



ಕರ್ನಾಟಕ ರಾಜ್ಯ ಎಲೆಕ್ಟ್ರಾನಿಕ್ಸ್ ಅಭಿವೃದ್ಧಿ ನಿಗಮ ನಿಯಮಿತ
Karnataka State Electronics Development Corporation Limited
(A Government of Karnataka Enterprise)
CIN No. U75112KA197836C 093055

Ref: KSEDC/ITP-H/AL/2020-21

Date: 20-10-2020

M/s Chaitanya HR Consultancy,
61, Navalli Plot,
Gokul Road
Hubli- 580030

Sub: Letter of allotment of IT Space on lease rentals at IT Park, Hubballi.

This is with reference to the above, we are pleased to allot space as detailed below.

Block, Shop No	Floor	Leased area in Sq. ft.	Rent Rate per Sq. ft in Rs.	Total Rent in Rs
'A' 117 & 135	Lower Ground Floor	847	28 (24 +4)	23716 + GST
	Total	847		23716 + GST

The above allotment is subject to the following conditions: -

1. Lease rent per month is chargeable on the total lease area indicated at column (3)
2. Lease rentals are Rs.24/- per sq. ft. per month
3. Apart from Lease rentals, the allottee need to pay Rs. 4/- 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.
4. Allottee has to pay security deposit advance amount of 10 months lease rentals by Demand Draft drawn in favour of KEONICS payable at Bengaluru within 15 days from the date of allotment. Minimum 10% of security deposit amount will be forfeited if the allottee withdraws before entering into lease/rent agreement. If the allottee vacates the leased premises within 10 months of agreement, advance security deposit amount will not be paid/refunded.
5. Allottee has to utilize the IT space for the purpose IT related activities and any change in activities has to be with written permission from the component authority from KEONICS.
6. Allottee has to provide 60% of employment to Kannadigas.

KEONICS will allot the space as warm shell and the allottee has to make their own arrangements for interior, internal electrical.

8. The allotment is for the specific firm/entrepreneur and is not transferable.
9. Allottee has to enter into lease agreement on Rs.200.00 stamp paper along with the security deposit amount within 15 days.
10. Sooner the allottee fulfills condition (4) KEONICS will issue the Possession Certificate immediately and hand over the Possession of the requested space.
11. The lease rental maintenance, water, electricity and other charges commences from the date of the issue of Possession Certificate, permanent structures will be not allowed.
12. If the allottee does not meet any of the above condition within 15 days from the date of the allotment, the allotment stands cancelled without any correspondences in this regard.
13. KEONICS has the right to cancel and re-allot the space if the allottee has failed to comply with the above clauses / conditions within 15 days from the date of the allotment.

Thanking you.

Yours faithfully,

For K.S.F.D.C Ltd.

Planchid
Manager i/c

S

Santosh Kumar Viraikarappa

22/10/2011

M/s. Chaitanya HR Consultancy

Sl No.	Month	Rent	Tax
1	May-21	20328	3659
2	Jun-21	20328	3659
3	Jul-21	9120	1642
Total		49776	8960

Total-1 58736

	Month	Maintenance Charges	Water Charges	Total
1	Nov-20 (From 5.11.20 to 30.11.20)	3464	43	3507
2	Dec-20	3998	50	4048
3	Jan-21	3998	50	4048
4	Feb-21	3998	50	4048
5	Mar-21	3998	50	4048
6	Apr-21	3998	50	4048
7	May-21	3998	50	4048
8	Jun-21	3998	50	4048
9	Jul-21	1794	25	1819
Total		33244	418	33662

Total 2 33662

As per July 21 Electricity Bill Amount 7736
 Elect. Adjusted to rent advance Total 3 4482
 Balance Electricity to be paid 3254

Total of T1+T2+T3 96880

M/s. Chaitanyia HR Counsallancy

Sl No.	Month	Rent	Monthly Interest on rent	Tax	Monthly Interest on Tax	No of months delayed	Total Int on Rent	Total Int on Tax
Interest form earlier Payments								
	Nov-20 (From 5.11.20 to 30.11.20)	17618	176	3171	48	8	1408	381
2	Dec-20	20328	203	3659	55	7	1121	384
3	Jan-21	20328	203	3659	55	6	1218	329
4	Feb-21	20328	203	3659	55	5	1015	274
5	Mar-21	20328	203	3659	55	4	812	220
6	Apr-21	20328	203	3659	55	3	609	165
Total		119238		21466			6483	1753

Total

148960

Date - 31/03/2021

To,
Managing Director
KEONICS Bengaluru,
2nd floor, TTMC, A block,
BMTC, Shantinagar, K.H. Road
Bengaluru-560027

Dear Sir,

Subject: - Vacating one shop no 117

Dear sir /madam

We would like to inform you that we are vacating one shop no 117, due to mobile network connectivity issue. As our four business works on mobile. Since we are facing problem to communicate with the clients and candidate.

Kindly accept our request effect from March 31- 2021, and we will serve the notice period of three months

We would like to request you to adjust the advance amount of shop no 117 to the three month rent and remaining advance will be kept with you for the shop no 135 which we will continue

Thanking you,

Yours faithfully,

6/4/21

Last date 30.6.21

Vacated on 30.6.21

ಕೆ/ಐಟಿಪಿಹೆಚ್/103/23/24

ದಿನಾಂಕ 06-04-2023

ಗೆ,

M/S CHAITANYA HR CONSULTANCY
SHOP NO 135
"A" BLOCK Ground Floor
IT PARK HUBLI

ನೆಸಪೋಲೆ-2

ವಿಷಯ ಬಾಕಿ ಇರುವ ಬಾಡಿಗೆಯನ್ನು ಪಾವತಿಸುವ ಮತ್ತು ಬಾಡಿಗೆ ಕರಾರು ಪತ್ರ
ನವೀಕರಿಸುವ ಕುರಿತು.


ಉಲ್ಲೇಖ ಕೆ/ಐಟಿಪಿಹೆಚ್/105/22-23 ದಿನಾಂಕ : 13-02-2023

ಮೇಲ್ಕಂಡ ವಿಷಯಕ್ಕೆ ಸಂಬಂಧಪಟ್ಟಂತೆ M/S CHAITANYA HR CONSULTANCY ಯಾದ ಸೇವೆ
20-10-2020 ವರ್ಷದಿಂದ ಸರ್ಕಾರದ ಮುಖ್ಯೆ, ಐ ಟಿ ಪಾರ್ಕ್ ನಲ್ಲಿ 380 ಚ.ಅಡಿ ಜಾಗವನ್ನು ಬಾಡಿಗೆಗೆ
ಪಡೆದಿರುತ್ತಿಲ್ಲ ಮತ್ತು ಸರ್ಕಾರದ ಮುಖ್ಯೆ ಮತ್ತು ಸರ್ಕಾರದ ಮುಖ್ಯೆ ರೂ.2.72.845/- ಗಳಾಗಿರುತ್ತದೆ. ಇದಕ್ಕೆ
ಕೂಡಲೇ ಪಾವತಿಸಲು ತಿಳಿಸಲಾಗಿದೆ ಮತ್ತು M/S CHAITANYA HR CONSULTANCY ಬಾಡಿಗೆ ಕರಾರು
ಮುಗಿದಿರುತ್ತದೆ ಕೂಡಲೇ ಕರಾರು ಪತ್ರವನ್ನು ಸಮೀಕ್ಷಿಸಿ ಐ ಟಿ ಪಾರ್ಕ್ ಕಛೇರಿಗೆ ಕೂಡಲೇ ಸಲ್ಲಿಸಲು
ಮೂಲಕ ತಿಳಿಸಲಾಗಿದೆ ಇಲ್ಲವಾದಲ್ಲಿ ಕಾನೂನು ರೀತಿಯ ಕ್ರಮವನ್ನು ತೆಗೆದುಕೊಳ್ಳಲು ಲಾಗುವುದು.

ತಮ್ಮ ವಿಶ್ವಾಸಿ,


ಓರಿಯ ಸಪಾಯಕರು

ಐ ಟಿ ಪಾರ್ಕ್ ಹುಬ್ಬಳ್ಳಿ


21/04/23
9690000000
ಶ್ರೀಮತಿ ಪ್ರಾದೀಶ್ವರಿ
ಶ್ರೀಮತಿ ಪ್ರಾದೀಶ್ವರಿ
ಶ್ರೀಮತಿ ಪ್ರಾದೀಶ್ವರಿ
ಶ್ರೀಮತಿ ಪ್ರಾದೀಶ್ವರಿ

KARNATAKA STATE ELECTRONICS DEVELOPMENT CORPORATION LTD.,

Head Office: 1st Floor, K S Road, Bangalore - 560 027