

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS (THE "BOARD") OF MODI PROPERTIES PVT. LTD. (THE "COMPANY") HELD ON 27th December 2025 AT 5-4-187/3&4,, SOHAM MANSION, 2nd FLOOR M.G ROAD, SECUNDERABAD, TELANGANA -500003 INDIA IN WHICH PROPER QUORUM WAS PRESENT AND THE SAID RESOLUTION HAS NOT YET BEEN RESCINDED

Availing of financial facility (the "Loan") from Bajaj Housing Finance Limited ("BHFL") on the terms and conditions contained in the loan agreement to be executed between the Company as a co-borrower, the Borrower and BHFL ("Loan Agreement").

The Board has been informed that at the request of GV RESEARCH CENTERS PVT. LTD. ("Borrower"), Bajaj Housing Finance Limited having its registered office at Mumbai Pune Road, Akurdi, Pune, Maharashtra – 411035 and corporate office at Cerebrum IT Park, B2 Building, 5th Floor, Kumar City, Kalyani Nagar, Pune - 411014, has agreed to sanction / sanctioned / disbursed / agreed to continue the Loan up to a maximum principal amount of **Rs.98,00,00,000/- (Rupees Ninety Eight Crores Only)** to the Borrower and Company as a co-borrower under sanction letter dated 27th December 2025, and under the Loan Agreement to be executed between the Borrower, the Company and BHFL.

The draft copies of the Loan Agreement and other related and ancillary undertakings and documents to be executed by the Borrower, Company and BHFL in relation to the Loan (the "Loan Documents") were placed before the Board.

The Board passed the following resolutions:

- RESOLVED THAT MODI PROPERTIES PVT. LTD.** be and is hereby authorized to be a co-borrower in the loan availed by the Borrower, from BHFL the Loan up to a maximum principal amount of **Rs.98,00,00,000/- (Rupees Ninety Eight Crores Only)** for the purposes of General Corporate Purpose/Balance Transfer, and on the terms, conditions, securities and / or guarantee as may be stipulated by BHFL from time to time under the sanction letter dated 27th December 2025, and under the Loan Agreement and any other documents to be executed between the Borrower, the Company and BHFL, and other related and ancillary undertakings and documents in relation to the Loan (the "Loan Documents").
- RESOLVED THAT** the drafts of the Loan Documents are hereby approved and the consent of the Board of the Company be and is hereby granted to the Company, to accept and execute the Loan Documents.
- RESOLVED THAT** the consent of the Board of the Company be and is hereby granted to the Company, to execute all such documents, undertakings, and confirmations as may be required by BHFL in relation to the Loan.
- RESOLVED THAT** the Board authorizes Mr. Soham Satish Modi to negotiate, discuss, settle, finalize and accept the terms and conditions of the Loan from BHFL in the name and on behalf of the Company, and to take such further action as may be necessary in this behalf.

5. **RESOLVED FURTHER THAT** the applications / documents / agreements in connection with the Loan as stipulated by BHFL, be and are hereby authorized to be signed / executed on behalf of the Company by any one of / jointly by Mr. Soham Satish Modi provided that if any such documents / agreements are required to be signed under the common seal of the Company, the same be affixed as per the provisions of the Articles of Association of the Company.
6. **RESOLVED FURTHER THAT** the Company hereby declares and assures BHFL that its total borrowings including the Loan, are within the aggregate of its paid up capital and free reserves and are only to the extent as approved by its shareholders.
7. **RESOLVED FURTHER THAT** a copy of the above resolutions be furnished to BHFL certified as true copy by Mr. Soham Satish Modi and Mrs. Tejal Modi of the Company and that BHFL is authorized to act and rely upon these resolutions.

CERTIFIED TO BE TRUE

For **MODI PROPERTIES PVT. LTD.**

Director / Company Secretary
Name: Soham Satish Modi
Designation: Director
DIN No. 00522546

Address: Plot No.280, Road No.25, near Peddamma Temple, Jubilee Hills, Khairatabad, Banjara Hills, Hyderabad, Andhra Pradesh - 500034

For MODI PROPERTIES

Director

Director / Company Secretary
Name: Tejal Modi
Designation: Director
DIN No. 06983437

Address: Plot No.280, Road No.25, near Peddamma Temple, Jubilee Hills, Khairatabad, Banjara Hills, Hyderabad, Andhra Pradesh - 500034

For MODI PROPERTIES PVT. LTD.

Director

Place: Hyderabad
Date: 27th December 2025

Specimen Signatures of Director / Company Secretary


