

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF M/S SAYA CEMENTATION LIMITED HELD ON MONDAY, NOVEMBER 09, 2020 AT 12.00 P.M. AT THE REGISTERED OFFICE OF THE COMPANY AT B-7/45 EXTN, S/F, SAFDARJUNG ENCLAVE, NEW DELHI-110029

"RESOLVED THAT Mr. Anuj Kumar Tyagi S/o Sh. C.K. Tyagi, R/o K-98, 1st Floor, Sector-12, Pratap Vihar, Ghaziabad U.P be and is hereby appointed as **"Authorized Representative & Authorized Signatory"** of the Company, to represent it before the Sub-Registrar Ghaziabad (U.P.) and/or any other concerned Authorities:

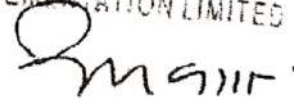
- i. for registration of **"Redemption Deed"** for redemption of mortgage on Property i.e. **Residential Flat No 1206 on 12th Floor in Desire Residency, Super Area 1592 sqft, Khasara No 520 , situated in Village Mohiuddinpur Kanawani, Paragna Loni, Tehsil Dadri, District Ghaziabad** , which was created in favour of the State Bank of India and now to release such mortgage in favour of **"Saya Cementation Limited"** and
- ii. to sign and execute an **"Deed of Mortgage/Security"** on Residential Flat Bearing No 1207 on 12th Floor in Desire Residency, Super Area 1592 sqft, Khasara No 520 , situated in Village Mohiuddinpur Kanawani, Paragna Loni, Tehsil Dadri, District Ghaziabad

RESOLVED FURTHER THAT the above authorized person be and is also authorised to sign any necessary, documents, papers , agreements, power of attorney(s), undertakings, deeds etc. in relation to above matter and further authorized to submit the abovesaid **"Redemption Deed"** and **"Deed of Mortgage/Security"** and other deed, papers & documents etc. and to appear before stamp authorities, office of the Sub Registrar, governmental authorities and to do all such acts, matters, deeds and things as may be required, necessary, expedient or desirable for giving effect to this resolution."

FOR SAYA CEMENTATION LIMITED

PLACE: DELHI
DATED: 09.11.2020

For SAYA CEMENTATION LIMITED



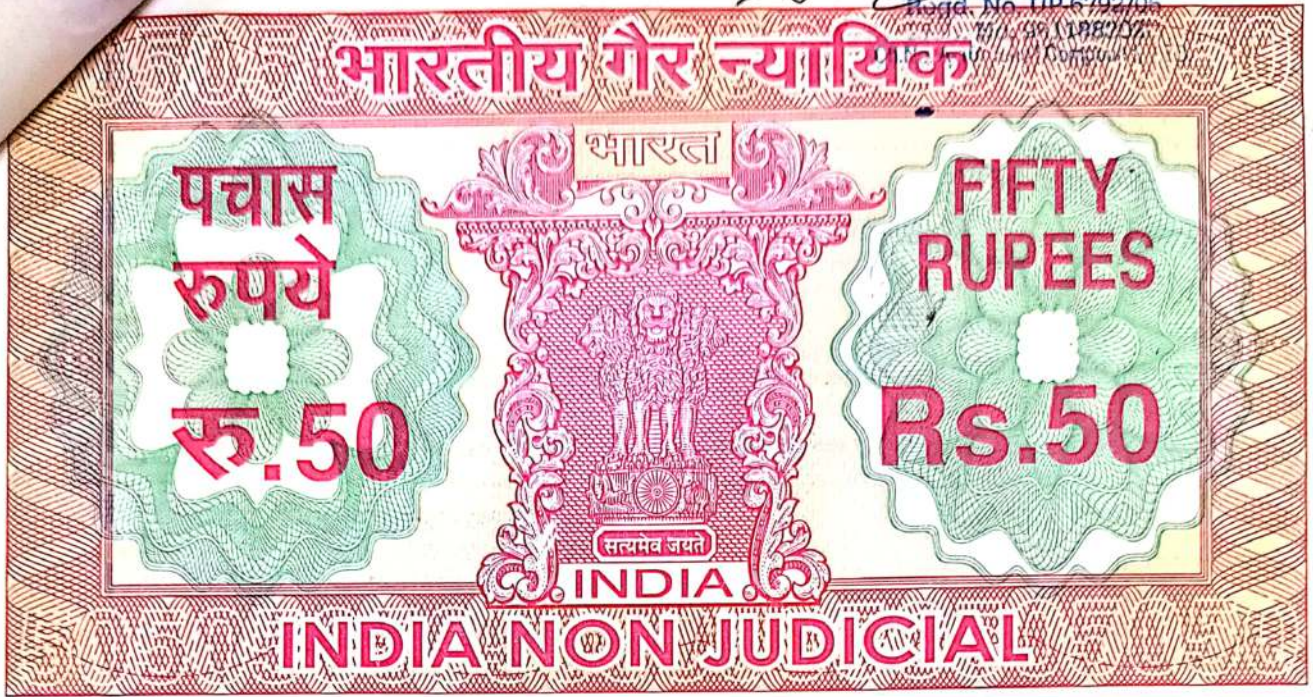
Director
VIKAS BHASIN
(DIRECTOR)
DIN : 00524726

SAYA CEMENTATION LIMITED
(Formerly known as Desire Promoters Ltd.)

Regd. Office: B-7/45, Safdarjung Enclave Extension, New Delhi - 110029
Corp. Office: Plot No. 10/1, at 10, Vaibhav Khand, Indrapuram,
Ghaziabad - 201014, U.P., (India) • Phone: +91 120 4656200
CIN - U45100DL2008PLC180042
info@sayahomes.in • www.sayahomes.in

262

Kamaldeep Taliyan
(Advocate)
Regd. No. UP 6792/95
751/98 (1987/07)
Court No. 10



उत्तर प्रदेश UTTAR PRADESH

CG 083783

(1)



For STATE BANK OF INDIA

Authorised Signatory

11/9/2020/14

1-9 NOV 2020

पुष्टि विलेख 52

संख्या..... दिवस का ताप.....
गण्य कर देने का प्रयोजन.....
गण्य कर का नाम व पता.....
पदाधिकारी का नाम.....
रजिस्ट्रेशन सं०: 202000739078984

लि. दिग्गम

राजेश कुमार स्टाम्प विक्रेता

लाइसेंस नम्बर 350

लाइसेंस की अवधि 31 मार्च

प्रतिभूति पत्र

बही संख्या: कम्पाउन्ड गाजियाबाद रजिस्ट्रेशन सं०: 2622

वर्ष: 2020

प्रतिफल- 0 स्टाम्प शुल्क- 100 बाजारी मूल्य - 0 पंजीकरण शुल्क - 99690 प्रतिलिपिकरण शुल्क - 60 योग: 99750

श्री साया सीमेंटेसन लिमिटेड द्वारा
अनुज कुमार त्यागी अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री सी. के. त्यागी
व्यवसाय: अन्य
निवासी: के-98, सैक्टर-12, प्रताप विहार, गाजियाबाद.

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श्री, साया सीमेंटेसन लिमिटेड द्वारा
ने यह लेखपत्र इस कार्यालय में दिनांक 09/11/2020
एवं 04:39:07 PM बजे
निबंधन हेतु पेश किया।

अनुज कुमार त्यागी अधिकृत
पदाधिकारी/ प्रतिनिधि

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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विजय सिंह प्रमारी
उप निबंधक सदर चतुर्थ
गाजियाबाद
09/11/2020

निबंधक लिपिक



FOR STATE BANK OF INDIA

Authorised Signatory

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

CG 083784

(२)

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For STATE BANK OF INDIA
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Authorised Signatory



11/9/2020

9 NOV 2020

पुष्टि विलेख 58,59

11/9/2020 11/3
 कय करने का प्रयोजन...
 कय केता का नाम व पूरा पता... साया सीमेंटेशन

कय की धनराशि 500/-
 आवेदन सं०: 202000739078984

राजेश कुमार स्टाम्प विक्रेता

लॉइसेंस नम्बर 350

आवेदन की अवधि 31 मार्च
 बही सं०: 4

रजिस्ट्रेशन सं०: 2622

वर्ष: 2020

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

प्रथम पक्ष: 1

श्री साया सीमेंटेशन लिमिटेड के द्वारा अनुज कुमार त्यागी,
 पुत्र श्री सी. के. त्यागी

निवासी: के-98, सैक्टर-12, प्रताप विहार, गाजियाबाद.

व्यवसाय: अन्य

द्वितीय पक्ष: 1



श्री स्टेट बैंक ऑफ इंडिया के द्वारा कुमार प्रणय किशोर, पुत्र
 श्री मालतीदेवी

निवासी: शिवपुरी कॉलोनी, फटेरीहिल रोड, गया बिहार.

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान
 पहचानकर्ता : 1

श्री रोहित सिवाच, पुत्र श्री सुबोध कुमार

निवासी: ग्राम- अघेड़ा मेरठ.

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री राकेश कुमार, पुत्र श्री चन्द्रभान सिंह

निवासी: राकेश मार्ग गाजियाबाद.

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगठे नियमानुसार
 लिए गए हैं।
 टिप्पणी:

विजय सिंह प्रभारी
 उप निबंधक : सदर चतुर्थ
 गाजियाबाद

निबंधक लिपिक



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(To be register
 mortgagor/Securi
 Companies with)

Deed of Mortgage/Security

(3)

(To be registered with the Sub-Registrar of Assurances within 4 months and where the mortgagor/Securitor is a company, particulars of charge also to be filed with the Registrar of Companies, within 30 days from the date of execution)

1	Date of Execution	09/11/2020
2	Place of Execution	Ghaziabad
3	Name/s of the Borrower/s (Father's/Husband's name to be mentioned)	M2M Cybernetics Private Limited
4	Address/s of the Borrower/s	Registered Office- B-7/45, S/F, Extn, Safdarjung Enclave, New Delhi-110029 Corporate Office- Unit no -1505-1506, Tower D Global Business Park, MG Road, Gurgaon, Haryana-122002
5	Name/s of the Securitor/Mortgagor/s (Father's/Husband's name to be mentioned)	Saya Cementation Ltd formerly known as Desire Promoters Ltd
6	Address/s of the Securitor/Mortgagor/s	Regd: B-7/45, SAFDARJUNG ENCLAVE EXTN, NEW DELHI - 110029 Admin Off: Plot No.10/1, Viabhav Khand, Indirapuar, Ghaziabad-201014.
7	Names, Age, designations of the authorised signatories executing the mortgage on behalf of the Mortgagors	Anuj Kumar Tyagi S/o Shri C.K. Tyagi R/o K-98(first floor), Sector-12 Pratap Vihar, Ghaziabad
8	Name and Address of the Mortgagee	STATE BANK OF INDIA, a body corporate constituted under the State Bank of India Act 1955 and having its Central Office at Madam Cama Road, Mumbai 400 021 and a branch among other places at SME OKHLA, I.E,DELHI-110020
9	Aggregate Limit (of the facilities/limits) sanctioned to the Borrower/s originally	As per the bank's sanction letter BR/RMME/2020-21/43 dated 12/06/2020
10	Details of the Documents for the Additional facilities/enhanced Limits executed by the Borrower/s and the Securitor/Guarantor/s (a) Supplemental Agreement/s of loan cum-Hypothecation dated 09.10.2020 (b) Guarantee Agreement dated 09.10.2020 (hereinafter referred to as 'the supplemental agreements')	



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For STATE BANK OF INDIA
Authorised Signatory

(4)

11	Facilities and Limits now secured by the Mortgage under the enhanced are as per Sanction letter BR/RMME/2020-21/43 dated 12/06/2020		
	Amount now secured As per the loan sanctioned letter BR/RMME/2020-21/43 dated 12/06/2020		
	plus interest, enhanced interest, fees, commission, charges, costs and expenses including the legal costs (hereinafter referred to as " the enhanced Mortgage Debt ")		
12	Terms of Repayment governing the above enhanced mortgaged debt	Term Loan Repayable in 48 instalments as per the Government guidelines regarding Guaranteed Emergency Credit Line (GECL). Working Capital Loans are repayable on demand	
13. Particulars of the Mortgage Documents executed by the Mortgagor/s for the Mortgage Debt			
Deed of Mortgage (Mortgage/Security)	Place of Execution: Ghaziabad	Date of Execution: 06.02.2017	Amount Rs 99,69,000 /-

The expression "the Mortgagor/s" unless contrary intention is expressed to mean and include the Borrower/s and/or Guarantor/s and/or the Securitior/Mortgagor/s individually and/or collectively and shall wherever the context so permits include Sole Proprietor/Proprietrix or the Partners of a Partnership firm, Trustees of a Trust, Kartha and the Coparceners of a Hindu Undivided Family, Society or Association of Persons, Company and its/his/her/their respective heirs, executors, administrators, legal representatives, successors and assigns and the expression "the Mortgagee" wherever the context so permits mean and include the abovementioned Bank and/or its Branch/s and its successors and assigns.

WHEREAS by the above cited Indenture of Mortgage/Security (Deed of Mortgage/Security) dated the 06 day of February 2017 and registered with the Sub-Registrar of Assurances at Ghaziabad Document No 1389 at Serial Nos. 135 to 156 in Volume No: 32857 of Book No. 1 and made between the Securitior/Mortgagor/s of the One Part and the Mortgagee of the Other Part for the consideration mentioned, the Securitior/Mortgagor/s did grant convey transfer and assure unto the Mortgagee all those mortgaged properties together with all the plant and machinery particularly described in the Schedule I and II thereunder and hereunder written TO HOLD the same unto the Mortgagee and also created a floating charge over the general assets subject to the proviso for redemption therein contained.

AND WHEREAS as the request inter-alia of the Securitior/Mortgagor/s and/or the Borrower/s and/or the Guarantor/s, the Mortgagee has granted or agreed to grant additional facilities/limits or continue and/or enhanced or agreed to enhance the facilities / limits upon the Mortgagor/s agreeing to secure unto the Mortgagee the repayment by the Mortgagor/s to the Mortgagee of the said enhanced mortgage debt or any part or parts thereof by a further charge on the mortgaged properties comprised in the hereinabove recited Indenture of Mortgage as modified and extended by the Deed/s of further charge, if any, described hereinabove together with all the plant and machinery in the manner hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said enhanced mortgage debt by the Mortgagee to the Securitior/Mortgagor/s the Securitior/ Mortgagor/s hereby covenants with the Mortgagee that the Securitior/ Mortgagor/s shall repay to the Mortgagee the said enhanced mortgage debt in the manner mentioned above and also in the aforecited supplemental agreements and shall also pay to the Mortgagee Interest in the meantime on the said additional facilities/enhanced limits comprised in the enhanced mortgaged debt from the date when it becomes due and payable by the Mortgagor to the Mortgagee at the rate/s mentioned therein as and when applied to the relative loan account/s shall so long as the said additional facilities/enhanced limits comprised in the enhanced mortgaged debt hereby secured or any part thereof due on this security shall remain unpaid.




FOR STATE BANK OF INDIA
Authorized Signatory



AND THIS INDENTURE ALSO WITNESSETH that in further pursuance of the said Agreement and for the consideration aforesaid the Securitator/Mortgagor doth declare that all and singular the mortgaged properties comprised in the hereinabove recited Indenture of Mortgage as modified and extended by the Deed/s of further charge and which are also described in the Schedules I and II thereunder as also hereunder written together with all the plant and machinery both present and future described thereunder as also hereunder written and the floating charge thereby created over the General Assets of the Securitator/Mortgagor/s shall be security for and stand charged with payment to the Mortgagee as well as of said enhanced mortgage debt and all interest due and to become due on the same secured by the said hereinbefore recited Indenture of Mortgage/Security as modified and extended by the Deed/s of further charge as for the said enhanced mortgage debt and the interest thereon according to the covenant in that behalf and that the same shall not be redeemed or redeemable until payment to the Mortgagee of the said enhanced mortgage debt and the interest thereon respectively. AND IT IS HEREBY AGREED that the provisions contained in the hereinbefore recited Indenture of Mortgage as modified and extended by the Deed/s of further charge and all other covenants and the power of sale and provisions ancillary thereto and other powers governing the security and recovery shall extend and apply for further securing the payment of the said enhanced mortgage debt and interest thereon in like manner as if it had also had also formed part of the Principal moneys secured by the said hereinbefore recited Indenture of Mortgage as modified and extended by the Deed/s of further charge. PROVIDED ALWAYS AND IT IS HEREBY AGREED that the Mortgagee shall not be answerable for any involuntary loss which may happen in or about the exercise or execution of the powers of sale or any powers or trusts which may be vested in it by virtue of these presents or any statute and the Mortgagor/s hereby covenants with the Mortgagee that the Mortgagor/s has not at any time heretofore done omitted or knowingly suffered or been party or privy to any act deed matter or thing except the hereinbefore recited Indenture of Mortgage as modified and extended by the Deed/s of further charge whereby or by means whereof the said mortgaged properties and hereby further charged or any of them or any part thereof is/are or may be encumbered or prejudicially affected in any manner or whereby the Mortgagors is in any manner prevented from charging the same in the manner aforesaid.

SCHEDULE "I" REFERRED TO HEREINABOVE
(Description of the Land and Buildings to be taken from Indenture of Mortgage)

1. Residential Flat Bearing No 1207 on 12th Floor in Desire Residency, Super Area 1592 sqft, Khasara No 520, situated in Village Mohiuddinpur Kanawani, Paragna Loni, Tehsil Dadri, District Ghaziabad in the name of M/s Saya Cementation Limited formerly known as Desire Promoters Ltd. along with all rights titles interest easement and appurtenances together with free hold rights in property for securing the credit facilities as stated above from the Bank.

[Handwritten Signature]

For STATE BANK OF INDIA

[Handwritten Signature]
Authorized Signatory



(6)

IN WITNESS WHEREOF the parties hereto have executed these presents the day, the month and year first hereinabove written.

SIGNATURE OF THE SECURITOR/MORTGAGOR/S 1 SIGNATURE OF THE MORTGAGEE 2

For STATE BANK OF INDIA

Authorized Signatory

Witness:
Address/s

1. ROHIT SIWACH
S7. SUBODH KUMAR
H/O VIL- ANHERA, DIST- MEERUT
2. RAKESH KUMAR S7. CHANDERBABA
H/O RAKESH MARU CTZB

Note: The Common Seal of the Company/Society must be affixed in accordance with the Articles of Association of the Company/ the Bye-laws of the Society.

आवेदन सं०: 202000739078984

बही संख्या 4 जिल्द संख्या 1995 के पृष्ठ 85 से 98 तक क्रमांक 2622 पर दिनांक 09/11/2020 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विजय सिंह प्रभारी

उप निबंधक : सदर चतुर्थ

गाजियाबाद

09/11/2020

