



Ref: K/ITPH/87/2021-22

Telefax : 0836 - 2355588  
E-mail : itparkhubli@keonics.com

Date:29-December-21

Letter of Allotment

Dear Sir,


This has reference to your application dt.30.11.21 for IT office space of 380 SFT in IT Park, Hubballi. Considered your request and approved the allotment of space & details are listed below.

| Description                                  | Area in SFT | Rent per SFT (Rs) | Monthly Rent +GST | Advance Amount to be paid (Rs) |
|--|-------------|-------------------|-------------------|--------------------------------|
| Shop No. A 244 in A Block Upper Ground Floor | 384         | 28                | 10752.00          | 107520.00                      |


Conditions of allotment

1. You should acknowledge the acceptance of allotment within 15 days
2. Failing which the allotment stands cancelled automatically without any further notice.
3. Your acceptance confirmation should be along with DD for Rs. 107520/- in favour of KEONICS payable at Hubli & rent agreement ( Format enclosed) on Rs.200/- stamp paper duly signed by you.
4. Sooner the condition (3) 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)
5. 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: [itparkhubali@keonics.com](mailto:itparkhubali@keonics.com)

  
Authorised Signatory

To,  
M/s. Digisign Solutions,  
C/o Rohan Zad  
# 47 Laxminivas  
Rajeev Nagar Layout,  
Vidya Nagar, Hubli,  
580031

  
7823394679



M/s. Karnataka State Electronics Development Corporation Limited,  
Represented by its Managing Director,  
2nd Floor, TTMC, A-Block,  
BMTc, Shanthinagar, K.H. Road,  
BENGALURU-560027

(HEREINAFTER referred to for short as the LESSOR which term shall mean and include all its successors, Legal Heirs, legal Representatives, Assigns, Administrators and Executors) of the One Part.

AND

M/s. Digisign Solutions,  
a company incorporated under the Provisions of the Companies Act, 1956,  
Having its Registered Office at :  
City Survey No. 121-A, Ward No. 3, IT Park, Opp. Indira Glass House,  
on the Pune-Bangalore Highway Road, Hubli.  
Represented by its Authorized Signatory  
Sri. Rohan S/o. Sunil Zad,  
Aged about : 23 years,  
Residing at No. 47, Laxminivas, Rajiv Nagar,  
Vidyanagar, HUBBALLI-580031, M: 7829394679

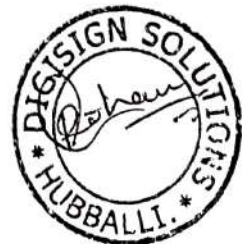
PAN No. ABYPZ7653B

(HEREINAFTER referred to for short as the LESSEE which term shall mean and include all its successors, Legal Heirs, legal Representatives, Assigns, Administrators and Executors) of the Other Part.

**WITNESSETH AS FOLLOWS :**

WHEREAS the Lessor is the absolute owner and in possession of the commercial space bearing City Survey No. 121-A, Ward No. 3, IT Park, Opp. Indira Glass House, on the Pune - Bengaluru Highway Road, Hubli and WHEREAS the LESSEE has approached the LESSOR to take on LEASE of the super built up area of 384 Sq.ft in the UG Floor , A-Block of the Schedule Premises for the purpose of operating a IT/ITES/Supporting / Govt Company.

The Lessor has agreed to Lease out to the Lessee the Schedule Premises on the terms and conditions set out herein below :



**BY THIS LEASE DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN  
THE PARTIES HERETO AS FOLLOWS :**

**1) PURPOSE :**

That the Lessor hereby allots to the Lessee to carry out the related IT/ITES activity in the Schedule Premises. That in consideration of the rent hereinafter specified and of the covenants and conditions hereinafter contained and on the part of the Lessee to be paid, observed and performed, the Lessor hereby lease to the Lessee the Schedule Premises in accordance with the term of this Lease Deed.

| Sl. No. | Shop or Office No. & Floor | Carpet Area in Sft. | Common Area in Sft. | Total Area in Sft. | Rent Rate/Sft in Rs. | Maintenance Charges/Sft. in Rs. | Total in Rs. |
|---------|----------------------------|---------------------|---------------------|--------------------|----------------------|---------------------------------|--------------|
| 1       | A 244<br>A-Block           | 300                 | 84                  | 384                | 24                   | 4                               | 10,752 + GST |

**2) VALIDITY OF THE LEASE AGREEMENT :**

The duration of the lease agreement will be for a period of **10-01-2022 to 09-01-2025** Three (03) years (as per the date mentioned in the Possession Certificate) and is subject to renewal further thereafter under mutually agreed terms and conditions by both the parties.

**3) Usage :**

The Lessee shall utilize the Schedule Premises for operating IT/IES activity only on the specified Floor mentioned above. The Lessee is not authorized to carry out any activities which are not related to IT/ITES. However, the Lessee shall not have right and permission to assign, underlet or sublet the premises or any part thereof or transfer or assign this lease or any part thereof or part with possession of the schedule premises or any part thereof to any other third party.

**4) Inspection :**

The Lessee shall permit the Lessor or its officers during reasonable hours in the day time and upon making prior appointment and with the consent of the Lessee to inspect the Leased Premises and will permit the Lessor to carry out such works within the Leased Premises.

*And here*



5) **Rent, Property Maintenance & Escalation :**

The Lease shall pay to the Lessor Rs. 24/- per Sq.ft & Rs. 4/- Per Sq.ft on the allotted **total area** (common area and carpet area) mentioned above for Rent & Maintenance charges respectively. In addition, the Lessee shall pay applicable Goods & Service Tax on monthly Rent & Maintenance charges to the Lessor. The Rent & Maintenance charges are subject to statutory tax deduction at source. Subsequently after the completion of **Three (03) years**, enhancement of rents 15% & increase in Maintenance charges is Rs. 1/- on the last paid rent & maintenance.

6) **Parking Charges :**

The Lessee shall pay a sum of Rs. 800/- for one covered **04 wheeler Parking slot** and Rs. 400/- for one **2- Wheeler parking Slot**. The lessee shall not park the Car in the Slot allotted to the other Tenants in the building. The above mentioned slots do not include the Service Taxes and other Taxes to be paid or to be decided by the Govt. Or India/Ministry of Finance. The Lessee shall pay applicable Goods & Service tax.

7) **Water Charges :**

The monthly water charges for **Shops Rs. 50/- per shop & for Office area 25 paise per Sq.ft** of total allotted area shall be paid to KEONICS or to the concerned authority.

8) **Electricity Charges :**

- a) The Lessee shall pay the electricity charges to the Lessor on a monthly basis based on the actual meter reading of the consumption. This payment will be made on or before 25th of every month subject to submission of bill not later than 10th of every month.
- b) During Power shutdown Diesel Generator (DG) power will be provided with diesel cost by Lessees & DG maintenance by Lessor. For DG maintenance 50 paise per Sft. per month on allotted area shall be paid to KEONICS by the users, In addition, the Lessee shall pay applicable Goods & Service Tax.



**Security Deposit :**

- a) The Lessee shall pay to the Lessor an amount of Rs. 1,07,520/- (Rupees One Lakh Seven Thousand Five Hundred Twenty only) which is equivalent of Ten (10) months total rent as interest free refundable security deposit (the Security Deposit). The total advance of Rs. 1,07,520/- (Rupees One Lakh Seven Thousand Five Hundred Twenty only) is paid by NEFT Transfer dt. 01-01-2022 in favour of KEONICS, payable at Hubli (UTR NO. KARBN22001927346).
- b) The Lessor shall refund the Security Deposit to the Lessee simultaneously with the handing over of the vacant possession of the Schedule Premises by the Lessee after deducting the dues if any.
- c) If the Lessee vacates the leased schedule premises before 10 months of the leased period with or without notice, the Lessor will not refund the complete 10 months deposit amount paid by the Lessee.
- d) The Lessor shall refund the said deposit forthwith upon the Lessee delivering vacant possession of the Schedule Premises. The Lessee shall vacate the schedule premises without any further obligation on expiry of lease period.

**10) Covenants of the Lessee :**

The Lessee hereby covenants with the Lessor as follows :

- a) To pay the monthly rent for the schedule premises during the term in arrears on or before the 5th day of each month.
- b) To bear the Service tax and any new taxes applicable towards the rent/security deposit.
- c) To pay directly to the authorities all charges of electricity and water consumed by the Lessee as per the bills raised by the respective authorities at the schedule premises, in case the corporation water is inadequate the Lessor shall supply water to the Lessee from the bore well.
- d) To yield and deliver vacant possession of the schedule premises to the Lessor on the expiry or termination of this Lease Deed in neat and tidy condition including the glass facade, except normal wear and tear.

*And here*



- e) To cooperate with the Lessor, in the event the Lessor, in future constructs floors to the building and is able to obtain requisite approvals from Government Authorities. However, such constructions should not disrupt the Lessee's commercial and operational consent in the Schedule Premises.
- f) **Delayed Payment :** If Lessee does not pay the Rent, Maintenance, Water & Electricity for a month of the preceding month, for delayed payments Lessee has to pay one percent (1%) interest charges per month on the overdue amount. Maximum delayed period is only of 06 (Six) months.
- g) The Lessee may use the Schedule premises on a 24 (Twenty Four) hours a day/ seven (07) days a week basis and enjoy unhindered possession of the Schedule Premises.
- h) **Damages :** Lessee should not damage any civil construction, fittings and accessories. Lessee has to bear the cost of damages as decided by the Lessor at the time of vacating the leased premises.

**11) Indemnification :**

- a) The Lessor hereby indemnifies the Lessee against any interference if any, by the Lessor or anybody claiming through him in the manner of peaceful and lawful occupation and use of the Lessee in the schedule Premises till the end of the Term as herein above agreed. The lessor will also have the option to terminate the Lease with immediate effect.

- b) **Termination :** Termination of this agreement may be occasioned by any of the following events by

Lessee reserves the right to terminate the Lease (for any reason whatsoever) by providing 03 (Three) months advance written notice to the Lessor at any time in the duration of the Lease Period.

If the Lessee terminates the leased schedule premises before 10 months of the leased period with or without notice, the Lessor will not refund the complete 10 months deposit amount paid by the Lessee.

And here 



...7..

The Lessor however shall have the right to terminate this lease any time in case of breach of any of the provision of this lease by the Lessee by giving prior written notice of at last 03 (Three) months in advance of the termination date, unless the defaulting party has cured the breach before expiration of the notice period and in which case the lease shall not be terminated.

- c) In the event of default on the part of the Lessee to pay rents consecutively for a period of three months and or if the Lessee contravenes any of the term and conditions herein stipulated., the Lessor shall give notice of 30 days to the Lessee and upon continued failure by the Lessee to pay the rent or remedy the contravention, the Lessors shall thereafter be entitled to lawfully evict the Lessee out from the Schedule Premises, re-enter the property and take possession of the leased premises in respective of period of lease and deduct the rental fallen due from the deposit.
- d) If either party desires to terminate before 03 months notice period rent and maintenance charges for the extent of the early vacating period will have to be paid by the lessee.

## 12) Lessor's Covenants :

The Lessor covenants with the Lessee as follows :

- a) The Lessee, upon paying the rent, observing and performing the terms, conditions and covenants of this agreement hereby reserves the right to and shall be entitled to quiet possession and peaceful, uninterrupted and unencumbered enjoyment of the Leased Premises without any manner of hindrance, interruption or disturbance by or from the Lessor or by any person or persons claiming to act through or under or in trust of the Lessor or their representatives during the entire period of lease. In this regard, the Lessor shall ensure that the Schedule Property is kept free from any charges and encumbrances during the period of lease, so as not to adversely affect the right of occupancy of the Lessee over the Leased Premises.
- b) To allow the Lessee to enjoy quiet and peaceful possession of the Schedule Premises during the entire period of the Lease and the renewal thereof without any interruption by the Lessor or any person or persons lawfully claiming either through or under or in trust for the lessor or otherwise however.

*And he*





c) **Additions & Alternations :** The Lessee shall not, carry out structural modifications in respect of the Schedule Premises which may affect the structural soundness of the building without the prior permission / consent of the Lessor. However, the Lessee is allowed to build temporary partitions made out wood, glass or gypsum inside the schedule Premises. The lessee is not allowed to build civil work for making sink in the pantry with written permission from the Lessor. The Lessee is not entitled to make any additions or alterations to the scheduled property without the consent of the Lessor. The lessee should keep the Schedule Premises in good order and proper tenantable condition.

**13) Force Majeure :**

KEONICS shall not be liable or bound to be in default to compensate for the loss or damages of any kind either by war crime, theft and earthquake, fire, storm, tempest, flood act of God, act of terrorism, war or any other irresistible force or otherwise any manner whatsoever for the losses incurred by the Lessee (inside the leased premises) during the period of agreement in force.

**14) Insurance :**

The Lessor shall at his own cost and expense take out a comprehensive insurance coverages comprising of insurance against fire, storm, flood, earthquake and riots of the Schedule Property, which insurance coverage shall be in full force and effect during the entire period of the lease. This insurance by the Lessor will be for the building structure only for its full replacement cost and shall not cover for the fixtures, fittings and all Accessories installed by the Lessee.

**15) Notice :**

Any notice required to be given under the Lease shall be in writing and shall be served on the Lessee at the Schedule Premises with a copy to its address first herein before mentioned and to the Lessor at his address first here in before mentioned. Either Party may notify to the other in writing of any change in such address for services of notice upon it. The Notices shall be served personally, by Registered Post.



**Dispute Resolution Mechanism :**

In the event of any claim, dispute or difference arising between the Parties, arising out of or in relation to this Lease Deed or in connection with any right or duty under this Lease Deed or as to effect, interpretation or application thereof, including without limitation the breach, termination, in effectiveness or invalidity thereof, the Parties will endeavor to negotiate a mutually satisfactory solution by approaching the Managing Director, KEONICS. However, in the event of failure of this exercise and should any of the parties are constrained to approach any Court of law to vindicate their stand, they shall do so by approaching any Court of Law having geographical and pecuniary jurisdiction in bangalore only as per the provisions of Karnataka Public Premises (Eviction of unauthorized occupants) act 1974.

**SCHEDULE PREMISES**

All the piece and parcel of the commercial space bearing City Survey No. 121-A, Ward No. 3, IT Park, Opp. Indira Glass House, on the Pune-Bangalore Highway Road, Hubli the allotted premise bearing Shop Number 244, measuring 384 and bounded on

- East by : B-Block
- West by : Shop No. A-207
- North by : Shop No. A-245
- South by : Lobby 01 entrance

Wherefore the parties have affixed their signatures onto this lease deed on the day and date above mentioned before the under mentioned witnesses.

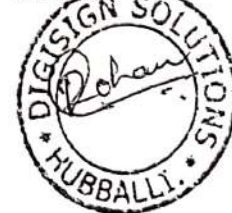
**LESSOR'S**

*[Signature]*  


**WITNESSES:**

1. *[Signature]*  
Assistant Manager  
IT Park, HUBLI 22
- 2.

**LESSEE**

*[Signature]*  


**WITNESSES:**

1. *[Signature]*  
Ravi Shukdas  
Vijay Nagan  
Hubli
2. *[Signature]*  
Saikumar Patang  
Rammapura Oni,