

Undertaking

Date:

JULY 11/21.

From,
Rajesh J Kadakia,
5-2-223, Gokul Distillery Road,
Secunderabad-500 003.

To,
Valmick K Desai HUF,
Represented by its Karta Mr. Valmick K Desai,
R/o. No. 1-10-38/1&2, Nirmal,
Fabindia Lane, Prakash Nagar,
Street No. 4, Begumpet - 500 016.

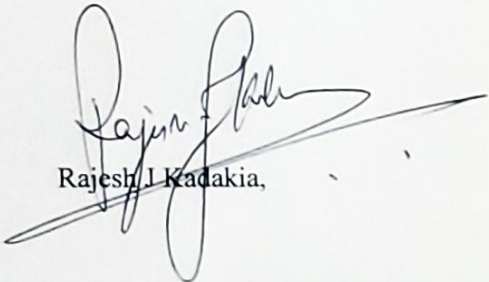
Sir,

I have agreed to purchase 1,000 sft of office space along with 31.65 sq yds of undivided share in land on the second floor in the building known as S.M. Modi Commercial Complex, bearing municipal no. 5-4-187/5/18, situated at Karbala Maidan, Necklace Road, Secunderabad - 500 003 from you under an agreement of sale dated 08.10.2018. The total consideration for the same was paid to you in October/November 2018 from my account. For some reasons the necessary sale deed could not be executed and registered in my favour. Under the terms of Agreement of Sale, I hereby now nominate SDNMKJ Realty Pvt. Ltd., as my nominee and request you to kindly execute Agreement of Sale cum General Power of Attorney in their favour.

I hereby indemnify you against any income tax liability that may arise in the future on count of the sale consideration paid by Mr. Rajesh J Kadakia and the Agreement of Sale cum General Power of Attorney being executed in favour of the Company.

Thank You.

Yours sincerely,



Rajesh J Kadakia,

Undertaking

Date: 16/July/21.

From,
Rajesh J Kadakia,
5-2-223, Gokul Distillery Road,
Secunderabad-500 003.

To,
Mrs. Devanshi Desai,
D/o. Shri. Mahesh K. Desai
R/o. No. 36, Prashant Bungalows,
Narbad Nagar, Athva Lines,
Surat - 395001, Gujarat.

Sir,

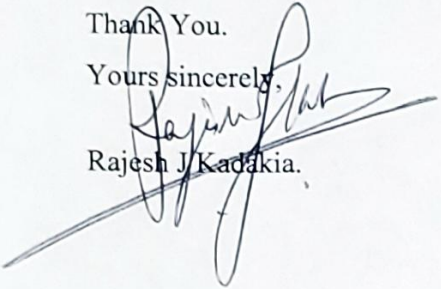
I have agreed to purchase 1,000 sft of office space along with 31.65 sq yds of undivided share in land on the second floor in the building known as S.M. Modi Commercial Complex, bearing municipal no. 5-4-187/5/18, situated at Karbala Maidan, Necklace Road, Secunderabad - 500 003 from you under an agreement of sale dated 08.10.2018. The total consideration for the same was paid to you in October/November 2018 from my account. For some reasons the necessary sale deed could not be executed and registered in my favour. Under the terms of Agreement of Sale, I hereby now nominate SDNMKJ Realty Pvt. Ltd., as my nominee and request you to kindly execute Agreement of Sale cum General Power of Attorney in their favour.

I hereby indemnify you against any income tax liability that may arise in the future on count of the sale consideration paid by Mr. Rajesh J Kadakia and the Agreement of Sale cum General Power of Attorney being executed in favour of the Company.

Thank You.

Yours sincerely,

Rajesh J Kadakia.



JMKGEC REALTORS PRIVATE LIMITED

office at 5-2-223, Gokul Distillery Road, Secunderabad-500 003

CERTIFIED TRUE COPY OF THE MEETING OF DIRECTORS OF JMKGEC REALTORS PVT. LTD., HELD AT THE REGISTERED OFFICE OF THE COMPANY AT 5-2-223, GOKUL DISTILLERY ROAD, SECUNDERABAD-500 003 ON 1-07-2021

The following resolution was passed unanimously by the Directors:

“RESOLVED THAT the Directors informed the board that the Company intends to purchase about 1,000 sft of office space along with 31.65 sq yds of undivided share in land on the third floor in the building known as S.M. Modi Commercial Complex, bearing municipal no. 5-4-187/5/19, situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003, from Vinod K Desai HUF. The Director of the Company Mr. Sharad J. Kadakia paid the entire consideration for the said purchase on behalf of the Company in October/November, 2018. The Company intends to register an Agreement of Sale cum General Power of Attorney in its favour”.

“In that connection the consent of the Directors of the Company be and is hereby accorded for:

1. Mr. Soham Modi, the Director of the Company to represent the Company for execution of the Agreement of Sale cum General Power of Attorney.
2. Mr. Soham Modi, Director of the Company shall be authorized to sign an undertaking for indemnity in favour of Vinod K Desai HUF with respect to any tax liability that may arise in future on the count of executing the said Agreement of Sale cum General Power of Attorney in favour of the Company, where the sale consideration was paid by Mr. Sharad Kadakia, Director in 2018”.

For JMKGEC Realtors Pvt. Ltd.,

Sharad J Kadakia
Director

Rajesh J Kadakia: -
Director

Soham Modi:
Director

Place: Secunderabad.

Date: 01.07.2021.

****Certified True Copy***

JMKGEC REALTORS PRIVATE LIMITED

office at 5-2-223, Gokul Distillery Road, Secunderabad-500 003

CERTIFIED TRUE COPY OF THE MEETING OF DIRECTORS OF JMKGEC REALTORS PVT. LTD., HELD AT THE REGISTERED OFFICE OF THE COMPANY AT 5-2-223, GOKUL DISTILLERY ROAD, SECUNDERABAD-500 003 ON 1-07-2021

The following resolution was passed unanimously by the Directors:

“RESOLVED THAT the Directors informed the board that the Company intends to purchase about 1,000 sft of office space along with 31.65 sq yds of undivided share in land on the third floor in the building known as S.M. Modi Commercial Complex, bearing municipal no. 5-4-187/5/19, situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003. from Subodh K Desai HUF. The Director of the Company Mr. Sharad J. Kadakia paid the entire consideration for the said purchase on behalf of the Company in October/November, 2018. The Company intends to register an Agreement of Sale cum General Power of Attorney in its favour.

“In that connection the consent of the Directors of the Company be and is hereby accorded for:

1. Mr. Soham Modi, the Director of the Company to represent the Company for execution of the Agreement of Sale cum General Power of Attorney.
2. Mr. Soham Modi, Director of the Company shall be authorized to sign an undertaking for indemnity in favour of Subodh K Desai HUF with respect to any tax liability that may arise in future on the count of executing the said Agreement of Sale cum General Power of Attorney in favour of the Company, where the sale consideration was paid by Mr. Sharad Kadakia, Director in 2018.

For JMKGEC Realtors Pvt. Ltd.,

Sharad J Kadakia:
Director

Rajesh J Kadakia:
Director

Soham Modi:
Director

Place: Secunderabad.

Date: 01.07.2021.

****Certified True Copy***

SDNMKJ REALTY PRIVATE LIMITED

office at 5-2-223, Gokul Distillery Road, Secunderabad-500 003

CERTIFIED TRUE COPY OF THE MEETING OF DIRECTORS OF SDNMKJ REALTY PVT. LTD., HELD AT THE REGISTERED OFFICE OF THE COMPANY AT 5-2-223, GOKUL DISTILLERY ROAD, SECUNDERABAD-500 003 ON 1-07-2021

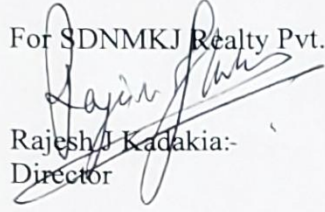
The following resolution was passed unanimously by the Directors:

“RESOLVED THAT the Directors informed the board that the Company intends to purchase about 1,000 sft of office space along with 31.65 sq yds of undivided share in land on the second floor in the building known as S.M. Modi Commercial Complex, bearing municipal no. 5-4-187/5/18, situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003, from Valmick K Desai HUF. The Director of the Company Mr. Rajesh J. Kadakia paid the entire consideration for the said purchase on behalf of the Company in October/November, 2018. The Company intends to register an Agreement of Sale cum General Power of Attorney in its favour.

“In that connection the consent of the Directors of the Company be and is hereby accorded for:

1. Mr. Soham Modi, the Director of the Company to represent the Company for execution of the Agreement of Sale cum General Power of Attorney.
2. Mr. Soham Modi, Director of the Company shall be authorized to sign an undertaking for indemnity in favour of Valmick K Desai HUF with respect to any tax liability that may arise in future on the count of executing the said Agreement of Sale cum General Power of Attorney in favour of the Company, where the sale consideration was paid by Mr. Rajesh J Kadakia, Director in 2018.

For SDNMKJ Realty Pvt. Ltd.,


Rajesh J Kadakia:-
Director

Sharad J Kadakia:
Director

Soham Modi:
Director
Place: Secunderabad.

Date: 01.07.2021.

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SDNMKJ REALTY PRIVATE LIMITED

office at 5-2-223, Gokul Distillery Road, Secunderabad-500 003

CERTIFIED TRUE COPY OF THE MEETING OF DIRECTORS OF JMKGEC REALTORS PVT. LTD., HELD AT THE REGISTERED OFFICE OF THE COMPANY AT 5-2-223, GOKUL DISTILLERY ROAD, SECUNDERABAD-500 003 ON 1-07-2021

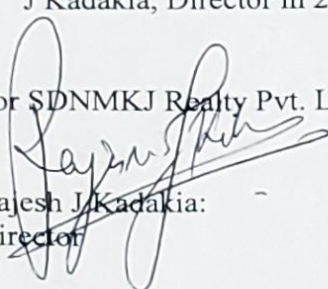
The following resolution was passed unanimously by the Directors:

“RESOLVED THAT the Directors informed the board that the Company intends to purchase about 1,000 sft of office space along with 31.65 sq yds of undivided share in land on the second floor in the building known as S.M. Modi Commercial Complex, bearing municipal no. 5-4-187/5/18, situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003. from Devanshi Desai. The Director of the Company Mr. Rajesh J. Kadakia paid the entire consideration for the said purchase on behalf of the Company in October/November, 2018. The Company intends to register an Agreement of Sale cum General Power of Attorney in its favour.

“In that connection the consent of the Directors of the Company be and is hereby accorded for:

1. Mr. Soham Modi, the Director of the Company to represent the Company for execution of the Agreement of Sale cum General Power of Attorney.
2. Mr. Soham Modi, Director of the Company shall be authorized to sign an undertaking for indemnity in favour of Devanshi Desai with respect to any tax liability that may arise in future on the count of executing the said Agreement of Sale cum General Power of Attorney in favour of the Company, where the sale consideration was paid by Mr. Rajesh J Kadakia, Director in 2018.

For SDNMKJ Realty Pvt. Ltd.,


Rajesh J. Kadakia:
Director

Sharad J Kadakia:
Director

Soham Modi:
Director

Place: Secunderabad.

Date: 01.07.2021.

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