



BEST EMPLOYERS IN INDIA
Consistently in 2007, 2009 & 2011 - Study by Aon Hewitt

Dt.27/04/2016

To

- (1) M/s.JMKGEC Realtors Private Limited
H No.5-2-223, Gokel Distillery Road,
Secunderabad – 500 03:
- (2) M/s.SDNMKL Realty Private Ltd.
H No.5-2-223, Gokel Distillery Road,
Secunderabad – 500 003.

Dear Sirs,

Sub :- No objection to sell built up area admeasuring 25,557 Sq. ft in Third Floor, Tower-A, RAMKY-SELENIUM, situated at Plot No.31 part and 32 in Sy No.115/22, 115/24, 115/25 at Financial District, Nanakramguda, Serilingampally, R.R.District – Reg.

Ref :- Your mail dt.12/04/2016 for issue of No Objection Certificate (NOC) for sale of Third Floor of Tower-A, in RAMKY SELENIUM.

Dear Sirs,

With reference to your mail dt.12/04/2016, we wish to inform you that the 1st of you have availed a loan facility of Rs.1,75,00,000/- from our Bank under loan a/c No. LAP17534120/LP03177958 and the 2nd of you have also availed a loan facility of Rs.1,75,00,000/- from our Bank under loan a/c No. LAP 17534146/LP03178002 against security of property being *“Commercial space in entire Second Floor and Third Floor in Tower-A of the building Known as ‘RAMKY SELENIUM’ situated at Plot Nos.31/p & 32, in Sy Nos.115/22, 115/24, 115/25, Financial District, Nanakramguda, Serilingampally, R.R.District”*, and executed a Regd. MOE vide doc No.15442/2014, dt.26/11/2014 infavour of our Bank.

Now, vide above referred email dt.12/04/2016 you have requested us to issue NOC for sale of third floor premises, with a built-up area of 25,557 Sft premises in Tower-A of RAMKY SELENIUM to M/s.Xenosoft Technologies (India) Private Limited (the Purchaser).

In view of the above, we hereby express our NO OBJECTION for sale of third floor premises, with a built-up area of 25,557 Sft premises in Tower-A of RAMKY SELENIUM in favour of M/s.Xenosoft Technologies (India) Private Limited subject to the following conditions :-

Kotak Mahindra Bank Limited

CIN L65110MH1985PLC038137
6-3-1109/1/P/202, 2nd Floor
Jewel Pavani Towers
Raj Bhavan Road
Somajiguda, Hyderabad - 500 082
India.

www.kotak.com

Registered Office:
27BKC, C 27, G Block
Bandra Kurla Complex
Bandra (E), Mumbai - 400 051
India.



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- (a) This NOC is restricted to release our charge over *"Third Floor premises in Tower-A of the building 'RAMKY SELENIUM', Plot Nos.31/p & 32, Sy Nos.115/22, 115/24, 115/25, Financial District, Nanakramguda, Serilingampally, R.R.District, without prejudice to our rights and without dilution of any our charge/mortgage and subject to our first charge, right, lien and mortgage on the remaining property being "Second Floor premises in Tower-A of the building 'RAMKY SELENIUM', Plot Nos.31/p & 32, Sy Nos.115/22, 115/24, 115/25, Financial District, Nanakramguda, Serilingampally, R.R.District.*
- (b) Notwithstanding anything contained herein above, the consent hereby accorded shall not authorize M/s.JMKGEC Realtors Private Ltd and M/s.SDNMKL Realty Private Ltd, to sell other property being *"Second Floor premises in Tower-A of the building 'RAMKY SELENIUM', Plot Nos.31/p & 32, Sy Nos.115/22, 115/24, 115/25, Financial District, Nanakramguda, Serilingampally, R.R.District, without obtaining NOC from the Bank.*
- (c) In the event of sale of said *"Third Floor premises in Tower-A of the building 'RAMKY SELENIUM"* to *"M/s.Xenosoft Technologies (India) Private Limited"* is cancelled for any reason, this No objection certificate (NOC) shall stands revoked and a fresh NOC to be obtained while selling the said property to other party.
- (d) A copy of such sale deed executed in favour of M/s.Xenosoft Technologies (India) Private Limited to be submitted to Bank upon completion of registration process.

Yours faithfully,
For Kotak Mahindra Bank Limited

Authorized Signatory