

Letter of confirmation

From,
M/s. Inventopolis LLP,
Represented by Mr. Soham Modi,
O/o. 5-4-187/3 & 4, 2 Floor,
Soham Mansion, M G ROAD,
Secunderabad, Telangana, 500003.

Date: 5-10-2023

To,
Mr. Gowrishetty Pramod Kumar,
S/o Gowrishetty Ramesh,
R/o. 7-1-746, Market Street Near Monda Market,
Secunderabad, Telangana, 500003.

Reference: Agreement of sale dated 17-06-2023 for sale of Ac. 7-24 gts., forming a part of Survey No. 513, 514, 515, Damarakunta Village, Markook Mandal, Siddipet District, Telangana.

Subject: Execution of conveyance deed and confirmation of receipt of part payment.

Dear Mr. Pramod Kumar,

Please confirm the following:

1. Patta passbook under the Dharani portal was issued to you for an extent of Ac. 1-26.75 gts., in Sy. No. 512, while your entire ownership is Ac. 2-09 gts. We have learnt that Ac. 0-22.25 gts., continues to be shown erroneously in favour Chakali Kumar in the revenue records/Dharani portal.
2. You have informed us that an application for rectification of the said error had already been made by you. You have further represented that the said rectification is likely to be completed in 2 weeks time.
3. At your request we have agreed to execute sale deeds for part of the above land as given under and you have agreed to execute the sale deeds on receipt of part payment.
4. You have agreed to execute the sale deed for Ac. 1-20 gts., in Sy. No. 512, Ac. 1-27 gts., in Sy. No. 513 and Ac. 3-28 gts., in Sy. No. 514 in our favour on 5-10-2023.
5. We have already paid you an advance of Rs. 100 lakhs on 16-06-2023. We have agreed to pay an additional amount of Rs. 69.50 lakhs for execution of the sale deeds of lands mentioned in point no. 4 above. Total consideration of Rs. 169.50 lakhs shall be mentioned in the sale deeds.
6. We are making a further advance of Rs. 420.25 lakhs as on this date.
7. We will make a further advance payment of Rs. 50 lakhs on 5-10-2023 after the above registration.
8. You have agreed that the land effected in road is Ac. 1-09 gts., in Sy. No. 514. No consideration shall be payable for the same. Further, you shall not make any claim of ownership for the land effected by the road. You shall also make appropriate applications to the revenue department to ensure that the land effected in road is appropriately marked as government land.

For INVETOPOLIS LLP


Designated Partner



9. On correction of revenue records with respect to Chakali Kumar and on receipt of corrected Dharani patta passbooks for an extent of Ac. 0-29 gts., (22.25 + 6.75) in Sy. No. 512, you shall make an application for conversion of the same for non-agricultural use with the revenue department. The cost for the conversion of the said land shall be borne by us.
10. After correction of Dharani passbook and conversion of Ac. 0-29 gts., to non-agricultural use, you shall execute a registered sale deed in our favour at the office of the sub-registrar. In the said sale deed the recital of title of the land, land lost in road widening and your confirmation that you will not have any further right on any land in Sy. Nos. 512, 513 and 514 shall be mentioned. The balance consideration of Rs. 93.28 lakhs shall be made to you at the time of executing the said slae deed at the SROs office.
11. Both parties shall endeavour to execute the sale deed for Ac. 0-29 gts., in Sy. No. 512 within 7 days of obtaining corrected Dharani patta passbook.
12. You have agreed to execute two separate affidavits as given under on this day:
 - a. The land effected in road widening.
 - b. Cancellation of agreement with Ramu Yadav & others.

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

Thank You.

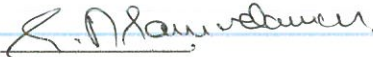
Yours sincerely,

For M/s. Inventopolis LLP,

For INVENTOPOLIS LLP

Sohan **Designated Partner**

Agreed & accepted by:

Sign: 
Name: Gowrishetty Pramod Kumar,
Date:

Witness no.1: S. Anand Reddy, S/o. S. Satha Reddy, R/o. H. No. 1-5-1076/3/30, Golden Palace Apartment, Father Balaiah Nagar, Old Alwal, Secunderabad,

Witness no. 2: Sitaramanjaneyulu, S/o. Shri Koteswara Rao, H. no. 6-701/1, Sri Venkateswara Colony, Injapur, R.R. District – 501510.