



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

30.06.11
04/07/11

K/I TPH/125/11-12

To,
M/s OM SOFTWARES,
Belgaum

Sir,

Sub: IT Park Hubli shops & space possession handing over regarding.

Ref: KEONICS H O. Letter No. KSEDC/IDC/I TPH/01/11-12 dt.17-06-2011

We thank you for your interest shown in IT Park Hubli space to start your company activities.

As per the letter referred above & your identification of another shop the following shops & space have been handed over to you on 30th June 2011.

1. Shop No. A 112 in A Block LGF measuring 467 Sq. Ft.
2. Shop No. A 138 in A block LGF measuring 382 Sq. Ft
3. Office Space in F Block LGF measuring 5825 Sq. Ft.

We wish your company all the success.

Thanking you

Yours faithfully,

H. Devanand
Manager
IT Park HUBLI

Total Space 6674 Sq.
including shops

Copy to: The Director IT & BT, Bangalore, - Submitted for kind information

Encl: Letter from KEONICS MD.

Handwritten signature and date: 4/7/2011

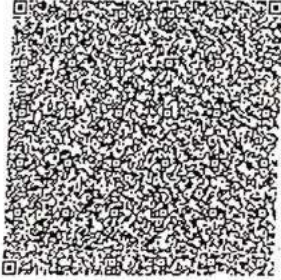


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Karnataka

e-Stamp

Certificate No. : IN-KA32089037650043L
Certificate Issued Date : 30-Jan-2013 04:39 PM
Account Reference : NONACC (FI)/ kaksfcl08/ BELGAUM1/ KA-BL
Unique Doc. Reference : SUBIN-KAKAKSFCL0831112532912506L
Purchased by : Om Soltech Softwares Pvt Ltd
Description of Document : Article 12 Bond
Description : Rent Agreement
Consideration Price (Rs.) : 0
(Zero)
First Party : ITBT Bangalore
Second Party : Om Soltech Softwares Pvt Ltd
Stamp Duty Paid By : Om Soltech Softwares Pvt Ltd
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



PSA
Authorised Signature
For The Belgaum Urban
Credit Sah. Ltd.

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

Rent Agreement

This deed of lease rent agreement entered on the 31-01-2013 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 Bldg, TTMC, B Bloc, 4th floor Shanti Nagar, K H Road Bangalore – 560027, 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.

Bog...
.....

Om Soltech Softwares Pvt. Ltd.

Anil K...

AND

Om Soltech Softwares Pvt Ltd, a Pvt Ltd Company, represented by MD Mr.Anilkumar Korishetty, aged 49 years residing at BC 103,HaveLock Road, Camp, Belgaum 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. A 112 & 138 , in A Block LGF measuring 849 sq. ft & F Block LGF measuring 5825 sq. ft. of space inclusive of common area 373 sq. ft. (i.e is Total area of 6674 sq. ft.) in IT Park, Hubli for setting up of IT & Date Entry Center.

NOW THE AGREEMENT OF RENT WITNESSETH AS FOLLOWS:

- 1) **DURATION** : The duration of agreement will be for a period of 3(three) years from 30-06-2011 to 29-06-2014 & 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 rate.
- 2) **RENT** : The monthly rent payable by the lessee to the Lessor for the scheduled property shall be Rs. 9/-(Rupees Nine only) per Sq.ft., i.e., rent per month is Rs.60,066/- (Rupees Sixty Thousand & Sixty Six Only) for the period from 30-6-2011 to 30-11-2012. 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.33,370/- (Rupees Thirty Three Thousand & Three Hundred Seventy Only) for the period from 01-12-2012 to 29-06-2014. This amount shall be paid on or before 10th of every month by Demand Draft payable at Bangalore 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.6,00660/- is paid by DD in favour of The Director, IT & BT Payable at 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 Rs.1/- per sq. ft. of common area added in the allotment

[Signature]
ನಿರ್ದೇಶಕರು

ಜಿ.ವಿ.ಕೆ. ಕಲಾಪುರ
ಬೆಂಗಳೂರು

Om Soltech Softwares Pvt. Ltd.


[Signature]
Anilkumar Korishetty

represented by MD Mr. Anilkumar
Belgaum Hereinafter called the
context thereof be deemed to

51.1. Park, Hubli at
Road, Hubli
HEREAS the
9 sq. ft
Total

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 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 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 Syndicate Bank service tax payable at Bangalore. For delayed payment of tax 13% per annum interest will be charged.


ಜೈವಿಕ ತಂತ್ರಜ್ಞಾನ ನಿರ್ಮಾಣ ಮತ್ತು ಬೆಂಗಳೂರು

Om Soltech Softwares Pvt. Ltd.

Director

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 / Office space: A 112 & 138, in A Block LGF situated between:

A Block LGF 112 & 138

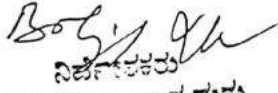
EAST : Open Space
WEST : P B Road
NORTH : Shop No. A111 & MP8
SOUTH : Shop No. A113 & A137

F Block LGF

EAST : Open Space
WEST : Open Space
NORTH : Open Space
SOUTH : A Block

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

LESSOR



ನಿರ್ದೇಶಕರು
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು
ಜೈವಿಕ ತಂತ್ರಜ್ಞಾನ ನಿರ್ಮಾಣ ಮತ್ತು, ಬೆಂಗಳೂರು

LESSEE Soltech Softwares Pvt. Ltd.




Director

WITNESSES

1)


ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು
ಜೈವಿಕ ತಂತ್ರಜ್ಞಾನ ನಿರ್ಮಾಣ ಮತ್ತು,

1)


(R. R. Hiremath)

2)



ಹೆಚ್. ದೇವಾನಂದ

ವ್ಯವಸ್ಥಾಪಕರು

ಐ. ಟಿ. ಪಾರ್ಕ್, ಹುಬ್ಬಳ್ಳಿ.

2)


S.B. Harchilkar