27,00706,

ಕಿ/ಐಟಪಿಹೆಚ್/483/11-12

D. 29/03/2012

ಗೆ. ಮೇಇ ಸೈನ್ ಇಂಡಿಯಾ ಪ್ರಾ ಲಿ. ಹುಬ್ಬಳ

ಮಾನ್ಯರೆ,

ವಿಷಯ: ಐ ಟಿ ಪಾರ್ಕ್ನಲ್ಲಿ ನಿಮಗೆ ಕಛೇರಿ ಸ್ಥಳ ಮಂಜೂರಾದ ಬಗ್ಗೆ. ಉಲ್ಲೇಖ: ನಿಮ್ಮ ಪತ್ರ ದ.02/02/2012

ಐ ಟಿ ಪಾರ್ಕ್, ಹುಬ್ಬಳ್ಳಿಯಲ್ಲಿ ನಿಮ್ಮ ಸಂಸ್ಥೆಯ ಚಟುಪಟಿಕೆಗಳನ್ನು ನಡೆಸಲು ಕಛೇರಿ ಸ್ಥಳ ಬೇಡಿಕೆ ಸಲ್ಲಿಸಿದ್ದಕ್ಕಾಗಿ ಧನ್ಯವಾದಗಳು. ನಿಮ್ಮ ಬೇಡಿಕೆಯಂತೆ ಐಟಿ ಪಾರ್ಕ್ನನಲ್ಲಿ ಬಿ ಬ್ಲಾಕ್ ನ ಯುಜಿಎಫ್ ನಲ್ಲಿ ಭಾಗಶಃ 2134 ಚ ಅ ಆಷ್ಟು ಜಾಗೆಯನ್ನು ವಿಶೇಷ ರಿಯಾಯಿತಿ ಮಾಸಿಕ ಬಾಡಿಗೆ ದರ ಪ್ರತಿ ಚ ಅ ಗೆ ರೂ.5/-ರಂತೆ ಮಂಜೂರು ಮಾಡಲಾಗಿದೆ. ಈ ಸಂಬಂದರ 10 ತಿಂಗಳ ಬಾಡಿಗೆ ಮುಂಗಡ ಹಣ ರೂ.106700/-(2134 ಚ ಅ * ರೂ.5/- * 10 ತಿಂಗಳು) ಅನ್ನು ಡೈರಕ್ಟರ್, ಐಟಿ ೩ ಬಿಟಿ ಅವರ ಹೆಸರಿಗೆ, ಬೆಂಗಳೂರಿನಲ್ಲಿ ಪಾವತಿಯಾಗುವಂತೆ ಡಿ ಡಿ ಅನ್ನು ಐಟಿ ಪಾರ್ಕ್ ಕಛೇರಿಗೆ ಕೊಡಲು ತಿಳಿಸಲಾಗಿದೆ. ತದನಂತರ, ಮಂಜೂರಾದ ಸ್ಥಳವನ್ನು ನಿಮಗೆ ಹಸ್ತಾಂತರಿಸಲಾಗುವುದು. ಈ ಪ್ರಕ್ರಿಯೆಯನ್ನು 30 ದಿನಗಳೊಳಗಾಗಿ ಮಾಡುವುದು. ತಪ್ಪಿದಲ್ಲಿ, ವಿಳಂಭವಾದ ಪ್ರತಿ ದಿನಕ್ಕೆ ರೂ.1000/- ದಂಡ ಭರಿಸಿ ನಂತರ ಕಛೇರಿ ಸ್ಥಳದ ಸ್ವಾಧೀನ ಪಡೆದುಕೊಳ್ಳಬೇಕಾಗುವುದು. ಎರಡನೇಯದಾಗಿ, ನಿಮಗೆ ಮಂಜೂರಾದ ಕಛೇರಿ ಸ್ಥಳದಲ್ಲಿ ಉದ್ದೇಶಿತ ಐಟಿ / ಐಟಿಇಎಸ್ ಚಟುಪಟಿಕೆಗಳನ್ನೇ ಮಾಡುವುದು ಹಾಗು ಮಾಡಿಕೊಳ್ಳಬೇಕಾದ ಎಲ್ಲ ಕಾಮಗಾರಿಯ ಖರ್ಚು ನಿಮ್ಮಗಳದ್ದೆ ಆಗಿರುತ್ತದೆ,

ಧನ್ಯವಾದಗಳು.

ತಮ್ಮ ವಿಶ್ವಾಸಿ,

(ಹೆಚ್. ದೇವಾನಂದ) ವ್ಯವಸ್ಥಾಪಕರು ಐ ಟಿ ಪಾರ್ಕ, ಹುಬ್ಬಳ್ಳ

ಪ್ರಕಿ

ನಿರ್ದೇಶಕರು . ಮಾತಂ & ಜೈತಂ . ಬೆಂಗಳೂರು – ಮಾಹಿತಿಗೋಸ್ಕರ ಸಲ್ಲಿಸಲಾಗಿದೆ

2. ವ್ಯವಸ್ಥಾಪಕ ನಿರ್ದೇಶಕರು , ಕಿಯೊನಿಕ್ಸ್ , ಬೆಂಗಳೂರು – ಮಾಹಿತಿಗೋಸ್ಕರ ಸಲ್ಲಿಸಲಾಗಿದೆ

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INDIA NON JUDICIAL Government of Karnataka e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

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Description of Document

Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

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DIRECTORITET

Article 12 Bond

RENT AGREEMENT

. 0

(Zero)

: DIRECTORITET

E SIGN INDIA PVT LTD

DIRECTORITET

: 100

(One Hundred only)

For BIDARALLI CREDIT SOUHARADA

SAHAKARI NIYAMIT, HUBL!



Authorisad Signatory

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

This deed of lease rent agreement entered on the 8th October 2012 at HUBLI, BETWEEN THE HON'BLE GOVERNOR, GOVT. OF KARNATAK, represented by the Director, Directorate of Information Technology & bio-Technology Bangalore, having its office at No.9, 3rd floor, UNI building, Thimmaiah Road, Bangalore – 5600 52, hereinafter referred to \$\frac{45}{25}\$ (LESSOR" which expression shall, unless it be repugnant to the context mean \$\frac{45}{25}\$ (its successors it interest & title, legal representatives, administrators, executors, \$\frac{45}{25}\$ (assignees etc., on the FIRST PART.

ever Win

context thereof be deemed to include its successors & assigns) on the OTHER PART. 560020. Hereinafter called the "LESSEE" (which expression shall unless repugnant to the subject or residing at # 5,3 80 FLOOR, BALAJI ENCLAVE, JAWAHAR STREET, SESHADRIPURAM, BANGALORE. M/s E SIGN INDIA PUT LTD, FIRM represented by SHAMBULINGAPPA GADAGIN, aged 32 yes

ft. of space inclusive of common area of 347 sq.ft. In IT Park, Hubli for setting up of IT ENABLED hereinafter called the LESSOR & hereinafter referred to as "Scheduled Property" WHEREAS the lessee who is in need of Partial Office space in B block, UPPER GROUND Floor measuring 2134 sq. City Survey No.121A, Ward No.3 opposite to Indira Glass house, Pune Bangalore Road, Hubli WHEREAS the "LESSOR" is the absolute owner of the building property bearing as I.T. Park, Hubli at

NOW THE AGREEMENT OF RENT WITNESSETH AS FOLLOWS:

- puration: The duration of agreement will be for a period of 3(three) years from 728/04/2012 to 27/04/2015. & is subject to renewal thereafter under mutually agreed terms & enhanced according to the prevailing market rent rates. conditions by the Lessor & Lessee as fresh agreement & on every three years rent will be
- 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 10670/- (Rupees Ten 10th of every month by Demand Draft payable at Bangalore in favour of the Director IT & BT. For delayed payment of rent 12% per annum interest will be charged. Thousand and six hundred Seventy Rupees Only). This amount shall be paid on or before
- RENT ADVANCE: Payable at Bangalore which is interest free. months. The total advance Rs 1,06,700/- is paid by DD in favour of The Director, IT & BT The advance of rent have to be calculated on rate per sq.ft. For 10
- ELECTRICITY CHARGES: The Lessor shall provide separate meter for electricity consumption the Lessee to the concerned authorities without accumulating any arrears by the Lessee & the charges shall be paid directly each month (every month) regularly by
- 5) WATER CHARGES: authorities without accelerating any arrears/sharing the bill if required The Lessee shall pay the water charges directly to the concerned
- 5 PROPERTY MAINTENANCE: The Lessor shall maintain the schedule property & its service area is Rs 1/- per sq. ft. of common area added in the allotment M/s.KEONICS, Bangalore. Present monthly rate for shop is Rs.100/- per shop and for office Government/KEONICS/Authorized representatives & DD may be drawn in favour of Maintenance will be charges over time to time on pro-rate basis of common area sq.ft. to facilities in good condition. The Lessee shall reimburse the expenditure incurred for

S. S. Badre

INTERNAL MAIN good order & co property therein commotion,

- 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 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.
- ADDITIONS & ALTERATIONS: The Lessee shall not be entitled to make any additions or written consent of the Lessor. The Lessee however, is entitled to erect partitions in the 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 sublet 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 favour of Syndicate Bank service tax payable at Bangalore. For delayed payment of tax 13% per annum interest will be charged.

Sign War

S RADIA HUBIL

Road, Hubli. The premise bearing Office space : ...E SIGN INDIA PVI LID.O FLOOR,IT PARK. situated between:

EAST

: OPEN SPACE

WEST

: A BLOCK

NORTH : COMMON TOILET

SOUTH

:D BLOCK

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

1)

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ಎಸ್ಟ್ ಕಿತ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು ್ರವಿಕ ತಂತ್ರಜ್ಞಾನ ನಿರ್ದೇಶನಾಲಯ್ಯ సంవృ-9, యు.ఎన్ పి. కట్టిత, ತಮ್ಮ ಯಾರಸ್ತೆ, ಬೆಂಗಳೂರು - 560 05: 2)

LESSEE

1)

Daniel B. Garyy)





INDIA NON JUDICIAL Government of Karnataka

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Certificate No.

Certificate Issued Date

Account Reference

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Description of Document

Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

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E SIGN INDIA PRIVATE LIMITED

Article 30 Lease of Immovable Property

RENTAL AGREEMENT

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DIRECTOR IT BT

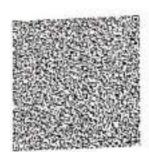
E SIGN INDIA PRIVATE LIMITED

E SIGN INDIA PRIVATE LIMITED

(One Hundred only)



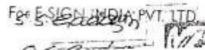
Authorised Signatory Beshadripuram Cradit Co-op Society Ltd., Bengaluru-20



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RENT AGREEMENT

This deed of lease reat agreement entered on the 18.07-17at hubit SETWEEN 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 Shant! Nagar, K in Road Bangalore-27, hereinafter referred to as the "LESSOR" which



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expression shall, unless it be repugnant to the context mean & include all its successors it interest & Fittle representatives, administrators, executors, nominees & assignees etc, on the FIRST PART.

AND

M/s E Sign India Pvt Ltd FIRM, represented by SHAMBULINGAPPA S G, aged 38 years residing at KurahattiPeth Betageri ,Gadag 582102. 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 opp. Indira Glass House, P.B Road Hubli. Hereinafter called the LESSOR & hereinafter referred to as "Scheduled Property" WHEREAS the lessee who is in need of OFFICE space in B Block Upper Ground Floor measuring 2134 sq ft of space inclusive of common area of 347 sq ft in IT Park, Hubli for setting up of IT ENABLED SERVICES.

NOW THE AGREEMENT OF RENT WITNESSETH AS FOLLOWS:

- DURATION: The duration of agreement will be for the period of 3 (Three) years from 28.4.2015 to 27.4.2018 and is subject to renewal thereafter under mutually agreed terms & conditions by the Lessor & Lessee as fresh agreement. Every year Enhancement of rent by 5%.
- 2) RENT: The monthly rent payable by the lessee to the Lesser for the scheduled property shall be Rs.10 (Rupees Ten only) per sq ft i.e. rent per month is Rs 21340 (rupees twenty one thousand three hundred forty 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 of rent 12% per annum interest will be charged.
- 3) RENT ADVANCE: The advance of rent has been calculated at Rs.10 per Sq.ft. for 10 months which amounts to Rs 213400/- An amount of Rs 106700/- earlier paid through cheque No COO700 dated 7/4/2012 in favour of Director IT BT payable at Bangalore, Is adjusted towards this total Advance and the balance amount of Rs. 106700/- has been paid by DD/Cheque No:290545 Axis Bank Ltd Dated 18-07-2017 in favor of the Director IT and BT, Government of Karnataka payable at Hubli which is interest Free.
- 4) ELECTRICITY CHARGES: The Lesser 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 authority without accumulating any arrears.
- 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-rate basis of common area sq. ft. and DD may be drawn in favour ofM/s. KEONICS, Bangalore. Present monthly rate for shop is

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For E-Sign India Pvt. Ltd

100/- per shop and for office area is Re 1/- per sq. ft. of common area added in the

- 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, 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 POSSESION: 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 expect 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 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. (OUR GST NO: 29AACCE8926A1ZP)

For E-Sign India Pvt. Ltd

Director

5.5. Eadagin

Information Technology & Biotechnology Department, Bangalore

SCHEDULE

IT Park Hubli at City Survey No. 121A, Ward NO. 3, opposite to Indira Glass House, Pune Bangalors Road, Hubli, The premise bearing shop Number / Officespace: B block UGF situated between:

EAST : OPEN SPACE

WEST : A BLOCK

NORTH : COMMON TOILETS

SOUTH : D BLOCK

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

For E-Sign India Pvt. Ltd

5-5-Eadaoin

Director

LESSEE

LESSOR

information Technology & Biotechnology Department, Bangalore

WITNESSES

strative Officer Directorate of Information Technology & Biotechnology 2 and Floor, 'A' Block, BMTC Building,

Shanthi Nagar, Bangalore 560 027

Assistant Manager IT Park, HUBLI-29.

Daniel B Gurgal



INDIA NON JUDICIAL

Government of Karnataka

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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.)

: IN-KA77016349167193FL

18 Mar 2019 05 18 PM

NONACC (FI) kacrs108 MALLESHWARAM6/ KA-BA

SUBIN-KAKACRSFL0885331092299528FI

E SIGN INDIA PVT LTD.

Article 30 Lease of Immovable Property

RENT AGREEMENT

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(Zero)

DIRECTOR IT BT

E SIGN INDIA PVT LTD

E SIGN INDIA PVT LTD

100

(One Hundred only)







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RENT AGREEMENT

This deed of lease rent agreement entered on the 18-03-2019 at Hubli, BETWEEN THE HON'BLE GOVERNOR, GOVT. OF KARNATAK, represented by the Director, Directorate of Information Technology & bio-Technology Bangalore, having its office at BMTC Central Offices Building, TTMC, A Block, 2rd Floor Shanti Nagar, K H Road Bangalore-27, hereinafter referred to as the "LESSOR" which

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expression shall, unless it be repugnant to the context mean & include all its successors it interest a title, legal representatives, administrators, executors, nominees & assignees etc., on the FIRST PART.

M/s E Sign India Pvt Ltd FIRM, represented by SHAMBULINGAPPA S G aged 38 years residing at Kumhalti Polh Betagat Codes and shall Kuruhalti Peth Belageri Gadag 582102. Hereinafter called the "LESSEE" (which expression shall unless repugnant to the multiunless repugnant to the subject or context thereof be deemed to include its successors & assigns) 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 / Shop No 1, in B block Upper Ground Floor measuring 2134 sq. ft. of space inclusive of common area of 347 sq.ft. in IT Park, Hubli for setting up of ITENABLED SERVICES

NOW THE AGREEMENT OF RENT WITNESSETH AS FOLLOWS:

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- 1. DURATION: The duration of agreement will be for a period of 3(three) years from 28.04.2018 to 27.04.2021 & is subject to renewal thereafter under mutually agreed terms & conditions by the Lessor & Lessee as fresh agreement & on the expiry of every three years. Every year Enhancement of rent will be by 5% on the last paid rent
- 2 RENT: The monthly rent payable by the lessee to the Lessor for the scheduled property shall be Rs.11.55/-(Rupees Eleven & Fifty Five Paisa only) per Sq.ft., i.e., rent per month is Rs24648/- (Rupees Twenty Four Thousand Six Hundred Forty Eight 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 of rent 12% per annum interest will be charged.
- 3 RENT ADVANCE: The advance of rent has been calculated at Rs11.55 per sq. ft, for 10 months Biotectopopy Department, Bangalore

S. S. C. ceclesquin

The FIRST PART which amounts to Rs 246480 /-. Earlier advance paid is as under

1	Amount in Rs.	Cheque No	Date	Payable at
2	106700 106700 213400-00	000700	07/04/2012	IT BT BANGLORE
Total		290545	18/07/2017	HUBLI

An amount of Rs 213400 /- is adjusted towards total Advance and the balance amount of Rs. 33080/- has been paid by DD/Cheque, No.126635 Dt. 22-03-2019 in favour of the Director IT and BT, Government of Karnataka payable at Hubli which is interest free.

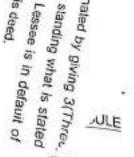
- 5 ELECTRICITY CHARGES: The Lessor shall provide separate meter for electricity consumption by the Lessee & the charges shall be paid directly each month (every month) regularly by the Lessee to the concerned authorities without accumulating any arrears.
- 6 WATER CHARGES: The Lessee shall pay the water charges directly to the concerned authorities without accelerating any arrears/sharing the bill if required.
- 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 may be drawn in favour of M/s. KEONICS, Bangalore. Present monthly rate for shop is Rs. 100 per shop and for office area Rs. 1 per sq. Ft. of common area added in the allotment
- 8 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.
- 9 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.

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- 11 USE: The Lessee shall use the schedule property only for official purpose & shall not sublet 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.
- 12 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.
- 13 DELIVERY BACK OF POSESSION: On termination of the agreement either by efflux of time or otherwise the Lesses 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.
- 14 LEGAL JURISDICTION: The provisions of Kamataka Public Premises (Eviction of unauthorised occupants) Act 1974 is applicable to the Schedule Premised under this deed. Any dispute between both the parties the legal jurisdiction will be at Bangalore only.
- 15 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 GSTprevailing rates as per GST Rules shall be charged

Discretion Technology & Bangalore Biotechnology Department, Bangalore

Car Care helpin



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 : 1 in B BLOCK UPPER GROUND FLOOR situated between:

EAST

OPEN SPACE

WEST

: E BLOCK

NORTH : COMMON TOILETS

SOUTH : D BLOCK

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

LESSOR

Director

LESSEE

Information Technology & Biotechnology Department, Bangalore

WITNESSES

Dissolvents of Information Technology

& Biotechnology

Annisiant Manager IF Pork, HUB 179.

PSYCHOLOGY H. LAMOCHEU

Secretariis

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