Date: 27-03-2023

To,

Mr. Swaran Singh

D. S. Contractors Private Limited

Panaji Goa

Sub: Reply to ‘’Advance Notice for termination of leave & license Agreement dated 20/01/2021’’

Ref: Letter dated 03-03-2023 Advance Notice for termination of leave & license Agreement dated 20/01/2021

Sir,

As per Leave & License Agreement Dated 20-01-2021 for Unit no. 602 on the sixth floor in Gera Imperium Grand at Patto, Panaji, lhas, Goa, the period of Leave & License is for 11 months from 1st February 2021 thereby increase of rent by 7.5% every 11 months, thereby rent from 1st January 2022 – 31st November 2022 was 32250/- INR per month with further increment of 7.5%.

The rent from 1st December 2022 – 31st October 2023 is 34668.75/- per month. Hence, last 4 months accounts to 34668.75 x 4 = 138675/-. Hence, kindly request you to pay the amount as it cannot be adjusted in security deposit which is 1,20000/-, the same shall be refunded to you on the last day via DD/cheque upon checking the premises. Subject to the condition of the said premises to be as it was handed over without any damage / alterations.

Also, request you to pay the short fall since December 2022 as below:

Rent per month - 34668.75/- (for months Dec- 22, Jan- 23)

Paid - 29025.00/-

TDS paid - + 3225.00/- (kindly furnish documents)

Total paid - 32,250/-

Balance to pay 2,418.75/- x 2 months = 4837.5/-

For month (Feb23 & Mar 23)

Paid 31050/-

Balance 3618.75 x 2 = 7237.5/- (Please deduct TDS if already paid)

Kindly furnish TDS certificate and documents related for all the TDS deducted right from the beginning.

Thanking You

(Smita Jaiprakash Pednekar)