Name of Borrower	Modi Realty Mallapur LLP
Nature of Facility	Corporate Term Loan
Co-Borrower	~~Modi~~ Properties Private Limited
Proposed Limit (Rs)	Rs.7.00 crores
Purpose of facility	For completion of the Gulmohar Residency project
Tenure of facility	36 months
Renewal / Review	Annual
Upfront fees	1.00% of the Loan amount
Interest Rate	Floating Rate i.e LTLR Minus 6.75% = 12% Present Long Term Lending Rate (LTLR) is 18.75%. Interest Rate on repayment would change based on the changes in the LTLR as announced by TCFSL from time to time
Interest Payment Frequency	Monthly
Penal interest	For the period of default, a penalty of 6.00% p.a. on the outstanding dues shall be recovered. Such penalty will be over and above the agreed rate of Interest under this Facility.
Moratorium	NIL
Repayment schedule	• Payable in 36 Equated Principal installments • Interest - to be paid on Monthly basis
Disbursement schedule	• Multiple tranches as per customer request subject to minimum owners' equity of 40% • Final 10% , ie Rs.0.70 Crs to be disbursed post achieving a milestone of incurring 2/3rd construction cost and 1/3rd unit sales. Overall group limit should not exceed Rs 10.0 Cr including all the facilities in the group at any point of time.
Security	Primary:- Exclusive Charge by way of Hypothecation of Receivables (sold and unsold inventory) of the Gulmohar Residency Project at Mallapur Village, Hyderabad with minimum of 2X of receivables of unsold inventories. such project receivables have to be routed through the escrow account with a Bank as prescribed by TCFSL Hypothecation of Receivables (sold and unsold inventory) of the Mayflower Project. Collateral:- Exclusive charge by way of Registered Mortgage of the builder's share of the land area of the project Mallapur Village. The collateral coverage should be of minimum of 2x throughout the loan tenor DSRA of 2 months installment
Escrow Mechanism & % of Capitalization	Cash flows coming from the Gulmohar Residency Project and Mayflower Project have to be routed through a designated ESCROW account/s. Gulmohar Residency Project receivables coming into the escrow account will be capitalized @ 20% of such receivables (post moratorium) and balance towards completing the project. The said % of capitalization may get varied as per the minimum security coverage

	as mentioned above. Once in a half year/year, such % of capialization will be fixed. Such receipts of Gulmohar Residency of capitalization amounts will be appropriated towards monthly interest/principal payments and any amount over and above of 1 month instalment buffer would be adjusted towards the aggressive rundown of the principal outstanding Mayflower project receivables will be routed back to the company and shall be appropriated towards the loan due in case of over dues.
Guarantee	Unconditional and Irrevocable Personal Guarantee of Mr. Soham Modi and Mrs Tejal Modi
Covenants	1. To ensure that the continuous cashflow, TCFSL has all the rights to route the receivables of the project MayFlower Platinum for the above mentioned facility 2. Owners equity to be minimum of 40% of the project
Transaction Documents	Any legal documents/loan documents as suggested by legal and CAD.
Specific terms & conditions applicable	1. Site visit before disbursement. 2. Sanction plan along with approval for 6th floor to be shared 3. Latest PIPR of the project to be submitted prior to disbursement 4. Quarterly PIPR to be submitted during the construction stage 5. Latest TSIR and valuation of the project to be completed 6. Insurance cover note within 30 days of first disbursement
General terms & conditions	As per TCFSL policy