

Letter of confirmation

To,
Mr. Rajendra Prasad & others
Suryapet,
Telangana.

Date: 24th July 2025

Subject: Launch of project and payment of security deposit.

Reference:

1. Joint Development Agreement cum General Power of Attorney dated 31-7-2024 registered as document no. 12197/2024 for development of land admeasuring 4 acres forming a part of Sy. No 745, Pillalamarri Village, Suryapet, Telangana.
2. Supplementary Joint Development Agreement dated July, 2024.

Sir/Madam,

On earlier occasions we have discussed the present market conditions and the appropriate time to launch the project. We had agreed to delay the launch of the project as the demand for flats in entire Telangana has been very poor for the past 2 years.

We have therefore decided to launch the project in the last week of September, 2025. We agreed that there is a good chance that demand will improve during the festive season of Dasara – Diwali, extending upto Christmas and Pongal.

Our sales and marketing team were busy with other commitments. We are glad to inform you that our team is now fully focused on launch of the project. We have scheduled a channel partners meet on 16th September, 2025 and the project will be launched on 28th September, 2025.

We shall pay the building permit fees for the upper floors immediately. We hope to receive the building permit for the upper floors within 4 to 5 weeks. We will have to make an application to RERA authorities on receipt of the permit, without which we will not be able to offer the upper floors for sale.

Our primary focus is to make the project launch a grand success. For that we intend to start work at site at the earliest. We will start work of the compound wall, clubhouse and block C. We would like to ensure that all the funds including our equity, bank loan and advances from customers are utilized exclusively for construction of the clubhouse and C block.

Accordingly, as discussed the balance refundable security deposit of Rs. 120 lakhs will be paid to you in monthly installments at the Rs. 15 lakhs per month from August, 2025. The deposit will be fully paid by March, 2026.

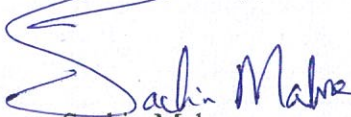
We need to register the Supplementary Joint Development Agreement at the earliest. This is a requirement for RERA.

We request you to sign a copy of this letter as your confirmation of accepting the above. In particular, you have agreed to:

- A. Accepted the payment of the security deposit in instalments.
- B. That you will register the Supplementary Joint Development Agreement on or before 2nd August, 2025.
- C. Execute all necessary documents for obtaining statutory permits (including building permit) and execute documents like mortgage deed in favour of local authorities as prescribed in the bye-laws.
- D. There is a timeline mentioned in the JDA and Supplementary JDA for completion of the project. These timelines will now be reset from the date of launch and the same shall be captured by way of an other supplementary agreement.

Thank You.

Yours sincerely,

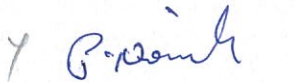


Sachin Malve.

Agreed and accepted by:

Y 
Vuppala Gopaiah

Y 
Vuppala Srinivas

Y 
Paidimarry Nirmala

Y 
Vuppala Rajendra Prasad

Date:

Place: