

To,  
The Manager,  
Loan Centre,  
AXIS Bank Limited,  
Hyderabad.

Date: 13<sup>th</sup> October 2022

Sir,

Subject: NOC for mortgage of tenanted premises.

We had entered into Lease/License Agreement dated 18<sup>th</sup> August 2022 with M/s. **JMK GEC REALTORS PVT LTD** for a term of 10 Years.

**M/s . OJAS INNOVATIVE TECHNOLOGIES PVT LTD** License Agreement dated 18<sup>th</sup> August 2022 the premises All that building with built-up area admeasuring 25,271 SFT of which 13,240 SFT in 4<sup>th</sup> Floor and 12,031 SFT in 5<sup>th</sup> Floor of tower B in the building known as Ramky Selenium, Situated at Plot No. 31 Part and 32 in Sy No. 115/22, 115/24, 115/25 at Financial District, Nanakramguda, Ranga Reddy District, Hyderabad, Telangana, was being leased/licensed to us.

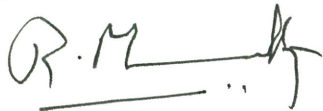
We are aware that AXIS Bank has granted Rs. 8,25,00,000/- as a loan facility.

We hereby confirm that we have no charge on the said premises whatsoever and we also confirm that we would adhere to Axis Bank communications and cooperate with respective teams of Axis Bank..

We hereby confirm that in the event of premature termination of the Lease / License Agreement dated 18<sup>th</sup> August 2022 due to any reasons whatsoever, we shall give prior written notice as per the notice period mentioned in said Lease / License Agreement to the Lessor/ Licensor and AXIS Bank..

We acknowledge that it is inter alia on the basis of this letter that you have agreed to provide a Loan to **M/s. JMK GEC REALTORS PVT LTD** and in the absence of the same you would not have done so.

For **M/s . OJAS INNOVATIVE TECHNOLOGIES PVT LTD**



Authorised Signatory  
( Lessee/Licensee)

