

CIN No:U65993TG1994PTC017795

**UNDERTAKING CUM DECLARATION**

THIS UNDERTAKING CUM DECLARATION made at Hyderabad on this 28<sup>th</sup> Day of December, Two Thousand Twenty-Three by:

M/s **Modi Properties Private Limited**, (Borrower) a company registered under Companies Act 1956 having its registered office at: 5-4-187/3&4, Soham Mansion, 2nd Floor, M.G. Road, SECUNDERABAD, Telangana, India, 500003 (Hein referred as Borrower)

And

M/s **JMK GEC Realtors Private Limited**, (Co-Borrower) a company registered under Companies Act 1956 having its registered office at: 5-2-223, GOKUL DISTILLERY ROAD, SECUNDERABAD, Telangana, India, 500003 (Hein referred as Borrower)

And

M/s **SDNMKJ Realty Private Limited**, (Co-Borrower) a company registered under Companies Act 1956 having its registered office at: 5-2-223, GOKUL DISTILLERY ROAD, SECUNDERABAD, Telangana, India, 500003 (He in referred as Borrower)

And

**Guarantor**

**Mr.Soham Satish Modi**, Director Plot No.280, Road No.25, Near Peddamma Temple, Jubilee Hills, Khairatabad, Banjara Hills, Hyderabad.

And

**Mrs.Tejal Modi**, Director, w/O. Soham Satish Modi, Plot No.280, Road No.25, Near Peddamma Temple, Jubilee Hills, Khairatabad, Banjara Hills, Hyderabad.

TO AND IN FAVOUR OF

**ADITYA BIRLA FINANCE LIMITED** a company incorporated in India under the Companies Act, 1956 having its Registered Office at The Indian Rayon Compound, Veraval, Gujarat 362266 and an office among other places at Ashoka My Home Chambers, hereinafter referred to as the "ABFL", which expression shall, unless repugnant to the context, include its successors, nominees, agents, trustees and assigns).

WHEREAS

The ABFL is a non-banking finance company registered with the Reserve Bank of India and inter-alia engaged in the business of providing credit facilities to various clients.

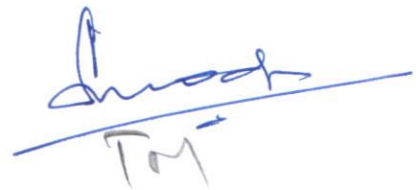
M/s **Modi Properties Private Limited** ("Borrower") have approached ABFL for a loan of Rs 10,00,00,000/- (Rupees Twenty Crore Only) to be secured against the mortgage of below properties located at

- 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.

I / We, the Borrower, do hereby agree, confirm and solemnly declare on oath as follows:

- a. To route entire rentals – present and future from M/s. Sonata Software Ltd. or any other tenant/s in "Green Towers", through ABFL escrow only.
- b. During the loan tenor, no additional Bank Borrowings by the Borrowers/Co-Borrowers without prior approval from ABFL.
- c. In an event of the lessee vacating the premises, Borrower to inform ABFL within 7 days of such development.
- d. Shortfall Undertaking – Borrower/ Co-Borrower/ Guarantors to arrange funds from their own sources, in an event of the lessee vacating the leased space or the lessee making short/ delayed rental payments resulting in any shortfall in the payment of ABFL dues.
- e. Any escalation or alteration in the lease terms shall require prior written approval from ABFL.
- f. Any rental discounts to the lessee or any change in the terms of the lease deed must not be made without prior written approval from ABFL.

I/We further state that this Declaration cum Undertaking shall be irrevocable and shall be binding on us and on our successors, permitted assigns, respective nominees, agents, legal representatives, successors, heirs, executors and administrators (as the case may be) and shall be in full force.

SOLEMNLY DECLARED by the **Modi Properties**  
**Private Limited**  
 Within named:

**For MODI PROPERTIES PVT. LTD.**

**Authorised Signatory**

SOLEMNLY DECLARED by the **JMK GEC Realty**  
**Private Limited**  
 Within named:

**For JMK GEC REALTORS (P) LTD**

**Authorised Signatory**

SOLEMNLY DECLARED by the **SDNMKJ Realty**  
**Private Limited**  
 Within named:

**For SDNMKJ REALTY PVT. LTD.**

**Authorised Signatory**

Mr.Soham Satish Modi, Director

*[Signature of Mr. Soham Satish Modi]*

Mrs.Tejal Modi, Director

*[Signature of Mrs. Tejal Modi]*