	A203	1,715	3BHK	Unsold
4	A204	1,715	3BHK	Unsold
5	A205	1,715	3BHK	Unsold
6	B206	1,715	3BHK	Unsold
7	B207	1,715	3BHK	Unsold
8	B208	1,715	3BHK	Unsold
9	B209	1,715	3BHK	Unsold
10	B210	1,715	3BHK	Unsold
11	B211	1,715	3BHK	Unsold
12	B212	1,715	3BHK	Unsold
13	B213	1,220	2BHK	Unsold
14	A214	1,945	3BHK	Unsold
15	A215	1,945	3BHK	Unsold
16	A216	1,945	3BHK	Unsold
Total		27,635		

List of sold units of Project "Greenwood Heights"

S.no	Unit No	SBA in sq.ft	Configuration	Agreement Value	Received	Committed
1	B106	1715	3BHK	62,33,000	11,85,000	50,48,000
2	B112	1715	3BHK	64,00,000	2,25,000	61,75,000
3	B307	1715	3BHK	62,33,000	17,83,000	44,50,000
4	B308	1715	3BHK	64,90,000	2,25,000	62,65,000
5	B313	1220	2BHK	51,00,000	9,75,000	41,25,000
6	B406	1715	3BHK	64,00,000	17,07,000	46,93,000

7	B408	1715	3BHK	62,33,000	11,60,000	50,73,000
8	B409	1715	3BHK	52,00,000	52,00,000	-
9	B411	1715	3BHK	63,86,000	11,75,000	52,11,000
10	B412	1715	3BHK	62,33,000	12,60,000	49,73,000
11	B506	1715	3BHK	62,33,000	11,60,000	50,73,000
12	B509	1715	3BHK	52,00,000	52,00,000	-
13	B512	1715	3BHK	62,33,000	3,73,500	58,59,500
14	B513	1220	2BHK	52,17,000	15,75,000	36,42,000
15	B607	1715	3BHK	52,00,000	7,00,000	45,00,000
16	B608	1715	3BHK	62,33,000	17,07,000	45,26,000
17	B610	1715	3BHK	68,33,000	2,25,000	66,08,000
18	B611	1715	3BHK	52,00,000	12,50,000	39,50,000
19	B708	1715	3BHK	52,00,000	7,00,000	45,00,000
20	B709	1715	3BHK	52,00,000	52,00,000	-
21	B711	1715	3BHK	52,00,000	12,50,000	39,50,000
Total		35,025		12,28,57,000	3,42,35,500	8,86,21,500

Scan Id: 63939

K3R Associates
Advocates & Advisors

K3R

K. Ram Ratan Reddy
MSW, LLB, MBA.,
ADVOCATE

Basvi Koor

28.12.2020

To,
Mehta & Modi Realty Kowkur LLP,
#2nd Floor, 5 4 187 3 and 4,
Soham Mansion, M G Road,
Secunderabad, Hyderabad,
Telangana - 500003.

Dear Sir,

Sub:

Charges for legal opinion of GREEN WOOD HEIGHTS Project

Sl. No	**SFDC.No**	**Name of the Customer**	**V-ID**	**Total**
1	APF	GREEN WOOD HEIGHTS Legal	NA	8500
2	APF	GREEN WOOD HEIGHTS Vetting	NA	1500
Total: Ten Thousand Rupees Only				**10000**

Project opinion : **10000**

Grand Total: Ten Thousand Rupees Only

Kindly remit us an amount of **10000** (**Ten Thousand Rupees Only**) towards our legal fees at the earliest.

Vendor Bank A/c. Details	
Vendor Name	K Ram Ratan Reddy
Bank Name	SBI Bank
Branch Address	KARKHANA, SECUNDERABAD
Bank A/c. No.	52001017892
IFSC Code	SBIN0020766

The PAN No. **ANPPK8428C** & *GSTIN NO.36ANPPK8428C1Z*

Thanking You,

K RAM RATAN REDDY ADVOCATE

K.RAM RATAN REDDY
Advocate

Hyderabad : Plot No. A 4/B, Groundfloor, Near KFC, Vikrampuri Colony, Secunderabad - 500 009, Cell : 093903 99911, 093930 99911, 096528 03911
E-mail: k3rassociates.hyd@gmail.com - k3r.advocate@gmail.com - rrr.advocate@gmail.com - kodiganti.3r@gmail.com
Vijayawada : 30-23-69, Opp. Tagore Hospital, Durga Agraharam, Eluru Road, k3rassociates.vjw@gmail.com
Visakapatnam : D. No. 51-14-27/2, Kranthi Nagar, Nakkavanipalem, Seethammadhara, k3rassociates.vsp@gmail.com

ScanId: 61889

(Ak)

Date: 30th October 2020.

To,

M/s. Mehta & Modi Reality Kowkur LLP,
5-4-187/3 & 4, Soham Mansion,
M.G. Road, Secunderabad,
Hyderabad 500003

Dear Mr. Soham Modi,

Sub: Financial Assistance by way of Rupee Term Loan of Rs.10.00 (Rupees Ten Crores only) towards project "Greenwood Heights" located at Hyderabad.

Basis the Information shared between BHFL & You, we, at your request, in principle agree to extend the Facility subject to the terms and conditions as mentioned below.

Kindly note, this Term Sheet is subject to completion of comprehensive legal, financial, technical and other due diligence to the satisfaction of Bajaj Housing Finance Ltd. (BHFL) and should not be construed as giving rise to any binding obligation on part of BHFL. BHFL reserves the right to cancel, add, modify or alter the entire or partly any terms and conditions including Facility Amount and terms and condition set basis further due diligence.

Unless BHFL receives duplicate copy of this Letter, duly signed in token of acceptance, within 3 days from the date of this Letter and unless agreements / documents are signed / executed in respect of the Facilities within 30 days from the date of acceptance of this Letter, the Offer shall automatically lapse without any further communication, unless the validity of the Offer is expressly extended / revived by BHFL in writing.

The borrower shall pay upfront fee of Rs.5 lakhs on the acceptance of the term sheet. In case BHFL opts not to go ahead with the proposal, the upfront fees paid will be refunded after deducting actual charges towards legal, technical, out of pocket expenses and other expenses incurred towards appraisal of the facility. However, if borrower do not proceed with transaction then upfront fees received would not be refunded.

Regards,

Authorized signatory

Approved and accepted by the Borrower

Signature(s) ______________

Date ____________________

Name

Designation

financed by the Lender in the pamphlets, brochures, advertisement hoarding, boards, mailers etc. pertaining to the Project.

- The Borrower will allow display boards at the Project site stating that the Project has been financed by BHFL. Further, the Borrower will not remove such boards without specific permission from the Lender.

Prepayment

- No prepayment charges throughout the tenure of the facility if prepayments are done from cash flows of the project and or from cash flows of the company and Capital Introduction from Partner.
- 4% prepayment charges if closure proceeds are from other than Project cash flows.

Disbursement schedule

- The facility amount of Rs 10.00 Cr will be disbursed upon compliance of sales & Construction cost milestones as mentioned below: -

Tranche	% of Project Cost Incurred (Excluding Land & Interest)	Tranche Amount (Rs in Cr)	Incremental Sales (Units)	Incremental Collections (Rs. in crs)
1	Current stage (11%)	1	-	-
2	15%	1	2	0.40
3	20%	1	2	0.75
4	25%	1	2	1.00
5	30%	1	3	1.00
6	35%	1	3	1.25
7	40%	1	3	1.25
8	47%	1	3	1.50
9	55%	1	3	1.50
10	60%	0.50	3	1.00
11	65%	0.50	3	1.00
Total		**10**	**27**	**10.65**

Note:

- First tranche of Rs. 1.00 Cr will be disbursed post Security perfection.
- Both sales and construction milestone need to be adhered for release of every tranche amount.
- Project cost excludes land and interest cost.
- CA Certified cost incurred has to be submitted for every tranche disbursal certifying the tranche amount has been used towards project.
- Sales will be considered for only Sanctioned Units.
- The achievement of the Sales milestones, Cash flow and Tranche disbursal amount

Minimum Selling Price	• Minimum Selling Price (MSP) for the Project will be Rs. 3,800 /sft on saleable area. If the selling price is lower than the MSP, the Borrower is required to deposit the difference amount as per the prevailing escrow sweep percentage with BHFL immediately in the month of such sale. BHFL reserves the right to calculate the security & receivable cover on such reduced rates if sales are frequently happening at reduced rates and ask the Borrower to take necessary steps to reinstate the stipulated covers.
Scheduled receivables	• Receivables / Cash flows / Revenues (including booking amounts arising out of or in connection with or relating to the Project and all insurance proceeds both present and future. • The Borrower will maintain a minimum net receivable cover of 1.75 times of the principal outstanding during the tenor of the facility. Any shortfall in the net receivable cover would be met by assigning additional receivables or reducing principal outstanding through prepayment to the satisfaction of BHFL
Escrow account	• The Borrower will have to open an escrow account with the designated bank. • The Borrower shall ensure that all the scheduled receivables of the Project are deposited only in the Designated account opened as per RERA guidelines in compliance with BHFL (if applicable). • Amount credited in the escrow account from the first date of disbursement to be transferred to the sweep-in account till the maturity of the facility in the below ratio. Remaining amount will be transferred to the current account of the Borrower.

S.No	Period	Receivables (Rs in Cr)	Sweep
1	1 to 15 months	First Rs. 7.5 Cr	15%
2	16 to 27 months	Above 7.5 Cr up to Rs. 15 Cr	25%
3	28 to 60 months	Above Rs.15 Cr	45%

- **Note:** The sweeps will be increased as per collection milestones or as per timeline method whichever is earlier. Once Project is completed, sweep will be increased to minimum 80%.
- The Borrower agrees that the percentage of escrow sweep can be reviewed and revised by the Lender on a quarterly basis and also at the time of the disbursement of each tranche.
- BHFL will have full authority to monitor and operate the account as it deems fit/necessary.
- The designated escrow account shall be maintained by the Borrower during the entire tenure of the facilities and shall not be closed without prior written consent and approval of BHFL.
- With respect to any collections from the Project which are not deposited in the Escrow Account as agreed between Borrower and the Lender, the Borrower undertakes to pay towards the Loan Account, the proportionate amount calculated as per the applicable sweep percentage every week within the same week of collections. In case of any non-compliance, the Lender reserves the right to levy

	• Exclusive Charge on the escrow accounts of the Project and all monies credited/deposited therein (in all forms). • Security cover to be maintained during tenure of loan is 1.75x. • The receivables will be monitored and controlled through an escrow arrangement. • Complete chain of title documents of the Project to be furnished to the satisfaction of BHFL as per legal due diligence. • Debt Service Reserve Fund (DSRF) - Post disbursal of first tranche, an amount equivalent to 3 months' interest applicable on the sanctioned amount, is to be kept as a term deposit with Bajaj Finance Ltd upfront and a lien in favour of BHFL is to marked on the same. The lien so created over the said amount, shall continue until the repayment of the entire facility and such deposit shall not be released or reduced in part, irrespective of the fact that the facility has been repaid in part.
Other securities	• The securities should provide a minimum-security cover of 1.75 times of the Facility Amount throughout the tenor of the Facility as per valuation done by BHFL empanelled Valuers.
Pre-disbursement conditions	• The obligations of BHFL to disburse the Facilities shall be subject to the Borrower complying the following Conditions Precedent: • Project to be RERA registered as per the prevailing byelaws • Escrow account to be operational with the designated bank IndusInd Bank Limited. • Borrower shall execute the financing/loan documents as per BHFL requirements. • Satisfactory completion of all diligences. • Undertaking from the Borrower stating clearly sold and unsold units in the Project. • Company certified cash flow statement for the entire tenure of the facilities. • CA certified net worth statement of the borrowing entities, promoters/partners and total cost incurred on the Project. • Draft sale agreement / demand letters incorporating condition that the booking money / payments for the Project need to be in favor of the escrow account with the designated bank. • Complete chain of title documents of the Project to be furnished to the satisfaction of BHFL as per legal due diligence. • Execution of Registered Mortgage of Project Land and unsold units of Project in favor of BHFL. • Creation of security in the form and manner acceptable to BHFL and all expenses to relating to security creation to be borne by Borrower. • NACH Form and Security cheques as per BHFL norm to be provided • RERA Certificate to be provided before the first disbursement
Conditions to be satisfied within 30 days from first disbursement	• Borrower is required to insure the project for the entire loan tenor upfront and for the full project cost to the satisfaction of the lender. Policy obtained to be endorsed in favor of Lender within 30 days from date of first disbursement.
Event of default.	• The following events will, inclusive and not restricted, will constitute an event/s of default. • Failure to service debt or any other amount under the Loan Agreements when due

	escalation of Project cost. • The Borrower shall obtain a written "No Objection Certificate" (NOC) from BHFL before entering into agreements with prospective buyers for sale of units in the Project within 30 days or if Borrower collects more than 10% of the agreement value. • Borrower will obtain a specific release letter for every unit sold before the agreement to sell/ sale deed is registered. The release letter should be obtained irrespective of whether the prospective buyer is proposing to avail a home loan or not. BHFL charge would not be released if the above letter is not obtained. • Borrower will not sell a bulk portion of the units without prior consent from BHFL. • The Project sale agreements/demand letters to incorporate a condition that the booking money / payments need to be made in favour of the escrow account with the designated bank for the Project. Such draft sale agreements/demand letters to be shared by the Borrower prior to disbursement as may be required. • In cases where the Borrower is a company, it will not make any transfers in the form of withdrawal of capital or unsecured loans to the holding company without prior consent of BHFL. • The Borrower will not repay any monies brought by the partners / shareholders by way of deposits / loans and advances during the currency of the facilities. • The holding company should not withdraw the profits earned in the business/capital invested in the business without meeting the instalment/dues/ overdue under this facility. Dividend if any paid should be paid after clearing dues to BHFL. • Adherence to the building norms and technical specifications as laid down by National Building Code (NBC). • Adherence to the Ministry of Environment and Forest Notifications on fly ash and such other notifications as issued from time to time during the tenure of the facilities. • Adherence to National Disaster Management Authority (NDMA) guidelines on "Ensuring Disaster Resilient Construction of Buildings and Infrastructure shall continue to be in adherence to the said guideline and such other guidelines as may be issued by the NDMA from time to time. • BHFL official or any person authorized by BHFL shall be permitted to visit the Project site and carry out inspection/examine the books of accounts till the currency of the loan. • Neither the Borrower/ Co-borrowers nor the security offered to BHFL is / will be subjected to any adverse action, risk (including litigation risk) which may prejudicially impact the interests of BHFL. Further, Borrower is obliged to ensure that the security offered to BHFL shall be free from all encumbrances/litigations at all points of time till your total repayment of the entire loan amount together with applicable interest and charges. • In the event of a litigation filed during the tenure of the credit facilities, BHFL should be intimated of the same and BHFL shall at its sole discretion have a right to recall the credit facilities. • The Borrower agrees and confirms that BHFL shall not be obliged to grant and continue any credit facilities, if it is apprehended that the sanction terms are not or may not be met to the satisfaction of BHFL. Further, BHFL may, absolutely and unconditionally, reduce, revoke, cancel and/or modify any undrawn amount (in

Scan Id: 63966

BAJAJ FINSERV

Date:28-12-2020

To

Mehta & Modi Realty Kowkur LLP,

#2nd Floor, 5 4 187 3 and 4,

Soham Mansion, M G Road,

Secunderabad, Hyderabad,

Telangana – 500003.

Subject: Receipt of Original Title Documents.

Dear Sir,

We hereby the acknowledge the receipt of the below mentioned original documents which are deposited with us for creating security against Rs.10 crores facility availed by you against the project "Greenwood Heights"

Sl.No	Date of Document	Nature of Document	Original
1	09.07.2019	Registered Joint Development Agreement cum GPA bearing no. 5379 of 2019 infavour of M/s.Mehta &Modi Realty Kokur LLP.	Original
2	25.09.2019	Registered rectification deed no.7083 of 2019 infavour of M/s.Mehta &Modi Realty Kokur LLP.	Original

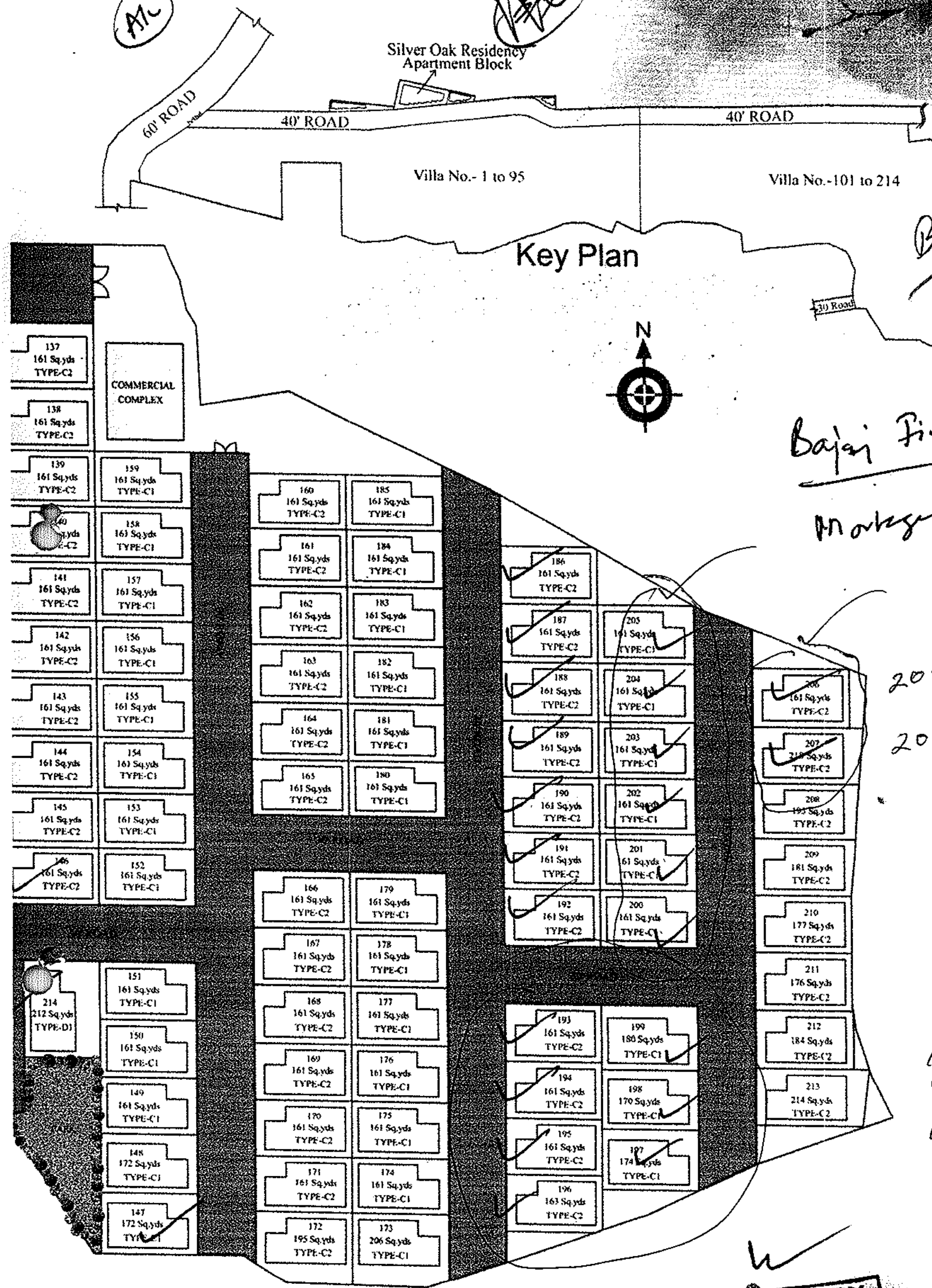
For **Bajaj Housing Finance Limited**

Bajaj Housing Finance Ltd.

802489

Authorized Signatory

PRANAV 9680244412



Bajaj GHT

Bajaj Finance

Mortgaged plan.

8

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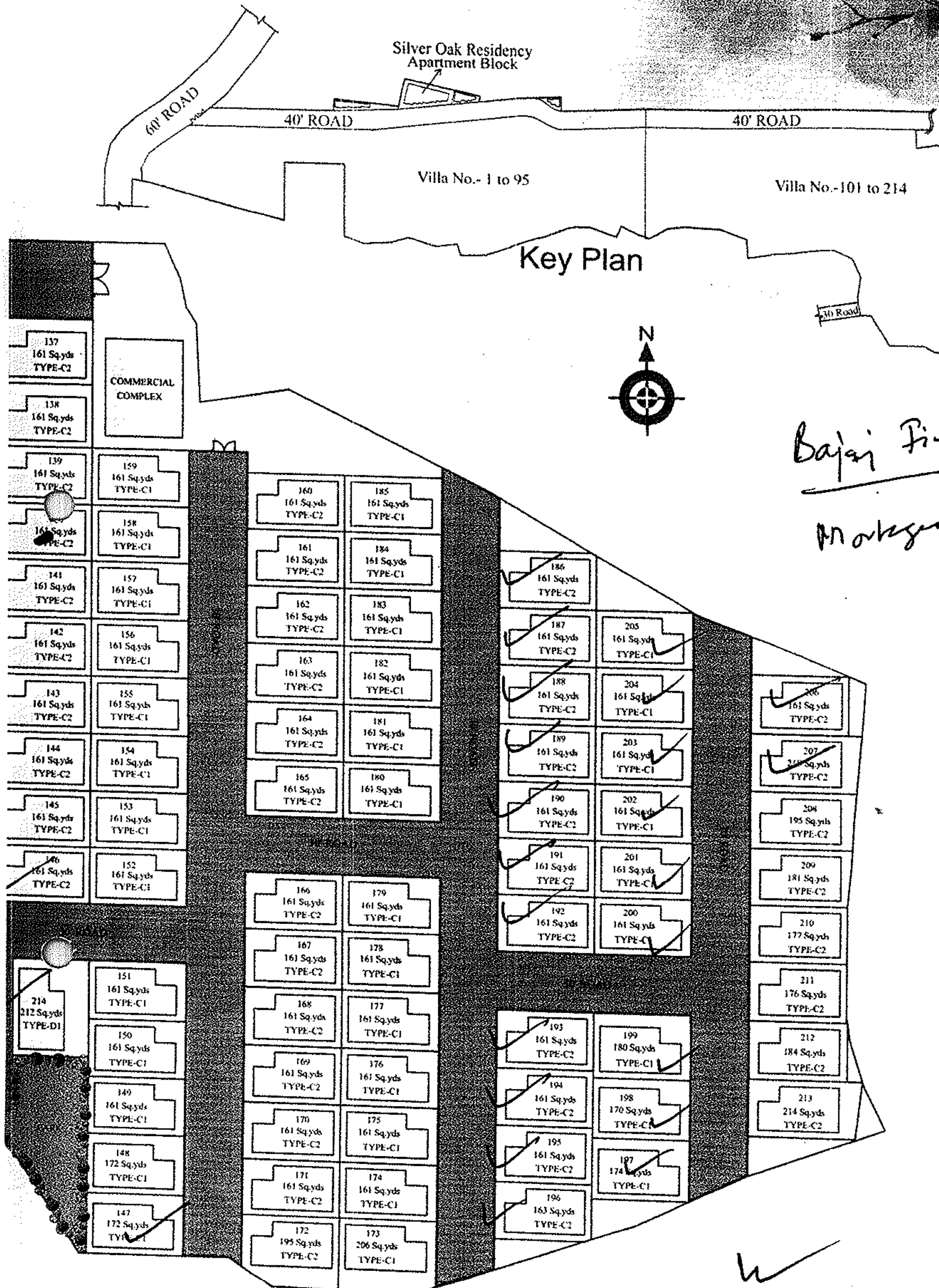
APPROVED BY
05 NOV 2020
SOHAM MODI
MANAGING DIRECTOR



Bajaj Finance
Mortgaged plots.

APPROVED BY
05 NOV 2020
SOHAM MODI
MANAGING DIRECTOR

sohammodi@modiproperties.com

Scan Id: 61890

From:	Jaini Batavia <finance@matrixrecon.com>
Sent:	02 November 2020 12:45
To:	Soham Modi
Cc:	Shreya Mody; jaya prakash
Subject:	Fwd: Revised Cashflows - Green wood Heights
Attachments:	Ongoing and Completed Projects.xlsx

Hi Soham bhai,
PFA the Bank Details information for the commitment fees to be paid.
Also, as discussed with Dixit over call today:
1.Additional collateral of 25 plots of SOV against both the proposed projects shall suffice.
2.Since Pranav is resuming tomorrow, he shall visit and collect the documents tomorrow.
3. As discussed regarding ongoing Projects on Friday, PFA the revised sheet. Awaiting your approval on the same.

Thanks and Regards,

Jaini Batavia
Matrix Recon Private Limited
+91 9870454949 | +91 22 2490 4551 | 802, 8th Level, Lodha Supremus,
Opp. The World Towers, S. B Rd., Lower Parel (W), Mumbai - 400 013

---------- Forwarded message ---------
From: **Dixit Solanki** <dixit.solanki@bajajfinserv.in>
Date: Mon, Nov 2, 2020 at 11:52 AM
Subject: RE: Revised Cashflows - Green wood Heights
To: Shreya Matrix <shreya@matrixrecon.com>, Pranav Dhananiwala <pranav.dhananiwala@bajajfinserv.in>, Jaini Batavia <finance@matrixrecon.com>, Girish Govindaiah <girish.govindaiah@bajajfinserv.in>

Dear Jaini,

Please find attached account details for payment of commitment Fee of Rs. 5 Lakhs (Rs 2.5 lacs for each project).

Fees can be paid in below account vide RTGS:

Account no:	57500000119623
Bank :	HDFC BANK LTD
Beneficiary	Bajaj Housing Finance Limited
State :	MAHARASHTRA
District :	PUNE
Branch :	BHANDARKAR ROAD
IFSC Code :	HDFC0000007
MICR Code :	411240002

10 M

TATA AIG INSURANCE
WITH YOU ALWAYS

38322059112 / 31315
23/03/2021

Contractors All Risk Insurance

To,
MODI REALTY GENOME VALLEY LLP
2ND FLOOR, 5-4-187/3 AND 4, SOHAM MANSION, M G ROAD,
SECUNDERABAD
HYDERABAD - 500003
HYDERABAD
TELANGANA
INDIA
36ABFFM3063P1ZU(GSTIN Number)

Dear Sir / Madam,

Sub: Contractors All Risk Insurance Policy No. 2600026186 00 00

We take this opportunity to welcome you to the Tata AIG family! Thank you for choosing us to meet your insurance requirement. We take immense pride in having you with us and are glad to offer the best of our services. Tata AIG General Insurance Company Ltd. (Tata AIG) combines the Tata Group's pre-eminent leadership position in India and AIG's global presence as the world's leading international insurance and financial services organization. We at Tata AIG, strive to anticipate customer priorities and exceed their expectations. You can be assured that you have chosen the right partner to be **'With You Always'**

This booklet contains information about policy and other important details. We request you to kindly go through the terms and conditions of your insurance and keep this document safe.

Following are the basic details of your policy

Client ID	6089413161
Insured Name	MODI REALTY GENOME VALLEY LLP
Communication Address	2ND FLOOR, 5-4-187/3 AND 4, SOHAM MANSION, M G ROAD, SECUNDERABAD HYDERABAD - 500003 HYDERABAD TELANGANA INDIA 36ABFFM3063P1ZU(GSTIN Number)
Product	Contractors All Risk Insurance
Project Period	From 29/12/2020 to 28/12/2023
Policy Period	From 09/03/2021 to 28/12/2023
Total Sum Insured (INR)	55,000,000.00
Net Premium (INR)	**57,766.00**
IGST @ 18% (INR)	10,398.00
Gross Premium (INR)	**68,164.00**

Should you have any concerns or require any assistance, you can always reach us at

1) 24X7 toll free helpline - 1800 266 7780
2) SMS 'TAG' to 5616181
3) Write to us customersupport@tataaig.com

Thank you again for entrusting us with your business requirement. We sincerely appreciate you for expressing your confidence in TATA AIG.

We look forward to your continued patronage always.

Yours Sincerely,

Authorized Signatory
For Tata AIG General Insurance Company Ltd. Ltd.

Contractors All Risk Insurance

Schedule

Policy No. :	2600026186	**Issued at :**	PUNE
Renewal :	00		
Endorsement :	00		
Name of the Insured :	MODI REALTY GENOME VALLEY LLP		
Communication Address :	2ND FLOOR, 5-4-187/3 AND 4, SOHAM MANSION, M G ROAD, SECUNDERABAD HYDERABAD - 500003 HYDERABAD TELANGANA INDIA 36ABFFM3063P1ZU(GSTIN Number) Place of supply -TELANGANA State code -36		
Intermediary Name :	DIRECT	Intermediary Code :	0032358000
Business of the Insured :	As per description of contract work		
Period of Insurance :	From 09/03/2021 to 28/12/2023		
Financial Interest :	BAJAJ HOUSING FINANCE LIMITED - ., 0,		

Principal Name : Modi Realty Genome Valley LLP

Principal Address : 2nd floor, 5-4-187/3 and 4, Soham mansion, M G Road, Secunderabad, Hyderabad 500003

Contractor Name : Modi Realty Genome Valley LLP

Contractor Address : 2nd floor, 5-4-187/3 and 4, Soham mansion, M G Road, Secunderabad, Hyderabad 500003

Sub - Contractor Name :

Sub - Contractor Address :

Project Period : From 29/12/2020 to 28/12/2023

NKORL Warranty : It is hereby agreed and understood that we, as insurer are not liable for any loss and/or damage that might have happened from 29/12/2020 to 08/03/2021. We are also not liable for any losses that may be revealed after 08/03/2021 but would have happened during the period of gap in cover from 29/12/2020 to 08/03/2021

Risk Location Address : SY.NOS.31/P, SITUATED AT MURAHARIPALLY VILLAGE, SHAMIRPET MANDAL, MEDCHAL- MALKAJGIRI DISTRICT, HYDERABAD-500078, HYDERABAD, TELANGANA, INDIA

Description of Contract Works : Residential Apartments. Stilt+5 Upper floors

Sr. No.	Insured Item	Sum Insured (INR)
	Section I - Material Damage	
1	**Contract Works (Permanent and Temporary Works And materials to be incorporated therein)**	
1.1	**Contract Price (as per schedule of Quantities & Rates &/or Values attached)**	
1.2	**Materials and Item supplied by the principal**	**55,000,000.00**
2	**Any other works, & installations not Included in 1.1 and 1.2 above (e.g. camp. Colony, stores etc. as per list enclosed)**	
3	**Construction Plant Machinery (Memo. 6) (as per list enclosed)**	
	Total Sum Insured	**55,000,000.00**

Sr. No.	Insured Item	Sum Insured (INR)
	Section II - Third Party Liability	
1	**Limit of indemnity in respect of any One accident or series of accidents Arising out of one event**	
2	**Total limit of Section II during Policy period**	

Deductible/Excess -
Section I & II

1 Normal - 5% of claim amount subject to minimum of INR 25000
2 AOG/Major Perils/ Collapse - 10% of claim amount subject to minimum of INR 100000

Terms & Conditions -

1 AGREED BANK CLAUSE
2 Earthquake
3 STFI Included
4 Adequate fire fighting measure shall be there at site. Minimum required protection is portable hand appliances.
5 Round the clock security provisions/ Watch and Ward facility to be made available at all times at the site/premises throughout the policy period.
6 No coverage for materials susceptible to water damage stored in open and in basement.
7 Warranted that wet work is excluded
8 Terrorism is Excluded
9 Communicable Disease Endorsement / Infectious Diseases Exclusion Clause as per LMA 5393
10 Underinsurance (if any) to be applicable as per policy terms and conditions.
11 Cyber Risk Exclusion clause NMA 2915
12 Our terms are based on the claim details provided by the client/broker/agent and subject to no known or further reported losses and no deterioration of loss ratio till inception of cover/confirmation of cover by us.
13 Tariff Occupancy - RCC Framed structure above 5 storeys and upto 10 storeys

Total Sum Insured (INR)	**55,000,000.00**
T[illegible] Net Premium (INR)	**57,766.00**
IGST @ 18% (INR)	**10,398.00**
Total Gross Premium (INR)	**68,164.00**

Subject otherwise to terms and conditions of Contractors All Risk Insurance

IN WITNESS WHEREOF the undersigned being duly authorised by directors of the Company has/have hereunder set his/their hand(s) at Mumbai on this 1st day of August 2013.
GSTIN : 27AABCT3518Q1ZW - MAHARASHTRA, Service Accounting Code : 997137

The stamp duty of ₹ 0.5/- paid in cash or demand draft or by pay order,vide Receipt/Challan no: CSD/245/2021/544 dated the 12/02/2021

On Date : 23/03/2021

For Tata AIG General Insurance Company Limited.

Malge

Authorized Signatory

Policy Servicing Office
Tata AIG General Insurance Company Limited
3RD FLOOR,THE ORION KOREGAON PARK ROAD, OPP. ST. MIRA'S COLLEGE FOR GIRLS,,PUNE,MAHARASHTRA,PUNE-411001
Tel No:91-91-2067449596

TATA AIG INSURANCE
WITH YOU ALWAYS

RECEIPT

Receipt No. : 106001019541448

Receipt Date : 04/03/2021

Policy No : 2600026186 00 00

Received with thanks from MODI REALTY GENOME VALLEY LLP a sum of ₹ **68,164.00** (Rupees Sixty Eight Thousand One Hundred Sixty Four And Paise 00 Only) vide Cheque no. 453686 dated 04/03/2021 drawn on YES BANK LTD. ,PAYABLE AT PAR branch SECUNDRABAD towards

Sr. No.	Policy Number	Total Premium (₹)	Utilized from the receipt for policy (₹)	Balance (₹)
1	2600026186 00 00	68,164.00	68,164.00	0.00

Note:

1. This is a computer generated receipt and does not require a signature.
2. Upon issuance of this Receipt, all previously issued temporary receipts, if any, related to this Policy shall be considered null and void.
3. Amounts received by cheque shall be subject to realisation.
4. Any amount received in excess of the Premium is being/shall be refunded by the Company.

GSTIN : 27AABCT3518Q1ZW - MAHARASHTRA Service Accounting Code : 997137

Revenue (consolidated) Stamp Duty duly paid vide challan No.CSD/200/2020/3048 date 21/12/2020 for applicable cases.

TATA AIG INSURANCE
WITH YOU ALWAYS

CONTRACTORS ALL RISK INSURANCE

WHEREAS the insured named in the schedule hereto had made to Tata AIG General Insurance Company Ltd. (hereinafter called "the Company") a written proposal by completing a proposal form which together with any other statements made in writing by the Insured for the purpose of this policy, is deemed to be incorporated hereto.

NOW THIS POLICY OF INSURANCE WITNESSETH that subject to and in consideration of the Insured having paid to the Company, the premium mentioned in the schedule and subject to the terms, exclusions, provisions and conditions contained herein or endorsed hereon the Company will indemnify the Insured in the manner and to the extent hereinafter provided.

GENERAL EXCLUSIONS

The Company will not indemnify the Insured in respect of loss, damage or liability directly or indirectly caused by or arising out of or aggravated by

a) War, Invasion, Act of foreign enemy, hostilities or War like operations (whether war be declared or not) Civil War, rebellion, revolution, insurrection, mutiny, Civil commotion, Military or usurped power, martial law, conspiracy, confiscation, commandeering a group of malicious persons or persons acting on behalf of or in connection with any political organisation, requisition or destruction or damage by order of any Government de jure or defacto or by any Public, Municipal or Local Authority;

b) Nuclear reaction, Nuclear radiation or Radioactive contamination;

c) Willful act or willful negligence of the Insured or of his responsible representative;

d) Cessation of work whether total or partial.

Terrorism Damage Exclusion Warranty

This Policy excludes loss, damage, cost or expense of whatsoever nature directly or indirectly caused by, resulting from or in connection with any act of terrorism regardless of any other cause or event contributing concurrently or in any other sequence to the loss.

For the purpose of this exclusion, an act of terrorism means an act or series of acts, including but not limited to the use of force or violence and/or the threat thereof, of any person or group(s) of persons, whether acting alone or on behalf of or in connection with any organisation(s) or government(s), or unlawful associations, recognized under Unlawful Activities (Prevention) Amendment Act, 2008 or any other related and applicable national or state legislation formulated to combat unlawful and terrorist activities in the nation for the time being in force, committed for political, religious, ideological or similar purposes including the intention to influence any government and/or to put the public or any section of the public in fear for such purposes.

This exclusion also includes loss, damage, cost or expense of whatsoever nature directly or indirectly caused by, resulting from or in connection with any action taken in controlling, preventing, suppressing or in any way relating to the above.

In any action, suit or other proceedings where the Company, allege that by reason of the provisions of Exclusion (a) above any loss, destruction, damage or liability is not covered by this insurance, the burden of proving that such loss, destruction, damage or liability is covered shall be upon the Insured.

PERIOD OF COVER

Construction Period -

The liability of the Company shall commence, (notwithstanding any date to the contrary specified in the Schedule) only from the time of commencement of work after the unloading of the property specified in the schedule from any conveyance at the site specified in the schedule whichever is earlier and shall expire on the date specified in the schedule. However, the Company's liability expires also for parts of the insured contract works taken over or put into service by the Principal prior to the expiry date specified in the policy whichever shall be earlier.

'If actual construction period is shorter than the period indicated in the schedule, no refund of premium shall be allowed unless specifically allowed by Insurers.'

At the latest, the insurance shall expire on the date specified in the Schedule but if the work of construction included in the insurance is not completed within the time specified hereunder, the Company may extend the period of insurance but the Insured shall pay to the Company additional premium at rates to be prescribed by the Company.

GENERAL CONDITIONS

1. The due observance and fulfillment of the terms of this Policy in so far as they relate to anything to be done or complied with by the Insured and the truth of the statement and answers in the questionnaire and proposal made by the Insured shall be a condition precedent to any liability of the company

2. The Schedule and the Section(s) shall be deemed to be incorporated in and form part of this policy and the expression 'this Policy' wherever used in this contract shall be read as including the Schedule and the Section(s). Any word or expression to which a specific meaning has been attached in any part of this Policy or of the Schedule or of the Section(s) shall bear such meaning wherever it may appear.

3. The Insured shall at his own expense take all reasonable precautions and comply with all reasonable recommendations of the Company to prevent loss, damage or liability and comply with statutory requirements and manufacturers' recommendations.

4 (a) Representatives of the Company shall at any reasonable time have the right to inspect and examine the risk and the Insured shall provide the representatives of the company with all details and information necessary for the assessment of the risk.

(b) The Insured shall immediately notify the Company by telegram and in writing of any material change in the risk and cause at his own expense such additional precautions to be taken as circumstances may require and the scope of cover and/or premium shall, if necessary be adjusted accordingly.

No material alteration shall be made or admitted by the Insured whereby the risk is increased unless the continuance of the Insurance be confirmed in writing by the Company.

5. In the event of any occurrence, which might give rise to a claim under this Policy, the Insured shall

a) immediately notify the Company by telephone or telegram as well as in writing giving an indication as to the nature and extent of loss or damage.
b) take all steps within his power to minimize the extent of the loss or damage
c) preserve the parts affected and make them available for inspection by a representative or surveyor deputed by the Company.
d) furnish all such information and documentary evidence as the company may require;
e) inform the police authorities in case of loss or damage due to theft or burglary.

The Company shall not in any case be liable for loss, damage or liability of which no notice has been received by the company within 14 days of its occurence.

Upon notification being given to the Company under this condition, the Insured may carry out the repair or replacement of any minor damage not exceeding ₹ 2,500/-. In all other cases a representative of the company shall have the opportunity of inspecting the loss or damage before any repairs or alterations are affected. If a representative of the company does not carry out the inspection within a period of time which could be considered as adequate under the circumstances the Insured is entitled to proceed with the repairs or replacement.

The liability of the Company under this Policy in respect of any item sustaining damage shall cease if said item is not repaired properly without delay.

6. The Insured shall at the expense of the Company do and concur in doing and permit to be done all such acts and things as may be necessary or required by the Company in the interest of any rights or remedies, or of obtaining relief or indemnity from parties (other than those insured under this Policy) to which the company shall be or would become entitled or subrogated upon their paying for or making good any loss or damage under this Policy, whether such acts and things shall be or become necessary or required before or after the Insured's indemnification by the company.

7. If any dispute or difference shall arise as to the quantum to be paid under this Policy (liability being otherwise admitted) such difference shall independently of all other questions be referred to the decision of a sole arbitrator, to be appointed in writing by the parties to or, if they cannot agree upon a single arbitrator within 30 days of any party invoking Arbitration, the same shall be referred to a panel of three Arbitrators comprising of two Arbitrators - one to be appointed by each of the parties to the dispute/difference, and the third Arbitrator to be appointed by such two Arbitrators and arbitration shall be conducted under and in accordance with the provisions of the Arbitration and Conciliation Act 1996.

It is clearly agreed and understood that no difference or dispute shall be referable to arbitration as hereinbefore provided, if the Company has disputed or not accepted liability under or in respect of this Policy.

It is hereby expressly stipulated and declared that it shall be a condition precedent to any right of action or suit upon this Policy that the award by such Arbitrator/Arbitrators of the amount of the loss or damage shall be first obtained.

8. If a claim is in any respect fraudulent, or if any false declaration is made or used in support thereof, or if any fraudulent means or devices are used by the Insured or anyone acting on his behalf to obtain any benefit under this Policy, or if a claim is made and rejected and no action or suit is commenced within three months after such rejection or, in case of arbitration taking place as provided therein, within three months after the Arbitrator or Arbitrators or Umpire have made their award, all benefit under this Policy shall be forfeited.

9. If at the time any claim arises under this Policy there be any other insurance covering the same loss, damage or liability the company shall not be liable to pay or contribute more than their rateable proportion of any claim for such loss, damage or liability.

10. This insurance may be terminated at the request of the Insured at any time in which case the Insurers will refund appropriate premium amount subject to the following conditions.

i) Claims experience under the policy as on date of cancellation should be less than 60 % of reworked premium.
ii) The unexpired period is not less than 3 months or 25% of the policy period, whichever is less
iii) Testing period should not have commenced.

This insurance may also at any time be terminated at the option of the Company by 15 days notice to that effect being given to the Insured in which case the Insurers shall be liable to repay on demand a rateable proportion of the premium for the unexpired term from the date of cancellation.

SECTION I - MATERIAL DAMAGE

The Company hereby agrees with the Insured (subject to the exclusions and conditions contained herein or endorsed hereon) that if, at any time during the period of insurance stated in the said Schedule, or during any further period of extension thereof the property (except packing materials of any kind) or any part thereof described in the said Schedule be lost, damaged or destroyed by any cause, other than those specifically excluded hereunder, in a manner necessitating replacement or repair the Company will pay or make good all such loss or damage up to an amount not exceeding in respect of each of the items specified in the Schedule the sum set opposite thereto and not exceeding in the whole the total sum insured hereby

The Company will also reimburse the Insured for the cost of clearance and removal of debris following upon any event giving rise to an admissible claim under this policy but not exceeding in all the sum (if any) set opposite thereto in the Schedule.

EXCLUSION TO SECTION I

The Company, shall not, however, be liable for

a) the first amount of the loss arising out of each and every occurrence shown as Excess in the Schedule;
b) loss discovered only at the time of taking an inventory;
c) c) normal wear and tear, gradual deterioration due to atmospheric conditions or lack of use or obsolescence or otherwise, rust, scratching of painted or polished surfaces or

breakage of glass;

d) loss or damage due to faulty design,

e) the cost of replacement, repair or rectification of defective material and/or workmanship, but this exclusion shall be limited to the items immediately affected and shall not be deemed to exclude loss of or damage to correctly executed items resulting from an accident due to such defective material and/ or workmanship;

f) the cost necessary for rectification or correction of any error during construction unless resulting in physical loss or damage;

g) loss of or damage to files, drawings, accounts, bills, currency, stamps, deeds, evidence of debt, notes, securities, cheques, packing materials such as cases, boxes, crates;

h) any damage or penalties on account of the Insured's non- fulfillment of the terms of delivery or completion under his Contract of Construction or of any obligations assumed there under or lack of performance including consequential loss of any kind or description or for any aesthetic defects or operational deficiencies;

i) loss of or damage to vehicles licensed for general road use or water borne vessels or Machinery/Equipment mounted or operated or fixed on floating vessels/craft/barges or aircraft.

PROVISIONS APPLYING TO SECTION I

Memo 1. SUM INSURED

It is a requirement of this insurance that the Sum of Insurance stated in the Schedule shall not be less than the completely erected value of the property inclusive of freights, customs duty, erection cost and the insured undertakes to increase or decrease the amount of insurance in the event of any material fluctuation in the level of wages or prices. Provided always that such increase or decrease shall take effect only after the same has been recorded on the policy by the Company.

If, the event of the occurrence of a loss, or damage it is found that the Sum Insured representing the completely erected value of the property and/or of particular item involved is less than the amount required to be insured the amount recoverable by the insured under the policy shall be reduced in such proportion as the Sum Insured bears to the amount required to be insured.

Memo 2. PREMIUM ADJUSTMENT

The Sum Insured under the Policy representing the complete value of the contract works shall be adjustable at completion of the construction on the basis of actual values to be declared by the insured in respect of freight and handling charges, customs dues and construction cost and difference in premium shall be met with by payment at the rate agreed to or by the insured as the case may be. Any increase or decrease in the Prime cost of materials shall not be the subject matter of premium adjustment.

Memo 3. REINSTATEMENT OF SUM INSURED -

In the event of loss or damage the Insurance shall notwithstanding be maintained in force during the period of insurance for the Sum Insured the Insured undertaking to pay a pro-rata additional premium on the full amount of each claim for the loss or damage from the date of such loss to the expiry of the period of Insurance.

Memo 4. BASIS OF LOSS SETTLEMENT

In the event of any loss or damage the basis of any settlement under this Policy shall be

a) a) in the case of damage which can be repaired, the cost of repairs necessary to restore the items to their condition immediately before the occurrence of the damage less salvage,

OR

b) in the case of a total loss the actual value of the items immediately before the occurrence of the loss less salvage;

However, only to the extent the costs claimed has to be borne by the Insured and to the extent they are included in the Sum Insured and provided always that the provisions and conditions have been complied with.

All damages which can be repaired shall be repaired, but if the cost of repairing any damage equals or exceeds the value of the items immediately before the occurrence of the damage the settlement shall be made on the basis provided for in (b) above.

The cost of any provisional repairs will be borne by the Company if such repairs constitute part of the final repairs and do not increase the total repair expenses.

The cost of any alterations, additions and/or improvements shall not be recoverable under this Policy

Memo 5. EXTENSION OF COVER - Any extra charges incurred for overtime, work on holidays, express freight (excluding air freight), are not covered by this insurance, unless agreed upon at an additional premium to be prescribed by the Company.

Memo 6. CONSTRUCTION PLANT AND MACHINERY -

Loss of or damage to Construction Plant and Machinery excludes loss or damage directly caused by its own explosion or its own mechanical or electrical breakdown or derangement.

Memo 7. SURROUNDING PROPERTY

Loss of or damage to property located on or adjacent to the site and belonging to or held in care, custody or control of the Principal(s) or the Contractor (s) shall only be covered if occurring directly due to the construction of the items insured under Section I and happening during the period of cover, and provided that a separate Sum therefore has been entered in the Schedule under Section I, for Principal's surrounding specified property. This cover does not apply to construction/erection machinery, plants and equipment.

Memo 8. MAJOR PERILS/AOG PERILS -

The Major Perils/Acts of God Claims shall mean the claims arising out of

a) Earthquake - Fire & Shock

b) Landslide/Rockslide/Subsidence,

c) Flood/Inundation,
d) Storm/Tempest/Hurricane/Typhoon/Cyclone/lightning or other atmospheric disturbances.
e) Collapse
f) Water damage for 'wet' risks i.e. contract involving works in rivers, canals, lakes or sea.

Memo 9. REINSTATEMENT OF THE INDEMNITY LIMIT -

Reinstatement of the indemnity limit on payment of additional premium after occurrence of claim can be allowed for extensions like express freight, overtime, surrounding property, airfreight. However, in respect of Third Party Liability, reinstatement can be allowed upto overall limit of ₹1 crore during entire Policy period.

Memo 10. THIRD PARTY LIABILITY Third party liability (TPL) cover cannot be granted during extended maintenance.

SECTION II - THIRD PARTY LIABILITY

The Company will indemnify the Insured against

a) Legal liability for accidental loss or damage caused to property of other persons including property held in trust by or under custody of the Insured for which he is responsible excluding any such property used in connection with construction thereon;
b) Legal liability (liability under contract excepted) for fatal or non-fatal injury to any person other than the Insured's own employees or workmen or employees of the owner of works or premises or other firms connected with any other construction work thereon, or members of the Insured's family or of any of the aforesaid; directly consequent upon or solely due to the construction of any property described in the Schedule.

Provided that the total liability of the Company during the period of Insurance under this clause shall not exceed the limits of Indemnity set opposite thereto in the Schedule.

In respect of a claim for compensation to which the indemnity provided herein applies, the Company will, in addition, indemnify the Insured against

a) all cost and expenses of litigation recovered by any claimant from the Insured,
b) all costs and expenses incurred with the written consent of the Company.

The exclusion contained in paragraphs (d), (f) & (g) in Section I of this Policy shall apply also to this Section.

EXCLUSIONS TO SECTION II

The Company will not indemnify the Insured in respect of

1. The Excess stated in the Schedule to be borne by the Insured in any one occurrence related to property damage.

2. Expenditure incurred in doing or redoing or making good or repairing or replacing anything covered or coverable under Section I of this Policy;

3. Liability consequent upon

a) bodily injury to or illness of employees or workmen of the Contractor(s) or the Principal(s) or any other firm connected with the project which or part of which is insured under Section I, or members of their families;
b) loss of or damage to property belonging to or held in care, custody or control of the Contractor(s), the Principal(s) or any other firm connected with the project which or part of which is insured under Section I, or an employee or workman of one of the aforesaid;
c) any accident caused by vehicles licensed for general road use or by waterborne vessels or aircraft;
d) any agreement by the Insured to pay any sum by way of indemnity or otherwise unless such liability would have attached also in the absence of such agreement.

CONDITIONS APPLYING TO SECTION II

1. No admission, offer, promise, payment or indemnity shall be made or given by or on behalf of the Insured without the written consent of the Company who shall be entitled if they so desire, to take over and conduct in the name of the Insured the defence or settlement of any claim or to prosecute for their own benefit in the name of the Insured any claim for indemnity or damage or otherwise and shall have full discretion in the conduct of any proceeding or in the settlement of any claim and the Insured shall give all such information and assistance as the Company may require.

2. The Company may, so far as any accident is concerned, pay to the Insured the limit of indemnity for anyone accident/ anyone period, but deducting therefrom in such case any sum/s already paid as compensation in respect thereof or any lesser sum for which the claim or claims arising from such accident can be settled and the company shall thereafter be under no further liability in respect of such accident under this section.

TATA AIG INSURANCE

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AGREED BANK CLAUSE

Attached to and forming part of Policy No. 2600026186 00 00

All policies in which a Bank/Financial institution has interest shall be issued in the name of Bank/Financial Institution and owner or mortgagor and shall contain a suitable clause to protect their interest. A specimen copy of the Clause is given here under

It is hereby declared and agreed:-

i. That upon any monies becoming payable under this policy the same shall be paid by the Company to the Bank and such part of any monies so paid as may relate to the interests of other parties insured hereunder shall be received by the Bank as Agents for such other parties.
ii. That the receipts of the Bank shall be complete discharge of the Company therefore and shall be binding on all the parties insured hereunder.

N.B.: The Bank shall mean the first named financial institution/Bank named in the policy.

iii. That if and whenever any notice shall be required to be given or other communication shall be required to be made by the Company to the insured or any of them in any manner arising under or in connection with this policy such notice or other communication shall be deemed to have been sufficiently given or made if given or made to the Bank.

iv. That any adjustment, settlement, compromise or reference to arbitration in connection with any dispute between the Company and the insured or any of them arising under or in connection with this policy if made by the Bank shall be valid and binding on all parties insured hereunder but not so as to impair rights of the Bank to recover the full amount of any claim it may have on other parties insured hereunder.

v. That this insurance so far only as it relates to the interest of the Bank therein shall not cease to attach to any of the insured property by reason of operation of condition 3 of the Policy except where a breach of the condition has been committed by the Bank or its duly authorised agents or servants and any other party insured hereunder whereby the risk is increased or by anything being done to upon or any building hereby insured or any building in which the goods insured under the policy are stored without the knowledge of the Bank provided always that the Bank shall notify the Company of any change of ownership or alterations or increase of hazard not permitted by this insurance as soon as the same shall come to its knowledge and shall on demand pay to the Company necessary additional premium from the time when such increase of risks first took place and

vi. It is further agreed that whenever the Company shall pay the Bank any sum in respect of loss or damage under this policy and shall claim that as to the Mortgagor or owner no liability therefore existed, the Company shall become legally subrogated to all the rights of the Bank to the extent of such payments but not so as to impair the right of the Bank to recover the full amount of any claim it
may have on such Mortgagor or Owner or any other party or parties insured hereunder or from any securities or funds available.

N.B.: In cases where the name of any Central Government or State Government owned and/or sponsored Industrial Financing or Rehabilitation Financing corporation and/or Unit Trust of India or General Insurance Corporation of India and/or its subsidiaries or LIC of India/any financial Institution is included in the title of the Fire Policy as mortgagees, the above Agreed Bank clause may be incorporated in the Policy substituting the name of such institution in place of the word 'Bank' in the said clause.

Earthquake (Fire and Shock)
Attached to and forming part of Policy No. 2600026186 00 00

In consideration of the payment by the Insured to the Company of the additional premium, it is hereby agreed and declared that notwithstanding anything stated in the printed Exclusions of this Policy to the contrary, this insurance is extended to cover loss or damage (including loss or damage by fire) to any of the property insured by this Policy occasioned by or through or in consequence of Earthquake including flood or overflow of the sea, lakes, reservoirs and rivers and/or Landslide / Rockslide resulting therefrom.

Provided always that all the conditions of this Policy shall apply (except in so far as they may be hereby expressly varied) and that any reference therein to loss or damage by fire shall be deemed to apply also to loss or damage directly caused by any of the perils which this insurance extends to include by virtue of this Endorsement.

Special conditions

1. Deductible as mentioned on the schedule of the policy
2. This extension cover applies only if the entire property in one complex / compound / location covered under this Policy is extended to cover this risk and the Sum Insured for this extension is identical to the Sum Insured against the risk covered under Policy except for the value of the plinth and foundations of the building(s).
3. Onus of proof In the event of the Insured making any claim for loss or damage under this Policy he must (if so required by the Company) prove that the loss or damage was occasioned by or through or in consequence of Earthquake.

TATA AIG INSURANCE
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GRIEVANCE REDRESSAL POLICY

Grievance Lodgment Stage
The Company is committed to extend the best possible services to its customers. However, if you are not satisfied with our services and wish to lodge a complaint, please feel free to contact us through below channels:

Call us 24X7 toll free helpline 1800 266 7780
Email us at customersupport@tataaig.com

Write to us at : Customer Support, Tata AIG General Insurance Company Limited A-501 Building No.4 IT Infinity Park, Dindoshi, Malad (E), Mumbai - 400097
Visit the Servicing Branch mentioned in the policy document

Nodal Officer
Please visit our website at www.tataaig.com to know the contact details of the Nodal Officer for your servicing branch.
After investigating the grievance internally and subsequent closure, we will send our response within a period of 10 days from the date of receipt of the complaint by the Company or its office in Mumbai. In case the resolution is likely to take longer time, we will inform you of the same through an interim reply.

Escalation Level 1
For lack of a response or if the resolution still does not meet your expectations, you can write to manager.customersupport@tataaig.com. After investigating the matter internally and subsequent closure, we will send our response within a period of 8 days from the date of receipt of your complaint.

Escalation Level 2
For lack of a response or if the resolution still does not meet your expectations, you can write to the Head-Customer Services at head.customerservices@tataaig.com. After examining the matter, we will send you our response within a period of 7 days from the date of receipt of your complaint. Within 30 days of lodging a complaint with us, if you do not get a satisfactory response from us and you wish to pursue other avenues for redressal of grievances, you may approach Insurance Ombudsman appointed by IRDA under the Insurance Ombudsman Scheme. Given below are details of the Insurance Ombudsman located at various centers.

List of Insurance Ombudsman Offices

Office of the Ombudsman	Address & Contact details	Jurisdiction of Office Union Territory, District
AHMEDABAD	Office of the Insurance Ombudsman, Jeevan Prakash Building, 6th Floor, Tilak Marg, Relief Road, Ahmedabad - 380 001. Tel.: 079 - 25501201/02/05/06 Email: bimalokpal.ahmedabad@ecoi.co.in	Gujarat, Dadra & Nagar Haveli, Daman and Diu.
BENGALURU	Office of the Insurance Ombudsman, Jeevan Soudha Building, PID No. 57-27-N-19 Ground Floor, 19/19, 24th Main Road, JP Nagar, Ist Phase, Bengaluru – 560 078. Tel.: 080 - 26652048 / 26652049 Email: bimalokpal.bengaluru@ecoi.co.in	Karnataka
BHOPAL	Office of the Insurance Ombudsman, Janak Vihar Complex, 2nd Floor, 6, Malviya Nagar, Opp. Airtel Office, Near New Market, Bhopal – 462 003. Tel.: 0755 - 2769201 / 2769202 Fax: 0755 - 2769203 Email: bimalokpal.bhopal@ecoi.co.in	Madhya Pradesh Chattisgarh
BHUBANESHWAR	Office of the Insurance Ombudsman, 62, Forest park, Bhubneshwar - 751 009. Tel.: 0674 - 2596461 /2596455 Fax: 0674 - 2596429 Email: bimalokpal.bhubaneswar@ecoi.co.in	Orissa
CHANDIGARH	Office of the Insurance Ombudsman, S.C.O. No. 101, 102 & 103, 2nd Floor, Batra Building, Sector 17 – D, Chandigarh - 160 017. Tel.: 0172 - 2706196 / 2706468 Fax: 0172 - 2708274 Email : bimalokpal.chandigarh@ecoi.co.in	Punjab, Haryana, Himachal Pradesh, Jammu & Kashmir, Chandigarh
CHENNAI	Office of the Insurance Ombudsman, Fatima Akhtar Court, 4th Floor, 453, Anna Salai, Teynampet, CHENNAI - 600 018. Tel.: 044 - 24333668 / 24335284 Fax: 044 - 24333664 Email : bimalokpal.chennai@ecoi.co.in	Tamil Nadu, Pondicherry Town and Karaikal (which are part of Pondicherry).
DELHI	Office of the Insurance Ombudsman, 2/2 A, Universal Insurance Building, Asaf Ali Road, New Delhi – 110 002. Tel.: 011 - 23239633 / 23237532 Fax: 011 - 23230858 Email: bimalokpal.delhi@ecoi.co.in	Delhi
GUWAHATI	Office of the Insurance Ombudsman, Jeevan Nivesh, 5th Floor, Nr. Panbazar over bridge, S.S. Road, Guwahati – 781001(ASSAM). Tel.: 0361 - 2132204 / 2132205 Fax: 0361 - 2732937 Email : bimalokpal.guwahati@ecoi.co.in	Assam, Meghalaya, Manipur, Mizoram, Arunachal Pradesh, Nagaland and Tripura
HYDERABAD	Office of the Insurance Ombudsman, 6-2-46, 1st floor, "Moin Court", Lane Opp. Saleem Function Palace, A. C. Guards, Lakdi-Ka-Pool, Hyderabad - 500 004. Tel.: 040 - 65504123 / 23312122 Fax: 040 - 23376599 Email : bimalokpal.hyderabad@ecoi.co.in	Andhra Pradesh, Telangana, Yanam and part of Territory of Pondicherry.
JAIPUR	Office of the Insurance Ombudsman, Jeevan Nidhi – II Bldg., Gr. Floor, Bhawani Singh Marg, Jaipur-302 005. Tel.: 0141 - 2740363 Email: Bimalokpal.jaipur@ecoi.co.in	Rajasthan
ERNAKULAM	Office of the Insurance Ombudsman, 2nd Floor, Pulinat Bldg., Opp. Cochin Shipyard, M. G. Road, Ernakulam - 682 015. Tel.: 0484 - 2358759 / 2359338 Fax: 0484 - 2359336 Email : bimalokpal.ernakulam@ecoi.co.in	Kerala, Lakshadweep, Mahe-a part of Pondicherry
KOLKATA	Office of the Insurance Ombudsman, Hindustan Bldg. Annexe, 4th Floor, 4, C.R. Avenue, KOLKATA-700 072. Tel.: 033 - 22124339 / 22124340 Fax : 033 - 22124341 Email: bimalokpal.kolkata@ecoi.co.in	West Bengal, Sikkim, Andaman & Nicobar Islands
LUCKNOW	Office of the Insurance Ombudsman, 6th Floor, Jeevan Bhawan, Phase-II, Nawal Kishore Road, Hazratganj, Lucknow - 226 001. Tel.: 0522 - 2231330 / 2231331 Fax: 0522 - 2231310 Email : bimalokpal.lucknow@ecoi.co.in	Districts of Uttar Pradesh : Laitpur, Jhasi, Mahoba, Hamirpur, Banda, Chitrakoot, Allahabad, Mirzapur, Sonbhabdra, Fatehpur, Pratapgarh, Jaunpur, Varanasi, Gazipur, Jalaun, Kanpur, Lucknow, Unnao, Sitapur, Lakhimpur, Bahraich, Barabanki, Raebareli, Sravasti, Gonda, Faizabad, Amethi, Kaushambi, Balrampur, Basti, Ambedkarnagar, Sultanpur, Maharajgang, Santkabirnagar, Azamgarh, Kushinagar, Gorkhpur, Deoria, Mau, Ghazipur, Chandauli, Ballia, Sidharathnagar

MUMBAI	Office of the Insurance Ombudsman, 3rd Floor, Jeevan Seva Annexe, S. V. Road, Santacruz (W), Mumbai - 400 054. Tel.: 022 - 26106552 / 26106960 Fax: 022 - 26106052 Email : bimalokpal.mumbai@ecoi.co.in	Goa, Mumbai Metropolitan Region excluding Navi Mumbai & Thane
NOIDA	Office of the Insurance Ombudsman, Bhagwan Sahai Palace, 4th Floor, Main Road, Naya Bans, Sector 15, Distt: Gautam Buddh Nagar, U.P-201301. Tel.: 0120-2514250 / 2514252 / 2514253 Email : bimalokpal.noida@ecoi.co.in	State of Uttaranchal and the following Districts of Uttar Pradesh : Agra, Aligarh, Bagpat, Bareilly, Bijnor, Budaun, Bulandshehar, Etah, Kanooj, Mainpuri, Mathura, Meerut,Moradabad, Muzaffarnagar, Oraiyya, Pilibhit, Etawah, Farrukhabad, Firozbad, Gautambodhanagar, Ghazaibad, Hardoi, Shahjahanpur, Hapur, Shamli, Rampur, Kashganj, Sambhal, Amroha, Hathras, Kanshiramnagar, Saharanpur
PATNA	Office of the Insurance Ombudsman, 1st Floor,Kalpana Arcade Building, Bazar Samiti Road, Bahadurpur, Patna 800 006. Tel.: 0612-2680952 Email:bimalokpal.patna@ecoi.co.in	Bihar, Jharkhand
PUNE	Bhagwan Sahai Palace , 4th Floor, Main Road, Naya Bans, Sector 15, G.B. Nagar, Noida. NOIDA – 201301 Tel: 0120-2514250/51/53 Email: bimalokpal.noida@gbic.co.in	Maharashtra, Area of Navi Mumbai and Thane excluding Mumbai Metropolitan Region

CONTRACTORS ALL RISK INSURANCE - COMMERCIAL
Proposal Form

TATA AIG INSURANCE
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10 4

(The liability of the company does not commence until this proposal has been accepted by the company and the premium paid)
Information given herein will be treated in strict Confidence.
Put a (√) mark wherever applicable.

S.No	Details	Answer
1.	a) Name & Address of the Principal Trade or business	a) MODI REALTY GENOME VALLEY LLP 2ND FLOOR, 5-4-187/3 and 4 , SOHAM MANSION, M. G. ROAD SECUNDERABAD, HYDERABAD- 500003
	b) Name & Address of the Contractor Trade or business	b) AS PER QUOTE
	c) Name & Address of the Sub Contractor, if any, Trade or Business	c)
2.	**THE INSURED INTERESTS**	
	Whose Interests are to be Insured?	Contractor / Sub-contractor / Principal ✓
3.	**THE CONTRACT WORKS**	
	a) Full description of the Contract	
	b) Please give details -	
	i) Building (type of construction, number of storeys etc.)	
	ii) Blasting operation	
	iii) Excavation work	
	iv) Pile driving	
	v) Tunneling	
	vi) Dam Construction or diversion of water	
	vii) Others (Specify)	
	Note - A site plan of contract works may be enclosed.	
4.	i) Is this a Contract/Sub-contract forming part of an over all construction project	Yes / No
	ii) If yes, give name of the Project	
5.	a) Will the construction be carried out by your own personnel?	Yes / No
	b) If not, by whom?	b)
	c) Past experience of the Contractor	c)
6.	a) Will any sub-contractors be taking part in the work of construction?	Yes / No
	b) If yes, what is their position as regards this insurance?	b)
	THE CONTRACT SITE	
7.	a) Location of Contract site	a)
	b) Nearest port and/or Railway Station and distance.	b)
	Note - A complete layout of the site may be enclosed	
8.	a) Are any Special Risks of one or more of the following involved?	a)
	i) Earthquake-Fire & Shock	
	ii) Landslide/Rockslide/ Subsidence	

As per quote

CONTRACTORS ALL RISK INSURANCE - COMMERCIAL UIN: IRDAN108CP0021V01201819

	iii) Flood/Inundation		
	iv) Storm/Tempest/Hurricane/Typhoon/ Cyclone		
	v) Collapse		
	vi) Water Damage for 'Wet' risk i.e. Contract involving construction in rivers, canals, lakes or sea.		
	b) Distance from nearest river, lake, reservoir or sea - the names and particulars to be given	b)	
	c) Elevation of construction site above normal river, lake, reservoir or sea level	c)	
	d) Is there any record of the construction site ever having been affected by any of the major perils specified in (a) above?	d)	
9.	Give full details regarding geological condition including sub soil		
10.	a) Brief description of the arrangements made for storage of construction materials and equipments - whether in open or closed premises.	a)	
	b) i) Will there be a watch and ward round the clock?	b) (i)	
	ii) If not, what precautions will be taken against theft, malicious damage etc.	(ii)	
11.	**THE INSURANCE**		
	a) Estimated construction period excluding maintenance period (cover to commence from the date of first arrival of consignment material at site or commencement of work whichever is earlier)	a) 36 month From : 29/12/2020	To : 28/12/2023
	b) Cover required during maintenance period, if any	a) ____ month From :	To :
	c) Probable date on which construction is expected to be completed	c)	
	d) Period of Insurance required	a) 36 month From : 09/03/2021	To : 28/12/2023
12.	a) Have you approached any other Insurance Co. for Insurance Cover in respect of this Proposal?	☐ Yes	☐ No
	b) If yes, please state name of the Insurance Company.	b)	
13.	Has any such proposal been -		
	a) Declined?	☐ Yes	☐ No
	b) Withdrawn?	☐ Yes	☐ No
	c) Accepted subject to an increased rate or special conditions?	☐ Yes	☐ No
	SUM INSURED		
14.	i) Contract works -		
	Note-Please attach schedule of quantities and rates and/or values *(Permanent & Temporary works including all materials to be incorporated therein)*		
	a) Contract Price	Rs.	
	b) Materials or items supplied by the Principal	Rs.	
	c) Any additional items not included in (a) and (b) above	Rs.	
	d) Landed cost of imported items as at construction site (please specify whether included in (a) and/or (b) above) at Exchange Rate ----------	Rs.	
	TOTAL VALUE OF CONSTRUCTION	Rs.	
	ii) Construction Plant & Machinery to be used at the construction site (Details as per attached sheet)	Rs.	
	iii) Clearance & Removal of Debris	Rs.	
	iv) Insured's own surrounding property.	Rs.	

As per quote

As per quote

CONTRACTORS ALL RISK INSURANCE - COMMERCIAL UIN: IRDAN108CP0021V01201819

	v) Extra charges for Express Freight (excluding Air Freight) overtime Sunday & Holiday rates of wages, if required.	Rs. ______	
	vi) On increased Replacement value for item i (a) (b) & (d) above, if required	Rs. ______	(______ %)
	vii) Third Party liability -		
	a) for any one accident	Rs. ______	
	b) for all Accidents during the period	Rs. ______	
15.	Do you wish to opt for higher amounts of Deductible Excess?	☐ Yes	☐ No
	If yes, whether i) 2 times ☐ ii) 5 times ☐ iii) 10 times ☐ iv) 20 times ☐		

As per quote

AML Guidelines I/we hereby confirm that all premiums have been/will be paid from bonafide sources and no premiums have been/will be paid out of proceeds of crime related to any of the offence listed in Prevention of Money Laundering Act, 2002. I understand that the Company has the right to call for documents to establish sources of funds. The insurance company has right to cancel the insurance contract in case I am/have been found guilty by any competent court of law under any of the statutes, directly or indirectly governing the prevention of money laundering in India.

- **Nationality**: Indian ☐ Non-Indian ☐ If Non-Indian, please specify the Country: ______
- **Type of Organization**

Corporations ☐ Governments ☐ Trust Partnership ☐ Non Governmental Organizations ☐ Society ☐
Trust ☐ Partnership ☐ International Organization ☐ Cooperatives ☐ Section 25 Company ☐

Bank Details

Name of the Account Holder:

Name of the Bank: Branch:

Type of Account: ☐ SB Account ☐ Current Account Others (Please specify)

Account Number:

IFSC Code:

Declaration:
The content of this form along with product benefits, terms/conditions and exclusions have been clearly explained to me. I/we have understood these and confirm to abide by the policy terms & conditions.

Signature of the Proposer : ______

Name & Signature of agent/intermediary : ______ Code: ______

Vernacular Declaration (Certification in case the proposer has signed in vernacular/thumb print):

The content of this form along with product benefits, terms/conditions and exclusions have been clearly explained by me in vernacular to the proposer who has understood and confirmed the same.

Signature of the Proposer : ______

Name & Signature of agent/intermediary : ______

Agent Declaration:

I,______ (Full Name) in my capacity as an Insurance Advisor/ Specified Person of the Corporate Agent/Authorized employee of the Broker/Relationship Officer, do hereby declare that I have explained all the contents of this Proposal Form, including the nature of the questions contained in this Proposal Form to the Proposer including statement(s), information and response(s) submitted by him/her in this Proposal Form to questions contained herein or any details sought herein will form the basis of the Contract of Insurance between the Company and the Proposer, if this Proposal is accepted by the Company for issuance of the Policy. I have further explained that if any untrue statement(s)/ information/response(s) is/are contained in this Proposal Form/including addendum(s), affidavits, statements, submissions, furnished/to be furnished, the Company shall have the right to vary the benefits which may be payable and further more if there has been a non-disclosure of any material fact, the policy issued to his/her favor pursuant to this Proposal may be treated by the Company as null and void and all premiums paid under the Policy may be forfeited to the company.

License No.(Intermediary/Corporate Agent/Broker/Relationship Officer)

Name of the specified Person and code ______

Place: ______ Date: ______ Signature of Agent: ______

Prohibition of Rebates - Section 41 of the Insurance Act, 1938 as amended by Insurance Laws (Amendment) Act, 2015
1. No person shall allow or offer to allow either directly or indirectly as an inducement to any person to take out or renew or continue an insurance in respect of any kind of risk relating to lives or property in India, any rebate of the whole or part of the commission payable or any rebate of premium shown on the policy, nor shall any person taking out or renewing or continuing a policy accept any rebate, except such rebate as may be allowed in accordance with the published prospectus or tables of the insurer. 2. Any person making default in complying with the provisions of this section shall be liable for penalty which may extend to ten lakh rupees.

Insurance is the subject matter of the solicitation. For more details on risk factors, terms and conditions, please read Policy Wordings carefully, before concluding a sale.
Section 64 VB of the Insurance Act 1938

Commencement of risk cover under the policy is subject to receipt of premium by Tata AIG General Insurance Company Limited.

PLACE : ______

DATE :

For Modi Realty Genome Valley LLP.

M. J

Authorised Signatory

SIGNATURE OF PROPOSER

M. JAYAPRAKASH
Sr. MANAGER
FINANCE

NAME & TITLE OF SIGNATORY

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