

JMK GEC REALTORS PVT LTD

CIN no:U70100TG2010PTC067673

5-2-223, Gokul Distillery Road,
Secunderabad - 500 003.
Phone: +91-40-66335551.

M/s . OJAS INNOVATIVE TECHNOLOGIES PVT LTD

**Block c, 9th Floor, MJR Magnifique,
Nanakramguda, X-Roads, Rai Durg,
Hyderabad - 500008**

Dear Sir,

*SUB: Payment of Rents or Receivables (by whatever name called) into the Designated Account with
AXIS Bank.*

With reference to the above subject, We have been granted certain credit facilities by AXIS Bank Limited against inter alia, the securitisation/security of lease rentals/Receivable (hereinafter referred to as "Receivables") due from you as the Lessee/Tenant/Licensee ["Lessee(s)"] of the said premises **situated** at All that building with built-up area admeasuring 25,271 SFT of which 13,240 SFT in 4th Floor and 12,031 SFT in 5th 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, Hyderabad. In pursuance thereof, We have executed a Deed of Hypothecation of Receivables thereby charging the said lease rentals due from you in favour of the Bank.

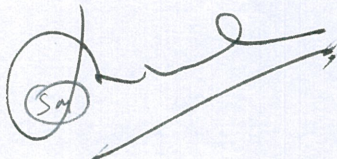
In this regard, the We have also executed a Power of Attorney dated // and have unconditionally and irrevocably Authorised AXIS Bank to demand, collect and issue receipts of discharge for the payment of monthly receivables (both present and future) by whatever name called, due from you.

 In view of the above, you as our Lessee(s) are hereby requested that on due dates, all the said receivables shall be payable directly into our designated Account to be opened and maintained with AXIS Bank, Secunderabad Branch till such time a 'No Objection' is given in writing by the AXIS Bank forgoing their claim on such future receivables.

We will intimate you in writing about the designated account number once the same is opened with our Secunderabad Branch in order to enable you to deposit/credit the said receivables as stated in the preceding paragraph.

In view of the above facts, we hereby request you to directly deposit all the present and future said Receivables (by whatever name called) payable on due dates in the designated Account to be opened with **Axis Bank, Secunderabad Branch** by drawing cheques/Pay Orders/Demand Drafts in favour of **M/s. JMK GEC REALTORS PVT LTD**

Please note that by acceptance of this letter, you are bound not to take note of any other liability or interest on the said Receivables or any instruction from us or our agents till such time a copy of the Bank's 'No Objection' in writing forgoing their claim on such future receivables is shown to you.



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Please take note of the fact that the premises in question have been mortgaged to AXIS Bank for the financial assistance availed by the me/us. Please keep the bank informed in case of premature termination.

You are requested to sign the duplicate of this letter in acceptance of the above terms.

I irrevocably and unconditionally accept the contents of your letter and agree to abide the same.

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

Authorised Signatory
(Lessee/Licensee)

Thanking you,

Yours faithfully,

JMK GEC REALTORS PVT LTD

DIRECTOR

For M/s. **JMK GEC REALTORS Pvt Ltd**
Director(SOHAM SATISH MODI)
Place: Hyderabad

CC: AXIS Bank Limited

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

Authorised Signatory
(Lessee/Licensee)

For Jmk...