

ಕೆ/ಎಟಿಪಿಹೆಚ್/360/13-14

ದಿನಾಂಕ: 6/12/13

ಗೆ,

ನಿರ್ದೇಶಕರು,

 ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ, ಜೈವಿಕ ತಂತ್ರಜ್ಞಾನ ಇಲಾಖೆ,
 ಬೆಂಗಳೂರು 560 027

ಮಾನ್ಯರೇ,

ವಿಷಯ : ಮಳಿಗೆ ಸಂ. ಎ 245 ಹಾಗೂ 246 ಮಂಜೂರಾತಿಗಾಗಿ ಬೇಡಿಕೆ ಬಂದ ಕುರಿತು.

ಮುಖ್ಯ ಕೆ ಟೆಕ್ನೋಲೋಜೀಸ್, ಹುಬ್ಬಳ್ಳಿ, ಈ ಸಂಸ್ಥೆಯವರು ಮಳಿಗೆ ಸಂ ಎ 245 ಹಾಗೂ 246 ಮಳಿಗೆಗಳಿಗೆ ಬೇಡಿಕೆಯನ್ನು ಸಲ್ಲಿಸಿದ್ದು, ಅರ್ಜಿ ಹಾಗೂ ಅಗತ್ಯವಿರುವ ಧಾರವಿಲೆಗಳನ್ನು ಪರಿಶೀಲಿಸಿ ಮಂಜೂರಾತಿಗಾಗಿ ಕಳುಹಿಸಲಾಗಿದೆ. ಅರ್ಜಿ ಶುಲ್ಕ ರೂ.5000/- ನ ಪಿಎಂಸಿ ಬ್ಯಾಂಕ್ ಡಿಡಿ ಸಂ.000419 ದಿ.3/12/13 ಅನ್ನು ಸ್ಥಳೀಯವಾಗಿ ವಿಜಾನೆಗೆ ಭರ್ತಿ ಮಾಡಲಾಗಿದೆ. ಈ ಮಳಿಗೆಯ ಬಾಡಿಗೆಯು ಮಾಹೆಯಾನ ಪ್ರತಿ ಚ ಅ ಗೆ ರೂ.20/- ಇರುತ್ತದೆ. ಈ ಮಳಿಗೆಗಳ ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ 760 ಚ ಅ (ಕಾಮನ್ ಎರಿಯಾ ಸೇರಿ) ಇರುವುದು. ಈ ವಿಷಯವನ್ನು ಮುಂಬರುವ ಅಧಿಕಾರಯುಕ್ತ ಸಮಿತಿಯಲ್ಲಿ ಅನುಸಮರ್ಥನೆ ಪಡೆಯುವ ನಿಬಂಧನೆಯೊಂದಿಗೆ ಮಂಜೂರಾತಿ ಮಾಡಲು ಕೋರಲಾಗಿದೆ.

ಗೌರವದೊಂದಿಗೆ ಸಲ್ಲಿಸಲಾಗಿದೆ

ತಮ್ಮ ವಿಶ್ವಾಸಿ,



(ಹೆಚ್. ದೇವಾನಂದ)

ಮ್ಯಾನೇಜರ್

ಐ ಟಿ ಪಾರ್ಕ್, ಹುಬ್ಬಳ್ಳಿ

ಲಗತ್ತು : ಸಂಸ್ಥೆಯ ಅರ್ಜಿ ಹಾಗೂ ಧಾರವಿಲೆಗಳು

 K Ramesh
 10.12.13
 (Dipped copy)

 1657
 10/12/13
 A: H.S. P.W

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

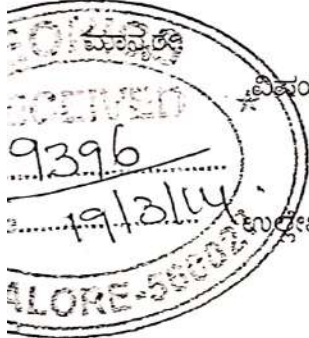


ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು ಜೈವಿಕ ತಂತ್ರಜ್ಞಾನ ನಿರ್ದೇಶನಾಲಯ, ಬಿ.ಎಂ.ಟಿ.ಸಿ. ಕೇಂದ್ರ ಕಛೇರಿ ಕಟ್ಟಡ, 'ಎ' ಬ್ಲಾಕ್ ಟಿಟಿಎಂಸಿ, 2ನೇ ಮಹಡಿ, ಕೆ.ಹೆಚ್. ರೋಡ್, ಶಾಂತಿನಗರ, ಬೆಂಗಳೂರು-27
ಇ-ಮೇಲ್: itdir@bangaloreitbt.in

ಸಂ:ಮಾತಂನಿ/ITPH/JKTech /2013-14⁹⁵⁴
ಲಗತ್ತು: ಉಲ್ಲೇಖಿತ ಪತ್ರಗಳು.

ದಿನಾಂಕ: 17-03-2014

ಗೆ,
ವ್ಯವಸ್ಥಾಪಕ ನಿರ್ದೇಶಕರು ✓
ಕಿಯೋನಿಕ್ಸ್, ಬಿ.ಎಂ.ಟಿ.ಸಿ. ಕೇಂದ್ರ ಕಛೇರಿ ಕಟ್ಟಡ,
'ಎ' ಬ್ಲಾಕ್ ಟಿಟಿಎಂಸಿ, 2ನೇ ಮಹಡಿ,
ಕೆ.ಹೆಚ್. ರೋಡ್, ಶಾಂತಿನಗರ,
ಬೆಂಗಳೂರು-27.



ವಿಷಯ: ಹುಬ್ಬಳ್ಳಿ ಐಟಿ ಪಾರ್ಕ್‌ನಲ್ಲಿ ಮೆ:ಜೆ.ಕೆ.ಟೆಕ್ನಾಲಜೀಸ್ ಸಂಸ್ಥೆಗೆ ಮಳಿಗೆ ಮಂಜೂರಾತಿ ಬಗ್ಗೆ.

ಉಲ್ಲೇಖ: ಮ್ಯಾನೇಜರ್, ಹುಬ್ಬಳ್ಳಿ ಐಟಿ ಪಾರ್ಕ್, ಇವರ ಪತ್ರ ಸಂಖ್ಯೆ.ಕಿ/ಐಟಿಪಿಹೆಚ್/360/2013-14, ದಿನಾಂಕ 06-12-2013.

7/3
ಮೇಲ್ಕಂಡ ವಿಷಯಕ್ಕೆ ಸಂಬಂಧಿಸಿದಂತೆ, ಉಲ್ಲೇಖ (1)ರ ಪತ್ರ ಮತ್ತು ಅಡಕಗಳನ್ನು ಈ ಪತ್ರದೊಂದಿಗೆ ಲಗತ್ತಿಸಿ ಕಳುಹಿಸಲಾಗುತ್ತಿದೆ. ಇವುಗಳನ್ನು ಪರಿಶೀಲಿಸಿ, ಐಟಿ ಪಾರ್ಕ್ ಹುಬ್ಬಳ್ಳಿಯಲ್ಲಿ ಸದರಿ ಸಂಸ್ಥೆಗೆ ಮಳಿಗೆ ಮಂಜೂರಾತಿ ನೀಡುವ ಬಗ್ಗೆ ತಮ್ಮ ಅಭಿಪ್ರಾಯ ನೀಡಲು ಕೋರಿದೆ.

(A) M(INDC) 640/19-3-14 DA

ತಮ್ಮ ವಿಶ್ವಾಸಿ,

K. Ramesh

ಆಡಳಿತಾಧಿಕಾರಿ.

ಮಾತಂ&ಜೈತಂ ನಿರ್ದೇಶನಾಲಯ.

17/3/14

ಪ್ರತಿ:-

ವ್ಯವಸ್ಥಾಪಕರು, ಹುಬ್ಬಳ್ಳಿ ಐಟಿ ಪಾರ್ಕ್, ಹುಬ್ಬಳ್ಳಿ.

Ant Shankar
-K. Ramesh
17/3/14

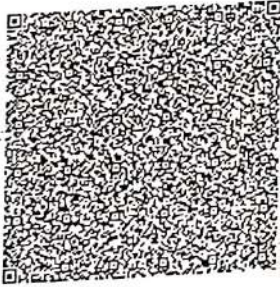


सत्यमेव जयते

INDIA NON JUDICIAL Government of Karnataka

e-Stamp

Certificate No. : IN-KA70655202245501M
 Certificate Issued Date : 01-Dec-2014 01:53 PM
 Account Reference : NONACC (BK)/ kakscub08/ HUBLI6/ KA-DW
 Unique Doc. Reference : SUBIN-KAKAKSCUB0893365957367578M
 Purchased by : DIRECTOR IT AND BT
 Description of Document : Article 12 Bond
 Description : RENT AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : DIRECTOR IT AND BT
 Second Party : J K TECHNOLOGIES
 Stamp Duty Paid By : DIRECTOR IT AND BT
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

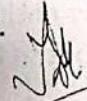


For The Arya Vaishya Co-op. Bank Ltd.
 N. B. Nalband
 ACCOUNTANT
 MOSUR BR. HUBLI

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

RENT AGREEMENT

This deed of lease rent agreement entered on the 01|12|2014 at HUBL, BETWEEN THE HON'BLE GOVERNOR, GOVT. OF KARNATAK, represented by the Director, Directorate of information Technology & Bio-Technology Bangalore, having its office at The Director, Directorate of IT & BT, BMTS Central Offices Building, TTMC, A Block, 2nd 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 its interest & title, legal representatives, administrators, executors, nominees & assignees etc., on the FIRST PART.


 ನಿರ್ದೇಶಕರು (DIRECTOR)


 J K TECHNOLOGIES

M/s J K TECHNOLOGY FIRM, represented by KUMAR HAKARI , aged 45 years residing at HUBLI 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 house ,pune Bangalore Road , Hubli hereinafter called the LESSOR & hereinafter referred to as "Scheduled Property" WHEREAS the lessee who is in need of Shop No A 245 &246, in A block UPPER GROUND Floor Measuring 760 sq. ft of space inclusive of common area of 161 sq. in IT Park , Hubli for setting up ERP SOFTWARE DEVELOPMENT,ERP SOFTWARE TRAINING AND SALIS OF HARDWARES

NOW THE AGREEMENT OF RENT WITNESSETH AS FOLLOWS:

- 1) **DURATION:** The duration of agreement will be for a period of 3(three) years from 01/12/2014 to 30/11/17 & is subject to renewal thereafter under mutually agreed terms & conditions by the Lessee & as fresh agreement & on every three years. Enhancement of rent by 15%.
- 2) **RENT:** The monthly rent by payable by the lessee to the Lessor for the scheduled property shall e Rs, 20 /.(Rupees TWINTY only) per Sq. ft., i.e., rent per month is Rs15,200/-(Rupees FIFTEEN THOUSAND TWO HUNDRED 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 1, 52,000/- is paid by DD in 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 charge 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 of 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.

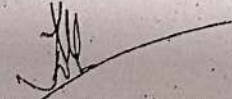
- 8) **TERNINATION OF THE RENT / LEASE :** The Lease may be terminated by giving 3 (three) months advances notice in writing by either side by RPAD .Not withstanding what is stated above, the agreement is lible to be revoked by the Lessor, if the Lessee is in default of payment of the rent & or other terms & conditions mentioned herein above.
- 9) **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 activites in the deed [remises.
- 10) **INSPECTION:** The Lessee shall permit the Lessor agents during reasonable hours in the day tine 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.
- 11) **DELIVERY BACK OF POSESSION :** On termination 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.
- 12) **LEGAL JURISDICTION:** Any dispute between both the parties the legal jurisdiction will be at Bangalore only.
- 13) **SERVICE TAX M:** 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 Direct ,IT & BT payable at Hubli For delayed payment of tax 13% per annum interest will be charged .

SCHEDULE

IT Park Hubli at City Survey No.121A, Ward No.3, opposite to indire Glass House, Pune - Bangalore Toad , Hubli. The premise bearing shop Number/Office space: A245&246. Situated between:

EAST : B BLOCK
WEST : SHOP NO.205 &206
NORTH : SHOP NO.A247
SOUTH :SHOP NO.A244

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



ನಿರ್ದೇಶಕರು (DIRECTOR)
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು


J.K. TECHNOLOGIES
HUBLI

LESSOR

21/1/15
ನಿರ್ದೇಶಕರು (DIRECTOR)

ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು
ಜೈವಿಕ ತಂತ್ರಜ್ಞಾನ ನಿರ್ದೇಶನಾಲಯ, ಬೆಂಗಳೂರು

WITNESSES

LESSEE

HA Kunnappa
For J.K. TECHNOLOGIES
HUBLI.

1)

K. Ravish

ಆಡಳಿತಾಧಿಕಾರಿ
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು
ಜೈವಿಕ ತಂತ್ರಜ್ಞಾನ ನಿರ್ದೇಶನಾಲಯ
ಇಲಾಖೆ, ೨ ಬ್ಲಾಕ್ ಬಿಎಂಟಿಸಿ ಕಟ್ಟಡ,
ಕಾಂಪ್ಲೆಕ್ಸ್, ಬೆಂಗಳೂರು 560 027

1)

SS

(Marjunath, K.S)

2)

Ramakrishna

T. Ramakrishnappa
Manager
I. T. Park, HUBLI.

2)

Naveen

(Naveen-J)