

ಕೆ/ಎಟಿಸಿಹೆಚ್/490/11-12

0:31/3/12

ಗೆ,
ಮುನೂಮಿಂವ್ ಕಮ್ಯುನಿಕೇಷನ್ಸ್ ಲಿ.,
ಹುಬ್ಬಳ್ಳಿ,

ಮಾನ್ಯರ,

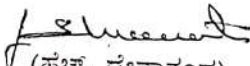
ವಿಷಯ: ಐಟಿ ಪಾರ್ಕ್‌ನಲ್ಲಿ ಎ ಬ್ಲಾಕ್‌ನ ಲಾಬಿ 1ರ ಮೊದಲನೇಯ ಮಹಡಿಯಲ್ಲಿ ಕಛೇರಿ ಸ್ಥಳದ ಮಂಜೂರಾತಿ ಕುರಿತು.

ಉಲ್ಲೇಖ : ತಮ್ಮ ಪತ್ರ ದಿ.31/3/12

ಐ ಟಿ ಪಾರ್ಕ್, ಹುಬ್ಬಳ್ಳಿಯಲ್ಲಿ ನಿಮ್ಮ ಸಂಸ್ಥೆಯ ಚಟುವಟಿಕೆಗಳನ್ನು ನಡೆಸಲು ಕಛೇರಿ ಸ್ಥಳ ಬೇಡಿಕೆ ಸಲ್ಲಿಸಿದ್ದಕ್ಕಾಗಿ ಧನ್ಯವಾದಗಳು. ನಿಮ್ಮ ಬೇಡಿಕೆಯಂತೆ ಐಟಿ ಪಾರ್ಕ್‌ನಲ್ಲಿ ಎ ಬ್ಲಾಕ್‌ನ ಲಾಬಿ 1 ರ ಮೊದಲನೇಯ ಮಹಡಿಯಲ್ಲಿ 7507 ಚ ಅ ಅಷ್ಟು ಜಾಗೆಯನ್ನು ವಿಶೇಷ ರಿಯಾಯಿತಿ ಮಾಸಿಕ ಬಾಡಿಗೆ ದರ ಪ್ರತಿ ಚ ಅ ಗೆ ರೂ.5/-ರಂತೆ ಮಂಜೂರು ಮಾಡಲಾಗಿದೆ. ಈ ಮಂಜೂರಾತಿಯು ಅಧಿಕಾರಯುಕ್ತ ಸಮಿತಿ ಸಭೆಯ ಅನುಸಮರ್ಥನೆಯ ನಿಬಂಧನೆಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ. ಈ ಸಂಬಂಧದ 10 ತಿಂಗಳ ಬಾಡಿಗೆ ಮುಂಗಡ ಹಣ ರೂ. 375350/- (7507 ಚ ಅ * ರೂ.5/- * 10 ತಿಂಗಳು) ಅನ್ನು ಡೈರೆಕ್ಟರ್, ಐಟಿ & ಬಿಟಿ ಅವರ ಹೆಸರಿಗೆ, ಬೆಂಗಳೂರಿನಲ್ಲಿ ಪಾವತಿಯಾಗುವಂತೆ ಡಿ ಡಿ ಅನ್ನು ಐಟಿ ಪಾರ್ಕ್ ಕಛೇರಿಗೆ, ಈ ಪತ್ರ ಮುಟ್ಟಿದ ಕೂಡಲೆ ಕೊಟ್ಟು, ಮಂಜೂರಾದ ಸ್ಥಳದ ಸ್ವಾಧೀನ ಪಡೆದುಕೊಳ್ಳಲು ಈ ಮೂಲಕ ತಿಳಿಸಲಾಗಿದೆ. ಎರಡನೇಯದಾಗಿ, ನಿಮಗೆ ಮಂಜೂರಾದ ಕಛೇರಿ ಸ್ಥಳದಲ್ಲಿ ಉದ್ದೇಶಿತ ಐಟಿ / ಐಟಿಎಸ್ ಚಟುವಟಿಕೆಗಳನ್ನೇ ಮಾಡುವುದು.

ಧನ್ಯವಾದಗಳು.

ತಮ್ಮ ವಿಶ್ವಾಸಿ,


(ಹೆಚ್. ದೇವಾನಂದ)

ವ್ಯವಸ್ಥಾಪಕರು
ಐ ಟಿ ಪಾರ್ಕ್, ಹುಬ್ಬಳ್ಳಿ

ಪ್ರತಿ:

1. ನಿರ್ದೇಶಕರು, ಮಾತಂ & ಜೈತಂ ಬೆಂಗಳೂರು- ಮಾಹಿತಿಗೋಷ್ಠಿ ಸಲ್ಲಿಸಲಾಗಿದೆ.
2. ವ್ಯವಸ್ಥಾಪಕ ನಿರ್ದೇಶಕರು ಹಾಗೂ ಪ್ರಧಾನ ವ್ಯವಸ್ಥಾಪಕರು, ಐಡಿಪಿ, ಕಿಯೊನಿಕ್ಸ್, ಬೆಂಗಳೂರು- ಮಾಹಿತಿಗೋಷ್ಠಿ ಸಲ್ಲಿಸಲಾಗಿದೆ.

Kernel



with 6011-12 on 11/3/12



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Karnataka

e-Stamp

Certificate No. : IN-KA95207431021785K
Certificate Issued Date : 15-Nov-2012 12:51 PM
Account Reference : SHCIL (FI)/ ka-shcil/ SHCIL HUBLI/KA-DW
Unique Doc. Reference : SUBIN-KAKA-SHCIL59244309553348K
Purchased by : SOMINDRA COMMUNICATIONS LTD
Description of Document : Article 12 Bond
Description : AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : DIRECTORATE OF INFORMATION TECHNOLOGY AND BIO TECH
Second Party : SOMINDRA COMMUNICATIONS LTD
Stamp Duty Paid By : SOMINDRA COMMUNICATIONS LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Authorized Signatory
For Stock Holding Corporation of India Ltd.
1st Floor, VARSHA COMPLEX,
Behind Bhavani Arcade, Next to Corporation Bank,
Near Old Bus Stand, HUBLI-580 029.

Please write or type below this line

LEASE RENT AGREEMENT

This deed of lease rent agreement entered on the 15th November 2012 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 No.9, 3rd floor, UNI building, Thimmaiah Road, Bangalore – 5600 52, hereinafter referred to as the "LESSOR" which expression shall, unless it be repugnant to the context mean & include all its successors its interest & title, legal representatives, administrators, executors, nominees & assignees etc., on the FIRST PART.

Bar...

AND

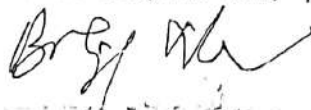
...

M/s. SOMINDRA COMMUNICATIONS LIMITED, represented by its CEO, Shri. UDAY S DESAI, aged 43 years residing at No. 10/B, Munavalli Building, Behind Renault Showroom, Vidyanagar, Hubli – 580031, 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 Lobby 1, in A block First Floor measuring 7507 sq. ft. of space inclusive of common area of 399 sq. ft. in IT Park, Hubli for setting up of Software Service Centre.

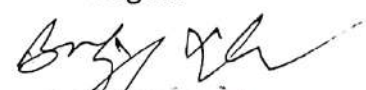
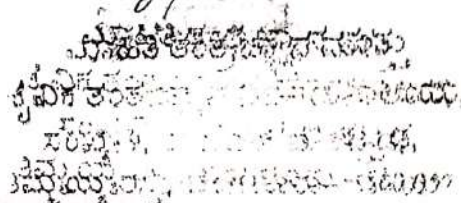
NOW THE AGREEMENT OF RENT WITNESSETH AS FOLLOWS:



- 1) **DURATION:** The duration of agreement will be for a period of 3(three) years from 02-04-2012 to 01-04-2015 & is subject to renewal thereafter under mutually agreed terms & conditions by the Lessor & Lessee as fresh agreement & on every three years rent will be enhanced according to the prevailing market rent rates.
- 2) **RENT:** The monthly rent payable by the lessee to the Lessor for the scheduled property shall be Rs. 5/- (Rupees Five only) per Sq. ft., i.e., rent per month is Rs. 37,535/- (Rupees Thirty Seven Thousand Five Hundred and Thirty Five 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. 3,75,350/- is paid by DD in favour of The Director, IT & BT Payable at Bangalore 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 which will be charged over time to time on pro-rate basis of common area sq. ft. to Government / KEONICS / Authorized representatives & DD may be drawn in favor of M/s. KEONICS, Bangalore. Present monthly rate for shop is Rs.100/- per shop and for office area, it 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 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 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 Office Space / Shop No Lobby 1, in A block First Floor measuring 7507 sq. ft. situated between:

- EAST : Open Space
- WEST : P B Road
- NORTH : Open Space
- SOUTH : Another Office in A Block 1st Floor measuring 4610 sq. ft.

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

LESSOR


ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಪುಸ್ತಕ

LESSEE



ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಪುಸ್ತಕ
ವ್ಯವಹಾರ ಕಛೇರಿ
ಕಾರ್ಡ್ ನಂ. 121A ಬಿ. ಬ್ಲಾಕ್
ಕಮ್ಯೂನಿಟಿ, ಬೆಂಗಳೂರು - 560 01

WITNESSES

1)


ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಪುಸ್ತಕ


1)



MALLIKARJUN B MENASINAKAI

2)

2)


(S. N. Parohit)