



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

ಕೆ/ಎಟಿಪಿಹೆಚ್/473/12-13

ದಿನಾಂಕ: 7/02/13

ಗೆ,

ನಿರ್ದೇಶಕರು,

ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ, ಜೈವಿಕ ತಂತ್ರಜ್ಞಾನ ಇಲಾಖೆ,

ಬೆಂಗಳೂರು - 560 027

ಮಾನ್ಯರೇ,

ವಿಷಯ : ಆರೋಗ್ಯ ಹಾಗೂ ಕುಟುಂಬ ಕಲ್ಯಾಣ ಇಲಾಖೆಗೆ ಐ ಟಿ ಪಾರ್ಕ್, ಹುಬ್ಬಳ್ಳಿಯಲ್ಲಿ ಸ್ಥಳ ಕಾಯ್ದಿರಿಸಿದ ಬಗ್ಗೆ.
ಉಲ್ಲೇಖ: ವ್ಯವಸ್ಥಾಪಕ ನಿರ್ದೇಶಕರು, ಕಿಯೋನಿಕ್ಸ್, ಬೆಂಗಳೂರು ಇವರು ಬರೆದ ಪತ್ರ ಸಂ. ಕೆಎಸ್ಇಡಿಎಸ್/ಹೆಚ್‌ಎಪ್‌ಡಬ್ಲ್ಯೂ/ಎಂಡಿ/2012-13 ದಿ.29/11/12

ಉಲ್ಲೇಖದಲ್ಲಿ ನಮೂದಿಸಿರುವ ಪತ್ರವನ್ನು ಇದರೊಂದಿಗೆ ಲಗತ್ತಿಸಿ ತಮ್ಮ ಮಾಹಿತಿಗೋಸ್ಕರ ಹಾಗೂ ಆರೋಗ್ಯ ಹಾಗೂ ಕುಟುಂಬ ಕಲ್ಯಾಣ ಇಲಾಖೆಯ ಖಚಿತವಾದ ಅಭಿಪ್ರಾಯ ತಿಳಿಸಲು ತಮ್ಮ ಕಛೇರಿಯಿಂದ ಪತ್ರವೊಂದನ್ನು ಬರೆಯಲು ಕೋರುತ್ತೇನೆ.

ಗೌರವದೊಂದಿಗೆ ಸಲ್ಲಿಸಲಾಗಿದೆ

ತಮ್ಮ ವಿಶ್ವಾಸಿ,

(ಹೆಚ್. ದೇವಾನಂದ)

ಮ್ಯಾನೇಜರ್

ಐ ಟಿ ಪಾರ್ಕ್, ಹುಬ್ಬಳ್ಳಿ

ಲಗತ್ತು : ಸಂಸ್ಥೆಗೆ ಬರೆದ ಪತ್ರ

Scanned copy
sent by email

Dr. Rangaswamy H.V.

Dy. Dir. HFH Dept Govt

Email: ddemziker@gmail.com

KARNATAKA STATE ELECTRONICS DEVELOPMENT CORPORATION LTD

(A Government of Karnataka Enterprise)

Regd Office : 29/1, Race Course Road, Bangalore - 560 001
Tel : 080-22262203, 22352608, 22257201, Fax : 080-22200165
Website : www.keonics.com E-mail: info@keonics.com



HARI KUMAR JHA, IFS
Managing Director

Ref : KSEDC/HFW/MD/2012-13
Dated : 29.11.2012

Principal Secretary to Govt.,
Health & Family Welfare Department
Room No.105, 1st Floor,
Vikas Soudha, Dr.Ambedkar Veedhi,
Bangalore - 560 001.

Dear sir,

Sub : Allotment of Space in IT Park, Hubli for setting up of Health Call Centre
of your Department - Reg.

- Ref : 1. Letter No.HFW/197/Pr.Secy/2012 Dated 01.10.2012.
2. Our letter No.KSEDC/MD/Space/2012-13 Dated 04.10.2012.
3. Letter No.HFW/103/CGE/2011 Dated 20.11.2012.

With reference to the subject cited above, we are pleased to inform you that your requirement of office space in IT Park Hubli for setting up of Health Call Centre/Help Line has been discussed in the 10th Empowered Committee Meeting of IT Park Hubli held on 20.11.2012 at Directorate of IT/BT, and approved at the rate of Rs. 5/- per Sq.ft per month. Arrangement may please be made, to take the possession by giving 10 months rent advance of Rs. 6,64,600/- (Rupees Six Lakhs Sixty Four Thousand Six Hundred only) in favour of Director IT/BT, payable at Hubli.

This is for your kind information.

With regards,

Yours Sincerely,

Hari Kumar Jha
29/11/2012



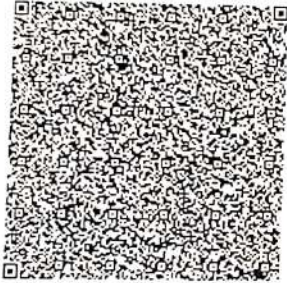
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Karnataka
e-Stamp

Certificate No. : IN-KA85107211528887L
Certificate Issued Date : 25-May-2013 11:31 AM
Account Reference : SHCIL (FI)/ ka-shcil/ MALLESHWARAM1/ KA-BA
Unique Doc. Reference : SUBIN-KAKA-SHCIL34802140505184L
Purchased by : DIRECTOR I T B T
Description of Document : Article 30 Lease of Immovable Property
Description : RENT AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : DIRECTOR I T B T
Second Party : B V PATIL
Stamp Duty Paid By : DIRECTOR I T B T
Stamp Duty Amount(Rs.) : 100
(One Hundred only)

Stock Holding Corporation of India Ltd

Authorized Signatory



~~This deed of lease rent agreement entered on the 16 March 2013 at Hubli, 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, B Block, 4th Floor Shanti 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.

AND

M/s V.B. Patil, represented by Commissioner Health & Family Welfare Services , aged 58 years
residing at Bangalore 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 who is in need of Office space in A Block Lobby 2, 1st Floor measuring 8662 sq. ft. of space inclusive of common area of 600 sq.ft. & Office space in A Block Lobby 1, 1st Floor measuring 4630 sq. ft. of space inclusive of common area of 262 sq.ft i.e. Total area is 13292 sq.ft. of space inclusive of common area of 862 sq.ft. in IT Park, Hubli for setting up of Health Information Help Line (AROGYAVANI)

NOW THE AGREEMENT OF RENT WITNESSETH AS FOLLOWS:

- 1) **DURATION :** The duration of agreement will be for a period of 3(three) years from 16-03-2013 to 15-03-2016 & is subject to renewal thereafter under mutually agreed terms & conditions by the Lessor & Lessee as fresh agreement & 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 only) per Sq.ft., i.e., rent per month is Rs.66460/- (Rupees Sixty Six Thousand Four Hundred Sixty 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 have to be calculated on rate per sq.ft. for 10 months. The total advance Rs.664600/- is paid by cheque no:083964, dated: 23-03-2013 in favour of The Director, IT & BT Payable at Hubli/Bangalore 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 Re.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 nrmnthly

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 Lessee 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.


ನಿರ್ದೇಶಕರು

ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು
ತಂತ್ರಜ್ಞಾನ ನಿರ್ದೇಶನಾಲಯ, ಬೆಂಗಳೂರು



ಆಯುಕ್ತರು,
ಕಾರೋಗ್ ಮತ್ತು ಕು. ಕ. ಸೇವೆಗಳು,
ಬೆಂಗಳೂರು-9.

SCHEDULE

IT Park Hubli at City Survey No.121A, Ward No.3, opposite to Indira Glass House, Pune-Bangalore Road, Hubli. The premise bearing Office space in A Block Lobby 2 First Floor situated between:

- EAST : F block
- WEST : P B Road
- NORTH : Another office measuring 3353 sq.ft
- SOUTH : open space

& the premise bearing Office space in A Block Lobby 1 First Floor situated between:

- EAST : B block
- WEST : P B Road
- NORTH : Another office measuring 7507 sq.ft
- SOUTH : Another office measuring 3353 sq.ft in lobby 2

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

ದಿನೇಶ್ ಕರ್ಕುಡಿ
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು
ವ್ಯವಹಾರ ನಿರ್ದೇಶನಾಲಯ, ಬೆಂಗಳೂರು

LESSEE

Handwritten signature

Commissioner's Office,
Health & F.W. Services, ಸೇವಾಗಳು,
ಆರೋಗ್ಯ ಮತ್ತು ಸೇವಾಗಳು,
ಬೆಂಗಳೂರು-9.

WITNESSES

1) *Handwritten signature*
Deputy Director - (ENM)
Dept of Healthy Flo.

Handwritten signature
Rahate-Jaishankar
Deputy Director (P&PNDT)
Dept. of Health & F.W.

2) *Handwritten signature* 2)

ಹೆಚ್. ದೇವಾನಂದ
ವ್ಯವಸ್ಥಾಪಕರು
ಐ. ಟಿ. ಪಾರ್ಕ್, ಹುಬ್ಬಳ್ಳಿ.