

K/ITPH/84/11-12

01/06/11

To,
M/s Rashi Peripherals
Hubli

Sir,

Sub: Possession handing over of Shops No A 103, 104 & 105 Regarding.

Possession of Shop No A 103, 104 & 105 in A Block, Lower Ground Floor measuring 1337 Sq. ft is handed over to you on 01/06/11.

We wish your company all the success.

Thanking you

Yours faithfully,



sd/- H. Devanand
Manager
IT Park HUBLI

*Received: K.M.
Date: 01/06/11*

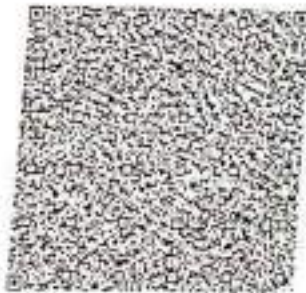
Copy to:
The Director, IT BT Bangalore – Submitted for kind information



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Karnataka
e-Stamp

Certificate No.	: IN-KA05974904394395.J
Certificate Issued Date	: 18-Aug-2011 11:47 AM
Account Reference	: NONACC (FI)/ kaksfcl08/ HUBLLI/ KA-DW
Unique Doc. Reference	: SUBIN-KAKAKSFCLO893397375667592J
Purchased by	: RASHI PERIPHERALS PVT LTD BANGALORE
Description of Document	: Article 32 Letter of License
Description	: RENT AGREEMENT
Consideration Price (Rs.)	: 0
	(Zero)
First Party	: RASHI PERIPHERALS PVT LTD BANGALORE
Second Party	: THE DIRECTOR IT BT BANGALORE
Stamp Duty Paid By	: RASHI PERIPHERALS PVT LTD BANGALORE
Stamp Duty Amount(Rs.)	: 100
	(One Hundred only)



For VIKAS SOBHARDA CO-OP. BANK LTD.

[Handwritten Signature]

Authorised Signatory.

For Rashi Peripherals Pvt. Ltd.

[Handwritten Signature]

Authorised Signatory

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

LEASE RENT AGREEMENT

THIS DEED OF LEASE RENT AGREEMENT entered into the 22nd August 2011

BETWEEN

THE HON'BLE GOVERNOR, GOVERNMENT OF KARNATAKA, represented by the

For Rashi Peripherals Pvt. Ltd.

[Handwritten Signature]
Authorised Signatory

[Handwritten Signature]
ಶಿವರಾಜ್ ಕೆ.ಕೆ.ಎಸ್

Director, Directorate of Information Technology and Bio-Technology, Bangalore, having its office at No.9, 3rd Floor, UNI Building, Thimiah Road, Bangalore 560 052, hereinafter referred to as the "LESSOR" which expression shall, unless it be repugnant to the context mean & include all its successors in interest and title, legal representatives Administrator executors nominees & assigns etc . On the FIRST PART AND

M/s RASHI PERIPHERALS PVT LTD, a company / establishment, incorporated under the companies Act 1956 having its Head office #3 Sunkalpet Main Road, Bangalore - 560 002 represented by Manoj Attal aged 39, hereinafter called the "LESSEE" (which expression shall unless repugnant to the subject or context thereof be deemed to include its successors and assigns), on the OTHER PART:

WHERE AS the Lessor is the absolute owner of the bulding property bearing as IT PARK ,Hubli at city survey no 121A ward no 3 opposite to Indira Glass House ,Pune Bangalore Road,Hubli-29 .Hereafter called the "LESSOR" and hereinafter referred to as "scheduled property" .

WHERE AS the Lessor who is in need of 1337 Sq ft.of space which includes 212 sq. ft. of Common area at A Block Ground Floor in I T PARK, Hubli for business of Computers, Laptops, Computer Accessories, Peripherals etc sales and services .

NOW THIS AGREEMENT OF RENT WITNESSETH AS FOLLOWS

1 DURATION : The duration of the agreement will be for a period of 3 years from 1st June 2011 to 31st May 2014 and is subject to renewal thereafter under mutually agreed terms & 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 16.00 (Rupees Sixteen only) per sq. ft. i.e rent per month is Rs 21,392/- This amount shall be paid on or before 10th of every month by demand draft in favor of Director, IT & BT Government of Karnataka payable at Bangalore. For delayed payment of rent 12% intrest 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 is Rs. 2,13,950 /- which is already paid by demand draft in

For Rashi Peripherals Pvt. Ltd.

Authorised Signatory

ನಿರ್ದೇಶಕರು

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 withstanding what is stated above, the agreement shall be 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 herein above.

10 USES : The Lessee shall use the scheduled property only for official purposes and shall not sublet or otherwise make a 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 any offensive or prohibitive activities in the Demised premises.

11 INSPECTION : The Lessee shall permit the Lessor agents during reasonable hours in the day time and 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 the 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 irresistible forces.

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 @ 10%, 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.

For Rashi Peripherals Pvt. Ltd.

Authorised Signatory

ನಿರ್ದೇಶಕರು

favour of Director, IT & BT Government of Karnataka payable at Bangalore, which is interest free.

4 ELECTRICITY CHARGES : 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 accelerating 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 and its services facilities in good condition. The Lessee shall reimburse the expenditure, an amount of Rs 100/- per shop per month incurred for maintenance and it will be changed over time to time on pro-rata basis of common area to Government / KEONICS / authorized Representative and may be drawn in favor of M/S KEONICS payable at 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, 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 AND ALTERATIONS: The lessee shall not be entitled to make any additions or alteration 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 shall be entitled to remove the same at the time of vacating the premises and the premises shall be made good to the satisfaction of the Lessor without any damage.

For: Rashi Peripherals Pvt. Ltd.


Authorized Signatory


ನಿರ್ದೇಶಕರು

SCHEDULE: IT Park Hubli at city survey No. 121 A ward No 3, opposite to Indira Glass house, Pune-Bangalore road Hubli. The premises bearing shop No A103, A104 & A105 situated between ;

North : A102
South : A106
West : P.B. Road
East : A146 to A148

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

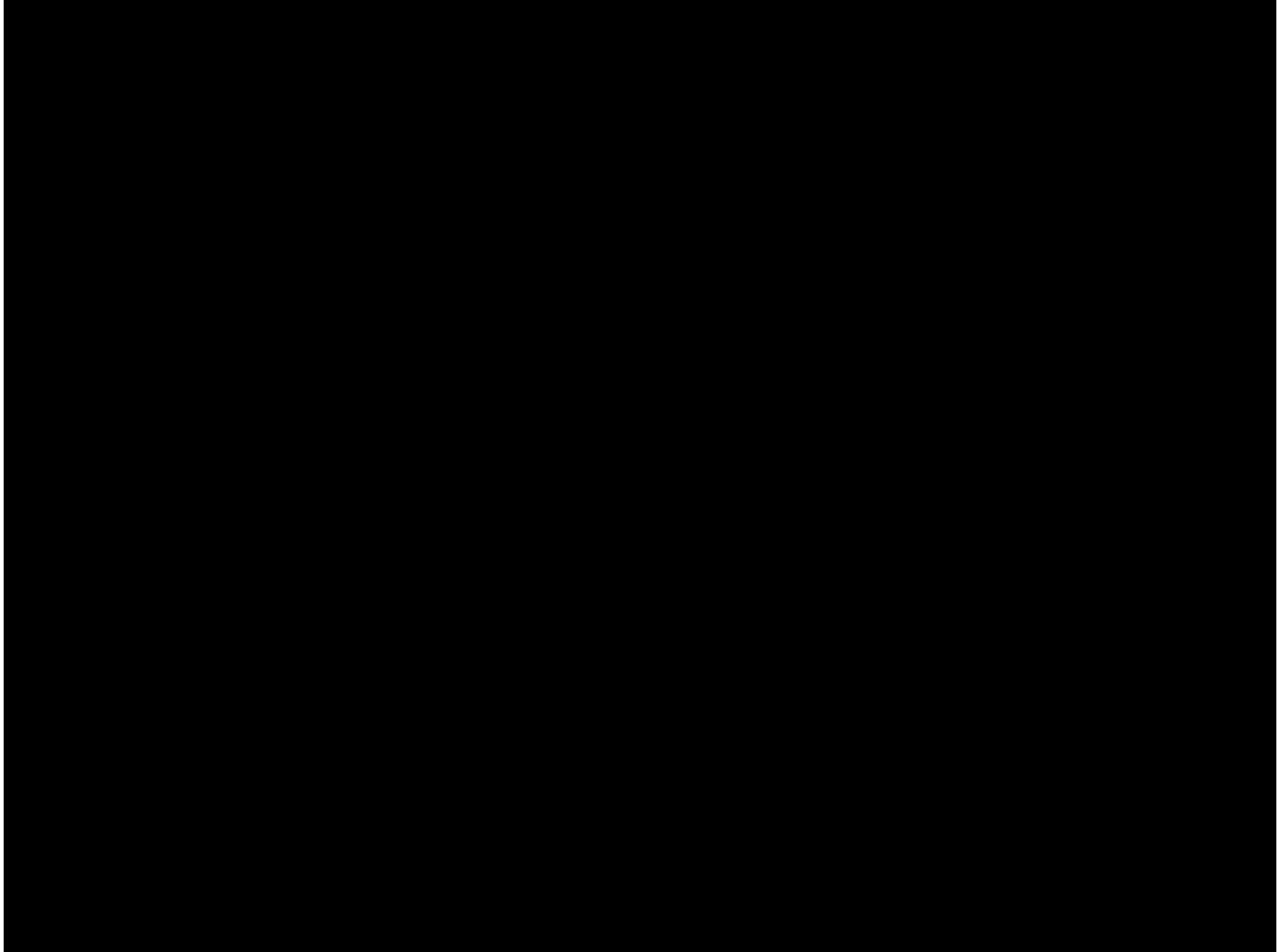
LESSEE
Rashi Peripherals Pvt. Ltd.

Authorized Signatory

WITNESSES
1. (Soyam Srinivasulu)
2. (Vishal. V. Uchgerankar)

ನಿರ್ದೇಶಕರು
LESSOR
ಮೂಕತ ತಂತ್ರಜ್ಞಾನ ಸಂಸ್ಥೆ
ಜೈವಿಕ ತಂತ್ರಜ್ಞಾನ ಸಂಸ್ಥೆ
ಇಂಜಿನಿಯರಿಂಗ್ - 9, ಮುಂಬಯಿ ರಸ್ತೆ
ನವ್ಯ ಬ್ಲಾಕ್, ಬೆಂಗಳೂರು
WITNESSES

ADMINISTRATIVE OFFICE
Directorate of Information & Bio-Techn
Govt. of Karnataka
BANGALORE





सत्यमेव जयते

INDIA NON JUDICIAL Government of Karnataka

e-Stamp

Certificate No. : IN-KA75141297954375M
 Certificate Issued Date : 09-Dec-2014 01:34 PM
 Account Reference : NONACC (FI)/ kacrsf108/ GANDHINAGARV KA-BA
 Unique Doc. Reference : SUBIN-KAKACRSFL0802145280500746M
 Purchased by : RASHI PERIPHERALS PVT LTD
 Description of Document : Article 30 Lease of Immovable Property
 Description : RENTAL AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : RASHI PERIPHERALS PVT LTD
 Second Party : THE DIRECTOR IT BT
 Stamp Duty Paid By : RASHI PERIPHERALS PVT LTD
 Stamp Duty Amount(Rs.) : 200
 (Two Hundred only)



Authorized Signatory
 The Karnataka State Registration & Stamp Department
 Official, Mulbagalur Co-Operative Society Ltd
 Gandhinagar Branch

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

LEASE RENT AGREEMENT

This deed of lease rent agreement entered into the 16th January, 2014

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

For RASHI PERIPHERALS PVT LTD

Contd....Page - 2

VGESH/KCN

Per Rashi Peripherals Pvt. Ltd.

DIRECTOR

ದಾಖಲೆ ಮತ್ತು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ 809/152 ಮುದ್ರಿಸಿದವು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆ ಮತ್ತು ಹಾಳೆ
Document Sheet

ಛಾ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಾಖಲೆ ಮತ್ತು ಹಾಳೆಯನ್ನು ಮುದ್ರಿಸಿದ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

Page - 2

Building, TTMC, A Block, 2nd 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.

AND

M/s RASHI PERIPHERALS PVT. LTD., a Company/establishment, incorporated under the Companies Act 1956 having its head Office at No.402/403, 4th Floor, Pride Hulkul Building, Lalbagh Road, Bangalore - 560 027, represented by Mr. Ravi Khemani., aged 39 years, 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 Indra 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.LGF.103.104.105, in A block Ground Floor measuring 1337 Sq.ft. of space inclusive of common area of 212 Sq.ft. in IT Park, Hubli for setting up for business of Computers, Laptops, Computer Accessories, Pheripherals etc., Sales and Services

NOW THE AGREEMENT OF RENT WITNESSETH AS FOLLOWS:

- 1) DURATION : The duration of agreement will be for a period of 3(three) years from 1st June, 2014 to 31st May, 2017 & 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.18.40/- (Rupees Eighteen and Paise Forty only) per Sq.ft., i.e., rent per month is Rs.24,601/- (Rupees Twenty Four Thousand Six Hundred One 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.

Contd....Page - 3

Per Rashi Peripherals Pvt. Ltd.

Authorised Signatory

ನಿರ್ದೇಶಕರು (DIRECTOR)
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು
ಜೈವಿಕ ತಂತ್ರಜ್ಞಾನ ನಿರ್ದೇಶನಾಲಯ, ಬೆಂಗಳೂರು

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ನಂ. 152 ಮು.ಸಂ. 2003
ರೂ. 09-03-2003ರ ಪ್ರ.ಸಂ. ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಖರ್ಚು : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದಾಗಿದೆ
This sheet can be used for any document.

ದಸ್ತಾವೇಜನ್ನು ದರಮಾಂಕಿಸಿದ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

Page - 3

- 3) **RENT ADVANCE:** The total Rent advance Rs.2,13,950/- (Rupees Two Lakh Thirteen Thousand Nine Hundred Fifty Only) which is already 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 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, 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.

Contd.....Page - 4

Pet Rashl Paripharals Pvt. Ltd.
Authorized Signatory

ನಿರ್ದೇಶಕರು (DIRECTOR)
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು
ಜೈವಿಕ ಸಂಶೋಧನೆ ಮತ್ತು ಸಂವಹನ ಇಲಾಖೆ, ಬೆಂಗಳೂರು.

ದಾಖಲೆಗಾಗಿ ಪಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀನ ಸೇವೆಗೆ ಕೆಎಚ್ 152 ಮುಖೋಪಮು 2003
ದಿನಾಂಕ 08-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಗಾಗಿ ಪಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಪಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

ದಾಖಲೆಗಾಗಿ ದಾಖಲೆಗಾಗಿ ದಿನಾಂಕ
Date of execution

Page - 4

- 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 @ 12% & 2% as education cess & 1% as higher education cess along with the rent & it should be paid in favour of Director IT BT payable at Hubli. For delayed payment of tax 13% per annum interest will be charged.

Contd.....Page - 5

Per Rashi Parlaberale Pvt. Ltd.

Rashi
Authorized Signatory

[Signature]
ನಿರ್ದೇಶಕರು (DIRECTOR)
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು
ಜೈವಿಕ ತಂತ್ರಜ್ಞಾನ ನಿರ್ದೇಶನಾಲಯ, ಬೆಂಗಳೂರು

ಈ ಪಾಳೆಯನ್ನು ಪಾಳೆಯು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀನ ಸೇವೆಗೆ ಕೆಎಚ್ 152 ಮುಖೋಪಮು 2003
ದಿನಾಂಕ 08-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ



ate /
le is
Tele
c. R.
By
if Do
Price

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಸರ್ಕಾರದ
ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಕಾನೂನು 152 ಮತ್ತು 153 2003
2008 09-05-2003ರ ಪ್ರಕಾರ ಮುಖ್ಯ ಸಚಿವರು.

**ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka**

ದಸ್ತಾವೇಜು ಹಾಕಿ
Document Sheet



**ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department**

ಟಿಕೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದಾಗಿದೆ
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆಯಬೇಕಾದ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

Page - 5

SCHEDULE

IT Park Hubli at City Survey No.121A, Ward No.3, opposite to Indra Glass House, Pune-Bangalore Road, Hubli. The premise bearing Shop Number / Office space : A103, A104, & A105 situated between:

- EAST : A146 TO 148
- WEST : PB Road
- NORTH : A102
- SOUTH : A106

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

LESSOR

[Signature]
23/01/15
ನಿರ್ದೇಶಕರು (DIRECTOR)
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು
ವ್ಯವಹಾರ ತಂತ್ರಜ್ಞಾನ ನಿರ್ದೇಶನಾಲಯ, ಬೆಂಗಳೂರು

LESSEE

Per Rasbi Peripberala Pvt. Ltd.
[Signature]
Authorized Signatory

WITNESSES

- 1) **YOGESH**
[Signature]
Rasbi Peripberala Pvt Ltd
Bangalore.
- 2) **Prashanth K.N**
[Signature]
(PRASHANTH K.N)

- 1) *[Signature]*
K. Ramesh
ಆಡಳಿತಾಧಿಕಾರಿ
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು
ವ್ಯವಹಾರ ತಂತ್ರಜ್ಞಾನ ನಿರ್ದೇಶನಾಲಯ, ಬೆಂಗಳೂರು
- 2) *[Signature]*
MANAGER
IT Park. HUBLI.



सत्यमेव जयते

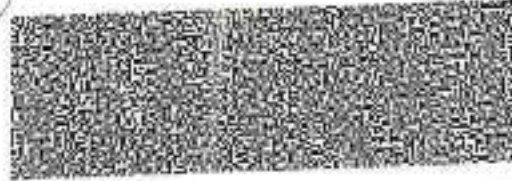
INDIA NON JUDICIAL

Government of Karnataka

Rs. 100

e-Stamp

Certificate No. : IN-KA48904233311574Q
 Certificate Issued Date : 19-Sep-2018 04:27 PM
 Account Reference : NONACC (BK)/ kakscub08/ BANGALORE4/ KA-BA
 Unique Doc. Reference : SUBIN-KAKAKSCUB0836410537224400Q
 Purchased by : RASHI PERIPHERALS PVT LTD
 Description of Document : Article 30 Lease of Immovable Property
 Description : RENTAL AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : THE DIRECTOR IT BT
 Second Party : RASHI PERIPHERALS PVT LTD
 Stamp Duty Paid By : RASHI PERIPHERALS PVT LTD
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please visit or type below this URL

RENT AGREEMENT

This deed of lease rent agreement entered on the ,19th September 2018 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 in interest & title, legal representatives, administrators, executors, nominees & assignees etc., on the FIRST PART.

S. S. S. S.

AND

FOR RASHI PERIPHERALS PVT LTD

Contd.....Page-1

KASHI PERIPHERALS PVT. LTD. A Company/Establishment, incorporated under the Companies Act 1956 having its head office at # 402/403, Pride Hulkul, 4TH Floor, Laibagh Road, Near Passport Office, Bangalore - 560027, represented by Mr. Ravi Khemani, aged 41 years, 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 103 to 105 measuring 1337 Sq.Ft. space which includes 212 Sq.Ft. of Common Area at A Block Lower Ground Floor in IT PARK, Hubli for business of Computers, Laptops, Computer Accessories, Peripherals etc. sales and service.

NOW THE AGREEMENT OF RENT WITNESSETH AS FOLLOWS:

- 1) **DURATION:** The duration of agreement will be for a period of 3(three) years from 1st June 2017 to 31st May 2020 & is subject to renewal thereafter under mutually agreed terms & conditions by the Lessor & Lessee at 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.21.16(Rupees Twenty One and paise Sixteen only) per Sq.ft.** i.e., rent per month is **Rs.26291.00(1337 Sq.ft * Rs.21.16)** (Rupees Twenty Eight thousand Two Hundred Ninety One 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 has been calculated at Rs.21.16per sq.ft 10 months which amounts to Rs.2,82,910.00. An amount of Rs.2,13,950.00 earlier paid through cheque No.470698 dt.20.05.2011 in favour of Director IT BT payable at Bangalore is adjusted towards this total advance and the balance amount of Rs.68,960.00 (+ Excess of Rs.360 = 69320) has been paid by DD/Cheque No.477309 dated 30.06.2017 in favour of the Director IT and BT, Government of Karnataka 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 scheduled property and its service facilities in good condition. The lessee shall pay towards property maintenance to KENONICS 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

15. The Provisions of Karnataka Public Premises (Unauthorised occupants) Act 1974 is applicable to the schedule premises PAGE - 3 under this deed

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.

Authorised Signatory

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 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 Goods and 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 and Service tax prevailing rates as per Goods and Service Tax Rules shall be charged

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 : A103, A104 and A105 situated between

EAST : A146 to 148
 WEST : P.B. ROAD
 NORTH : A102
 SOUTH : A106

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

LESSOR
 The Director IT BT
 Bangalore

[Signature]
 Director
 Information Technology & Biotechnology Department, Bangalore

LESSEE

[Signature]
Authorised Signatory
 RASHI PERIPHERALS PVT LTD
 Bangalore

WITNESSES

1)

[Signature]
 Administrative Officer
 Directorate of Information Technology & Biotechnology
 2nd Floor, 'X' Block, BMTC Building, 560 021
 Channarayana Nagar, Bangalore

Assistant Manager

WITNESSES

2)

[Signature]
 Yogesh K N
 Rashi Peripherals Pvt Ltd, Bangalore

[Signature]
 Dinakar S
 Rashi Peripherals Pvt Ltd, Bangalore



