



Government of Telangana
Registration And Stamps Department

5378/21

Payment Details - Citizen Copy - Generated on 25/08/2021, 01:49 PM

SRO Name: 1526 Kapra

Receipt No: 6081

Receipt Date: 25/08/2021

Name: SOHAM MODI

CS No/Doct No: 5674 / 2021

Transaction: Deposit of Title Deeds

Challan No:

E-Challan No: 501XBN050821

Chargeable Value: 50000000

DD No

DD Dt

Challan Dt

E-Challan Dt: 05-AUG-21

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Amount Paid By

Cash

Challan

DD

E-Challan

Registration Fee

10000

Deficit Stamp Duty

1000

User Charges

100

Total:

11100

In Words: RUPEES ELEVEN THOUSAND ONE HUNDRED ONLY

Prepared By: KISHORE

Signature by SR

సబ్-రిజిస్ట్రార్

కాపా

not received
returned
OTD

5674

Doc No. 5518/2021

SKI K.SATISH KUMAR
S.V.L.NO. 16-05-059/2012
PLOT NO. 227, OPP BACK GATE
OF CITY CIVIL COURT
WEST MARREDPALLY
SECUNDERABAD - 500003
HYDERABAD DISTRICT

LICENSE NO. 47/2012



47524

121521

AUG 25 2021

ZERO ZERO ZERO ZERO ONE ZERO ZERO 11:47

Rs.0000100 PB7125

NON-JUDICIAL
STAMP DUTY

TELANGANA

MEMORANDUM OF DEPOSIT OF TITLE DEEDS FOR CREATION OF MORTGAGE

[Creation of Equitable Mortgage]

On the date as mentioned in Serial A of the Schedule hereto, the person(s) as mentioned in Serial No. B of the Schedule hereto in the capacity of owner of the immovable property / Director / Authorised Signatory / Attorney / Partner (hereinafter referred to as the **"Mortgagor(s)'s Representative"** or **"Depositor"**) of the mortgagor as mentioned in Serial No. C of the Schedule attached hereto (hereinafter referred to as the **"Mortgagor(s)"**, which term shall, unless repugnant to the context be deemed to include in case of (a) a company or a limited liability partnership, its successors and permitted assigns, (b) a partnership firm any or each of the partners and survivor(s) of them and the partners from time to time (both in their personal capacity and as partners of the firm) and their respective heirs, legal representatives, executors, administrators and permitted assigns, successors of the firm; (c) a sole proprietorship and individual, respective heirs, administrators, executors and legal representatives of the person(s); (d) a Hindu Undivided Family, the Karta and any or each of the adult members and their survivor(s) and his/her/their respective heirs, legal representatives, executors, administrators and permitted assigns; (d) a Society, its governing body, successors and permitted assigns; and (e) a Trust, the Trustees for the time and its successors and permitted assigns) attended the office of **TATA CAPITAL FINANCIAL SERVICES LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, CIN No. U67100MH2010PLC210201, having its registered office at 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013 (hereinafter referred to as the **"Lender"** which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors, novatees, transferees and assigns) at the place as mentioned in the Serial No. E of the Schedule hereto and met the person(s) as mentioned in Serial No. D of the Schedule attached hereto of the Lender (hereinafter referred to as the **"Officer"**), with an intention to create an equitable mortgage over the Secured Assets more particularly described in Serial No. I of the Schedule hereto and having the ranking as mentioned in Serial No. H of the Schedule hereto to secure the repayment to the Lender for the facility agreed to be granted or granted upto the extent of the amount as mentioned in Serial No. F of the Schedule hereto (hereinafter referred to as the **"Facility"**) together with Interest and Additional Interest thereon and all stamp duties, Taxes, expenses, fees, liquidated damages, indemnities, costs, charges and expenses including without limitation any statutory or legislative charges, penalties, if any, in connection with the Facility; and such other expenses incurred in relation to any exercise by the Lender of its right, together with legal fees and court costs, thereon by the Lender under the facility documents in relation to the Facility, as mentioned in Serial No. G of the Schedule hereto (hereinafter referred to as the **"Facility Documents"**) to the person(s) as mentioned in Serial No. K of the Schedule attached hereto (hereinafter referred to as the **"Borrower"** which term shall, unless repugnant to the context be deemed to include in case of a) a company or a limited liability partnership, its successors and permitted assigns, (b) a partnership firm any or each of the partners and survivor(s) of them and the partners from time to time (both in their personal capacity and as partners of the firm) and their respective heirs, legal representatives, executors, administrators and permitted assigns, successors of the firm; (c) a sole proprietorship and individual, respective heirs, administrators, executors and legal representatives of the person(s); (d) a Hindu Undivided Family, the Karta and any or each of the adult members and their survivor(s) and his/her/their respective heirs, legal representatives, executors, administrators and permitted assigns; (d) a Society, its governing body, successors and permitted assigns; and (e) a Trust, the Trustees for the time and its successors and permitted assigns).

1. The Depositor stated that Lender has granted/agreed to grant/lend certain credit facilities/limit to the extent of the Facility at the request of the Borrower on the condition that the Mortgagor(s) creates mortgage over the properties mentioned in Serial No. I of the Schedule hereto and having the ranking as mentioned in Serial No. H of the Schedule hereto. Depositor has accordingly deposited the documents of title, evidences, deeds and writings more particularly described in Serial No. J of the Schedule hereto (hereinafter referred to as the **"Title Deeds"**) with an intention to create mortgage by way of deposit of Title Deeds in favour of the Lender to secure the Facility.
2. The Depositor while depositing the Title Deeds accorded and gave oral consent on behalf of the Mortgagor(s) to the Officer to hold and retain the Title Deeds as and by way of equitable mortgage by deposit of title deeds on the Mortgagor(s)'s immovable property(ies) as more particularly described in the Schedule hereto, together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future, (hereinafter the properties described in

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For Modi Properties Pvt. Ltd.,

Authorised Signatory

Version 5- 01.01.2019



SCANNED

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 10000/- paid between the hours of 2 and 3 on the 25th day of AUG, 2021 by Sri Soham Modi

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	ME			TATA CAPITAL FINANCIAL SERVICES LTD LTD REP BY BHAVANA MANTRY D/O. SANJAY MANTRY BANJARAHILLS, HYD	
2	MR			K.PRABHAKAR REDDY (GPA VIDE DOCT NO.104/BK/IV/2021 DT 30-4- 2021 AT SRO KAPRA S/O. K.PADMA REDDY 5-4-187/3&4 SOHAM MANSION, MG ROAD SEC BAD	

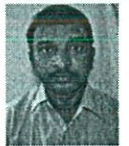
Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			MOHD MAQSOOD HUSSAIN R/O.HYD	
2			G VIJAY KUMAR R/O.HYD	

25th day of August, 2021

Signature of Sub Registrar
Kapra

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX4850 Name: Bhawana Mantry	Tirumalagiri, Hyderabad, Telangana, 500011	

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Kapra
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Authorised Signatory

Schedule are referred to as the "Secured Assets", which term shall also include: (i) in the case of a building/part of a building, the entire built-up area (and any additions thereto), the proportionate share in the common areas of the building and the proportionate undivided share in the land on which the said building is situated or is being built /will be built; (ii) in the case of a unit/flat, the entire built-up area (and any additions thereto), the proportionate share in the common areas of the building in which such unit/flat is/will be situated and the proportionate undivided share in the land on which the said building is situated or is being built /will be built; (iii) in the case of an independent structure, the structure and entire plot of land on which the structure is situated or is being built /will be built; (iv) in the case of an individual house, the house and entire plot of land on which the house will be built; and (v) in case of land, all the benefits arising out of the land along with right, title and interest in respect of any additional / extra floor space index granted to / obtained at any time in future in relation to the land; and together with all the buildings, erections and constructions of every description which are standing erected or attached or shall at any time hereafter be erected and standing or attached to the land and all things attached to the earth or permanently fastened to anything attached to the earth include as appurtenances to the Secured Assets) for securing the due repayment, discharge and redemption by the Mortgagor(s)/Borrower to the Lender for the Outstandings in relation to the Facility sanctioned by the Lender to the Borrower together with all interest, liquidated damages, costs, charges, expenses, guarantee commission and other monies, payable under its facility agreement / letter of sanction / memorandum of terms and conditions.

3. The Depositor also states that he was authorized to deposit the said Title Deeds/ give oral consent pursuant to the Board Resolution/Authority Letter/Power of Attorney passed/issued/executed by the Mortgagor(s), and the Borrower has furnished the certified true copy of the said Board Resolution / Authority Letter / Power of Attorney to the Officer with intent to create Security on the Secured Assets as aforesaid and further stated that the Board Resolution/Authority Letter/Power of Attorney is in full force and effect, valid and binding on the Mortgagor(s).
4. Whilst depositing the said Title Deeds/giving such oral consent, the Depositor, on behalf of the Mortgagor(s), stated that he/she has deposited the Title Deeds on behalf of the Mortgagor(s) in his /her capacity as owner of the Secured Assets/Director/Partner/Attorney/Authorized Signatory of the Mortgagor(s) for the Facility with intent to create the Security on the Secured Assets as aforesaid to secure the Facility.
5. Whilst depositing the said Title Deeds/giving such oral consent, the Depositor, on behalf of the Mortgagor(s), stated that the Mortgagors have already created registered mortgage over the Secured Assets vide Doc. No 2041 of 2019 before the Sub Registrar Kapra dated 17.04.2019 and secured the credit Facilities granted by the Lender for Term Loan of Rs. 7,50,00,000/- (Rupees Seven Crore Fifty Lakh only) and subsequently vide Deed of Amendment Doc. No. 3858 of 2021 before the Sub Registrar Kapra dated 18.06.2021 for GECL Loan of Rs. Rs. 1,08,00,000/- (Rupees One Crore eight lakhs only) as second charge on the Secured Assets, created the security and the same is subsisting and continuing.
6. The Depositor has further stated that aforesaid deposit was made/ oral consent was given with the intent to create the mortgage over the Secured Assets mentioned in the Schedule hereunder in favour of the Lender to secure the liability that may arise out of the Facility granted to the Borrower under the Facility Documents together with interest, costs, charges and expenses and all the monies that may become payable by the Borrower under or in respect of the Facility. The Depositor has further stated that as long as any amount is outstanding under the Facility/Facility Documents, the Mortgagor(s) shall not create any further charge on the Secured Assets and that the Secured Assets shall be a continuing security whether the balance in the Facility at any point of time is extinguished or becomes nil or comes to credit.
7. The Depositor also acknowledged that the maximum amount intended to be secured by the said mortgage created as aforesaid was for the purpose of Section 79 of the Transfer of Property Act, 1882 and without prejudice to the Mortgagor(s)'s full liability to the Lender, under the said mortgage fixed at the amount payable by the Borrower under the Facility Documents together with interest thereon and all costs and charges.

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For Modi Properties Pvt. Ltd.,

Authorized Signatory



Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	1000	0	0	0	1100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	10000	0	0	0	10000
User Charges	NA	0	100	0	0	0	100
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	11100	0	0	0	11200

Rs. 1000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10000/- towards Registration Fees on the chargeable value of Rs. 50000000/- was paid by the party through E-Challan/BC/Pay Order No ,501XBN050821 dated ,05-AUG-21 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 11100/-, DATE: 05-AUG-21, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 3916893834232, PAYMENT MODE: NB-1001138, ATRN: 3916893834232, REMITTER NAME: MR. K. PRABHAKAR REDDY, EXECUTANT NAME: MODI PROPERTIES PVT LTD, CLAIMANT NAME: TATA CAPITAL FINANCIAL SERVICES LIMITED).

Date:
25th day of August, 2021

Signature of Registering Officer
Kapra

Certificate of Registration

Registered as document no. 5518 of 2021 of Book-1 and assigned the identification number 1 - 1526 - 5518 - 2021 for Scanning on 25-AUG-21 .

Registering Officer
Kapra
(E.Rajasekhar Reddy)

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8. The Depositor further declared that the Mortgagor(s) is not aware of any act, deed, matter or circumstances, which prevents the Mortgagor(s) from charging or creating mortgage over the Secured Assets in favour of Lender.
9. The Depositor further stated and assured the Officer (acting on behalf of the Lender) that the documents of title now deposited with the Lender were the only documents of title in possession of the Mortgagor(s) in respect of the above referred Secured Assets of the Mortgagor(s) and further assured that the Mortgagor(s) is the absolute owner of the above referred to Secured Assets and that the Mortgagor(s) has clear and marketable title thereto, and that save and except the charge created in favour of the Lender under Doc. No 2041 of 2019 before the Sub Registrar Kapra dated 17.04.2019 and secured the credit Facilities granted by the Lender for Term Loan of Rs. 7,50,00,000/- (Rupees Seven Crore Fifty Lakh only) and subsequently vide Deed of Amendment Doc. No. 3858 of 2021 before the Sub Registrar Kapra dated 18.06.2021 for GECL Loan of Rs. 1,08,00,000/- (Rupees One Crore eight lakhs only) as second charge, there is no other mortgage, charge, lien or other encumbrance or attachment on the above referred Secured Assets or any part or parts thereof in favour of any Authority, or any person(s), firm or company, body corporate or society or entity whatsoever and that the Mortgagor(s) has not entered into any agreement for sale, transfer or alienation thereof or any part or parts thereof and that no such mortgage, charge or lien or other encumbrance whatsoever will be created nor will any attachment be allowed to be levied on the Secured Assets or any part or parts thereof in favour of or on behalf of any Authority or any person(s), firm, company, body corporate, trust, society or entity whatsoever except with the prior permission of the Lender so long as the Borrower continues to be indebted to or liable to the Lender on any account in any manner whatsoever and that no proceedings for recovery of taxes are pending against the Mortgagor(s) under the Income Tax Act, 1961 or any other law in force for the time being and that no notice has been issued and/or served on the Mortgagor(s) under rules 2, 16 and 51 or any other rules of the Second Schedule to the Income Tax Act, 1961, or under any other law.
10. The Depositor further declared that the Mortgagor(s) has / have been paying all rents, royalties including provident fund, gratuity fund, employees Provident fund dues, income tax, sales tax, corporation taxes and other taxes and revenues payable to any Authority and at present there are no arrears, taxes, rents, royalties, revenues and there are no attachments, warrants, written notices that have been served on any of the Mortgagor(s) in respect of such tax, that will have a bearing on the attachments and / or sale or mortgage of the Secured Assets.

The capitalised terms wherever used in this Memorandum of Entry for Deposit of Title Deeds, unless the context otherwise requires, have the meanings ascribed to them in the Facility Documents.


For Modi Properties Pvt. Ltd.,
Authorised Signatory



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For Mod Properties Pvt. Ltd.

Authorized Signatory

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SCHEDULE

SR. NO.	Particulars	Details
A	Date	25-08-2021
B	Mortgagor(s)'s Representative / Depositor	Mr. Soham Modi
C	Description of the Mortgagor(s):	1. Modi Properties Private Limited Constitution : Pvt. Limited Company Address : 5-4-187/3&4, Soham Mansion, MG Road, Secunderabad, Hyderabad - 500003, TELANGANA
D	Officer	Mr. <u>Bhawana Manth</u> Tata Capital Financial Services Limited.
E	Branch Office address of the Lender	Plot Number 3 to 6, Auto Plaza, Opp Times of India, Road Number 3, Banjara Hills, Hyderabad, 500034
F	Type of Facility and amount	1. Details of Facility/ies Term Loan Rs. 5,00,00,000/- (Rupees Five Crores only) Total Aggregate Amount security the facility Rs. 5,00,00,000/- (Rupees Five Crores only)
G	1. Specific Agreement applicable for Term Loan dated 30.07.2021 entered into between the Borrower/Obligors and the Lender read with Master Terms and Conditions as applicable	
H	Ranking of charge created	first exclusive charge
I	Description of the Secured Assets	As listed in Annexure 2 hereto
J	Title Deeds Deposited	The list of title deed to be deposited are as given in Annexure 1 hereto.
K	Description of the Borrower: 1. Name : Modi Realty Pocharam LLP	

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	Constitution : Limited Liability Partnership Firm. Address : 5-4-187/3&4, Soham Mansion, MG Road, Secunderabad, Hyderabad - 500003, TELANGANA 1. Name : Modi and Modi Realty Hyderabad Pvt. Ltd Constitution : Limited Liability Partnership Firm. Address : 5-4-187/3&4, Soham Mansion, MG Road, Secunderabad, Hyderabad - 500003, TELANGANA 2. Name : Modi Properties Private Limited Constitution : Pvt. Limited Company Address : 5-4-187/3&4, Soham Mansion, MG Road, Secunderabad, Hyderabad - 500003, TELANGANA.
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Annexure 1

Title Deeds with respect to property mentioned in Item 1 of Annexure 2

Sl. No	Date of the Document	Name / Nature of the Document	Original/ Certified/ Photo copy
1.	01.04.2019	Regd. Joint Development Agreement cum GPA bearing Document No. 1941/2019 dated 04.04.2019 executed by and between Sri Mehul V. Mehta and Sri Bhavesh V. Mehta rep. by their Joint Development Agreement cum GPA Holder M/s. Modi Properties Pvt. Ltd., rep. by Sri Soham Modi, Registered before the SRO, Kapra.	Original
2.	31.03.2019	Regd. Cancellation of Joint Development Agreement cum GPA bearing Document No. 1940/2019 , Regd. Before the SRO, Kapra.	Original
3.	05.10.2018	Regd. Joint Development Agreement cum GPA bearing Document No. 5738/2018 dated 05.10.2018 executed by and between Sri Mehul V. Mehta and Sri Bhavesh V. Mehta rep. by their Joint Development Agreement cum GPA Holder M/s. Modi Properties Pvt. Ltd., rep. by Sri Soham Modi, Registered before the SRO, Kapra.	Certified Copy
4.	07.06.2017	Regd. Gift Settlement Deed bearing Document No. 2334/2017 dated 07.06.2017 executed by Sri Suresh	Original



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		U Mehta and 7 others in favour of Sri Mehul V Mehta and Sri Bhavesh V Mehta, Registered before the SRO, Kapra.	
5.	21.07.2009	Regd. Sale Deed bearing Document No. 1612/2009 dated 21.07.2009 executed by M/s. Mehta and Modi Homes rep. by its Partner Sri Soham Modi in favour of Sri Suresh U Mehta and 9 others, Regd. Before the SRO, Kapra.	Original
6.	21.07.2009	Regd. Sale Deed bearing Document No. 1613/2009 dated 21.07.2009 executed by M/s. Mehta and Modi Homes rep. by its Partner Sri Soham Modi in favour of Sri Suresh U Mehta and 9 others, Regd. Before the SRO, Kapra.	Original
7.	28.07.2009	Regd. Sale Deed bearing Document No. 1799/2009 dated 28.07.2009 executed by M/s. Mehta and Modi Homes rep. by its Partner Sri Soham Modi in favour of Sri Suresh U Mehta and 9 others, Regd. Before the SRO, Kapra.	Original
8.	30.07.2009	Regd. Sale Deed bearing Document No. 1843/2009 dated 30.07.2009 executed by Smt. Bhima Sudha Rani rep. by his Agreement of Sale cum GPA Holder M/s. Mehta and Modi Homes rep. by its Partner Sri Soham Modi in favour of Sri Suresh U Mehta and 9 others, Regd. Before the SRO, Kapra.	Original
9.	10.01.2007	Regd. Agreement of Sale cum GPA bearing Document No. 507/2007 dated 10.01.2007 executed by Smt. Bhima Sudha Rani in favour of M/s. Mehta & Modi Homes rep. by its Partner Sri Soham Modi, Registered before the SRO, Uppal.	Original
10.	29.06.2006	Regd. Sale Deed bearing Document No. 9609/2006 dated 29.06.2006 executed by Smt. M.Geeta Bai in favour of M/s. Mehta & Modi Homes rep. by its Partner Sri Soham Modi and Suresh U Mehta, Registered before the SRO, Uppal.	Original
11.	29.06.2006	Regd. Sale Deed bearing Document No. 9610/2006 dated 29.06.2006 executed by Smt. M.Geeta Bai in favour of M/s. Mehta & Modi Homes rep. by its Partner Sri Soham Modi and Suresh U Mehta, Registered before the SRO, Uppal.	Original
12.	25.10.2004	Regd. Sale Deed bearing Document No. 10738/2004 dated 25.10.2004 executed by Sri Vadla Vivekanand in favour of Smt. Bhima Sudha Rani, Registered before the SRO, Uppal.	Original
13.	19.02.1996	Regd. Sale Deed bearing Document No. 854/1996 dated 19.02.1996 executed by Smt. Geeta Bai in favour of Sri Vadla Vivekanand, Registered before the SRO, Uppal.	Original
14.	09.06.1992	Will Deed of Smt. Chandu Bai dated 09.06.1992.	Photo Copy
15.	12.10.1992	Death Certificate of Chandu Bai.	Photo Copy
16.	18.05.1994	Proceedings of the MRO, Uppal Mandal, Ranga Reddy District.	Photo Copy



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17.		Title Deed Pass Book and Pattadar Pass Books issued by the MRO, Uppal Mandal.	Photo Copy
18.		Certified Copies of Pahanies.	Photo Copy
19.	14.05.2008	Land Use Information letter issued by HUDA.	Photo Copy
20.	09.10.2017	Regd. Supplementary Deed bearing Document No. 4552/2017 dated 09.10.2017 executed by Smt. Beena B.Mehta and Purvi M. Mehta, Regd. Before the SRO, Kapra.	Original
21.	29.06.2006	Regd. Ratification Deed bearing Document No. 9613/2006 dated 29.06.2006, Registered before the SRO, Uppal.	Original
22.	29.06.2006	Regd. Ratification Deed bearing Document No. 9614/2006 dated 29.06.2006, Registered before the SRO, Uppal.	Original
23.	10.10.2018	Encumbrance Certificate bearing Statement No.34698011 issued by the SRO, Kapra for the period from 01.10.2007 to 09.10.2018.	Online generated
24.	10.10.2018	Encumbrance Certificate bearing Statement No. 34698018 issued by the SRO, Uppal for the period from 28.06.1980 to 30.09.2007.	Online generated
25.	10.10.2018	Encumbrance Certificate bearing ECM021805843670 issued by the SRO, Kapra for the period from 01.10.2007 to 09.10.2018.	Original
26.	04.02.2019	Building Permit Order	Photo Copy
27.	16.04.2019	Encumbrance Certificate bearing Statement No. 38561946 issued by the SRO, Kapra for the period from 01.10.2007 to 15.04.2019.	Online Generated

Annexure-2

Item 1

Property No. 1

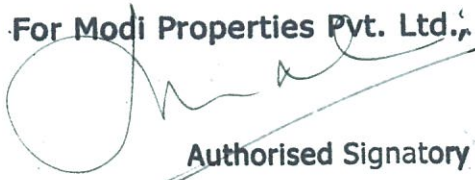
Project – Mayflower Platinum being developed by M/s. Modi Properties Pvt Ltd.

All that peace and parcel of the landed property together with development rights **comprising of 53 Flats constructed or to be constructed with a total built up area admeasuring 71,160 Sft., with undivided share of land admeasuring 2,876.08 Sq.yards** (out of total land adm., 11,213 Sq.yards) in Sy.No. 82/1, situated at Mallapur Village, Uppal Mandal, Medchal Malkajgiri District, Telangana and bounded by:

North : Railway Track.
 South : Main Road.
 East : Open Land.
 West : 40' Wide Road.

The details of the Flats being mortgaged are as below:

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Block No.	Flat No.	Carpet Area in Sft.,	Built-up Area in Sft.,	Super Built-up Area in Sft.,	Undivided share of land in Sq.yds
A	102	1045	1200	1500	48.66
A	103	1045	1200	1500	48.66
A	105	1065	1200	1500	48.66
A	108	1280	1450	1800	58.39
A	202	1045	1200	1500	48.66
A	203	1045	1200	1500	48.66
A	205	1065	1200	1500	48.66
A	206	1280	1450	1800	58.39
A	207	1280	1450	1800	58.39
A	402	1065	1200	1500	48.66
A	403	1065	1200	1500	48.66
A	407	1280	1450	1800	58.39
A	601	1065	1200	1500	48.66
A	606	1280	1450	1800	58.39
A	701	1065	1200	1500	48.66
A	803	1045	1200	1500	48.66
A	902	1045	1200	1500	48.66
A	908	1280	1450	1800	58.39
A	1001	1065	1200	1500	48.66
B	102	1545	1715	2140	69.42
B	201	1065	1200	1500	48.66
B	202	1545	1715	2140	69.42
B	203	1280	1450	1800	58.39
B	205	1280	1450	1800	58.39
B	404	1280	1450	1800	58.39
B	701	1065	1200	1500	48.66
B	702	1545	1715	2140	69.42
B	703	1280	1450	1800	58.39
B	803	1280	1450	1800	58.39
B	904	1280	1450	1800	58.39
B	905	1280	1450	1800	58.39
B	1002	1545	1715	2140	69.42
B	1003	1280	1450	1800	58.39
B	1004	1280	1450	1800	58.39



Bk - 1, CS No 5674/2021 & Doct No
5518/2021. Sheet 8 of 14 Sub Registrar
Kapra

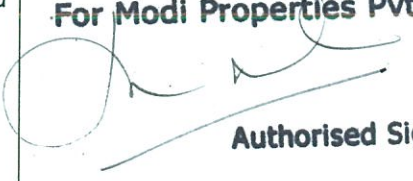


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C	105	1280	1450	1800	58.39
C	201	1065	1200	1500	48.66
C	202	1065	1200	1500	48.66
C	204	1045	1200	1500	48.66
C	302	1065	1200	1500	48.66
C	306	1280	1450	1800	58.39
C	401	1065	1200	1500	48.66
C	406	1280	1450	1800	58.39
C	602	1065	1200	1500	48.66
C	606	1280	1450	1800	58.39
C	702	1065	1200	1500	48.66
C	704	1045	1200	1500	48.66
C	705	1280	1450	1800	58.39
C	802	1065	1200	1500	48.66
C	901	1065	1200	1500	48.66
C	903	1045	1200	1500	48.66
C	906	1280	1450	1800	58.39
C	1001	1065	1200	1500	48.66
C	1006	1280	1450	1800	58.39

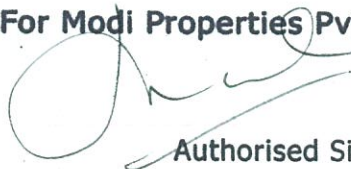
In witness whereof the parties hereto HAVE EXECUTED AND HEREUNTO SIGNED THESE PRESENTS ON THE DAY, MONTH AND YEAR FIRST HEREINABOVE WRITTEN **

Acknowledged and accepted by the within named Lender Tata Capital Financial Services Limited by the hands of its Authorized Signatory/ Constituted Attorney <u>Bhawana Mantry</u> Mr.	For Tata Capital Financial Services Limited Authorised Signatory / ies 
Signed and delivered by the within named MORTGAGOR – 1 Modi Properties Private Limited for self or through hands of authorized signatory/s its Authorised Signatory/s	MORTGAGOR SIGNATURE For Modi Properties Pvt. Ltd.,  Authorised Signatory

Date: 25-08-2021

Place: Hyderabad

For Modi Properties Pvt. Ltd., Page 9 of 9


 Authorised Signatory

Version 5– 01.01.2019



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For Modi Properties Pvt. Ltd.

Authorized signatory

For Modi Properties Pvt. Ltd.

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 भारत सरकार Government of India सूक्ष्म, लघु एवं मध्यम उद्यम मंत्रालय Ministry of Micro, Small and Medium Enterprises	 सूक्ष्म, लघु एवं मध्यम उद्यम MICRO, SMALL & MEDIUM ENTERPRISES
UDYAM REGISTRATION CERTIFICATE	
 Our small hands to make you LARGE	

TYPE OF ENTERPRISE	Small	SERVICES																				
UDYAM REGISTRATION NUMBER	UDYAM-TS-02-0024387																					
NAME OF ENTERPRISE	M/S MODI PROPERTIES PRIVATE LIMITED																					
SOCIAL CATEGORY OF ENTREPRENEUR	General																					
NAME OF UNITS	<table border="1"> <tr> <th>SNo.</th> <th colspan="3">Units Name</th> </tr> <tr> <td>1</td> <td colspan="3">MAYFLOWER PLATINUM</td> </tr> </table>		SNo.	Units Name			1	MAYFLOWER PLATINUM														
SNo.	Units Name																					
1	MAYFLOWER PLATINUM																					
OFFICIAL ADDRESS OF ENTERPRISE	<table border="1"> <tr> <td>Flat/Door/Block No.</td> <td>5-4-187/3&4</td> <td>Name of Premises/ Building</td> <td>SOHAM MANSION,</td> </tr> <tr> <td>Village/Town</td> <td>RANIGUNJ</td> <td>Block</td> <td>2ND LOOR</td> </tr> <tr> <td>Road/Street/Lane</td> <td>M.G ROAD</td> <td>City</td> <td>SECUNDERABAD</td> </tr> <tr> <td>State</td> <td>TELANGANA</td> <td>District</td> <td>HYDERABAD , Pin 500003</td> </tr> <tr> <td>Mobile</td> <td>9502288200</td> <td>Email:</td> <td>jayaprakash@modiproperties.com</td> </tr> </table>		Flat/Door/Block No.	5-4-187/3&4	Name of Premises/ Building	SOHAM MANSION,	Village/Town	RANIGUNJ	Block	2ND LOOR	Road/Street/Lane	M.G ROAD	City	SECUNDERABAD	State	TELANGANA	District	HYDERABAD , Pin 500003	Mobile	9502288200	Email:	jayaprakash@modiproperties.com
Flat/Door/Block No.	5-4-187/3&4	Name of Premises/ Building	SOHAM MANSION,																			
Village/Town	RANIGUNJ	Block	2ND LOOR																			
Road/Street/Lane	M.G ROAD	City	SECUNDERABAD																			
State	TELANGANA	District	HYDERABAD , Pin 500003																			
Mobile	9502288200	Email:	jayaprakash@modiproperties.com																			
DATE OF INCORPORATION / REGISTRATION OF ENTERPRISE	28/06/1994																					
DATE OF COMMENCEMENT OF PRODUCTION/BUSINESS	28/06/1994																					
NATIONAL INDUSTRY CLASSIFICATION CODE(S)	<table border="1"> <tr> <th>SNo.</th> <th>NIC 2 Digit</th> <th>NIC 4 Digit</th> <th>NIC 5 Digit</th> <th>Activity</th> </tr> <tr> <td>1</td> <td>68 - Real estate activities</td> <td>6820 - Real estate activities on a fee or contract basis</td> <td>68200 - Real estate activities on a fee or contract basis</td> <td>Services</td> </tr> </table>		SNo.	NIC 2 Digit	NIC 4 Digit	NIC 5 Digit	Activity	1	68 - Real estate activities	6820 - Real estate activities on a fee or contract basis	68200 - Real estate activities on a fee or contract basis	Services										
SNo.	NIC 2 Digit	NIC 4 Digit	NIC 5 Digit	Activity																		
1	68 - Real estate activities	6820 - Real estate activities on a fee or contract basis	68200 - Real estate activities on a fee or contract basis	Services																		
DATE OF UDYAM REGISTRATION	27/04/2021																					

Disclaimer: This is computer generated statement, no signature required.
Printed from <https://udyamregistration.gov.in>

For any assistance, you may contact:

1. DIC HYDERABAD
2. MSME-DI HYDERABAD

Visit : www.msme.gov.in ; www.dcmsme.gov.in ; www.champions.gov.in

<https://udyamregistration.gov.in/PrintApplication.aspx?fudrn=tN/1pZrwLj+xtVW/z2IVZg==>

BE A
CHAMPION
with the
Ministry of
MSME

Bk - 1, CS No 5674/2021 & Doct No
5518/2021. Sheet 10 of 14 Sub Registrar
Kapra



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To,

Modi Realty Pocharam LLP,

5-4-187/3&4, Soham Mansion, MG Road,

Secunderabad,

Hyderabad - 500003,

TELANGANA.

Kind Attention: Mr. Soham Modi - Director

Facility: Term Loan

Dear Sir,

With reference to the sanction letter CF\TL\Hyd\4473148, dated 22nd July 2021. We hereby acknowledge that Modi Properties Private Limited has submitted their Udyam Certificate and are a Small Enterprise as per their registration number UDYAM-TS-02-0024387. They come under the NIC code- 68.

For Tata Capital Financial Services Limited



Authorized Signatory

TATA CAPITAL FINANCIAL SERVICES LIMITED

Corporate Identity Number U67100MH2010PLC210201

Plot No. 3 4 5 & 6 Road # 3 Auto Plaza Opp Times of India Banjara Hills Hyderabad 500034

Tel 91 40 66027700 Fax 91 40 6641 0987 Web www.tatacapital.com

Registered Office 11th Floor Tower A Peninsula Business park Ganpatrao Kadam Marg Lower Parel Mumbai 400013 India Tel 91 22 66069000

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Kapra



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**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
---------------	---	---	---



DEPOSITOR:

M/S. MODI PROPERTIES PRIVATE LIMITED
A COMPANY DULY INCORPORATED UNDER
THE COMPANIES ACT, 1956, HAVING
ITS REGISTERED OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD-500 003
REP. BY ITS AUTHORISED SIGNATORY:-
SHRI. SOHAM MODI
S/O. LATE SATISH MODI.



**GPA ON BEHALF OF VENDOR VIDE GPA NO.
104/BK-IV/2021, Dt.30-04-2021, Regd., at SRO,
Kapra, Medchal-Malkajgiri District:**

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
R/O. 5-4-187/3 & 4
SOHAM MANSION
M G ROAD
SECUNDERABAD-500 003.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For Modi Properties Pvt. Lt

Authorised Sign.
SIGNATURE OF THE DEPOSITOR

Bk - 1, CS No 5674/2021 & Doct No 5518/2021. Sheet 12 of 14 Sub Registrar Kapra

Authorized Sign
For Modi Properties Pvt. L



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भारत सरकार
GOVERNMENT OF INDIA



శోహం సతీష్ మోడి
Soham Satish Modi
పుట్టిన సం./YoB:1969
పురుషుడు Male



~~1027/28203/00049~~ 4389

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

[Handwritten signature]



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

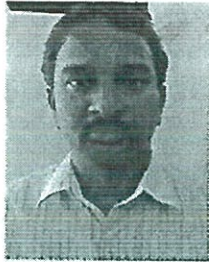
దీరునామా:
S/O: సతీష్ మోడి, ప్లాట్ నో-
280, రోడ్ నో-25, పెద్దమ్మ
దేవాలయం దగ్గర జబిల్ హిల్స్
ఖైరాతాబాద్, బంజారా హిల్స్,
హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500034

Address:
S/O: Satish Modi, plot no-280,
road no-25, near peddamma
temple jubilee hills,
Khairatabad, Banjara Hills,
Hyderabad
Andhra Pradesh, 500034

Aadhaar - Aam Aadmi ka Adhikar



भारत सरकार
Government of India



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male



~~1027/28203/00049~~ 9204

ఆధార్ - సామాన్యని హక్కు

నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049

To
Kandi Prabhakar Reddy
కండి ప్రభాకర్ రెడ్డి
2-3-64/10/24 1FLOOR KAMALA NILAYAM
JAISWAL COLONY
Amberpet
Amberpet, Hyderabad
Andhra Pradesh - 500013

10/07/2013

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Kapra



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TATA CAPITAL FINANCIAL SERVICES LTD.
 Plot No. 3 to 6, Auto Plaza, Road No.3,
 Banjara Hills, Hyderabad - 5000034
 Tel. : +91 40 6602 7700, 8801378505, 7075569886

TATA

Name : Bhawana Mantry
 Employee Code : 551697
 Blood Group : B + ve


 Issuing Authority



Bhawana

భారత ప్రభుత్వం
GOVERNMENT OF INDIA


మొహ్ద మక్సూద్ హుస్సేన్
Mohd Maqsood Hussain

పుట్టిన సంవత్సరం / Year of Birth: 1986
 పురుషుడు / Male



ఆధార్ - సామాన్యని హక్కు
0069

భారత ప్రభుత్వం
GOVERNMENT OF INDIA


గంట విజయ కుమార్
Ganta Vijay Kumar

పుట్టిన సంవత్సరం / Year of Birth : 1982
 పురుషుడు / Male

ఆధార్ - సామాన్యని హక్కు
0069

Bk - 1, CS No 5674/2021 & Doct No
5518/2021.

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Kapra




IN CASE OF EMERGENCY

Office Telephone : +91 40 6602 7700
Residential Address : Sanjay Mantry
Tel : +91 9440685016

This card is not transferable, If found please send to
TATA CAPITAL LIMITED
11th Floor Tower A Peninsula Business park
Ganpatrao Kadam Marg Lower Parel Mumbai 400013 India
Tel 91 22 66069000


భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O మొహ్ద మహ్మూద్ హుస్సేన్
18-8-244/ద/33, ఫతేశ్ నగర్, ఎడి బజార్
హైదరాబాద్ హైదరాబాద్, ఆంధ్ర ప్రదేశ్
500023

Address: S/O Mohd
Mahmood Hussain,
18-8-244/D/33, Fatheshah
nagar, Edi bazar, Hyderabad,
Andhra Pradesh, 500023

1947
1600 160 1647

help@uidai.gov.in

www.uidai.gov.in

ఏ. డి. జి. 1947.
మొదటి సం. 500001


భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O జి వినోద్ కుమార్
12-10-590/10/7, ఇందిరా నగర్ కాలనీ
దేనా బ్యాంకు లాన్
వారసగూడ, సెకండరాబాద్
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500061

Address :
S/O G Vinod Kumar
12-10-590/10/7, Indira Nagar Colony
Dena Bank Lane
Warasiguda, Secunderabad
Hyderabad, Andhra Pradesh, 500061

Aadhaar - Saamanyuni Hakku

Thawane

Mys

Br. V. K.

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