

July 14th, 2022

To,
SDNMKJ Realty Private Limited & JMK GEC Realtors Private Limited
5-2-223, Gokul Distillery Road, Secunderabad, Ranga Reddy,
Hyderabad, Telangana 500003

Dear Sir,

SUBJECT: Letter of Intent (LOI) to take on lease "4th Floor at Ramky Selenium, Tower B, Financial District" (hereinafter referred to "**Demised Premises**") measuring 26,480 Sq. Ft. Super built up area located at Ramky Selenium, Tower B, 4th Floor, Financial District, Hyderabad - 500008 by Ojas Innovative Technologies Pvt. Ltd. Limited (hereinafter referred to as **LESSEE**).

Further to our discussion, we are pleased to convey our intention to accept your offer and take on lease from SDNMKJ Realty Private Limited & JMK GEC Realtors Private Limited hereinafter referred to as **LESSOR** for our office use the above mentioned Demised Premises on lease and provide you this LOI summarizing broad commercial terms and other conditions, specifications, as set out herein and the Annexure 1 (which shall form part of this LOI) which are accepted and agreed to in principle by both the Lessor and Lessee.

Both the Lessor and Lessee are herein after collectively referred to as "Parties" and individually as "Party".

Further, The Parties shall enter a Lease Deed on or before **1st August 2022** which will reflect the terms and conditions contained herein and any other documentations, as may be required for the lease of the above-mentioned building.

We trust the terms including those specified in Annexure-1 acceptable to you and would appreciate if you could confirm your agreement/acceptance by signing and returning to us one copy of this LOI which would enable us to proceed on this.

We look forward to a successful working relationship with you.

Agreed and Accepted by:

For Ojas Innovative Technologies Pvt. Ltd.



Rama Murthy Jaligama

(Authorized Signatory)

LESSEE



Agreed and Accepted by:

For SDNMKJ Realty Pvt Ltd & JMKGEC Realtors Pvt. Ltd.



(Authorized Signatory)

LESSOR



Ojas Innovative Technologies Pvt. Ltd.

Block C, 9th Floor, MJR Magnifique, Nanakramguda X-Roads, Raidurga, Hyderabad - 500 008, Telangana

Phone : +91 9381737484

CIN : U72200TG2011PTC073019

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COMMERCIAL TERM SHEET	
DEVELOPMENT LOCATION	RAMKY SELENIUM
BUILDING LOCATION	Nanakramguda, Financial Dist.
Type of Space	Furnished
Total Area (Sft)	454,612 SFT
No. of Floors	2 Basement + Ground + 8 Office + 1 Roof Top Floor
Building Efficiency (%)	75%
Area Offered (Sft)	26,480 SFT
Floor (s) Offered	4 th
Date of Availability	1 st Aug 2022
No. of Car-parking Slots provided	35
No. of Two-wheeler Slots provided	To be accommodated in the car parking slots
Additional No. of Car-parking Slots provided	On actual cost & based on availability
Additional No. of Two-wheeler Slots provided	On actual cost & based on availability
COMMERCIAL TERMS	
Rent / sft / Month	INR 45.00 / Sft i.e., Rs. 11,91,600 per month + applicable GST.
Rent Escalation	5% per Annum
Approximate Fully Furnished Description (Can be discussed with the client for finalization)	As is where is basis with Modification as defined below (Deep cleaning, Fresh coat of paint, Complete sanitization, Fully equipped furniture & fixture in good working condition.)
INTEREST FREE REFUNDABLE SECURITY DEPOSIT (IFRSD)	
In Months	6 Months (3 Months on signing the LOI & 3 Months on execution of the lease deed)
OTHER CHARGES	
Maintenance Charge / Sft / Month	INR 9.00
AHU Maintenance	AHU maintenance is managed by the property management team at the building with no cost
OTHER TERMS	
Lease Term	10 Years
Lock-in Period	2 Years from lease commencement date
Lease Commencement Date	1 st August 2022
Notice period for termination of lease	6 months after Lock-in period of 2 years.
Renewal Option	The Lease can be renewed after the expiry of the lease term on mutual agreement.
Rent Commencement Date	1 st August 2022.
Signage	In common allocated signage area of the building.
Usage	For Office Use Only.




Ojas Innovative Technologies Pvt. Ltd.

Block C, 9th Floor, MJR Magnifique, Nanakramguda X-Roads, Raidurga, Hyderabad - 500 008, Telangana

