



ಕರ್ನಾಟಕ ರಾಜ್ಯ ವಿದ್ಯುನ್ಮಾನ ಅಭಿವೃದ್ಧಿ ನಿಗಮ ನಿಯಮಿತ  
Karnataka State Electronics Development Corporation Limited  
(A Government of Karnataka Enterprise)  
CIN No. U75112KA1976SGC003055

Ref: KSEDC/ITP-H/AL-2/2020-21

Date: 08-01-2021

M/s Basaveshwara Khanavali,  
Sri. Shankarayya Ningayya Hiremath,  
# Savanur Building, Behind Bhavani Arcade,  
Near, Basava Vana, Hubli,  
Gokul, Hubli, Dharwad- 580029,

Sub: Letter of allotment of IT Space on lease rentals to cafeteria at IT Park,  
Hubballi.

This is with reference to the above, we are pleased to allot space as detailed below.

Block, Shop No	Floor	Leased area in Sq. ft.	Rent Rate per Sq. ft. in Rs.	Total Rent in Rs
'A' 127	Lower Ground Floor	484	30 (26 +4)	14,520+ GST
Total area = 484 Sq. ft.				14,520+ GST

The above allotment is subject to the following conditions: -

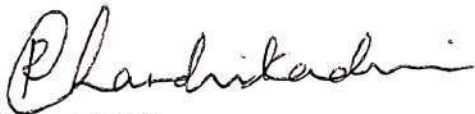
1. Lease rent per month is chargeable on the total lease area indicated at column (3)
2. Lease rentals are Rs.26/- per sq. ft. per month.
3. Apart from Lease rentals, the allottee need to pay Rs. 4/- per sq. ft. on the total lease area as maintenance charges to meet the expenses towards the maintenance and common expenses like security electricity of the common area, water charges, housekeeping etc.
4. Allottee has to pay security deposit advance amount of 10 months lease rentals by Demand Draft drawn in favour of KEONICS payable at Bengaluru within 15 days from the date of allotment. Minimum 10% of security deposit amount will be forfeited if the allottee withdraws before entering into lease/rent agreement. If the allottee vacates the leased premises within 10 months of agreement, advance security deposit amount will not be paid/refunded.
5. Allottee has to provide 60% of employment to Kannadigas.

6. KEONICS will allot the space as warm shell and the allottee has to make their own arrangements for interior, internal electrical.
7. The allotment is for the specific Cafeteria purpose and is not transferable.
8. Allottee has to enter into lease agreement on Rs.200.00 stamp paper along with the security deposit of 10 months rent amount within 15 days.
9. Sooner the allottee fulfils condition (4) KEONICS will issue the Possession Certificate immediately and hand over the Possession of the requested space.
10. Cleaning of cafeteria shall be done by the firm. The garbage of the cafeteria shall also be disposed of by the firm on daily basis. The firm shall ensure cleanliness and hygiene of the cafeteria all the time.
11. The firm shall not stock any inflammable or otherwise dangerous material, goods, narcotics or drugs in any part of the allotted space which are fire and health hazard to the property.
12. The firm shall ensure compliance of all laws relating to cleanliness, sanitary, hygienic and health conditions and other laws in force from time to time with regard to the environment around cooking place, dining hall and surrounding etc.
13. The firm shall keep the cafeteria and its surrounding areas clean and up to date sanitation every day after the services are over. The cleaning includes cleaning of utensils, kitchen, cafeteria hall, floor, counter, benches, table, chairs and its surroundings etc.,
14. The firm shall install electronic fly – kill/ insect repellent equipment, fire extinguisher equipment, emergency lighting/ gas and fuel supply at its own cost.
15. The lease rental maintenance, water, electricity and other charges commences from the date of the issue of Possession Certificate, permanent structures will be not allowed.
16. If the allottee does not meet any of the above condition within 15 days from the date of the allotment, the allotment stands cancelled without any correspondences in this regard.
17. KEONICS has the right to cancel and re-allot the space if the allottee has failed to comply with the above clauses / conditions within 15 days from the date of the allotment.

Thanking you,

Yours faithfully,

For K.S.E.D.C Ltd.



**Manager i/c**

transferable.  
paper along with the  
make their own



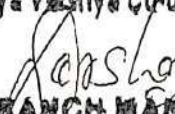
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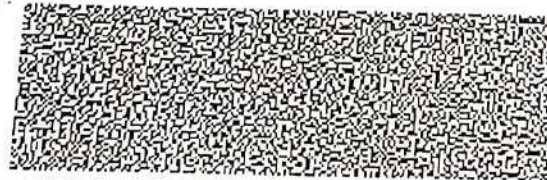
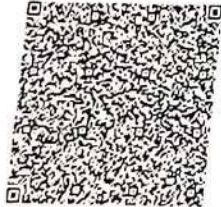
Government of Karnataka

e-Stamp

Certificate No. : IN-KA16483974765891T  
Certificate Issued Date : 11-Jan-2021 01:15 PM  
Account Reference : NONACC (BK)/ kakscub08/ HUBLI6/ KA-DW  
Unique Doc Reference : SUBIN-KAKAKSCUB0817668592685338T  
Purchased by : SHANKRAYYA NINGAYYA HIREMATH  
Description of Document : Article 32 Letter of License  
Description : RENT AGREEMENT  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : KARNATAKA STATE ELECTRONICS DEPARTMENT CORP LTD  
Second Party : SHANKRAYYA NINGAYYA HIREMATH  
Stamp Duty Paid By : SHANKRAYYA NINGAYYA HIREMATH  
Stamp Duty Amount(Rs.) : 200  
(Two Hundred only)

For The Arya Vaisnya Co-op. Bank Ltd.

  
BRANCH MANAGER  
HOSUR BR. HUBLI.

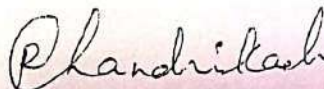


RENT AGREEMENT

THIS Indenture of LEASE DEED is made and executed on the 11 th day of JANUARY 2021 (11.01.2021) at Bangalore.

BETWEEN

M/s. Karnataka State Electronics Development Corporation Limited.  
Rep by its Managing Director,  
2<sup>nd</sup> Floor, TTMC A Block,  
BMTC, Shanthinagar, K.H.Road, Bengaluru - 560027



CHANDRIKA DEVI



For Shri Basaveshwar Khanavali

  
Proprietor...

(HEREINAFTER referred to for short as the LESSOR which term shall mean and include all its Successors, Legal Heirs, Legal Representatives, Assigns, Administrators and Executors) of the ONE PART.

AND

PAN No. AYRPH1426Q

M/s. BASAVESHWARA KHAANAVALI

a Company incorporated under the Provisions of the Companies Act, 1956.

Having its Registered Office at

Behind Bhavani Arcade

Basava vana

Behind Bhavani Arcade

Basava vana Hubli

Represented by its Authorized Signatory.

Sri. Shankarayya Hiremath

S/o. Sri. Ningayya Hiremath

Aged about 31 Years.

Residing at No.          Behind Bhavani Arcade

Basava vana Hubli

(HEREINAFTER referred to for short as the LESSEE which term shall mean and include all its Successors, Legal Heirs, Legal Representatives, Assigns, Administrators and Executors) of the OTHER PART.

WITNESSETH AS FOLLOWS:

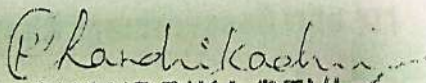
WHEREAS the Lessor is the absolute owner and in possession of the commercial space bearing City Survey No.121-A, Ward No.3, IT Park, Opp. Indira Glass House, on the Pune-Bengaluru Highway Road, Hubli. and WHEREAS the LESSEE has approached the LESSOR to take on LEASE of the super built up area of 484 sq.ft.. in the Lower Ground Floor, A NO 127 Block of the Schedule Premises for the purpose of operating a IT/ITES/Supporting/GOVT Company:

The LESSOR has agreed to LEASE out to the LESSEE the Schedule Premises on the terms and conditions set out herein below:

NOW THIS LEASE DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1) PURPOSE:

That the Lessor hereby allots to the Lessee to carry out the related IT/ITES activity in the Schedule Premises. That in consideration of the rent hereinafter specified and of the covenants and conditions hereinafter contained and on the part of the LESSEE to be paid, observed and performed. the LESSOR hereby leases to the LESSEE the Schedule Premises in accordance with the term of this Lease Deed.

  
R. CHANDRIKA DEVI

for Shri Basaveshwar Khanavali

	Floor	Carpet Area in SFT	Common Area in SFT	Total Area in SFT	Rent Rate/SFT in Rs.	Maintenance Charges/SFT in Rs.	Total Rent in Rs.
1)	A Block LGF A 127	365	119	484	26	4	30

2) **Validity of the Lease Agreement:**

The duration of the lease agreement will be for a period of One Year from 11-01-2021 to 10-01-2022 and is subject to renewal further thereafter under mutually agreed terms and conditions by both the parties. 11/

3) **USAGE:**

The LESSEE shall utilize the Schedule Premises for operating IT/ITES activity only on the specified Floor mentioned above. The Lessee is not authorized to carry out any activities which are not related to IT/ITES. 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.

4) **Inspection:**

The Lessee shall permit the Lessor or its Officers 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.

5) **RENT, PROPERTY MAINTENANCE & ESCALATION:**

The LESSEE shall pay to the LESSOR Rent Rs. 26 per Sq. ft & Rs.4 per sq.ft on the allotted total area (common area and carpet area) mentioned above for Rent & Maintenance Charges respectively. In addition, the LESSEE shall pay applicable Goods & Service Tax on monthly Rent & Maintenance charges to the LESSOR. The Rent & Maintenance charges are subject to statutory tax deduction at source. Subsequently after the completion of One year, enhancement of rent is 5% & increase in Maintenance charges is Rs.1/- on the last paid rent & maintenance.

6) **PARKING CHARGES:**

The Lessee shall pay a sum of Rs.800/- for one Covered 4 Wheeler Parking slot & Rs.400/- for one 2-Wheeler Parking Slot. The Lessee shall not park the Car in the Slot allotted to the other Tenants in the building. The above mentioned

*Chandrika Devi*  
CHANDRIKA DEVI

For Shri Basaveshwar Khanavara

Slots do not include the Service Taxes and other Taxes to be paid or to be decided by the Govt. of India / Ministry of Finance. The LESSEE shall pay applicable Goods & Service Tax

7) **WATER CHARGES:**

The water charges of 25 paise per Sq. Ft. of allotted area shall be paid to KEONICS or to the concerned authority.

8) **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 25th of every month subject to submission of bills not later than 10th of every month.

b) During Power shut-down Diesel Generator (DG) power will be provided with diesel cost by LESSEES & DG maintenance by LESSOR. For DG maintenance 50 Paise per SFT per month on allotted area shall be paid to KEONICS by the users. In addition, the LESSEE shall pay applicable Goods & Service Tax.

9) **SECURITY DEPOSIT:**

a) The LESSEE shall pay to the LESSOR an amount of Rs.1,45,200/- (Rupees One Lakh Forty Five Thousand Two Hundred Only) Which is equivalent of 10 (Ten) months total Rent as interest free refundable Security Deposit ( the security Deposit). The total advance of Rs.1,45,200/- ( Rupees One Lakh Forty Five Thousand Two Hundred Only) is paid by DD bearing No 361712 dt.11-01-2021 in favour of KEONICS payable at Bangalore.

b) The LESSOR shall refund the Security Deposit to the LESSEE simultaneously with the handing over of the vacant possession of the Schedule Premises by the LESSEE after deducting the dues if any.

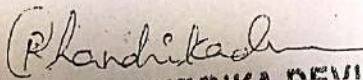
c) If the LESSEE vacates the leased Schedule premises before 10 months of the leased period with or without notice, the LESSOR will NOT refund the complete 10 months deposit amount paid by the LESSEE.

d) The LESSOR shall refund the said deposit forthwith upon the LESSEE delivering vacant possession of the Schedule Premises. The LESSEE shall vacate the schedule premises without any further obligation on expiry of lease period.

10) **COVENANTS OF THE LESSEE:**

The LESSEE hereby covenants with the LESSOR as follows:

(a) To pay the monthly rent for the Schedule Premises during the term in arrears on or before the 5<sup>th</sup> day of each month.

  
Rhandrikash

  
KEONICS HEAD OFFICE

For **Stri Basaveshwar Khanavali**

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11) INDEMINIFICATION:

- a) The LESSOR hereby indemnifies the LESSEE against any interference if any, by the LESSOR or anybody claiming through him in the manner of peaceful and lawful occupation and use of the LESSEE in the Schedule Premises till the end of the Term as herein above agreed. The LESSOR will also have the option to terminate the Lease with immediate effect.
- b) Termination: Termination of this Agreement may be occasioned by any of the following events  
 LESSOR 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 period.  
 If the LESSEE terminates the leased Schedule premises before 10 months of the leased period with or without notice, the LESSOR will NOT refund the complete 10 months deposit amount paid by the LESSEE.  
 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.
- c) 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.
- d) 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.

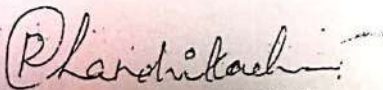
12) LESSOR'S COVENANTS:

- The LESSOR covenants with the LESSEE as follows:
- (a) 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 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.
- (b) To allow the LESSEE to enjoy quiet and peaceful possession of the Schedule Premises during the entire period of the Lease and the renewal thereof without

*R. Chandrika Devi*  
**R. CHANDRIKA DEVI**  
 WOMEN'S HEADQUARTERS

For **Shri Basaveshwar**  
*[Signature]*

- (c) To pay directly to the authorities all charges of electricity and water consumed by the LESSEE as per the bills raised by the respective authorities at the Schedule Premises; in case the corporation water is inadequate the LESSOR shall supply water to the LESSEE from the bore well.
- (d) To yield and deliver vacant possession of the Schedule Premises to the LESSOR on the expiry or termination of this Lease Deed in neat and tidy condition including the glass façade, except normal wear and tear.
- (e) To cooperate with the LESSOR, in the event the LESSOR, in future construct more floors to the Building and is able to obtain requisite approvals from the Government Authorities. However, such constructions should not disrupt the LESSEE's commercial and operational concerns in the Schedule Premises.
- (f) Delayed Payment: If LESSEE does not pay the Rent, Maintenance, Water & Electricity for a month of the preceding month, for delayed payments LESSEE has to pay one percent (1 %) interest charges per month on the overdue amount. Maximum delayed period is only of six (6) months.
- (g) The LESSEE may use the Schedule Premises on a twenty-four (24) hours a day/seven (7) days a week basis and enjoy unhindered possession of the Schedule Premises.
- (h) 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.
- (i) Cleaning of cafeteria shall be done by the firm. The garbage of the cafeteria shall also be disposed of by the firm on daily basis. The firm shall ensure cleanliness and hygiene of the cafeteria all the time.
- (j) The firm shall not stock any inflammable or otherwise dangerous material, goods, narcotics or drugs in any part of the allotted space which are fire and health hazard to the property.
- (k) The firm shall ensure compliance of all laws relating to cleanliness, sanitary, hygienic and health conditions and other laws in force from time to time with regard to the environment around cooking place, dining hall and surrounding etc.,
- (l) The firm shall keep the cafeteria and its surrounding areas clean and up to date sanitation every day after the services are over. The cleaning includes cleaning of utensils, kitchen, cafeteria hall, floor, counter, benches, table, chairs and its surroundings etc.
- (m) The firm shall install electronic fly-kill/ insect repellent equipment, fire extinguisher equipment, emergency lighting/gas and fuel supply at its own cost.
- (n) KEONICS has the right to cancel and re-allot the space if the allottee has failed to comply with the above clauses/conditions at any time.

  
R. CHANDRIKA DEVI

For Shri Basaveshwar Khanavali



any new taxes applicable towards the rent see.  
All charges of electricity and water consumed  
the corporation water is provided  
LESSEE from the respective authorities at the

any interruption by the LESSOR or any person or persons lawfully claiming either through or under or in trust for the LESSOR or otherwise however:

(c) **Additions & Alterations:** 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 property without the consent of the LESSOR. The LESSEE should keep the Schedule Premises in good order and proper tenatable condition.

13) **FORCE MAJEURE:**

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

14) **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 ~~structure, fittings and all~~ Accessories installed by the LESSEE.

15) **NOTICE:**

Any notice required to be given under the Lease shall be in writing and shall be served on the LESSEE at the Schedule Premises with a copy to its address first herein before mentioned and to the LESSOR at his address first hereinbefore mentioned. Either Party may notify to the other in writing of any change in such address for services of notice upon it. The Notices shall be served personally, by Registered Post.

16) **DISPUTE RESOLUTION MECHANISM:**

In the event of any claim, dispute or difference arising between the Parties, arising out of or in relation to this Lease Deed, or in connection with any right or duty under this Lease Deed or as to effect, interpretation or application thereof, including without limitation the breach, termination, ineffectiveness or invalidity thereof, the Parties will endeavor to negotiate a mutually satisfactory solution by approaching the Managing Director, KEONICS. However, in the event of failure of this exercise and should any of the Parties are constrained to approach any Court of Law to vindicate their stand, they shall do so by

*R. Chandrakant*  
R. CHANDRAKANT

Dr. Sri Basaveshwar Khanavali

23/10/2020

approaching the Court of Law having geographical and pecuniary jurisdiction in Bangalore only as per the provisions of Karnataka Public Premises (Eviction of unauthorized occupants) act 1978

17) **EXECUTION OF LEASE DEED:**

This Deed may be executed in Two (2) original sets. Each Deed shall be retained by the LESSEE and the LESSOR

**SCHEDULE PREMISES**

All the piece and parcel of the commercial space bearing City Survey No 121-A, Ward No 5 H Park, Opp. Indira Glass House, on the Pune-Bangaluru Highway Road, Hubli. The allotted premise bearing Shop Number 127, A Block, Lower Ground Floor measuring 484 Sq. ft. and Bounded on

East by P B Road

West by Common Toilets

North by Shop No A 126

South by Open Space

WHEREFOR THE PARTIES HAVE AFFIXED THEIR SIGNATURES ONTO THIS LEASE DEED ON THE DAY AND DATE ABOVEMENTIONED BEFORE THE UNDER MENTIONED WITNESSES.

  
**R. CHANDRIKA DEVI**  
Manager

LESSOR



WITNESSES:

1)


2)

**For Shri Basayeshwar Khanavoi**

  
**Proprietor.**

LESSEE



1)   
9620009914

2) 



9620009914

