

K/ITPH/385/11-12

Date 20/1/12

To,
M/s S S Software Solutions,
Hubli

Sir,

Sub Possession handing over of shop no. A 235 in IT Park Hubli A Block UGF
Regarding.

Possession of shop no A 235 in A Block Upper Ground Floor measuring 372
Sq. ft is handed over to you on 20/1/12.

We wish your company all the success.

Thanking you

Yours faithfully,



H. Devanand
Manager
IT Park HUBLI



20/1/12

Copy to:

The Director, IT BT Bangalore – Submitted for kind information

The Managing Director, KEONICS, Bangalore - Submitted for kind information

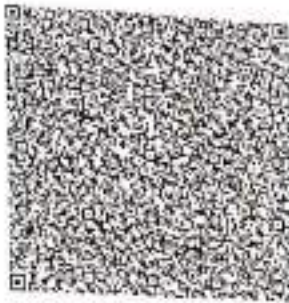


सत्यमेव जयते

INDIA NON JUDICIAL Government of Karnataka e-Stamp

Certificate No.	: IN-KA55913815964658K
Certificate Issued Date	: 19-Jan-2012 12:50 PM
Account Reference	: SHCIL (FI)/ ka-shcil/ SHCIL HUBLI/ KA-DW
Unique Doc. Reference	: SUBIN-KAKA-SHCIL89531472146602K
Purchased by	: SIDDALINGESHWAR MATHAD
Description of Document	: Article 32 Letter of License
Description	: RENT AGREEMENT
Consideration Price (Rs.)	: 0
First Party	: (Zero)
Second Party	: SIDDALINGESHWAR MATHAD
Stamp Duty Paid By	: SHREESHAIL TUNGALAD
Stamp Duty Amount(Rs.)	: SIDDALINGESHWAR MATHAD
	: 100
	: (One Hundred only)

Hskm



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

This deed of lease rent agreement entered on the 20-01-2012 at Hubli, BETWEEN THE HON'BLE GOVERNOR, GOVT. OF KARNATAKA, 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 it interest & title, legal representatives, administrators, executors, nominees & assignees etc., on the FIRST PART.

[Signature]

[Signature]

10110

AND

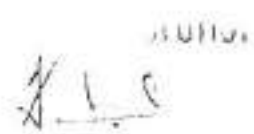
M/s SS SOFTWARE SOLUTIONS FIRM, represented by Siddalingeshwar Mathad aged 27 years, residing at Hosur, 2nd cross, Hubli 21. Hereinafter called the "LESSEE" (which expression shall unless repugnant to the subject or context thereof be deemed to include its successors & assigns) on the OTHER PART.

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 A-235, in 'W' block UGF measuring 372 sq.ft. of space inclusive of common area of 72 sq.ft. in IT Park, Hubli for setting up of Software & Web Application 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 20-01-2012 to 19-01-2015 & 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. 1860/- (Rupees One Thousand Eight Hundred & Sixty Only). This amount shall be paid on or before 10th of every month by Demand Draft payable at Bangalore 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.18600/- 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 an amount of Rs.100/- per shop per month 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.



10/1/12


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ADDITIONS
alterations

aged 27 years
possession shall

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.

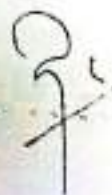
10) **USE** : The Lessee shall use the schedule property only for official purpose & shall not sub-let or otherwise make available for use to any other person the premises under any circumstances without the knowledge / prior written consent of the Lessor. The Lessee shall not carry out any offensive 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 @ 10 & 2% 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: A235 situated between:

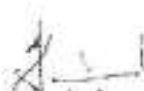
- EAST : ATTRIUM
- WEST : Shop No. A217
- NORTH : Shop No. A236
- SOUTH : LOBBY 2

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

LESSOR



LESSEE



WITNESSES


1)



1)




2)



MANAGER
T Park, Hubli

2)



NARESH SHARMA
1 FL, SP COMPLEX,
NCPH, HUBLI-29



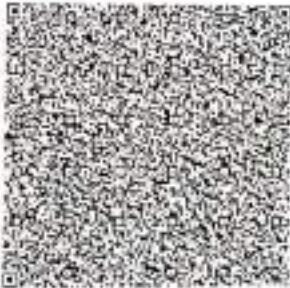
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INDIA NON JUDICIAL Government of Karnataka e-Stamp

Certificate No.	: IN-KA16783171046807P
Certificate Issued Date	: 12-Apr-2017 12:39 PM
Account Reference	: NONACC (BK)/ kakscub08/ HUBLI6/ KA-DW
Unique Doc. Reference	: SUBIN-KAKAKSCUB0882164243476563P
Purchased by	: DIRECTOR IT AND BT
Description of Document	: Article 32 Letter of License
Description	: RENT AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: DIRECTOR IT AND BT
Second Party	: SS SOFTWARE SOLUTIONS
Stamp Duty Paid By	: DIRECTOR IT AND BT
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

For THE ARYA VAISHYA
CO-OP BANK LTD.

(Signature)
DIRECTOR IT AND BT



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

RENT AGREEMENT

This deed of lease-rent agreement entered on the 12 April, 2017 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, 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 its interest & title, legal representatives, administrators, executors, nominees & assignees etc., on the FIRST PART.

(Signature)
DIRECTOR
Technology &

N 1 0

According to the survey map Hubli hereinafter called the "LEASE" (which expression shall only be employed to the subject or context thereof be deemed to include its successors & assigns) on the following terms:

1) AS THE LESSOR is the Absolute owner of the building property, bearing No. 11 Part Hubli at No. 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. 229 in A block UPPER GROUND FLOOR measuring 372 sq. ft. of space inclusive of common area of 72 sq. ft. will pay Hubli for setting up of Web application 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 20-01-2015 to 19-01-2018 and is subject to renewal thereafter under mutually agreed terms & conditions by the lessor & lessee as fresh agreement. Every year Enhancement of rent by 5%.
- 2) RENT:** The monthly rent payable by the lessee to the lessor for the scheduled property shall be Rs. 11/- (Rupees Eleven only) per Sq. ft. i.e., rent per month is Rs. 4092/- (Rupees Four Thousand and Ninety 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 has been calculated at Rs. 11/- per sq. ft. for 10 months which amounts to Rs. 40,920/-. An amount of Rs. 18,600/- earlier paid through DD No. 771177 dt. 19 Jan. 2012 in favour of Director IT & BT payable at Bangalore, is adjusted towards this total Advance and the balance amount of Rs. 22,320/- has been paid by Cheque, No.671358, Dt. 12 April, 2017 in favour of the Director IT and BT, Government of Karnataka payable at Hubli which is interest free.





THAD aged 32 years
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& assigns) on the

5) ELECTRICITY CHARGES : The Lessee shall pay the electricity charges directly to the concerned authorities. The Lessee & the charges shall be paid directly each month to the concerned authorities regularly by the Lessee to the concerned authorities without accumulating any arrears.

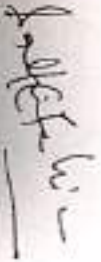
5) WATER CHARGES : The Lessee shall pay the water charges directly to the concerned authorities without accumulating any arrears/dueing the bill if required.

6) PROPERTY MAINTENANCE : The Lessor shall maintain the scheduled property and its services facilities in good condition. The Lessee shall pay towards property maintenance to **RECYCLES** which will be charged over time to time on pro-rata basis of common area sq ft and will may be drawn in favour of **M/s. KILNUR S, Bangalore**. Present monthly rate for sweeping, collapsed rope and for office area Rs. 1 per sq ft of common area added in the attachment.

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 thereon always excepting fair wear & tear, tempered, 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 change, 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 **HPAID**. 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 &amp; conditions mentioned herein above.


Director



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 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.

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 extra as applicable shall be paid along with the rent in favour of Director IT BT payable at Hubli. For delayed payment of Service tax prevailing rates as per Service Tax 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 235 IN UGF A BLOCK situated between:

EAST : ATTRIUM
WEST : SHOP NO. A-217
NORTH : SHOP NO. A-237
SOUTH : LOBBY 2


Director
Information Technology &
Communication Department, Bangalore



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stages
any

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

LESSOR

[Signature]
Director
Information Tech. Dept.
E-Systems Department, Bangalore

LESSEE

[Signature]

WITNESSES

1) *[Signature]*

200 099 - 47468499 269441992
E-Systems Department, Bangalore
Director, Information Tech. Dept.

1) Nitin Kumar A. Jain
[Signature]

2) *[Signature]*

Assistant Manager
IT Park, HUBLI-29.

2) Khavesh M. Khona
[Signature]



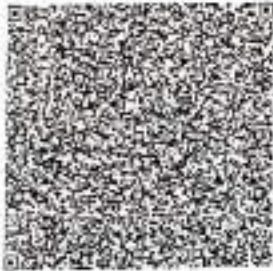
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA49571580671162Q
Certificate Issued Date : 20-Sep-2018 02:13 PM
Account Reference : NONACC (FI)/ kakstcl08/ HUBLI/ KA-DW
Unique Doc. Reference : SUBIN-KAKAKSFCL0837717153915771Q
Purchased by : SS SOFTWARE SOLUTIONS
Description of Document : Article 12 Bond
Description : RENT AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : DIRECTOR IT AND BT
Second Party : SS SOFTWARE SOLUTIONS
Stamp Duty Paid By : SS SOFTWARE SOLUTIONS
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Stamp Duty Paid
20/09/2018

File No. KA49571580671162Q

RENT AGREEMENT

This deed of lease rent agreement entered on the 20 September, 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, TTMC, A Block, 2 nd 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

(Signature)

(Signature)

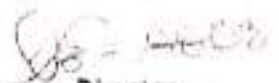
WHEREAS the LESSOR is the absolute owner of the building property bearing P-11, Park Hotel at City Survey No 121A, Ward No 3 opposite to Indira Glass house, Palye Bangalore Road, Hubli hereinafter called the LESSOR & hereinafter referred to as "Scheduled Property" WHEREAS the Lessee who is in need of Office space / Shop No 235 in A block UPPER GROUND FLOOR measuring 372 sq. ft. of space inclusive of common area of 12 sq.ft. and Park Hotel for setting up of web application services

NOW THE AGREEMENT OF RENT WITNESSETH AS FOLLOWS.

1) **DURATION:** The duration of agreement will be for the period of 11 (eleven) years from 19/01/2017 to 30/01/2021 and is subject to renewal thereafter under mutually agreed terms & conditions by the Lessor & Lessee as fresh agreement. Every year enhancement of rent by 5

2) **RENT:** The monthly rent payable by the lessee to the Lessor for the scheduled property shall be Rs. 11,55/- (Rupees Eleven & Fifty Five paise only) per Sq.ft. i.e., rent per month is Rs. 4297/- (Rupees Four Thousand Two Hundred and Ninety Seven Only). This amount shall be paid on or before 15th of every month by Demand Draft payable at Hubli in favour of the Director H & B. For delayed payment of rent 12% per annum interest will be charged

3) **RENT ADVANCE:** The advance of rent has been calculated at Rs. 11.55/- per sq. ft. for 30 months which amounts to Rs. 42970/- (an amount of Rs. 42,970/-) the said amount of Rs. 71177/- dt. 19 Jan. 2017 in favour of Director H & B, Bangalore at Bangalore, and the balance amount of Rs. 22,370/- has been paid by Cheque, No.6/1353 Dt. 12 April, 2017 in favour of the Director H & B, Government of Karnataka payable at Hubli and the balance amount of Rs. 7050/- has been paid by Cheque No.695012, Dt. 30 September, 2018 in favour of the Director H and B, Government of Karnataka payable at Hubli and is adjusted towards this total Advance which is interest free


Director



D. 2024/3
the concerned authorities without accumulating any arrears.

ELECTRICITY CHARGES : The Lessor shall provide separate meter for electricity consumption by 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 scheduled property and its service facilities in good condition. The lessee shall pay towards property maintenance to KEONICS which will be charged over time to time on pro rate 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, 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.


Director
Technology &



10) **USE** : The Lessee shall use the scheduled property only for official purpose & shall not subject 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 goods & service tax extra as applicable shall be paid along with the rent in favour of Director IT BT payable at Hubli. For delayed payment of goods & Service tax prevailing rates as per Goods & Service Tax 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-235 IN UNIT A BLOCK situated between:

EAST : ATTRIUM
WEST : SHOP NO. A-217
NORTH : SHOP NO. A-237
SOUTH : LOBBY 2


Director

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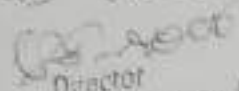
shall not carry out any
under any circumstances
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shall not carry out any

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

The Provisions of Karnataka Public Premises
Eviction of unauthorised occupants Act 1974
is applicable to the schedule premises under
this deed.

LESSOR


TESSEE


Director
Information Technology &
Biotechnology Department, Bangalore



WITNESSES

1) 

2) Subodh K Huddar
m:- 9886360099
Hubli


3) 

2) Bhavesh. m. Khanna
m:- 9886091439.
Hubli






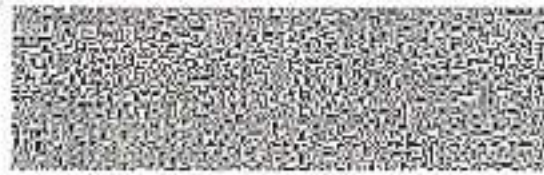
INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No.	: IN-KA46682069143122U
Certificate Issued Date	: 23-Feb-2022 12:34 PM
Account Reference	: NONACC (BK)/ kakscub08/ HUBLI6/ KA-DW
Unique Doc. Reference	: SUBIN-KAKAKSCUB0830800206245545U
Purchased by	: SS SOFTWARE SOLUTIONS
Description of Document	: Article 32 Letter of License
Description	: RENT AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: KEONICS
Second Party	: SS SOFTWARE SOLUTIONS
Stamp Duty Paid By	: SS SOFTWARE SOLUTIONS
Stamp Duty Amount(Rs.)	: 200 (Two Hundred only)

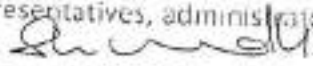
For The Arya Vashya Co-op. Bank Ltd


BRANCH MANAGER
HOSUR BR. HUBLI.


Please write or type below this line

RENT AGREEMENT

This deed of lease rent agreement entered on the 28 February, 2022 at HUBLI, BETWEEN M/s. Karnataka State Electronics Development Corporation Limited represented by its Managing Director, Bangalore having its office at BHEL Central Offices Building, TTMC, A Block, 2nd Floor Shanti Nagar, K H Road Bengaluru-27, 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.



/ / /

FOR PARTIAL OF 01/11/22

4) ELECTRICITY
by the Lessee
Lessee to the

AND

M/s SS SOFTWARE SOLUTIONS (Firm) represented by SIDDALINGESHWAR MATHAD aged 37 years residing at Vajyanagar, Hubballi, Hotehalli 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 Karnataka called the LESSOR & hereinafter referred to as "Scheduled Property" WHEREAS the space within the said office building Shop No 235 - 'A' block UPPER GROUND FLOOR measuring 372 sq. ft. of space inclusive of common area of 72 sq ft. in I.T. Park, Hubli for setting up of Digital Marketing, Web Application Development 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 20-01-2022 to 19-01-2025 and 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.
- 2) **RENT:** The monthly rent payable by the lessee to the Lessor for the scheduled property shall be Rs. 14,057/- (Rupees Fourteen & Five paise only) per Sq.ft., i.e., rent per month is Rs 5227/- (Rupees Five Thousand Two Hundred and Twenty Seven 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 circulated. For delayed payment of rent 12% per annum interest will be charged.
- 3) **RENT ADVANCE :** The advance of Rs. 42,970/- (An amount of Rs. 18,600/- by DD No. 771177 dt. 19 Jan, 2012, Rs. 22,320/- by Cheque, No.671358, Dt. 12 April, 2017 and Rs. 2050/- has been paid by Cheque, No.695012 dt. 20 September 2018) has been paid in favour of the Lessor & amount of Rs. 42,970/- in Hubli which is interest free.

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5) ELECTRICITY CHARGES : The Lessor shall provide separate meter for electricity consumption of the Lessee & the charges shall be paid directly each month (every month) regularly by the Lessee to the concerned authorities without accumulating any arrears.

6) WATER CHARGES : The monthly water charges for shops Rs. 50/- per shop & for Office area 75/- per sq. ft. of total allotted area shall be paid to ELCOPCO or to the concerned authority fixed charges effective from March 2022.

6) PROPERTY MAINTENANCE : The Lessor shall maintain the scheduled property and its ancillary facilities in good condition. The lessee shall pay towards property maintenance to ELCOPCO which will be charged over time to time via post dated cheques of common area sq. ft. and 25/- payable at end of month in favor of ELCOPCO through order payment to the bank details indicated in the tax invoices. Present monthly rate for shop is Rs. 400 per shop and for office area Rs. 4 per sq. ft. of common area added in the allotment. New charges effective from March 2022. Every three years the LESSEE shall pay enhanced maintenance charges of Rs. 1/- & Rs.100/- for office & shops respectively on the last paid maintenance charges.

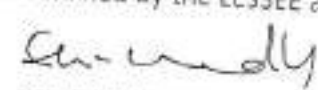
7) INTERNAL MAINTENANCE : The lessee shall maintain the scheduled property in a state of good order & condition & shall not cause any damage or disfigurement to the scheduled property therein always excepting fair wear & tear, tempest, earthquake, storm, flood, riot, fire, commotion, mob or any violence 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.


SHIVANANDA, K.S.
Manager-Technical
KEONICS

R- SOFTWARE


- 9) **TERMINATION OF THE RENT/ LEASE** : The Lease may be terminated by giving 30 days 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
- 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 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.
- 13) **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.
- 14) **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.
- 15) **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


SHIVANANDA. K.S.
Manager-Technical
KEONICS


K.H.

SCHEDULE

11 Park Hubli at City Survey No 121A, Ward No.1, opposite to Indira Glass House, Pune
Bangalore Road, Hubli. The premise bearing Shop Number / Office space: A 235 IN UGF A
Block situated between:

- EAST : ATRIUM
- WEST : SHOP NO. A 217
- NORTH : SHOP NO. A 236
- SOUTH : LOBBY 2

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

LESSOR *Se wady*
 SHIVANANDA. K.S.
 Manager-Technical
 KEONICS

LESSEE
 SOFTWARE SOLUTIONS
Handwritten Signature
 Proprietor

WITNESSES

1)

1) *Handwritten Signature*
 Bhavesh. m. khoran.
 Hubli

2)

2) *Handwritten Signature*
 Madhan Mohan. M
 HUBLI