

Date: 05th June 2023

To,
Tata Capital Financial Services Limited
11th Floor, Tower A, Peninsula Business Park,
Ganpatrao Kadam Marg,
Lower Parel, Mumbai- 400013

Dear Sir,

We request to Deduct Rs. 38,61,112.00 (Rupees Thirty-Eight Lakhs Sixty-One Thousand One Hundred and Twelve only) to Tata Capital Financial Services Limited as Security Deposit from Disbursement

The quantum of security deposits to be paid by us may be a Non-Interest bearing in the nature of refundable deposit to be kept with you till the time the Term Loan Facility granted to Modi Realty Mallapur LLP vide Sanction letter / Offer letter dated 30th May 2023 and other amounts payable under this arrangement have been discharged & paid in full by us to your satisfaction. In the event of our failure to comply with any of our aforesaid obligations, within the stipulated time, we hereby undertake that:

- a) You shall be at the liberty to appropriate the security deposits to your account, either fully or partly so as to compensate for such loses as may be occasioned to you in consequence of our failure to meet our commitments to you under this arrangement.
- b) The appropriation by you shall be a conclusive act and will be binding on us without any questioned being raised by us on any count of whatsoever nature.
- c) Any indulgence or forbearance shown by you in the matter, in any manner, shall not be construed to be a waiver of any of your rights under this arrangement.

Thanking You,
For Modi Realty Mallapur LLP