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MINUTES OF THE MEETING 2020-21 OF THE BOARD OF DIRECTORS OF M/S. MODI PROPERTIES PRIVATE LIMITED HELD ON SATURDAY THE 09TH DAY OF JANUARY, 2021 AT 11:00 A.M. IST AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 5-4-187/3&4, SOHAM MANSION, 2ND FLOOR, M.G. ROAD, SECUNDERABAD, 500003 TELANGANA, INDIA. End Time: 11:45 AM

Directors Physically Present:

- | | | |
|--------------------------|---|----------|
| 1. Mr. Soham Satish Modi | - | Director |
| 2. Mrs. Tejal Soham Modi | - | Director |
| 3. Mr. Gaurang J Modi | - | Director |

Item No. 1 – To elect the Chairman of the meeting

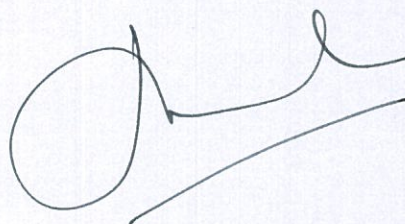
The Board unanimously elected Mr. Soham Satish Modi, Director of the Company as Chairman to preside over the meeting. Further, he welcomed the Director at the Meeting of the Board of Directors. After ascertaining the quorum, he called the meeting in order and thereafter agenda of the meeting was taken up.

Item No. 2 – To grant leave of absence, if any

Since all the Directors were present to the meeting, no leave of absence was required to be granted to any Director of the company.

Item No. 3 – To confirm the minutes of the previous board meeting.

The Chairman placed before the Board the minutes of the previous meeting of the Board of Directors and requested the confirmation of the Board. The same were taken to be read and confirmed by the Board



ITEM NO. 4 – TO INVEST SURPLUS FUNDS OF THE COMPANY INTO EQUITY OF MODI & MODI REALTY HYDERABAD PRIVATE LIMITED (A GROUP COMPANY)

The Chairperson informed the Board that the company may invests its surplus funds time to time for different purposes within the limit envisaged under section 186 read with rule 11 of companies (Meetings of Board and its Powers) Rules, 2014 of the Companies Act, 2013. The approval of the Board is to be accorded in accordance with section 179(3) (e) of Companies Act, 2013. The investments in equity is likely to fetch long term premium for the surplus funds available as reserves with the company.

After Discussion the following resolution was passed unanimously: –

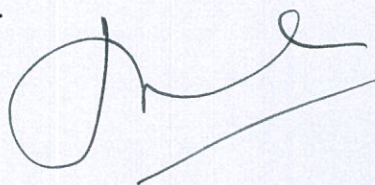
“RESOLVED THAT pursuant to the provisions of section 179 (3) (e) and subject to limit envisaged under Section 186 read with rule 11 of companies (Meetings of Board and its Powers) Rules, 2014 of the Companies Act, 2013 the consent of the Board be and is hereby accorded to invest surplus funds up to Rs. 7,00,00,000 (Rupees Seven crores Only) at any one time or in tranches in its subsidiary company Modi & Modi Realty Hyderabad Private Limited.”

“RESOLVED FURTHER THAT Mr. Soham Satish Modi (DIN: 00522546) and / or Mrs. Tejal Soham Modi (DIN: 06983437), Directors of the Company either jointly or severally be and are hereby authorized to do all such other things, acts and deeds etc. as may be required to comply with all formalities in this regard.”

ITEM 5: AUTHORISED REPRESENTATIVE TO ATTEND EXTRA ORDINARY GENERAL MEETING OF MODI & MODI REALTY HYDERABAD PRIVATE LIMITED

The chairman informed that board that, for making investments into a body corporate as envisagd in the foregoing resolution, company is in receipt of notice of extra ordinary general meeting of MMRHPL to be held on 1st day of February 2021. The Board to consent to an authorised representative to attend said EGM. It was proposed to authorise Mrs. Tejal Soham Modi to attend the said meeting. The Board consented and passed the following resolution.

“RESOLVED THAT pursuant to the provisions of Sections 113 and other applicable provisions, if any, of the Companies Act, 2013 (the ‘Act’), Mrs. Tejal Soham Modi is hereby authorized as representative of the company to attend and vote at the extra ordinary general meeting of Modi & Modi Realty Hyderabad Private Limited to be held on 1st day of February 2021.

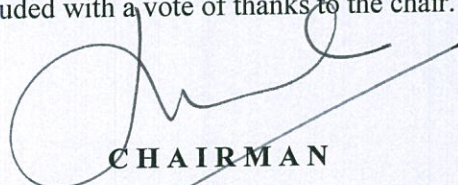


Item No. 6 – VOTE OF THANKS:

There being no other business to conduct, the meeting concluded with a vote of thanks to the chair.

Place : Hyderabad

Date :



CHAIRMAN
Mr. Soham Satish Modi

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MINUTES OF THE MEETING F.Y 2020-21 OF THE BOARD OF DIRECTORS OF M/S. MODI PROPERTIES PRIVATE LIMITED HELD ON WEDNESDAY THE 03RD DAY OF SEPTEMBER, 2020 AT 11:00 A.M. IST AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 5-4-187/3&4, SOHAM MANSION, 2ND FLOOR, M.G. ROAD, SECUNDERABAD, 500003 TELANGANA, INDIA. End Time: 10:00 AM
Concluding Time 10:30 A.M

Directors Physically Present:

- | | | |
|--------------------------|---|----------|
| 1. Mr. Soham Satish Modi | - | Director |
| 2. Mrs. Tejal Soham Modi | - | Director |
| 3. Mr. Gaurang J Modi | - | Director |

Item No. 1 – To elect the Chairman of the meeting

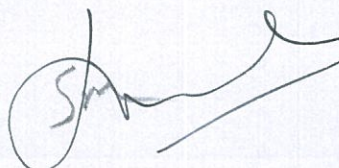
The Board unanimously elected Mr. Soham Satish Modi, Director of the Company as Chairman to preside over the meeting. Further, he welcomed the Director at the Meeting of the Board of Directors. After ascertaining the quorum, he called the meeting in order and thereafter agenda of the meeting was taken up.

Item No. 2 – To grant leave of absence, if any

Since all the Directors were present to the meeting, no leave of absence was required to be granted to any Director of the company.

Item No. 3 – To confirm the minutes of the previous board meeting.

The Chairman placed before the Board the minutes of the previous meeting of the Board of Directors and requested the confirmation of the Board. The same were taken to be read and confirmed by the Board.



Item No. 4 – BUSINESS UPDATE

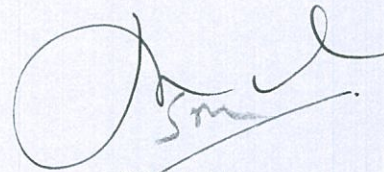
The Chairman, presented an update on Business performance and cash flow status of the Company, for the period April 2020 to the date of this Board meeting. Further, the Board discussed lockdown situation and consequent business disruption caused by the pandemic. The chairman expressed confidence in revival of real estate sector in due course. The Board was apprised that , company may invest in group companies that are ready to commence Lab infra Projects in Genome Valley. Business operations that compliment a combination of residential and Industrial projects would further steer company on high growth trajectory, and reap the benefits of diversification in Real Estate Business. The Board Members discussed the updates provided, and expressed satisfaction on the road map to performance of the Company.

Item No. 5– VOTE OF THANKS:

There being no other business to conduct, the meeting concluded with a vote of thanks to the chair.

Place : Hyderabad

Date :



CHAIRMAN

Mr. Soham Satish Modi

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**MINUTES OF THE MEETING F.Y 2020-21 OF THE BOARD OF DIRECTORS OF
M/S. MODI PROPERTIES PRIVATE LIMITED HELD ON WEDNESDAY THE 23RD
DAY OF DECEMBER, 2020 AT 11:00 A.M. IST AT THE REGISTERED OFFICE OF
THE COMPANY SITUATED AT 5-4-187/3&4, SOHAM MANSION, 2ND FLOOR,
M.G. ROAD, SECUNDERABAD, 500003 TELANGANA, INDIA. End Time: 11:45 AM**

Directors Physically Present:

- | | | |
|--------------------------|---|----------|
| 1. Mr. Soham Satish Modi | - | Director |
| 2. Mrs. Tejal Soham Modi | - | Director |
| 3. Mr. Gaurang J Modi | - | Director |

Item No. 1 – To elect the Chairman of the meeting

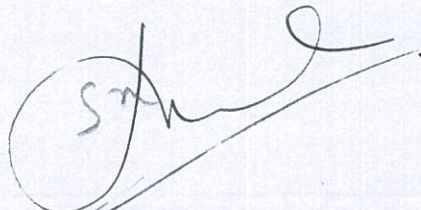
The Board unanimously elected Mr. Soham Satish Modi, Director of the Company as Chairman to preside over the meeting. Further, he welcomed the Director at the Meeting of the Board of Directors. After ascertaining the quorum, he called the meeting in order and thereafter agenda of the meeting was taken up.

Item No. 2 – To grant leave of absence, if any

Since all the Directors were present to the meeting, no leave of absence was required to be granted to any Director of the company.

Item No. 3 – To confirm the minutes of the previous board meeting.

The Chairman placed before the Board the minutes of the previous meeting of the Board of Directors and requested the confirmation of the Board. The same were taken to be read and confirmed by the Board.



Item No. 4 – TO CONSIDER, DISCUSS AND APPROVE THE DRAFT FINANCIAL STATEMENTS i.e. BALANCE SHEET AS AT MARCH 31, 2020 FOR THE YEAR ENDED ON THAT DATE PROFIT AND LOSS ACCOUNT, CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2020 AND THE NOTES APPENDED THERETO.

With the permission of the chair, CA Ajay Mehta, statutory auditor of the company, presented the final draft of the audited financial statements of the company for the year ended March 31, 2020 to the Board of Directors.

As part of his presentation, CA Ajay Mehta, advised the board on future legislations which the company needs to be geared up for, so that it can be compliant as and when such legislations come into effect.

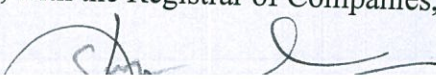
The Statutory Auditor after expressing their gratitude for the support extended by Management of the Company and the finance team during the audit process. concluded his presentation

The Chairman then recommended approval of the audited financial statements. The Board accorded its approval by passing the following resolutions

“RESOLVED THAT the draft of Financial Statements i.e., Balance Sheet as at March 31, 2020, Profit and loss Account and Cash Flow Statement for the financial year ended March 31, 2020 along with notes thereon as placed before the Board be and are hereby approved, and that the same be authenticated by Mr. Soham Satish Modi and Mrs. Tejal Soham Modi, Directors of the Company, as required under the provisions of section 134 of the Companies Act, 2013.

“RESOLVED FURTHER THAT, Mr. Soham Satish Modi and Mrs. Tejal Soham Modi Director of the Company be and are hereby authorised to sign the Financial Statements as at March 31, 2020 on behalf of the Board of Directors.”

“RESOLVED FURTHER THAT Mr. Soham Satish Modi and Mrs. Tejal Soham Modi, the Directors of the Company, be and are hereby severally authorized to do all such acts, deeds and things which he may deem fit to give effect to the above said resolutions and to file necessary forms and returns, as may be applicable, with the Registrar of Companies, Telangana.”



Item No. 6 – TO TAKE ON RECORD THE AUDITORS' REPORT ON ANNUAL ACCOUNTS FOR THE FINANCIAL YEAR ENDED MARCH 31, 2020.

The Chairman placed the Auditor's report to the Shareholders for the year ended March 31, 2020 before the Board and said that a clean report has been issued. The Board received the report, took note of the contents, passed the following resolutions and decided to forward the same to the shareholders.

"RESOLVED THAT the Auditor's Report on the Financial Statements of the Company for the financial year ended March 31, 2020, as received from CA Mr. Ajay holding Membership no, 035449 Hyderabad, the Statutory Auditor of the Company, be and is hereby taken on record."

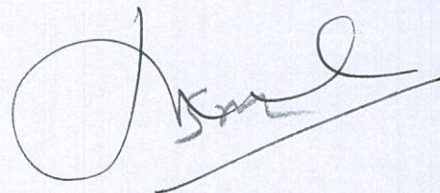
"RESOLVED FURTHER THAT Mr. Soham Satish Modi, the Director of the Company, be and are hereby authorized to take all steps as may be necessary in relation to the above.

Item No. 6 – VOTE OF THANKS:

There being no other business to conduct, the meeting concluded with a vote of thanks to the chair.

Place : Hyderabad

Date :



CHAIRMAN

Mr. Soham Satish Modi

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MINUTES OF THE MEETING 2020-21 OF THE BOARD OF DIRECTORS OF M/S. MODI PROPERTIES PRIVATE LIMITED HELD ON WEDNESDAY THE 31ST DAY OF MARCH, 2021 AT 11:00 A.M. IST AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 5-4-187/3&4, SOHAM MANSION, 2ND FLOOR, M.G. ROAD, SECUNDERABAD, 500003 TELANGANA, INDIA. End Time: 11:45 AM

Directors Physically Present:

- | | | |
|--------------------------|---|----------|
| 1. Mr. Soham Satish Modi | - | Director |
| 2. Mrs. Tejal Soham Modi | - | Director |
| 3. Mr. Gaurang J Modi | - | Director |

Item No. 1 – To elect the Chairman of the meeting

The Board unanimously elected Mr. Soham Satish Modi, Director of the Company as Chairman to preside over the meeting. Further, he welcomed the Director at the Meeting of the Board of Directors. After ascertaining the quorum, he called the meeting in order and thereafter agenda of the meeting was taken up.

Item No. 2 – To grant leave of absence, if any

Since all the Directors were present to the meeting, no leave of absence was required to be granted to any Director of the company.

Item No. 3 – To confirm the minutes of the previous board meeting.

The Chairman placed before the Board the minutes of the previous meeting of the Board of Directors and requested the confirmation of the Board. The same were taken to be read and confirmed by the Board



ITEM 5: AUTHORISED REPRESENTATIVE TO ATTEND EXTRA ORDINARY GENERAL MEETING OF MODI & MODI REALTY HYDERABAD PRIVATE LIMITED AT SHORTER NOTICE

The chairman informed that board that, for making investments into a body corporate as envisagd in the foregoing resolution, company is in receipt of notice of extra ordinary general meeting of MMRHPL to be held at shorter notice on 31st day of March 2021. The Board to consent to an authorised representative to attend said EGM. It was proposed to authorise Mrs. Tejal Soham Modi to attend the said meeting. The Board consented and passed the following resolution.

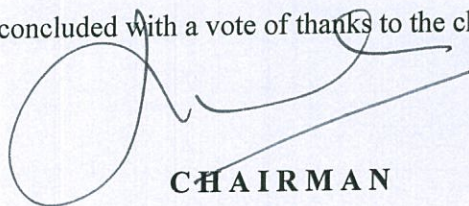
“RESOLVED THAT pursuant to the provisions of Sections 113 and other applicable provisions, if any, of the Companies Act, 2013 (the ‘Act’), Mrs. Tejal Soham Modi is hereby authorized as representative of the company to attend and vote at the extra ordinary general meeting of Modi & Modi Realty Hyderabad Private Limited to be held at shorter notice on 31st day of March 2021.

Item No. 6 – VOTE OF THANKS:

There being no other business to conduct, the meeting concluded with a vote of thanks to the chair.

Place : Hyderabad

Date :



CHAIRMAN

Mr. Soham Satish Modi

CIN No. U65993TG1994PTC017795

MINUTES OF THE MEETING 2021-22 OF THE BOARD OF DIRECTORS OF M/S. MODI PROPERTIES PRIVATE LIMITED HELD ON FRIDAY THE 29TH DAY OF OCTOBER, 2021 AT 11:00 A.M. IST AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 5-4-187/3&4, SOHAM MANSION, 2ND FLOOR, M.G. ROAD, SECUNDERABAD, 500003 TELANGANA, INDIA. End Time: 11:45 AM

Directors Present:

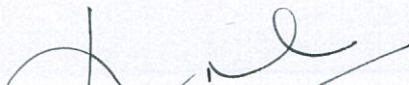
- | | | |
|--------------------------|---|----------|
| 1. Mr. Soham Satish Modi | - | Director |
| 2. Mrs. Tejal Soham Modi | - | Director |
| 3. Mr. Gaurang Mody | - | Director |

Item No. 1 – To elect the Chairman of the meeting

The Board unanimously elected Mr. Soham Satish Modi, Director of the Company as Chairman to preside over the meeting. Further, he welcomed the Director at the Meeting of the Board of Directors. After ascertaining the quorum, he called the meeting in order and thereafter agenda of the meeting was taken up.

Item No. 2 – To grant leave of absence, if any

Since all the Directors were present to the meeting, no leave of absence was required to be granted to any Director of the company.



CIN No. U65993TG1994PTC017795

Item No. 3 – To confirm the minutes of the previous board meeting.

The Chairman placed before the Board the minutes of the previous meeting of the Board of Directors and requested the confirmation of the Board. The same were taken to be read and confirmed by the Board.

**Item No. 4- APPROVING PURCHASE OF 20% EQUITY SHARES OF M/s.
CRESCENTIA LABS PRIVATE LIMITED (Transferor Company)**

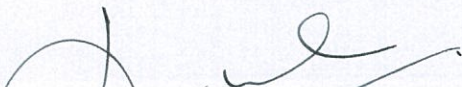
The Chairman informed the Board that, company intends to acquire 20% equity shares from existing shareholders of M/s. Crescentia Labs Private Limited. Further the board was apprised of the property held by the transferor company which forms its major asset as on this date. He further informed that, Mrs. Tejal Soham Modi (holding DIN 06983437) Director of the company be authorised on behalf of the company to complete the aforementioned transaction.

The Board discussed and passed following resolution

RESOLVED:

1. THAT the Company will purchase 20% all the issued and outstanding equity Shares in the paid – up capital stock of M/s. Crescentia Labs Private Limited from the following seller:

Sellers	Number and Category of Shares
Mr . Narendra Surana	5,000 Equity share @83 per share
Mr. Devendra Surana	5,000 Equity Shares@ 83 per share



CIN No. U65993TG1994PTC017795

The whole subject to and substantially upon the same terms and conditions contained in a LOI dated 23-11-2021 amongst the Company and the above-listed seller, the draft of which was placed before the Board and reviewed by the board of directors of the Company.

2. **THAT** Mrs. Tejal Soham Modi (holding DIN 06983437), director of the Company be, and is hereby authorised to execute all transfer forms, documents, including but not limited to SH -4, Endorsement on the share certificate recording transfer etc.,
3. **THAT** Mrs. Tejal Soham Modi (holding DIN 06983437) director of the Company, acting alone, be and he is hereby authorised and directed for and on behalf of and in the name of the Company to execute and deliver all documents, deeds as may be required including any modification or changes thereto as he in his discretion may deem fit, his signature being conclusive proof of the execution of Transaction by the Company, as well as to execute and deliver all such other deeds, documents, instruments in writing and to perform and do all such acts and things as he in his discretion may consider to be essential, appropriate or useful for the purpose of giving effect to this resolution.

Item No. 5– TO CALL FOR EXTRA ORDINARY GENERAL MEETING AND APPROVE THE DRAFT NOTICE THEREOF

The Chairman informed the board that, pursuant to the purchase of equity shares of M/s. Crescentia Labs Private Limited, it is proposed to extend inter – corporate deposit to the said company to pay off unsecured loan in the Balance sheet as on the date of purchase of shares. Pursuant to section 186, if a company aggregate of loans and investments so far made, the amounts for which, inter corporate deposits proposed to be made by the Board exceeds sixty

CIN No. U65993TG1994PTC017795

per cent of its paid-up share capital, free reserves and securities premium account or one hundred per cent of its free reserves and securities premium account, whichever is more it is required to obtain approval of members at General meeting.

Draft notice calling the E.G.M initialed by the Chairman for the purpose of identification was placed before the board for its perusal.

The Board took note, approved and passed the following resolution.

“RESOLVED THAT the EGM of the Company shall be convened on 22nd November 2021 at the registered office of the Company to consider the matter given in the notice as per draft placed before the meeting.

RESOLVED FURTHER THAT draft notice of EGM as placed before the Board together with explanatory statement thereto be and is hereby approved and Mr. Soham Satish Modi and/or Mr. Sharad Kadakia, directors of the Company be and are hereby jointly and severally authorized to sign and issue the same to all the shareholders of the Company.

Item No. 6 – VOTE OF THANKS:

There being no other business to conduct, the meeting concluded with a vote of thanks to the chair.

Place : Hyderabad

Date :



CHAIRMAN

Mr. Soham Satish Modi