



ಕಿ/ಐಟಿಪಿಹೆಚ್ / 07 / 23-24

ದಿನಾಂಕ: 13-04-2023

ಗೆ,

M/S VERTEX INTEGRA TED SERVICES,  
SHOP NO 228,140,126  
'A' BLOCK Ground Floor  
IT PARK HUBLI

ನೆನಪೋಲೆ-2

ವಿಷಯ: ಬಾಕಿ ಇರುವ ಬಾಡಿಗೆಯನ್ನು ಪಾವತಿಸುವ ಮತ್ತು ಬಾಡಿಗೆ ಕರಾರು ಪತ್ರ ನವೀಕರಿಸುವ ಕುರಿತು,

ಉಲ್ಲೇಖ : ಕಿ/ಐಟಿಪಿಹೆಚ್ / 99 / 22-23 ದಿನಾಂಕ : 13-02-2023

ಮೇಲ್ಕಂಡ ವಿಷಯಕ್ಕೆ ಸಂಬಂಧಪಟ್ಟಂತೆ M/S VERTEX INTEGRA TED SERVICES, ಯಾದ ನೀವು 24-jul-15 ವರ್ಷದಿಂದ ಸರ್ಕಾರದ ಹುಬ್ಬಳ್ಳಿ ಐ ಟಿ ಪಾರ್ಕ್ ಸಲ್ಲಿಸಿ 374,381,447 ರೂ. 1,202 ಚ.ಅಡಿ ಜಾಗವನ್ನು ಬಾಡಿಗೆಗೆ ಪಡೆದಿರುತ್ತೀರಿ ಪ್ರಸ್ತುತ ಬಾಡಿಗೆ ಮತ್ತು ನಿರ್ವಹಣೆಯ ಬಾಕಿ ಮೊತ್ತ ರೂ.4,31,398/- ಗಳಾಗಿರುತ್ತವೆ. ಇದನ್ನು ಕೂಡಲೇ ಪಾವತಿಸಲು ತಿಳಿಸಲಾಗಿದೆ ಮತ್ತು M/S VERTEX INTEGRA TED SERVICES, ಬಾಡಿಗೆ ಕರಾರು ಪತ್ರ ಮುಗಿದಿರುತ್ತದೆ ಕೂಡಲೇ ಕರಾರು ಪತ್ರವನ್ನು ನವೀಕರಿಸಿ ಐ ಟಿ ಪಾರ್ಕ್ ಕಛೇರಿಗೆ ಕೂಡಲೇ ಸಲ್ಲಿಸಲು ಈ ಮೂಲಕ ತಿಳಿಸಲಾಗಿದೆ ಇಲ್ಲವಾದಲ್ಲಿ ಕಾನೂನು ರೀತಿಯ ಕ್ರಮವನ್ನು ತೆಗೆದುಕೊಳ್ಳಲು ಲಾಗುವುದು,

ತಮ್ಮ ವಿಶ್ವಾಸಿ

  
A. C. Ramu  
ಓರಿಯ ಸಹಾಯಕರು

ಐ ಟಿ ಪಾರ್ಕ್ ಹುಬ್ಬಳ್ಳಿ



**KARNATAKA STATE ELECTRONICS DEVELOPMENT CORPORATION LTD.,**

Regd. Office : 2nd Floor, TTMC 'A' Block, BMTC, ShanthiNagar, K.H.Road, Bangalore - 560 027

IT Park  
HUBLI  
Tel/Fax : 0836 - 2355588  
E-mail : itparkhubli@keonics.com

KEONICS  
Updating People

U: 13/02/2023

M/S VERTEX INTEGRATED  
SERVICES  
A BLK SHOP NO 228,140&126  
IT PARK HUBLI.

ಮಾನ್ಯರ,

ವಿಷಯ: ಬಾಕಿ ಇರುವ ಬಾಡಿಗೆಯನ್ನು ಪಾವತಿಸುವ ಬಗ್ಗೆ.

ಮೇಲ್ಕಂಡ ವಿಷಯಕ್ಕೆ ಸಂಬಂಧಪಟ್ಟಂತೆ M/S VERTEX INTEGRATED SERVICES ಯಾವ  
ನೀವು 24-July-2015, shop no 228,374 ಚಿ.ಆಡಿ ಜಾಗ, 22-may-2019 ರಲ್ಲಿ shop no 140,381  
ಚಿ.ಆಡಿ ಜಾಗ & 15-Feb-2021 ರಲ್ಲಿ shop no 126,447 ಚಿ.ಆಡಿ ಜಾಗವನ್ನು ಈ ಮೇಲ್ಕಂಡ ವರ್ಷದಿಂದ  
ಸರ್ಕಾರದ ಹುಬ್ಬಳ್ಳಿ ಐಟಿ ಪಾರ್ಕ್ ನಲ್ಲಿ ಒಟ್ಟು 12112 ಚಿ.ಆಡಿ ಜಾಗವನ್ನು ಬಾಡಿಗೆಗೆ ಪಡೆದಿರುತ್ತೀರಿ. ಪ್ರಸ್ತುತ  
ಬಾಡಿಗೆ ಮತ್ತು ನಿರ್ವಹಣೆಯ ಬಾಕಿ ಮೊತ್ತ ರೂ. 3,57,738/- ಗಳಾಗಿರುತ್ತವೆ.  
ಇದನ್ನು ಕೂಡಲೇ ಪಾವತಿಸಲು ಕ್ರಮ ಕೈಗೊಳ್ಳುವಂತೆ ಅಥವಾ ಇದರ ಬಗ್ಗೆ ಸಮನ್ವಯಕ್ಕಾಗಿ  
ಚರ್ಚಿಸಲು ದಿನಾಂಕ. 17.02.2023 ರ ಒಳಗೆ ಸಹಾಯಕ ವ್ಯವಸ್ಥಾಪಕರು ಕಿಯೋನಿಕ್ಸ್ ಕೇಂದ್ರ ಕಛೇರಿ  
ಶಾಂತಿನಗರ ಬೆಂಗಳೂರು ಇಲ್ಲಿ ತಪ್ಪದೇ ಭೇಟಿ ಮಾಡುವಂತೆ ಸೂಚಿಸಿದೆ. ಇಲ್ಲವಾದಲ್ಲಿ ಶಾನೂನು ರೀತಿಯ  
ಕ್ರಮವನ್ನು ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು.

ತಮ್ಮ ವಿಶ್ವಾಸಿ,  
ಹಿರಿಯ ಸಹಾಯಕರು  
ಎಸಿ ಪಾರ್ಕ್ ಹುಬ್ಬಳ್ಳಿ.

KARNATAKA STATE ELECTRONICS DEVELOPMENT CORPORATION LTD.,  
Regd. Office : 2nd Floor, TTMC 'A' Block, BMTC, ShanthiNagar, K.H.Road, Bangalore - 560 027  
Ph : 080-22272203, 22275950, 22225845 Fax : 080-22232652 Website : www.keonics.com



# VERTEX

Vertex Integrated Services  
A-288 Upper Ground Floor  
Opp. Indira Glass House  
Hubli-580029

Tel/Fax: +91 836 425 2746, Cell: 98867 44321  
vertex.contact@gmail.com, sales@vertex.co.in  
www.vertexintegratedservices.com  
GST NO 29AGSPA2984P1ZH

Date: 11-02-2021

To  
The Manager  
KEONICS,  
I.T.Park, Hubli

Respected Sir/Madam

SUB: Security Deposit for shop no.126 'A' in I.T park complex Hubli

With reference to the above mentioned subject, we are depositing security deposit amount of Rs. 1,25,160=00 (in words one lakh twenty five thousand one hundred sixty only), Bearing DD no:315955, date: 08-02-2021 from Bank of Baroda, vidyanagar, Hubli, "DD in the name of KEONICS payable at Bangalore, Kindly go through it.

Encl: DD copy

Thanking you,  
Vertex Integrated Services

SURESH ANGADI

admin@vertex.co.in

9886744321

*To: scab/*  
*From: Suresh*

Possession of the shop no. A 126  
is handed over on 15.02.2021

Suresh



Telefax : 0836 - 2355588  
E-mail : itparkhubli@keonics.com



34

*e/c*

KITPH/116 A/15-16

Date: 24.07.2015

To,

M/s. VERTEX INTEGRATED SERVICES,  
HIPPARAGI BUILDING,  
LAXMI TEMPLE ROAD,  
VIDYANAGAR  
Hubballi - 580 021

Sir,

Sub: Possession handing over of Shop No. A 228 in A Block UGF of IT Park  
Hubli Regarding.

Possession of Shop No. A 228 in A Block UGF of IT Park Hubli measuring 374  
Sq. ft is handed over to you on 24.07.2015.

We wish your company all the success.

Thanking you

Yours faithfully,

Manager  
IT Park HUBLI

Copy to:

1. The Director, IT BT Bangalore – Submitted for kind information
2. The Managing Director, KEONICS, Bangalore - Submitted for kind information

**ARNATAKA STATE ELECTRONICS DEVELOPMENT CORPORATION LTD.,**

143

45

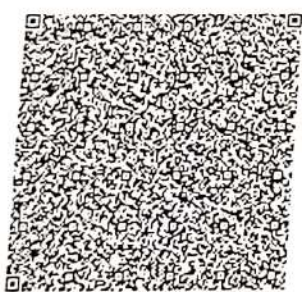


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Karnataka

## e-Stamp

Certificate No. : IN-KA32413251400968P  
Certificate Issued Date : 12-May-2017 12:21 PM  
Account Reference : NONACC (BK)/ kakscub08/ HUBLI6/ KA-DW  
Unique Doc. Reference : SUBIN-KAKAKSCUB0813431271605394P  
Purchased by : VERTEX INTEGRATED SERVICES  
Description of Document : Article 12 Bond  
Description : RENT AGREEMENT  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : THE DIRECTOR DIRECTORATE OF IT AND BT BANGALORE  
Second Party : VERTEX INTEGRATED SERVICES  
Stamp Duty Paid By : VERTEX INTEGRATED SERVICES  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



For THE ARYA VAISHAYA  
CO-OP BANK, LTD.

BRANCH MANAGER

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

### RENT AGREEMENT

This deed of lease rent agreement entered on the 16<sup>th</sup> day of May 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, 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

Director

for Vertex Integrated Services

its successors of interest & the least representatives administrators, assignees etc. on the FIRST PART.

M/s Vertex Integrated Services FIRM, represented by Suresh Angadi aged 38 years residing at 204, Romsan Residency - 'B' Block, Old Income Tax Office Road, Vidyanagar HUBLI, Karnataka, India, called the "LESSEE" (which expression shall unless repugnant to the subject or context thereof be deemed to include its successors & assigns) of the OTHER PART.

WHEREAS the "LESSOR" is the absolute owner of the building property bearing as 1<sup>st</sup> Party 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 A-228 in 'A' Block UGF Floor measuring 374 sq. ft. of space inclusive of common area of 80 sq. ft. at T Park, Hubli for setting up of Retail and Distributor of Information Technology Products Audio Visual Equipments Surveillance Systems.

NOW THE AGREEMENT OF RENT WITNESSETH AS FOLLOWS:

- 1) DURATION: The duration of agreement will be for a period of 3(three) years from 24.07.2016 to 23.07.2019 & is a term to term agreement 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. 7480/- (Rupees Twenty only) per Sq. ft., i.e., rent per month is Rs. 7480/- (Rupees Seven Thousand Four Hundred and Eighty 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 T & S. For delayed payment of rent 12% per annum interest will be charged.
- 3) RENT ADVANCE: The advance to be paid to be calculated on rate per sq. ft. for 10 months. The total advance Rs. 74,800/- paid by DD bearing no. 459588 dt. 24/7/16 in favour of The Director T & S 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 Rs. 4800/- 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. KCOMICS, Bangalore. Present monthly amount 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 fire, war & fear, 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 premises shall be made good to the satisfaction of the Lessor without any damage.

M/s Vertex Integrated Services  
Suresh Angadi  
Proprietor

*Suresh Angadi*

M/s Vertex Integrated Services  
*Suresh Angadi*

10) USE : The Lessee shall use the schedule property only for official purpose & shall not sub-lease 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 in 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 223 situated between:  
EAST : Block F  
WEST : Shop No. A 224  
NORTH : Shop No. A 229  
SOUTH : Common Toilet

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

*[Signature]*  
Vertex Integrated Services  
Bangalore

**WITNESSES**

1) *[Signature]*  
Systems Analyst  
Pune

1) *[Signature]*  
Shikhar R. 14

2) *[Signature]*

2) *[Signature]*

Assistant Manager  
IT Park, HUBLI-29.

Letter of Allotment

Dear Sir,

This has reference to your application for IT office space of 381 SFT in IT Park, Hubballi. The Director, Directorate of IT & BT has considered your request and approved the allotment of 381 sft.

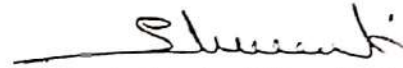
Hence, we are pleased to inform you that, following are the details of allotment.

Description	Area in SFT	Rent per SFT (Rs)	Advance Amount to be paid (Rs)	Remarks
A Block, LGF Shop No. A 140	381	16	60960	

Conditions of allotment

1. You should acknowledge the acceptance of allotment within 15 days i.e.24.05.2019 is the due date.
2. In case the allottee requests extension for the payment of advance amount, same will be considered on payment of Rs.1000/- per working day of extension from due date, but not later than 10.06.2019
3. Failing which the allotment stands cancelled automatically without any further notice.
4. Your acceptance confirmation should be along with DD for Rs.60,960/- in favour of Director IT BT payable at Hubli & rent agreement ( Format enclosed) on Rs.100/- stamp paper duly signed by you.
5. Sooner the condition (4) is fulfilled, the possession of the IT Office space will be handed over to you on the same day.( The acceptance letter, DD, Rent agreement be handed over personally & take possession of the IT office space)
6. The Rent, Maintenance, water, electricity & other charges if any as per the agreement terms will commence from the date of handing over of the possession.

Herewith Rent Agreement format is enclosed for your reference. In case of any clarifications please contact Assistant Manager, IT Park, Hubballi Email: [shreematishekhar@gmail.com](mailto:shreematishekhar@gmail.com) / [itparkhubali@keonics.com](mailto:itparkhubali@keonics.com)



Authorised Signatory  
Assistant Manager  
IT Park, HUBLI-29.

To,  
M/s.VERTEX INTEGRATED SERVICES,  
Shop No. 228, A Block  
Upper Ground Floor,  
IT Park, PB Road  
Hubballi - 580 029

**ARNATAKA STATE ELECTRONICS DEVELOPMENT CORPORATION LTD.,**

Regd. Office : 2nd Floor, TTMC 'A' Block, BMTc, ShanthiNagar, K.H.Road, Bangalore - 560 027

Ph : 080-22272203, 22275950, 22225645 Fax : 080-22232652 Website : [www.keonics.com](http://www.keonics.com)





M/s VERTEX INTEGRATED SERVICES HUBLI FIRM, represented by Smt. B. VIDYANAGAR, HUBLI aged 40 years residing at #204, ROTSAN RESIDENCY - B, VIDYANAGAR, 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 140, in A block LOWER GROUND Floor measuring 381 sq. ft. of space inclusive of common area of 8.5 sq.ft. in IT Park, Hubli for setting up of I.T. . A.V. & OFFICE AUTOMATION BUSINESS. For VERTEX INTEGRATED 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 22<sup>ND</sup> MAY 2019 to 21<sup>ST</sup> MAY 2022 & 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 6,096/- (Rupees Six Thousand Ninety Six 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. 60,960/- is paid by DD bearing no 659810 dt. 21 MAY 2019 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 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 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

... & other terms & conditions mentioned herein above.

... shall use the schedule property only for official purpose & shall not sub-  
... otherwise make available for use to any other person the premises under any  
... instances without the knowledge / prior written consent of the Lessor. The Lessee shall  
... 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 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 BLOCK, LOWER GROUND FLOOR, A - 140 situated between:

- EAST E Block
- WEST Shop No A-110
- NORTH Shop No A-141
- SOUTH Meter Panel No. 8

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

For VERTEX INTEGRATED SERVICES

*[Signature]*  
Proprietor  
LESSEE

LESSOR

WITNESSES

- 1) *[Signature]* Ashwini G. Sali
- 2) *[Signature]* Sumangala S Patil

ಕರ್ನಾಟಕ ರಾಜ್ಯ ವಿದ್ಯುನ್ಮಾನ ಅಭಿವೃದ್ಧಿ ನಿಗಮ ನಿಯಮಿತ  
Karnataka State Electronics Development Corporation Limited  
(A Government of Karnataka Enterprise)  
CIN No. U75112KA1976SGC003055

Ref: KSEDC/ITP-H/AL-1/2020-21

Date: 02-01-2021

M/s Vertex Integrated Services,  
# A-228, Upper Ground Floor,  
I.T. Park, Opp. Indira Glass House,  
Hubballi- 580029,  
M: 9343830011

Sub: Letter of allotment of IT Space on lease rentals at IT Park, Hubballi.

This is with reference to the above, we are pleased to allot space as detailed below.

Block, Shop No	Floor	Leased area in Sq. ft.	Rent Rate per Sq. ft. in Rs.	Total Rent in Rs
'A' 126	Lower Ground Floor	447	28 (24 +4)	12,516+ GST
Total area = 447 Sq. ft.				12,516 + GST

The above allotment is subject to the following conditions: -

1. Lease rent per month is chargeable on the total lease area indicated at column (3)
2. Lease rentals are Rs.24/- per sq. ft. per month
3. Apart from Lease rentals, the allottee need to pay Rs. 4/- per sq. ft. on the total lease area as maintenance charges to meet the expenses towards the maintenance and common expenses like security electricity of the common area, water charges, housekeeping etc.
4. Allottee has to pay security deposit advance amount of 10 months lease rentals by Demand Draft drawn in favour of KEONICS payable at Bengaluru within 15 days from the date of allotment. Minimum 10% of security deposit amount will be forfeited if the allottee withdraws before entering into lease/rent agreement. If the allottee vacates the leased premises within 10 months of agreement, advance security deposit amount will not be paid/refunded.
5. Allottee has to utilize the IT space for the purpose IT related activities and any change in activities has to be with written permission from the component authority from KEONICS.
6. Allottee has to provide 60% of employment to Kannadigas.



7. KEONICS will allot the space as warm shell and the allottee has to make their own arrangements for interior, internal electrical.
8. The allotment is for the specific firm/entrepreneur and is not transferable.
9. Allottee has to enter into lease agreement on Rs.200.00 stamp paper along with the security deposit amount within 15 days.
10. Sooner the allottee fulfills condition (4) KEONICS will issue the Possession Certificate immediately and hand over the Possession of the requested space.
11. The lease rental maintenance, water, electricity and other charges commences from the date of the issue of Possession Certificate, permanent structures will be not allowed.
12. If the allottee does not meet any of the above condition within 15 days from the date of the allotment, the allotment stands cancelled without any correspondences in this regard.
13. KEONICS has the right to cancel and re-allot the space if the allottee has failed to comply with the above clauses / conditions within 15 days from the date of the allotment.

Thanking you,

Yours faithfully,

For K.S.E.D.C Ltd.

*@ Kanchikanti*

Manager i/c