

ದಿನಾಂಕ : 29/10/10

ಕೆ/ಎಟಿಪಿ/183/10-11

ಗೆ,
ಮೆಂ ಸರ್ಕಲ್ ರಿಸೀವಬಲ್ಸ್ & ರಿಸರ್ವ್ ಸೆಟರ್,
ಹುಬ್ಬಳ್ಳಿ

ಮಾನ್ಯರೆ,

ವಿಷಯ : ಎಟಿ ಪಾರ್ಕ್‌ನಲ್ಲಿ ಸ್ಥಳ ಮೂಲಾರು ಆಗಿರುವ ಪರಿಷ್ಕರ.

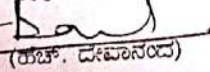
ಈ ಕಡೆಗೆ ತಮ್ಮ ಸಂಸ್ಥೆಯಿಂದ ಬಂದ ಅರ್ಜಿಯನ್ನು ಅಧರಿಸಿ, ಎಟಿ ಪಾರ್ಕ್‌ನಲ್ಲಿ 6 ಬ್ಲಾಕ್‌ನ ಮಳಿಗೆ ಸಂಖ್ಯೆ 120, 121, 122, 131 ಮತ್ತು 132 ಈ ಐದು ಮಳಿಗೆಗಳನ್ನು ತಮ್ಮ ಸಂಸ್ಥೆಗೆ ಬಾಡಿಗೆ ಆಧಾರದ ಮೇಲೆ ಕೊಡಲು ತೀರ್ಮಾನಿಸಲಾಗಿದೆ. ಮಳಿಗೆಗಳ ಬೇಡಿಕೆ ಸಲ್ಲಿಸಿದ್ದಕ್ಕಾಗಿ ಧನ್ಯವಾದಗಳು. ಈ ಮಳಿಗೆಗಳನ್ನು ಅಳತೆ ಮಾಡಿಸಿ ವಿವರಗಳನ್ನು ಕೆಳಗೆ ನೀಡಲಾಗಿದೆ.

ಮಳಿಗೆ ಸಂಖ್ಯೆ	ಕಾರ್ಪೆಟ್ ವರಿಯಾ	ಕಾರ್ಪೆಟ್ ವರಿಯಾ	ಒಟ್ಟು ಬೆಲೆಗಳು
ಎ 120	379.96	37.76	417.75
ಎ 121	379.96	37.76	417.75
ಎ 122	355.96	33.33	389.29
ಒಟ್ಟು 1	1115.88	108.85	1224.79 = 1225 ಚ ಅ
ಎ 131	275.28	77.7	352.35
ಎ 132	275.28	77.7	352.35
ಒಟ್ಟು 2	550.56	155.4	704.7 = 705 ಚ ಅ

ಮೊದಲು ಮೂರು ಮಳಿಗೆಗಳ ಒಟ್ಟು ಅಳತೆಯು 1000 ಚ.ಅ. ಗಿಂತ ಹೆಚ್ಚಾಗಿದ್ದು, ಬಾಡಿಗೆ ದರ ₹13.50/- ಇರುತ್ತದೆ. ಈ ಪ್ರಕಾರ ಈ ಮಳಿಗೆಗಳ ಪ್ರತಿ ತಿಂಗಳ ಬಾಡಿಗೆ ಮೊತ್ತ ₹.16538/-(1225*13.50) ಆಗುತ್ತದೆ. ಇನ್ನುಳಿದ ಎರಡು ಮಳಿಗೆಗಳ ಒಟ್ಟು ಅಳತೆಯು 705 ಚ ಅ ಇದ್ದು, ಈ ಮಳಿಗೆಗಳ ಪ್ರತಿ ತಿಂಗಳ ಬಾಡಿಗೆ ಮೊತ್ತ ₹. 11280/-(705*16) ಆಗುತ್ತದೆ. ಹಾಗಾಗಿ, ಐದು ಮಳಿಗೆಗಳ ಪ್ರತಿ ತಿಂಗಳ ಬಾಡಿಗೆ ಮೊತ್ತ ₹.27818/-, 10 ತಿಂಗಳ ಬಾಡಿಗೆ ಮುಂಗಡ ಹಣ ರೂ.278180/-ಅನ್ನು 10 ದಿ ಮುಖಾಂತರ ಡೈರೆಕ್ಟರ್ಸ್ ಎಟಿ & ಬಿಟಿ ಇವರ ಹೆಸರಿನಲ್ಲಿ ಬೆಂಗಳೂರಿನಲ್ಲಿ ಪಾವತಿಯಾಗುವಂತೆ ನೀಡಲು ಕೋರಲಾಗಿದೆ.

ಧನ್ಯವಾದಗಳು,

ತಮ್ಮ ವಿಶ್ವಾಸಿ,


(ಹೆಚ್. ಡೇವಾನಂದ)

ಮ್ಯಾನೇಜರ್
ಎ ಟಿ ಪಾರ್ಕ್, ಹುಬ್ಬಳ್ಳಿ

ಪ್ರತಿ: ಪುನಸ್ಥಾಪಕ ನಿರ್ದೇಶಕರು - ಮಾಹಿತಿಗೋಷ್ಠಿ ಗೌರವಮೊಂಡಿಗೆ ಸಲ್ಲಿಸಲಾಗಿದೆ.

Received
H. S. Dhananjaya
29/10/2010.



INDIA NON JUDICIAL
Government of Karnataka

e-Stamp

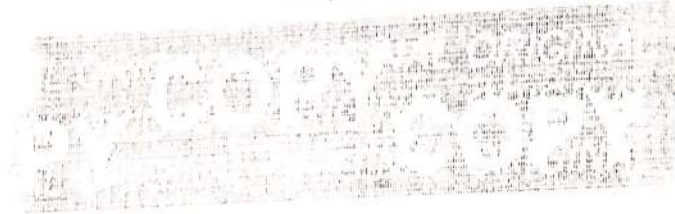
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MALLIKARJUN A KAMBALYAL
Article 12 Bond
BOND FOR RENT CUM LEASE AGREEMENT

(Zero)
MALLIKARJUN A KAMBALYAL
THE DIRECTOR IT AND BT BANGALORE
MALLIKARJUN A KAMBALYAL
200
(Two Hundred only)

Shri Beereswar Sounard Credit Sarva
Ltd., Examba. Br. Pagadl Galll HUBLI



Please write or type below this line-----

AGREEMENT OF LEASE

This deed of lease rent agreement entered on the 12th day of Feb 2011 at Hubli, BETWEEN:

THE HON'BLE GOVERNOR, GOVERNMENT OF KARNATAKA, represented by the Director, Directorate of Information Technology and Bio-technology, Bangalore, having its office at No.9, 3rd floor, UNI building, Thimmajah Road, Bangalore-560052, hereinafter referred to as the "LESSOR" . which expression shall,

unless it be repugnant to the context mean and include all its successors in interest and title, legal representatives, administrators, executors nominees ' and assignees etc., on the FIRST PART.

AND

M/s SUNSHUBH RENEWABLES AND RESEARCH CENTRE, HUBLI a sole proprietorship firm, represented by Mr. Mallikarjun A. Kambalyal aged 46 years, residing at 42, Ashok Nagar, Hubli.

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.

WHEREAS the "LESSOR" is the absolute owner of the building property bearing; as IT. Park, Hubli at City Survey No.121A, Ward No.3 opposite to Indira Glass House, Pune Bangalore Road, Hubli hereinafter called the LESSOR and hereinafter referred to as "Scheduled Property" WHEREAS the lessee who is in need of Shop No A 120,121,122,131,132 the total area of these shops is 1930 sq.ft. of space and 264 Sq.ft common area at A Block in IT Park, Hubli for setting up of ENERGY EFFICIENCY PARK AND TESTING FACILITIES, a venture to share the knowledge on water, energy and fuel conservation activities,

NOW THIS AGREEMENT OF RENT WITNESSETH AS FOLLOWS:

1) DURATION: The duration of the agreement will be for a period of 3 (three) years from 1-12-2010 and is subject to renewal thereafter under mutually agreed terms and 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. 27,818.00 (Rupees Thirteen and Fifty Paise only) per Sq.ft., i.e., rent per month is Rs. 27,818.00 Rupees Twenty seven thousand Eight hundred and Eighteen only. Of this amount shall be paid on or before 10th of every month by Demand Draft payable at Bangalore in favor of The Director, IT and BT for delayed payment of rent 12% per annum interest will be charged.

3) RENT ADVANCED: The advance of rent have to be calculated on rate per sq.ft for 10 months. The total advance is Rs.278180/- to be paid by DD in favor of The Director IT and BT Government of Karnataka payable at Bangalore which is interest free.

4) ELECTRICITY CHARGES: The Lessee 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 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 Sunshubh Renewables and Research Centre

[Signature]

5) PROPERTY
Good copy
incurred
Govt

As
d

P

Rupen Lakshmi

Director/Manager

Proprietor/Manager

6) **PROPERTY MAINTENANCE:** The Lessor shall maintain the schedule property and its service facilities in good condition. The Lessee shall reimburse the expenditure an amount of Rs.100/- per shop per month incurred for maintenance will be charged over time to time on pro-rate basis of common area sq.ft to Government/KEONICS / Authorized representatives and DD may be drawn in favor of M/s. KEONICS, 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 damages 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 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 and 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 RP. 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 and/ or other terms and conditions mentioned herein above.

10) **USE:** The Lessee shall use the schedule property only for official purpose and 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 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, Karnataka jurisdiction only.

14) SERVICE TAX: The Lessee should pay the service tax @ 10% and 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, Bangalore,.

SCHEDULE

IT Park, Hubli city, Survey No. 121A, Ward No-3 opposite-to-Indira Glass house, Pune-Bangalore Road, Hubli. The premises bearing Shop No . A 120,121,122,131,132 situated between:

EAST : Passage

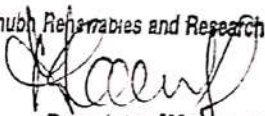
West : Road

North : Shop No. A119 & Switch room

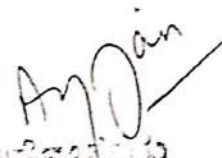
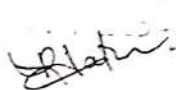
South : Shop No.A123 & A133

In witness where off the parties have executed this agreement in the presence of the following witness on the date mentioned first above.


LESSEE: Sunshubh Refractories and Research Centre



Proprietor/Manager.

LESSOR



1. AD...
2. ...
Govt of Karnataka
HUBLI

Witness

1. 
(Mrs. Jayashree M. Kambalyal)

2. 
(N. S. Heralgi)