



ಕರ್ನಾಟಕ ರಾಜ್ಯ ವಿದ್ಯುನ್ಮಾನ ಅಭಿವೃದ್ಧಿ ನಿಗಮ ನಿಯಮಿತ  
Karnataka State Electronics Development Corporation Limited

(A Government of Karnataka Enterprise)  
CIN No. U75112KA1976SGC003055

Ref: KSEDC/ITP-S/ ISHTAARTHA /001/2018-19

Date: 30-10-2018

To,  
Ms ISHTAARTHA SOFTWARE SOLUTIONS PVT. LTD.,  
Jayalkshmi Nivasa  
Malleshwara Nagara  
Shivamogga- 577201

Dear Sir,

Sub: Allotment of IT Space on lease rentals at KEONICS IT  
Park, Phase-I Shivamogga. -reg.

Ref: Your Letter No. Nil- dated: 23-10-2018

This is further reference to your Letter referred above requesting for allotment of space in Third  
Floor Space in KEONICS IT Park, Machenahalli Shivamogga, Phase-I. We are pleased to allot the  
Space as detailed below.

Sl No	Floor	Carpet Area in Sqft	Common Area in Sqft	Total Leased Area in Sqft	Per Sq ft in Rs
1	3 <sup>rd</sup> Floor	2662	1298	3960	Rs 5/- + Rs.1/-

The above allotment is subject to the following conditions:-

1. Lease rent chargeable on the total allotted space leased area as mentioned in the above table.
2. Common area is decided based on the total built up area less carpet area, which includes lobby, corridors, toilets, electrical room, lift rooms, ducts etc. The multiplying factor is 1.487.
3. Lease rentals are Rs.5.00 per sq. ft. per month valid up to 31.03.2019. There after lease rentals will be revised from 01.04.2019 as decided by the KEONICS Board.
4. Apart from Lease rentals the allottee need to pay Rs. 1.00 per sq.ft. on the total lease area as maintenance charges to meet the expenses towards the maintenance and common expenses like

*Handwritten signature and date:*  
A. S. Jayaprakash  
30-10-18  
9986229267



security electricity of the common area, water charges, housekeeping etc. Maintenance charges will be revised from 01.04.2019 as decided by the KEONICS Board.

5. Allottee has to pay security deposit advance of 10 months lease by Demand Draft drawn in favour of KEONICS payable at Bengaluru.
6. Allottee has to utilize the IT space for the purpose IT Office and any change in activity has to be with written permission from the component authority from KEONICS. 60% of employment should be provided for Kannadigas.
7. KEONICS will allot the space as warm shell and the Allottee has to be make her own arrangement for interior, internal electrical.
8. The allotment is for the specific firm/entrepreneur is not transferable.
9. Minimum 10% of security deposit will be forfeited if allottee withdraws before entering into lease/rent agreement. This letter of intent is valid for 15 days.
10. Allottee has to enter into lease agreement.
11. Allottee to send signed lease agreement on Rs.200.00 stamp paper along with the security deposit amount within 15 days.
12. Sooner the Allottee fulfills condition (11) KEONICS will issue the Possession Certificate immediately and hand over the Possession of the commercial space.
13. The lease rental and maintenance charges commence from the date of the issue of Possession Certificate, permanent structures will be not allowed.
14. This letter of the intent is valid for 15 days.
15. If the allottee does not meet any of the (11) condition with 15 days from the date of the allotment, the allotment stands cancelled without any correspondences in this regard.
16. KEONICS has to cancel and re-allot the space if the allottee has failed to comply with clause (11) condition within 15 days from the date of the allotment.
17. As the allotted space at 3<sup>rd</sup> floor is equipped with Incubation center and its materials, the entire Incubation center and its materials to be shifted to 1<sup>st</sup> Floor.

Thanking you,

Yours faithfully,

For K S E D C Ltd.,

(O. PALAIAH, IFS)

Managing Director

*gm 30/10/18*



ಕರ್ನಾಟಕ ರಾಜ್ಯ ವಿದ್ಯುನ್ಮಾನ ಅಭಿವೃದ್ಧಿ ನಿಗಮ ನಿಯಮಿತ  
Karnataka State Electronics Development Corporation Limited

(A Government of Karnataka Enterprise)

CIN No. U75112KA1976SGC003055

Ref: KSEDC/ITP-S/ ISHTAARTHA /003/2018-19

Date: 10-12-2018

To,  
M/s ISHTAARTHA SOFTWARE SOLUTIONS PVT. LTD.,  
Jayalkshmi Nivasa  
Malleshwara Nagara  
Shivamogga- 577201

**POSSESSION CERTIFICATE**

The Possession of Incubation Center at 3<sup>rd</sup> Floor of KEONICS IT-Park complex, Machenalli, Shivamogga measuring Total area of **3960.00Sq.ft.** of IT work space has been handed over on this day 10.12.2018 to M/s ISHTAARTHA SOFTWARE SOLUTIONS PVT. LTD., Jayalkshmi Nivasa, Malleshwara Nagara, Shivamogga- 577201, Mr Pruthvi Raj, Mobile No. 9845562695

The Possession Certificate issued along with required Incubation materials as required by Mr Pruthvi Raj.

The Allotted Space/Blocks and Floor are as follows:

Floor / Block	Carpet area in sq. ft.	Common area in sq. ft.	Total area in sq. ft.
3 <sup>rd</sup> Floor (Incubation Center)	2662.00 sq. ft.	1298.00 sq. ft.	3960.00 sq. ft.

Certified that the allotted Blocks/space area and dimensions stated Above are as per actual in the IT-Park complex.

  
Managing Director

Taken possession of the 3<sup>rd</sup> Floor along with materials. as noted  
above on this day

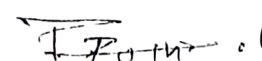
O. PALANI I.E.S.

Managing Director

KARNATAKA STATE ELECTRONICS DEVELOPMENT  
CORPORATION LTD.

2nd Floor, TTMC "A" Block, BMTC Shanthinagar,

Signature of allottee with Seal

Received  10/12/18 9845562695

Regd. Office : 2nd Floor, TTMC "A" Block, BMTC, Shanthinagar, K.H. Road, Bangalore - 560 027.

Tel : +91-80-22225645, Fax : +91-80-22232652, Website : www.keonics.in



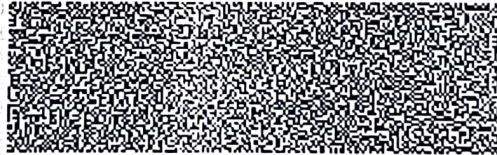
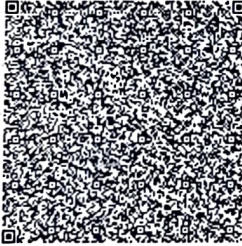
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INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA23821214833056R  
 Certificate Issued Date : 08-Jan-2019 11:57 AM  
 Account Reference : NONACC (FI)/ kacrsf108/ SHANTHINAGAR/ KA-BA  
 Unique Doc. Reference : SUBIN-KAKACRSFL0882369299020438R  
 Purchased by : ISHTAARTHA SOFTWARE SOLUTIONS PVT LTD  
 Description of Document : Article 12 Bond  
 Description : AGREEMENT  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : KARNATAKA STATE ELECTRONICS DEVELOPMENT CORP LTD  
 Second Party : ISHTAARTHA SOFTWARE SOLUTIONS PVT LTD  
 Stamp Duty Paid By : ISHTAARTHA SOFTWARE SOLUTIONS PVT LTD  
 Stamp Duty Amount(Rs.) : 200  
 (Two Hundred only)



Please write or type below this line

**DEED OF LEASE RENT AGREEMENT**

THIS DEED OF LEASE RENT AGREEMENT entered into on 8<sup>TH</sup> January, 2019

**BETWEEN**

**M/s. KARNATAKA STATE ELECTRONICS DEVELOPMENT CORPORATION LIMITED (KEONICS)**, having it's registered office at 2<sup>nd</sup> Floor, TTMC "A" Block, BMTC, Shanthinagar, K.H. Road, Bangalore - 560027 represented by its Managing Director,

*(Pruthi RASN)*  
 Managing Director Ishtaartha Software Solutions PVT LTD.

*(Khanbhatli)*  
 Managing Director

KARNATAKA STATE ELECTRONICS DEVELOPMENT CORPORATION LTD  
 2<sup>nd</sup> FLOOR TTMC "A" BLOCK  
 BMTC, SHANTHINAGAR, K.H. ROAD  
 BANGALORE-560027

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details of the certificate available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

3. The LESSOR has represented to LESSEE the Third floor of Incubation Center measuring **3960 (Inclusive of common area) Sq ft.**
4. **Purpose:** The Allotment is made to the LESSEE to carry out the outsource projects from M/s Indian Money .Com related IT / ITES activity in the Leased Premises. The LESSEE should carry out the operations for which the allotment is made. If the LESSEE desires to change any activity pertaining to the IT/ ITES related activity , LESSOR will consider the same and a change in the activity letter order will be issued. However, the LESSEE is not authorized to carry out any activities which are not related to IT/ ITES
5. **Validity of the Lease Agreement:** The duration of the lease agreement will be for a period of ONE Year from 30.10.2018 to 29.10.2019.( Date of Issue of Allotment Letter) and is subjected to renewal further thereafter under mutually agreed terms and conditions by both the parties.
6. **Monthly Payments**
- a. **Lease Rent:** The monthly rent payable by the LESSEE to the LESSOR for Total Lease area of 3960 Sq. ft occupied by the LESSEE shall be Rs. 23760/- ((Rupees Twenty Three Thousand Seven Hundred Sixty only) calculated @ the rate of Rs. 6.00 (Rupees Six only) per sq. ft. (Common Area, Rs. 1.00 + Carpet Area, Rs. 5.00) only for the vacant place. The rent is payable from the date of allotment date.
- b. **The rent payable will be fixed till 31st March 2019.** There after wards rent payable by the LESSEE will be revised as decided and fixed by KEONICS Board.
- c. **Parking Charges:** LESSEE has to pay Rs 500/- for one covered parking slot (One FOUR Wheeler). Uncovered Parking is free of charge to the LESSEE and Rs 100/- for ONE Parking slot for ONE TWO Wheeler. The above parking slot allotted for use as set forth hereinabove, during the term of the lease under this Agreement.
- d. **The above mentioned rent amount is not inclusive of service taxes, Lessee has to pay service tax to the Lessor as per the service tax decided by the Govt of India/ Ministry of finance.** Any other taxes imposed by the statutory authority on the rent will be paid by the LESSEE.

*Pruthvi*  
(PRUTHVI RAS N)  
Managing director  
Ishthaartha Software Solutions PVT LTD

*Pruthvi*  
KARNATAKA STATE ELECTRONIC  
DEVELOPMENT CORPORATION LTD  
2nd FLOOR, TTMC "A" BLOCK  
BMTc, SHANTHINAGAR, K.H. ROAD  
BANGALORE-560027. 3

Herein after referred to as the "LESSOR" which expression shall, unless it be repugnant to the context mean and include all its successors in interest and title, legal representatives, administrators, executors, nominees and assigns etc., on the FIRST PART.

AND

M/s Ishtaartha Software Solutions PVT LTD Company incorporated under Companies Act, 1956, having its registered office at **KEONICS IT Park, 3<sup>rd</sup> Floor, Machenalli Nidiage Post, Shivamogga-577222**, represented by **Mr Pruthvi Raj** aged **23 Years** son of , S/o Sri Nirmal Kumar G H Managing Director on dated: 30-10-2018 residing at #537, 3<sup>rd</sup> Stage, Near Water Tank, BEML Layout, Rajarajeshwari Nagar, Bangalore – 560098, Contact Number: 9845562695 hereinafter referred to as the "LESSEE" (which expression shall unless excluded by or repugnant to the subject or context be deemed to include its successor or successors) of the Other Part;

WHEREAS the LESSOR is the absolute owner of the **KEONICS I.T. Park, Machenahalli, Nidige, Shivamogga** herein after called referred to as "Scheduled Property".

WHEREAS the LESSOR has allotted to LESSEE the IT work space at the Scheduled Property

NOW THIS AGREEMENT OF RENT WITNESSETH AS FOLLOWS:

**Lease Area Details**

Block No.	Carpet Area Sq.ft.	Common Area Sq.ft	Total Lease Area Sq.Ft
3 <sup>rd</sup> Floor ( Incubation Centre)	2662.00	1298.00	3960.00

1. The LESSEE has agreed to utilise some of the infrastructure materials already existing in the incubation Centre of 3rd Floor, KEONICS IT Park, Shivamogga as the place of allotment was Incubation Center earlier.
2. The LESSEE hereby agrees to shift the dismantled Cubicals/Materials as per the requirement of KEONICS.

*Pruthvi Raj*  
(PRUTHVI RAJ N)  
Managing Director  
Ishtaartha Software Solutions PVT LTD

*Phanikiran*  
Managing Director - Assets  
KARNATAKA STATE ELECTRONICS  
DEVELOPMENT CORPORATION LTD.  
2nd FLOOR, TTMC "A" BLOCK  
BMTc, SHANTHINAGAR, K.H. ROAD  
BANGALORE-560027.

3. The LESSOR has represented to LESSEE the Third floor of Incubation Center measuring **3960 (Inclusive of common area) Sq ft.**
4. **Purpose:** The Allotment is made to the LESSEE to carry out the outsource projects from M/s Indian Money .Com related IT / ITES activity in the Leased Premises. The LESSEE should carry out the operations for which the allotment is made. If the LESSEE desires to change any activity pertaining to the IT/ ITES related activity , LESSOR will consider the same and a change in the activity letter order will be issued. However, the LESSEE is not authorized to carry out any activities which are not related to IT/ ITES
5. **Validity of the Lease Agreement:** The duration of the lease agreement will be for a period of ONE Year from 30.10.2018 to 29.10.2019.( Date of Issue of Allotment Letter) and is subjected to renewal further thereafter under mutually agreed terms and conditions by both the parties.
6. **Monthly Payments**
- a. **Lease Rent:** The monthly rent payable by the LESSEE to the LESSOR for Total Lease area of 3960 Sq. ft occupied by the LESSEE shall be Rs. 23760/- ((Rupees Twenty Three Thousand Seven Hundred Sixty only) calculated @ the rate of Rs. 6.00 (Rupees Six only) per sq. ft. (Common Area, Rs. 1.00 + Carpet Area, Rs. 5.00) only for the vacant place. The rent is payable from the date of allotment date.
- b. **The rent payable will be fixed till 31st March 2019.** There after wards rent payable by the LESSEE will be revised as decided and fixed by KEONICS Board.
- c. **Parking Charges:** LESSEE has to pay Rs 500/- for one covered parking slot (One FOUR Wheeler). Uncovered Parking is free of charge to the LESSEE and Rs 100/- for ONE Parking slot for ONE TWO Wheeler. The above parking slot allotted for use as set forth hereinabove, during the term of the lease under this Agreement.
- d. **The above mentioned rent amount is not inclusive of service taxes, Lessee has to pay service tax to the Lessor as per the service tax decided by the Govt of India/ Ministry of finance.** Any other taxes imposed by the

PRUTHVI RAS N  
Managing director  
Ishthaartha Software Solutions PVT LTD

KARNATAKA STATE ELECTRONICS  
DEVELOPMENT CORPORATION LTD  
2nd FLOOR, TTMC "A" BLOCK  
BMTc, SHANTHINAGAR, K.H. ROAD  
BANGALORE-560027.

- e. The amounts mentioned above shall be paid on or before the 10th working day of each month in advance for the month for which it is due, after deducting necessary statutory deductions (like TDS) applicable from time to time.
- f. **Maintenance Charges:** The LESSEE has to pay @ the rate of Rs 1.00 (Rupees One Only) per sq.ft. per month for the total Lease area of 3960 Sqft along with lease rentals as maintenance charges to meet the expenses towards the maintenance and common expenses like security, electricity of the common area, housekeeping etc., . This Maintenance charge amount is fixed till 31<sup>st</sup> March 2019. There after Maintenance charges will be revised as decided by the KEONICS Board.
- g. This lease rent and maintenance charges shall be paid for the total area every month on or before the 10<sup>th</sup> of succeeding month by one Demand Draft payable at Bangalore in favour of **KEONICS, BANGALORE** or by way of RTGS transfer to C/A of **KARNATAKA STATE ELECTRONICS DEVELOPMENT CORPORATION LIMITED (KEONICS)**, bearing account number 119300301000394, IFS code VIJB0001193, Vijaya bank, Shanthinagar, Bangalore – 560027.
- h. As mentioned in the Possession Certificate issued by KEONICS Dated 10.12.2018, existing required incubation infrastructure materials of the Incubation Center at 3<sup>rd</sup> Floor, KEONICS IT Park Shivamogga will be utilised by LESSEE. Based on the details of the requirement required incubation infrastructure materials given by LESSEE, its charges ,rates and other details will be decided by the committee after the request letter from LESSEE by KEONICS. Those charges will be extra other than the regular payment of the rent and Maintenance Charges.

## 7. SECURITY DEPOSIT:

- a. Prior to the date of execution of this Deed, **Ishtaartha Software Solutions PVT LTD** has paid Rs. 2,38, 000/- (Rupees Two Lakhs Thirty Eight Thousand only)vide NEFT Transaction Reference Number 2885H02111802078 dated 02 November 2018 drawn on Vijaya bank payable at Bangalore to and deposited with the

*Pruthvi RASN*  
(PRUTHVI RASN)  
Managing director  
Ishtaartha Software Solutions PVT LTD

*Karnataka State Electronics Development Corporation Ltd*  
**KARNATAKA STATE ELECTRONICS  
DEVELOPMENT CORPORATION LTD**  
2nd FLOOR, TTMC "A" BLOCK  
BMTc, SHANTHINAGAR, K.H. ROAD



drawn on Vijaya bank payable at Bangalore to and deposited with the LESSOR, on behalf of the Lessee, as interest free security deposit with the LESSOR on the execution of this Agreement of Lease.

- b. The said amount of security deposit will be repaid to the LESSEE, free of Interest at the end of the period of lease or on termination whichever is earlier by way of cheque drawn in favour of LESSEE,
- c. The LESSOR shall refund the said deposit forthwith upon the LESSEE delivering vacant possession of the Schedule Premises. The LESSEE shall vacate the schedule premise without any further obligation on or before expiry of lease period or notice period, failing which the LESSEE shall pay the rent for those extended period.

8. The "LESSEE" shall have the right to use the " Leased Premises" for its own IT /ITES related activities. However, the LESSEE shall not have right and permission to assign, underlet or sublet the premises or any part thereof or transfer or assign this lease or any part thereof or part with possession of the schedule premises or any part thereof to any other third party.

9. **WATER CHARGES :**

The water charges shall be paid to KEONICS or the concerned authority as per actuals.

10. **ELECTRICITY CHARGES:**

- a. The "LESSEE" shall pay the electricity charges to the LESSOR on a monthly basis based on the actual meter reading of the consumption. This payment will be made on or before 10th of every month subject to submission of bills not later than 9th of every month.

- 11 **Delayed Payment:** If LESSEE does not pay the rent for a month of the preceding month, for delayed payments LESSEE has to pay one and a half (1.5%) per cent interest charges per month on the overdue amount and

*Pruthi*  
(PRUTHI RAJ N)  
Managing Director  
Dishant Software Solutions PVT LTD

*Phanish*  
Managing Director  
KARNATAKA STATE ELECTRONICS  
DEVELOPMENT CORPORATION LTD  
2nd FLOOR, TTMC "A" BLOCK  
BMTc, SHANTHINAGAR, K.H. ROAD  
BANGALORE-560027. -5-

1% interest charges on Maintenance, Water & Electricity for the delayed period for a maximum period of six (6) months.

12 **Additions & Alternations** : The LESSEE shall not, carry out structural/civil modifications in respect of the Schedule Premises which may affect the structural soundness of the building without the prior permission/consent of the LESSOR . However the LESSEE is allowed to build temporary partitions made out wood, glass or gypsum inside the schedule Premises. The LESSEE is not allowed to build civil work for making sink in the pantry with written permission from the LESSOR. The LESSEE is not entitled to make any additions or alterations to the scheduled peoperty without the consent of the LESSOR. }

13 **Property Maintenance** :

- a. The LESSOR shall maintain the Scheduled Property, Common areas and its services facilities in good condition and state of good order and shall not cause any damage or disfigurement to the schedule property therein always excepting fair wear and tear, tempest, earthquake, storm, flood, riot, civil, commotion mob or any violence, acts of God or other irresistible forces. Any damage caused by the Lessee shall be made good by the Lessee promptly.
- b. Both parties shall not store any combustible materials or other articles prohibited under law in the Scheduled Property and use the same only for lawful business and allied purposes as permitted under law. However, the Lessee may store the LPG Cylinders and such other materials or articles that required for the use in the cafeteria, for cleaning purposes as permitted under the law. }
- c. The LESSEE shall be entitled for erection of the antenna for data communication Radio Linkage or such other installation only on terrace at no extra cost. All expenses connected with the above erection will be borne by the LESSEE only.

*Pruthvi R*  
(PRUTHVI RASIN)  
Managing Director  
Ishantara Software Solutions Pvt Ltd

*Pharadith*  
Managing Director  
KARNATAKA STATE ELECTRONICS  
DEVELOPMENT CORPORATION LTD.  
2nd FLOOR, TTMC "A" BLOCK  
BMTc, SHANTHINAGAR, K.H. ROAD  
BANGALORE-560027.

However the LESSEE shall apply for and keep valid and subsisting all statutory permissions sanctions as may be required for installing and running the said Data Communication Linkage for the Leased Premises with the consent of the LESSOR.

14 **Damages:** LESSEE should not damage any civil construction, fittings and accessories. LESSEE has to bear the cost of damages as decided by the LESSOR at the time of vacating the Leased Premises.

15 **Force Majeure:**

KEONICS shall not be liable or beamed to be in default to compensate for the loss or damages of any kind either by war crime, theft, an earthquake, fire or otherwise any manner whatsoever for the losses incurred by the LESSEE (inside the leased premises) during the period of agreement in force.

16 **Use:** The Lessee shall use the Leased Premises only for the purpose allotted for which allotment is made and shall not sublet or otherwise make available for use to any other person the premises under any circumstances. The Lessee shall not carry out any offensive or prohibitive activities in the Leased Premises.

17 **Inspection:** The Lessee shall permit the Lessor or it's agents during reasonable hours in the day time and upon making prior appointment and with the consent of the Lessee to inspect the Leased Premises and will permit the Lessor to carry out such works within the Leased Premises.

18 **TERMINATION**

Termination of this Agreement may be occasioned by any of the following events:

a) LESSEE reserves the right to terminate the Lease (for any reason whatsoever) by providing 3 (Three) months advance written notice to the Lessor at any time in the duration of the Lease.

*T. Pruthi*  
(PRUTHI RAS N)  
Managing Director  
Ishara Software Solutions PVT LTD

*R. Handrikani*  
Managing Director  
DEVELOPMENT CORPORATION LTD  
2nd FLOOR, TTMC "A" BLOCK  
BMTc, SHANTHINAGAR, K.H. ROAD  
BANGALORE-560027. - 7 -

The LESSOR however shall have the right to terminate this lease any time in case of breach of any of the provisions of this lease by the lessee by giving prior written notice of at least 3 (Three months) in advance of the termination date, unless the defaulting party has cured the breach before expiration of the notice period and in which case the lease shall not be terminated.

b) In the event of default on the part of the LESSEE to pay rents consecutively for a period of three months and or if the LESSEE contravenes any of the terms and conditions herein stipulated., the LESSOR shall give notice of 30 days to the LESSEE and upon continued failure by the LESSEE to pay the rent or remedy the contravention, the LESSORS shall thereafter be entitled to lawfully evict the LESSEE out from the Schedule Premises, re-enter the property and take possession of the Leased Premises irrespective of period of lease and deduct the rental fallen due from the deposit.

c) If either party desires to terminate before 3 Months notice period, rent & Maintenance Charges for the extent of the early vacating period will have to be paid by the LESSEE.

19. **Delivery back the possession:** On termination of the agreement, either by affix of time or otherwise, the Lessee shall deliver possession of the Leased Premises to the LESSOR in the same condition in which it was let out except for the changes caused by natural wear and tear or irresistible forces.

20. **LESSOR COVENANT**

The LESSEE, upon paying the rent, observing and performing the terms, conditions and covenants of this Agreement, hereby reserves the right to and shall be entitled to quiet possession and peaceful, uninterrupted and unencumbered enjoyment of the Leased Premises without any manner of hindrance, interruption or disturbance by or from the LESSOR or

*Pruthi*  
(PRUTHVI RASNI)  
Managing director  
Ishantara Software Solutions Pvt LTD

*Pruthi*  
KARNATAKA STATE ELECTRONICS  
DEVELOPMENT CORPORATION LTD.  
2nd FLOOR, TTMC "A" BLOCK  
BMTc, SHANTHINAGAR, K.H. ROAD  
BANGALORE-560028.-

by any person or persons claiming to act through or under or in trust for the LESSOR or their representatives during the entire period of lease. In this regard, the LESSOR shall ensure that the Schedule Property is kept free from any charges and encumbrances during the period of lease, so as not to adversely affect the right of occupancy of the LESSEE over the Leased Premises .


**21. INSURANCE**

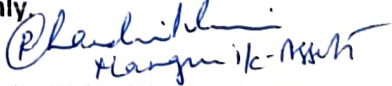
The LESSOR shall, at his own cost and expense take out a comprehensive insurance coverage comprising of insurance against fire, storm, flood, earthquake and riots of the Schedule Property , which insurance coverage shall be in full force and effect during the entire period of the lease. This Insurance by the LESSOR will be for the Building structure only for its full replacement cost, and shall not cover for the fixtures, fittings and all Accessories installed by the LESSEE.

**22. ATTORNTMENT**

In the event the LESSOR transfers, alienates, encumbers or otherwise dispose of or deals with the Schedule Property or any part thereof or in its right, title and interest during the term of the lease, the LESSOR shall advise the LESSEE about the same in writing and the LESSOR shall ensure that the future owner or successor-in-title to the Schedule Property shall agree to be bound by the terms of this Agreement. The future owner or successor-in-title to the Schedule Property shall further attornto the LESSEE as its own LESSEE. In this regard, the LESSOR to this Agreement represents that it shall continue to provide the maintenance services to the LESSEE.

**23. Legal Jurisdiction: Any dispute between both the parties the legal jurisdiction will be Bangalore only.**

  
(PRUTHVI RASN)  
Managing Director  
Istharatha Software Solutions PVT LTD

  
KARNATAKA STATE ELECTRONICS  
DEVELOPMENT CORPORATION LTD.  
2nd FLOOR, TTMC "A" BLOCK  
BMTc, SHANTHINAGAR, K.H. ROAD  
BANGALORE-560027.

**SCHEDULE Property : Keonics I.T. Park, Machenahalli, Nidige Post, Shimoga – 577 222**

**Leased Premises:**

3<sup>rd</sup> floor of earlier Incubation Center measuring 3960 Sq.ft super built including common area of **Keonics I.T. Park, Machenahalli, Nidige Post, Shimoga – 577 222**

IN WITNESS WHERE OF THE PARTIES have executed this Agreement in the presence of the following witnesses on the date mentioned first as above.

**LESSEE**

*[Signature]*  
(PRUTHVI RASIN)  
Managing Director  
Ishtaartha Software Solutions PVT LTD

Photo

**LESSOR**

*[Signature]*  
KARNATAKA STATE ELECTRONICS  
DEVELOPMENT CORPORATION LTD.  
2nd FLOOR, TTMC "A" BLOCK  
BMTc, SHANTHINAGAR, K.H. ROAD  
BANGALORE-560027.

**WITNESSES**

1. *[Signature]*  
K. Chandrappa  
Shivamogga  
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2. *[Signature]*  
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**WITNESSES**

1. *[Signature]*  
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2. *[Signature]*  
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