

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

Ref: KSEDC/ITP-S/AL/001/2017-18

Date: 21-04-2018

M/s Campus Tech
Sri Dhanush Nanjappa,
S/o Nanjappa k.t. Kavar, Hosur,
Nuggehalli, Bodikeri Hassan-573131.
Mob. No.9632558145.

Dear Sir,

Sub: Allotment of ^{IT Work} Commercial Space on lease rentals at KEONICS IT
Park, Phase-I Shivamogga. -reg.

Ref: Your Application No. Nil- dated: 21-03-2018

This is further reference to your application referred above requesting for allotment of First Floor Commercial Space in KEONICS IT Park, Machenalli Shivamogga, Phase-I. We are pleased to allot Space as detailed below.

1.Block and Floor No.	2. Total Carpet Area sq. ft.	3.Common Area sq. ft.	4.Total Lease Area sq. ft.
First Floor Block No. 106	557.57 sq. ft.	271.54.50 sq. ft	829.11.0 sq. ft.

The above allotment is subject to the following conditions:-

1. Lease rent chargeable on the total lease area indicated at colum (4)
2. Colum 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 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 Commercial space for the purpose canteen 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 as per the draft enclosed.

11. Allottee to send signed lease agreement on Rs.200.00 stamp paper along with the security deposit amount within 15 days i.e. on or before 06.05.2018.

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 i.e. up to 06.05.2018.

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.

Thanking you,
Yours faithfully,
For KEONICS


(Shiva Kumar K Karadkal)
Manager-IT Park-S

Received by Saroj
Behalf of Dhonush Nayappa
Campus tech.


Copy to: Asst. Manager-Tech., I T Park Shivamogga.



ISO 9001 : 2015

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Karnataka State Electronics Development Corporation Limited

(A Government of Karnataka Enterprise)

CIN No. U75112KA1976SGC003055

Ref: KSEDC/ITP-S/PC/2017-18

Date: 18.05.2018

M/s Campus Tech
Sri Dhanush Nanjappa,
S/o Nanjappa k.t. Kavar, Hosur,
Nuggehalli, Bodikeri Hassan-573131.
Mob. No.9632558145.

POSSESSION CERTIFICATE

The Possession of Block Nos.(106) 401 to 413 in the 1th Floor of KEONICS IT-Park complex, Machenalli, Shivamogga measuring Total area of 829.11 Sq.ft. of IT work space has been handed over on this day to M/s Campus Tech, Mr. Dhanush Nanjappa, S/o Nanjappa k.t. Kaval Hosur, Nuggehalli, Bodikeri Hassan-573131. Mob. No.9632558145.

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.
First Floor Block No. 106	557.57 sq. ft.	271.54.50 sq. ft	829.11.0 sq. ft.

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

Manager Assests-(ITP-S)

Director-Operations

Taken possession of the Block Nos. as noted above on this day

Signature of allottee with Seal

For CampusTech