

Date: 3 November 2022

To,

Rx Propellant Private Limited
Attention: Mr. Milind Ravi
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 Sighthia Management Consultants Private Limited as confirming parties (hereinafter referred to as "Letter of Amendment").

Subject: Novation of rights pertaining to common area maintenance from Rx Propellant Private Limited to JVRX.

Dear Sir,

I am in receipt of the letter dated 3 November 2022 from Rx Propellant Private Limited and basis the same, this letter is to record my acceptance and confirmation with respect to the novation of the rights conferred to RX under clause 9(b) of the said MOU read with the Letter of Amendment, to JVRX.

Sincerely,

Rajesh J. Kadakia

Copy 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

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

Mr. Sharad J. Kadakia

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