

Ref: K/ITPH/84/15-16

Date: 17-June-15

**Letter of Allotment Revised**

Dear Sir,

This has reference to your application dt. 18.12.2014 for IT office space of 1000 SFT in IT Park, Hubballi, we had allotted vide allotment letter Ref No. K/ITPH/04/15-16 dt: 09.04.15 stands cancelled. In place of that now we have received the sanction vide GO No. ITD 68 ADM 2015 , Bangalore dt.3/6/2015, we are allotting 1000 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
Partial office space in B Block Lower Ground Floor	1000	5	50,000	

**Conditions of allotment**

1. You should acknowledge the acceptance of allotment within 15 days i.e. 01.07.2015 is the due
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 15.07.2015
3. Failing which the allotment stands cancelled automatically without any further notice.
4. Your acceptance confirmation should be along with DD for Rs.50000/- 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: [shreematishehar@gmail.com](mailto:shreematishehar@gmail.com) / [itparkhubali@keonics.com](mailto:itparkhubali@keonics.com)

  
Authorised Signatory 17/6/15

To,

The Director,  
Directorate of EDCS  
e-Governance Department  
No.110, First Floor, Gate No.2  
M.S. Building, Bangalore-560001

**MANAGER**  
**IT Park. HUBLI**

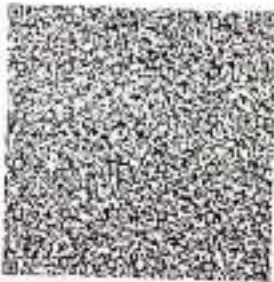


सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Karnataka

e-Stamp

Certificate No. : IN-KA50491926826796N  
Certificate Issued Date : 28-Apr-2015 03:54 PM  
Account Reference : NONACC (FI)/ kasfinc01/ M G ROAD1/ KA-BA  
Unique Doc. Reference : SUBIN-KAKASFINC0150673297638527N  
Purchased by : DIRECTORATE OF EOCS  
Description of Document : Article 12 Bond  
Description : AGREEMENT  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : DIRECTOR DIRECTORATE OF IT AND BT BLORE  
Second Party : DIRECTORATE OF EOCS  
Stamp Duty Paid By : DIRECTORATE OF EOCS  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



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**RENT AGREEMENT**

This deed of lease rent agreement entered on the 29<sup>th</sup> June 2015 at Bangalore, BETWEEN THE HON'BLE GOVERNOR, GOVT. OF KARNATAKA, represented by the Director, Directorate of Information Technology & Bio – Technology Bangalore, having its office at BMTCCentral Offices Building, TTMC, A Block, 2<sup>nd</sup> Floor Shanthi 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 it interest & title, legal representatives, administrators, executors, nominees & assignees etc., on the FIRST PART.

  
Director

  
Director,

AND

Directorate of Electronic Delivery of Citizen Services (EDCS), e-Governance Department, Department of Public Administration, Government of Karnataka represented by Director, EDCS having its office at Room No 110, Gate No 2, MS Building, Dr Ambedkar Veedhi, Bangalore-560001 Hereinafter called the "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 Indira Glass house, Pune Bangalore Road, Hubli hereinafter called the LESSOR & hereinafter referred to as "Scheduled Property" WHEREAS the lessee which is in need of Office space in B Block Lower Ground floor measuring 1000 sq.ft. of space inclusive of common area of 178 sq.ft. in IT Park, Hubli for setting up of Hubli-Dharwad One Integrated Citizen Service Centre.

NOW THE AGREEMENT OF RENT WITNESSETH AS FOLLOWS:

- 1) DURATION: The duration of agreement will be for period of 3 (three) years from 01.07.2015 to 30.06.2018 & 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.5/- (Rupees Five only) per Sq ft., i.e., rent per month is Rs.5000/- (Rupees Five Thousand Only). This amount shall be paid on or before 10<sup>th</sup> of every month by Demand Draft payable at Hubli in favour of the Director IT & 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.50,000/- is paid by DD favour of the 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 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 shop is Rs.100/- per shop and for office area is Rs.1/- per sq.ft. of common area added in the allotment.

(ONE)

**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 expecting 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) ADDITION & 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 the other terms & conditions mentioned herein above.

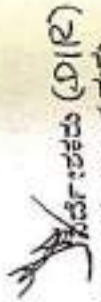
**10) USE:** The Lessee shall use the schedule property only for official purpose & shall not sub-let or otherwise make available for use to any other person the premises under any circumstances without the knowledge / prior written consent of the Lessor. The Lessee shall not carry out any offensive 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 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 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 as applicable from AS PER THE PREVAILING RATE along with the rent & it should be paid in favour of Director IT BT payable at Hubli. For delayed payment of tax 13% per annum interest will charged.

  
ಮಾಹಿತಿ ಸಂಪನ್ಮೂಲ ಇಲಾಖೆ  
ಬೆಂಗಳೂರು

  
Director

SCHEDULE

26

IT Park Hubli at City Survey No 121A, Ward No.3, opposite to the Indira Glass House, Pune-  
Bangalore Road, Hubli. The premise at B Block Lower Ground Floor Situated between:

- EAST: Open Space
- WEST: A Block
- NORTH: TCS DG Space
- SOUTH: STPI DG Space

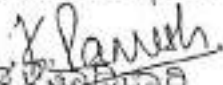
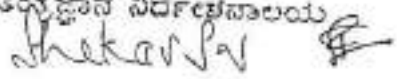
IN WITNESS WHERE OF THE PARTIES have executed this Agreement in the presence of the following witness on the dated mentioned first above.

LESSOR

  
ನಿರ್ದೇಶಕರು (D.R.)

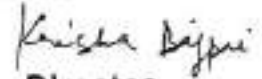
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು  
ಪ್ರಚಾರಣ ನಿರ್ದೇಶನಾಲಯ, ಬೆಂಗಳೂರು

WITNESS

- 1)   
ಅಧಿಕಾರಿ  
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು
- 2)   
ಪ್ರಚಾರಣ ನಿರ್ದೇಶನಾಲಯ

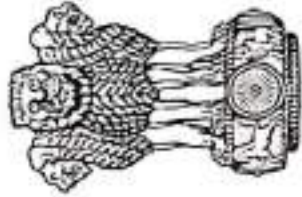
IT, Hubli

LESSEE

  
Director,

Directorate of EDCS.

- 1) 
- 2) 



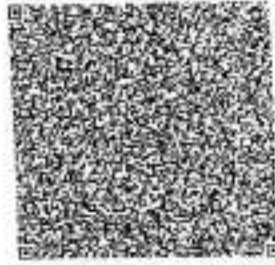
# INDIA NON JUDICIAL Government of Karnataka

## e-Stamp

सत्यमेव जयते

Certificate No.  
Certificate Issued Date  
Account Reference  
Unique Doc. Reference  
Purchased by  
Description of Document  
Description  
Consideration Price (Rs.)  
  
First Party  
Second Party  
Stamp Duty Paid By  
Stamp Duty Amount (Rs.)

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: 20-Jun-2018 02:58 PM  
: NONACC (Fij) kabacs08/ HIGH COURT/ KA-BA  
: SUBIN-KAKABACSL0806123763774263Q  
: DIRECTORATE OF ED&S  
: Article 30 Lease of Immovable Property  
: RENTAL AGREEMENT  
: 0  
: (Zero)  
: DIRECTOR DIRECTORATE OF IT AND BT BANGALORE  
: DIRECTORATE OF ED&S  
: DIRECTORATE OF ED&S  
: 100  
: (One Hundred only)



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### RENT AGREEMENT

This deed of lease rent agreement entered on the 25<sup>th</sup> June 2018 at Bangalore, 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, 2<sup>nd</sup> Floor Shanthi 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 its interest & title, legal representatives, administrators, executors, nominees & assignees etc., on the FIRST PART

Director  
Information Technology & Bio-Technology  
Bangalore

Director.

AND

Directorate of Electronic Delivery of Citizen Services (EDCS), e-Governance Department, DP&A (AR), Government of Karnataka represented by Director, EDCS having its office at Room No 110, Gate No 2, MS Building, Dr Ambedkar Veedhi, Bangalore-560001 Hereinafter called the "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 Indira Glass house, Pune Bangalore Road, Hubli hereinafter called the LESSOR & hereinafter referred to as "Scheduled Property" WHEREAS the lessee which is in need of Office space in B Block Lower Ground floor measuring 1000 sq.ft. of space inclusive of common area of 178. Sq.ft. in IT Park, Hubli for setting up of Hubli-Dharwad One Integrated Citizen Service Centre.

NOW THE AGREEMENT OF RENT WITNESSETH AS FOLLOWS:

- 1) DURATION: The duration of agreement will be for period of 3 (three) years from 01.07.2018 to 30.06.2021 & 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.5.75/- (Rupees Five and Seventy Five paise only) per Sq ft., i.e., rent per month is Rs.5, 750/- (Rupees Five Thousand Seven Hundred and Fifty Only). This amount shall be paid on or before 10<sup>th</sup> of every month by Demand Draft payable at Hubli in favour of the Director IT & BT. For delayed payment of rent 12% per annum interest will be charged.
- 3) RENT ADVANCE: The advance of rent has been calculated at Rs.5.75/- per sq.ft for 10 months which amounts to Rs.57, 500/- . An amount of Rs.50, 000/- has been paid earlier through DD No.878591 dated 29.06.2015 in favour of Director IT & BT payable at Bangalore, is adjusted towards this total advance and the balance amount of Rs.7, 500/- has been paid by DD/Cheque, No. 580795 Dated 25.06.2018 in favour of the Director IT and BT, Government of Karnataka 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 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 shop is Rs 100/- per shop and for office area

Department, Dr.  
Office at Room No  
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**INTERNAL MAINTENANCE:** The Lessee shall maintain the scheduled property in a good order & condition & shall not cause any damage or disfigurement to the scheduled property therein always expecting 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) **ADDITION & 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 the 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 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 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) **GOODS & SERVICE TAX:** The lessee should pay the GST extra, as applicable shall be paid along with the rent in favour of Director IT & BT payable at Hubli. For delayed payment of GST prevailing rates as per GST Rules shall be charged.

  
Director  
Information Technology & .....



SCHEDULE

IT Park Hubli at City Survey No 121A, Ward No.3, opposite to the Indra Glass House, Pune-  
Bangalore Road, Hubli. The premise at B Block Lower Ground Floor Situated between:

- EAST: Open Space
- WEST: A Block
- NORTH: TCS DG Space
- SOUTH: STPI DG Space

IN WITNESS WHERE OF THE PARTIES have executed this Agreement in the presence of the following witness on the dated mentioned first above.

LESSOR

  
Director

Information Technology &  
Biotechnology Department, Bangalore

1) 

WITNESS


Systems Analyst  
Directorate of IT & BT  
Department of IT & S & T  
Department of Karnataka  
2nd Floor, A and BMTIC Central Offices Building,  
Shanthinagar, Bangalore - 560 027.

Assistant Manager  
IT Park, HUBLI-29.

LESSEE

  
Director,  
Directorate of EDCS.

1)   
2) 

  
Principal Executive Officer

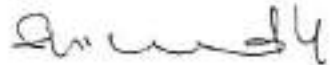


The Directorate of Electronic Delivery of Citizen Services (EDCS) under the e- Governance Secretariat, having their office at No 3, Level 4, Embassy Icon, Infantry Road, Vasanth Nagar Bangalore -560001 represented by the Director, Directorate of EDC5 herein after called as the "Directorate of EDCS". (On)

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 & hereinafter referred to as "Scheduled Property" WHEREAS the lessee who is in need of Office space B Block Lower Ground Floor measuring 1000 sqft , of space inclusive of common area of 178 sq.ft. in IT Park, Hubli for setting up of Karnataka One Citizen Service Center

**NOW THE AGREEMENT OF RENT WITNESSETH AS FOLLOWS:**

- 1. DURATION:** The duration of agreement will be for a period of 3 (three) years from 01.07.2021 to 30.06.2024 & is subject to renewal thereafter under mutually agreed terms & conditions by the Lessor & Lessee as fresh agreement & on the expiry of every three years. Enhancement of rent will be by 15% on the last paid rent.
- 2. RENT:** The monthly rent payable by the lessee to the Lessor for the scheduled property shall be Rs. 6.61 /-(Rupees Six and Six One Paise only) per Sq.ft., i.e., rent per month is Rs 6,610- (Rupees Six Thousand Six Hundred and Ten Only ). This amount shall be paid on or before 10<sup>th</sup> of every month by Demand Draft payable at Hubli in favour of KEONICS or through online payment to the bank details indicated in the tax invoices. For delayed payment of rent 12% per annum interest will be charged.
- 3. RENT ADVANCE:** The total advance of Rs.57500/- (Rs.50,000/- DD bearing no. 878591 dated 29.06.2015 and Rs.7,500/- DD / Cheque no 580795 dt.25.06.2018) is paid by DD/ Cheque in favour of The Director, IT & BT Payable at Bangalore / 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 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.
- 6. PROPERTY MAINTENANCE:** The Lessor shall maintain the scheduled property and 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 payable at Hubli in favour of KEONICS or through online payment to the bank details indicated in the tax invoices. Present monthly rate for shop is Rs. 400 per shop and for office area Rs.4 per sq. Ft. of common area added in the allotment. Every three years the LESSEE shall pay enhanced maintenance charges of Re.1/- & Rs.100/- for office & shops respectively on the last paid maintenance charges.
- 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.



SHIVAMANDA K S

9. **TERMINATION OF THE RENT/ LEASE** : The Lease may be terminated by giving 30 days' 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 is in breach of other terms & conditions of this deed.

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 specified property.

12. **DELIVERY BACK OF POSSESSION** : On termination of the agreement either by expiry 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**: The provisions of Karnataka Public Premises (Eviction of unauthorised occupants) Act 1974 is applicable to the Schedule Premises under this deed. Any dispute between both the parties the legal jurisdiction will be at Bangalore only.

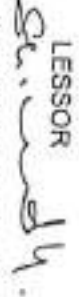
14. **GOODS & SERVICE TAX**: The Lessee should pay the GST extra, as applicable & shall be paid along with the rent in favour of KEONICS payable at Hubli. For delayed payment of GST prevailing rates as per GST Rules shall be charged.

#### SCHEDULE

IT Park Hubli at City Survey No.121A, Ward No.3, opposite to Indira Glass House, Pure-Bangalore Road, Hubli. The premise bearing Office space B Block Lower Ground Floor measuring 1000 sqft situated between:

EAST : Open Space  
WEST : A Block  
NORTH : TCS DG Space  
SOUTH : STPI DG Space

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


LESSOR  
  
SHIVANANDA.K.S.  
Manager-Technical  
KEONICS

#### WITNESSES

1)  
2)   
MAHADEV  
IT Puffin

LESSEE  
  
Director,  
Directorate of EDCS.

1)  
2)   
Project Manager  
KarnatakaOno

2)   
Chethan Kumar, KI Point,  
MIS Executive