

VERDANT CORPORATION PRIVATE LIMITED

(Previously known as SDNMKJ REALTY PRIVATE LIMITED)

CIN: U70101TG2010PTC067667

CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE BOARD MEETING OF VERDANT CORPORATION PRIVATE LIMITED HELD ON WEDNESDAY THE 14TH DAY OF AUGUST 2024 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD, TELANGANA, INDIA, 500003.

To Review and Accept the sanction letter issued by Punjab National Bank bearing Sanction Letter No. DN-811600/SRPL/2024-25 Dated: 29.04.2024

“RESOLVED THAT the consent of the Board be and is hereby given for availing **sanction of Term Loan under “Scheme for Financing Against Future Lease Rentals” of Rs. 7.50 Crore (Rupees Seven Crore Fifty Lac only)** from Punjab National Bank, Mid Corporate Centre Branch, Visakhapatnam, Andhra Pradesh-530003 on such terms and conditions as specified in **Sanction Letter No. DN-811600/SRPL/2024-25 Dated: 29.04.2024.**

“RESOLVED FURTHER THAT the Company do accept all the terms and conditions of the said sanction and permission letters and to avail the Term Loan under “Scheme for Financing Against Future Lease Rentals” from Punjab National Bank, Mid Corporate Centre Branch, Visakhapatnam, Andhra Pradesh-530003 for the purpose of meeting business needs (takeover from Axis Bank Ltd.) of the Company”.

“RESOLVED FURTHER THAT Mr. Soham Satish Modi, Director (DIN:00522546) be and is hereby authorized to accept all the terms and conditions of the sanction and to execute the loan documents, pledge, hypothecate, mortgage, lien etc of the assets of the Company in favour of **Punjab National Bank.**, Mid Corporate Centre Branch, Visakhapatnam, Andhra Pradesh-530003 and other declarations or undertakings or confirmations or other necessary papers in this behalf”.

“RESOLVED FURTHER THAT the Directors **Mr. Soham Satish Modi, Director (DIN:00522546)** of the Company be and is hereby authorised to convey to the Bank that the Facility is within the limit of borrowing power of the company and also convey the acceptance on behalf of the Company on the terms and conditions contained in the Letter of Sanction issued by the Bank and agree to such changes and modifications in the said terms and conditions as may be suggested by the Bank from time to time and to do all such acts, deeds and things and to sign all documents and writings as may be necessary, expedient and incidental thereto to give effect to this resolution and for matter connected therewith or incidental thereto;

The Company do create security in favour of the Bank as specified in the Letter of Sanction of the Bank for securing the performance of obligations by the Company in connection with the Facility and all other amounts in respect thereof.

“RESOLVED FURTHER THAT Mr. Soham Satish Modi, Director (DIN:00522546) of the Company, **M/s. Verdant Corporation Private Limited (formerly known as SDNMKJ Realty Private Limited),** be and are do here by requested, to offer and to mortgage their Immovable properties mentioned under the above said sanction reference, to Punjab National Bank, anch, Visakhapatnam, Andhra Pradesh-530003 for the **sanction of Term Loan under “Scheme for Financing Against Future Lease Rentals” of Rs. 7.50 Crore (Rupees Seven Crore Fifty Lac only)** from Punjab National Bank, Mid Corporate Centre Branch, Visakhapatnam, Andhra Pradesh-530003, sanctioned to the Company, M/s Haritah Global Private Limited, vide sanction **Sanction Letter No. DN-811600/SRPL/2024-25 Dated: 29.04.2024.,** to execute the necessary documents in this behalf”.

For VERDANT CORPORATION PVT. LTD



Director

For VERDANT CORPORATION PVT. LTD



Director

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

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

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The following Immovable properties are offered as collateral for the said credit Facilities:

S.No.	Details of Security	Owner
1	Assignment of lease rentals (as per registered lease deeds entered with M/s KFin Technologies Ltd and M/s Ojas Innovative Technologies Pvt Ltd	Verdant Corporation Private Limited (Formerly SDNMKJ Realty Private Limited)
2	EM of commercial space having a built up area 13240 Sq. feet on the fourth Floor in Tower B with undivided share of land measuring 479 Sq yds with 17 Nos of Car Parking slots in the lower and upper basements of the building known as "Ramky Selenium", Plot No.31 Part and 32 in Sy. No.s 115122, 115124, 115/25 situated at Financial district, Nanakramguda, Serilingampally Mandal, Ranga Reddy district	Verdant Corporation Private Limited (Formerly SDNMKJ Realty Private Limited)
3	EM of commercial space having a built up area 13240 Sq. Feet on the fourth Floor in Tower B along with undivided share of land measuring 479 Sq yds with 18 Nos of Car parking slots in the lower and upper basements of the building known as "Ramky Selenium" Plot No. 31 Part and 32 in Sy. No.s 115122, 115124, 115/25 situated at Financial district, Nanakramguda, Serilingampally Mandal, Ranga Reddy district	Haritah Global Private Limited (Formerly JMK GEC Realtors Private Limited)

The Directors/Guarantors be and are hereby severally authorised to deposit the title deeds of properties to the Bank with intent to create an equitable mortgage by deposit of title deeds in favour of the Bank for securing the Facility as also execute such declarations on oath as may be required by the Bank.

RESOLVED FURTHER THAT Mr. Rajesh Kumar Jayantilal Kadakia, Mr. Sharad Kumar Jayantilal Kadakia, Mr. Soham Satish Modi and Mrs. Tejal Soham Modi are do hereby requested to offer their personal guarantee for the present **sanction of Term Loan under "Scheme for Financing Against Future Lease Rentals" of Rs. 7.50 Crore (Rupees Seven Crore Fifty Lac only)** from Punjab National Bank, Mid Corporate Centre Branch, Visakhapatnam, Andhra Pradesh-530003, sanctioned to the Company, M/s Haritah Global Private Limited, vide sanction **Sanction Letter No. DN-811600/SRPL/2024-25 Dated: 29.04.2024**, and to execute the necessary loan documents in this behalf."

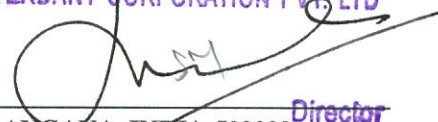
"RESOLVED FURTHER THAT Mr. Soham Satish Modi, Director (DIN:00522546) be and is hereby authorised to take such further steps and to do all acts, deeds and things as may be required in order to give effect to the above resolutions".

"RESOLVED FURTHER THAT, the Common Seal of the company be affixed to the stamped engrossment(s) of the Loan Agreement in favour of the Bank. In the presence of Mr. Soham Satish Modi, Director of the Company, Mrs. Tejal Soham Modi, Director who shall sign the same.

For VERDANT CORPORATION PVT. LTD


Director

For VERDANT CORPORATION PVT. LTD


Director

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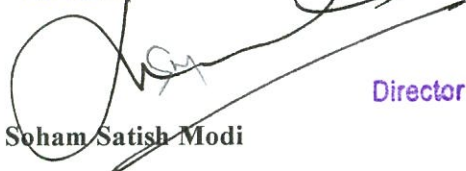
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The Company do file the requisite particulars of charge with the Registrar of Companies, in respect of the Deed of Hypothecation and Other charges.

“RESOLVED FURTHER THAT a certified to be True Copy of the forgoing resolution be furnished by **Mr. Soham Satish Modi, Director or Mrs. Tejal Soham Modi, Director of the Company** to the Punjab National Bank, Mid Corporate Centre Branch, Visakhapatnam, Andhra Pradesh-530003 for their record with a request to act upon the same.”

FOR VERDANT CORPORATION PRIVATE LIMITED

For VERDANT CORPORATION PVT. LTD


Soham Satish Modi

Director

Director

DIN: 00522546

For VERDANT CORPORATION PVT. LTD


Tejal Soham Modi

Director