

Dear Sir,

This has reference to your application dt. 07.08.2015 for IT office space of 204 SFT in IT Park, Hubballi. The IT Park Empowered Committee (EC) in the 14th EC meeting held on 04.04.2016, has considered your request and approved the allotment of 204 SFT.

Hence, we are pleased to inform you that, following are the details of allotment.

Description	Area in SFT	Rent per SFT (Rs)	Advance Amount to be paid (Rs)	Remarks
E Block, 2 nd Floor Office space	204	16	32640	


Conditions of allotment

1. You should acknowledge the acceptance of allotment within 15 days i.e. 12.07.2016 is the due date.
2. In case the allottee requests extension for the payment of advance amount, same will be considered on payment of Rs.1000/- per working day of extension from due date, but not later than 22.07.2016
3. Failing which the allotment stands cancelled automatically without any further notice.
4. Your acceptance confirmation should be along with DD for Rs.32,640/- in favour of Director IT BT payable at Hubli & rent agreement (Format enclosed) on Rs.100/- stamp paper duly signed by you.
5. Sooner the condition (4) is fulfilled, the possession of the IT Office space will be handed over to you on the same day. (The acceptance letter, DD, Rent agreement be handed over personally & take possession of the IT office space)
6. The Rent, Maintenance, water, electricity & other charges if any as per the agreement terms will commence from the date of handing over of the possession.

Herewith Rent Agreement format is enclosed for your reference. In case of any clarifications please contact Assistant Manager, IT Park, Hubballi Email: shreematishekhar@gmail.com / itparkhubali@keonics.com

To,

Sri. MANJUNATH NAZARE,
OLD HUBBALLI,
BAGAREPETH,
HUBBALLI - 580 024


Authorised Signatory




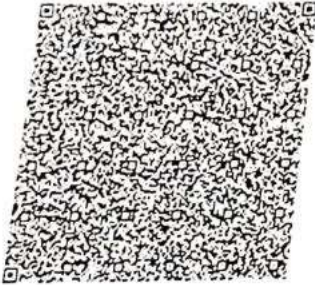
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Karnataka
e-Stamp

Certificate No : IN-KA775988213971840
Certificate Issued Date : 15-Jul-2016 03:26 PM
Account Reference : NONACC (BK)/kaksclub08/HUBLI1/KA-DW
Unique Doc Reference : SUBIN-KAKAKSCUB08055933388139780
Purchased by : DIRECTOR ITBT
Description of Document : Article 32(A) License of Immovable and Movable Property
Description : RENT AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : DIRECTOR ITBT
Second Party : MANJUNATH S NAZARE
Stamp Duty Paid By : DIRECTOR ITBT
Stamp Duty Amount(Rs.) : 100
(One Hundred only)

For The Hubli Urban Co-op. Bank Ltd.,


Authorized Signatories.




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

RENT AGREEMENT

This Deed of lease rent agreement entered on the 15th Day of July 2016 at Hubli, Between THE HON'BLE GOVERNOR, GOVT OF KARNATAKA, represented by the Director, Directorate of information Technology & Bio-Technology, Bangalore, having its office at BMTC Central Offices Building TTMC, A Block, 2nd Floor, Shanti Nagar, K H Road, Bangalore-27, Hereinafter referred to as the "LESSOR" which expression shall unless it be repugnant to the context mean & include all its successors of interest & title, legal representatives, administrators executors, nominees & assignees tc., on the First PART.

AND



Manjunath Nazare
D.O. HUBLI-24.

Shri MANJUNATH S, NAZARE, Aged 30 years residing at : H.NO:20, Bagar Peth Oldhubli, Hubli Hereinafter called to "LESSEE" (Which expression shall unless repugnant to the subject or context thereof be deemed to include its successors & Assigns) on the OTHER PART

Whereas the "LESSOR" is the absolute owner of the building property bearing as I.T. Park Hubli at City survey No 121A, Ward NO:3, opposite to Indra Glass house, Pune Bangalore Road, Hubli hereinafter called the LESSOR & hereinafter referred to as "Schedule Property" WHEREAS the lessee who is in need of office space in E Block 2nd Floor, Measuring 204 Sq-Ft of Space inclusive of common area of 31 Sq-Ft in IT Park, Hubli, for setting up of Online application.

Now the agreement of rent witnesseth as follows:

- 1) **DURATION** : The duration of agreement will be for a period of 3 (Three) years from 12-07-2016 to 11-07-2019 & is subject to renewal thereafter under mutually agreed terms & conditions by the lessor & lessee as fresh agreement & on every three years enhancement of rent by 15%.
- 2) **RENT** : The monthly rent payable by the lessee to the Lessor for the scheduled property shall be Rs. 16/- (Rupees Sixteen only) per Sq.ft., i.e., rent per month is Rs. 3264 (Rupees Three thousand Two hundred Sixty Four 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 for rent 12% per annum interest will be charged.
- 3) **RENT ADVANCE**: The advance of rent have to be calculated on rate per sq.ft. for 10 months. The total advance Rs 32640 (Rupees Thirty Two thousand Six Hundred Forty Only) is paid by DD in favour of Director IT & BT Payable at Hubli which is Interest Free.
- 4) **ELECTRICITY : CHARGES**; The Lessor shall provide separate meter for electricity consumption by the Lessee & 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 facilities in good condition. The Lessee shall pay towards property maintenance to KEONICS which will be charged over time to time on pro rata basis of common area sq-ft and DD may be drawn in favour of M/s KEONICS Bangalore, present monthly rate for shop is Rs. 100 pre shop and for office area Rs. 1 per Sq-Ft of common area added in the allotment.
-) **INTERNAL MAINTENANCE**: The lessee shall maintain the scheduled property in a state of good order condition & shall not cause any damages or disfigurement to the scheduled property therein always excepting fair wear & 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.


Manjunath Nazare
Bagar Peth, OLD-HUBLI-24.

PTO

ADDITIONS & 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 the written consent of the Lessor. Lessee is entitled to remove the same at the time of vacating the premises & the premise 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 RPAD. Not with standing what is stated above, the agreement is liable to be revoked by the Lessor, if the Lessee is in default of payment of the rent & or other terms & conditions mentioned herein above.
- 10) **USE :** The Lessee shall use the schedule property only for official purpose & shall not sub-let 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 & with consent of the Lessee to inspect the scheduled property & will permit the Lessor to carry out such works within scheduled property.
- 12) **DELIVERY BACK OF POSESSION :** 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 the natural wear & tear or irresistible force.
- 13) **LEGAL JURISDICTION:** Any dispute between both the parties the legal jurisdiction will be at Bangalore only.
- 14) **SERVICE TAX :** The Lessee Should Pay the service tax extra as applicable; shall be paid along with the rent in favour of Director IT BT Payable at, Hubli. For delayed payment of Service tax prevailing rates per Service Tax Rules shall be charged.

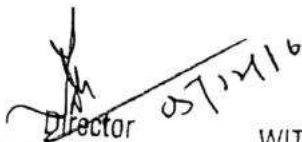
SCHEDULE

IT Park Hubli at City Survey No.121A, Ward No.3, opposite to Indira Glass House, Pune-Bangalore Road, Hubli. The premise bearing Shop Number / Office space : in E Block 2nd Floor, situated between:

EAST : Open Space
WEST : Another Office in E Block
NORTH : Common Toilet
SOUTH : Open Space

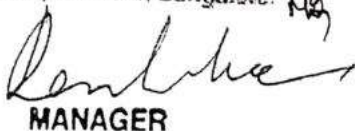
IN WITNESS WHEREOF THE PARTIES have executed this Agreement in the presence of the following witness on the date mentioned first above.

LESSOR

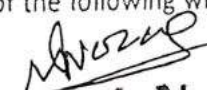

Director

WITNESSES

Information Technology &
Biotechnology Department, Bangalore


MANAGER

LESSEE


Manjunath Nazare
Bagar Peth, OLD-HUBLI-24.

1)



Shrikant D. D. D. D.
948 3378374.

2)

A. O. A. A. A. A.