

K/ITPH/179/2012-13

Date: 9/08/12

To,
The Regional Manager
State Bank of India, - *Registar - 1*
Zonal office, Keshwapur,
Hubli - 580 023

Sir,

Sub: Installation of ATM in IT Park, Hubli, Regarding.

- Ref: 1. Your letter dt. 6/7/11
2. Our letter No. K/ITPH/185/2011-12 Dt. 11/8/11
3. Our letter No. K/ITPH/349/2011-12 Dt. 23/12/11


Your kind attention is requested on the subject matter & correspondences made in this regard under the reference. Orally, it was informed to us that, installation of ATM has been outsourced & the concerned agency will carry out the job. Accordingly, Mr. Shoukat from the agency contacted us & inspected the location of ATM installation. Subsequently, there is no progress & whenever called him over phone, given us false assurance.

IT Park in Hubli is Govt. of Karnataka building & there is a dire necessity of ATM facility since, many IT & ITES companies are operating from this building. In addition to this, Central Govt. Passport Seva Kendra is also located in the same building. In view of the above, request you to expedite the installation of sanctioned ATM for the convenience of the public.

Hope, matter will receive your immediate attention & will do the needful.

Thanking you,

Yours faithfully,

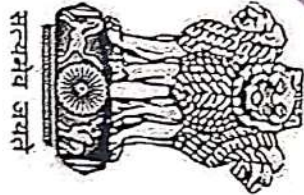

H. Devanand
Manager,
IT Park Hubli

9/8/12

INDIA NON JUDICIAL

Government of Karnataka

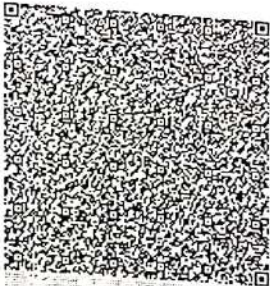
e-Stamp



सत्यमेव जयते

Certificate No. : IN-KA66929541491553L
Certificate Issued Date : 05-Apr-2013 04:45 PM
Account Reference : NONACC (FI)/kaksfci08/ HUBLIS/ KA-DW
Unique Doc. Reference : SUBIN-KA/KAKSFGQL0899559243744301L
Purchased by : DIRECTOR OF IT AND BT BENGALORE
Description of Document : Article 30 Lease of Immovable Property
Consideration Price (Rs.): LEASE AGREEMENT
: 0
(Zero)
First Party : DIRECTOR OF IT AND BT BENGALORE
Second Party : SBI MARKET BRANCH HUBLI
Stamp Duty Paid By : DIRECTOR OF IT AND BT BENGALORE
Stamp Duty Amount(Rs.) : 200
(Two Hundred only)

PRABHAT VIVIDHODESHA
SOUHARD SAHAKARI NIYAMIT.
LG-47, Laxmi Complex,
Court Circle, HUBLI-580 029.
Phone: 0836-2352969



Please write or type below this line

This Forms Part & Parcel

of..... Re: Agherment

Executed on..... 18.4.2013

By..... L.S. MESSI, Bm mangla SBI Mangal, B. HUBLI

And Director, Director of IT & BT
Rajendra

Directorate of Information

Technology and Biotechnology

MTC-Central Offices Building

AN-E-Stamp-Form-13-11-11

STATE BANK OF INDIA

This deed of lease rent agreement entered on _____
HON'BLE GOVERNOR, GOVT. OF KARNATAK, represented by the Director,
Technology & bio-Technology Bangalore, having its office at The Director, Directorate of IT & BT,
BMTc Central Offices Building, TTMC, B Block, 4th Floor Shanti Nagar, K H Road Bangalore-27,
hereinafter referred to as the "LESSOR" which expression shall, unless it be repugnant to the
context mean & include all its successors it interest & title, legal representatives, administrators,
executors, nominees & assignees etc., on the FIRST PART.

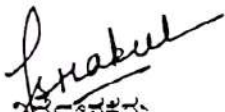
AND

State Bank of India, Market Branch, Hubli, represented by L.S.Masgi , aged 50 years residing at
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 in Lobby-2 block A - UGF Floor measuring 100 sq. ft. of
space in UGF, IT Park, Hubli for setting up of SBI ATM .

NOW THE AGREEMENT OF RENT WITNESSETH AS FOLLOWS:

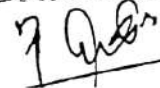
- 1) **DURATION** : The duration of agreement will be for a period of 3(Thre) years from
01/02/2013 to 31/01/2016 & is subject to renewal thereafter under mutually agreed terms
& conditions by the Lessor & Lessee as fresh agreement & on every three years
enhancement of rent by 15%.
- 2) **RENT** : The monthly rent payable by the lessee to the Lessor for the scheduled property
shall be Rs. 30 /-(Rupees thirty) per Sq.ft., i.e., rent per month is Rs3,000/- (Rupees Three
Thousand Only). This amount shall be paid on or before 10th of every month by Demand
Draft payable at Hubli in favour of the Director IT & BT. For delayed payment of rent 12%
per annum interest will be charged.
- 3) **RENT ADVANCE**: The advance of rent have to be calculated on rate per sq.ft. for 10
months. The total advance Rs30,000/- 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) **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.



ಮಾಹಿತಿ ಕಂಪ್ಯೂಟರ್ ಮತ್ತು

ಇತರ ಕಂಪ್ಯೂಟರ್ ವಿಭಾಗದ ಅಧಿಕಾರಿಗಳು, ಹಬ್ಬಲಿ

For STATE BANK OF INDIA



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. 89

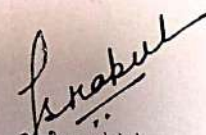
- 7) **TERMINATION OF THE RENT/ LEASE:** The Lease may be terminated by giving 3(Three) months advance notice in writing by either side by RPAD. Not with standing what is stated above, the agreement is liable to be revoked by the Lessor, if the Lessee is in default of payment of the rent & or other terms & conditions mentioned herein above.
- 8) **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.
- 9) **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.
- 10) **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.
- 11) **LEGAL JURISDICTION:** Any dispute between both the parties the legal jurisdiction will be at Bangalore only.
- 12) **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 Syndicate Bank service tax payable at Bangalore. 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 Road, Hubli. The premise in Lobby 2 Left Hand Side Office space :

EAST : Lobby 2 Open space
WEST : A Block UGF Corridor
NORTH : Shop No A 217
SOUTH : Open Space

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


ನಿರ್ದೇಶಕರು
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು
ಜೈವಿಕ ತಂತ್ರಜ್ಞಾನ ನಿರ್ದೇಶನಾಲಯ, ಬೆಂಗಳೂರು

FOR STATE BANK OF INDIA



LESSOR

[Handwritten signature]

ನಿರ್ಧಾರಕರು
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು
ಜೈವಿಕ ತಂತ್ರಜ್ಞಾನ ನಿರ್ದೇಶನಾಲಯ, ಬೆಂಗಳೂರು

LESSEE

[Handwritten signature]

WITNESSES

1)

[Handwritten signature: K. Rameeh]

ಆಡಳಿತಾಧಿಕಾರಿ
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು
ಜೈವಿಕ ತಂತ್ರಜ್ಞಾನ ನಿರ್ದೇಶನಾಲಯ

1)

[Handwritten signature]

chl. Ngr SBI-20-Hubli

2)

[Handwritten signature]

2)

[Handwritten signature: Sudha. Amakkhed]

MANAGER
IT Park. HUBLI.

RENT AGREEMENT

This deed of lease rent agreement entered on the 30.04.2022, at Hubli, BETWEEN M/s. Karnataka State Electronics Development Corporation Limited represented by its Managing Director, 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

AND

State Bank of India FIRM, represented by Shri Jay Kumar, Chief Manager Deshpande Nagar Hubli Branch, aged 41 years residing at 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 IT 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 open space in lobby 2, "A" Block, Upper Ground Floor measuring 100.SFT of space in IT Park, Hubli for installing of ATM Machine for Public use.

NOW THE AGREEMENT OF RENT WITNESSETH AS FOLLOWS:

- DURATION:** The duration of agreement will be for a period of 3(three) years from 01.02.2022 to 31.01.2025 & is subject to renewal thereafter under mutually agreed terms & conditions by the Lessor & Lessee as fresh agreement & on the expiry of every three years. Enhancement of rent will be by 15% on the last paid rent.
 - RENT:** The monthly rent payable by the lessee to the Lessor for the scheduled property shall be Rs. 45.63/- (Rupees Forty five and paise sixty three only) per Sq.ft., i.e., rent per month is Rs.4563/- (Rupees Four Thousand five hundred and sixty three Only). This amount shall be paid on or before 10th of every month by Demand Draft payable at Hubli in favour of KEONICS or through online payment to the bank details indicated in the tax invoices. For delayed payment of rent 12% per annum interest will be charged.
 - RENT ADVANCE:** The total advance of Rs 30000/- is paid by DD bearing no127225 dt. 18.04.2013 in favour of The Director, IT & BT Payable at Bangalore / Hubli which is interest free.
 - 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.
 - 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.
 - 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 is in breach of other terms & conditions of this deed.
 - 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.
- INSPECTION & Maintenance shall permit the Lessor agents during reasonable hours in the 8 days prior to making of prior appointment & with consent of the Lessee to inspect the scheduled property & will permit the Lessor to carry out such works within schedule property.

SHIVANANDA K. S.
Technical

RECOVERY BACK OF POSESSION : 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 the natural wear & tear or irresistible force.

10. **LEGAL JURISDICTION:** The provisions of Karnataka Public Premises (Eviction of unauthorised occupants) Act 1974 is applicable to the Schedule Premises under this deed. Any dispute between both the parties the legal jurisdiction will be at Bangalore only.

11. **GOODS & SERVICE TAX:** The Lessee should pay the GST extra, as applicable shall be paid along with the rent in favour of KEONICS payable at Hubli. For delayed payment of GST prevailing rates as per GST Rules shall be charged

12. EXECUTION OF LEASE DEED:

This Deed may be executed in Two (2 original sets). Each Deed shall be retained by the LESSEE and the LESSOR

SCHEDULE

IT Park Hubli at City Survey No.121A, Ward No.3, opposite to Indira Glass House, Pune-Bangalore Road, Hubli. The open space in A Block, Lobby 2 , UGF is situated between:

- EAST : Open space
WEST : P B Road
NORTH : Shop No A 217
SOUTH : Shop No. A 218

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

LESSOR **SHIVANANDA. K.S.**
Signature
Manager (Technical)
KEONICS

WITNESSES

1)

2)

Signature

ಎ. ಟಿ. ಪಾರ್ಕೆ.
I. T. PARK, HUBLI

LESSEE

ಭಾರತೀಯ ಸ್ಟೇಟ್ ಬ್ಯಾಂಕ್ ಫರವಾನ್/कते भारतीय स्टेट बैंक
For STATE BANK OF INDIA

1)

2)

Signature

ಮುಖ್ಯ ವ್ಯವಸ್ಥಾಪಕರು, ದೇಶಪಾಂಡೆನಗರ ಶಾಖೆ, ಹುಬ್ಬಳ್ಳಿ
मुख्य प्रबंधक, देशपांडे नगर शाखा, हुबल्लि
Chief Manager, Deshpande Nagar Br. Hubballi-40493

Signature

Signature