

FOURTH AMENDMENT DEED TO THE DEBENTURE TRUST DEED

THIS FOURTH AMENDMENT DEED TO THE DEBENTURE TRUST DEED (“**Fourth Amendment Deed**”), is made at Delhi, on this 22nd day of April, 2024 by and among:

EMBASSY PROPERTY DEVELOPMENTS PRIVATE LIMITED, a private company with limited liability incorporated under the Companies Act, 1956 and a validly existing company under the Companies Act, 2013, with corporate identification number U85110KA1996PTC020897 and having its registered office at 1st Floor, Embassy Point, 150, Infantry Road, Bangalore -560001, India (hereinafter referred to as the “**Company**”, which expression shall, unless repugnant to the context or meaning thereof, deem to include its successors and permitted assigns);

AND

MR. JITENDRA VIRWANI, a citizen of Republic of India, aged 58 years, having his residence at #341, Embassy Woods, 6/A Cunningham Road, Vasant Nagar, Bangalore 560052, and holding a passport issued by the Government of India bearing number Z2610127 and with permanent account number AAVPV0738P in its capacity as the individual promoter and confirming party (hereinafter referred to as the “**Confirming Party 1**”, which expression shall, unless it be repugnant to the subject or context thereof, includes his legal heirs, legal representatives, successors, executors and administrators and permitted assigns);

AND

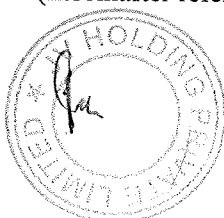
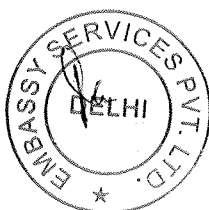
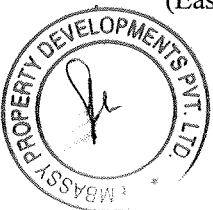
JV HOLDING PRIVATE LIMITED, a private company incorporated under the Companies Act, 1956, and a validly existing company under the Companies Act, 2013, with corporate identification number U65993KA2008PTC045095 and having its registered office at 1st Floor, Embassy Point, 150, Infantry Road, Bangalore -560001, India in its capacity as JVHPL and confirming party (hereinafter referred to as the “**Confirming Party 2**”, which expression shall, unless repugnant to the context or meaning thereof, deem to include its successors and permitted assigns);

AND

EMBASSY SERVICES PRIVATE LIMITED (erstwhile Embassy Property Services Private Limited), a private company with limited liability incorporated under the Companies Act, 1956, and a validly existing company under the Companies Act, 2013, with corporate identification number U70102KA2006PTC038910 and having its registered office at 1st Floor, Embassy Point, 150, Infantry Road, Bangalore -560001, India in its capacity as ESPL and confirming party (hereinafter referred to as the “**Confirming Party 3**”, which expression shall, unless repugnant to the context or meaning thereof, deem to include its successors and permitted assigns);

AND

CATALYST TRUSTEESHIP LIMITED, a public company with limited liability incorporated under the Companies Act, 1956, and a validly existing company under the Companies Act, 2013, with corporate identification number U74999PN1997PLC110262 and having its registered office GDA House, Plot No. 85, Bhusari Colony, Paud Road, Pune - 411038, India and for the purposes of this Deed acting through its branch office at Windsor, 6th floor, Office No.604, C.S.T. Road, Kalina, Santacruz (East) Mumbai 400098, India (hereinafter referred to as the “**Trustee**”, which expression shall, unless



repugnant to the context or meaning thereof, deem to include its successors and permitted assigns).

Confirming Party 1, Confirming Party 2 and Confirming Party 3 are hereinafter collectively referred to as the “**Confirming Parties**”. The parties mentioned above are hereinafter collectively referred to as the “**Parties**” and individually as a “**Party**”.

WHEREAS:

- A. Pursuant to the terms and conditions set out in the information memorandum issued by the Company dated July 30, 2021 as amended from time to time (“**Information Memorandum**”) and the debenture trust deed dated July 30, 2021 (as amended by way of a first amendment deed to the debenture trust deed dated October 4, 2021 and further amended by way of a second amendment deed to the debenture trust deed dated December 8, 2022 and further amended by way of a third amendment deed to the debenture trust deed dated April 6, 2023) entered into, *inter alia*, between the Company and the Trustee (“**Debenture Trust Deed**”), the Company had issued and allotted 7,500 (Seven Thousand and Five Hundred) redeemable, rated, listed, secured, tradable, principal protected, market linked non-convertible debentures having a face value of INR 10,00,000 (Rupees Ten Lakh only) each and aggregating up to INR 750,00,00,000 (Rupees Seven Hundred and Fifty Crores only) (hereinafter referred to as the “**Debentures**”), for cash, in dematerialised form on a private placement basis, to the Debenture Holders.
- B. The Company has requested the Trustee, acting on behalf of and for the benefit of the Debenture Holders, to modify certain terms and condition in connection with the Security Interest and the Listed Security Cover Ratio as set out in the Transaction Documents executed in relation to the Debentures.
- C. Based on discussions between the Parties, it is now proposed to amend and modify certain terms and conditions of the Debenture Trust Deed, in the manner hereinafter appearing.
- D. The Parties hereby agree and acknowledge that this Fourth Amendment Deed shall be effective and binding on all Parties, on and with effect from the Fourth Amendment Effective Date (as defined hereinbelow).

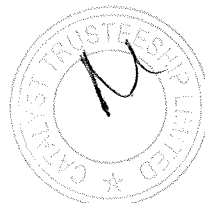
NOW THEREFORE, in consideration of the mutual agreements herein contained, and other good and valuable consideration, receipt of which is hereby acknowledged, the Parties hereby agree as follows:

1. DEFINITIONS AND INTERPRETATION

- (a) Capitalised terms used herein but not defined shall have the meaning assigned to such terms in the Debenture Trust Deed.
- (b) The provisions of Clause 1.2 (*Construction*) of the Debenture Trust Deed shall apply to this Fourth Amendment Deed hereto as if expressly set out herein (*mutatis mutandis*) with each reference to “this deed” therein being deemed to mean a reference to the Debenture Trust Deed.

2. AMENDMENT

- 2.1 The Parties hereby agree that Recital D of the Debenture Trust Deed, shall be deleted in its



entirety and be replaced with the following:

“One of the terms of the issue of the Debentures is that the payment and due discharge of the Debt shall be secured by:

(1) a first ranking and exclusive charge by way of hypothecation on the ESPL Hypothecated Assets, under the ESPL Deed of Hypothecation;

(2) a first ranking and exclusive pledge over the ESPL Pledged Securities held by JVHPL and the Individual Promoter, under the ESPL Share Pledge Agreement;

(3) a first ranking and pledge over the First Ranking IBREL Shares Pledged Securities held by ERVPL, under the IBREL Share Pledge Agreement;

(3A) a second ranking pledge over the Second Ranking IBREL Shares Pledged Securities held by ERVPL, under the IBREL Shares Pledge Agreement;

(4) a first ranking and exclusive pledge over TCFMPL Shares Pledged Securities held by ESPL, under the TCFMPL Share Pledge Agreement;

(5) a first ranking and exclusive charge by way of hypothecation on the New Account Assets of the Company, under the Deed of Hypothecation;

(6) a second ranking charge by way of hypothecation on the Existing Account Assets of the Company, under the Deed of Hypothecation;

(7) a second ranking pledge over the Initial REIT Units Pledged Securities held by the Company, under the REIT Units Pledge Agreement;

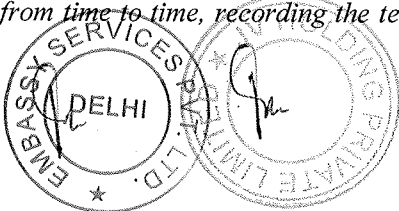
(8) a first ranking and exclusive charge over the REIT Units Pledged Securities (First Ranking) held by the Company under the REIT Units Pledge Agreement (First Ranking);

(10) such other Security Interest on such assets as may be agreed between the Company and the Trustee.”

2.2 The Parties hereby agree that following definitions appearing in Clause 1.1 (*Definitions*) of the Debenture Trust Deed, shall be deleted in its entirety and shall be replaced as set out below. It is clarified that all other definitions appearing in Clause 1.1 (*Definitions*) of the Debenture Trust Deed shall remain unchanged:

“IBREL Share Pledged Securities” means First Ranking IBREL Shares Pledged Securities and Second Ranking IBREL Shares Pledged Securities, collectively representing 11.65% of the issued and paid up equity share capital of IBREL (on a fully diluted basis) held by the Company which are pledged or are required to be pledged in favour of the Trustee under the IBREL Share Pledge Agreement.

“IBREL Share Pledge Agreement” means the share pledge agreement dated October 04, 2021 entered into between ERVPL and the Trustee as amended, supplemented, modified, or restated from time to time, recording the terms and conditions of the pledge created by the Company



over the IBREL Shares Pledged Securities in favour of the Trustee.

- 2.3 The Parties hereby agree that the following definitions should be added to Clause 1.1 (Definitions) of the Debenture Trust Deed:

"First Ranking IBREL Shares Pledged Securities" means 4,80,95,240 (Five Crore Four Lakh Ninety Five Thousand Two Hundred and Forty) IBREL Shares, representing [8.88]% (Eleven point One Two Percent) of the issued and paid up equity share capital of IBREL (on a fully diluted basis) held by the Company which are pledged or are required to be pledged in favour of the Trustee under the IBREL Share Pledge Agreement.

"Second Ranking IBREL Shares Pledged Securities" means 1,50,00,000 (One Crore Twenty Six Lakh) IBREL Shares, representing [2.77]% (Two point Seven Seven Percent) of the issued and paid up equity share capital of IBREL (on a fully diluted basis) held by the Company which are pledged or are required to be pledged in favour of the Trustee under the IBREL Share Pledge Agreement.

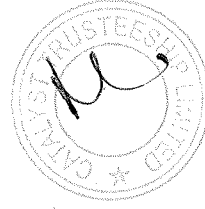
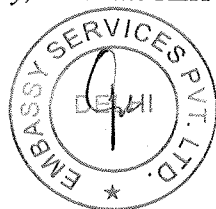
"Third Amendment Effective Date" shall have the meaning ascribed to such term in Clause 3 of the Third Amendment Deed."

- 2.4 The Parties hereby agree that Clause 7.1 (Description of Security) of the Debenture Trust Deed, shall be deleted in its entirety and replaced with the following clause:

"7.1 Description of Security

In consideration of the Debenture Holders subscribing to or purchasing the Debentures and to secure the repayment of the Debt, the Company agrees and shall procure that the following Security Interests shall be created in favour of the Trustee for the benefit of the Secured Parties:

- (i) *a first ranking and exclusive charge by way of hypothecation on the ESPL Hypothecated Assets, under the ESPL Deed of Hypothecation;*
- (ii) *a first ranking and exclusive pledge over the ESPL Pledged Securities held by JVHPL and the Individual Promoter, under the ESPL Share Pledge Agreement;*
- (iii) *a first ranking and pledge over the First Ranking IBREL Shares Pledged Securities held by ERVPL, under the IBREL Share Pledge Agreement;*
- (iv) *a second ranking pledge over the Second Ranking IBREL Shares Pledged Securities held by ERVPL, under the IBREL Shares Pledge Agreement;*
- (v) *a first ranking and exclusive pledge over TCFMPL Shares Pledged Securities held by ESPL, under the TCFMPL Share Pledge Agreement;*
- (vi) *a first ranking and exclusive charge by way of hypothecation on the New Account Assets of the Company, under the Deed of Hypothecation;*
- (vii) *a second ranking charge by way of hypothecation on the Existing Account Assets of the Company, under the Deed of Hypothecation;*
- (viii) *a second ranking pledge over the Initial REIT Units Pledged Securities held by the Company, under the REIT Units Pledge Agreement;*



- (ix) *a first ranking and exclusive charge over the REIT Units Pledged Securities (First Ranking) held by the Company under the REIT Units Pledge Agreement (First Ranking);*
- (x) *such other Security Interest on such assets as may be agreed between the Company and the Trustee."*
- (xi) *The parties hereby agree that clause 7.1(ix) (Description of Security) of the Debenture Trust Deed, shall be deleted in relation to below security on account of release of the security in entirety:
"a first ranking and exclusive charge by way of hypothecation over the ownership interest in the Partnership Firm held by the Company constituting 88% of the Capital Contribution in the Partnership Firm, under the Additional Deed of Hypothecation "*

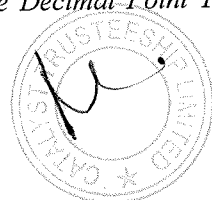
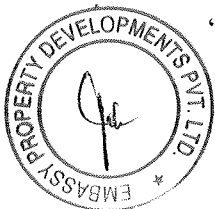
2.5 The Parties hereby agree that Clause 7.2 (*Ranking of Security*) of the Debenture Trust Deed, shall be deleted in its entirety and replaced with the following clause:

"7.2 Ranking of Security

- (a) *The Security Interest created or to be created in favour of the Trustee (for the benefit of the Secured Parties) on the Existing Account Assets and the Initial REIT Units Pledged Securities shall be second ranking for the Debentures till the redemption of the Existing MLD Facilities and thereafter, unless otherwise mutually agreed between the Parties, shall rank first ranking and exclusively for the Debentures. Provided that, unless otherwise mutually agreed between the Parties, the Company hereby agrees and undertakes to do all acts, deeds and things, as may be required by the Trustee to ensure that the Security Interest created over the Existing Account Assets and the Initial REIT Units Pledged Securities is converted into a first ranking and exclusively for the Debentures.*
- (b) *The Security Interest created or to be created in favour of the Trustee (for the benefit of the Secured Parties) on the First Ranking IBREL Shares Pledged Securities shall be first ranking Security.*
- (c) *The Security Interest created or to be created in favour of the Trustee (for the benefit of the Secured Parties) on the Second Ranking IBREL Shares Pledged Securities shall be second ranking Security Interest. Provided that, unless otherwise agreed by the Trustee, the Company hereby agrees and undertakes to do all acts, deeds and things, as may be required by the Trustee to ensure that the Security Interest created over the Second Ranking IBREL Shares Pledged Securities is converted into a first ranking and charge for the Debentures, upon the release of the first charge over the Second Ranking IBREL Shares Pledged Securities*
- (d) *Subject to Clause 7.2 (a), Clause 7.2(b) and Clause 7.2(c) above, the Security Interest created or to be created in favour of the Trustee (for the benefit of the Secured Parties) on the Secured Assets shall be first ranking and exclusive Security Interest."*

2.6 The Parties hereby agree that Clause 11.16(h) shall of the Debenture Trust Deed shall be deleted in its entirety and replaced with the following clause:

"The Listed Security Cover Ratio is equal to or falls below 1.20 (One Decimal Point Two



Zero):1 (One) or if the REIT Cover Ratio is equal to or falls below 1.10 (One Decimal Point One Zero):1 (One).”

- 2.7 The Parties hereby agree that following definitions appearing in Paragraph 2.1 (*Definitions*) of Schedule 3 (*Covenants and Undertakings*) of the Debenture Trust Deed, shall be deleted in its entirety and shall be replaced as set out below. It is clarified that all other definitions appearing in Paragraph 2.1 (*Definitions*) of Schedule 3 (*Covenants and Undertakings*) of the Debenture Trust Deed shall remain unchanged:

“Listed Security Cover Ratio” means, on any Trading Day, the ratio of:

- a) Aggregate of (A) Valuation of the REIT Units times the closing price of the REIT Units on National Stock Exchange; (B) Valuation of the IBREL Shares times the closing price of IBREL on National Stock Exchange; and
 - b) the (i) aggregate of (A) outstanding Debt (including accrued interest); (B) Existing MLD Facility Debt 1 (including accrued interest); (C) Existing MLD Facility Debt 4 (including accrued interest); (D) the outstanding amounts payable in accordance with the letter dated 18th April, 2024 inter alia executed between the Company and the Trustee
- which shall be calculated up to 3 decimal places.

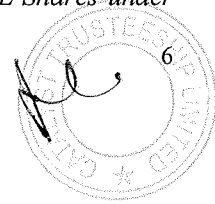
“REIT Cover Ratio” means, on any Trading Day, the ratio of:

- a) Valuation of the REIT Units times the closing price of the REIT Units on National Stock Exchange; and
 - b) the (i) aggregate of (A) outstanding Debt (including accrued interest); (B) Existing MLD Facility Debt 1 (including accrued interest); (C) Existing MLD Facility Debt 4 (including accrued interest); (D) the outstanding amounts payable in accordance with the letter dated 18th April, 2024 inter alia executed between the Company and the Trustee
- which shall be calculated up to 3 decimal places.

- 2.8 The Parties hereby agree that Paragraph 2.4(b) (*Security Cover and Top-up*) of Schedule 3 (*Covenants and Undertakings*) of the Debenture Trust Deed, shall be deleted in its entirety and be replaced with the following paragraph:

“(b) Without prejudice to the rights of the Secured Parties under paragraph (d) below, if at any time after the Fourth Amendment Effective Date, the Listed Security Cover Ratio equals or falls below a ratio of 1.30 (One decimal point Three Zero):1 (one) on any Trading Day (each a “**Top-Up Trigger Date 1**”), the Company shall by not later than 3 (Three) Business Days after the date on which such event occurs (“**Listed Relevant Date 1**”) either:

- (i) pay a sufficient amount of cash into the New Designated Account; and/or
- (ii) pledge a sufficient number of additional REIT Units under the REIT Units Pledge Agreement;
- (iii) procure the pledge of a sufficient number of additional IBREL Shares under

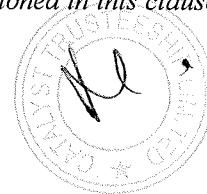
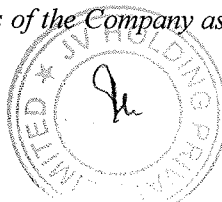


- the IBREL Share Pledge Agreement; and/or*
- (iv) *procure the pledge of a sufficient number of units of the Embassy REIT issued to any other entity forming part of the Group, provided that such entity, to the satisfaction of the Trustee:*
 - (A) *issues an unconditional and irrevocable guarantee in respect of the Debentures;*
 - (B) *enters into a pledge agreement in a form and manner satisfactory to the Trustee;*
 - (C) *do all acts, deeds and filings (including execution of any document requested by the Trustee and making disclosures pursuant to the circular SEBI/HO/DDHS/DDHS/CIR/P/2020/44 dated March 23, 2020 issued by SEBI) that may be required by the Trustee; and*
 - (D) *furnishes to the Trustee, a due diligence report in relation to its Financial Indebtedness and Tax with such findings which are acceptable to the Trustee.*
 - (v) *procure the pledge of a sufficient number of shares of IBREL issued to any other entity forming part of the Group, provided that such entity, to the satisfaction of the Trustee:*
 - (A) *issues an unconditional and irrevocable guarantee in respect of the Debentures;*
 - (B) *enters into a pledge agreement in a form and manner satisfactory to the Trustee;*
 - (C) *do all acts, deeds and filings (including execution of any document requested by the Trustee) and making disclosures that may be required by the Trustee; and*
 - (D) *furnishes to the Trustee, a due diligence report in relation to its Financial Indebtedness and Tax with such findings which are acceptable to the Trustee; and/or*
 - (vi) *procure the pledge of a sufficient number of units of the Embassy REIT issued to any member of the Blackstone Group, provided that such member of the Blackstone Group furnishes to the Trustee, such documentation and other evidence as is required to conduct all necessary "know your customer", or other similar procedures under Applicable Law,*
 - (vii) *or any other security acceptable to the Trustee,*

so as to ensure that the Listed Security Cover Ratio is restored to a ratio equal to or higher than 1.30 (One decimal point Three Zero):1 (one) calculated using the Valuation and the additional security provided in accordance with the clause hereinabove as at the applicable Listed Relevant Date 1. The Company shall promptly notify the Trustee of the amount of cash paid and/or the number of additional units of the Embassy REIT and/or the number of additional shares of IBREL pledged under this paragraph. Any cash deposited in the New Designated Account in accordance with this paragraph shall not be subject to the waterfall set out in the Existing Account Agreement. Provided that the valuation of the additional security as mentioned above shall be determined by the Trustee at the time of creation of such additional security."

2.9 The Parties hereby agree that Paragraph 2.4(d) shall be deleted in its entirety and be replaced with the following paragraph:

"(d) Without prejudice to the obligations of the Company as mentioned in this clause, if at



any time the Listed Security Cover Ratio is equal to or falls below 1.20 (One Decimal Point Two Zero):1 (One) or if the REIT Cover Ratio is equal to or falls below 1.10 (One Decimal Point One Zero):1 (One), the Trustee (acting on the instructions of the Majority Debenture Holders) shall be entitled to declare an Event of Default, and require the Company to redeem all the Debentures within 2 (Two) days of such occurrence and be entitled to exercise all of its rights under Clause 11 of this Deed.”

- 2.10 The Parties hereby agree that the following paragraph 10 (Fourth Amendment) shall be added after paragraph 9 (Third amendment) of Schedule 6 (Conditions Subsequent) of the Debenture Trust Deed:

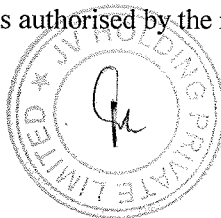
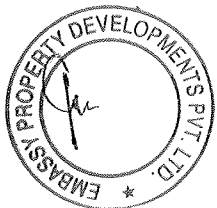
10.1 Within 15 (Fifteen) days from the Fourth Amendment Effective Date, a certified true copy of the Form No. CHG-9 filed by ERVPL with the relevant Registrar of Companies in relation to the amendments to the First Amendment IBREL Share Pledge Agreement along with the payment receipt and the certificate of modification of charge issued by such Registrar of Companies in relation thereto.

10.3 Within 15 (Fifteen) days from the Fourth Amendment Effective Date, any other document which may be reasonably required by the Trustee.”

3. **CONDITIONS TO BE FULFILLED ON THE DATE OF THE FOURTH AMENDMENT DEED**

This Fourth Amendment Deed will be effective from the date (“**Fourth Amendment Effective Date**”), the Trustee has received all of the documents and evidences set out below in a form and substance satisfactory to the Trustee:

- (a) [
- (b) A certified true copy of the constitutional documents of the Company, Confirming Party 2, Confirming Party 3 and ERVPL.
- (c) A certified true copy of the resolution of the board of directors of the Company, Confirming Party 2, Confirming Party 3 and ERVPL:
 - (i) approving the terms of, and the transactions contemplated by the Fourth Amendment Deed and any other document required to be executed pursuant thereto;
 - (ii) authorising a specified person or persons to execute the Fourth Amendment Deed and any other document required to be executed pursuant thereto; and
 - (iii) authorising a specified person or persons on its behalf, to sign and/or despatch all documents and notices to be signed and/or despatched by it under or in connection with the Fourth Amendment Deed and any other document required to be executed pursuant thereto;
- (d) Specimen signatures of the persons authorised by the resolution referred to in paragraph

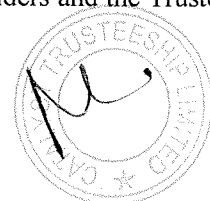
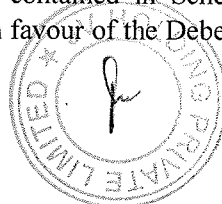
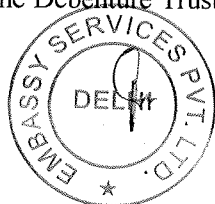


- (b) above.
- (e) A self-attested copy of the passport and PAN card of the Confirming Party 1.
- (f) A certificate from an authorised signatory of the Company certifying/confirming that each copy document relating to it specified in this Clause 3 is correct, complete and in full force and effect as at a date no earlier than the date of the Fourth Amendment Deed and the date of the certificate.
- (a) A certificate from the Confirming Party 1 certifying/confirming that each copy document relating to him specified in this Clause 3 is correct, complete and in full force and effect as at a date no earlier than the date of the Fourth Amendment Deed and the date of the certificate.
- (b) A certificate from an authorised signatory of the Confirming Party 2 certifying/confirming that each copy document relating to it specified in this Clause 3 is correct, complete and in full force and effect as at a date no earlier than the date of the Fourth Amendment Deed and the date of the certificate.
- (c) A certificate from an authorised signatory of the Confirming Party 3 certifying/confirming that each copy document relating to it specified in this Clause 3 is correct, complete and in full force and effect as at a date no earlier than the date of the Fourth Amendment Deed and the date of the certificate.
- (d) A certificate from an authorised signatory of ERVPL certifying/confirming that each copy document relating to it specified in this Clause 3 is correct, complete and in full force and effect as at a date no earlier than the date of the Fourth Amendment Deed and the date of the certificate.
- (g) A copy of a duly executed copy of the Fourth Amendment Deed by the parties.
- (e) Evidence that proper stamp duty has been paid on the Fourth Amendment Deed.
- (f) A copy of the approval of the Stock Exchange for entering into the Fourth Amendment Deed in accordance with Regulation 59 of the LODR Regulations.

4. MISCELLANEOUS

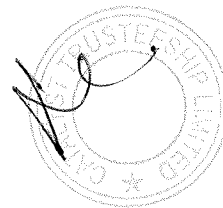
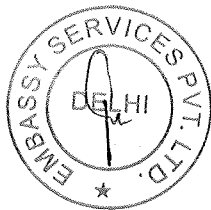
4.1 This Fourth Amendment Deed shall modify and amend the Debenture Trust Deed and the understanding set out therein, only to the limited extent set out herein. Save and except as specifically and expressly amended by this Fourth Amendment Deed, all other provisions of the Debenture Trust Deed shall remain unchanged and in full force and effect and shall continue to remain applicable and binding on the Parties. In the event of conflict between the terms of this Fourth Amendment Deed and the provisions of the Debenture Trust Deed, the provisions of this Fourth Amendment Deed shall prevail in relation to the matters specifically set out herein.

4.2 The Company, the Confirming Party 1, Confirming Party 2 and Confirming Party 3 hereby makes the representations and warranties contained in Schedule 4 (*Representations and Warranties*) of the Debenture Trust Deed in favour of the Debenture Holders and the Trustee



on the date of this Fourth Amendment Deed and which shall be deemed to be repeated on the Fourth Amendment Effective Date.

- 4.3 All the Security Interests and rights created pursuant to the Debenture Trust Deed or any other Transaction Document shall continue to be valid, binding and in full force and effect.
- 4.4 Clause 17 (*Notices*), Clause 18 (*Disclosures*), Clause 19 (*Governing Law and Jurisdiction*) and Clause 20.8 (*Severability*) of the Debenture Trust Deed shall be incorporated as a part of this Fourth Amendment Deed by reference and shall *mutatis mutandis* apply to this Third Amendment Deed.
- 4.5 This Fourth Amendment Deed is designated as Transaction Document by the Parties.
- 4.6 This Fourth Amendment Deed shall form an integral part of the Debenture Trust Deed and all references to the Debenture Trust Deed shall be deemed to be a reference to the Debenture Trust Deed read together with this Fourth Amendment Deed.
- 4.7 This Fourth Amendment Deed may be executed by the Parties in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument.



SIGNATURE PAGE TO THE FOURTH AMENDMENT DEED

IN WITNESS WHEREOF the Parties have caused these presents to be executed by its authorised officer the day and year first hereinabove written in the manner hereinafter appearing.

SIGNED AND DELIVERED by and on behalf of **EMBASSY PROPERTY DEVELOPMENTS PRIVATE LIMITED** the within-named **COMPANY**, by Rohit Kaul, its authorised signatory, pursuant to the resolution passed by its Board of Directors at their meeting held on March 21, 2024.

For EMBASSY PROPERTY DEVELOPMENTS PRIVATE LIMITED



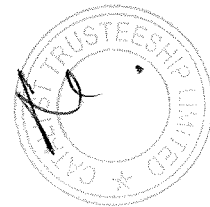
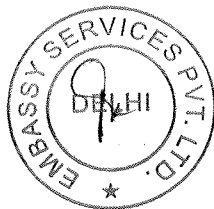
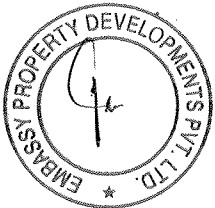
Authorised Signatory

Signatory Name: Rohit Kaul

Designation: Authorised Signatory

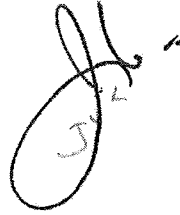
Notice details:

Address: # 150, Embassy Point, 1st floor,
Infantry Road, Bangalore 560001
Phone: 080-41799999
Fax: 080 22286912
Email: debtteam@embassyindia.com
Attention: Mr. Rajesh Kaimal



SIGNATURE PAGE TO THE FOURTH AMENDMENT DEED

SIGNED AND DELIVERED by the within-named **MR. JITENDRA VIRWANI** in his individual capacity as the **CONFIRMING PARTY 1**.



Notice details:

Address: #341, Embassy Woods, 6/A
Cunningham Road, Vasant Nagar,
Bangalore 560052

Phone: 080-41799999

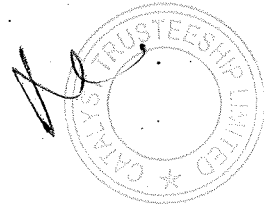
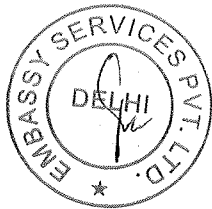
Fax: 080-22286912

Email: debteam@embassyindia.com

Attention: Mr. Jitendra Virwani

Witness 1

Witness 2




SIGNATURE PAGE TO THE FOURTH AMENDMENT DEED

SIGNED AND DELIVERED by and on behalf of **JV HOLDINGS PRIVATE LIMITED** the within-named **CONFIRMING PARTY 2**, by the hands of Rohit Kaul, its authorised signatory, pursuant to the resolution passed by its Board of Directors at their meeting held on April 10th, 2024.

Notice details:

Address: I Floor, Embassy Point, 150,
Infantry Road Bangalore 560001
Phone: 080 49030000
Fax: 08049030046
Email: secretarialteam@embassyindia.com
Attention: Mr. Narpat Singh Choraria

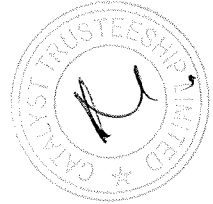
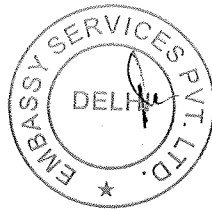
For J V HOLDING PRIVATE LIMITED



Authorised Signatory

Signatory Name: Rohit Kaul

Designation: Authorised Signatory



SIGNATURE PAGE TO THE FOURTH AMENDMENT DEED

SIGNED AND DELIVERED by and on behalf of **EMBASSY SERVICES PRIVATE LIMITED** the within-named **CONFIRMING PARTY 3**, by the hands of Rohit Kaul, its authorised signatory, pursuant to the resolution passed by its Board of Directors at their meeting held on April 02nd, 2024.

Notice details:

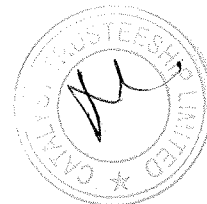
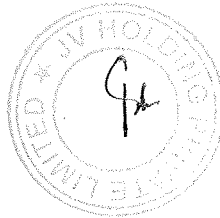
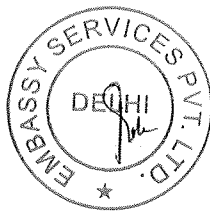
Address: # 150, Embassy Point, 1st floor,
Infantry Road, Bangalore 560001
Phone: 080-41799999
Fax: 080 22286912
Email: debtteam@embassyindia.com
Attention: Mr. Rajesh Kaimal

For EMBASSY SERVICES PVT. LTD.


Authorised Signatory

Signatory Name: Rohit Kaul

Designation: Authorised Signatory



SIGNATURE PAGE TO THE FOURTH AMENDMENT DEED

SIGNED AND DELIVERED by and on behalf of **CATALYST TRUSTEESHIP LIMITED** the within-named **TRUSTEE**, by the hands of its authorised signatories.

Notice details:

Address: Windsor, 6th floor, Office No.604,
C.S.T. Road, Kalina, Santacruz
(East) Mumbai 400098

Phone: 022-49220555

Fax: 022-49220505

Email: umesh.salvi@ctltrustee.com

Attention: Mr. Umesh Salvi

For CATALYST TRUSTEESHIP LIMITED



Authorised Signatory

Signatory Name: **NIDA NAAL**
Designation: **ASST. MANAGER**

