

ಕರ್ನಾಟಕ ಸರ್ಕಾರ



ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು ಬೈನಿಂಗ್  
ತಂತ್ರಜ್ಞಾನ ನಿರ್ದೇಶನಾಲಯ,  
ಬಿ.ಎಂ.ಟಿ.ಸಿ. ಕೇಂದ್ರ ಕಛೇರಿ ಕಟ್ಟಡ,  
'ಎ' ಬ್ಲಾಕ್ ಟಿಪ್ಪನೂರು, 2ನೇ ಮಹಡಿ, ಕೆ.ಎಚ್.  
ರೋಡ್, ಶಾಂತಿನಗರ, ಬೆಂಗಳೂರು-27  
ಇ-ಮೇಲ್: [itdir@bangaloreitbt.in](mailto:itdir@bangaloreitbt.in)

ಸಂಖ್ಯೆ:ITPH/RT Computers&Services/2013-14  
ಲಗತ್ತ: ಉದ್ದೇಶಿತ ಪತ್ರಗಳು.

ದಿನಾಂಕ: 18-03-2014

ಗೆ,  
ವ್ಯವಸ್ಥಾಪಕ ನಿರ್ದೇಶಕರು ✓  
ಕೆಯೋನಿಕ್ಸ್, ಬಿ.ಎಂ.ಟಿ.ಸಿ. ಕೇಂದ್ರ ಕಛೇರಿ ಕಟ್ಟಡ,  
'ಎ' ಬ್ಲಾಕ್ ಟಿಪ್ಪನೂರು, 2ನೇ ಮಹಡಿ,  
ಕೆ.ಎಚ್. ರೋಡ್, ಶಾಂತಿನಗರ,  
ಬೆಂಗಳೂರು-27.



ನಿಜಾಯ: ಹುಬ್ಬಳ್ಳಿ ಐಟಿ ಪಾರ್ಕ್‌ನಲ್ಲಿ ಮೆ:RT Computers & Services ಸಂಸ್ಥೆಗೆ  
ಮಳಿಗೆ ಮಂಜೂರಾತಿ ನೀಡುವ ಬಗ್ಗೆ.

ನಿಜಾಯ: ಮ್ಯಾನೇಜರ್, ಹುಬ್ಬಳ್ಳಿ ಐಟಿ ಪಾರ್ಕ್, ಇವರ ಪತ್ರ ಸಂಖ್ಯೆ:ಕಿ/ಐಟಿಪಿಹೆಚ್/  
395/2013-14, ದಿನಾಂಕ 08-01-2014.

\*\*\*\*\*

ಮೇಲ್ಕಂಡ ವಿಷಯಕ್ಕೆ ಸಂಬಂಧಿಸಿದಂತೆ, ಉಲ್ಲೇಖ (1) ರ ಪತ್ರ ಮತ್ತು ಅಡಳಿತಗಳನ್ನು ಈ ಪತ್ರದೊಂದಿಗೆ  
ಲಗತ್ತಿಸಿ ಕಳುಹಿಸಲಾಗುತ್ತಿದೆ. ಇವುಗಳನ್ನು ಪರಿಶೀಲಿಸಿ, ಐಟಿ ಪಾರ್ಕ್ ಹುಬ್ಬಳ್ಳಿಯಲ್ಲಿ ನವರಿ ಸಂಸ್ಥೆಗೆ ಮಳಿಗೆ  
ಮಂಜೂರಾತಿ ನೀಡುವ ಬಗ್ಗೆ ತಮ್ಮ ಅಭಿಪ್ರಾಯ ನೀಡಲು ಕೋರಿದೆ.

DLAD  
M(LI00) 639/19-3-14  
DA

ತಮ್ಮ ವಿಶ್ವಾಸಿ,

*K. Ramesh*

ಅಡಳಿತಾಧಿಕಾರಿ.

ಮಾಹಿತಿ ಮತ್ತು ತಂತ್ರಜ್ಞಾನ ನಿರ್ದೇಶನಾಲಯ.

*18/3*

ಪ್ರತಿ:-

ವ್ಯವಸ್ಥಾಪಕರು, ಹುಬ್ಬಳ್ಳಿ ಐಟಿ ಪಾರ್ಕ್, ಹುಬ್ಬಳ್ಳಿ.

*18/3*  
*18/3*  
*18/3*

ಸಂಖ್ಯೆ/383/13-14

0:8/1/14

ನಿರ್ದೇಶನ,  
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ, ಸೈದಿ ಕಂಪ್ಯೂಟರ್ ಇಲಾಖೆ,  
ಬೆಂಗಳೂರು - 560 027

ಮಾನ್ಯರೇ,

ವಿಷಯ: ಮೆ ಸಾಯಿ ಸರ್ವಿಸಸ್ ಸಂಸ್ಥೆಗೆ ಮಂಜೂರಾದ ಮಳಿಗೆ ಸಂ ಎ 214 ಹಾಗೂ 238 ರ ಮಂಜೂರಾತಿಯನ್ನು ರದ್ದು ಪಡಿಸಿ ಮೇಲ್ ಟಿ ಕಂಪ್ಯೂಟರ್ & ಸರ್ವಿಸಸ್ ಸಂಸ್ಥೆಗೆ ಮರು ಮಂಜೂರಾತಿ ಮಾಡುವ ಕುರಿತು.

ಉಲ್ಲೇಖ : ಈ ಕಛೇರಿ ಪತ್ರ ಸಂ.ಕೆ/ಐಟಿಪಿಹೆಚ್/383/13-14, ದಿನಾಂಕ:1/1/14

ಉಲ್ಲೇಖದಲ್ಲಿ ನಮೂದಿಸಿರುವ ಈ ಕಛೇರಿ ಪತ್ರದಲ್ಲಿ ಈಗಾಗಲೇ ಈ 2 ಮಳಿಗೆಗಳ ಮಂಜೂರಾತಿಯನ್ನು ರದ್ದುಗೊಳಿಸಲು ಕೋರಲಾಗಿದೆ. ಈಗ ಇದೇ 2 ಮಳಿಗೆಗಳಿಗೆ ಮೇಲ್ ಟಿ ಕಂಪ್ಯೂಟರ್ & ಸರ್ವಿಸಸ್ ಎಂಬ ಸಂಸ್ಥೆಯಿಂದ ಪುನಃ ಬೇಡಿಕೆ ಬಂದಿದ್ದು, ಈಗಾಗಲೇ ಈ ಸಂಸ್ಥೆಯವರು ಐಟಿ ಪಾರ್ಕ್‌ನಲ್ಲಿ ಮಳಿಗೆ ಸಂ ಎ 106 ರಿಂದ 108 ರ ವರೆಗಿನ ಮಳಿಗೆಗಳಲ್ಲಿ ಕಂಪ್ಯೂಟರ್ ಸೇಲ್ಸ್ ಹಾಗೂ ಸರ್ವಿಸಸ್ ಚಟುವಟಿಕೆಗಳನ್ನು ಮಾಡುತ್ತಿದ್ದು, ಅವರ ವಹಿವಾಟನ್ನು ಅಭಿವೃದ್ಧಿ ಪಡಿಸಲು ಉದ್ದೇಶಿಸಿ ಅರ್ಜಿಯನ್ನು ನೀಡಿರುತ್ತಾರೆ (ಲಗತ್ತಿಸಲಾಗಿದೆ). ಇದರೊಂದಿಗೆ ಅವರು ಕೊಟ್ಟ ಧಾವಿಲೆಗಳನ್ನು ಪರಿಶೀಲಿಸಿ, ಈ ಕೆಳಗಿನಂತೆ ಮಂಜೂರು ಮಾಡಲು ಕೋರಲಾಗಿದೆ.

ಮ ಸಂ	ಕಾರ್ಪೆಟ್ ವಿರಿಯಾ	ಕಾಮನ್ ವಿರಿಯಾ	ಒಟ್ಟು ಆಳತೆ	ಬಾಡಿಗೆ ದರ
ಎ 214	367 ಚ ಅ	80 ಚ ಅ	447 ಚ ಅ	ರೂ.30/-
ಎ 238	300 ಚ ಅ	84 ಚ ಅ	384 ಚ ಅ	ರೂ.20/-

ಅರ್ಜಿ ಶುಲ್ಕ ರೂ.5000/- ರೆಸ್ಟಾರ್ಟ್ ಪ್ಯಾಂಕಿನ ಡಿಡಿ ಸಂ.104708 ದಿ.9/12/13 ಅನ್ನು ಸ್ಥಳೀಯ ಖಜಾನೆಗೆ ಭರ್ತಿ ಮಾಡಲಾಗಿದೆ. ಮುಂಬರುವ ಅಧಿಕಾರಯುಕ್ತ ಸಮಿತಿ ಸಭೆಯಲ್ಲಿ ಈ ವಿಷಯವನ್ನು ಮಂಜೂರಾತಿಗಾಗಿ ಇರಿಸಲಾಗುವುದು. ಈ ಮಧ್ಯದಲ್ಲಿ ಅಧಿಕಾರಯುಕ್ತ ಸಮಿತಿ ಸಭೆಯಲ್ಲಿ ಅನುಸಮರ್ಥನೆ ಪಡೆಯುವ ನಿಭಂದನೆಯೊಂದಿಗೆ ಈ ಮಂಜೂರಾತಿಯನ್ನು ಕೊಡಬಹುದಾಗಿದೆ.

ಗೌರವದೊಂದಿಗೆ ಸಲ್ಲಿಸಲಾಗಿದೆ.

ಧನ್ಯವಾದಗಳು.


ತಮ್ಮ ವಿಶ್ವಾಸಿ,



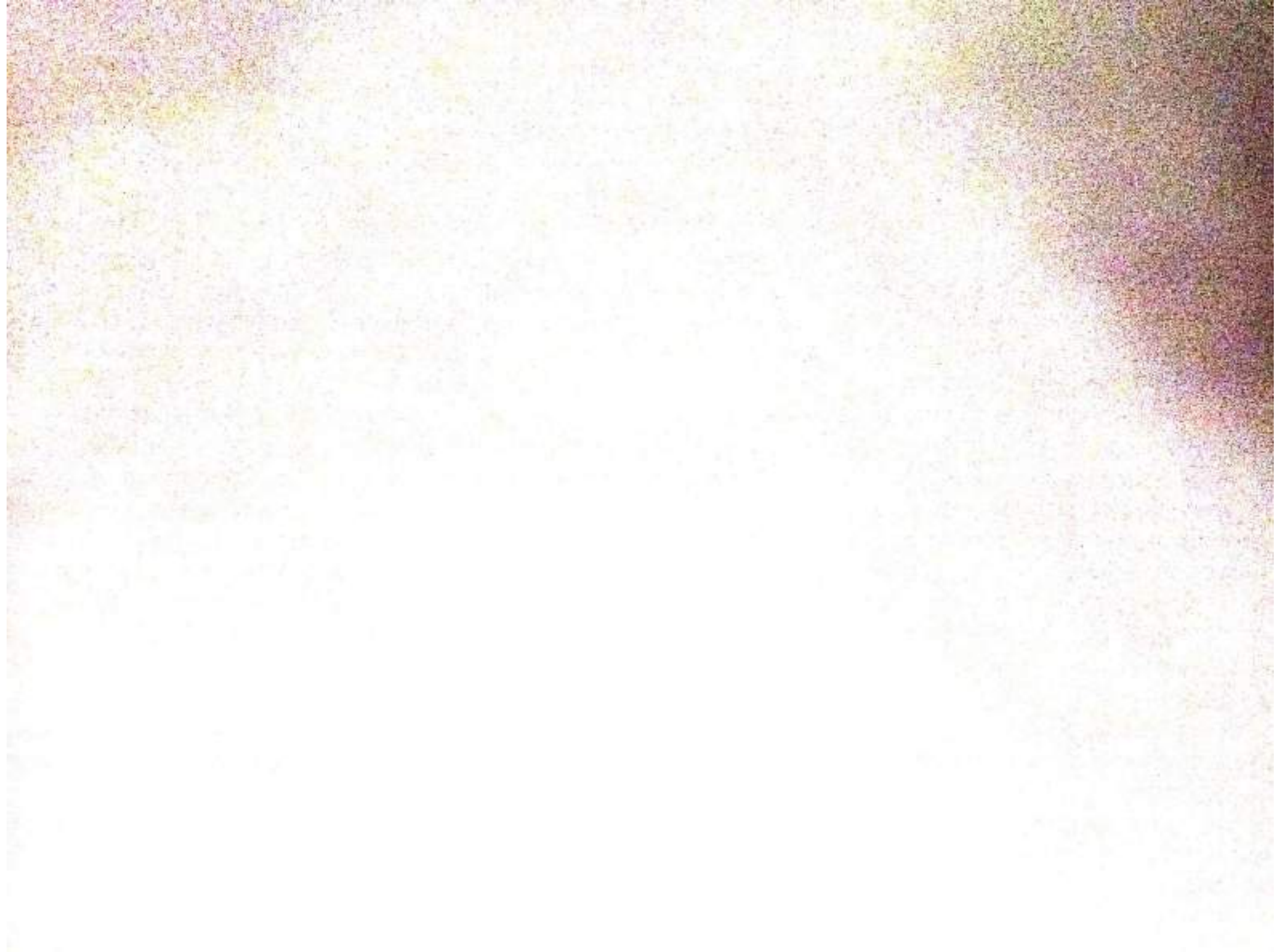
(ಹೆಚ್. ದೇವಾನಂದ)

ವ್ಯವಸ್ಥಾಪಕರು

ಐ ಟಿ ಪಾರ್ಕ್, ಹುಬ್ಬಳ್ಳಿ

  
17.98  
10/1/14  
12.11.5.Puy.

ಲಗತ್ತು : ಸಂಸ್ಥೆಯಿಂದ ಬಂದ ಅರ್ಜಿ ಹಾಗೂ ಧಾವಿಲೆಗಳು



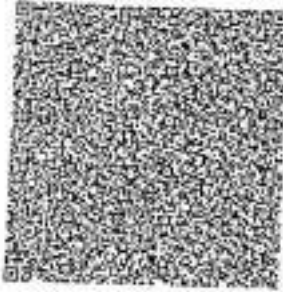



सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Karnataka

e-Stamp

Certificate No. : IN-KA64372516344788M  
Certificate Issued Date : 13-May-2014 05:11 PM  
Account Reference : NONACC (FI)/ kacrsf108/ HUBLI/ KA-DW  
Unique Doc. Reference : SUBIN-KAKACRSFL0884100258957287M  
Purchased by : R T COMPUTERS AND SERVICES  
Description of Document : Article 12 Bond  
Description : LEASE AGREEMENT  
Consideration Price (Rs.) : 0  
 : (Zero)  
First Party : R T COMPUTERS AND SERVICES  
Second Party : DIRECTOR IT AND BT GOVT OF KARNATAKA  
Stamp Duty Paid By : R T COMPUTERS AND SERVICES  
Stamp Duty Amount(Rs.) : 100  
 : (One Hundred only)



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


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**RENT AGREEMENT**

This deed of lease rent agreement entered on the 30<sup>th</sup> April 2014 , BETWEEN  
THE HON'BLE GOVERNOR, GOVT. OF KARNATAKA, represented by the

For R. T. Computers & Services

  
Prop /Mandate Holder

  
ಎರವಲುದಾರಿ

G- PRO  
Facility  
Mar  
G-

Director, Directorate of Information Technology & Bio-Technology Bangalore, having its office in BMTc Central Offices Building, TTMC, A Block, 2<sup>nd</sup> Floor Shanti Nagar, K H Road Bangalore-22, hereinafter referred to as the "LESSOR" which expression shall, unless it be repugnant to the context mean & include all its successors if interest & title, legal representatives, administrators, executors, nominees & assignees etc., on the FIRST PART.

AND

M/s RT COMPUTERS & SERVICES FIRM, represented by MITESH KUMAR A JAIN, aged 33 years residing at # 38, Arianant colony, Kusugal Road, Keshwapt, Hubli-29 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 214 & 238, in A block Basement Floor measuring 831 sq. ft. of space inclusive of common area of 164 sq.ft. in IT Park, Hubli for setting up of business of Computers, Laptops, Computers Accessories, Peripherals, Tablets, Smartphones 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 30<sup>th</sup> April 2014 to 29<sup>th</sup> April 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. 30/- for Shop no A214 which measures 447 sq ft and Rs 20/- for Shop no A238 which measures 384 sq ft i.e., rent per month is Rs21,090/- (Rupees twenty one thousand and ninety 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 & 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 Rs2,10,900./- 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.

For R. T. Computers & Services

  
Mitesh Kumar A Jain

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.
- 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.

#### SCHEDULE

IT Park Hubli at City Survey No.121A, Ward No.3, opposite to Indira Glass House, Pune-Bangalore  
For R. T. Computers & Services

*hite*


*ನಿರ್ದೇಶಕರು*  
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಇಲಾಖೆ

4, Hubli. The premise bearing Shop Number / Office space : A214&A238 situated between:

EAST : E Block  
WEST : P B Road  
NORTH : Shop No: 239 & 213  
SOUTH : Shop No: 237 & 215

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

LESSOR

  
15/09/17


ನಿರ್ದೇಶಕರು  
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು  
ಜೈವಿಕ ತಂತ್ರಜ್ಞಾನ ನಿರ್ದೇಶನಾಲಯ, ಬೆಂಗಳೂರು

WITNESSES

LESSEE

For R. T. Computers & Services  
Kindly  
Prop / Mandate Holder

1)

  
V. Ramish  
ಆಡಳಿತಾಧಿಕಾರಿ  
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು  
ಜೈವಿಕ ತಂತ್ರಜ್ಞಾನ ನಿರ್ದೇಶನಾಲಯ

1)



Sanjay S. Jain  
47/1, Bhuspeth, Hubli

2)



ಟಿ. ರಾಮಕೃಷ್ಣ  
ವ್ಯವಸ್ಥಾಪಕರು  
ಐ. ಟಿ. ಪಾರ್ಕ್, ಸುಬಳಿ

2)



ASTROKKUMAR R. JADHAV  
28 Amhant Co Society  
Keshnapur  
HUBLI-23



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Karnataka

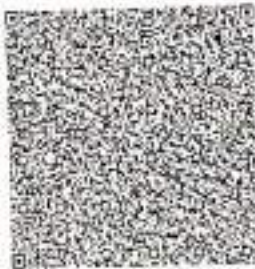
## e-Stamp

Certificate No.  
 Certificate Issued Date  
 Account Reference  
 Unique Doc. Reference  
 Purchased by  
 Description of Document  
 Description  
 Consideration Price (Rs.)  
 First Party  
 Second Party  
 Stamp Duty Paid By  
 Stamp Duty Amount(Rs.)

: IN-KA86016093065999Q  
 : 26-Jun-2018 01:02 PM  
 : NONACC (BK)/ kakscub08/ HUBLI6/ KA-DW  
 : SUBIN-KAKAKSCUB08143225236887460  
 : R T COMPUTERS AND SERVICES  
 : Article 32 Letter of License  
 : RENT AGREEMENT  
 : 0  
 : (Zero)  
 : DIRECTOR IT AND BT  
 : R T COMPUTERS AND SERVICES  
 : R T COMPUTERS AND SERVICES  
 : 100  
 : (One Hundred only)

For THE ARYA VAISHAYA  
 CO-OP BANK LTD.  
  
 BRANCH MANAGER

For THE ARYA VAISHAYA  
 CO-OP BANK LTD.  
  
 BRANCH MANAGER



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

DRAFT

RENT AGREEMENT

06-07-2019

This deed of lease rent agreement entered on the 26-06-2018 at Hubli BETWEEN THE HON'BLE GOVERNOR, GOVT. OF KARNATAK, represented by the Director, Directorate of Information & Public

A 1



Technology & bio-Technology Bangalore, having its office at BMT Central Offices Building, TTMC, A Block, 2<sup>nd</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 & include all its successors in interest & title, legal representatives, administrators, executors, nominees & assignees etc., on the FIRST PART

AND

M/s R T Computers & Services FIRM, represented by Milosh Kumar A Jain, aged 37 years residing at #38, Aribant Colony, Kusugal Road, Keshwapur, Hubli 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 238 & A214 in A block Floor measuring 831 sq. ft. of space inclusive of common area of 164 sq.ft. in IT Park, Hubli for setting up of Computers, Laptops, Smartphone, Tablet Sales and Service Business

**NOW THE AGREEMENT OF RENT WITNESSETH AS FOLLOWS:**

1) **DURATION** : The duration of agreement will be for a period of 3(three) years from 30-04-2017 at 29-04-2020 & 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

Shop No	Rent Rate	Area in Sq Feet	Rent Amount
A214	34.5/-	447	15422/-
A238	23/-	384	8832/-
		<b>Total</b>	<b>24254/-</b>

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 & BT. For delayed payment of rent 12% per annum interest will be charged.

3) **RENT ADVANCE**: The advance of rent has been calculated at Rs34.5 per sq. ft. for shop no A214 which measures 447 SFT and Rs 23/- for shop no A238 which measures 384SFT for 10 months which amounts to 242540/-. An amount of Rs2,10,900 /- earlier paid through cheque No.066388 dt.25/04/2017 in favour of Director IT BT payable at Bangalore, is adjusted towards this total Advance and the balance amount of Rs. 31640 /- has been paid by DD/Cheque, No. 049457 from AXIS BANK Dt.- 06-07-2018 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 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 time of the Lessor with

9) TERMINATION

Director

Information Technology & Technology Department Bangalore

M/s R. T. Computers & Services

Milosh Kumar A Jain

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. The Provisions of Karnataka Public Premises (Eviction of unauthorised occupant) Act 1974 is applicable to the schedule premises.

1) **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 GST prevailing rates as per GST Rules shall be charged under this deed.

Director  
Information Technology &  
Biotechnology Department, Bangalore

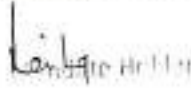
SCHEDULE

Park Hubli at City Survey No.121A, Ward No.3, opposite to Indira Glass House, Pune-Bangalore Road, Hubli. The premise bearing Shop Number: A214/238 situated between:

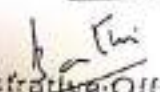
- EAST : E Block
- WEST : P B Road
- NORTH : Shop No 239 & 213
- SOUTH : Shop No 237 & 215

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   
[MITHANKUMAR A JAIN]

WITNESSES

1)   
Administrative Officer  
Directorate of Information Technology  
& Biotechnology  
2nd Floor, 'A' Block, BMTC Building,  
Shanthi Nagar, Bangalore 560 027

1)   
Nikhil Jain

2)   
Hitesh Sharma

ಕ/ಪಾಟಿ/259/10-11

ದಿನಾಂಕ: 25/1/11

ಗೆ,  
ನಿರ್ದೇಶಕರು,  
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ, ಜೈವಿಕ ತಂತ್ರಜ್ಞಾನ ಇಲಾಖೆ  
ಬೆಂಗಳೂರು - 560 001

ಮಾನ್ಯರೇ,

ವಿಷಯ : ಐ ಟಿ ಪಾರ್ಕ್ ಯುಜ್ಜಿಯಲ್ಲಿರುವ ಮಳಿಗೆಗಳ ಬೇಡಿಕೆ ಹಾಗೂ ಮಂಜೂರಾತಿ ಕುರಿತು.

ಮಾ. ಆರ್.ಟಿ. ಕಂಪ್ಯೂಟರ್ & ಸರ್ವಿಸಸ್ ಸಂಸ್ಥೆಯವರು ಐಟಿ ಪಾರ್ಕ್ ಮಾರಾಟ ಮಾಡಲು ಮಳಿಗೆಗಳ ಸಂ.ಎ 106, 107 & 108, ಇವುಗಳನ್ನು ಬಾಡಿಗೆ ಆಧಾರದ ಮೇಲೆ ತೆಗೆದುಕೊಳ್ಳಲು ಗುರುತಿಸಿರುತ್ತಾರೆ. ಇದರಂತೆ, ದಿ.21/1/2011 ರಂದು ಪತ್ರವನ್ನು (ಲಗತ್ತಿರಲಾಗಿದೆ) ನೀಡಿ ಬೇಡಿಕೆಯನ್ನು ಸಲ್ಲಿಸಿರುತ್ತಾರೆ. ಈ ಮಳಿಗೆಗಳನ್ನು ಯು ಥಾ ಮತ್ತು ನ ಪಾಲಿಕೆಯವರಿಂದ ಮಾಪನ ಮಾಡಿಸಿ ಮಳಿಗೆಗಳ ಅಳತೆ ವಿವರ ಈ ಕೆಳಗೆ ನೀಡಲಾಗಿದೆ.


ಎ 106 -388 ಚ ಅ (ಕಾರ್ಪೆಟ್ ವರಿಯಾ 355.02 ಚ ಅ+ಕಾಪನ್ ವರಿಯಾ 33.03 ಚ ಅ)  
ಎ 107 -336 ಚ ಅ (ಕಾರ್ಪೆಟ್ ವರಿಯಾ 300 ಚ ಅ + ಕಾಪನ್ ವರಿಯಾ 36 ಚ ಅ)  
ಎ 108 -420 ಚ ಅ (ಕಾರ್ಪೆಟ್ ವರಿಯಾ 384 ಚ ಅ + ಕಾಪನ್ ವರಿಯಾ 36 ಚ ಅ)  
ಒಟ್ಟು ಅಳತೆ = 1144 ಚ ಅ

ಐಟಿ ಗೆ ಸಂಬಂಧಿಸಿದ ಸಾಮಗ್ರಿಗಳನ್ನು ಮಾರಾಟ ಮಾಡಲು ಉದ್ದೇಶಿಸಿ, ಮಳಿಗೆಗಳ ಬೇಡಿಕೆ ಕೊಟ್ಟಿರುವ ಹಿನ್ನೆಲೆಯಲ್ಲಿ ಇವುಗಳನ್ನು ಬಾಡಿಗೆ ಆಧಾರದ ಮೇಲೆ ಮಂಜೂರು ಮಾಡಬಹುದಾಗಿದೆ. ಈ ಮೂರು ಮಳಿಗೆಗಳ ಒಟ್ಟು ಅಳತೆಯು 1000 ಚ ಅ ಗಿಂತ ಹೆಚ್ಚಾಗಿರುವುದರಿಂದ ಪ್ರತಿ ಚ ಅ ರೂ.13.50/- ದರವು ಇದಕ್ಕೆ ಅನ್ವಯಿಸುವುದು.

ಗೌರವದೊಂದಿಗೆ ಸಲ್ಲಿಸಲಾಗಿದೆ

ದೃಢೀಕರಣಗಳು.

ತಮ್ಮ ವಿಶ್ವಾಸಿ,



ಹೆಚ್. ದೇವಾನಂದ  
ವ್ಯವಸ್ಥಾಪಕರು  
ಐ ಟಿ ಪಾರ್ಕ್, ಚುಬ್ಬಳ್ಳಿ

ಲಗತ್ತು : ಸಂಸ್ಥೆಯಿಂದ ಬಂದ ಪತ್ರ

ಪ್ರತಿ : ನಿರ್ದೇಶಕರು, ನಿರ್ಮಾಪಕ, ಕಿಯೋನಿಕ್ಸ್, ಬೆಂಗಳೂರು - ಮಾಹಿತಿಗೋಷ್ಠಿ.

Copy of 1037  
Communication No. 1037/11

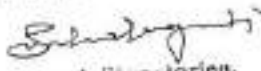


INDIA NON JUDICIAL  
Government of Karnataka

e-Stamp

Certificate No. : IN-KA81221186075767J  
Certificate Issued Date : 02-Jun-2011 11:39 AM  
Account Reference : NONACC (BK)/ kakscub08/ HUBLI1/ KA-DW  
Unique Doc. Reference : SUBIN-KAKAKSCUB0845570183738955J  
Purchased by : R T COMPUTERS AND SERVICES  
Description of Document : Article 30 Lease of Immovable Property  
Description : LEASE AGREEMENT  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : R T COMPUTERS AND SERVICES  
Second Party : DIRECTOR IT AND BT GOVT OF KARNATAKA  
Stamp Duty Paid By : R T COMPUTERS AND SERVICES  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)

For The Hablr Urban Co-op. Bank Ltd.,


  
Authorized Signatory.



LEASE RENT AGREEMENT

THIS DEED OF LEASE RENT AGREEMENT entered into the 03<sup>rd</sup> June 2011  
BETWEEN  
THE HON'BLE GOVERNOR, GOVERNMENT OF KARNATAKA, represented by the

For R. T. Computers & Services

  
Prep./Mandate Holder

  
ನಾರ್ಡ್ ಲೆಟರ್

Director, Directorate of Information Technology and Bio-Technology, Bangalore.  
its office at No.9, 3<sup>rd</sup> Floor, UNI Building, Thimmaiah Road, Bangalore 560 052,  
hereinafter referred to as the "LESSOR" which expression shall, unless it be repugnant  
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 R.T.Computers & Services , a company / establishment, incorporated under the  
companies Act 1956 having its Head office at Shop No A-106/107 ,Laxmi Balkrishna  
Square, Station Road, Hubli-580020 represented by Mitesh Kumar A Jain aged 30  
years, 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 1144 sq.ft.of space which includes 105 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 1<sup>st</sup>  
June 2011 to 31<sup>st</sup> 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  
18,304/- This amount shall be paid on or before 10<sup>th</sup> 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.

For R. T. Computers & Services  
Prop. / Mandate Holder

Mitesh Kumar A Jain  
ಸಿದ್ಧೇಶ್ವರ

3 RE.  
months  
favour of  
intrest free.

0 052-  
Bangalore  
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ives

**3 RENT ADVANCE :** The advance of rent have to be calculated on rate per sq. ft. for 10 months. The total advance is Rs 1,83,040 /- which is already paid by demand draft in 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.

*[Handwritten signature and text]*

*[Handwritten signature]*  
20/08/20

**9 TERMINATION OF THE RENT / LEASE:** The lease may be terminated by 3 (three) months advance notice in writing by either side by RPAD. Notwithstanding 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 efflux 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 R. T. Computers & Services

Prop./Mandate Holder

  
ಸಿದ್ಧೇಶ್ವರಯ್ಯ

SCHEDULE: IT Park  
Glass house, Pinnac-Bangalore  
4108 situated between

terminated by  
of withstanding  
if the

(5)

**SCHEDULE:** 1 T 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 A106,A107,& A108 situated between

- North : A 105
- South : Lobby 1
- West : P.B.Road
- East : Meter pannel Room

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

LESSEE  
**For R. T. Computers & Services**  
*[Signature]*  
 Prop. /Mandate Holder

*[Signature]*  
 LESSOR  
 ನಿವೇಶನ ಕಂಪನಿ ಪ್ರೈವೆಟ್ ಲಿಮಿಟೆಡ್  
 ವ್ಯವಹಾರ ಕಛೇರಿ, 9, ಯು.ಎಸ್.ಎ. ಕಟ್ಟಡ,  
 3ನೇ ಮುಖ್ಯ ರಸ್ತೆ, ಬೆಂಗಳೂರು - 560 051

WITNESSES

1 *[Signature]* Ashok Kumar - E Jain  
 36, Mahant Society Keshavnagar Hubli

2 *[Signature]* Sujay S. Jain  
 47/1, Ashuspeth,  
 Hubli

WITNESSES

1

2



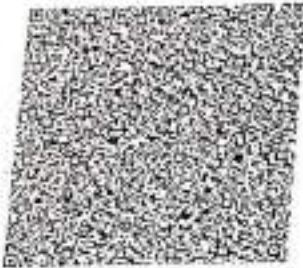


सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Karnataka  
e-Stamp

Certificate No.	: IN-KA73541394416629M
Certificate Issued Date	: 02-Jun-2014 01:20 PM
Account Reference	: NONACC (FI)/ kaksfcl08/ HUBLLI/ KA-DW
Unique Doc Reference	: SUBIN-KAKAKSFCL0802076073561363M
Purchased by	: R T COMPUTERS AND SERVICES
Description of Document	: Article 30 Lease of Immovable Property
Description	: LEASE AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: R T COMPUTERS AND SERVICES
Second Party	: DIRECTOR IT AND BT GOVT OF KARNATAKA
Stamp Duty Paid By	: R T COMPUTERS AND SERVICES
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

for VIJAS SOUTHADA CO-OP. BANK LTD.  
Authorized Signature.



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

**LEASE RENT AGREEMENT**

THIS DEED OF LEASE RENT AGREEMENT entered into the 2nd June 2014

BETWEEN

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

For R. T. Computers & Services

Prop./Mandate Holder

ನಿರ್ದೇಶಕರು  
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು  
ಜೈವಿಕ ತಂತ್ರಜ್ಞಾನ ನಿರ್ದೇಶನಾಲಯ, ಬೆಂಗಳೂರು

Director, Directorate of Information Technology and Bio-Technology, Bangalore, its office at BMT Central Offices Building, TTMC, A Block, 2<sup>nd</sup> Floor Shanti Nagar, K.M. 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 and title, legal representatives

Administrator executors nominees & assigns etc. On the FIRST PART AND M/s R.T.Computers & Services, a company / establishment, incorporated under the companies Act 1956 having its Head office at Shop No A-106/107, Laxmi Balkrishna Square, Station Road, Hubli-580020 represented by Mitesh Kumar A Jain aged 30 years, 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 1144 sq.ft.of space which includes 105 sq. ft.of Common area at A Block Ground Floor in IT 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 1<sup>st</sup> June 2014 to 31<sup>st</sup> May 2017 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 18.40 (Rupees Eighteen and Fourty Paise only) per sq. ft. i.e rent per month is Rs 21050/- This amount shall be paid on or before 10<sup>th</sup> 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.

For R. T. Computers & Services

Don / Mandate Holder

ನಿರ್ದೇಶಕರು  
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು

**ENT ADVANCE:** The advance of rent is monthly or earlier rent of Rs (6/-). The total advance paid by demand draft in favour of Director at Bangalore, which is interest free

**ELECTRICITY**  
CONSUMPTION

re. having  
Agar. K R  
sion shall,  
interest and title.

**4 RENT ADVANCE** : The advance of rent have to be calculated on rate per sq. ft. for 10 months (at earlier rent of Rs 16/-). The total advance is Rs 1,63,040/- which is already paid by demand draft in favour of Director, IT & BI Government of Karnataka payable at Bangalore, which is interest free

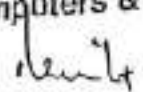
**5 ELECTRICITY CHARGES** : Lessor shall provide separate meter for electricity consumption by the Lessee and the charges shall be paid directly each month (every month) regularly by the Lessee to the concerned authorities without accelerating any arrears.


**6 WATER CHARGES** : The Lessee shall pay the water charges directly to the concerned authorities without accelerating any arrears / sharing the bill if required.

**7 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.

**8 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.

**9 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

For R. T. Computers & Services  
  
Prop /Mandate Holder

  
ನಿರ್ಮಾಪಕರು  
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು  
ಜೈವಿಕ ಸ್ವಲ್ಪ ಜ್ಞಾನ ನಿರ್ದೇಶನಾಲಯ, ಬೆಂಗಳೂರು

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.

**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 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 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 efflux 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 @ 12%, 2% education cess and 1% on higher Secondary education cess along with the rent, and it should be paid in

For R. T. Computers & Services

Prop /Mandate Holder

  
ನಿರ್ದೇಶಕರು  
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಸಂಸ್ಥೆ

Copy of DIRECTOR IT BT. payable at  
Mum interest will be charged  
SCHEDULE: IT Part  
Class house, P  
A108

in favour of DIRECTOR IT BT, payable at HUBLI. For delayed payment of tax 13% per annum interest will be charged

**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 A106, A107, & A108 situated between

North : A 105  
South : Lobby 1  
West : P.B.Road  
East : Meter pannel Room

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

LESSEE For R. T. Computers & Services

Prop / Mandate Holder

WITNESSES

1 Sanjay S Jain  
47/1, Bhushpeth, Hubli  
2 ASHOK KUMAR R. JAIN  
38 Anant Society  
Weshwarpur HUBLI.

LESSOR

ನಿರ್ದೇಶಕರು  
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು  
ಚೈವಿಕ ತಂತ್ರಜ್ಞಾನ ನಿರ್ದೇಶನಾಲಯ, ಬೆಂಗಳೂರು  
WITNESSES

1  
2 Ramesh

ಟಿ. ರಾಮಕೃಷ್ಣಪ್ಪ  
ವ್ಯವಸ್ಥಾಪಕರು  
ಐ. ಟಿ. ಪಾರ್ಕ್, ಪುಬ್ಬಳ್ಳಿ

K. Ramesh  
ಆಡಳಿತಾಧಿಕಾರಿ  
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು  
ಚೈವಿಕ ತಂತ್ರಜ್ಞಾನ ನಿರ್ದೇಶನಾಲಯ



सत्यमेव जयते

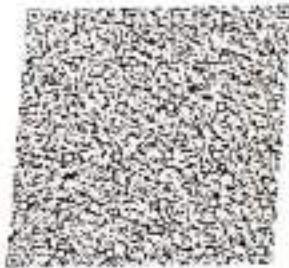
# INDIA NON JUDICIAL Government of Karnataka e-Stamp

Certificate No.  
 Certificate Issued Date  
 Account Reference  
 Unique Doc. Reference  
 Purchased by  
 Description of Document  
 Description  
 Consideration Price (Rs.)  
 First Party  
 Second Party  
 Stamp Duty Paid By  
 Stamp Duty Amount(Rs.)

: IN-KAR60186990580980  
 : 28-Jun-2018 01:03 PM  
 : MONACC (RKY) kaksclub08/HUBLI6- KA-DW  
 : RUBIN-KAKAKSCUB08143417566548530  
 : R T COMPUTERS AND SERVICES  
 : Article 32 Letter of License  
 : RENT AGREEMENT  
 : 0  
 : (Zero)  
 : DIRECTOR IT AND BT  
 : R T COMPUTERS AND SERVICES  
 : R T COMPUTERS AND SERVICES  
 : 100  
 : (One Hundred only)

For THE ARYA VAISHAYA  
 CO-OP BANK LTD.  
 BRANCH MANAGER

For THE ARYA VAISHAYA  
 CO-OP BANK LTD.  
 BRANCH MANAGER



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

RENT AGREEMENT

06-07-2019

This deed of lease rent agreement entered on the 21-06-2019 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, T Block, 2<sup>nd</sup> Floor Shanti Nagar, K H Road Bangalore-27, hereinafter referred to as the "LESSOR" whose 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 AND

M/s R T Computers & Services FIRM, represented by Mitesh Kumar A Jain, aged 37 years residing at #38, Arihant Colony, Kusugal Road, Keshwapur, Hubli 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 A106/107/108 in A block Floor measuring 1144 sq. ft. of space inclusive of common area of 105 sq.ft. in IT Park, Hubli for setting up of Computers, Laptops, Smartphone, Tablet Sales and Service Business

#### NOW THE AGREEMENT OF RENT WITNESSETH AS FOLLOWS:

- 1) DURATION :** The duration of agreement will be for a period of 3(three) years from 01-05-2017 at 31-05-2020 & 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. 21.16 /-(Rupees Twentyone and Sixteen Paise only ) per Sq.ft., i.e., rent per month is Rs24,207/- (Rupees Twenty Four Thousand Two Hundred and Seven 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 & 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 21.16/- per sq ft for 10 months which amounts to Rs 242070/-. An amount of Rs 183040/- earlier paid through cheque No 383761 dt 23-05-2011 in favour of Director IT BT payable at Bangalore is adjusted towards this total advance ad the balance amount of Rs 59030/- has been paid by DD/Cheque No: 049456 from Axis Bank Date: 06/07/2018 in the favour of Director IT BT, The 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 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 premises shall be left in the same state as at the time of possession by the Lessee without any additions or alterations.

TERMINATION  
months after  
above, the  
payment of the  
10) USE : The Lessee  
otherwise as  
with the

197

Mr. Mitesh Kumar, aged 31 years residing at [Address] has called the LESSEE (which is the Lessor) as the LESSEE (which is the Lessor) on the FIRST PART, resposion etc.

**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. *The Provisions of Karnataka Public Premises (Eviction of unauthorised occupants) Act 1974 is applicable to the scheduled premises.*

9) **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 *under the deed*

Director charged Information Technology & Biotechnology Department, Bangalore

**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 A 106, 107 & 108 situated between:

- EAST : Meter Panel Room
- WEST : P B Road
- NORTH : Shop No A 105
- SOUTH : Lobby 1

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  
Information Technology & Biotechnology Department, Bangalore

For R. T. Computers & Services  
LESSEE *[Signature]* Holder  
[MITESH KUMAR, A. J. PATIL]

**WITNESSES**

1) *[Signature]*  
Administrative Officer  
Direstorate of Information Technology & Biotechnology

1) *[Signature]*  
(Nilesh Jain)

2nd Floor, 'A' Block, BMTC Building, Shanthi Nagar, Bangalore 560 027

2) *[Signature]*  
Hitesh Sharma

Assistant Manager