

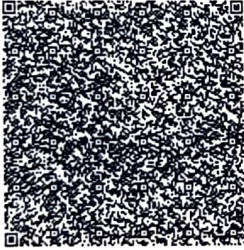


सत्यमेव जयते

INDIA NON JUDICIAL Government of Karnataka

e-Stamp

Certificate No. : IN-KA01475093427654P
Certificate Issued Date : 11-Sep-2017 01:20 PM
Account Reference : NONACC (FI)/ kaksfcl08/ BHADRAVATI/ KA-SM
Unique Doc. Reference : SUBIN-KAKAKSFCL0852232808224287P
Purchased by : MITRA SOFTWARES SHIMOGA PROP SURAJ A
Description of Document : Article 30 Lease of Immovable Property
Description : LEASE AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : MITRA SOFTWARES SHIMOGA PROP SURAJ A
Second Party : KEONICS BANGALORE
Stamp Duty Paid By : MITRA SOFTWARES SHIMOGA PROP SURAJ A
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 11th day of September 2017

BETWEEN

M/s. KARNATAKA STATE ELECTRONICS DEVELOPMENT CORPORATION LIMITED (KEONICS), having it's registered office at 2nd Floor, TTMC "A" Block, BMTC Complex, Shanthinagar, K H Road, Bangalore- 560 025

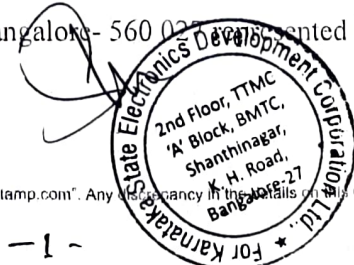
represented by its

For Mitra Softwares

12/09/2017

Statutory AP
Proprietor

1. The authenticity of this Stamp Certificate should be verified at "www.shcisstamp.com". Any discrepancy in the details of this Certificate and as 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.



Managing Director, or the Officer nominated by him, hereinafter 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 **MITRA SOFTWARES**, Sivamogga, represented by Mr. **SURAJ S/o AMSE GOWDA R/o Sri Ranganath Nilaya Gandhinagar Old Town, Bhdravathi**, aged about 24 years hereinafter called the "**LESSEE**" (which expression shall unless repugnant to the subject or context thereof to be deemed to include its successors and assigns), on the **OTHER PART**:

WHEREAS the LESSOR is the absolute owner of the I.T. Park, Machenahalli, Nidige (Po), Shivamogga hereinafter called referred to as "Scheduled Property". WHEREAS the LESSOR has allotted to LESSEE the Non IT work space at the scheduled property

NOW THIS AGREEMENT OF RENT WITNESSETH AS FOLLOWS: -

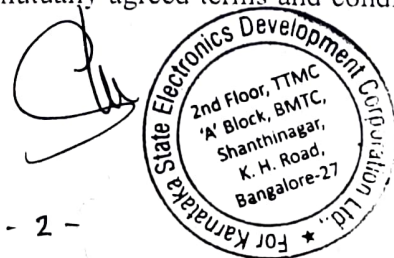
1. Lease Area Details -

Block No.	Carpet Area Sq.ft.	Common Area Sq.ft	Total Lease Area
1st Floor Block No. 107,108	1009 Sq ft	491 Sq. ft.	1500 Sq. ft.

2. Purpose: The Allotment is made to the LESSEE to carry out BPO & IT/ITES related 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 in the IT/ITES, LESSOR will consider the same and change in the activity letter order will be issued. However, the LESSOR is not authorized to carry out any activities which are not related to IT/ITES.

3. Validity of the Lease Agreement: The duration of the lease agreement will be for a period up to **31.03.2019** (from the date of the issue of the Possession Certificate) and is subject to renewal thereafter under mutually agreed terms and conditions by both the parties.

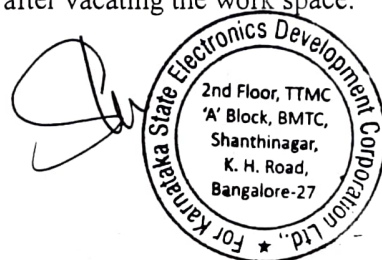
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4. **Monthly Payments:**

- a. **Lease Rent:** The lease monthly rent payable for Total Lease area by the LESSEE to the LESSOR shall be **Rs. 5.00** (Rupees Five only) per sq. ft. per month.
 - b. **Maintenance Charges:** The LESSEE has to pay **Rs. 1.00** per sq. ft. per month for the total Lease area along with lease rentals as maintenance charges.
 - 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
 - d. This lease rent maintenance charges shall be paid for the total area every month along with parking charges on or before the 10th of succeeding month by RTGS/NEFT to **KEONICS, BANGALORE**.
5. Lease rentals are **Rs. 5-00** per sq. ft. valid up to **31.03.2019**. There after lease rentals will be revised as decided by the **KEONICS BOARD**.
6. Apart from lease rentals the allottee need to pay **Rs. 1.00** per sq. ft. on the total lease area as maintenance charges valid up to **31.03.2019** to meet the expenses towards the maintenance and common expenses like Security, Electricity of the common area, Housing Keeping etc. maintenance charges will be revised from **01.04.2019** as decided by the **KEONICS BOARD**.
7. **Electricity & Water Charges:** LESSOR will provide separate meter for the Electricity and LESSEE will have pay the Electricity charges separately. The water charges shall be paid to the concerned authorities directly.
8. **Delayed Payment:** If LESSEE does not pay the rent for a month of the preceding month, for delayed payments LESSEE has to **pay 1.5% interest** on the overdue amount for the delayed period for a maximum period of 6 months.
9. **Security advance amount:** **Ten (10) months** rent paid in advance and free of interest and will be refunded by the LESSOR after deducting amount any dues and cost of damages if any immediately after vacating the work space.

For Mitra Softwares
12/09/2017
Proprietor



- 10. Additions & Alternations:** The LESSEE is entitled to erect partitions in the schedule property, only with the written consent of the LESSOR. LESSEE is entitled to remove the same at the time of vacating the premises and the premises shall be made good to the satisfaction of the LESSOR without any damage. However, the Lessee is not entitled to make any additions or alterations to the schedule property, which involves structural changes.
- 11. Property Maintenance :** 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.
- 12. Damages:** LESSSEE 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 premises.
- 13. Use:** The Lessee shall use the schedule property 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 Demised Premises.
- 14. 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 schedule property and will permit the Lessor to carry out such works within the schedule property.
- 15. Termination of Agreement:** The agreement may be terminated by giving Six (6) months advance notice in writing by either side for vacating the premises. Notwithstanding what is stated above, the agreement shall be liable to be revoked by LESSOR if the Lessee is in default of payment of the rent and/or other dues as per the terms and conditions mentioned hereinabove for consecutive 6 months. If either party desires to terminate before 6 months notice period, rent & maintenance charges for the extent of the early vacating period will have to be paid by the other party.

For Mitra Softwares

18/09/2017
Proprietor



16. **Delivery back the possession:** On termination of the agreement, either by affix of time or otherwise, the Lessee shall deliver possession of the schedule property 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.

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

SCHEDULE: Keonics I.T. Park, Block No. 107, 108, 1st Floor, Machenahalli Village, Nidige (Post), Shivamogga.

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

LESSEE

For Mitra Softwares
12/9/2017
Proprietor



WITNESS

1 Sindhuri S
D/o R. SURESH
Gandhinagar
Bhadranathi

2 Brejesh B.C.
(BREJESH BC)
S/o Chamarajappa
Tannurpet
Bhadranathi

WITNESS

1 SUDHAKAR N NAK
KEONICS IT Park
Shimoga- 577222

2 Harish TMR S/o
Parashuramappa
Shikaripur I
Shimoga (D)