THE MINUTES OF THE F.Y 2020-21 MEETING OF THE BOARD OF DIRECTORS OF MODI HOUSING PRIVATE LIMITED HELD ON MONDAY, THE 15TH DAY OF JUNE, 2020 AT 10:30 A.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 5-4-187/3&4, SOHAM MANSION M.G ROAD SECUNDERABAD HYDERABAD, TELANGANA, 500003, INDIA.

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, confirmed and took note by the Board.

Item No. 4 – To take note of the Declarations relating to disclosure of Interest of Directors and their non disqualification

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The Chairman informed the Board that pursuant to Section 184(1) of the Companies Act, 2013, it is necessary for the Board Members to disclose their concern or interest, in any Company or Companies or Body Corporate, Firms, or other Association of Individuals which shall include the shareholding, in form MBP-1 at the first Board Meeting in every financial year. The forms MBP-1 so received from Board Members were placed before the Board for its perusal.

The Chairman further informed the Board that According to Section 164 of the Companies Act, 2013 and related provision thereof, it is necessary for the Board Members to inform the Board relating their disqualification or otherwise in form DIR-8. The forms DIR-8 so received from Board Members were placed before the Board for its perusal, Board took note of the same and passed the following resolution:

"**RESOLVED THAT** the disclosures made by the Directors regarding their interest in other Companies/Firms/Partnership/Concerns etc as a Member/Partner/Director pursuant to Section 184 of the Companies Act, 2013 be and are hereby noted and that the Chairman be directed to make the necessary entries in the register maintained for that purpose."

"**RESOLVED FURTHER THAT** the disclosures made by the Directors under Section 164 of the Companies Act, 2013 be and hereby noted and taken on record."

Item No. 5 – To grant authorization for e-filing of various forms and returns under Companies Act, 2013 during the FY 2020-21

The Chairman informed the Board that there may be requirement of filing various forms with the Ministry of Corporate Affairs (MCA) during the financial year 2020-21 depending upon the transactions / events / corporate actions that may take place in the Company during the said Financial year and it may not be practicable for the Board to meet and authorize the Director(s) to file the form at every point of time.

As such, the Board decided to authorize Mr. Soham Satish Modi Director of the Company to do all the necessary filings that may arise or required to be done pursuant to the provisions of Companies Act, 2013 and the Rules made thereunder for the FY 2020-21 by passing the following resolution:

"**RESOLVED THAT** Mr. Soham Satish Modi Director of the Company be and is hereby authorized to sign and file various forms/returns and other documents as and when required to be filed under the provisions of the Companies Act, 2013 and the Rules made thereunder for the FY 2020-21 with the Registrar of Companies, Telangana and to do all such acts, deeds, matters and things as may be required in this regard unless otherwise decided."

Item no. 6: Borrowing Loan from Directors of the Company

The Chairman informed the Board that, in view of the pandemic situation, company may be required to borrow monies from time to time from directors of the company. To ease this transaction at different times during the year, the chairman proposed to pass one time board resolution to obtain such loans during the FY 2020-21.

The board Consented and passed the following resolution.

"**Resolved** that the Company do borrow from time to time from all or any of its directors amounts of monies including unsecured loans subject to the terms as may be mutually decided provided that the borrowings in the form of unsecured loans from directors shall not exceed Rs.51,00,000 (Fifty one Lakhs) in aggregate during a financial year and also that the director advancing the loan from time to time shall furnish to the Company the written declaration pursuant to Rule 2(c) (viii)of the Companies [Acceptance of Deposits] Rules, 1975.

"**FURTHER RESOLVED THAT** the directors of the Company be and they are hereby individually and severally authorized to decide the terms of borrowings and to do all acts, things, matters as may be considered necessary, expedient, incidental or conducive in furtherance of the aforesaid and also for and on behalf of the Company."

Item No.8 : Related Party transaction at arm's Length Price under section 188 of the Companies Act 2013.

The Chairman informed the board that, company intends to purchase villas / flats from firms and LLP's into which company is a designated partner and have significant influence in decision making. The company proposes to undertake following transaction with related parties at arm's length price subject to limitations imposed under rule no 15 of the Companies (Meeting of Board and its Powers) Rules 2014.

The Board discussed the matter and passed the following resolution.

RESOLVED THAT pursuant to the provisions of section 188 of the Companies Act, 2013 (as amended or re-enacted from time to time) read with rule no 15 of the Companies (Meeting of Board and its Powers) Rules 2014, the consent of the board be and is hereby accorded for entering into a contract with following entities. The brief details of contract is given below Description Amount (in Rs)

SNO	Name of the Related Party	Amount of proposed transaction at arm's length	Description of transaction
1.	Modi Realty Miryalguda LLP	2,50,00,000	Purchase of Flats
2.	Silver Oak Villas LLP	1,10,00,000	Purchase of Flats
3.	Vista Homes	98,00,000	Purchase of Flats
4.	Aedis Developer	24,00,000	Purchase of Flats
5.	Mehta & Modi Realty Kowkur LLP	2,88,000	Hoarding Rent
6.	ModiRealtyGenome Valley LLP	2,76,000	Hoarding Rent

at arm's length basis the copy of which is laid before the meeting and initialed by the chairman for the purpose of identification, be and is hereby approved.

RESOLVED FURTHER pursuant to the provisions of section 189 of the Companies Act, 2013 (as amended or re-enacted from time to time) read with rule no 16 of the Companies (Meeting of Board and its Powers) Rules 2014, Mr. Soham Satish Modi holding DIN 00522546 director of the Company be and is hereby authorized to do the necessary entries in the Register of contracts or arrangements in which directors are interested and authenticate them

Item No. 9 – To discuss any other business with the permission of Chair

There being no other business to transact, the meeting concluded at 10:30 A.M. with a vote of thanks to the chair.

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Date:

Place:

Soham Satish Modi - Chairman

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MINUTES OF THE MEETING F.Y 2020-21 OF THE BOARD OF DIRECTORS OF M/S. MODI HOUSING PRIVATE LIMITED HELD ON WEDNESDAY THE 11TH 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 11:30 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 informed that its investment projects MHPL SOV, SSLLP and Villa orchids LLP the projects in which company is substantially interested, is likely to generate profits during the financials year. The company intends to purchase flats / villas in its subsidiary projects during the year. Further company may invest in a private limited company incorporated in the previous financial year in the name & style of Modi & Modi Realty Hyderabad Private Limited. Company has been looking for investment opportunities to augment its growth trajectory which primarily focuses on Residential real estate flats / villas. The chairman expressed confidence in revival of real estate sector in due course. The Board was apprised that, company may invest in group Limited Liability Partnerships and Partnership firms for completion of residential projects. The chairman expressed confidence that its SOV project could show substantial profits as the project is nearing completion and projections post covid for booking of flats / villas are very encouraging. 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

3

MINUTES OF THE MEETING F.Y 2020-21 OF THE BOARD OF DIRECTORS OF M/S. MODI HOUSING PRIVATE LIMITED HELD ON SATURDAY THE 17TH DAY OF OCTOBER, 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 OPEN CURRENT BANK ACCOUNT WITH KOTAK BANK

The chairman informed the Board that, current account be opened for business operations of the company. Such account is to be opened with Kotak Bank Somajiguda Branch Hyderabad.

The Board accorded its approval by passing the following resolution

Resolved That **current** account in the name of the Company in the style of **MODI HOUSING PRIVATE LIMITED-SILVER OAK VILLAS** be opened with Kotak Mahindra Bank Limited,

(a) **Somajiguda** branch and that **Mr. SOHAM SATISH MODI (Director) and Mrs. TEJAL SOHAM MODI (Director)** is hereby authorized to do so and sign the necessary forms and documents thereof **Severally**

(b) And that the Bank be instructed to honour all cheques, promissory notes and other instruments drawn by and all bills accepted on behalf of the Company whether such account be in credit or overdrawn, and to accept and credit to the account of the Company all monies deposited with or owing by the Bank on any account or accounts at any time or time kept or to be kept in the name of the Company and the amount of all cheques, notes, bills, other negotiable instruments, orders provided they are signed by **Mr. SOHAM SATISH MODI (Director) and Mrs. TEJAL SOHAM MODI (Director)** of the Company for the time being **Severally** on behalf of the Company and such signature(s) shall be sufficient authority to bind the Company in all transactions between the Bank and the Company including those specifically rendered to herein. Kotak Mahindra Bank is authorised to accept and/or act upon the instructions issued by the said and

(c) And that the Company hereby authorizes **Mr. SOHAM SATISH MODI (Director) and Mrs. TEJAL SOHAM MODI (Director)** to open, operate and close the said account and also to place Term Deposit(s) in the name of the Company for any tenure and to prematurely withdraw the said Term Deposit(s).

(d) And that the Company avails of the Net Banking, Phone Banking, Debit Card, Payment Gateway and any transactions services in Mutual Funds offered by Kotak Mahindra Bank. That the Company has read the terms and conditions applicable to these services and accepts the same.

(e) And that the Company hereby authorizes **Mr. SOHAM SATISH MODI (Director) and Mrs. TEJAL SOHAM MODI (Director)** to avail of the Net Banking, Phone Banking, Debit Card, Payment Gateway and any transactions services in Mutual Funds offered by the Bank as outlined in the form prescribed by the Bank.

FURTHER RESOLVED

THAT the company do and hereby nominate the below mentioned Officers/Employees (hereinafter referred to as "the makers") to initiate the transaction/s for tax payment in net banking by inputting the required data

Mr. UmaKanth }

Mr. Sambasiva Rao }

Mr. Soham Satish Modi }

FURTHER RESOLVED

THAT the company do and hereby nominate the below mentioned Officers/Employees (hereinafter referred to as "the checkers") to authorize or cancel the tax payment transaction/s that have been initiated as per the preceding paragraph.

Mr. UmaKanth }

Mr. Sambasiva Rao }

Mr. Soham Satish Modi }

(g) And that the Company undertakes to inform the Bank 15 days in advance in case any of its authorised signatory's Net Banking, Phone Banking, Debit Card, Payment Gateway access and any transactions services in Mutual Funds needs to be revoked. The Company will not hold the Bank responsible if it does not comply with the aforesaid term.

(h) That the Company hereby authorises the Bank to mail/courier the Debit Card and other enabling access such as PIN, password, etc. to the attention of the person(s) authorised as above at the mailing address recorded with the Bank.

(i) And that the Company do and hereby accept the terms and conditions applicable to such Account and services relating thereto and shall always be bound by and abide with them and their amendments from time to time and execute all necessary documents in favor of KMBL as are required for availing such facilities.

(j) And that the aforesaid terms and conditions be and is/are hereby approved and accepted and the said and **Mr. SOHAM SATISH MODI (Director) and Mrs. TEJAL SOHAM MODI (Director)** be and are hereby severally authorised to accept such modifications therein as may be suggested by the Bank.

(k) And that the stamp/Common Seal of the Company is affixed to the application from for the aforesaid opening of account and availing products and services as stated in the Memorandum and Articles of Association of the Company.

(l) And that a copy of any resolution of the Board if purporting to be certified as correct by any director of the Company or by the Secretary of the Company shall, as between the Bank and the Company, be conclusive evidence of the passing of the resolution so certified.

(m) And that this resolution be communicated to the Bank and shall remain in force until notice in writing of its withdrawal, or cancellation is given to the Bank by the Company. Certified that the above is a correct copy of the resolution passed on by the Board of Directors and that it has been entered in the usual course of business in the minutes book of the Company and signed therein by the Chairman of the meeting/Company and is in accordance with the Memorandum and Articles of Association 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

Scan 80:- 100440

MODI
Housing Pvt. Ltd.

CIN: U45200TG2002PTC040192

EXTRACT OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD AT REGISTERED OFFICE OF THE COMPANY

COMPANY: MODI HOUSING PRIVATE LIMITED

REGISTERED OFFICE: 5-4-187/3 & 4, 3RD FLOOR, SOHAM MANSION, M.G. ROAD, SECUNDERABAD – 500003,

MEETING HELD ON: 14TH MARCH, 2022

DIRECTORS PRESENT: Mr. Soham Modi, Mrs. Tejal Soham Modi & Mr. Gaurang J Modi

ITEM: **Authorization to Mr. Gaurang J Mody holding DIN (00522520) as Authorized Signatory for issuing certified true copies of various documents of the company and LLP's wherein company is a designated partner.**

"**RESOLVED THAT** Consent of the Board is be and herby accorded to authorize **Mr. Gaurang J Mody** holding DIN: (00522520) to sign and certify as true copies of Board Resolutions and other documents including but not limited to books of accounts, invoices, PO's. AOA. MOA, list of Directors, Minutes / extracts of resolutions, GST Returns, Incorporation Certificate, PAN Card. Address Proof, Sale deeds, Agreements of Sale, Bank Statements required for day-to-day functioning of the Company and all Limited Liabilities Partnership ("LLP") listed below, wherein Company is a Designated Partner.

S.NO	**Name of LLP**
1.	MODI REALTY (MIRYALAGUDA) LLP
2.	MODI SIDDIPET REALTY LLP
3.	MODI REALTY VIKARABAD LLP
4.	SERENE CLUBS & RESORTS LLP
5.	SERENE CONSTRUCTIONS LLP
6.	SILVER OAK VILLAS LLP

MODI Housing Pvt. Ltd.

A Unit of Modi Properties & Investments Pvt. Ltd.

CIN: U45200TG2002PTC040192

7.	SUMMIT SALES LLP
8.	SILVER OAK VILLAS LLP
9.	SUMMIT SALES LLP
10.	VILLA ORCHIDS LLP
11.	Modi Farm House (Hyderabad) LLP
12.	MODI REALTY LG MALAKPET LLP
13.	MODI REALTY CREATOPOLIS
14.	VISTA VIEW LLP

"**RESOLVED FURTHER THAT** The aforesaid power entrusted to the said Director shall be valid and effective unless revoked earlier by the Board and all acts done in pursuance of this resolution shall be binding on the Company".

"**RESOLVED FURTHER THAT** a Certified True Copy of the resolution be given to anyone concerned or interested in the matter

SNO	Name	Designation	DIN	Specimen Signature
1	**Mr. Gaurang J Mody**	**Director**	**00522520**	

Certified True Copy

For Modi Housing Private Limited

Mr. Soham Satish Modi : Director

DIN: 00522546

Place: Hyderabad

Date 14-03-2022