

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಸಂಖ್ಯೆ: ಡಿ.ಐ.ಡಿ/12/ಐ.ಡಿ.ಪಿ.ಹೆಚ್/73.11/2014-15

ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು ಕೈವಿಕ
ತಂತ್ರಜ್ಞಾನ ನಿರ್ದೇಶನಾಲಯ
ಐ.ಎಂ.ಡಿ.ಸಿ - ಕೇಂದ್ರ ಕಛೇರಿ ಕಟ್ಟಡ
"ಎ" ಬ್ಲಾಕ್, 2ನೇ ಮಹಡಿ, ಶಾಂತಿನಗರ
ಕೆ.ಹೆಚ್.ರಸ್ತೆ, ಬೆಂಗಳೂರು-27.
ದಿನಾಂಕ: 03-02-2015.

ಗೆ.

ವ್ಯವಸ್ಥಾಪಕರು,
ಐಟಿ ಪಾರ್ಕ್ ಹುಬ್ಬಳ್ಳಿ
ಹುಬ್ಬಳ್ಳಿ.

ಮಾನ್ಯರೇ.

ವಿಷಯ: ಮೆ: ಇ-ಬ್ಯುಸಿನೆಸ್ ಸಿಸ್ಟಮ್ಸ್ ಸಂಸ್ಥೆಗೆ ಐಟಿ ಪಾರ್ಕ್ ಹುಬ್ಬಳ್ಳಿಯಲ್ಲಿ ಸ್ಥಳ
ಮಂಜೂರಾತಿ ನೀಡುವ ಬಗ್ಗೆ.

ಉಲ್ಲೇಖ: ತಮ್ಮ ಪತ್ರ ಸಂಖ್ಯೆ: ಕೆ/ಐ.ಡಿ.ಪಿ.ಹೆಚ್/303/2014-15
ದಿನಾಂಕ: 27-01-2015.

ಮೇಲ್ಕಂಡ ವಿಷಯಕ್ಕೆ ಸಂಬಂಧಿಸಿದಂತೆ, ಕೆಳಗೆ ನಮೂದಿಸಿರುವ ದಾಖಲಾತಿಗಳನ್ನು
ವ್ಯವಸ್ಥಾಪಕರಿಂದ ದೃಢೀಕರಿಸಿ ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಜರೂರಾಗಿ ಸಲ್ಲಿಸಲು ಕೋರಲಾಗಿದೆ.

1. ಸೂಕ್ತ ಸರ್ಕಾರಿ ಕಛೇರಿಗಳಿಂದ ನೋಂದಣಿ ಪ್ರಮಾಣ ಪತ್ರ
2. ಐಟಿ ಚಟುವಟಿಕೆಗಳಿಗೆ ಸಂಬಂಧಿಸಿದ ಪತ್ರ
3. ಆಸ್ತಿತ್ವದಲ್ಲಿರುವ ಸಂಸ್ಥೆಯಾದಲ್ಲಿ, ಹಿಂದಿನ ಮೂರು ವರ್ಷಗಳ ಅಡಿಟೆಡ್ ಬ್ಯಾಲೆನ್ಸ್ ಶೀಟ್ಸ್, ವಾರ್ಷಿಕ
ವರದಿಗಳು, ಐಟಿ ಲಿಟರ್ಚರ್.
4. ಖಾಯಂ ವಿಳಾಸದ ಪ್ರತಿ
5. ಕಂಪನಿಯ ಇನ್‌ಕಾರ್ಪೊರೇಶನ್ ಪ್ರಮಾಣ ಪತ್ರ

(ಇವುಗಳ ನಿರ್ದೇಶಕರಿಂದ ಅನುಮೋದಿಸಲ್ಪಟ್ಟಿದೆ)

ತಮ್ಮ ವಿಶ್ವಾಸಿ,

V. Ramesh
03-02
ಆಡಳಿತಾಧಿಕಾರಿ

3/2/15

Scanned Copy
sent to Manager
[Signature]

Address
ವಿಳಾಸ
Manager (ITP H)
[Signature]

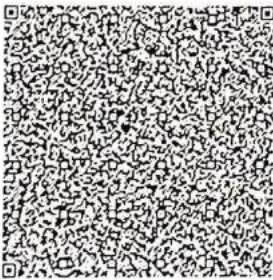


सत्यमेव जयते

INDIA NON JUDICIAL Government of Karnataka

e-Stamp

Certificate No.	: IN-KA47532009810518N
Certificate Issued Date	: 23-Apr-2015 10:34 AM
Account Reference	: NONACC (FI)/ kaksfcl08/ TILAKWADI1/ KA-BL
Unique Doc. Reference	: SUBIN-KAKAKSFCL0844821255534025N
Purchased by	: M AND M DISTRIBUTORS
Description of Document	: Article 30 Lease of Immovable Property
Description	: RENT AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: THE DIRECTOR I T AND B T HUBLI
Second Party	: M AND M DISTRIBUTORS
Stamp Duty Paid By	: M AND M DISTRIBUTORS
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



FOR SHANTANURGA MULTI-PURPOSE
SOUHARD KAKAKARI IRYAMI
SUPERVISOR E-STAMP

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

RENT AGREEMENT

This deed of lease rent agreement entered on the 23rd Day of April 2015 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, 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)
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಇಲಾಖೆ

M AND M DISTRIBUTORS

AND

M/s M & M Distributors FIRM, represented by B Manoj Antony (Partner), aged 40 years residing at 1st Floor, Keshava Krupa Palace, Khanapur Road, Tilakwadi, Belgaum - 590006, Karnataka. 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 / Shop No 229, in "A" block Upper Ground Floor measuring 384 sq. ft. of space inclusive of common area of 81 sq. ft. in IT Park, Hubli for setting up of Office for Lenovo Distribution for North Karnataka.

NOW THE AGREEMENT OF RENT WITNESSETH AS FOLLOWS:

- 1) **DURATION:** The duration of agreement will be for a period of 3(three) years from 11TH March 2015 to 10th March 2018 & is subject to renewal thereafter under mutually agreed terms & conditions by the Lessor & Lessee as fresh agreement & 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. 20/-(Rupees Twenty only) per Sq. ft., i.e., rent per month is Rs. 7680/- (Rupees Seven Thousand Six Hundred and Eighty 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. 76800/- 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 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 favor 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,

For M & M DISTRIBUTORS



- 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 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 AS APPLICABLE from AS PER THE PREVAILING RATE along with the rent. It should be paid in favour of Director IT BT payable at Hubli. For delayed payment of Tax 13% pa interest will be charged

ನಿರ್ದೇಶಕರು (Director)
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು
ವೈದ್ಯಕ ತಂತ್ರಜ್ಞಾನ ನಿರ್ದೇಶನಾಲಯ, ಬೆಂಗಳೂರು

For M & M DISTRIBUTORS


PARTNER

IT Park Hubli at City Survey No.121A, Ward No.3, opposite to Indra Glass Road,
Road, Hubli. The premise bearing Shop Number : A229 situated between:

EAST : F Block
WEST : A 223
NORTH : A230
SOUTH : A228

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

LESSOR

(Director)

WITNESSES

1) K. Parvath
ಆಡಳಿತಾಧಿಕಾರಿ
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು
ಜೈವಿಕ ತಂತ್ರಜ್ಞಾನ ನಿರ್ದೇಶನಾಲಯ

2) Ram Krishna
T. Ramakrishnappa
Manager
I. T. Park, HUBLI.

LESSEE

[Signature]
PARTNER



- 1) [Signature]
Vishal Jangir
#65, Ramakrishnagar
Gokul Road
Hubli
- 2) V.R. Parakeshi
Vinayak. R. Parakeshi
Bumpur onli
Hubli

M & M DISTRIBUTORS

PARTNER

IT Park Hubli at City Survey No.121A, Ward No.9, Opposite
Road, Hubli. The premise bearing Shop Number : A229 situated between:

EAST : F Block
WEST : A 223
NORTH : A230
SOUTH : A228

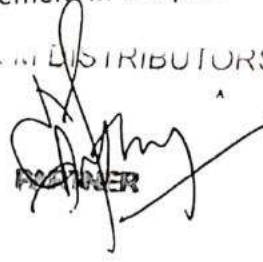
IN WITNESS WHEREOF THE PARTIES have executed this Agreement in the presence of the following
witness on the date mentioned first above.

LESSOR

(Director)

LESSEE


DISTRIBUTORS


PARTNER



WITNESSES

1)



ಆಡಳಿತಾಧಿಕಾರಿ
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು
ವ್ಯವಹಾರ ನಿರ್ದೇಶನಾಲಯ

1)



Vishal Dasari
#65, Ramakrishna Nagar
Gokul Road
Hubli

2)



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

2)



Vinayak. R. Parakeshi
Bumpur onni
Hubli

DISTRIBUTORS

PARTNER

Ref: K/ITPH/253/17-18

 **IT Park**
HUBLI

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

KEONICS
Updating Services

Date: 07.10.2017

Dear Sir,

Letter of Allotment

This has reference to your application dt 16.08.2017 for IT Shop space of 374 SFT in IT Park, Hubballi. The Directorate of IT BT has considered your request and approved the allotment with a condition to ratify the allotment in the forthcoming IT Park Empowered Committee Meeting.

Hence, we are pleased to inform you that, following are the details of allotment

Description	Area in SFT	Rent per SFT (Rs)	Advance Amount to be paid (Rs)	Remarks
Shop No. A 230, A Block, Upper Ground Floor	374	20	74800	

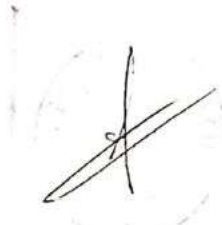
Conditions of allotment

1. You should acknowledge the acceptance of allotment within 15 days i.e. 21.10.2017 is the due date.
2. In case the allottee requests extension for the payment of advance amount, same will be considered on payment of Rs.1000/- per working day of extension from due date, but not later than 31.10.2017
3. Failing which the allotment stands cancelled automatically without any further notice.
4. Your acceptance confirmation should be along with DD for Rs.74,800/- in favour of Director IT BT payable at Hubli & rent agreement (Format enclosed) on Rs.100/- stamp paper duly signed by you.
5. Sooner the condition (4) is fulfilled, the possession of the IT Office space will be handed over to you on the same day. (The acceptance letter, DD, Rent agreement be handed over personally & take possession of the IT office space)
6. The Rent, Maintenance, water, electricity & other charges if any as per the agreement terms will commence from the date of handing over of the possession

Herewith Rent Agreement format is enclosed for your reference. In case of any clarifications please contact Assistant Manager, IT Park, Hubballi Email: shreematishekhar@gmail.com / itparkhubali@keonics.com

To,
M/s. M & M Distributors,
Shop No. A 229, A Block
Upper Ground Floor,
IT Park, HUBBALLI - 580 029


Authorised Signatory



Copy to:

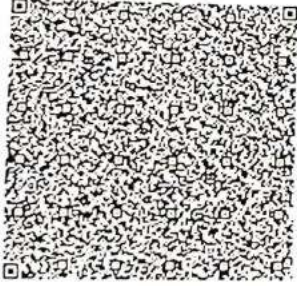
1. The Director, Directorate IT & BT, Bangalore - Submitted for kind information
2. The Managing Director, KEONICS, Bangalore - Submitted for kind information



INDIA NON JUDICIAL
Government of Karnataka

e-Stamp

Certificate No. : IN-KA16098364941084P
Certificate Issued Date : 11-Oct-2017 01:00 PM
Account Reference : NONACC (FI)/ kaksfcl08/ TILAKWADI1/ KA-BL
Unique Doc. Reference : SUBIN-KAKAKSFCL0881793715311229P
Purchased by : M AND M DISTRIBUTORS
Description of Document : Article 30 Lease of Immovable Property
Description : RENT AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : DIRECTOR IT AND BT
Second Party : M AND M DISTRIBUTORS
Stamp Duty Paid By : M AND M DISTRIBUTORS
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



(Handwritten signature)

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RENT AGREEMENT

This deed of lease rent agreement entered on the 12th Day of October 2017 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 BMTCCentral 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 it interest & title, legal representatives, administrators, executors, nominees & assignees etc., on the FIRST PART.

(Handwritten signature)
Director
Information Technology &

(Handwritten signature)

M/s M & M Distributors FIRM, represented by B Manoj Antony (Partner), aged 40 years residing at 2nd Floor, Keshava Krupa Palace, Khanapur Road, Tilakwadi, Belgaum - 590006, Karnataka. 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 / Shop No 230, in "A" block Upper Ground Floor measuring 374 sq. ft. of space inclusive of common area of 81 sq. ft. in IT Park, Hubli for setting up of Office for Lenovo Distribution for North Karnataka.

NOW THE AGREEMENT OF RENT WITNESSETH AS FOLLOWS:

- 1) **DURATION:** The duration of agreement will be for a period of 3(three) years from 12TH October 2017 to 11th October 2020 & is subject to renewal thereafter under mutually agreed terms & conditions by the Lessor & Lessee as fresh agreement & 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. 20/-(Rupees Twenty only) per Sq. ft., i.e., rent per month is Rs. 7480/- (Rupees Seven Thousand Four Hundred and Eighty 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. 74800/- is paid by DD bearing no.078076 dated 11-10-2017 drawn from federal bank ltd. 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 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 favor 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

ca

B Manoj Antony

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 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) **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 GST prevailing rates as per GST Rules shall be charged.


Director
Information Technology &
Biotechnology Department, Bangalore



(5)


SCHEDULE

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 : A230 situated between:

EAST : F Block
WEST : A 224
NORTH : A231
SOUTH : A229

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

LESSOR

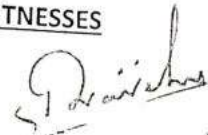

Director
Information Technology &
Biotechnology Department, Bangalore

LESSEE




WITNESSES


1)


Administrative Officer
Directorate of Information Technology
& Biotechnology
2nd Floor, 'A' Block, BMTc Building,
Shanthi Nagar, Bangalore 560 027

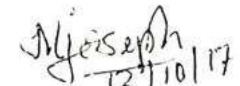
2)


Assistant Manager
IT Park, HUBLI-29.

1)


Keerti Kumar K. Dashawant
#36/B 'Saptagiri' Near AKShai's
Garden Green Park vidyanagar
Hubli - 31

2)


Marshall Joseph
H No 12 Mother Teresa Colony
Gadag Road
HUBLI-580028.