

SDNMKJ REALTY PRIVATE LIMITED

CIN: U70101TG2010PTC067667

LETTER OF CONFIRMATION

Date: 06.07.2024

To,
M/s. OJAS Innovative Technologies Private Ltd., (LESSEE),
Plot No.31 & 32, Ramky Selenium,
Serilingampally, Nanakramguda, Financial District,
Hyderabad - 500032.
Telangana.

Subject: Confirmation from M/s. OJAS Innovative Technologies Private Ltd., to deposit rent and other charges in designated Punjab National Bank Escrow Account No. 1114102900000076.

Reference:

- (1) Lease deed, between M/s. SDNMKJ Realty Private Limited and the M/s. OJAS Innovative Technologies Private Limited dated 18.08.2022 bearing document no.15720/2022, registered at SRO, Ranga Reddy District, Telangana, for lease of premises admeasuring 12,031 sft of office space on Fifth Floor, along with 17 nos/sft of car parking space in the parking floors, forming a part of the building known as "Ramky Selenium", situated at Plot No.31 part and 32, Survey No.115/22, 115/24, 115/25, situated at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District, Telangana - 500032, for a period of 10 years (valid upto 01.08.2032) hereinafter referred to as the Leased Premises.
- (2) Secured loan taken by the Lessor from Punjab National Bank, Duvvadu, Visakhapatnam - 530004 (Financial Institution) of Rs.7.50 Crores as per terms of the loan sanction letter dated 24.05.2024 bearing no. DN-8116000/SRPL/2024-25

Sir/Madam,

1. The Lessor has taken a loan from the Financial Institution as per details referred to above. The loan was approved on the following terms:
 - a. That the Leased Premises is mortgaged to the Financial Institution.
 - b. That the rent/other charges receivable from the Lessee of the Leased Premises are deposited in the designated bank account specified by the Financial Institution.
 - c. The Lessor and Lessee shall keep the Financial Institution informed, in advance about any change in terms of the lease or termination thereof.
 - d. The Lessee acknowledges the right of Financial Institution over the Leased Premises and the rent/other charges of the Leased Premises.

For SDNMKJ REALTY PVT. LTD


Director





5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD, TELANGANA, INDIA-500003

Phone: +91-40-66335551 Email: accounts@modiproperties.com

SDNMKJ REALTY PRIVATE LIMITED

CIN: U70101TG2010PTC067667

2. Accordingly, the Lessee is requested to confirm the following:

- a. That the Lessee shall deposit the rents and other charges payable to the Lessor in the following Designated Bank Account:
 - i. Account no. : 1114102900000076.
 - ii. Account holder : SDNMKJ Realty Private Ltd.,
 - iii. Bank/Branch : Punjab National Bank, Duvvadu Branch
 - iv. IFSC code : IFSC PUNB0111410
- b. That the Lessee shall continue to deposit the rents in the designated account till further instructions from the Financial Institution.
- c. That the Lessee is aware that the Lessor has obtained a loan from the Financial Institution by mortgaging the Leased Premises.
- d. That the Lessee has no objection to the loan taken by the Lessor.
- e. The rights of the Lessor and the Lessee shall be subservient to the rights of the Financial Institution with respect to the rent of Leased Premises.

Please sign a copy of this letter as your confirmation of the above terms and conditions.

Thank You.

Yours sincerely,

For SDNMKJ REALTY PRIVATE LTD.,

For SDNMKJ REALTY PVT LTD.

DIRECTOR

Director

Acknowledgement

The Lessee irrevocably and unconditionally accepts the contents of the letter and agrees to abide by the same.

Sign:

Name:

Designation:

Date: _____, Place: _____.



JMK GEC REALTORS PRIVATE LIMITED

CIN: U70100TG2010PTC067673

LETTER OF CONFIRMATION

Date: 06.07.2024

To,
M/s. OJAS Innovative Technologies Private Ltd., (LESSEE),
Plot No.31 & 32, Ramky Selenium,
Serilingampally, Nanakramguda, Financial District,
Hyderabad - 500032.
Telangana.

Subject: Confirmation from M/s. OJAS Innovative Technologies Private Ltd., to deposit rent and other charges in designated Punjab National Bank Escrow Account No.1114102900000067.

Reference:

- (1) Lease deed, between M/s. JMKGEC Realtors Private Limited and the M/s. OJAS Innovative Technologies Private Limited dated 18.08.2022 bearing document no. 15720/2022, registered at SRO, Ranga Reddy District, Telangana, for lease of premises admeasuring 12,031 sft of office space on the Fifth Floor, along with 16 nos/sft of car parking space in the parking floors, forming a part of the building known as "Ramky Selenium" situated at Plot No.31 part and 32, Survey No.115/22, 115/24, 115/25, situated at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District, Telangana - 500032, for a period of 10 years (valid upto 01.08.2032) hereinafter referred to as the Leased Premises.
- (2) Secured loan taken by the Lessor from Punjab National Bank, Duvvadu, Visakhapatnam - 530004 (Financial Institution) of Rs.7.50 Crores as per terms of the loan sanction letter dated 24.05.2024 bearing no.DN-8116000/JRPL/2024-25

Sir/Madam,

1. The Lessor has taken a loan from the Financial Institution as per details referred to above. The loan was approved on the following terms:
 - a. That the Leased Premises is mortgaged to the Financial Institution.
 - b. That the rent/other charges receivable from the Lessee of the Leased Premises are deposited in the designated bank account specified by the Financial Institution.
 - c. The Lessor and Lessee shall keep the Financial Institution informed, in advance, about any change in terms of the lease or termination thereof.
 - d. The Lessee acknowledges the right of Financial Institution over the Leased Premises and the rent/other charges of the Leased Premises.

For JMKGEC REALTORS PVT LTD
DIRECTOR



5-2-223 GOKUL DISTILLERY ROAD, SECUNDERABAD, TELANGANA, INDIA-500003

Phone: +91-40-66335551 Email: accounts@modiproperties.com

JMK GEC REALTORS PRIVATE LIMITED

CIN: U70100TG2010PTC067673

2. Accordingly, the Lessee is requested to confirm the following:

a. That the Lessee shall deposit the rents and other charges payable to the Lessor in the following Designated Bank Account:

i. Account no.	:	11141029000000067.
ii. Account holder	:	JMK GEC Realtors Private Ltd.
iii. Bank/Branch	:	Punjab National Bank, Duvvadu Branch
iv. IFSC code	:	IFSC PUNB0111410

b. That the Lessee shall continue to deposit the rents in the designated account till further instructions from the Financial Institution.

c. That the Lessee is aware that the Lessor has obtained a loan from the Financial Institution by mortgaging the Leased Premises.

d. That the Lessee has no objection to the loan taken by the Lessor.

e. The rights of the Lessor and the Lessee shall be subservient to the rights of the Financial Institution with respect to the rent of Leased Premises.

Please sign a copy of this letter as your confirmation of the above terms and conditions.

Thank You.

Yours sincerely,

For **JMK GEC REALTORS PRIVATE LTD.,**

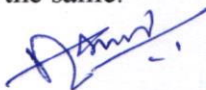
For **JMK GEC REALTORS PVT LTD**

DIRECTOR

DIRECTOR

Acknowledgement

The Lessee irrevocably and unconditionally accepts the contents of the letter and agrees to abide by the same.

Sign: 

Name:

Designation:

Date: _____, Place: _____.



PNB 2099

**(IRREVOCABLE LETTER OF AUTHORITY FROM THE BORROWER AUTHORISING THE
LESSEE TO REMIT/PAY RENT AMOUNT TO THE BANK AND ACKNOWLEDGEMENT
FROM THE LESSEE/TENANT)**

Date: 23.05.2024.

From:
M/s.JMK GEC Realtors Private Limited
Address: Door No. 5-2-223,
"Gokul" Distillery Road,
Secunderabad, Telangana – 500003.

To
M/s. Ojas Innovative Technologies Pvt. Limited
Plot No.31 & 32,
Selenium, Tower-B,
Serilingampally, Nanakramguda,
Financial District, Hyderabad,
Telangana – 500 032

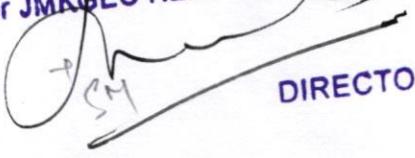
Reg. : Payment of Rent in respect of the leased premises by credit to our Escrow Account
No.1114102900000067 with Punjab National Bank, B/o. Duvvada (946500)

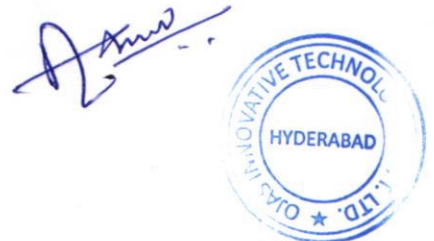
Dear Sir,

The Punjab National Bank, MCC, Visakhapatnam has sanctioned to us a loan of ₹ 7,50,00,000.00 (Rupees Seven Crores and Fifty Lakhs only) against the future lease rentals of the following premises leased out to you vide registered lease deed no. 15720/2022 dated 18.08.2022: -

Sl. No.	Particulars of leased properties	Monthly Rent in INR
1	A commercial space having a built up area of 12031 Sq. Feet on the Fifth Floor in Tower "B" alongwith undivided share of land admeasuring 435.50 Sq. yds. with 17 Nos. of Car Parking slots in the lower and upper basements of the building known as "Ramky Selenium", Plot No. 31 part and 32 in Sy. Noa.115/22, 115/24,115/25, situated at Financial District, Nanakramguda, Serilingampally Mandal, R.R. District, Telangana – 500 032 of M/s.JMK GEC Realtors Private Limited and presently occupied by M/s. Ojas Innovative Technologies Pvt. Limited.	₹ 5,68,465.00

It has been agreed that the said lease is valid for 9 years from 01.08.2023 to 31.07.2032.

For JMKGEC REALTORS PVT LTD

DIRECTOR



I hereby authorize you to remit/pay the rent amount of the premises every month to Punjab National Bank, B/o. Duvvada for crediting our escrow account no. 1114102900000067.

This authority is irrevocable until the loan amount mentioned above with interest and other incidental charges is paid in full and written consent of the bank is obtained.

Yours faithfully,

For JMK GEC REALTORS PVT LTD
DIRECTOR

M/s.JMK GEC Realtors Private Limited
Address: Door No. 5-2-223,
"Gokul" Distillery Road,
Secunderabad, Telangana – 500 003

Acknowledgement

We have received the above letter of authority and noted the directions for compliance.

T ojas
Signature

(M/s.Ojas Innovative Technologies Pvt. Limited)
(Signature of the lessee)



PNB 2099

**(IRREVOCABLE LETTER OF AUTHORITY FROM THE BORROWER AUTHORISING THE
LESSEE TO REMIT/PAY RENT AMOUNT TO THE BANK AND ACKNOWLEDGEMENT
FROM THE LESSEE/TENANT)**

Date: 23.05.2024.

From:
M/s.SDNMKJ Realty Private Limited
Address: Door No. 5-2-223,
"Gokul" Distillery Road,
Secunderabad, Telangana – 500003.

To
M/s. Ojas Innovative Technologies Pvt. Limited
Plot No.31 & 32,
Selenium, Tower-B,
Serilingampally, Nanakramguda,
Financial District, Hyderabad,
Telangana – 500 032

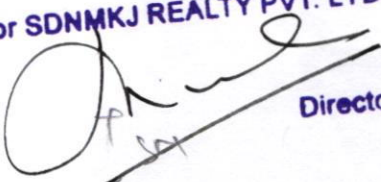
Reg. : Payment of Rent in respect of the leased premises by credit to our Escrow Account
No.1114102900000076 with Punjab National Bank, B/o. Duvvada (946500)

Dear Sir,

The Punjab National Bank, MCC, Visakhapatnam has sanctioned to us a loan of ₹ 7,50,00,000.00 (Rupees Seven Crores and Fifty Lakhs only) against the future lease rentals of the following premises leased out to you vide registered lease deed no. 15720/2022 dated 18.08.2022: -

Sl. No.	Particulars of leased properties	Monthly Rent in INR
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It has been agreed that the said lease is valid for 9 years from 01.08.2023 to 31.07.2032.

For SDNMKJ REALTY PVT. LTD

Director

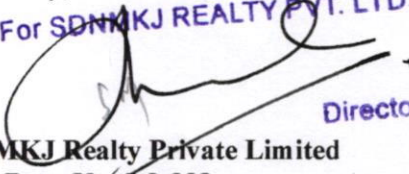




I hereby authorize you to remit/pay the rent amount of the premises every month to Punjab National Bank, B/o. Duvvada for crediting our escrow account no. 1114102900000076

This authority is irrevocable until the loan amount mentioned above with interest and other incidental charges is paid in full and written consent of the bank is obtained.

Yours faithfully,

For SDNMKJ REALTY PVT. LTD.

Director

M/s.SDNMKJ Realty Private Limited
Address: Door No. S-2-223,
"Gokul" Distillery Road,
Secunderabad, Telangana – 500 003

Acknowledgement

We have received the above letter of authority and noted the directions for compliance.

7 OJAS 
(M/s.Ojas Innovative Technologies Pvt. Limited)
(Signature of the lessee)



SDNMKJ REALTY PRIVATE LIMITED

CIN: U70101TG2010PTC067667

LETTER OF CONFIRMATION

Date: 06.07.2024

To,
M/s. KFin Technologies Ltd., (LESSEE),
Plot No.31 & 32, Ramky Selenium Towers -B,
Serilingampally, Nanakramguda, Financial District,
Hyderabad - 500032.
Telangana.

Subject : Confirmation from the KFin Technologies Ltd., to deposit rent and other charges in designated Punjab National Bank Escrow Account No. 1114102900000076.

Reference:

- (1) Lease deed, between M/s. SDNMKJ Realty Private Limited and the M/s. KFin Technologies Limited dated 28.07.2023 bearing document no.13307/2023, registered at SRO, Ranga Reddy District, Telangana for lease of premises admeasuring 13,240 sft of office space on Fourth Floor, along with 17 nos/sft of car parking space in the parking floors, forming a part of the building known as "Ramky Selenium" situated at Plot No.31 part and 32, Survey No.115/22, 115/24, 115/25, situated at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District, Telangana - 500032, for a period of 9 years (valid upto 31.07.2032) hereinafter referred to as the Leased Premises.
- (2) Secured loan taken by the Lessor from Punjab National Bank, Duvvadu, Visakhapatnam – 530004 (Financial Institution) of Rs.7.50 Crores as per terms of the loan sanction letter dated 24.05.2024 bearing no.DN-8116000/SRPL/2024-25

Sir/Madam,

1. The Lessor has taken a loan from the Financial Institution as per details referred to above. The loan was approved on the following terms:
 - a. That the Leased Premises is mortgaged to the Financial Institution.
 - b. That the rent/other charges receivable from the Lessee of the Leased Premises are deposited in the designated bank account specified by the Financial Institution.
 - c. The Lessor and Lessee shall keep the Financial Institution informed, in advance about any change in terms of the lease or termination thereof.
 - d. The Lessee acknowledges the right of Financial Institution over the Leased Premises and the rent/other charges of the Leased Premises.

For SDNMKJ REALTY PVT. LTD.

Director


KFin


SDNMKJ REALTY PRIVATE LIMITED

CIN: U70101TG2010PTC067667

2. Accordingly, the Lessee is requested to confirm the following:

a. That the Lessee shall deposit the rents and other charges payable to the Lessor in the following Designated Bank Account:

i. Account no.	:	1114102900000076.
ii. Account holder	:	SDNMKJ Realty Private Ltd.,
iii. Bank/Branch	:	Punjab National Bank, Duvvadu Branch
iv. IFSC code	:	IFSC PUNB0111410

b. That the Lessee shall continue to deposit the rents in the designated account till further instructions from the Financial Institution.

c. That the Lessee is aware that the Lessor has obtained a loan from the Financial Institution by mortgaging the Leased Premises.

d. That the Lessee has no objection to the loan taken by the Lessor.

e. The rights of the Lessor and the Lessee shall be subservient to the rights of the Financial Institution with respect to the rent of Leased Premises.

Please sign a copy of this letter as your confirmation of the above terms and conditions.

Thank You.

Yours sincerely,

For SDNMKJ REALTY PRIVATE LTD.,

For SDNMKJ REALTY PRIVATE LTD.

DIRECTOR

Director

Acknowledgement

The Lessee irrevocably and unconditionally accepts the contents of the letter and agrees to abide by the same.

Sign:

Name:

Designation:

Date: _____, Place: _____.



JMK GEC REALTORS PRIVATE LIMITED

CIN: U70100TG2010PTC067673

LETTER OF CONFIRMATION

Date: 06.07.2024

To,
M/s. KFin Technologies Ltd., (LESSEE),
Plot No.31 & 32, Ramky Selenium Towers -B,
Serilingampally, Nanakramguda, Financial District,
Hyderabad - 500032.
Telangana.

Subject : Confirmation from the KFin Technologies Ltd., to deposit rent and other charges in designated Punjab National Bank Escrow Account No. 1114102900000067.

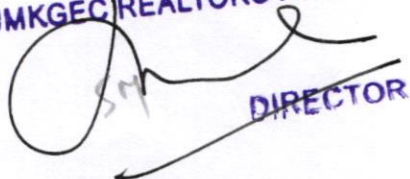
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Sir/Madam,

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 - c. The Lessor and Lessee shall keep the Financial Institution informed, in advance about any change in terms of the lease or termination thereof.
 - d. The Lessee acknowledges the right of Financial Institution over the Leased Premises and the rent/other charges of the Leased Premises.

For JMKGEC/REALTORS PVT LTD


DIRECTOR


KFin


JMK GEC REALTORS PRIVATE LIMITED

CIN: U70100TG2010PTC067673

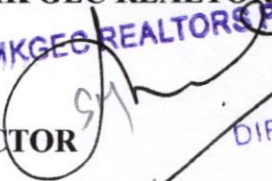
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 - Account no. : 11141029000000067
 - Account holder : JMK GEC Realtors Private Ltd.,
 - Bank/Branch : Punjab National Bank, Duvvadu Branch
 - IFSC code : IFSC PUNB0111410
 - That the Lessee shall continue to deposit the rents in the designated account till further instructions from the Financial Institution.
 - That the Lessee is aware that the Lessor has obtained a loan from the Financial Institution by mortgaging the Leased Premises.
 - That the Lessee has no objection to the loan taken by the Lessor.
 - The rights of the Lessor and the Lessee shall be subservient to the rights of the Financial Institution with respect to the rent of Leased Premises.

Please sign a copy of this letter as your confirmation of the above terms and conditions.

Thank You.

Yours sincerely,

For **JMK GEC REALTORS PRIVATE LTD.,**

For **JMK GEC REALTORS PRIVATE LTD.**

DIRECTOR 

Acknowledgement

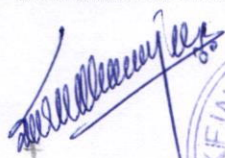
The Lessee irrevocably and unconditionally accepts the contents of the letter and agrees to abide by the same.

Sign:

Name:

Designation:

Date: _____, Place: _____.




PNB 2099

(IRREVOCABLE LETTER OF AUTHORITY FROM THE BORROWER AUTHORISING THE LESSEE TO REMIT/PAY RENT AMOUNT TO THE BANK AND ACKNOWLEDGEMENT FROM THE LESSEE/TENANT)

Date: 23.05.2024.

From:
M/s.SDNMKJ Realty Private Limited
Address: Door No. 5-2-223,
"Gokul" Distillery Road,
Secunderabad, Telangana - 500003

To
M/s. KFin Technologies Limited,
Plot No.31 & 32 ,
Selenium, Tower-B,
Serilingampally, Nanakramguda,
Financial District, Hyderabad,
Telangana – 500 032

Reg. : Payment of Rent in respect of the leased premises by credit to our Escrow Account No.1114102900000076 with Punjab National Bank, B/o. Duvvada (946500)

Dear Sir,

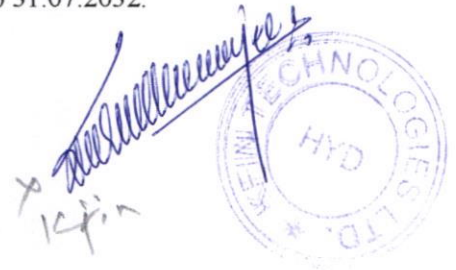
The Punjab National Bank, MCC, Visakhapatnam has sanctioned to us a loan of ₹ 7,50,00,000.00 (Rupees Seven Crores and Fifty Lakhs only) against the future lease rentals of the following premises leased out to you vide registered lease deed no.13307/2022 dated 28.07.2023: -

Sl. No.	Particulars of leased properties	Monthly Rent in INR
1	A commercial space having a built up area of 13240 Sq. Feet on the Fourth Floor in Tower "B" alongwith undivided share of land admeasuring 479 Sq.yds. with 17 Nos. of Car Parking slots in the lower and upper basements of the building known as "Ramky Selenium", Plot No.31 part and 32 in Sy. Nos. 115/22, 115/24,115/25, situated at Financial District, Nanakramguda, Serilingampally Mandal, R. R. District, Telangana – 500 032 of SDNMKJ Realty Private Limited and presently occupied by M/s. KFin Technologies Limited.	₹ 5,95,800.00

It has been agreed that the said lease is valid for 9 years from 01.08.2023 to 31.07.2032.

For SDNMKJ REALTY PVT. LTD


Director

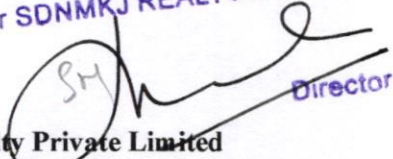


I hereby authorize you to remit/pay the rent amount of the premises every month to Punjab National Bank, B/o. Duvvada for crediting our escrow account no. 1114102900000076

This authority is irrevocable until the loan amount mentioned above with interest and other incidental charges is paid in full and written consent of the bank is obtained.

Yours faithfully,

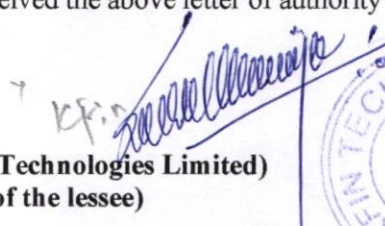
For SDNMKJ REALTY PVT. LTD.


Director

SDNMKJ Realty Private Limited
Address: Door No. 5-2-223,
"Gokul" Distillery Road,
Secunderabad, Telangana – 500 003

Acknowledgement

We have received the above letter of authority and noted the directions for compliance.


(M/s. KFin Technologies Limited)
(Signature of the lessee)



PNB 2099

(IRREVOCABLE LETTER OF AUTHORITY FROM THE BORROWER AUTHORISING THE LESSEE TO REMIT/PAY RENT AMOUNT TO THE BANK AND ACKNOWLEDGEMENT FROM THE LESSEE/TENANT)

Date: 23.05.2024.

From:
M/s. JMKGEC Realtors Private Limited
Address: Door No. 5-2-223,
"Gokul" Distillery Road,
Secunderabad, Telangana - 500003

To
M/s. KFin Technologies Limited,
Plot No.31 & 32 ,
Selenium, Tower-B,
Serilingampally, Nanakramguda,
Financial District, Hyderabad,
Telangana – 500 032

Reg. : Payment of Rent in respect of the leased premises by credit to our Escrow Account No.1114102900000067 with Punjab National Bank, B/o. Duvvada (946500).

Dear Sir,

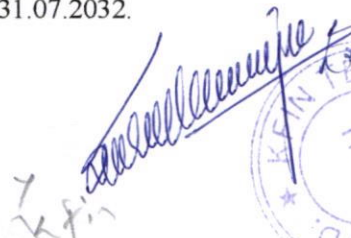
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It has been agreed that the said lease is valid for 9 years from 01.08.2023 to 31.07.2032.

For JMKGEC REALTORS PVT LTD

DIRECTOR




I hereby authorize you to remit/pay the rent amount of the premises every month to Punjab National Bank, B/o. Duvvada for crediting our escrow account no. 1114102900000067.

This authority is irrevocable until the loan amount mentioned above with interest and other incidental charges is paid in full and written consent of the bank is obtained.

Yours faithfully,

For JMKGEC REALTORS PVT LTD
DIRECTOR

JMKGEC Realtors Private Limited
Address: Door No. 5-2-223,
"Gokul" Distillery Road,
Secunderabad, Telangana – 500 003

Acknowledgement

We have received the above letter of authority and noted the directions for compliance.

(M/s. KFin Technologies Limited)
(Signature of the lessee)

