

Letter of confirmation

Date: 27.02.2016

From,  
Mr. A. Ram Reddy,  
M/s. Sri Venkataramana Constructions,  
2-3-35, Pent House,  
Sri Sai Residency, 6 no. Junction,  
Amberpet, Hyderabad – 500 013.

To,  
Mr. Soham Modi,  
M/s. Modi Properties & Investments Pvt. Ltd., &  
M/s. Greenwood Lakeside Hyderabad LLP,  
5-4-187/3&4, II Floor,  
Soham Mansion,  
M.G. Road,  
Secunderabad – 500 003.

Sub.: Sales & Project management agreement dated 13.11.2014


Dear Sir,

Over several meetings you have expressed concerns about development work at site which is affecting sales of the project. Particularly you have requested us to complete several works at site that will improve the perception of the project from the customers' point of view. In that connection I hereby confirm that I shall finish the following works on priority.

1. Development of footpath with curb stone, shabad stone and 4" grass joint on the southern side of the main road.
2. Completion of flooring work at the main gate.
3. Completion of plantation along with the periphery wall of the project with 2 layers of trees to cover the low cost housing adjacent to the site.
4. Erection of Ms partition wall along villa no. 280 to 296 to ensure that the entire project except villa nos. 298 to 343 are secured by a compound wall.
- X 5. Shifting of labour quarters on any one corner of the site or outside the site.
6. Completing all works in 4 model villas of type C1, C2, D1 & D2 along with furniture, fixtures and soft furnishing. Cost of furniture and fixtures to be restricted to Rs. 3 lakhs per a villa.

Thank You.

Yours sincerely,  
For Sri Venkataramana Constructions,

  
A. Ram Reddy,  
Partner.

09.03.16

Date: 09.03.2016

Mr Soham Modi,  
M/s. Modi Properties & Investment Private Limited &  
M/s. Greenwood Lakeside Hyderabad LLP,  
5-4-187/3&4, II Floor,  
Soham Mansion, M.G. Road,  
Secunderabad – 500 003.

Sub: Sales & Project Management agreement dated 13.11.2014.


Dear Sir,

As per the terms and conditions of the above referred agreement (clause 8(b)) receipts from sales shall be deposited in Escrow account of M/s Sri Venkataramana Constructions which shall be jointly managed with you. I was unable to open the said Escrow account as per our agreement for reasons which we discussed on several occasions.

I hereby confirm that I shall fully co-operate with you (along with other partners of M/s Sri Venkataramana Constructions) and sign all relevant documents and forms to open a Escrow account in HDFC Bank (or any other bank) from 1<sup>st</sup> April, 2016, subject to the condition that the Escrow A/c would be closed once the infrastructure and amenities are completed in all respects, as discussed in yesterday's meeting.

Thanking you,

Yours sincerely,  
For Sri Venkata Ramana Constructions

  
A.Ram Reddy 09.03.16  
Partner.