

ಗೆ.

ಮು|| ಬೋರ್ಡ್‌ಮೀಸ್ ಟೆಕ್ ಸಲ್ಯೂಷನ್ಸ್ ಇಂಡಿಯಾ ಪ್ರಾ. ಲಿ.
ಹುಬ್ಬಳ್ಳಿ

ಮಾನ್ಯರ,

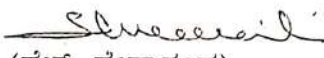
ವಿಷಯ: ಐಟಿ ಪಾರ್ಕ್‌ನಲ್ಲಿ ಬಿ ಬ್ಲಾಕ್‌ನ ಮೂರನೇಯ ಮಹಡಿಯಲ್ಲಿ ಬಾಗಶಃ ಕಛೇರಿ ಸ್ಥಳದ ಮಂಜೂರಾತಿ
ಕುರಿತು.

ಉಲ್ಲೇಖ : ತಮ್ಮ ಪತ್ರ 0.26.3.12

ಐ ಟಿ ಪಾರ್ಕ್, ಹುಬ್ಬಳ್ಳಿಯಲ್ಲಿ ನಿಮ್ಮ ಸಂಸ್ಥೆಯ ಚಟುವಟಿಕೆಗಳನ್ನು ನಡೆಸಲು ಕಛೇರಿ ಸ್ಥಳ ಬೇಡಿಕೆ ಸಲ್ಲಿಸಿದ್ದಕ್ಕಾಗಿ
ಧನ್ಯವಾದಗಳು. ನಿಮ್ಮ ಬೇಡಿಕೆಯಂತೆ ಐಟಿ ಪಾರ್ಕ್‌ನಲ್ಲಿ ಬಿ ಬ್ಲಾಕ್‌ನ ಮೂರನೇಯ ಮಹಡಿಯಲ್ಲಿ ಬಾಗಶಃ
ಕಛೇರಿ ಸ್ಥಳ 1910 ಚ ಅ ಅಷ್ಟು ಜಾಗೆಯನ್ನು ವಿಶೇಷ ರಿಯಾಯಿತಿ ಮಾಸಿಕ ಬಾಡಿಗೆ ದರ ಪ್ರತಿ ಚ ಅ ಗೆ
ರೂ.5/- ರಂತೆ ಮಂಜೂರು ಮಾಡಲಾಗಿದೆ. ಈ ಮಂಜೂರಾತಿಯು ಅಧಿಕಾರಯುಕ್ತ ಸಮಿತಿ ಸಭೆಯ
ಆನುಸಮರ್ಥನೆಯ ನಿಬಂಧನೆಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ. ಈ ಸಂಬಂಧದ 10 ತಿಂಗಳ ಬಾಡಿಗೆ ಮುಂಗಡ ಹಣ
ರೂ.95500/-(1910 ಚ ಅ * ರೂ.5/- * 10 ತಿಂಗಳು) ಅನ್ನು ಡೈರೆಕ್ಟರ್, ಐಟಿ & ಬಿಟಿ ಅವರ ಹೆಸರಿಗೆ,
ಬೆಂಗಳೂರಿನಲ್ಲಿ ಪಾವತಿಯಾಗುವಂತೆ ಡಿ ಡಿ ಅನ್ನು ಐಟಿ ಪಾರ್ಕ್ ಕಛೇರಿಗೆ ಈ ಪತ್ರ ಮುಟ್ಟಿದ ಕೂಡಲೆ ಕೊಟ್ಟು,
ಮಂಜೂರಾದ ಸ್ಥಳದ ಸ್ವಾಧೀನ ಪಡೆದುಕೊಳ್ಳಲು ಈ ಮೂಲಕ ತಿಳಿಸಲಾಗಿದೆ. ಎರಡನೇಯದಾಗಿ, ನಿಮಗೆ
ಮಂಜೂರಾದ ಕಛೇರಿ ಸ್ಥಳದಲ್ಲಿ ಉದ್ದೇಶಿತ ಐಟಿ / ಐಟಿಇಎಸ್ ಚಟುವಟಿಕೆಗಳನ್ನೇ ಮಾಡುವುದು.

ಧನ್ಯವಾದಗಳು.

ತಮ್ಮ ವಿಶ್ವಾಸಿ,


(ಹೆಚ್. ದೇವಾನಂದ)

ವ್ಯವಸ್ಥಾಪಕರು
ಐ ಟಿ ಪಾರ್ಕ್, ಹುಬ್ಬಳ್ಳಿ



ಪ್ರತಿ:

1. ನಿರ್ದೇಶಕರು , ಮಾತಂ & ಜೈತಂ ಬೆಂಗಳೂರು- ಮಾಹಿತಿಗೋಷ್ಠಿ ಸಲ್ಲಿಸಲಾಗಿದೆ.

2. ವ್ಯವಸ್ಥಾಪಕ ನಿರ್ದೇಶಕರು ಹಾಗೂ ಪ್ರಧಾನ ವ್ಯವಸ್ಥಾಪಕರು, ಐಡಿಸಿ, ಕಿಯೋನಿಕ್ಸ್ , ಬೆಂಗಳೂರು-
ಮಾಹಿತಿಗೋಷ್ಠಿ ಸಲ್ಲಿಸಲಾಗಿದೆ.



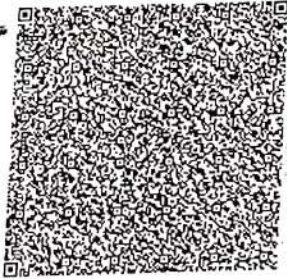
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Karnataka

e-Stamp

Certificate No. : IN-KA08528168636000K
Certificate Issued Date : 13-Dec-2012 12:40 PM
Account Reference : NONACC (BK)/ kakscub08/ HUBLI2/ KA-DW
Unique Doc. Reference : SUBIN-KAKAKSCUB0885200420433857K
Purchased by : DIRECTORATE OF INFORMATION TECH AND BIOTECHNOLOGY
Description of Document : Article 32 Letter of License
Description : RENT AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : DIRECTORATE OF INFORMATION TECH AND BIOTECHNOLOGY
Second Party : BOREDBEES TECH SOLUTIONS INDIA PVT LTD
Stamp Duty Paid By : BOREDBEES TECH SOLUTIONS INDIA PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)

For Shri Gurusiddheshwar Co-op
Bank Ltd, HUBLI.
Authorized Signatory



.....Please write or type below this line.....

This Deed of Lease rent agreement entered on this 13th day of DECEMBER 2012 at Hubli BETWEEN THE HON'BLE GOVERNOR, Govt. of Karnataka, represented by the Director, Directorate of Information Technology and Bio-Technology Bangalore, having its office at No.9, 3rd floor UNI building, Thimmaiah road, Bangalore-560 052, hereinafter 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.

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PROPERTY MA
facilities in soc
Maintenance will
Government will
M/s. KEONICS, Banga
area is 1/4- per sq. ft.
7) INTERVAI

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M/s Boredbees Tech Solutions India Private Limited FIRM, represented by Mr. Anand. G. Naik, aged 20 years residing at Plot No. 102, Banashankari lay-out, Vidyanagar, Hubli Hereinafter called the 'LESSEE' (which expression shall unless repugnant to the subject or context thereof be deemed to include its successors and 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 Indira Glass House, Pune-Bangalore Road, Hubli hereinafter called the LESSOR and hereinafter referred to as "Schedule property" Whereas the lessee who is in need of office space/shop No partial space, in 'B' block 3rd floor measuring 1910 sq. ft of space inclusive of common area of 253 sq. ft in IT park, Hubli for setting up of Software company.

NOW THE AGREEMENT OF RENT WITNESSETH AS FOLLOWS :

- 1) DURATION :- The duration of agreement will be for a period of 3(three) years from 02.04.2012 to 01.04.2015 and is subject to renewal thereafter under mutually agreed terms and conditions by the Lessor and Lessee as fresh agreement and 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 rupees only) persq. ft. i.e., rent per month is Rs. 9550/- (Rupees nine thousand five hundred and fifty only). This amount shall be paid on or before 10th of every month by Demand Draft payable at Bangalore in favour of the Director IT and BT, for delayed payment of 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. 95,500/- is paid by DD in favour of The Director, IT & BT payable at Bangalore which is interest free.
- 4) ELECTRICITY CHARGES :- The Lessor shall provided 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.

(Handwritten signature)
ಬೋರ್ದಬೀಸ್
ಟೆಕ್ ಸೊಲ್ಯೂಷನ್ಸ್ ಇಂಡಿಯಾ ಪ್ರೈವೇಟ್ ಲಿಮಿಟೆಡ್
ಬೆಂಗಳೂರು

For. BOREDBEES
Tech Solutions India Pvt. Ltd. 2..
(Handwritten signature)

PROPERTY MAINTENANCE: The Lessor shall maintain the schedule property & its service 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 favor of M/s.KEONICS, Bangalore. Present monthly rate for shop is Rs.100/- per shop and for office area is `1/- per sq. ft. of common area added in the allotment

7) INTERNAL MAINTENANCE: The lessee shall maintain the scheduled property in a state of good order & condition & shall not cause any damage 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.

8) 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 Lesse should pay the service tax @ 12% & 2% as education cess & 1% as higher education cess along with the rent & it should be paid in favor of Syndicate Bank service tax payable at Bangalore. For delayed payment of tax 13% per annum interest will be charged.

(Handwritten signature)

ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು
ಸೃಷ್ಟಿ ತಂತ್ರಜ್ಞಾನ ನಿರ್ಮಾಣ ಸಂಸ್ಥೆ
ಸಂಖ್ಯೆ-೪, ಯು.ಎಸ್.ಐ. ಕಟ್ಟಡ,
ಕಿಮ್ಮಯ್ಯ ರಸ್ತೆ, ಬೆಂಗಳೂರು - ೫೬೦ ೦೫೨

For. BOREDBEES
Tech Solutions India Pvt. Ltd.
(Handwritten signature)
(ANAND G NAIK)
MANAGING DIRECTOR

SCHEDULE

IT Park Hubli at City Survey No.121A, Ward No.3, opposite to Indira Glass House, Pune-Banga. e Road, Hubli. The premise bearing Shop Number / Office space; partial space in 'B' block 3rd floor situated between:

- EAST : Open space
- WEST : 'E' block
- NORTH : Open space
- SOUTH : Partial space in 'B' block measuring 1304 sq ft.

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

LESSOR

[Handwritten Signature]

ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ನಿರ್ಮಾಣ ಕಂಪನಿ
 ಸಂಖ್ಯೆ-೪, ಯು.ಎಸ್.ಐ. ಕಟ್ಟಡ,
 ತಿಮ್ಮಯ್ಯ ರಸ್ತೆ, ಬೆಂಗಳೂರು - 560 052

LESSEE

For. BOREDBEES
 Tech Solutions India Pvt. Ltd.
[Handwritten Signature]
 (ANAND G NAIK)
 MANAGING DIRECTOR

WITNESSES

1)

[Handwritten Signature]

ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ನಿರ್ಮಾಣ ಕಂಪನಿ
 ಸಂಖ್ಯೆ-೪, ಯು.ಎಸ್.ಐ. ಕಟ್ಟಡ,
 ತಿಮ್ಮಯ್ಯ ರಸ್ತೆ, ಬೆಂಗಳೂರು - 560 052

1)

[Handwritten Signature]

(Mala. G. Naik.)

[Handwritten Signature]

2) (Subash. Chavan)