

JMK GEC REALTORS PRIVATE LIMITED**CIN: U70100TG2010PTC067673**

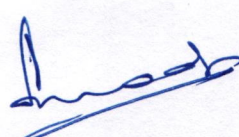
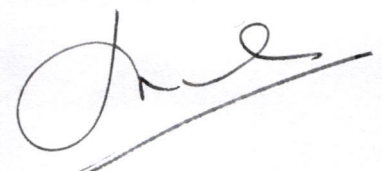
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF JMK GEC REALTORS PRIVATE LIMITED HELD ON WEDNESDAY THE 10TH DAY OF JANUARY, 2024 AT 11:00 A.M. THE REGISTERED OFFICE OF THE COMPANY AT 5-2-223 GOKUL DISTILLERY ROAD SECUNDERABAD, TELANGANA - 500003 INDIA.

"RESOLVED THAT

- 1) pursuant to section 179 of the Companies Act, 2013 (including any statutory modification(s) or re-enactment thereof for the time being in force) and subject to the approval of the Members, wherever necessary, the Company do borrow and avail Loan / Financial Assistance to the extent of Rs. 20,00,00,000/- (Rupees Twenty Crore only) jointly with SDNMKJ Realty Private Limited (main borrower) from ADITYA BIRLA FINANCE LTD. ('ABFL' or Lender) on the terms and conditions as provided for in the sanction letter dated 28/12/2023 and/or as mutually agreed to by the Company and ABFL from time to time.
- 2) the draft Loan Documentation, Agreement(s), Hypothecation Deed, Mortgage deed Undertakings, Demand Promissory Note, Request Letters and/or any other agreements, deeds, documents and other writings as placed before the Board and initialled by the Chairman for the purposes of identification, for availing loan / Financial assistance received from Lender, be and are hereby approved.
- 3) Mr. Gaurang Jayantilal Mody holding PAN: AIZPM3748A be and is hereby authorized to accept and finalise the terms and conditions including modifications, amendments, revisions, if any and sign and execute the aforesaid agreements, Bill of Exchange, documents, deeds and take necessary actions to create security/security documents in favour of Lender for availing the aforesaid facilities and wherever required the Common Seal of the Company be affixed in the presence of Mr. Soham Satish Modi (DIN: 00522546) in accordance with the Memorandum and Articles of Association of the Company.
- 4) the Company do create extension mortgage on the property of the company/directors/co-borrowers/directors of co-borrowers located at
 - First and exclusive charge through registration of equitable mortgage of commercial building located at municipal No's 1-10-176, 'Green Towers' Begumpet, Secunderabad, Telangana 500016. Property owned by Mr. Rajesh J Kadakia and Mr. Sharad J Kadakia
 - First and exclusive charge through registration of EM of guest house 1-10-178/3/2, Backside of green towers, Begumpet, Secunderabad 500016. owned by Mr. Rajesh J Kadakia and Mr. Sharad J Kadakia as security in



5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD, TELANGANA, INDIA-500003
Phone: +91-40-66335551 Email: accounts@modiproperties.com

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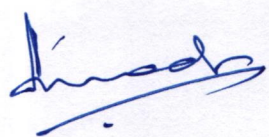
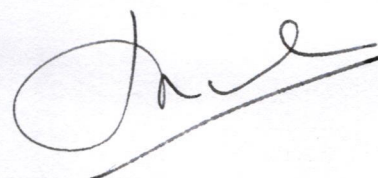
favour of ABFL for Loan availed / to be availed by the Company from ABFL.

- 5) the Company do hypothecate following assets of the company/directors/co-borrowers/directors of co-borrowers, as required by ABFL from time to time, as security for Loan availed / to be availed by the Company from ABFL
 - Escrow and exclusive hypothecation of all rental cash flows, present and future, from tenant 'Sonata Software Limited' coming from the property located at municipal No.s 1-10-176, 'Green Towers', Begumpet, Secunderabad, Telangana, 500016. belongs to Mr. Rajesh J Kadakia and Mr. Sharad J Kadakia
 - Tax refunds received by Mr. Rajesh J Kadakia and Mr. Sharad J Kadakia.
 - Residual cashflows of Modi Properties Pvt. Ltd.
- 6) any one of the Directors or the Company Secretary be and are hereby authorize to file the requisite documents with the office of Registrar of Companies for creation of charge on the assets of the Company.
- 7) the aforesaid signatory(s)are also authorized to grant/withdraw authority to the officials of the company to sign day to day documents viz. request letter, invoices etc, as may be required in connection with availing of the above loan / financial assistance."
- 8) the necessary resolution(s) as required under section 180(1) (c) of the Companies Act, 2013 have been passed and the aforesaid borrowing(s) are within limits so specified.
- 9) any one of the Directors or the Company Secretary be and are hereby authorize to file the requisite documents with the office of Registrar of Companies for creation of charge on the assets of the Company.
- 10) the aforesaid signatory(s)do grant/withdraw authority to the officials of the company to sign day to day documents viz. request letter, invoices etc, as may be required in connection with availing of the above loan / financial assistance."

"RESOLVED FURTHER THAT with respect to the Post dated / Undated Cheque's given to the Lender as a security for Loan so availed from them, the following Authorised Signatory(s)/Constituted Attorney(s) acting jointly be and are hereby authorised to operate said Bank accounts on behalf of the Company:
Mr. Soham Satish Modi



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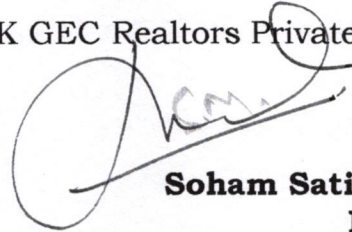
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And any change in the signatory(s) will be intimated to the Lender."

"RESOLVED FURTHER THAT a copy of the resolution certified to be true by any one of the Directors or the Company Secretary be submitted to the Lenders and they be requested to act upon the same."

For JMK GEC Realtors Private Limited



Soham Satish Modi
Director
DIN: 00522546

