

MNB BUILD FAB PRIVATE LIMITED

Shop No.-3, Ground Floor, Plot No. 7/25, Kirti Nagar Industrial Area, New Delhi-110015

E-mail: Services.mnb@gmail.com Mob: 9910019100

CIN: U68200DL2023PTC422421 GSTIN: 07AARCM4635K1ZX

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE BOARD MEETING OF MNB BUILD FAB PRIVATE LIMITED HELD ON TUESDAY 29th OCTOBER 2024 AT 4:30 PM AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT PLOT NO 25 GROUND FLOOR, SHOP NO.3 BLK- 7 KIRTI NAGAR INDUSTRIAL AREA, NEW DELHI- 110015.

RESOLVED THAT-

1. The Company is developing one multistorey residential group housing building to be known as 'ANANTA VILASA' ("Project") on the land measuring 0.8497 acre situated at Sector 56, Gurugram, Haryana. For the purpose of making collection of sale proceeds from the allottees and to incur the expenditure in relation of development of the Project, following current accounts to be opened with ICICI Bank Limited ("ICICI Bank") at Qutab Plaza, DLF Phase-1, Gurugram in accordance with the provisions of Real Estate (Regulation & Development) Act, 2016 ("Act"), Haryana Real Estate (Regulation and Development) Rules, 2017 and regulations made thereunder, as per below mentioned details.

Account Title	Account Type	Collection
Ananta Vilasa Collection Account	Project's Master Account	100%
Ananta Vilasa RERA Designated Account	RERA Compliant Separate Account	70%
MNB BuildFab Ananta Vilasa Current Account	Promoter's Free Project Account	30%

The entire (100%) amounts realized/collected for the Project from the allottees from time to time shall be deposited in the "Project's Master Account", out of which 70% of the amount realized/collected from the allottees of the Project shall automatically be transferred into "RERA Compliant Separate Account" as per section 4(2)(1)(D) of the Act to cover the cost of construction and the land cost of the Project in accordance with the provisions of the Haryana Real Estate (Regulation and Development) Rules, 2017 and residual amount (30%) of the amount realized/collected from the allottees of the Project shall automatically be transferred into "Promoter's Free Account".

- (i) The Consent of the Board of Directors of the Company, be and is hereby accorded to authorize **Mr. Ankit Chadha**, being Director Marketing of the Company/ Authorised Signatory to sign and deliver all necessary application forms and other constitutional documents thereof and do all acts and deeds as may be required by ICICI Bank in connection with opening/ activating the Account(s) as well as for operating the Account(s) and that the Company accepts the terms and conditions applicable for the Account(s) or in connection with any product or service offered in respect of such Account contained in the Application Forms and displayed on the website www.icicibank.com ("Website");
- (ii) ICICI Bank be instructed to accept and credit to the Account(s) all moneys deposited with (or) owing by ICICI Bank on any account or accounts at any time or times, kept or to be kept in the name of the Company and the amount of all cheques, notes, bills, other

negotiable instruments, promissory notes, orders or receipt, provided they are endorsed/signed/issued on behalf of the Company by the Authorised Signatory **Mr. Ankit Chadha**;

- (iii) **Mr. Ankit Chadha** is authorised to operate the aforesaid Account(s) through the mode of Phone Banking, Internet Banking, Trade online, E-mail, Debit Card, ATM Card offered by ICICI Bank for operation of the Account(s) from time to time. Further, the Authorised Signatory for operations of the aforesaid Account(s) is authorised to collect the Login ID and Password(s)/ Debit Cards/ ATM Cards, as the case may be, from ICICI Bank.

2. The Company does avail and the Authorised Signatory **Mr. Ankit Chadha** is authorised to avail from ICICI Bank facilities in the normal course of business in the form of Overdraft, Cash credit, Demand Loan, Bill purchase/ Discount, Letters of Credit, Letter of Undertaking (Buyers Credit), Bank Guarantee and such other Fund based/ Non-Fund based Facility(ies) as may be offered by ICICI Bank from time to time, secured/ backed by 100% Fixed Deposit with ICICI Bank generated from the amount standing in the Account(s), on such terms and conditions as may be stipulated by ICICI Bank and the Authorised Signatory **Mr. Ankit Chadha** is authorised to negotiate, finalise, settle, execute and deliver with/ to ICICI Bank such documents as may be required by ICICI Bank and complete all formalities for creating Fixed Deposit out of the Account(s) and creating security thereon in favour of ICICI Bank in the manner required by them for availing the Facilities.

RESOLVED FURTHER THAT Mr. Ankit Chadha is authorised to sign and to do all such acts, deeds and things necessary and to sign, execute and submit all necessary and relevant documents as may require from time to time by ICICI Bank in this regard and to do all such acts, deeds and things which are necessary to give effect in the Matters of MNB Build Fab Private Limited.

RESOLVED FURTHER THAT Copies of the foregoing Resolutions certified to be true copies by any of the directors of the Company be furnished to ICICI Bank /all concerned and it be requested to act thereon.

// CERTIFIED TO BE TRUE //

For MNB Build Fab Private Limited

Mr. Nakul Bajaj
Managing Director

DIN: 08969441

R/o: L-88, Kirti Nagar,
Delhi-110015.

For MNB BUILD FAB PVT. LTD.

Auth. Sign.