



Date: 3 November 2022

To,

Modi Properties Private Limited
Attention: Mr. Soham Modi
5-4-187/3&4, Soham Mansion,
2nd Floor, M.G. Road, Secunderabad,
Hyderabad, Telangana – 500003

Confirming Party

JVRx Asset Management Private Limited
Attention: Mr. Vishal Goel
Sy.No.403/1(Old), 120(New), 4th Floor,
Niharika Jubilee One, Road No.1, Jubilee Hills,
Hyderabad, Telangana 500033 India

Reference:

1. Memorandum of Understanding dated 16 April 2021 executed between Modi Properties Private Limited ('MPPL'), Mr. Sharad J. Kadakia, Mr. Rajesh J. Kadakia, Mr. Vishal Goal and JVRx Asset Management Private Limited ('JVRX') (hereinafter referred to as 'MOU');
2. Letter of amendment dated 20 April 2022 executed between MPPL, Mr. Sharad J. Kadakia, Mr. Rajesh J. Kadakia and Clay Business Ventures Private Limited, RSJS Advisory Services Private Limited and Sightia Management Consultants Private Limited ('Letter of Amendment').

Subject: Novation of rights pertaining to common area maintenance from Rx Propellant Private Limited (hereinafter referred to as 'RX') to JVRX.

Dear All,

In view of certain developments and subsequent discussions, we intend to novate the rights of RX to JVRX with respect to common area maintenance.

We hereby novate the rights and obligations of RX under clause 9(b) of the said MOU read with the Letter of Amendment, to JVRX. With effect from 18 April 2022, all rights and obligations of RX in respect of CAM stand novated to JVRX and JVRX shall be entitled to receive a facility management fee of INR 1/- per sft per month towards the common area maintenance. JVRX accepts the novation as mentioned above.

We request you to provide us with a countersigned copy of this letter as a record of your confirmation with respect to the novation. Mr. Sharad J. Kadakia and Mr. Rajesh J. Kadakia are aware of the aforementioned arrangement and shall record their confirmation to the same by way of separate letters of confirmation which shall be annexed hereto as **Annexure A** and **Annexure B** respectively.

The understanding captured in this letter, the MOU, the Letter of Amendment and the Letters of Confirmation shall form an integral part of the MOU, and any reference made to the MOU shall include reference made to this letter, the Letter of Amendment and Letters of Confirmation.

Sincerely,

For and behalf of Rx Propellant Private Limited

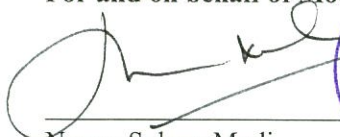



Name: Milind Ravi

Designation: Chief Executive Officer

We acknowledge and confirm the contents of this letter:

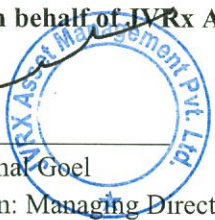
For and on behalf of Modi Properties Private Limited




Name: Soham Modi

Designation: Authorized Signatory

For and on behalf of Rx Asset Management Private Limited

Name: Vishal Goel

Designation: Managing Director

Copy to

Mr. Sharad J. Kadakia
5-2-223, Gokul, 3rd Floor, Opposite Andhra Bank, Distillery Road,
Secunderabad, Telangana 500 033

Mr. Rajesh J. Kadakia
5-2-223, Gokul, 3rd Floor, Opp. Andhra Bank, Distillery Road,
Secunderabad, Telangana 500 033