

ಗೆ.

ಶ್ರೀಮತಿ.ಕಸ್ತೂರಿ ಕೆ ಕೋಟೇಕರ್  
ವಿದ್ಯಾನಗರ  
ಹುಬ್ಬಳ್ಳಿ

ಮಾನ್ಯರೇ,

ವಿಷಯ: ಐ ಟಿ ಪಾರ್ಕ್‌ನಲ್ಲಿ ನಿಮಗೆ ಮಳಿಗೆ ಸಂ ಎ 115 ಮಂಜೂರಾದ ಬಗ್ಗೆ.  
ಉಲ್ಲೇಖ: ನಿಮ್ಮ ಪತ್ರ ದಿ.30/08/2012

ಐ ಟಿ ಪಾರ್ಕ್, ಹುಬ್ಬಳ್ಳಿಯಲ್ಲಿ ನೀವು ಉದ್ದೇಶಿಸಿದ ಇಂಟರ್‌ನೆಟ್ ಹಾಗೂ ಬ್ರೌಸಿಂಗ್ ಚಟುವಟಿಕೆಗಳನ್ನು ನಡೆಸಲು ಮಳಿಗೆ ಬೇಡಿಕೆ ಸಲ್ಲಿಸಿದ್ದಕ್ಕಾಗಿ ಧನ್ಯವಾದಗಳು. ನಿಮ್ಮ ಬೇಡಿಕೆಯಂತೆ ಐಟಿ ಪಾರ್ಕ್‌ನಲ್ಲಿ ಎ ಬ್ಲಾಕ್‌ನ ಎಲ್‌ಜಿಎಫ್ ನಲ್ಲಿ ಮಳಿಗೆ ಸಂ ಎ 115 ಅನ್ನು ಮಾಸಿಕ ಬಾಡಿಗೆ ದರ ಪ್ರತಿ ಚ ಅ ಗೆ ರೂ.16/-ರಂತೆ ಮಂಜೂರು ಮಾಡಲಾಗಿದೆ. ಈ ಮಳಿಗೆಯ ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ 362 ಚ ಅ ( 72 ಚ ಅ ಅಷ್ಟು ಕಾಮನ್ ಏರಿಯಾ ಸೇರಿ) ಇರುತ್ತದೆ. ಈ ಸಂಬಂಧದ 10 ತಿಂಗಳ ಬಾಡಿಗೆ ಮುಂಗಡ ಹಣ.ರೂ.57920/- (362 ಚ ಅ \* ರೂ.16/- \* 10 ತಿಂಗಳು) ಅನ್ನು ಡೈರೆಕ್ಟರ್, ಐಟಿ & ಬಿಟಿ ಅವರ ಹೆಸರಿಗೆ, ಹುಬ್ಬಳ್ಳಿಯಲ್ಲಿ ಪಾವತಿಯಾಗುವಂತೆ ಡಿ ಡಿ ಹಾಗೂ ಲಗತ್ತಿಸಿದ ನಮೂನೆ ಪ್ರಕಾರ ರೂ.100/- ರ ಬಾಂಡ್ ಪೇಪರ್ ನಲ್ಲಿ ಬಾಡಿಗೆ ಕರಾರು ಪತ್ರ ಸಹಿ ಮಾಡಿ ಐಟಿ ಪಾರ್ಕ್ ಕಛೇರಿಗೆ ಕೊಡಲು ತಿಳಿಸಲಾಗಿದೆ. ತದನಂತರ, ಮಂಜೂರಾದ ಮಳಿಗೆಯನ್ನು ನಿಮಗೆ ಹಸ್ತಾಂತರಿಸಲಾಗುವುದು. ಈ ಪ್ರಕ್ರಿಯೆಯನ್ನು 30 ದಿನಗಳೊಳಗಾಗಿ ಮಾಡುವುದು. ತಪ್ಪಿದಲ್ಲಿ, ವಿಳಂಬವಾದ ಪ್ರತಿ ದಿನಕ್ಕೆ ರೂ.500/- ದಂಡ ಭರಿಸಿ ನಂತರ ಮಳಿಗೆ ಸ್ವಾಧೀನ ಪಡೆದುಕೊಳ್ಳಬೇಕಾಗುವುದು. ಎರಡನೇಯದಾಗಿ, ನಿಮಗೆ ಮಂಜೂರಾದ ಕಛೇರಿ ಸ್ಥಳದಲ್ಲಿ ಉದ್ದೇಶಿತ ಐಟಿ / ಐಟಿಇಎಸ್ ಚಟುವಟಿಕೆಗಳನ್ನೇ ಮಾಡುವುದು

ಧನ್ಯವಾದಗಳು.

ತಮ್ಮ ವಿಶ್ವಾಸಿ,



(ಹೆಚ್. ದೇವಾನಂದ)

ವ್ಯವಸ್ಥಾಪಕರು  
ಐ ಟಿ ಪಾರ್ಕ್, ಹುಬ್ಬಳ್ಳಿ

ಪ್ರತಿ

1. ನಿರ್ದೇಶಕರು , ಮಾತಂ & ಜೈತಂ , ಬೆಂಗಳೂರು - ಮಾಹಿತಿಗೋಷ್ಠಿ ಸಲ್ಲಿಸಲಾಗಿದೆ
2. ವ್ಯವಸ್ಥಾಪಕ ನಿರ್ದೇಶಕರು , ಕಿಯೊನಿಕ್ಸ್ , ಬೆಂಗಳೂರು - ಮಾಹಿತಿಗೋಷ್ಠಿ ಸಲ್ಲಿಸಲಾಗಿದೆ

  
Rueel  
H. S. Kotekar

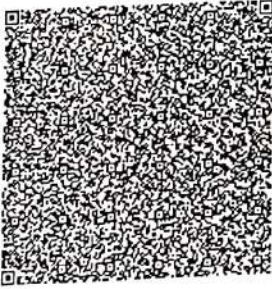


सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Karnataka

e-Stamp

Certificate No. : IN-KA44654492464511L  
Certificate Issued Date : 20-Feb-2013 04:59 PM  
Account Reference : NONACC (FI)/ kacrsf108/ HUBLI/ KA-DW  
Unique Doc. Reference : SUBIN-KAKACRSFL0856011581573103L  
Purchased by : DIRECTOR IT BT BANGALORE  
Description of Document : Article 12 Bond  
Description : RENT AGREEMENT  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : DIRECTOR IT BT BANGALORE  
Second Party : KASTURI K KOTEKAR  
Stamp Duty Paid By : DIRECTOR IT BT BANGALORE  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



Hubli Advocate's Urban  
Co-op Credit Society (R)  
Court Complex, HUBLI.

Please write or type below this line.....

This deed of lease rent agreement entered on the 20<sup>th</sup> February, 2013 at Hubli, BETWEEN:

**THE HON'BLE GOVERNOR, GOVERNMENT OF KARNATAKA**, represented by the Director, Directorate of Information Technology and Bio-technology, having its office at Directorate of IT & BT, BMTCC Central Offices Bldg., TTMC, B Block, 4<sup>th</sup> 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 and include all its successors in interest and title, legal representatives administrators, executors nominees and assignees etc, on the FIRST PART.

AND

Director

K K Kotekar

**SMT. KASTURI K. KOTekar, AZAD COLONY, KESHWAPUR, HUBLI**, hereinafter called "LESSEE" (which expression shall unless repugnant to the subject or context thereof be deemed to include its successors and 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** and hereafter referred to as "scheduled property" WHEREAS the lessee who is in need of Shop No. A115 measuring 362 Sq.ft. inclusive of 72 Sq.ft of common area at "A" Block, LGF in IT Park, Hubli for setting up Internet & Browsing Centre.

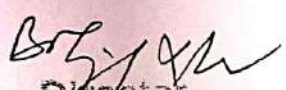
**NOW THIS AGREEMENT OF RENT WITHNESSETH AS FOLLOWS**

- 1) **DURATION:** The duration of the agreement will be for a period of 3 (three) years from **26.12.2012 to 25.12.2015** and is subject to the renewal thereafter under mutually agreed terms and conditions by the Lessor and Lessee as fresh agreement and 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. 16/- (Rupees Sixteen Only)** per sq.ft., i.e. rent per month is **Rs.5792/- (Rupees Five Thousand Seven Hundred Ninety Two 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 and BT for delayed payment of rent 12% p.a interest will be charged.
- 3) **RENT ADVANCED:** The advance of rent have to be calculated on rate per sq.ft for 10 months. The total advance is Rs 57,920/- is paid by DD in favour of the Director IT and BT Government of Karnataka payable at Bangalore which is interest free. It is paid accordingly.
- 4) **ELECTRICITY CHARGES:** The Lessor shall provide separate meter for electricity consumption by the Lessee and 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.

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**Director**  
 Directorate of Information  
 Technology  
 41

*K. K Kotekar*

- 6) **PROPERTY MAINTAINANCE:** The Lessor shall maintain the schedule property and its service facilities in good condition. The lessee shall reimburse the expenditure, an amount of Rs.100/- per shop / per month incurred for maintenance will be charges over time to time on pro-rate basis of common area sq.ft to Government / KEONICS/ Authorised representatives and DD may be drawn in favour of M/s. KEONICS, Bangalore.
- 7) **INTERNAL MAINTENANCE:** The Lessee shall maintain the scheduled property in a state of good order and condition and shall not cause any damage or disfigurement to the scheduled property therein always excepting fair wear and tear, tempest, earthquake, storms, flood, riot, civil, commotion, mob or any violence acts, of God or other irresistible forces. Any damages caused by the Lessee shall be made good by the Lessee promptly.
- 8) **ADDITIONS AND 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 and 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. Notwithstanding 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 and/or other terms and conditions mentioned hereinabove.
- 10) **USE:** The Lessee shall use the schedule property only for official purpose and 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 activates in the deed premises.
- 11) **INSPECTION:** The Lessee shall permit the Lessor agents during reasonable hours in the day time upon making prior appointment and with consent of the Lessee to inspect the scheduled property and 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 natural wear and tear or irritable forces.

  
 Director

Director, Government of Karnataka

1-1-2020

13) **LEGAL JURISDICTION:** Any dispute between both the parties, the legal jurisdiction will be Bangalore only.

14) **SERVICE TAX:** The Lessee should pay the service tax @12% and 2% education cess and 1% on higher secondary education cess along with the rent, and it should be paid in favour of "SYNDICATE BANK - service tax" payable at Bangalore.

**SCHEDULE**

IT Park, Hubli at **City survey No.121A, Ward No.3**, opposite to Indira Glass House, Pune-Bangalore Road, Hubli. The premises bearing shop no. **A-115**, is situated between:

- EAST : Shop No. MP.5
- WEST : P.B. Road
- NORTH : Shop No. 114
- SOUTH : Shop No. A 116

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

**LESSOR**

*[Signature]*  
**Director**  
 Directorate of Information Technology  
 BSMC Central Service Building  
 4th Floor TMC B Block  
 Shanthinagar K.H Road,  
 Bangalore-560 027

**K. K. Kotekar.**  
**LESSEE**

-----WITNESS-----

1) *[Signature]*  
*[Faint text]*

1) *[Signature]*  
**SNEHA SERVICES**  
 Lower Ground Floor,  
 IT Park, Indira Glass House,  
 HUBLI-580 029.  
 Ph: 0836-

2) *[Signature]*  
**S. S. SRF.**  
**IT PARK, HUBLI.**

2) *[Signature]*  
**Amogha Enterprises**  
 Shop No. A111, Lower Ground Floor,  
 IT Park, Indira Glass House,  
 HUBLI-580 029. ☎: 0836-4252596