

Letter of Confirmation

Date: 16-08-2022

From:

M/s. SDNMKJ Realty Private Limited
5-2-223, Gokul Distillery Road,
Secunderabad – 500 003.

&

M/s. JMKGEC Realtors Private Limited
5-2-223, Gokul Distillery Road,
Secunderabad – 500 003.

To,

M/s. Ojas Innovative Technologies Pvt. Ltd.
Block, 9th Floor, MJR Magnifique,
Nanakramguda X-Roads, Raidurga,
Hyderabad – 500 008. Hyderabad.

Subject: Letter of confirmation for handover of the furniture & fixtures of the 4th floor on as is and where is basis at Tower B, Ramky Selenium situated at Plot Nos. 31/ Part and 32 in Survey Numbers 115/22, 115/24 and 115/25 at Financial District, Nanakramguda Village, Serligampally Mandal, Ranga Reddy District.

Dear Sir/s,

As per the letter of intent dated 14th July 2022 & lease deed dated 18-08-2022, we are herewith confirming that we are handing over the furniture & fixtures of 4th floor on as is and where is basis at Tower B, Ramky Selenium situated at Plot Nos. 31/ Part and 32 in Survey Numbers 115/22, 115/24 and 115/25 at Financial District, Nanakramguda Village, Serligampally Mandal, Ranga Reddy District. The details of furniture & fixtures list handed over to you is enclosed as Annexure A. Upon termination of the lease deed, the furniture & fixtures should be handed over by the Lessee to the Lessor on an as is and where is basis with normal wear & tear.

Please sign a copy of this letter as your confirmation.

Thank You.

Yours sincerely,

For M/s. SDNMKJ Realty Private Limited
& M/s. JMKGEC Realtors Private Limited.

Accepted and confirmed by:
M/s. Ojas Innovative Technologies Pvt. Ltd.



(Authorized Signatory)
LESSOR



(Authorized Signatory)
LESSEE

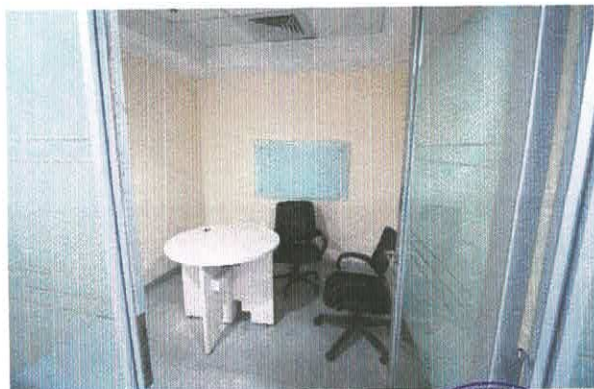
ANNEXURE A – Furniture & Fixtures

Furniture & Fixtures – 4th floor at Tower B, Ramky Selenium situated at Plot Nos. 31/ Part and 32 in Survey Numbers 115/22, 115/24 and 115/25 at Financial District, Nanakramguda Village, Serligampally Mandal, Ranga Reddy District.

1. Workstations – 393 no.
2. Training room (30-seater) – 1 no.
3. Training room (12-seater) – 1 no.
4. Discussion room (3-seater) – 4 no.
5. Discussion room (10-seater) – 1 no.
6. Sofa set (3-seater) – 1 no.
7. Sofa set (2-seater) – 1 no.
8. Sofa (1-seater) – 2 no.
9. Reception – 1 no. desk, 1 no. chair, 1 no. pedestal.
10. Furniture in pantry – low storage, table 1no., glass shelves, hanging lights 3 no.
11. Blinds – 36 no.
12. Pedestal – 232 no.
13. Access control – 10 no.
14. Restroom cubicle with CP & Sanitary- 10 no.
15. Urinal with CP & Sanitary – 9 no.
16. Handicap Toilet with CP & Sanitary – 2 nos.
17. Wash basin with CP & Sanitary – 8 no.
18. Tile flooring vitrified for the entire premises.
19. Carpet flooring for the entire workstation & training room areas.
20. False ceiling with lighting for the entire premises.
21. Electrical wiring and panels for the entire premises.
22. LAN network cabling for entire premises.
23. CCTV Cameras – 22 no.
24. Locks & Keys for the entire premises.



Annexure B – Photographs of Furniture & Fixtures



R.M. _____



Annexure B – Photographs of Furniture & Fixtures (Continued)



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Annexure B – Photographs of Furniture & Fixtures (Continued)



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Annexure B – Photographs of Furniture & Fixtures (Continued)



R.M.



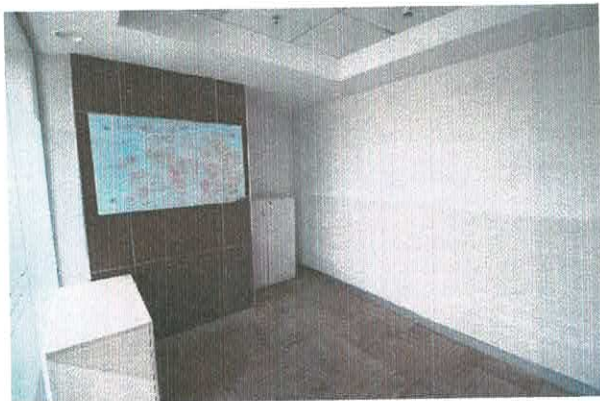
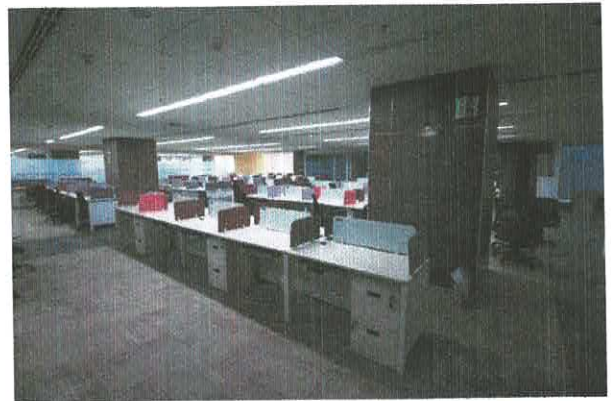
Annexure B – Photographs of Furniture & Fixtures (Continued)



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Annexure B – Photographs of Furniture & Fixtures (Continued)



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R.M.

QJAS INNOVATION
HYDERABAD
QJAS PVT. LTD.