

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಸಂಖ್ಯೆ.ಮಾತಂ.ಜೈ.ಶಂ.ನಿ/ಐಟಿಪಿಹೆಚ್/ಕೊಡಕಲ್/2012-2013 ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು
ಲಗತ್ತು- ಉಲ್ಲೇಖಿತ ಪತ್ರಗಳು ಜೈವಿಕ ತಂತ್ರಜ್ಞಾನ ನಿರ್ದೇಶನಾಲಯ
ಬಿ.ಎಂ.ಟಿ.ಸಿ.ಕಟ್ಟಡ 2ನೇ ಮಹಡಿ
ಶಾಂತಿನಗರ,ಬೆಂಗಳೂರು-27.
ದಿನಾಂಕ 18-03-2014.

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

ಮಾನ್ಯರೇ,

ವಿಷಯ: ಹುಬ್ಬಳ್ಳಿ ಐಟಿ ಪಾರ್ಕ್‌ನಲ್ಲಿ ಶ್ರೀಮತಿ.ಶಶಿಕಲಾ ಕೊಡಕಲ್ ಇವರ
ಮಳಿಗೆ ಮಂಜೂರಾತಿ ಬಗ್ಗೆ.

ಉಲ್ಲೇಖ: ಮ್ಯಾನೇಜರ್, ಹುಬ್ಬಳ್ಳಿ ಐಟಿಪಾರ್ಕ್, ಇವರ ಪತ್ರ ಸಂಖ್ಯೆ
ಕೆ/ಐಟಿಪಿಹೆಚ್/424/2013-14 ದಿನಾಂಕ 3/2/2014.

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

ತಮ್ಮ ವಿಶ್ವಾಸಿ,

K. Rameih

ಆಡಳಿತಾಧಿಕಾರಿ

ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು
ಜೈವಿಕ ತಂತ್ರಜ್ಞಾನ ನಿರ್ದೇಶನಾಲಯ

18/3

(ಹೆ)ತಿ:

ವ್ಯವಸ್ಥಾಪಕರು, ✓

ಉಜ್ಜಯಿ ವೀಣ ಪ್ರಾಕ್ಟೀ

ಉಜ್ಜಯಿ.

22/3/14



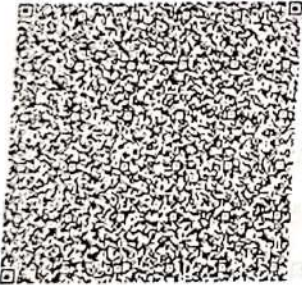
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Karnataka

e-Stamp

Certificate No. : IN-KA48933355603126M
 Certificate Issued Date : 03-Apr-2014 03:07 PM
 Account Reference : SHCIL (FI)/ ka-shcil/ SHCIL HUBLI/ KA-DW
 Unique Doc. Reference : SUBIN-KAKA-SHCIL53841193585065M
 Purchased by : SHASHIKALA KODEKAL
 Description of Document : Article 32 Letter of License
 Description : RENT AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : DIRECTOR ITBT
 Second Party : SHASHIKALA KODEKAL
 Stamp Duty Paid By : SHASHIKALA KODEKAL
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

Authorized Signatory
 For Stock Exchange of India Ltd.
 1st Floor, Exchange Plaza, Exchange
 Behind Central Bank, Bangalore, Karnataka
 Near Old Bus Stand, Hubli-580 029.



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

RENT AGREEMENT

This deed of lease rent agreement entered on the 4th April. at Hubli, BETWEEN THE HON'BLE GOVERNOR, GOVT. OF KARNATAK, represented by the Director, Directorate of Information Technology & bio-Technology Bangalore,

ನಿರ್ದೇಶಕರು

ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು

ಜೈವಿಕ ತಂತ್ರಜ್ಞಾನ ನಿರ್ದೇಶನಾಲಯ, ಬೆಂಗಳೂರು

SR

(Shashikala. Kodekal)

FIRST PART.

AND


Mrs. Shashikala. Kodekal, aged 41 years residing at #238/3, Ramalingeshwarnagar, Gokul road 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 Shop No 237, in A block Upper ground Floor measuring 381 sq. ft. of space inclusive of common area of 82 sq.ft. in IT Park, Hubli for setting up of sales & servicing of computers, laptops & electronic equipments.

NOW THE AGREEMENT OF RENT WITNESSETH AS FOLLOWS:

- 1) **DURATION** : The duration of agreement will be for a period of 3(three) years from 4-4-2014 to 3-4-2017 & 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. 20/-(Rupees twenty only) per Sq.ft., i.e., rent per month is Rs 7620/- (Rupees seven thousand six hundred twenty 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 Rs 76200/- 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.
- 6) **PROPERTY MAINTENANCE**: The Lessor shall maintain the schedule property & its service facilities in good condition.




(Total)

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 Lesse should pay the service tax @ 12% & 2% as education cess & 1% as higher education cess along with the rent & it should be paid in favour of Syndicate Bank service tax payable at Bangalore. For delayed payment of tax 13% per annum interest will be charged.


Shashikala Kodlakal


(Shashikala Kodlakal)

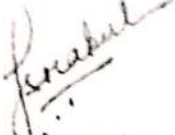
SCHEDULE

IT Park Hubli at City Survey No.121A, Ward No.3, opposite to Indira Glass House, Pune-Bang Road, Hubli. The premise bearing Shop Number / Office-space :A- 237. situated between:

EAST : E-Block
WEST : Shop no. A-215
NORTH : Shop no. A-238
SOUTH :Shop no. A-236

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

LESSOR



ನಿರ್ದೇಶಕರು
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು
ಜೈವಿಕ ತಂತ್ರಜ್ಞಾನ ನಿರ್ದೇಶನಾಲಯ, ಬೆಂಗಳೂರು

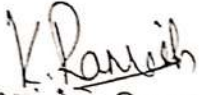
LESSEE



(Shankhikala. Kodekal)


WITNESSES

1)



ಅಧಿಕಾರಾಧಿಕಾರಿ
ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು
ಜೈವಿಕ ತಂತ್ರಜ್ಞಾನ ನಿರ್ದೇಶನಾಲಯ

1)


(V. SHANMUGAM)
R. C. NAGAR
ಬೆಂಗಳೂರು

2)



2)



(Narasimha Dage)
ಅಧಿಕಾರಾಧಿಕಾರಿ ನಾಗರ
ಹುಬ್ಬಲಿ

MANAGER
IT Park. HUBLI.



सत्यमेव जयते

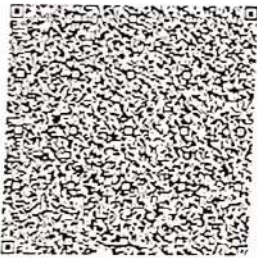
INDIA NON JUDICIAL
Government of Karnataka

e-Stamp

Certificate No. : IN-KA74200140205129P
Certificate Issued Date : 21-Jul-2017 11:33 AM
Account Reference : NONACC (BK)/ kakscub08/ HUBLI6/ KA-DW
Unique Doc. Reference : SUBIN-KAKAKSCUB0897267042135231P
Purchased by : SHASHIKALA KODEKAL
Description of Document : Article 32 Letter of License
Description : RENT AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : THE DIRECTOR IT BT
Second Party : SHASHIKALA KODEKAL
Stamp Duty Paid By : SHASHIKALA KODEKAL
Stamp Duty Amount(Rs.) : 100
(One Hundred only)

For THE ARYA VAISHAYA
CO-OP BANK LTD.

BRANCH MANAGER



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

This deed of lease rent agreement entered on the 21st July 2017 at Hubballi, BETWEEN THE HON'BLE GOVERNOR, GOVT. OF KARNATAK, represented by the Director, Directorate of Information Technology & bio-Technology Bangalore,


Director
Information Technology &


Shashikala. Kodekal

having its office at The Director, Directorate of IT & BT, BMTC Central Offices Building, TTMC, 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, interest & title, legal representatives, administrators, executors, nominees & assignees etc., on the FIRST PART.

AND

Mrs. Shashikala. Kodekal, aged 44 years residing at #238/3, Ramalingeshwar Nagar, Gokul road Hubballi. 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 237, in A block UpperGround Floor measuring 381sq. ft. of space inclusive of common area of 82sq.ft. in IT Park, Hubli for setting up of Sales & servicing of computers, Laptops & electronic equipments.

NOW THE AGREEMENT OF RENT WITNESSETH AS FOLLOWS:

- 1) **DURATION** : The duration of agreement will be for a period of 3(three) years from 4-4-2017 to 3-4-2020 & 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.23/-(Rupees twenty three only)per Sq.ft., i.e., rent per month is Rs8763/-(Rupees eight thousand seven 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 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 Rs23/- per sq.ft. for 10 months which amounts to Rs. 87,630/-. An amount of Rs.76,200/- is earlier paid by DD No. 827918, Dt: 29-03-2014 is adjusted towards this total. Advance & the balance amount of Rs. 11,430/- has been paid by cheque, No.188475, Dt24-07-2017 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.
- 6) **PROPERTY MAINTENANCE**: The Lessor shall maintain the schedule property & its service facilities in good condition.

Signature


Shashikala. Kodekal

ces Building, TTN,
ed to as the "LESSOR",
ude all its successors it
& assignees etc., on the


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 Bengaluru. Present monthly rate for shop is Rs.100/- per shop and for office area Re.1/- per sq.ft. of common area added in the allotment.

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- 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.
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- 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.
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- 13) **LEGAL JURISDICTION:** Any dispute between both the parties the legal jurisdiction will be at Bangalore only.
- 14) **GOODS AND SERVICE TAX:** The Lesse 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 Hubballi. For delayed payment of Goods and Service Tax, prevailing rates as per Goods Service Tax rules shall be charged.


Director

Information Technology &


(Sheshikala. Kodekal)

