

THE COMPANIES ACT, 2013

TABLE-A

COMPANY LIMITED BY SHARES

MEMORANDUM OF ASSOCIATION

OF

TCC CONCEPT LIMITED

1. **The name of the Company is **TCC CONCEPT LIMITED**.
2. *The Registered Office of the Company will be situated in the State of Maharashtra. i.e. within the jurisdiction of the Registrar of Companies, Pune.
3. *(a) The Objects to be pursued by the Company on its Incorporation are:
 1. To carry on business of rendering real estate services, real estate broker and agent including but not limited to searching and identifying all type of properties namely commercial as well as residential as per the requirements of the client(s)/ customer(s) and also develop, license, offer on subscription basis technologies to facilitate / perform real estate services and

To carry on business of lead generation, appraisal of properties and asset hiring and renting on lease or commission basis including but not limited to leasing and subleasing of commercial and residential properties/ unit(s), IT park, furniture and fixtures.
- (b) Matters which are necessary for furtherance of the Objects specified in Clause 3 (a) are:
 1. To erect, maintain, manage, equip, erect, operate, run, lease, rent, hire, purchase, acquire deep sea vessels or plants, cold storages, slaughterhouses, warehouses, ice plants, extracting and processing plants, and to carry on therein or thereby the occupation or activities of catching, procuring, freezing, canning, dehydrating, processing, exploiting, extracting, refining of the products mentioned hereinabove.
 2. To apply for, tender, purchase or otherwise acquire any contracts, licences and concession for or in relation to the objects or business herein mentioned or any of them and to undertake, execute, carry out, dispose of or otherwise turn to account the same.
 3. To acquire either by purchase, lease, gift, exchange or otherwise for the purpose of the Company any estate, lands, buildings, easements or other interest in any property whether movable or immovable including lands, buildings, shares, securities, debentures, debenture-stocks and bonds and to sell, let or dispose of rights over any property movable or immovable belonging to the company.

**{The Memorandum of Association was altered vide Special Resolution passed at the Extra Ordinary General Meeting held on 29th April, 2023.}*

***{The Memorandum of Association was altered vide Special Resolution passed through postal ballot on 12th June, 2023.}*



4. To receive any gifts of immovable or movable property and offerings on voluntary donations or bequests and legacies either from the shareholders, director or from any other person for or any of the objects of the Company with or without any special conditions, and invest or deal with the same.
5. To acquire, purchase, start, run, erect, maintain, buy, sell or dispose of land, building, factories, machine shops, workshops, foundries, mills, equipments, machinery, plant, components, accessories, spares, tools, raw materials, industrial undertakings, warehouses, godowns, shops, departmental stores, offices, sellers, valuts, wagons, power, stations, gas works, water works, water tanks, bridges, staff and workers quarters, roads, ways, sidings, bridges and other works and conveniences which may directly or indirectly conducive to any of the objects of the Company and to contribute, subsidise or otherwise aid by taking part in any such operations, and/or to install, generate, or manufacture power required for the continuous process for any of the plant required for any of the business., of the Company.
6. To buy, sell, manufacture, plant, cultivate, produce, prepare, treat, repair, alter, exchange, hire, let on hire import, export, dispose off and deal in articles, raw materials, ingredients, and things which may be required for the purpose of any of the business which the Company is expressly or by implication authorized by this memorandum to carry on, or which are commonly supplied or dealt in by any persons engaged in any such business, or which may seem capable of being profitably dealt with in connection with any of the said business.
7. To purchase, construct, take on lease or tenancy or in exchange, hire, take options over or otherwise acquire any estate, lands, buildings, easements or other interest, rights, in immovable properties and to hold, develop work, cultivate, deal grant concessions, licences, privileges, claims, leases, options, which may appear to be necessary convenient for any of the business of the Company and to sell, lease mortgage, hypothecate or otherwise dispose off or grant rights over any immovable property belonging to the Company.
8. To purchase, charter, hire or otherwise acquire vehicles for any of the business of the Company.
9. To offer and enter into contractors and agreements for services, in connection with the undertaking of market surveys and for development of markets in any part of the world for materials, minerals, substances, commodities, goods and other articles and things and for that purpose to act as superintendents, surveys, valuers and analysers.
10. To enter into any like or barter business involving the exchange or purchase and sales of any of the products and allied items dealt in by the Company.
11. To act as contractors, suppliers, agents, importers and exporters for any government or autonomous body or any firm, company, agents, Canvassers, organisation in the private or public sector in furtherance of any of the objects of the Company.
12. To establish and maintain agencies or appoint representatives agents, canvassers, selling and buying agents in India or abroad for the sale, purchase, exchange, hire, distribution or for any one or more of the objects of the Company and to regulate and discontinue the same.

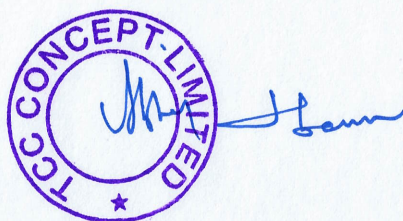


13. To carry on, in any place in the world any trade or business, whether manufacturing or otherwise, which can be advantageously or conveniently carried on, by the company's objects or calculated directly or indirectly to develop any of the company's business or to enhance the value of or render profitable any of the company's property or rights.
14. To apply for, take out, obtain, purchase or otherwise acquire or turn to account any copy rights, licences, including import entitlements, privileges, trade marks, or secret processes which may seem capable of being used for any of the purposes of the company or the acquisition of which may seem calculated directly or indirectly to benefit the company and to use, exercise, develop or grant licences in respect of or otherwise turn to account the property, right or information and to acquire and to expend money in experimenting upon, testing and improving or seeming to improve any patent rights, inventions, discoveries, process or information of the company or which the company may acquire or purpose to acquire.
15. To undertake the payment of all rents and the performance of all covenants, conditions and agreements contained in and reserved by any lease that may be granted or assigned to or be otherwise acquired by the Company.
16. To acquire and take over as a going concern by purchase or lease and to undertake to carry on the whole or any part of the business together with the goodwill and trade name, property rights and liabilities of any person or persons, firm or any company carrying on any business, any part of the purposes of which is within the objects of the Company or which the Company is authorised to carry on or possessed of property suitable for the purposes of the company and to pay for the same by shares, debentures, debenture stock, bonds, cash or otherwise and conduct, carry on, liquidate or wind up any such business.
17. To acquire either by purchase, lease, gift, exchange or otherwise for the purposes of the Company any estate, lands, buildings, easements or other interest in any property whether movable or immovable including lands, buildings, shares, securities, debentures, debenture-stocks, and bonds and to sell, let or lease, transfer by way of gift, exchange or otherwise dispose of ground rights over any property movable or immovable belonging to the Company.
18. To amalgamate or enter into foreign or Indian technical and/or financial collaboration or partnership or into any arrangement, for sharing or dealing in profits, union of interest, co-operation, joint venture, reciprocal concession, or otherwise with any person, firm, corporation or Government or company carrying on, engaged in or about to carry on or engage into any business undertaking or transaction which the company is authorised to carry on or engaged in or any business undertaking or transaction which may seem capable of being carried on or conducted so as directly or indirectly to benefit the company and to lend money, to guarantee the contracts or otherwise assign any such person, firm, government or company and to take or otherwise acquire and hold shares or securities of any such persons, firm, companies and to sell, hold or re-issue them with or without guarantee or otherwise deal with the same.
19. To promote, form and be interested in and take, hold and dispose of shares in any other company having objects similar altogether or in part of those of this company or carrying on any business capable of being conducted so as directly or indirectly to

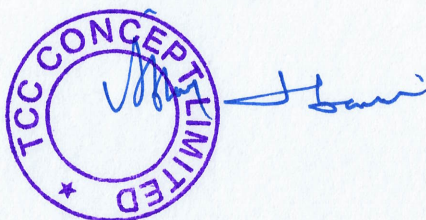


benefit the company and to subsidise or assist any such company financially or otherwise by issuing or subscribing for or guaranteeing the subscription and issue of shares, stocks, debenture-stock, or other securities of such company and to transfer to any such company any property of this company and to take or otherwise acquire, hold and dispose of shares, debentures and other securities in or any such company.

20. To enter into, make and perform contracts and arrangements of every kind and description with Corporate body, municipality local body, State or Central Government or any companies, firms or persons that may seem conducive to the company's objects or any of them and to obtain from any such authority any rights, privileges, charters, contracts, concessions, licences or purchases and sale of any kind of goods, machinery, spare parts, securities, shares, stocks, debentures etc. which the company for the time being may think desirable to obtain and to carry out exercise and comply with such arrangements, rights, privileges and concessions.
21. To sell, sublet, mortgage, lease, manage, develop, exchange, dispose off, or transfer the business, immovable or movable property, and undertaking of the company or any part thereof or any part of the property, rights and concessions of the company in such manner and upon such terms and conditions and for such considerations as the Directors of the company, for the time being, may think fit to accept and in particular for cash, shares, debentures, debenture-stocks, bonds or securities of any other company having objects altogether or in part similar to those of this company.
22. To raise, or borrow money from time to time without any limit for any of the purposes of the company by bonds, public deposits and personal loans, debentures or promissory notes or by taking credit in or opening current accounts with any individual or firm or with any bank or bankers and whether with or without giving any securities, goods or other articles or by mortgaging, pledging, charging, hypothecating, selling or receiving advances on the sale of any lands, buildings, machineries, goods, assets or revenue of the Company present or future including its uncalled capital or by the issue of debentures, debenture-stock, convertible into shares of this or any other company or to convey the same absolutely or in trust and give lenders powers of sale and such other powers as may be expedient and to purchase, redeem or pay off such securities, subject to provisions of Section 73 to 76 of the Companies Act, 2013 and Reserve Bank of India directives.
23. To lend or deposit moneys belonging to or entrusted to or at the disposal of the company to such person or company and in particular to customers and others having dealings with the company with or without security upon such terms as may be thought proper and to invest or otherwise employ such moneys in such manner as may be thought proper and from time to time to vary such transactions. The company shall not carry on banking business as defined under the Banking Regulation Act, 1949.
24. To invest and deal with the moneys of the company not immediately required in immovable properties, shares, stocks, bonds, debentures, obligations or other securities of any Company or association or in Government securities or in current or savings or deposit with banks or on the mortgage of immovable properties of any tenure or on the pledge of movable property or in any other manner as may from time to time be thought proper, to sell or vary all such investments and to execute all assignments, transfer, receipts and documents that may be necessary in that behalf.



25. To carry on any other business, whether manufacturing or otherwise, which may seem to the company capable of being conveniently carried or in connection with the company's objects or which it may be advisable to undertake with a view to developing, rendering, enhancing the value of prospecting or turning to account any property, real or personal belonging to the Company or in which the company may be interested.
26. To advance and/or to lend money, either with or without security and generally to such persons, firms, associations, trusts, corporation, companies etc., upon such terms and conditions as the company may think fit.
27. To give guarantee for the performance or discharge of any obligations, liabilities, duties or the payments of moneys by any persons, firms, and companies or Governments or States and to give indemnities.
28. To guarantee the payment of money unsecured or secured by or payable under or in respect of promissory notes, bonds, debentures, debenture-stock, contracts, mortgages, charges, obligations, instruments and securities of any company or of any such authorities, supreme, municipal, local or otherwise or of any persons whosoever, whether incorporated or not incorporated and generally to guarantee or become sureties for the performance of any contracts or obligations.
29. To assist any company, financially or otherwise, or by issuing for guaranteeing the subscription and issue of capital, shares, stock, debentures, debenture-stock or other securities and to hold and deal in shares stock and securities of any company, notwithstanding there may be liability thereon.
30. To place, to receive or to distribute bonus shares among the members or otherwise to apply any moneys received by way of premium on shares or debentures issued at a premium by the Company and any moneys received in respect of dividends accrued on forfeited shares and moneys arising from the sale by the company of forfeited shares.
31. Subject to the provisions of the Companies Act, 2013, to distribute among the members in specie any property of the Company or any proceeds of sale or disposal of any property of the Company.
32. To draw, make, issue, accept, transfer and endorse, discount execute and negotiate promissory notes, hundies, bills of exchange, cheques, drafts, bills of lading, letters of credit, delivery orders, dock warrants, railways or transport receipts, warehouse keepers certificate and other negotiable or commercial or mercantile instruments connected with the business of the Company.
33. To open accounts with any bank or banks and to deposit moneys therein and to draw and endorse cheques on and to withdraw moneys from such accounts and generally operate upon same (whether overdrawn or not) as may be required for any of the objects or purposes of the Company.
34. To insure any of the persons, properties, undertaking, contracts, guarantee or obligations or profits of the Company of every nature and kind in any manner whatsoever.



35. To refer any dispute, claim or demand by or against the Company to arbitration and observe and perform the awards.
36. To employ experts to investigate and to examine into the conditions, prospects, value, character and circumstances of any business concerns and undertakings and generally of any assets, property or rights.
37. To acquire from any person, firm or body corporate or incorporate, whether in India or elsewhere, technical information, know-how, processes, engineering, manufacturing and operating data, plans, layouts and blue prints useful for the design, erection and operation of plant required for any of the business of the Company and to acquire any grant or licence and other rights and benefits in the foregoing matters and things.
38. To act as technical, financial and business advisers, consultants, and/or collaborators for undertaking projects and/or to manufacture plant and machinery required for any business which the Company is authorised to carry on.
39. To be interested in promote and undertake the formation and establishment of such institutions, associations, chamber of commerce, or other bodies, business, pools, combine, syndicates industrial trading or manufacturing within the objects of the Company as may be considered to be conducive to the profit and interest of the Company and to acquire, promote and/or subsidise any industry or undertaking.
40. To enter into any arrangements and to take all necessary or proper steps with Governments or with other authorities supreme, national, focal, municipal or otherwise of any place in which the Company may have interest and to carry on any negotiations or operations for the purpose of directly carrying out the objects of the Company or furthering the interests of its members and to oppose any such steps taken by the other company, firm or person, which may be considered likely directly or indirectly to prejudice the interests of the Company or its members and to promote or assist the promotion, whether directly or indirectly, of any legislation which may appear to be in the interest of the Company and to oppose and resist whether directly or indirectly any legislation which may seem disadvantageous to the Company and to obtain from any such Government, authority or any company charter, contracts, decrees, rights, agents, loans, privileges of concessions which the Company may think it desirable to obtain and to carry out, exercise and comply with any such arrangements, charters, contracts, decrees, rights, privileges or concessions.
41. To adopt such means of making known the products of the Company as may seem expedient and in particular by advertising in the press, radio, television, etc. by circulars, posters, by purchase and exhibition of works of art or interest, by publication of books, periodicals and by granting prizes, awards and donations (including donations to any fund for charitable or public purpose).
42. To promote, form and register and aid in promotion, formation and registration of any company or companies, subsidiary or otherwise, for the purpose of acquiring all or any of the property, undertaking, rights and liabilities of such Company, or for any other purpose which may seem directly or indirectly calculated to benefit this Company and to be interested in, or take or otherwise acquire, purchase, hold, sell or otherwise dispose of shares, debentures and other securities in or of any of any such company, or any other company for all or any of the objects mentioned in the



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memorandum and to subsidise or otherwise assist any such company and to undertake the management and secretarial or other work, duties and business of any such company on such terms and conditions as may be arranged.

43. To create any depreciation fund, reserve fund, sinking fund, insurance fund, dividend equalisation fund capital redemption fund or any other special fund whether for depreciation or for repairing, importing, extending or maintaining any of the property of the Company or for redemption of debentures or redeemable preference shares or for any other purpose whatsoever conducive to the interest of the Company.
44. To provide for the welfare of the Directors, ex-Directors, employees or exemployees of the Company or its predecessors in business and the wives and families of the dependents or connections of such persons, by building or contributing to the building house, dwellings, chawls, or quarters or by grant of money, pensions, gratuities, allowances, bonuses, awards, profits sharing or other scheme or trusts and by providing or subscribing or contributing towards places of instruction and recreation, hospitals, and dispensaries, medical and other attendance and other assistance as the Company shall think fit and to establish, maintain and grant scholarships to any persons for technical study and education in India and elsewhere which may be necessary or useful for any of the objects of the Company, and to subscribe or otherwise to assist or to guarantee money to charitable, benevolent, religious, scientific, national or other institutions or objects which shall have any moral or other claim to support or aid by the Company either by reason of locality of operation or of public and general utility or otherwise.
45. To aid, pecuniarily or otherwise, any association or movement having for an object the solution, settlement or surmounting of industrial or labour problems or troubles or the promotions of industry or trade.
46. To pay out of the funds of the Company, all expenses of and incidental to the promotion, formation, registration, advertisements and establishments of this Company and the issue of subscription of the shares or loans or capital including brokerage, underwriting or other commission for obtaining applications for or placing or guaranteeing the placing of shares of any debentures, debenture-stock and other securities of this Company and also all expenses attending the issue of any circular or notices, and the printing, stamping, circulating proxies and forms to be filled up by the members of the Company.
47. To do all or any of the above things and all such things as are incidental or may be conducive to the attainment of the objects or any of them in any part of India or elsewhere and as principals, agents, contractors, trustees or otherwise and either alone or in conjunction with others.
48. To exercise all or any of its corporate powers, rights and privileges and to conduct its business in all or any of its branches in the Union of India and in any or all states, territories, possessions, colonies, and dependencies thereof in any or all foreign countries and for this purpose to appoint managers, agents, either on salary of commission and to have, maintain and to discontinue, such number of offices and agencies therein as may be convenient.
49. To procure the Company to be registered or recognised in any part of the world.



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4. The liability of the member(s) is limited and this liability is limited to the amount unpaid, if any, on the shares held by them.
5. ^{1],2],3]&4]} The Authorised Share Capital of the Company is Rs. 60,00,00,000 (Rupees Sixty Crore) divided into 30,00,00,000 (Thirty Crore) Equity Shares of Rs. 2 (Rupees Two) each.
- ^{1]} The Authorised Share Capital of the Company was increased from ₹75 Lakh to ₹20 Crore, comprising equity shares of ₹10/- each vide Special Resolution passed at the Extra-Ordinary General Meeting on April 29, 2023.
- ^{2]} The Authorised Share Capital of the Company was increased from ₹20 Crore to ₹25 Crore, comprising equity shares of ₹10/- each vide Special Resolution passed at the Extra-Ordinary General Meeting on December 5, 2023.
- ^{3]} The Authorised Share Capital of the Company was increased from ₹25 Crore to ₹40 Crore, comprising equity shares of ₹10/- each vide Ordinary Resolution passed at the Extra-Ordinary on August 7, 2024.
- ^{4]} The Authorised Share Capital of the Company was increased from ₹40 Crore to ₹60 Crore, comprising equity shares of ₹10/- each vide Ordinary Resolution passed at the Extra-Ordinary on November 5, 2025.
6. We, the several persons, whose names and addresses are subscribed, are desirous of being formed into a company in pursuance of this memorandum of association, and we respectively agree to take the number of shares in the capital of the company set against our respective names:



Names, addresses, descriptions and occupation of each subscribers	Number of Equity Sahres taken by each Subscribers	Signature of subscriber	Signature of witness his and address description and occupation
ANISH AMBALAL SHAH Anik Bunglows, B/h. Apang Manav Mandal, Vastrapur, Ahmedabad S/o. Ambalal Shah Business	10 (Ten)	Sd/-	
KEYUR J. PARIKH 7, Umang Society, Opp. Prakash Nagar, Nr. Jawahar Chowk, Maninagar, Ahmedabad S/o. Jayantilal Parikh Business	Ten (Ten)	Sd/-	
LALSHANKER S. SEVAK 21, Bank of India Society, B/h. H. L. Commerce College, Navrangpura, Ahmedabad S/o. Someshwar Sevak Business	10 (Ten)	Sd/-	witness to Signature 1 to 7 Sd/- M. C. Chaturvedi Maganlal Chaturvedi 610, Dalal Tower, Nariman Point, Bombay - 400 021 S/o. Chhaganlal Chaturvedi Service
SHRIPAL SEVANTILAL MORAKHIA 604, Stock Exchange Tower, Dalal Street, Bombay 400023 S/o. Sevantilal K. Morakhia Business	10 (Ten)	Sd/-	
HARSH ANUBHAI JAVERI 38, N. S. Patkar Marg, Bombay - 400 007 S/o. Anubhai C. Javeri Business	10 (Ten)	Sd/-	
URVASHI A. JAVERI 38, N. S. Patkar Marg, Bombay - 400 007 W/o. A. Javeri Housewife	10 (Ten)	Sd/-	
SWARUP H. JAVERI 38, N. S. Patkar Marg, Bombay - 400 007 W/o. Harsh Javeri Housewife	10 (Ten)	Sd/-	
	70 (Seventy)		

Place : Bombay

Dated this 28th day of August, 1984.

