

ಕಿ/ಐಟಿಪಿಹೆಚ್/489/11-12

ದಿ:31/3/12

ಗೆ,

ಮೆ||ವೆಬ್ ಟಾಕ್ ಹೆಲ್ಪ್ ಕೇರ್ ಪಾ. ಲಿ.,  
ಬೆಂಗಳೂರು

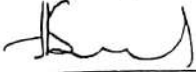
ಮಾನ್ಯರೇ,

ವಿಷಯ: ಐಟಿ ಪಾರ್ಕ್‌ನಲ್ಲಿ ಇ ಬ್ಲಾಕ್‌ನ ಎರಡನೆಯ ಮಹಡಿಯಲ್ಲಿ ಕಛೇರಿ ಸ್ಥಳದ ಮಂಜೂರಾತಿ ಕುರಿತು.  
ಉಲ್ಲೇಖ : ತಮ್ಮ ಪತ್ರ ದಿ. 29/3/12

ಐ ಟಿ ಪಾರ್ಕ್, ಹುಬ್ಬಳ್ಳಿಯಲ್ಲಿ ನಿಮ್ಮ ಸಂಸ್ಥೆಯ ಚಟುವಟಿಕೆಗಳನ್ನು ನಡೆಸಲು ಕಛೇರಿ ಸ್ಥಳ ಬೇಡಿಕೆ ಸಲ್ಲಿಸಿದ್ದಕ್ಕಾಗಿ ಧನ್ಯವಾದಗಳು. ನಿಮ್ಮ ಬೇಡಿಕೆಯಂತೆ ಐಟಿ ಪಾರ್ಕ್‌ನಲ್ಲಿ ಇ ಬ್ಲಾಕ್‌ನ ಎರಡನೆಯ ಮಹಡಿಯಲ್ಲಿ 1494 ಚ ಅ ಅಷ್ಟು ಜಾಗೆಯನ್ನು ವಿಶೇಷ ರಿಯಾಯಿತಿ ಮಾಸಿಕ ಬಾಡಿಗೆ ದರ ಪ್ರತಿ ಚ ಅ ಗೆ ರೂ.5/-ರಂತೆ ಮಂಜೂರು ಮಾಡಲಾಗಿದೆ. ಈ ಮಂಜೂರಾತಿಯು ಅಧಿಕಾರಯುಕ್ತ ಸಮಿತಿ ಸಭೆಯ ಅನುಸಮರ್ಥನೆಯ ನಿಬಂಧನೆಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ. ಈ ಸಂಬಂಧದ 10 ತಿಂಗಳ ಬಾಡಿಗೆ ಮುಂಗಡ ಹಣ ರೂ.74700/- (1494 ಚ ಅ \* ರೂ.5/- \* 10 ತಿಂಗಳು) ಅನ್ನು ಡೈರೆಕ್ಟರ್, ಐಟಿ & ಬಿಟಿ ಅವರ ಹೆಸರಿಗೆ, ಬೆಂಗಳೂರಿನಲ್ಲಿ ಪಾವತಿಯಾಗುವಂತೆ ಡಿ ಡಿ ಅನ್ನು ಐಟಿ ಪಾರ್ಕ್ ಕಛೇರಿಗೆ, ಈ ಪತ್ರ ಮುಟ್ಟಿದ ಕೂಡಲೆ ಕೊಟ್ಟು, ಮಂಜೂರಾದ ಸ್ಥಳದ ಸ್ವಾಧೀನ ಪಡೆದುಕೊಳ್ಳಲು ಈ ಮೂಲಕ ತಿಳಿಸಲಾಗಿದೆ. ಎರಡನೆಯದಾಗಿ, ನಿಮಗೆ ಮಂಜೂರಾದ ಕಛೇರಿ ಸ್ಥಳದಲ್ಲಿ ಉದ್ದೇಶಿತ ಐಟಿ / ಐಟಿಇಎಸ್ ಚಟುವಟಿಕೆಗಳನ್ನೇ ಮಾಡುವುದು.

ಧನ್ಯವಾದಗಳು.

ತಮ್ಮ ವಿಶ್ವಾಸಿ,



(ಹೆಚ್. ದೇವಾನಂದ)

ವ್ಯವಸ್ಥಾಪಕರು

ಐ ಟಿ ಪಾರ್ಕ್, ಹುಬ್ಬಳ್ಳಿ

ಪ್ರತಿ:

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

Received  
Anand

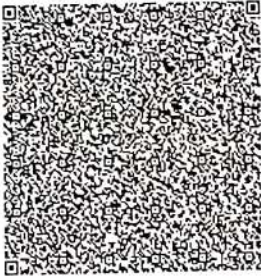


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Karnataka

## e-Stamp

Certificate No. : IN-KA16542475636756K  
Certificate Issued Date : 29-Dec-2012 01:18 PM  
Account Reference : NONACC (FI)/ kaksfcl08/ HUBLLI/ KA-DW  
Unique Doc. Reference : SUBIN-KAKAKSFCL0800803877098938K  
Purchased by : WEB TALK HEALTHCARE PVT LTD  
Description of Document : Article 12 Bond  
Description : AGREEMENT  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : DIRECTOR I T B T HUBLI  
Second Party : WEB TALK HEALTHCARE PVT LTD  
Stamp Duty Paid By : WEB TALK HEALTHCARE PVT LTD  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



For VIKAS SOUHARDA CO-OP. BANK LTD.

Authorised Signature.

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

### Rent Agreement

This deed of lease rent agreement entered on the 29/12/2012 at Hubli, BETWEEN THE HON'BLE GOVERNOR, GOVT. OF KARNATAK, represented by the Director, Directorate of Information Technology & bio-Technology Bangalore, having its office at No.9, 3<sup>rd</sup> floor, UNI building, Thimmaiah Road, Bangalore – 5600 52, hereinafter referred to as the "LESSOR" which expression shall, unless it be repugnant to the context mean & include all its successors its interest & title, legal representatives, administrators, executors, nominees & assignees etc., on the FIRST PART.

*[Signature]*  
Authorised Signature

*[Signature]*  
Web Talk Healthcare Pvt. Ltd.  
# 39, 1st Floor, ITI Layout,  
RMV 2<sup>nd</sup> Stage New BEL Road,  
Bangalore - 560054.

AND

M/s Web Talk Health Care Pvt Ltd FIRM, represented by Pratibha. V. Naik aged 38 years residing at H.NO.F3, First floor B-Block, and Ashwamedha Castle. Near Dr.Hallikeri Nursing Home Keshwapur Hubli-23 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 E block 2nd Floor measuring 1494 sq. ft. of space inclusive of common area of 206 sq.ft. In IT Park, Hubli for setting up of eCommerce services in healthcare and 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 02/04/2012 to 01/04/2015 & is subject to renewal thereafter under mutually agreed terms & conditions by the Lessor & Lessee as fresh agreement & on every three years rent will be enhanced according to the prevailing market rent rates.
- 2) **RENT:** The monthly rent payable by the lessee to the Lessor for the scheduled property shall be Rs. 5 /-(Rupees Five only) per Sq.ft., i.e., rent per month is Rs 7470/- (Rupees Seven Thousand Four Hundred Seventy 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 74700/- 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

*Pratibha V. Naik*  
ನಿರ್ದೇಶಕಿ

*Pratibha*  
**Web Talk Healthcare Pvt. Ltd.**  
# 39, 1st Floor, ITI Layout,  
RMV 2nd Stage Near IEL Road,  
BANGALORE - 560054.

nant to  
OTHER

- 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 @ 12% & 2% as education cess & 1% as higher education cess along with the rent & it should be paid in favor of Syndicate Bank service tax payable at Bangalore. For delayed payment of tax 13% per annum interest will be charged.

*Boji th*

*Wails*

**Web Talk Healthcare Pvt. Ltd.**  
# 39, 1st Floor, ITPL layout,  
RMV 2nd Stage Main Road,  
BANGALORE - 560054.

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: E Block 2<sup>nd</sup> Floor situated between:

- EAST : B Block
- WEST : A Block
- NORTH : Another office in E Block Measuring, 2135 sq.ft
- SOUTH : open space

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

*[Signature]*  
LESSOR  
*[Signature]*  
LESSEE

*[Signature]*  
Web Talk Healthcare Pvt. Ltd.  
# 39, 1st Floor, ITI Layout,  
RMV 2nd Stage New BEL Road,  
BANGALORE-560 054.  
info@myfamilywellness.in

WITNESSES

1) *[Signature]*  
*[Faint text]*

1) *[Signature]*  
VINAYAK M. NAIR

2) *[Signature]*  
ಹೆಚ್. ದೀಪಾನಂದ  
ವ್ಯವಸ್ಥಾಪಕರು  
ಐ. ಟಿ. ಪಾರ್ಕ್, ಹಬ್ಬಿ,

2) *[Signature]*  
Manjuth.P