

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

Date: 13th October 2022.

Sir,

Subject: NOC for mortgage of tenanted premises.

We had entered into Lease/License Agreement dated 18th August 2022 with **M/s. SDNMKJ REALTY PVT LTD** for a term of 10 Years.

M/s . OJAS INNOVATIVE TECHNOLOGIES PVT LTD License Agreement dated 18th August 2022 the premises 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, Ranga Reddy District, Hyderabad, Telangana, was being leased/licensed to us.

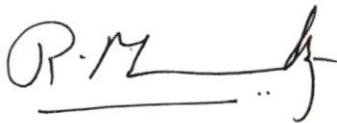
We are aware that AXIS Bank has granted Rs. 8,25,00,000/- as a loan facility.

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 18th 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. SDNMKJ REALTY 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)

Ojas Innovative Technologies Pvt. Ltd.

Plot No. 31 & 32, Ramky Selenium, 5th Floor, Tower B, Financial District, Nanakramguda, Hyderabad - 500032.

Phone : +91 9381737484

CIN : U72200TG2011PTC073019

info@ojas-it.com | www.ojas-it.com

SDNMKJ REALTY PVT LTD

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

CIN no:U70101TG2010PTC067667

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. SDNMKJ REALTY 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.

SDNMKJ REALTY PVT LTD

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

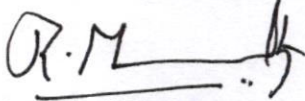
CIN no:U70101TG2010PTC067667

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



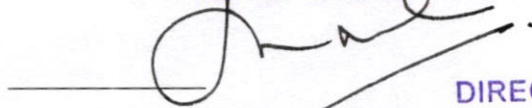
Authorised Signatory

(Lessee/Licensee)



Thanking you,

Yours faithfully, For SDNMKJ REALTY PVT LTD



DIRECTOR

For M/s. SDNMKJ REALTY PVT LTD

Director(SOHAM SATISH MODI)

Place: Hyderabad

CC: AXIS Bank Limited

For M/s. OJAS INNOVATIVE TECHNOLOGIES PVT LTD

Authorised Signatory

(Lessee/Licensee)

SDNMKJ REALTY PVT LTD

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

CIN no:U70101TG2010PTC067667

Extract of the Resolution passed by the Board of Directors of SDNMKJ Realty Private Limited ("Company") on 01st day of Oct 2022 at the registered office of the company situated at 5-2-223, Gokul Distillery Road Secunderabad, Ranga Reddy Telangana-500003.

The Chairman informed the Board that the Company had approached AXIS Bank RAC Hyderabad for availing financial assistance by way of Loan Against Property. After discussions, the Board then passed the following resolution -

1. **RESOLVED THAT** subject to the applicable provisions of the Companies Act, 2013 the Company do and hereby borrow and avail a loan of up to **Rs. 8,25,00,000/- (Rupees Eight Crores Twenty Five Lakhs only)** (the "said Facility") from AXIS Bank Limited against Property where located at Address 4th Floor, Tower B, Ramky Selenium, P.No: 31 Part & 32, Sy No: 115/22, 115/24, 115/25, Financial District, Nanakramguda, Hyderabad.
2. **RESOLVED THAT** the terms and conditions as set out in the Loan cum Hypothecation Agreement which govern and regulate the obligations of the Company in the event of AXIS Bank (at its sole and absolute discretion) granting the said Facility to the Company based upon/pursuant to the sanction terms submitted/to be submitted by the Company, be and is hereby approved.
3. **RESOLVED THAT** the Company do execute/issue loan documentation inter alia Post Dated Cheques, Irrevocable Power of Attorney and Loan cum Hypothecation Agreement in favour of AXIS Bank in connection with the said Facility and do all such other acts, deeds and things and execute/furnish all such other documents, deeds and writings as AXIS Bank may require in connection with the Facility.
4. **RESOLVED THAT** that **Mr.SOHAM SATISH MODI** Director (the "authorized Signatory") of the Company, are hereby authorized to fill up and submit the aforesaid loan documentation to AXIS Bank (or any of its authorized representative) for the purpose of borrowing the said Facility from AXIS Bank, to negotiate, settle, finalize, modify the terms and conditions in connection with the said Facility and to execute/issue post-dated Cheques, and loan documentation and to do all such other acts, deeds and things and to execute/furnish all such other documents, deed and writings as AXIS Bank may require.
5. **RESOLVED THAT** that the common seal of the Company be affixed in the presence of Mr. SOHAM SATISH MODI Director on such of the aforementioned documents as may be required by AXIS Bank in connection with the Facility.

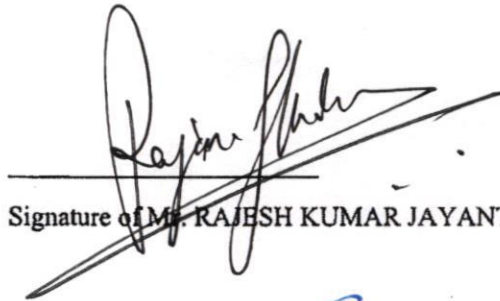
SDNMKJ REALTY PVT LTD

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

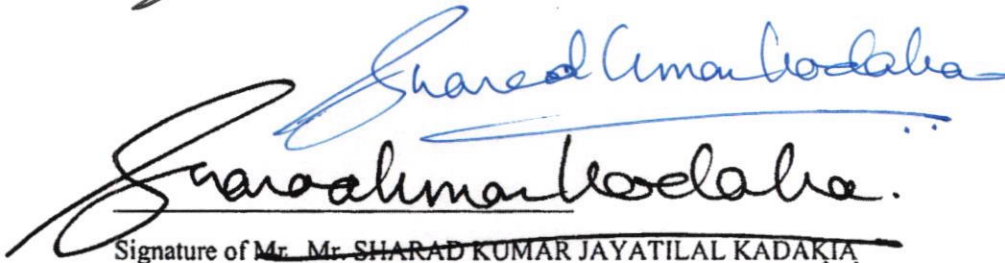
CIN no:U70101TG2010PTC067667

6. **RESOLVED THAT** Personal Guarantee of Mr. SOHAM SATISH MODI
7. ROC Charge First charge in favor of AXIS Bank Ltd to be created in the ROC for the asset(s) within 30 days of Loan Agreement date of the assets.

The Specimen signature/s of the aforesaid authorized Directors of the Company is as follows:



Signature of Mr. RAJESH KUMAR JAYANTILAL KADAKIA



Signature of Mr. Mr. SHARAD KUMAR JAYATILAL KADAKIA

Yours faithfully,

For M/s. SDNMKJ REALTY PVT LTD



Director(SOHAM SATISH MODI)