

K/ITPH/244/11-12

1 October 2011

To,  
M/s Tech Store  
Hubli

Sir,

Sub: Allotment of shop No. A101 & 102 in IT Park Hubli Regarding.  
Ref: Your letter dt.22/7/11

We thank you, for the interest shown in IT Park shops to start your business. As requested by you, we are pleased to inform you that, IT Park Empowered Committee has considered your request & allotted the shops @ Rs.16/- per Sq. Ft. per month for carrying out the IT & ITES related business only.

In view of the above, call on this office with DD for Rs.145920/- in favour of Director, IT BT payable at Bangalore, towards 10 months rent advance as security deposit with in 30 days from the date of this letter and take the possession of the shops. Thereafter delay in taking possession attracts penalty of Rs.1000/- per day. This is for your information.

As requested by you, dismantling of brick walls in between the shops allotted to you has been approved with a condition that, at the time of vacating, wall has to be rebuilt & bring back to the original condition / the cost of the rebuilding of the demolished brick wall to be deposited.

Once again thank you & looking forward to your taking possession of allotted shops.

Yours faithfully,



H. Devanand  
Manager  
IT PARK, HUBLI

In B<sup>m</sup> E<sup>l</sup> meeting  
Subject S. (a)  
It is approved  
B

Copy To:

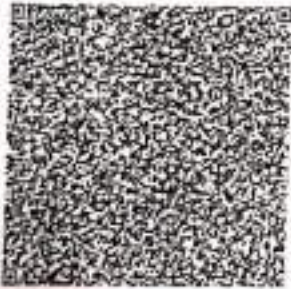
1. The Director IT BT Bangalore – submitted for kind information
2. The Managing Director KEONICS Bangalore – submitted for kind information



सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Karnataka  
e-Stamp

Certificate No. : IN-KA13015972025105K  
Certificate Issued Date : 21-Dec-2012 03:51 PM  
Account Reference : NONACC (BK)/ kakscub08/ HUBLI1/ KA-DW  
Unique Doc. Reference : SUBIN-KAKAKSCUB0893901484119455K  
Purchased by : DIRECTOR I T B T  
Description of Document : Article 32(A) License of Immovable and Movable Property  
Description : RENT AGREEMENT  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : DIRECTOR I T B T  
Second Party : TECH STORE  
Stamp Duty Paid By : DIRECTOR I T B T  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



*[Handwritten signature]*

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**RENT AGREEMENT**

This deed of lease rent agreement entered on the 21.12.2012 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 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.

FIRST PART

*[Handwritten signature]*

For **TECHSTORE**

AND

M/s Techstore, represented by Anand Prakash Baid, aged 31 years residing at #2/4, Suvidha villas, arihant nagar, keshwapur, 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 101 & 102, in A block Lower ground floor measuring 899 sq. ft. of space inclusive of common area of 140 sq.ft. in IT Park, Hubli for setting up of computers sales, software development and IT enabled 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 1st June 2012 to 31st May 2015 & 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 14384/- (Rupees fourteen thousand three hundred eighty four only). This amount shall be paid on or before 10<sup>th</sup> 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 1,45,920 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

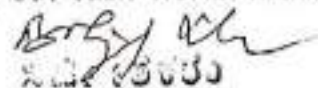
*And*

TECHSTORE

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 .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 & 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.

LESSOR

  
2023/03/30

12. DELIVERY BACK OF POSESSION : On termination of the agreement either by any 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.

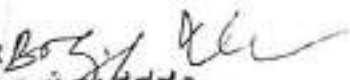
14. SERVICE TAX: The Lessee should pay the service tax @ 12% & 2% as education cess & 1% as higher education cess along with the rent & it should be paid in favour of Syndicate Bank service tax payable at Bangalore. For delayed payment of tax 13% per annum interest will be charged.

**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 / Office space : LGF 101,102 situated between:

- EAST : LGF 150, LGF 149
- WEST : P B Road
- NORTH : Open space
- SOUTH : LGF 103


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

LESSOR   
 ಎ. ಬಿ. ಪಾಟೀಲ  
 ವ್ಯವಹಾರ ತಂತ್ರಜ್ಞಾನ ನಿರ್ದೇಶಕರು  
 ಇ.ಟಿ.ಪಾರ್ಕ್ ಹಬ್ಲಿ


LESSEE  
 For TECHSTOFFE  
 Anil K. Kulkarni  
 PROPRIETOR

**WITNESSES**

1.   
 ಎ. ಬಿ. ಪಾಟೀಲ

1)  Nikhil Kumar A. Jain

2.   
 ಎ. ಬಿ. ಪಾಟೀಲ  
 I.T. PARK, HUBLI

2)  Dnyanesh. A. NATU

K/ITPH/1 a/14-15

To,  
M/s Tech Store  
Hubli

Date 01/04/14

Sir,

Sub: Possession handing over of Shop No. A150 in A Block LGF of IT Park  
Hubli Regarding.

Possession of Shop No. A150 in A Block LGF of IT Park Hubli measuring 370  
Sq. ft is handed over to you on 01/04//2014.

We wish your company all the success.

Thanking you

Yours faithfully,

  
\_\_\_\_\_  
H. Devanand  
Manager  
IT Park HUBLI

For Techstore  
  
\_\_\_\_\_  
Proprietor,

Copy to:  
The Director, IT BT Bangalore – Submitted for kind information  
The Managing Director, KEONICS, Bangalore - Submitted for kind information

INDIA NON JUDICIAL  
Government of Karnataka  
e-Stamp



सत्यमेव जयते

Certificate No : IN-KA77042919210975M  
Certificate Issued Date : 09-Jun-2014 11:39 AM  
Account Reference : NONACC (BK) kaksclub08/HUBLIB/KA-DW  
Unique Doc. Reference : SUBIN-KAKAKSCUB0808954832530084M  
Purchased by : TECH STORE  
Description of Document : Article 12 Bond  
Description : RENT AGREEMENT  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : THE DIRECTOR I T AND B T  
Second Party : TECH STORE  
Stamp Duty Paid By : TECH STORE  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



For The Arya Vaishya Co-op. Bank Ltd.,

*Shukla*  
Branch Manager

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

RENT AGREEMENT

This deed of lease rent agreement entered on the 02/07/14 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, 2<sup>nd</sup> Floor Shanli 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]*  
DIRECTOR (DIRECTOR)

For TECHSTORE,  
*[Signature]*  
PROPRIETOR

Statutory Alert:

1. The authority of this Stamp Certificate shall be void if any discrepancy is found in the details of the certificate and as available on the website [www.karnataka.gov.in](http://www.karnataka.gov.in)
2. The onus of checking the details of the certificate is on the purchaser.

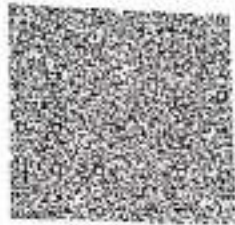


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Karnataka

## e-Stamp

Certificate No.	: IN-KA77042910210979M
Certificate Issued Date	: 09-Jun-2014 11:39 AM
Account Reference	: NONACC (BK) kaksclub00V HUBLI/ KA-DW
Unique Doc. Reference	: SUBIN-KAKAKSCLUB0808954832530084M
Purchased by	: TECH STORE
Description of Document	: Article 12 Bond
Description	: RENT AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: THE DIRECTOR I T AND B T
Second Party	: TECH STORE
Stamp Duty Paid By	: TECH STORE
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



For The Arya Vaishya Co-op Bank Ltd.,

*Shankh*  
Branch Manager

-----Please write or type below this line-----

### RENT AGREEMENT

This deed of lease rent agreement entered on the 02/07/14 at HUBLI, BETWEEN THE HON'BLE GOVERNOR, GOVL. 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, 2<sup>nd</sup> Floor Shanli 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]*  
DIRECTOR

For TECHSTORE  
*[Signature]*  
PROPRIETOR

**Statutory Alert:**

1. The authenticity of this Stamp Certificate can be verified at the website of [www.stamping.gov.in](http://www.stamping.gov.in). Any discrepancy in the details of the Certificate and its availability on the website renders it invalid.
2. The cause of check is the life time of the certificate.



AND

M/s TECHSTORE FIRM, represented by ANAND BAI  
33 years residing at Mr. Srinivas, Kalyan Hereinafter called the "LESSOR"  
(which expression shall unless repugnant to the subject or context thereof be  
deemed to include successors & assigns) on the OTHER PART.

WHEREAS the "LESSOR" is the absolute owner of the building property bearing as  
IT Park, Hubli at C 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. 1150, block L-6 Floor measuring 370 sq. ft. of space  
inclusive of common area of 71 sq.ft. in IT Park, Hubli for setting up of  
Computer software

NOW THE AGREEMENT BETWEEN THEM WITNESSETH AS FOLLOWS:

- DURATION :** The duration of agreement will be for a period of 3(three) years  
from 01/01/2017 to 31/03/2020 & is subject to renewal thereafter under  
mutually agreed terms & conditions by the Lessor & Lessee as fresh  
agreement & every three years. Enhancement of rent by 15%.
- RENT :** The monthly rent payable by the lessee to the Lessor for the  
scheduled property shall be Rs. 1600 (Rupees Six thousand only) per Sq.ft.,  
i.e., rent per month is Rs. 59200 (Rupees Fifty thousand nine hundred Only ). This  
amount shall be paid on or before 10<sup>th</sup> of every month by Demand Draft  
payable at Hubli in favour of the Director IT & BT. For delayed payment of  
rent 12% per cent interest will be charged.
- RENT ADVANCE :** The advance of rent have to be calculated on rate per  
sq.ft. for 10 months. The total advance Rs. 592000 is paid by DD in favour  
of The Director IT & B. Payable at 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) by the Lessee to the concerned authorities without  
accumulating arrears.
- WATER CHARGES :** Lessee shall pay the water charges directly to the  
concerned authorities without accelerating any arrears/sharing the bill if  
required.
- PROPERTY MAINTENANCE :** The Lessor shall maintain the schedule property &  
its services in a good condition. The Lessee shall reimburse the  
expenditure for Maintenance will be charges over time to time on  
pro-rate basis of common area sq.ft. to Government/KEONICS/Authorized  
representative. The amount may be drawn in favour of M/s.KEONICS, Bangalore.  
Present monthly shop is Rs.100/- per shop and for office area is Re.1/-  
per sq. ft. of common area added in the allotment

For TECHSTORE  
A. M. S.

INTERNAL MAIL  
state of  
disfigurement  
& tear, tempo  
violence, acts  
Lessee shall be

Property bearing as  
Office refer  
Class house  
Office refer  
Property bearing as  
Office refer  
Class house  
Office refer

**INTERNAL MAINTENANCE**

The lessee shall maintain the scheduled property in a state of good repair & 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 additions in the scheduled property, only with the written consent of the Lessor. The 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 damage.

9) **TERMINATION OF THE LEASE:** The Lease may be terminated by giving 3(Three) months notice in writing by either side by RPAD. Not with standing what is above, the agreement is liable to be revoked by the Lessor, if there is default of payment of the rent & or other terms & conditions mentioned therein above.

10) **USE :** The Lessee shall use the scheduled property only for official purpose & shall not otherwise make available for use to any other person the premises under the circumstances without the knowledge / prior written consent of the Lessor. The Lessee shall not carry out any offensive or prohibitive activities on the deed Premises.

11) **INSPECTION :** The Lessee shall permit the Lessor agents during reasonable hours in making prior appointment & with consent of the Lessee to inspect the scheduled property & will permit the Lessor to carry out such work on the scheduled property.

12) **DELIVERY BACK OF POSSESSION :** On termination of the agreement either by the Lessor or the Lessee shall deliver possession of the scheduled property in the same condition in which it was let out except for the natural wear & tear or irresistible force.

13) **LEGAL JURISDICTION :** Any dispute between both the parties the legal jurisdiction shall be in Bangalore only.

14) **SERVICE TAX :** The Lessee should pay the service tax @ 12% & 2% as higher education cess along with the rent & it should be paid in favour of the Lessor. For delayed payment of tax 12% per annum interest will be charged.

*[Handwritten signature]*

For TECHSTURE  
*[Handwritten signature]*

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 : B.S.R. situated between

- EAST : Open space
- WEST : Shop No. 1401
- NORTH : Open space
- SOUTH : Shop No. 149

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

LESSOR

*[Signature]*  
 ನಿರ್ದೇಶಕರು (DIRECTOR)  
 ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು  
 ದೂರ ಸಂಪರ್ಕ ಇಲಾಖೆ, ಬೆಂಗಳೂರು  
WITNESSES

LESSEE

For TECHSTORE  
*[Signature]*  
 PROPRIETOR



1) *[Signature]*  
 ಆಡಳಿತಾಧಿಕಾರಿ  
 ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು  
 ದೂರ ಸಂಪರ್ಕ ಇಲಾಖೆ, ಬೆಂಗಳೂರು

2) *[Signature]*  
 Manager  
 T. T. Ranganatha  
 Manager  
 I. T. Park, HUBLI.

2)

*[Signature]*  
 SAVED. I  
 SYSWARE COMPUTERS  
 Ph: 4250949  
 I.T. PARK, HUBLI-29

No. 3, opposite to Indira Glass House,  
Shop Number / Office space.



सत्यमेव जयते

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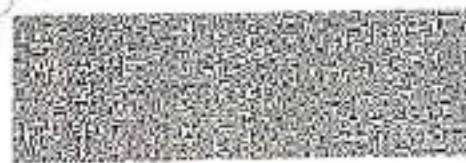
Government of Karnataka

e-Stamp

Certificate No. : IN-KA95144918376601R  
Certificate Issued Date : 22-Apr-2019 02:11 PM  
Account Reference : NONACC (BK)/ kakscub08/ HUBLI6/ KA-DW  
Unique Doc. Reference : SUBIN-KAKAKSCUB0820404193083043R  
Purchased by : TECHSTORE  
Description of Document : Article 32 Letter of License  
Description : RENT AGREEMENT  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : THE DIRECTOR IT BT  
Second Party : TECHSTORE  
Stamp Duty Paid By : TECHSTORE  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)

For The Arya Malsiya Co-op. Bank Ltd.

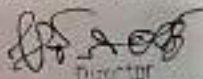
BRANCH MANAGER  
HOSUR BR. HUBLI.



Please write or type below this line

RENT AGREEMENT

This deed of lease rent agreement entered on the 27th April 2019 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 BMT Central Offices Building, TTMC, A Block, 2<sup>nd</sup> 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.

  
Director  
Directorate of Information Technology &  
Bio-Technology Bangalore

For TECH STORE

  
Proprietor.

AND

M/s TECHSTORE FIRM, represented by Mr Anand Prakash Baid, aged 38 years residing at # 21A Suvidha Villas, Arihant Nagar, Hubli Hereinafter called the "LESSEE" (which expression shall unless repugnant to the substance 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 # 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 Shop No 101, in A block Lower Ground Floor measuring 899 sq. ft. of space inclusive of common area of sq.ft. in IT Park, Hubli for setting up of computer sales, software development and IT enabled 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 1st June 2018 to 31st May 2021 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 21.16 /- (Twenty one and sixteen paise only) per Sq.ft., i.e., rent per month is Rs 19023/- (Nineteen thousand twenty three Only). This amount shall be paid on or before 10<sup>th</sup> of every month by Demand Draft payable at Hubli in favour of the Director IT & BT. For default payment of rent 12% per annum interest will be charged.
- 3) **RENT ADVANCE**: The advance of Rs 145920/- is paid Rs 100000/- by DD bearing no 032373 dt 24/10/2011 & Rs 45920/- by DD bearing no 032387 dt 26/10/2011 in favour of The Director, IT & BT 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 accumulating 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 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 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 violence, acts of God or other irresistible forces. Any damage caused by the Lessee shall be made good by the Lessee promptly.

For TECH STORE

of the lessor  
Park, Hubli at  
Road, Hubli  
accessors & assigns)  
E (which expression  
years residing at # 2/4

**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 charge.

9) **TERMINATION OR BREACH/ LEASE:** The Lease may be terminated by giving 3(Three) months advance written notice in writing by either side by RPAD. Not with standing what is stated above, the agreement shall be able to be revoked by the Lessor, if the Lessee is in default of payment of the rent or 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 use the same 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 official 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 an appointment & with consent of the Lessee to inspect the scheduled property & 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 and in the absence of any 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 Director IT BT payable at Hubli. For delayed payment of GST prevailing at the time of payment per GST Rules shall be charged

**SCHEDULE**

IT Park Hubli at City Corporation, Ward No.3, opposite to Indra Glass House, Pune-Bangalore Road, Hubli. The premises Number / Office space : LGF 101/102 situated between:

- EAST : LGF A 150 and A 149
- WEST : P B Road
- NORTH : Open Space
- SOUTH : LGF A 103

*[Handwritten Signature]*

Information & IT Department  
Biotechnology Department

**FOR TECH STORE,**  
*[Handwritten Signature]*  
Director

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 Technology &  
Biotechnology Department, Bangalore

LESSEE

**FOR TECH STORE**  
*[Signature]*  
Proprietor

WITNESSES

1) *[Signature]*  
Administrative Officer  
Directorate of Information Technology  
& Biotechnology

1) SAHEND SHAM SIVAIALE  
*[Signature]*

2) *[Signature]*  
Assistant Manager  
IT Park, HUBLI-29.

2) Girish S Bannoor  
*[Signature]*