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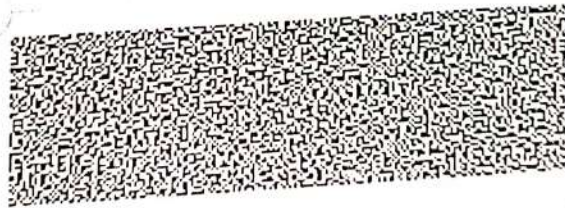
Government of Karnataka

e-Stamp

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 Unique Doc. Reference : SUBIN-KAKAKSCUB0860386505794745R
 Purchased by : EXECUTIVE DIRECTOR KUIDFC NKUSTP R O HUBBALLI
 Description of Document : Article 32 Letter of License
 Description : OFFICE RENT AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : DIRECTOR IT AND BT
 Second Party : EXECUTIVE DIRECTOR KUIDFC NKUSTP R O HUBBALLI
 Stamp Duty Paid By : EXECUTIVE DIRECTOR KUIDFC NKUSTP R O HUBBALLI
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

For The Arya Vaishya Co-op. Bank Ltd

BRANCH MANAGER
HOSUR BR. HUBLI



Received Xerox Copy
By
R. CHANDRIKA DEVI
KUIDFC

Please write or type below this line

RENT AGREEMENT

This deed of lease rent agreement entered on the 03-08-2019 at Hubballi, BETWEEN THE 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 H Road Bangalore-27, hereinafter referred to as the "LESSOR" which expression of all, unless it be repugnant to the context mean & include all its successors it interest & title, legal representatives, executors, nominees & assignees etc., on the FIRST PART AND

Director
Directorate of Information Technology
& Biotechnology
2nd Floor, A Block, BMTC Central Offices

R. CHANDRIKA DEVI
Manager

KARNATAKA STATE ELECTRONIC
DEVELOPMENT CORPORATION I
"A" BLOCK

M/s. Karnataka Urban Infrastructure Development Finance Corporation a company establishment, incorporation under the Companies Act 1956 having its Head office at Nagarbhivruddi Binnamangala, 2nd Stage, Old Madras Road Near BMTc Bus Depot, Indira Nagar, Bangalore-560030. Regional office at I.T Park, Hubballi represented by Shri Basavaraj Bidarakatti Executive Director aged years residing at Hubballi 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, Hubballi at C Survey No.121A, Ward No.3 opposite to Indira Glass house, Pune Bangalore Road, Hubballi hereinafter called the LESSOR & hereinafter referred to as "Scheduled Property" WHEREAS the lessee who is in need of 1) Office space in 'B' 'E' 'F' blocks 1st Floor measuring 11480 sq. ft. which includes 510 Sq. ft. common area 2) Shop in LGF No.A 141 measuring 384 Sq. ft. which includes 86 Sq. ft. common area 3) DG space in basement measuring 111Sq. ft. space in IT Park, Hubballi for setting up of KUIDFC, Regional Office for North Karnataka Urban Sector Investment Programme

NOW THE AGREEMENT OF RENT WITNESSETH AS FOLLOWS:

- 1) **DURATION** : The duration of agreement will be for a period of 03 years for the (1) Office space measuring 11480 Sq. ft. from 1-1-2019 to 31-12-2021 (2) Shop in LGF No A 141 measuring 384 Sq. ft. from 01-01-2019 to 31-12-2021 (3) DG space measuring 111Sq. ft. from 1-1-2019 to 31-12-2021 is subject to renewal thereafter under mutually agreed terms & conditions by the Lessor & Lessee as fresh agreement. **Enhancement of rent 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

- ii) Office space in 'B' 'E' & 'F' block 1st Floor measuring 11480 Sq. ft.
Rent from 1-1-2019 to 31-12-2021

=Rent rate Rs.22.26 w.e.f Dt.1-1-2019 to 31-12-2019
(01 Yr)

From 1-1-2020 to 31-12-2021

Rent Rate increased by 15%

=Rent rate Rs.25.60 w.e.f.Dt1-1-2020 to 31-12-2021
(02 Yr)

- ii) Shop in LGF No.A 141 measuring 384 Sq. ft.
Rent from 1-1-2019 to 31-12-2021

=Rent rate Rs.22.26 w.e.f.Dt.1-1-2019 to 11-10-2021
(02 Yr 09 months)

= Rent rate Rs.25.60 w.e.f.Dt.12-10-2021 to 31-12-2021
(03 months)

- iii) DG space in basement measuring 111Sq. ft.
Rent from 1-1-2019 to 31-12-2021

=Rent rate Rs.18.15 w.e.f.Dt.1-1-2019 to 30-09-2019
(09 months)

From 1-1-2020 to 31-12-2022

Rent Rate increased by 15%

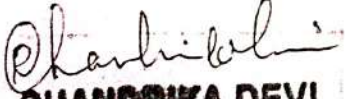
= Rent rate Rs.20.87 w.e.f.Dt.1-10-2019 to 31-12-2021
(02 Yrs 03 months)

Total Rent per month is Rs. 2,66,108/- (Rupees Two Lakh Sixty Six Thousand One Hundred and Eighty Only). This amount shall be paid on or before 10th of every month by Cheque payable at Hubballi in favour of the Director IT & BT. For delayed payment of rent 12% per annum interest will be charged.

- 3) **RENT ADVANCE**: The total advance of rent amount Rs.26,49,942/- paid as under

- 1) Rs.18,36,800/- vide cheque No 612949 Dt.14-10-2008 paid in favour of Director, IT & BT, Bangalore
2) Rs.8,13,142/- vide cheque No 531031 Dt 10-2-2017 paid in favour of Director, IT & BT, Hubli

This advance amount is interest free


R. CHANDRIKA DEVI
Manager

KARNATAKA STATE ELECTRONICS
DEVELOPMENT CORPORATION LTD.
2nd FLOOR
BMTc, SHANTHANUR, K.H. ROAD
BANGALORE

Director
Directorate of Information Technology

(Continuation to 3rd page)

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 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.
- 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.
- 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 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 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:** The provisions of Karnataka Public Premises (Eviction of unauthorized 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 Goods service tax extra as applicable shall be paid along with the rent in favour of Director IT BT payable at Hubli. For delayed payment of Goods Service tax prevailing rates as per Goods Service Tax Rules shall be charged

R. CHANDRIKA DEVI
100006M

SCHEDULE

IT Park Hubli at City Survey No.121A, Ward No.3, opposite to Indira Glass House, Pune-Bangalore Road, Hubli

15) The premise bearing Office space B,E&F Blocks situated between

<u>Position</u>	<u>for B Block</u>	<u>E1 block (Half)</u>	<u>E2 Block(Half)</u>	<u>for F Block</u>
North :	open Area	open Area	E 1 Office Area	Atrium Open Area
South :	open Area	E2 Office area	Atrium Open Area	DG Room Terrace
West :	E Block	A Block	A Block	A Block
East :	Swimming Pool Complex	B Block	Toilets	Toilets

R. CHANDRIKA DEVI
Manager
KARNATAKA STATE ELECTRICITY DEVELOPMENT CORPORATION

Director

AH

16) The premises bearing Shop No.141 situated between

Position

- North : Lobby -1
- South : Shop No. 140
- East : Open area
- West : Shop No. 109

17) The premises bearing DG space in basement area

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

LESSOR

LESSEE

R. Chandrika Devi
R. CHANDRIKA DEVI
 Manager

B. Bidrakatti
BASAVARAJ BIDRAKATTI
 Executive Director, KUIDFC. (NKUSIP)
 Regional Office, Hubballi

KARNATAKA STATE ELECTRONICS
 DEVELOPMENT CORPORATION LTD.
 2nd FLOOR, 1ST BLOCK
 BMTCL, SHANMUKH NAGAR, ROAD
 BANGALORE-560027

Executive Director
 Regional Office
 KUIDFC, HUBBALLI

WITNESSES

1) *Om*
S. K. Patil (S. K. Patil)
 SEA/CLAPD.

3) *S. S. S.*
 Assistant Manager
 IT Park, HUBLI-29.

2) *S. S. S.* (Sateva Lonari)
 Accrs Suptd.