

SDNMKJ REALTY PRIVATE LIMITED

CIN: U70101TG2010PTC067667

Not Resolution

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF SDNMKJ REALTY PRIVATE LIMITED HELD ON WEDNESDAY THE 10TH DAY OF JANUARY, 2024 AT 10:00 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) from ADITYA BIRLA FINANCE LTD. ('ABFL' or Lender) on the terms and conditions as provided for in the sanction letter dated 28th December 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, deed of pledge, 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 favour of ABFL for Loan availed / to be availed by the Company from ABFL.

5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD, TELANGANA, INDIA-500003

Phone: +91-40-66335551 Email: accounts@modiproperties.com



TM

SDNMKJ REALTY PRIVATE LIMITED

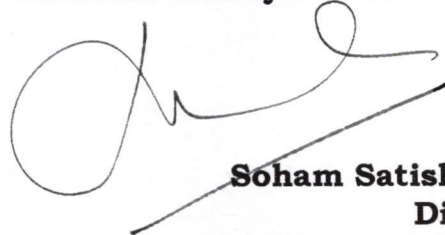
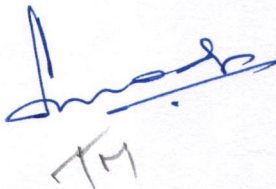
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RESOLVED THAT Mr. Gaurang Jayantilal Mody holding PAN: AIZPM3748A be and is hereby authorized to buy, sell, transfer, sign the subscription applications, sign the applications for rights issues, sign the application for buyback of shares, debentures, stock, bonds, mutual funds units or any other securities including promissory notes and stocks certificates issued by public limited or private limited companies or guaranteed by the Central Government or any State Government and any securities aforesaid on such terms and conditions as they think fit on behalf of or standing in the name of SDNMKJ REALTY PRIVATE LIMITED;

"RESOLVED FURTHER THAT a certified True Copy of this Resolution be and is hereby issued under the signature of any of the partners or the company Secretary."

For **SDNMKJ Realty Private Limited**



Soham Satish Modi
Director
DIN: 00522546

5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD, TELANGANA, INDIA-500003

Phone: +91-40-66335551 Email: accounts@modiproperties.com

SDNMKJ REALTY PRIVATE LIMITED

CIN: U70101TG2010PTC067667

AUTHORISED SIGNATORIES

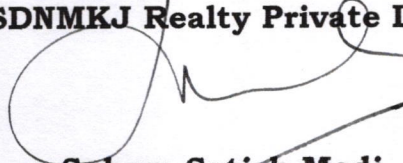
NAME

DESIGNATION

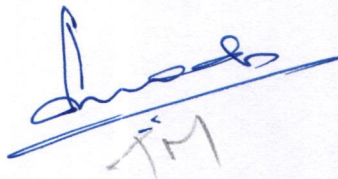
SPECIMEN SIGNATURE



CERTIFIED TRUE COPY
For **SDNMKJ Realty Private Limited**



Soham Satish Modi
Director
DIN: 00522546



_5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD, TELANGANA, INDIA-500003

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SDNMKJ REALTY PRIVATE LIMITED

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- 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."

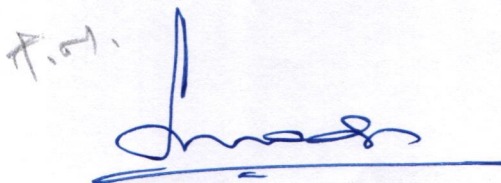
"RESOLVED FURTHER THAT with respect to the Post dated / Undated Cheque's given to the Lender as a security for Loan so availed from them, the following Authorised Signatory(s)/Constituted Attorney(s) acting individually/jointly be and are hereby authorised to operate said Bank accounts on behalf of the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

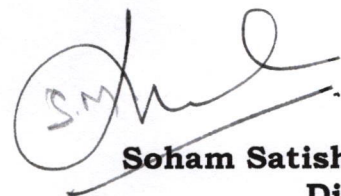
a. **Mr. Soham Satish Modi.**

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 **SDNMKJ Realty Private Limited**





Soham Satish Modi
Director
DIN: 00522546



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SDNMKJ REALTY PRIVATE LIMITED

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For Co-Borrower
JMKL
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"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 JMK GEC Realtors 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.

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JMKL
Sharad

[Signature]



SDNMKJ REALTY PRIVATE LIMITED

CIN: U70101TG2010PTC067667

owned by Mr. Rajesh J Kadakia and Mr. Sharad J Kadakia as security in 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:

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AM






SDNMKJ REALTY PRIVATE LIMITED

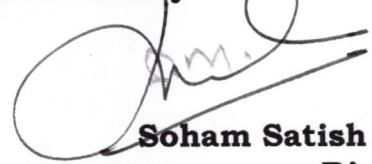
CIN: U70101TG2010PTC067667

Mr. Soham Satish Modi

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 **SDNMKJ Realty Private Limited**

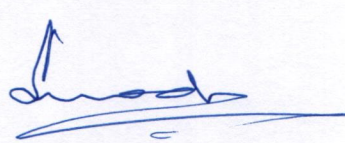


Soham Satish Modi

Director

DIN: 00522546

T.M.



_5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD, TELANGANA, INDIA-500003

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CIN: U70101TG2010PTC067667

*for callow,
Modi*

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- 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. 10,00,00,000/- (Rupees Ten Crore only) jointly with Modi Properties 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.
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TM *[Signature]*

[Signature]



SDNMKJ REALTY PRIVATE LIMITED

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 - 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.
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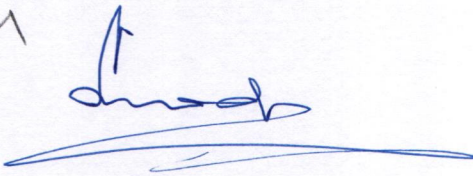
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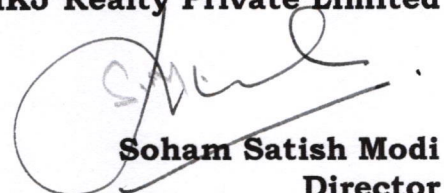
Mr. Soham Satish Modi

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 **SDNMKJ Realty Private Limited**

TM



Soham Satish Modi
Director
DIN: 00522546



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SDNMKJ REALTY PRIVATE LIMITED

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

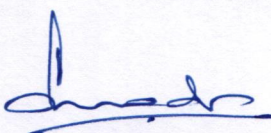
1. **RESOLVED THAT** the company do avail the Internet Banking Facilities/Services ("Fed E Biz") of the Federal Bank Ltd. ("the Bank") for the account/s of the Company with the Bank and the company do accept all the terms, conditions, regulations, stipulations etc. as maybe laid down by the Bank for the purpose from time to time.
2. **RESOLVED FURTHER THAT** the following official/s person/s be and are hereby authorized as 'Authorised Users' to apply for and avail severally or jointly the "Fed E Biz" Services and any other financial monetary products and services offered by the Bank through its Website, on behalf of the company, and do all such acts, deeds and things necessary, and to execute all such documents as are necessary, in connection therewith, and to operate, carry out transactions, including fund transfers, in the account/s of the Company with the Bank, using the aforesaid services/ facilities, and to accept and adhere to all the terms and conditions in this regard as contained in the Application Form as well as those provided separately and /or on the Website www.federalbank.co.in from time to time and comply with all other formalities as prescribed by the Bank for the purpose and agree to such changes and modification in the said terms and conditions as may be suggested by the Bank from time to time and to execute such deeds, documents and other writings as maybe necessary or required for the purpose.

S. No.	Name of the Authorized Signatory	Designation
1.	Soham Satish Modi	Director

3. **RESOLVED FURTHER THAT** all the terms, conditions and regulations as stipulated by the Bank for availing the "Fed E Biz" facilities are hereby approved and accepted and the Authorised Users be and are hereby severally or jointly authorized to accept such modifications therein as may be suggested by the Bank from time to time.

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4. **RESOLVED FURTHER THAT** the above Authorised users namely Soham Satish Modi be and is hereby authorized to cause a debit balance in company's account(s) with the Bank as may be permitted by the Bank subject to compliance of terms and conditions in this regard and/or continually operate the account(s) even when overdrawn, as per the access specifications authorized in the "Fed E Biz" Application Form.

5. Names of the Authorised Users with transaction limits

S. No.	Name of the User	Limit per transaction (Rs.)	To be approved by
1	Soham Satish Modi	200,00,000/-	Soham Satish Modi

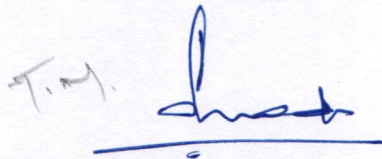
Daily Transaction Limit Unlimited

6. **RESOLVED FURTHER THAT** the above-mentioned Authorised Users be and are hereby authorized to receive their respective login IDs and passwords, as may be sent by the Bank, for accessing information and/or entering into transactions on the "Fed E Biz" and are authorized to convey to the Bank acceptance of the same on behalf of the Customer (company) and acceptance of any Fed E Biz.

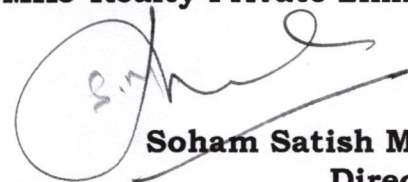
7. **RESOLVED FURTHER THAT** the company does agree to hold Federal Bank Ltd. harmless and their interest protected on account of it executing such instructions from the above Authorised Users /Signatories.

8. **RESOLVED FURTHER THAT** Soham Satish Modi, Director (DIN: 00522546) is hereby authorized to execute an indemnity bond and/or such other documents as maybe required by the Bank, in connection with Banking permitting/facilitating payment of E- Commerce transactions initiated and approved by a single Authorised User through Fed E Biz facility granted to the Company.

For **SDNMKJ Realty Private Limited**

T.M. 





Soham Satish Modi
Director
DIN: 00522546

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OPENING AN ESCROW ACCOUNT:

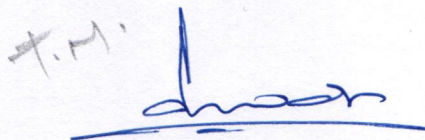
"RESOLVED THAT an Escrow Account be opened in the name of **SDNMKJ Realty Private Limited- Escrow Account** with Federal Bank Ltd, Hyderabad and in the name of the parties to an Escrow Agreement i.e. **SDNMKJ Realty Private Limited** having registered office at 5-2-223, Gokul Distillery Road, Secunderabad, Telangana, India, 500003 & Aditya Birla Finance Limited having registered office at Indian Rayon Compound, Veraval, Gujarat 362266, for the purposeTerm Loan."

"RESOLVED FURTHER THAT Mr. Soham Satish Modi, Director (DIN: 00522546) of the company be and is hereby authorized to operate an account and to sign and deliver on behalf of the Company all agreements, including execute and submit such applications, undertakings, agreement and other requisite documents, writings and deeds as may deemed necessary or expedient to open an Escrow account and give effect to this resolution."

"RESOVED FURTHER THAT the Common Seal of the company is affixed, wherever necessary, in the presence of any Directors who shall Sign the same in token of their presence."

For **SDNMKJ Realty Private Limited**


Soham Satish Modi
Director
DIN: 00522546





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