

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

BANGALORE

ಮಾನ್ಯತೆ ಕುತ್ಸಾಹಸ ಮತ್ತು ಜೈವಿಕ
ಕುತ್ಸಾಹಸ ನಿರ್ದೇಶನಾಲಯ.
ಬಿ.ಎಂ.ಟಿ.ಸಿ. ಕೇಂದ್ರ ಕಛೇರಿ ಕಟ್ಟಡ,
'ಎ' ಬ್ಲಾಕ್ ಟಿಟಿಎಂಸಿ, 2ನೇ ಮಹಡಿ, ಕೆ.ಹೆಚ್.
ರೋಡ್, ಶಾಂತಿನಗರ, ಬೆಂಗಳೂರು-27
ಇ-ಮೇಲ್: indira.bangalore@ibti.in

ಮಾನ್ಯತೆ TPII (Shubam) 2013-14
ಲಗತ್ತಿ, ಉಲ್ಲೇಖಿತ ಪತ್ರಗಳು.

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

ಮಾನ್ಯರೇ,

ವಿಷಯ: ಹುಬ್ಬಳ್ಳಿ ಐಟಿ ಪಾರ್ಕ್‌ನಲ್ಲಿ ಮೇ:ಶುಭಂ ಸಂಸ್ಥೆಗೆ ಮಳಿಗೆ ಮಂಜೂರಾತಿ
ನೀಡುವ ಬಗ್ಗೆ.

ಉಲ್ಲೇಖ: ಮ್ಯಾನೇಜರ್, ಹುಬ್ಬಳ್ಳಿ ಐಟಿ ಪಾರ್ಕ್, ಇವರ ಪತ್ರ ಸಂಖ್ಯೆ:ಕಿ/ಐಟಿಪಿಹೆಚ್/
375/2013-14, ದಿನಾಂಕ 30-12-2013.

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

ತಮ್ಮ ವಿಶ್ವಾಸಿ,

K. Ramesh

ಆಡಳಿತಾಧಿಕಾರಿ,

ಮಾತಂಕಜೈತಂ ನಿರ್ದೇಶನಾಲಯ,

ಪ್ರತಿ:-

ವ್ಯವಸ್ಥಾಪಕರು, ಹುಬ್ಬಳ್ಳಿ ಐಟಿ ಪಾರ್ಕ್, ಹುಬ್ಬಳ್ಳಿ.

K.
2.12.13

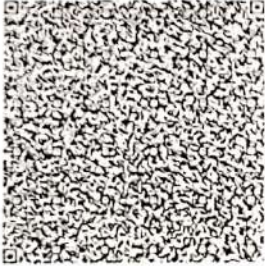


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Karnataka

e-Stamp

Certificate No. : IN-KA56511057554839M
Certificate Issued Date : 24-Apr-2014 03.57 PM
Account Reference : NONACC (FI)/ kaksfcl08/ HUBLI/ KA-DW
Unique Doc. Reference : SUBIN-KAKAKSFCL0868689100605661M
Purchased by : SHUBHAM ENTERPRISES
Description of Document : Article 12 Bond
Description : AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : DIRECTOR IT BT
Second Party : SHUBHAM ENTERPRISES
Stamp Duty Paid By : SHUBHAM ENTERPRISES
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Authorised Signatory
For Shri Lalitamba Pattina Souharda
Sahakari Niyamita, Gadag
Branch: HUBLI

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

RENT AGREEMENT

This deed of lease/rent agreement entered on the 24/04/2014 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 The Director, Directorate of IT & BT, 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 it interest & title, legal representatives, administrators, executors, nominees & assignees etc. on the FIRST PART.

For SHUBHAM ENTERPRISE

AND

M/s SHUBHAM ENTERPRISES FIRM, Proprietor BHIMSHI M. KEMPASHI, aged 37 years, residing at PLOT No. 11 HUGAR LAYOUT LINGARAJ NAGAR 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 110, in A block GROUND Floor measuring 467 sq. ft. of space inclusive of common area of 79 sq.ft. in IT Park, Hubli for setting up of HP COMPUTER, PRINTERS 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 24/04/2014 to 23/04/2017 & 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. 16 /-(Rupees SIXTEEN only) per Sq.ft., i.e., rent per month is Rs. 7472/- (Rupees SEVEN THOUSAND FOUR HUNDRED SEVENTY TWO 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. 74720/- 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. 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

For SHUBHAM ENTERPRISES

[Signature]

caused by
ADDITION
alterations
written co
scheduled
remove the

used by the Lessee shall be made good by the Lessee promptly

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 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 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 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 bearing Shop Number: A110 situated between:

EAST : A140
WEST : P.B.Road
NORTH : A109
SOUTH : A111

For SHUBHAM ENTERPRISES



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

LESSOR

LESSEE FOR SHUBHAM ENTERPRISES

Ramesh
Proprietor

[Signature]
ಶ್ರೀ ಕೆ.ವಿ. ರಾಮೇಶ್
ಪ್ರಾಚಾರ್ಯರು
ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ
ವ್ಯಕ್ತಿಯ ಹೆಸರು: ಕೆ.ವಿ. ರಾಮೇಶ್
ವಿಳಾಸ: ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ
ತಾಂತ್ರಿಕ ವಿವರ: 500 007

WITNESSES

1)

K. Ramesh

ಶ್ರೀ ಕೆ.ವಿ. ರಾಮೇಶ್
ಪ್ರಾಚಾರ್ಯರು
ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ
ವ್ಯಕ್ತಿಯ ಹೆಸರು: ಕೆ.ವಿ. ರಾಮೇಶ್
ವಿಳಾಸ: ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ
ತಾಂತ್ರಿಕ ವಿವರ: 500 007

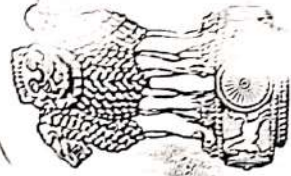
2)

[Signature]

1) *U. S. Patil*
(Urranna. Bandaru)

2) *S. S. Patil*
(Sensay. S. Patil)

MANAGER
IT Park. HUBLI



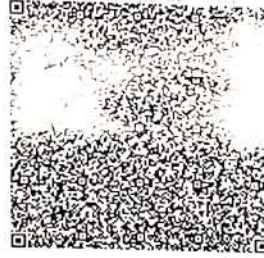
सत्यमेव

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA71706488360369Q
 Certificate Issued Date : 07-Jun-2018 11:19 AM
 Account Referenc : NONACC (FI)/ kacrsf08/ HUBLI/ KA-DW
 Unique Doc. Ref : SUBIN-KAKACRSFL0886927996885070Q
 Purchased by : SHUBHAM ENTERPRISES
 Description of Document : Article 12 Bond
 Description : AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : DIRECTOR IT BT
 Second Party : SHUBHAM ENTERPRISES
 Stamp Duty Paid By : SHUBHAM ENTERPRISES
 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 Rent agreement entered on the 14-06-2018 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, BMC, 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 to include all its successors it interest & title, legal representatives, administrators, executors, nominees & assignees etc., on the FIRST PART.

For SHUBHAM ENTERPRISES

MAA -

AND

Mrs. SHUBHAM ENTERPRISES FIRM represented by Proprietor BHIMSHI M, KEMPAJI, aged 41 years residing at PLOT NO. 11 HUGAR LAYOUT LINGARAJ NAGAR 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 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 110 in A block GROUND Floor measuring 467 sq. ft of space inclusive of common area of 79 sq ft in IT Park, Hubli for setting up of Hp Computer Printers Sales and Services.

NOW THE AGREEMENT OF RENT WITNESSETH AS FOLLOWS:

- 1) **DURATION:** The duration of agreement will be for the period of 3 (Three) years from 24-04-2017 to 23-04-2020 and 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 forty paise Only) per Sq.ft. i.e., rent per month is Rs 8593 (Rupees Eight thousand five hundred ninety 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 Rs. 18.40/- Per sq ft. for 10 months which amounts to Rs. 85930/- . An amount of Rs.74720/- earlier paid through cheque No.570085 dt. 24-04-2014 In favour of Director IT BT payable at Hubli, is adjusted towards this total Advance and the balance amount of Rs.11210/- has been paid by DD/Cheque, No. 731305 Dt. 13-06-2018 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 accumulating any arrears/sharing the bill if required.
- 6) **PROPERTY MAINTENANCE:** The Lessor shall maintain the scheduled property and its related facilities in good condition. The lessee shall pay towards property maintenance expenses NEONICS 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, fire, flood, riot, civil, commotion, mob, or any violence, acts of God or other in similar forces. Any damage caused by the Lessee shall be made good by the Lessee to the Lessor.
- 8) **ALTERATIONS:** The Lessee shall not be entitled to make any addition or alterations to the scheduled property, which involves structural changes without the written consent of the Lessor. The Lessee however, is entitled to erect



WITNESSETH AS FOLLOWS: (This section is partially obscured and contains faint text)

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 (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 substitute 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 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 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 GST 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

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: A BLOCK 110 situated between:

EAST : A 140
WEST : B B Road
NORTH : A 109
SOUTH : A 111

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

LESSOR

Information Technology & Biotechnology Department, Bangalore

WITNESSES

LESSEE For SHUBHAM ENTERPRISES

Proprietor

1) *Chamund*
Systems Analyst & IT Director
Department of IT and T & T Building
Computer Centre
2nd Floor, A & B Block
2) Shantinagar, Bangalore - 560027.

1) *Bheendarkar* (V.S. Bhandarkar)

2) *Jagadev* (Sagar C. Kondogudi)

Shree