

K/ITPH/333/11-12

December 15, 2011

To,
M/s. Carmel Software Solutions ,
206 / 3A "Devakki Nilaya"
7th B Cross, Jakkasandra,
Koramanagal , Bangalore-34

Sir,

Sub: Allotment of Space in IT Park Hubli regarding
Ref: Your request letter No.Nil dt. Nil

We thank you, for your interest shown in IT Park space for expansion of your company activity. As per your request, we have allotted 3600 sq.ft in F block 3rd floor of IT Park at concessional rent rate of ₹. 5/-per sq.ft. per month. This measurement may vary at the time of taking actual measurement & accordingly rent & advance amount shall also vary. Due to your urgency, we are communicating this information. 10 months rent advance of ₹.1,80,000/- (3600 Sq. ft * ₹.5/-* 10 months) may please be paid by DD drawn in favour of Director, IT & BT payable at Bangalore. Immediately after the receipt of the same, possession of the space will be handed over to you and in which you need to ~~be~~ carry out IT activities only. This is for your information.

3550 51
Gururaj
12-11-11

Thanking you

Yours faithfully,



H Devanand
Manager
IT PARK, HUBLI

Copy:

1. The Director IT BT, Bangalore- Submitted for kind information.
2. The Managing Director, KEONICS, Bangalore - Submitted for kind information.

Received allotment
with
19/12/2011
id. Philip

ಕೆ/ಎಟಿಪಿವಿಚ್/310/11-12

ದಿನಾಂಕ: 30/11/11

ಗೆ,
ನಿರ್ದೇಶಕರು,
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ, ಜೈವಿಕ ತಂತ್ರಜ್ಞಾನ ಇಲಾಖೆ,
ಬೆಂಗಳೂರು - 560 052

ಮಾನ್ಯರೆ,

ವಿಷಯ : ಎ ಟಿ ಪಾರ್ಕ್ ಹುಬ್ಬಳ್ಳಿಯಲ್ಲಿರುವ ಕಛೇರಿ ಸ್ಥಳ ಮಂಜೂರಾತಿ ಮಾಡುವ ಕುರಿತು.

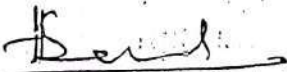
ಎ ಟಿ ಪಾರ್ಕ್ ಹುಬ್ಬಳ್ಳಿಯಲ್ಲಿ ಖಾಲಿ ಇರುವ ಕಛೇರಿ ಸ್ಥಳಕ್ಕೆ ಕೆಳಗಿನ ಎರಡು ಬೆಂಗಳೂರು ಸಂಸ್ಥೆಗಳಿಂದ ಬೇಡಿಕೆ ಬಂದಿರುತ್ತದೆ.

1. ಮೆ||ಅಡ್‌ವಿಟ್ ಗ್ಲೋಬಲ್ ಸಂಸ್ಥೆ ಇವರು ಎ ಟಿ ಪಾರ್ಕ್‌ನಲ್ಲಿರುವ ಟಿ ಬ್ಲಾಕ್‌ನ ನಾಲ್ಕನೇಯ ಮಹಡಿಯನ್ನು ಗುರುತು ಪಡಿಸಿ ಎಟಿ ಚಟುವಟಿಕೆಗಳನ್ನು ನಡೆಸಲು ಉದ್ದೇಶಿಸಿ ಮನವಿಯನ್ನು ಸಲ್ಲಿಸಿರುತ್ತಾರೆ (ಲಗತ್ತಿಸಲಾಗಿದೆ). ಅರ್ಜಿ ಶುಲ್ಕ ರೂ.2000/- ನ ಡಿಡಿ ಸಂ.853723 ದಿ.30/11/11 ಅನ್ನು ಕೊಟ್ಟಿರುತ್ತಾರೆ (ಲಗತ್ತಿಸಲಾಗಿದೆ) . ಈ ಸಂಸ್ಥೆಯು ಎಸ್ ಟಿ ಪಿ ಎ ಸಂಸ್ಥೆಯಲ್ಲಿ ನೊಂದಣಿಯಾಗಿರುತ್ತದೆ ಹಾಗೂ ಇವರು ಬೇಡಿಕೆ ಸಲ್ಲಿಸಿರುವ ಜಾಗೆಯ ಅಳತೆಯು ಅಂದಾಜು 3337 ಚ ಅ ಇರುತ್ತದೆ. ಹಾಗಾಗಿ ವಿಶೇಷ ರಿಯಾಯಿತಿ ಮಾಸಿಕ ಬಾಡಿಗೆ ದರ ಪ್ರತಿ ಚ ಅ ರೂ.5/- ಅನ್ನು ಅನ್ವಯಿಸಬಹುದಾಗಿದೆ.
2. ಮೆ||ಕಾರ್ಮೆಲ್ ಸಾಪ್ಲೋವೇರ್ ಸಲ್ಯೂಷನ್ಸ್ ಸಂಸ್ಥೆ ಇವರು ಎ ಟಿ ಪಾರ್ಕ್‌ನಲ್ಲಿರುವ ಟಿ ಬ್ಲಾಕ್‌ನ ಮೂರನೇಯ ಮಹಡಿಯಲ್ಲಿರುವ ಕಛೇರಿ ಸ್ಥಳ ಸುಮಾರು 3337 ಚ ಅ ಅಷ್ಟು ಜಾಗೆಯನ್ನು ಗುರುತು ಪಡಿಸಿ ಎಟಿ ಚಟುವಟಿಕೆಗಳನ್ನು ನಡೆಸಲು ಉದ್ದೇಶಿಸಿ ಮನವಿಯನ್ನು ಸಲ್ಲಿಸಿರುತ್ತಾರೆ (ಲಗತ್ತಿಸಲಾಗಿದೆ). ಅರ್ಜಿ ಶುಲ್ಕ ರೂ.2000/- ನ ಡಿಡಿ ಸಂ.866750 ದಿ.28/11/11 ಅನ್ನು ಕೊಟ್ಟಿರುತ್ತಾರೆ (ಲಗತ್ತಿಸಲಾಗಿದೆ) . ಈ ಸಂಸ್ಥೆಯು ಪಾಲುದಾರಿಕೆಯ ಸಂಸ್ಥೆಯಾಗಿದ್ದು, ಬೆಂಗಳೂರು ಜಯನಗರದ ರಜಿಸ್ಟಾರ್ ಆಫ್ ಫಾರ್ಮ್ ಕಛೇರಿಯಲ್ಲಿ ಕಾರ್ಮೆಲ್ ಸಾಪ್ಲೋವೇರ್ ಸಲ್ಯೂಷನ್ಸ್ ಎಂದು ನೊಂದಣಿಯಾಗಿರುತ್ತದೆ. ಹಾಗಾಗಿ, ಈ ಸಂಸ್ಥೆಗೂ ಕೂಡಾ ವಿಶೇಷ ರಿಯಾಯಿತಿ ಮಾಸಿಕ ಬಾಡಿಗೆ ದರ ಪ್ರತಿ ಚ ಅ ರೂ.5/- ಅನ್ನು ಅನ್ವಯಿಸಬಹುದಾಗಿದೆ.

ಮೇಲಿನ ಎರಡು ಸಂಸ್ಥೆಗಳ ಸ್ಥಳ ಮಂಜೂರಾತಿಗಾಗಿ ಕಳುಹಿಸಲಾಗಿದೆ.

ಗೌರವದೊಂದಿಗೆ ಸಲ್ಲಿಸಲಾಗಿದೆ

ತಮ್ಮ ಭಿಶ್ವಾಸಿ,


(ಹೆಚ್. ದೇವಾನಂದ) 30/11

ಮ್ಯಾನೇಜರ್

ಎ ಟಿ ಪಾರ್ಕ್, ಹುಬ್ಬಳ್ಳಿ

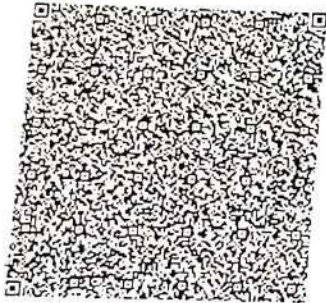
ಲಗತ್ತು : ಸಂಸ್ಥೆಗಳಿಂದ ಬಂದ ಪತ್ರಗಳು ಹಾಗೂ 2 ಡಿಡಿಗಳು .



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Karnataka
e-Stamp

Certificate No.	: IN-KA81555949521528K
Certificate Issued Date	: 09-Oct-2012 03:13 PM
Account Reference	: NONACC (BK)/ kakscub08/ BANGALORE4/ KA-BA
Unique Doc. Reference	: SUBIN-KAKAKSCUB0832788228244211K
Purchased by	: CARMEL SOFTWARE SOLUTIONS
Description of Document	: Article 30 Lease of Immovable Property
Description	: RENTAL AGREEMENT
Consideration Price (Rs.)	: 0
	(Zero)
First Party	: DIRECTOR IT AND BT
Second Party	: CARMEL SOFTWARE SOLUTIONS
Stamp Duty Paid By	: CARMEL SOFTWARE SOLUTIONS
Stamp Duty Amount(Rs.)	: 100
	(One Hundred only)




For Karnataka State

 Authorised Signatory
 ... Operation Ltd.

-----Please write or type below this line-----

This deed of lease rent agreement entered on the 9th October 2012 at Hubli , BETWEEN THE HON'BLE GOVERNOR, GOVERNMENT OF KARNATAKA represented by The Director of Information Technology and Bio Technology, Bangalore having its office at No 9, 3rd floor, UNI building, Thimmaiah road, Bangalore-560052, herein after referred to as the 'LESSOR" which expression shall unless it be repugnant to the context mean and include all its successors, its interest and title, legal representatives, administrators, executors, nominees and assignees etc on the FIRST PART


01.10.2012




facilities
Maintenance
Governments
M/s. KEONIC
common
7. 1A.

AND

M/S Carmel Software Solutions, Bangalore, a partnership firm, represented by Nanjappa K.K. and D.P. Willington Rudolf aged 37 and 32 respectively residing at No 206 /3A Devakki Nilaya 7th B Cross Jakkasandra Bangalore and House No 122 2nd Cross Chethana Colony Mallikarjun Nagar Kusugal Road Hubli respectively. Hereinafter called "LESSEE" which expression shall unless it be repugnant to the context mean and include all its successors, its interest and title, legal representatives, administrators, executors, nominees and assignees etc on the OTHER PART.

Whereas the "LESSOR" is the absolute owner of the building property bearing as IT Park, Hubli at City Survey No 121 A, Ward No3 opposite to Indira Glass House, Pune- Bangalore road, Hubli hereinafter referred to as "Scheduled Property".

Whereas the LESSEE who is in need of Office space in F Block 3rd floor measuring 3550 sq ft inclusive of 304 sq. ft of common area at IT Park, Hubli, for setting up of Software Development and consultancy Center

NOW THIS AGREEMENT OF RENT WITNESSETH AS FOLLOWS

1. **DURATION:** The duration of the agreement will be for a period of 3 years from 22-December-2011 to 21 December 2014 and is subject to renewal thereafter under mutually agreed terms and conditions by the Lessor and Lessee & on every three years rent will be enhanced according to the prevailing market rent rates.
2. **RENT:** The monthly rent payable by the Lessee to the Lessor for the Scheduled property shall be Rs 5/- (Rupees Five only) per sqft ie rent per month is Rs 17750 (Rupees seventeen thousand seven hundred and fifty only). This amount shall be paid on or before 10th of every month by Demand Draft payable at Hubli in favour of The Director, IT & BT. For delayed payment of rent 12% interest will be charged per annum.
3. **RENT ADVANCE:** The advance of rent have to be calculated on rate per sq ft for 10 months. The total advance of ` 180000 (Rupees One lakh eighty thousand only) is paid by DD in favor of The Director of Information Technology and Bio technology, Govt of Karnataka, payable at Bangalore which is interest free.
4. **ELECTRICITY CHARGES:** The Lessor shall provide separate meter for electricity consumption by the Lessee and the charges shall be paid directly each month (every month) regularly by the Lessee to the concerned authorities without accumulating any arrears.
5. **WATER CHARGES:** The Lessee shall pay the water charges directly to the concerned authorities without accelerating any arrears/sharing the bill if required.
6. **PROPERTY MAINTENANCE:** The Lessor shall maintain the schedule property & its service

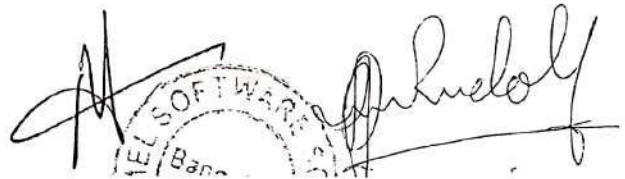
Nanjappa K.K.
22.12.2011

D.P. Willington Rudolf
M/S SOFTWARE SOLUTIONS
Bangalore

facilities in good condition. The Lessee shall reimburse the expenditure incurred for Maintenance will be charges over time to time on pro-rate basis of common area sq.ft. to Government/KEONICS/Authorized representatives & DD may be drawn in favour of M/s.KEONICS, Bangalore. Present monthly rate for office area is ` .1/- per sq. ft. of common area added in the allotment

7. **INTERNAL MAINTENANCE:** The Lessee shall maintain the Schedule Property in a state of good order and condition and shall not cause any damage or disfigure or displacement to the scheduled 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 damages caused by the Lessee shall be made good by the Lessee promptly.
8. **ADDITIONS AND ALTERATIONS:** The Lessee shall not be entitled to make any additions or alterations to the Scheduled Property, which involves structural changes without the written consent of the Lessor. The Lessee however is entitled to erect partitions in the scheduled property, only with 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.
9. **TERMINATION OF THE RENT/LEASE:** The Lease may be terminated by giving 3 (three) months advance notice in writing by either side by registered post acknowledge due. Notwithstanding what is stated above, the agreement is liable to be revoked by the Lessor, if the Lessee is default of payment of the rent and /or other terms and conditions mentioned herein above.
10. **USE:** The Lessee shall use the schedule property only for official purpose and shall not sublet or otherwise make available for use to any other person the premises under any circumstances without the knowledge / prior written consent of the Lessor. The Lessee shall not carry out any offensive or prohibitive activities in the deed premises.
11. **INSPECTION:** The Lessee shall permit the Lessor agents during reasonable hours in the day time upon making prior appointment and/with consent of the Lessee to inspect the Scheduled property and will permit the Lessor to carry out such works within Scheduled property.
12. **DELIVERY BACK OF POSSESSION:** On termination of the agreement , either by affix of time or otherwise the Lessee shall deliver possession of the Scheduled 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 irresistable forces.
13. **LEGAL JURISDICTION:** Any dispute between both the parties the legal jurisdiction will be Bangalore only.

Boby Shri
ಸರ್ಕಾರಿ ಕಾರ್ಯದರ್ಶಿ


The stamp is circular and contains the text "GOVERNMENT OF KARNATAKA" and "BANGALORE".

14. SERVICE TAX: The Lessee should pay the service tax @ 12% and 2% education cess and 1% as higher education cess along with the rent and it should be paid in favour of Syndicate Bank Service tax payable at Bangalore. For delayed payment of Tax 13% per annum interest will be charged.

SCHEDULE

IT Park, Hubli at City Survey No 121 A, Ward No 3, opposite to Indira Glass House, Pune-Bangalore road, Hubli. The Office space in F Block 3rd floor is situated between

EAST: Open space
WEST: A Block
NORTH: B & F Block
SOUTH: Open space

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

LESSOR

Boby K
ಬಿ.ಬಿ.ಕೆ.ಎಸ್.ಕೆ.ಎಸ್.

LESSEE 1



Director IT & BT
No 9, 3rd floor, UNI building
Thimmaiah road,
Bangalore—560052

ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು
ವೈವಿಧ್ಯ ತಂತ್ರಜ್ಞಾನ ನಿರ್ದೇಶನಾಲಯ,
ಬಿ.ಬಿ.ಕೆ.ಎಸ್.ಕೆ.ಎಸ್. ಕಟ್ಟಡ,
3ನೇ ಮಹಡಿ ರಸ್ತೆ, ಬೆಂಗಳೂರು - 560052

Nanjappa.K.K.
#206/3A Devakki Nilaya
B Cross Jakkasandra
Koramangala Bangalore-34

LESSEE 2



D.P.Willington Rudolf
House No 122 2nd Cross
Mallikarjun Nagar
kushgal road Hubli

WITNESS

1.

[Signature]

ಬಿ.ಬಿ.ಕೆ.ಎಸ್.ಕೆ.ಎಸ್.

ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು
ವೈವಿಧ್ಯ ತಂತ್ರಜ್ಞಾನ ನಿರ್ದೇಶನಾಲಯ,
ಬಿ.ಬಿ.ಕೆ.ಎಸ್.ಕೆ.ಎಸ್. ಕಟ್ಟಡ,
3ನೇ ಮಹಡಿ ರಸ್ತೆ, ಬೆಂಗಳೂರು - 560052

2.

[Signature]

1. Prasanna Kumar Peta.
Plot. 2, 10th Avenue
Lakshminagar, Hubli - 30.

[Signature]

2. Noor Ahmed. A. Inamdar.
1, Nehrunagar, Gadag Road
Hubli - 20.

