



**MODI
PROPERTIES**

CIN: U65993TG1994PTC017795

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF MODI PROPERTIES PRIVATE LIMITED HELD ON WEDNESDAY THE 10TH DAY OF JANUARY, 2024 AT 12:00 P.M. THE REGISTERED OFFICE OF THE COMPANY AT 5-4-187/3&4, SOHAM MANSION, 2ND FLOOR, M.G. ROAD, SECUNDERABAD TG 500003.

RESOLVED THAT Mr. Gaurang Jayantilal Mody, Director (DIN: 00522520) of the company 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 Modi Properties Private Limited;

“RESOLVED FURTHER THAT a certified True Copy of this Resolution be and is hereby issued under the signature of any of the Director of the Company.”

For **Modi Properties Private Limited**



Soham Satish Modi
Managing Director
DIN: 00522546



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PROPERTIES**

CIN: U65993TG1994PTC017795

AUTHORISED SIGNATORIES

NAME

DESIGNATION

SPECIMEN SIGNATURE

CERTIFIED TRUE COPY
For **Modi Properties Private Limited**

Soham Satish Modi
Director

DIN: 00522546



Co-Borrowed Res Pool ID



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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 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, Director (DIN: 00522520) of the Company 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) and Mr. Gaurang Jayantilal Mody (DIN: 00522520) 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.



Registered Office: 5-4-187/3&4, Soham Mansion, 2nd Floor, M.G. Road, Secunderabad, TG 500003

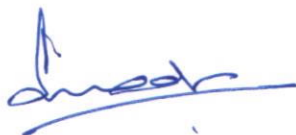
+91 40 66335551, ✉roc@modiproperties.com

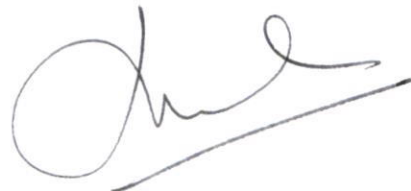
- 5) the Company do hypothecate following assets of the company/directors/co-borrowers/directors of co-borrowers, as required by ABFL from time to time, as security for Loan availed / to be availed by the Company from ABFL
- Escrow and exclusive hypothecation of all rental cash flows, present and future, 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) The Company do create pledge on mutual fund units in favour of ABFL for Loan availed / to be availed by the Borrower Company from ABFL;
- 7) 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.
- 8) 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.
- 9) 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

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

TM 



“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 **Modi Properties Private Limited**



Soham Satish Modi
Managing Director

DIN: 00522546

T.M.



Co-Borrowed Ref
for JMK



**MODI
PROPERTIES**

CIN: U65993TG1994PTC017795

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF MODI PROPERTIES PRIVATE LIMITED HELD ON WEDNESDAY THE 10TH DAY OF JANUARY, 2024 AT 12:00 P.M. THE REGISTERED OFFICE OF THE COMPANY AT 5-4-187/3&4, SOHAM MANSION, 2ND FLOOR, M.G. ROAD, SECUNDERABAD TG 500003.

“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 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, Director (DIN: 00522520) of the Company 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) and Mr. Gaurang Jayantilal Mody (DIN: 00522520) 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



Registered Office: 5-4-187/3&4, Soham Mansion, 2nd Floor, M.G. Road, Secunderabad, TG 500003

+91 40 66335551, ✉roc@modiproperties.com

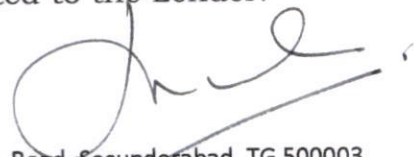
500016. owned by Mr. Rajesh J Kadakia and Mr. Sharad J Kadakia as security in favour of ABFL for Loan availed / to be availed by the Company from ABFL.

- 5) 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) The Company do create pledge on mutual fund units in favour of ABFL for Loan availed / to be availed by the Borrower Company from ABFL;
- 7) 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.
- 8) 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.
- 9) 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

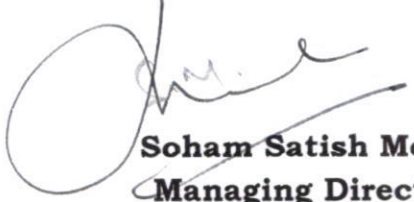
And any change in the signatory(s) will be intimated to the Lender."


“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 **Modi Properties Private Limited**




Soham Satish Modi
Managing Director
DIN: 00522546

T.M.


Main Resolution



CIN: U65993TG1994PTC017795

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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.10,00,00,000/- (Rupees Ten 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, Director (DIN: 00522520) of the Company 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) and Mr. Gaurang Jayantilal Mody (DIN: 00522520) in accordance with the Memorandum and Articles of Association of the Company.
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•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) 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

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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."

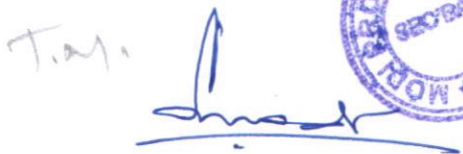
"RESOLVED FURTHER THAT with respect to the Post dated / Undated Cheque's given to the Lender as a security for Loan so availed from them, the following Authorised Signatory(s)/Constituted Attorney(s) acting individually/jointly be and are hereby authorised to operate said Bank accounts on behalf of the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

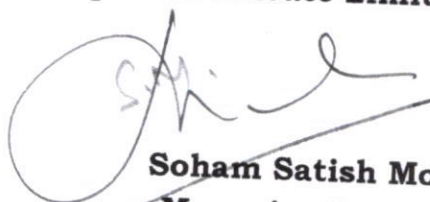
a. **Mr. Soham Satish Modi.**

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 **Modi Properties Private Limited**





Soham Satish Modi
Managing Director
DIN: 00522546