5-4-187/3&4, II floor, MG Road,
Secunderabad – 500 003.
Phone: +91-40-66335551

Modi Realty Mallapur LLP

Certified true copy of the Resolution passed by the Partners of Modi Realty Mallapur LLP (the "LLP") at their meeting held on 05th June 2023 at 5-4-187/3 & 4, Soham Mansion, M.G. Road, Secunderabad, Hyderabad, Telangana. 500003

The Partners were informed that at the request of the LLP and Modi Properties Private Limited (collectively with the LLP, the "**Borrower(s)**", which expression shall, 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; (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), **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) has agreed to make available credit facilities upto a maximum principal amount of INR 10,00,00,000.00/- (Indian Rupees Ten Crores Only)(the "**Facility**") to the Borrower(s) on the terms and conditions more specifically set out/ to be set out in the documents in relation to the Facility (the **"Facility Documents"** which term shall include all the supplements, amendments, modifications, variations, extensions and rollovers thereto from time to time) and such other terms and conditions as may be stipulated by the Lender from time to time.

The Partners passed the following Resolutions:

1. **RESOLVED THAT** the LLP be and is hereby authorised to avail the Facility from the Lender on the terms and conditions more specifically set out/ to be set out in the Facility Documents and such other terms and conditions as may be stipulated by the Lender from time to time.

2. **RESOLVED FURTHER THAT** the LLP authorises Mr. Soham Modi, Partner[1] severally[2], to inter alia, do the following acts, deeds and things in the name and on behalf of the LLP:

   a) To give, accept, confirm, make out, draw, sign, execute, endorse, discount, negotiate, pay, satisfy, withdraw, discharge, issue and transfer all and any cheques, drafts, bills of exchange, promissory notes (internal and foreign), hundies, bonds, dividend or interest warrants, letters of credit, bills of lading, delivery orders, policies of insurance, negotiable or transferable instruments in connection with / for the Facility or as the Lender may require from time to time or for the purpose aforesaid.

   b) To accept, confirm, sign including digitally sign, execute physically and/or digitally, application forms, facility/sanction letters, facility agreement, loan agreements, undertakings, declarations, writings, indemnities, agreements, deeds, indentures, instruments, promissory notes (payable on demand or

[1] Mention name and designation of authorized signatories
[2] Retain as applicable

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otherwise), hundies etc. including but without limitation the documents in relation to creation and perfection of security as may be stipulated by the Lender from time to time, and all renewals and/or amendments thereto and also all acknowledgment/s or confirmation of debt, in connection with / for the Facility or as the Lender may require from time to time or for the purpose aforesaid and also to operate any or all of the credit facility account(s) maintained by the LLP with the Lender.

c) To do all acts, deeds, matter and things, including affixing electronic and/or digital signature/s in any mode as shall be acceptable to the Lender to execute any deeds, agreements, loan documentation and/or any other agreement and document in connection with / for the Facility or as the Lender may require from time to time or for the purpose aforesaid.

d) [3][To represent the LLP at the office of concerned Sub-Registrar of Assurances and to do all such acts, deeds and things as may be necessary to complete the registration formalities to register any deeds, agreements, as the case may be.]

e) To do all acts, deeds and things as may be required to be done in respect of any assignment of the Facility, in part or in full, by the Lender to any other bank/financial institution/ person including, but not limited to:

1. Request the Lender to effect the proposed assignment of the Facility;
2. To receive and confirm the contents of all documents, deeds and writings in relation to such assignment of the Facility; and
3. To provide necessary confirmation and covenants in respect of such assignment of the Facility and execute all deeds and writings and to do all acts, deeds and things as may be required to be done in respect of such assignment of the Facility as may be required by the Lender and/or the prospective assignee(s).

3. **RESOLVED FURTHER THAT** a copy of the above resolutions be furnished to the Lender certified as true copy by the Mr. Soham Modi, Partner of the LLP and that the Lender, is authorised to act and rely upon these resolutions.

For Modi Realty Mallapur LLP

SOHAM SATISH MODI

Digitally signed by SOHAM SATISH MODI
Date: 2023.06.05 13:59:17 +05'30'

Anand Suresh Mehta

Digitally signed by Anand Suresh Mehta
Date: 2023.06.05 13:59:38 +05'30'

Mr. Soham Modi, Partner

Place: Hyderabad
Date:05th June 2023

[3] Delete if not applicable