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(ಇ.ಎಂ.ಆರ್.ನಂ. 11/1/2024)

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1. ಇ.ಎಂ.ಆರ್.ನಂ. 11/1/2024, ಇ.ಎಂ.ಆರ್.ನಂ. 11/1/2024 - ಇ.ಎಂ.ಆರ್.ನಂ. 11/1/2024
2. ಇ.ಎಂ.ಆರ್.ನಂ. 11/1/2024, ಇ.ಎಂ.ಆರ್.ನಂ. 11/1/2024 - ಇ.ಎಂ.ಆರ್.ನಂ. 11/1/2024

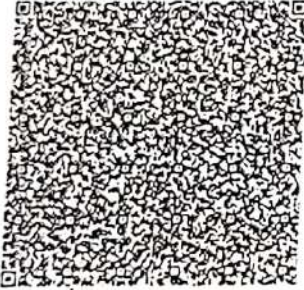
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सत्यमेव जयते

INDIA NON JUDICIAL
Government of Karnataka
e-Stamp

Certificate No. : IN-KA19532172061123L
Certificate Issued Date : 04-Jan-2013 04:44 PM
Account Reference : NONACC (FI)/ kaksfcl08/ HUBLI/ KA-DW
Unique Doc. Reference : SUBIN-KAKAKSFCL0806634078245598L
Purchased by : VAGVILAS SOFTWARE PVT LTD HUBLI
Description of Document : Article 12 Bond
Description : AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : DIRECTOR IT BT
Second Party : VAGVILAS SOFTWARE PVT LTD HUBLI
Stamp Duty Paid By : VAGVILAS SOFTWARE PVT LTD HUBLI
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.....

This deed of lease rent agreement entered on the 7th Day January 2013 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 it interest & title, legal representatives, administrators, executors, nominees & assignees etc., on the FIRST PART.

For Vagvilas Software Pvt. Ltd.,

Managing Director

AND

M/s Vagvilas Software Pvt Ltd FIRM, represented by Managing Director Prakash C. Abbigeri, age 48 years residing at Shivashakthi Nilaya Ghantikeri Oni 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 in B-block Lower Ground Floor measuring 3490 sq. ft. of space inclusive of common area of 621 sq. ft. in IT Park, Hubli for setting up of Software Development.

NOW THE AGREEMENT OF RENT WITNESSETH AS FOLLOWS:

- 1) **DURATION** : The duration of agreement will be for a period of 3(three) years from 16-01-2012 to 15-01-2015 & 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 Rs17450/- (Rupees Seventeen Thousand Four Hundred Fifty 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 Rs1.74.500/- 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 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 Vagvilas Software Pvt. Ltd.,
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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.

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-Block Lower Ground situated between:

EAST : Open Space
WEST : A-Block
NORTH : Common Toilet
SOUTH : DG/ Transform Room

Brij Ch

For Vagvilas Software Pvt. Ltd.,

(P. Anand)

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

LESSOR

[Handwritten signature]

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WITNESSES

1)

[Faint handwritten text]

2)

[Handwritten signature]

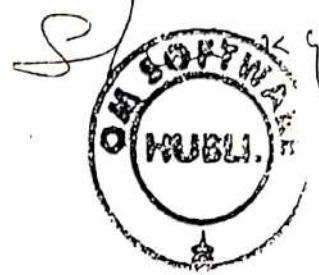
ಹೆಚ್. ದೀಪಾ
ವ್ಯವಸ್ಥಾಪಕರು
ಐ. ಟಿ. ಪಾರ್ಕ್, ಬೆಂಗಳೂರು.

LESSEE

For Vagvilas Software Pvt. Ltd.,

[Handwritten signature]
Managing Director

1)



2)

For SHUBHAM ENTERPRISES

[Handwritten signature]
Proprietor

For Vagvilas Software Pvt. Ltd.,

[Handwritten signature]
Managing Director

of the following

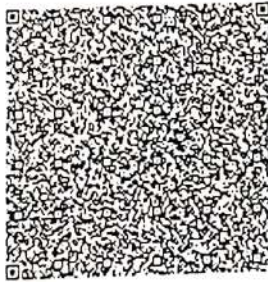


सत्यमेव जयते

INDIA NON JUDICIAL Government of Karnataka

e-Stamp

Certificate No.	: IN-KA71707565459235Q
Certificate Issued Date	: 07-Jun-2018 11:19 AM
Account Reference	: NONACC (FI)/ kacrsf108/ HUBLI/ KA-DW
Unique Doc. Reference	: SUBIN-KAKACRSFL0886933973613302Q
Purchased by	: VAGVILAS SOFTWARE PVT LTD
Description of Document	: Article 12 Bond
Description	: AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: DIRECTOR IT BT
Second Party	: VAGVILAS SOFTWARE PVT LTD
Stamp Duty Paid By	: VAGVILAS SOFTWARE PVT LTD
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 lease 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, 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.

AND

M/s Vagvilas Software Pvt Ltd FIRM, represented by Managing Director, Prakash Abbigeri aged 53 years residing at Shivashakti Nilaya Ghantikeri Oni 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 in B-block Lower Ground Floor measuring 3490 sq ft of space inclusive of common area of 921sq ft in IT Park, Hubli for setting up of Software Development
NOW THE AGREEMENT OF RENT WITNESSETH AS FOLLOWS:

- 1) **DURATION:** The duration of agreement will be for the period of 3 (Three) years from 16-01-2018 to 15-01-2021 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 Rupees Fifty Five paise Only) per Sq.ft. i.e., rent per month is Rs 40310/- (Rupees Fourty thousand Three hundred ten 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.11.55 - Per sq. ft. for 18 months which amounts to Rs. 403100/- An amount of Rs. 174500/- earlier paid through cheque No.DD-415496 dt.09-01-2012 In favour of Director IT BT payable at Bangalore is adjusted towards this total Advance and the balance amount of Rs. 228600/- has been paid by DD/Cheque, No. 731304 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 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 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, 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 carry out the same at the time of...

Director
Information Technology &
Technology Department, Bangalore

Vagvilas Software Pvt. Ltd.

Prakash
Managing Director

Prakas
Reference
contd.

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.

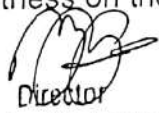
- 10) **USE :** The Lessee shall use the schedule property only for official purpose & shall not sub-let or otherwise make available for use to any other person the premises under any circumstances without the knowledge / prior written consent of the Lessor. The Lessee shall not carry out any offensive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

- EAST : Open Space
- WEST : A- Block
- NORTH : B- Block Office (Karnataka One)
- SOUTH : DG/ Transformer Room

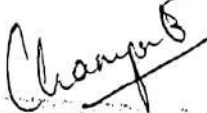
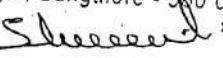
IN WITNESS WHEREOF THE PARTIES have executed this Agreement in the presence of the following witness on the date mentioned first above.



 Director
 Information Technology &
 Biotechnology Department, Bangalore

LESSEE For Vagvilas Software Pvt. Ltd.

 Managing Director

WITNESSES

1) 
 Systems Analyst
 Directorate of IT & BT
 Department of IT, BT and S & T
 Government of Karnataka
 2nd Floor, A-299, BMTc Central Offices Building,
 Shanthinagar, Bangalore - 560 027.


1) 
 (Manjivath K.R.)
 2) 
 (Siddeshu.)

Assistant Manager
IT Park, HUBLI-29.