

Letter of confirmation

From,
M/s. Modi Realty LG Malakpet LLP.,
5-4-187/3&4, Soham Mansion, II floor,
M.G. Road, Secunderabad.

06-04-2023

To,
Mr. S. Anand Reddy
R/o. Alwal, Secunderabad.

Subject: Confirmation of completion of land acquisition of Sy. nos. 115, 116, 118, Lalgudi Malakpet, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana.

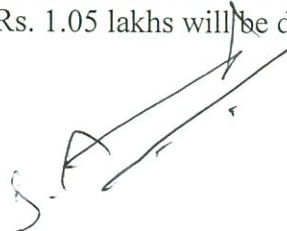
Reference:

1. Sale deed bearing no. 1008/2021 for purchase of land admeasuring Ac. 1-02 gts., in Sy. No. 118 from B. Bharatamma.
2. Sale deed bearing no. 109/2022 for purchase of land admeasuring Ac. 0-10 gts., in Sy. No. 118 from Kaira Venkatesh.
3. Sale deed bearing no. 97/2022 for purchase of land admeasuring Ac. 0-10 gts., in Sy. No. 118 from Kaira Narsimha.
4. Sale deed bearing no. 262/2023 for purchase of land admeasuring Ac. 1-10 gts., in Sy. No. 116 from Nakka Venkatesh.
5. Sale deed bearing no. 701/2021 for purchase of land admeasuring Ac. 0-08.60 gts., in Sy. No. 115 (0.30 guntas) & 116 (8.30 guntas) from B. Darshan in favour of Mr. Soham Modi.
6. Sale deed bearing no. 705/2021 for purchase of land admeasuring Ac. 0-17.2 gts., in Sy. No. 115 from B. Darshan in favour of Mr. Mehul V Mehta.
7. Sale deed bearing no. 702/2021 for purchase of land admeasuring Ac. 0-08.60 gts., in Sy. No. 115 (0.30 guntas) & 116 (8.30 guntas) from B. Mallesh in favour of Mr. Soham Modi.
8. Sale deed bearing no. 704/2021 for purchase of land admeasuring Ac. 0-17.2 gts., in Sy. No. 116 from B. Mallesh in favour of Mr. Mehul V Mehta.
9. Sale deed bearing no. 707/2021 for purchase of land admeasuring Ac. 0-17.2 gts., in Sy. No. 115 from B. Darshan in favour of Mr. Bhavesh V Mehta.
10. Sale deed bearing no. 706/2021 for purchase of land admeasuring Ac. 0-17.2 gts., in Sy. No. 116 from B. Mallesh in favour of Mr. Bhavesh V Mehta.

Mr. Anand Reddy,

We hereby confirm the following:

1. You have helped us in acquisition of above referred lands and the acquisition of the said lands is completed.
2. We have made a deposit of Rs. 20 lakhs with you by way of cheque no. 788541 dated 26-02-2022. This was for payment of advances to the owners of the above said lands.
3. We have agreed to pay you Rs. 21.05 lakhs as brokerage for helping us in acquiring these lands.
4. Accordingly, we are treating the amount of Rs. 20 lakhs paid to you as brokerage as on 06-05-2023 and TDS of Rs. 1.05 lakhs will be deducted. We request you to raise a bill for the same.

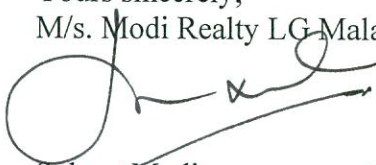


5. We further confirm that all accounts related to acquisition of the above lands have been fully settled. Neither party has any claims of whatsoever in nature against each other with respect to the above referred lands.
6. The lands mentioned in reference no. 6 to 10 were acquired in favour of Mr. Soham Modi, Mr. Mehul V Mehta and Mr. Bhavesh V Mehta before formation of M/s. Modi Realty LG Malakpet LLP. These lands will be transferred to M/s. Modi Realty LG Malakpet LLP by way of sale deeds at the earliest. Therefore, the entire brokerage is being paid from M/s. Modi Realty LG Malakpet LLP.

Please sign a copy of this letter as confirmation of above terms and conditions.

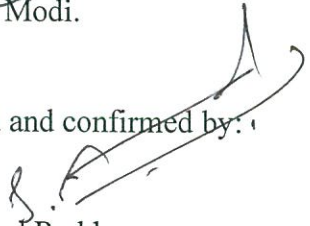
Thank You.

Yours sincerely,
M/s. Modi Realty LG Malakpet LLP,



Soham Modi.

Agreed and confirmed by:



S. Anand Reddy