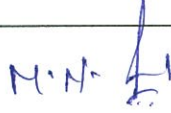


Letter of Intent

1. Lessor:
 - a. Gattu Bhagyalaxmi, W/o. Mr. Gattu Anand Kumar Gupta, aged about 38 years, R/o. Plot no. 214, House no. 5-11-263, Housing board Colony, Moulaali
 - b. R. Archana, W/o. Mr. R. Rajender Singh, aged about 45 years, R/o. LIG 464, Housing Board Colony, Moulaali.
 - c. Nalla Ramesh, S/o. Late Nalla Kailasam, aged about 62 years, R/o. 5-2-200/T1, Housing board Colony, Moulaali.
2. Lessee: Summit Sales LLP, a registered Limited Liability Partnership Firm having its office at 5-4-187/3&4, Soham Mansion, II floor, M.G. Road, Secunderabad – 500 003 represented by Mr. Minish N. Parikh, Procurement Manager.
3. Leased Premises: Open land admeasuring about Ac. 1-05 guntas forming a part of Sy. No. 210 & 211, Rampally Village, Ghatkesar Mandal, Medchal-Malkajgiri District. The Lessors are the absolute joint owners of the Leased Premises.
4. Rent: Rs. 50,000/- per month + GST, if applicable.
5. Refundable security deposit: Rs. 3 lakhs. Rs. 50,000/- to be paid as token advance as on date and the balance to be paid at the time of execution of the lease deed.
6. Escalation in rent: 5% every year on the then existing rent.
7. Lease period: 6 years, renewable for a further periods on mutual agreement.
8. Lease commencement date: 1st April, 2023.
9. Due-diligence: the Lessor shall provide required documents to the Lessee for verification of title of the Leased Premises.
10. Use of Leased Premises: The Lessor shall be entitled to use the Leased Premises for purposes of his business which include sale and storage of construction related materials. The Lessee's associated companies shall also be entitled to use the premises.
11. Other Terms: The Lessee shall have the right to develop the Leased Premises at its risk and cost including laying of roads, platforms, construction of storage area, site office, etc. the Lessee shall have the right to convert the existing power connection to commercial or appropriate category for its use.
12. Permits: The Lessor shall cooperate with the Lessee to obtain permits for building construction/other development by providing the required documents and signing all application forms and the like for the same. For that purposes the Lessee shall be entitled to register the lease in parts. For the purpose the Lessors shall obtain land use conversion under the NALA Act at its cost.
13. Termination of this LOI: The Lessee shall be entitled to terminate this LOI and seek refund of advance paid in case the title of the property is not clear and/or in case the Lessee deems it difficult to obtain building permits.

Name:	Minish Parikh For Lessor	Gattu Bhagyalaxmi Lessee	R. Archana Lessee	Nalla Ramesh Lessee
Sign:				
Date:	03-03-2023	03-03-2023	03-03-2023	03-03-2023