



INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA36690459994709T
Certificate Issued Date : 25-Oct-2021 02:54 PM
Account Reference : NONACC (FI)/ kaksfcl08/ GULBARGA1/ KA-GU
Unique Doc. Reference : SUBIN-KAKAKSFCL0826452272315494T
Purchased by : DIGISNARE TECHNOLOGIES LLP
Description of Document : Article 30 Lease of Immovable Property
Description : LEASE AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : KEONICS BANGALORE
Second Party : DIGISNARE TECHNOLOGIES LLP
Stamp Duty Paid By : DIGISNARE TECHNOLOGIES LLP
Stamp Duty Amount(Rs.) : 200
(Two Hundred only)

Authorized Signatory
For : Mahila Souharda Sahakar
Niyamita, Kalaburagi.



Please write or type below this line

LEASE DEED

THIS Indenture of LEASE DEED is made and executed on the 23rd day of February 2022 (23.02.2022) at Bangalore. This lease deed is effect from 14th February 2022.

BETWEEN

M/s. Karnataka State Electronics Development Corporation Limited, (KEONICS)
Rep by its Managing Director,
2nd Floor, TTMC "A" Block, BMTC,
Shanthinagar, K.H.Road, Bengaluru- 560027

SHIVANANDA. K.S.
Manager-Technical
KEONICS



Statutory Note:
1. The authenticity of the e-Stamp certificate should be verified at www.shoestamp.com/ or using e-Stamp Mobile App of Stock Holding.
Any discrepancy in the details on the Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

(HEREINAFTER referred to for short as the **LESSOR** which term shall mean and include all its Successors, Legal Heirs, Legal Representatives, Assigns, Administrators and Executors) of the ONE PART.

AND

M/s. Digisnare Technologies LLP

PAN No.AASFD 4812D

Having its Registered Office at: #10,Ground Floor, Jajee Archade, S B College, Kalburgi-104

Represented by its Authorized Signatory, Sri Akash Tonasalli, CEO

(HEREINAFTER referred to for short as the **LESSEE** which term shall mean and include all its Successors, Legal Heirs, Legal Representatives, Assigns, Administrators and Executors) of the OTHER PART.

WITNESSETH AS FOLLOWS:

WHEREAS the Lessor is the absolute owner and in possession of the IT space bearing, KEONICS IT Park, Kalburgi and **WHEREAS** the LESSEE has approached the LESSOR to take on LEASE of the super built up area of 1524.59 sq. ft., in the 1st Floor, of the Schedule Premises for the purpose of operating a IT/ITES/Supporting/Govt. Company:

The LESSOR has agreed to LEASE out to the LESSEE the Schedule Premises on the terms and conditions set out herein below:

NOW THIS LEASE DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1) PURPOSE:

That the LESSOR hereby allots to the LESSEE to carry out the related IT/ITES activity in the Schedule Premises. That in consideration of the rent hereinafter specified and of the covenants and conditions hereinafter contained and on the part of the LESSEE to be paid, observed and performed, the LESSOR hereby leases to the LESSEE the Schedule Premises in accordance with the term of this Lease Deed.

Floor	Carpet Area in Sq. ft.	Common Area in Sq. ft.	Total Area in Sq. ft.	Rent & Maint Rate/ Sq. ft.in Rs.	Total Rent in Rs. Per month
1st Floor	1069	455.59	1524.59	5+2	10,672.00
GST @ 18%					1,921.00
Total Rs.Twelve Thousand Five Hundred Ninety Three only					12,593.00

Sh. Shiv

SHIVANANDA. K.S.
Manager-Technical
KEONICS



de all its
ors) of

VALIDITY OF THE LEASE AGREEMENT:

The duration of the lease agreement will be for a period of **Three Year** from **14th February 2022 to 13th February 2025** and is subject to renewal further thereafter under mutually agreed terms and conditions by both the parties.

3) USAGE:

The LESSEE shall utilize the Schedule Premises for operating IT/ITES activity only on the specified Floor mentioned above. The LESSEE is not authorized to carry out any activities which are not related to IT/ITES. However, the LESSEE shall not have right and permission to assign, underlet or sublet the premises or any part thereof or transfer or assign this lease or any part thereof or part with possession of the schedule premises or any part thereof to any other third party. The LESSEE shall have the right to use the leased premises for its own or for the use of any of its parent and / or subsidiaries and / or group of companies and / or affiliates and / or associates.

4) INSPECTION:

The LESSEE shall permit the LESSOR or its officers during reasonable hours in the day time and upon making prior appointment and with the consent of the LESSEE to inspect the Leased Premises and will permit the Lessor to carry out such works within the Leased Premises.

5) RENT, PROPERTY MAINTENANCE & ESCALATION:

- a) The LESSEE shall pay to the LESSOR revised Rent rate of Rs.5/- per Sq. ft. per month & Maintenance charges of Rs.2/- per Sq. ft. per month (Total Rs.7/- per Sq. ft. per month) on the allotted total area (common area and carpet area) mentioned above for IT work space for all IT entrepreneurs. In addition, the LESSEE shall pay applicable Goods & Service Tax on monthly Rent & Maintenance charges to the LESSOR. The Rent & Maintenance charges are subject to statutory tax deduction at source. Subsequently after the completion of one year/every year, 5% escalation/ enhancement on the last paid Rent charges. Maintenance charges is Rs.2/- on the last paid rent & maintenance.

Sh. Shiv
SHIVANANDA. K. S.
Manager-Technical
KEONICS



SECURITY DEPT
a) Prior to
Techno

- b) The Lessee/KEONICS has not revised the rent/maintenance charges for some time and it is in the process of revising the same. The LESSEE is agreeing to pay the revised rent/ maintenance charges as and when communicated by KEONICS.
- c) The Lessor has the right to revise the rent as per their management decision anytime during the tenure of this lease.
- d) This lease rent and maintenance charges shall be paid for the allotted total area every month on or before the 10th of succeeding month by one Demand Draft payable at Bangalore in favour of KEONICS, BANGALORE or by way of RTGS transfer to C/A of KARNATAKA STATE ELECTRONICS DEVELOPMENT CORPORATION LIMITED (KEONICS), bearing account number 73960200000967, IFSC: BARB0VJSHAN, MICR Code 560012150, Bank of Baroda, Shanthinagar, Bangalore - 27.
- e) The lease rent and maintenance charges shall be paid shall be paid after deducting necessary statutory deductions.

6) **PARKING CHARGES:**

The LESSEE shall pay a sum of Rs.500/- for one Covered 4 Wheeler Parking slot & Rs. 200/- for one 2-Wheeler Covered Parking Slot. If provided by the LESSOR. The LESSEE shall not park the Car in the Slot allotted to the other Tenants in the building. The above mentioned slots do not include the Service Taxes and other Taxes to be paid or to be decided by the Govt. of India / Ministry of Finance. The LESSEE shall pay applicable Goods& Service Tax.

7) **WATER CHARGES:**

The water charges shall be paid to KEONICS or the concerned authority as per actuals.

8) **ELECTRICITY CHARGES:**

The "LESSEE" shall pay to the LESSOR on a monthly basis based on the actual meter reading of the consumption. This payment will be made on or before 10th of every month subject to submission of bills not later than 9th of every month.

Shiv
SHIVANANDA.K.S.
Manager-Technical
KEONICS



or some
agreeing to
ted by

SECURITY DEPOSIT:

- a) Prior to the date of execution of this Agreement of Lease Deed, M/s. Digisnare Technologies LLP the LESSEE has paid interest free security deposit of Rs. 1,06,750/- (Rupees One lakh Six Thousand Seven Hundred Fifty only) vide RTGS 14th December 2021 C/A of KARNATAKA STATE ELECTRONICS DEVELOPMENT CORPORATION LIMITED (KEONICS), bearing account number 73960200000967, IFSC-Code BARBOVJSHAN, MICR Code 560012150, Bank of Baroda, Shanthinagar, Bangalore – 560027 deposited with the LESSOR.
- b) The LESSOR shall deposit the differential security deposit of revised current rate of rent and maintenance charges of the allotted schedule premises.
- c) The LESSOR shall refund the Security Deposit to the LESSEE simultaneously with the handing over of the vacant possession of the schedule premises by the LESSEE after deducting the dues if any.
- d) If the LESSEE vacates the leased Schedule premises before 10 months of the leased period with or without notice, the LESSOR will NOT refund the complete 10 months deposit amount paid by the LESSEE, if applicable.
 - e) The LESSOR shall refund the said deposit forthwith upon the LESSEE delivering vacant possession of the Schedule Premises. The LESSEE shall vacate the schedule premises without any further obligation on expiry of lease period.
 - f) The said amount of security deposit will be repaid to the LESSEE, free of interest within 15 days from the end of the lease period or on termination if this agreement which the LESSORS shall be liable to pay interest on the said sum at the rate of eighteen (18%) percent per annum from the due date till the date of refund of the said deposit.

10) COVENANTS OF THE LESSEE:

The LESSEE hereby covenants with the LESSOR as follows:

To pay the monthly rent along with maintenance charges for the Schedule total allotted premises during the term in arrears on or before the 10th of succeeding month by one Demand Draft payable at Bangalore in favour of KEONICS, BANGALORE or by way of RTGS

Shivananda K.S.

SHIVANANDA. K.S.
Manager-Technical
KEONICS



transfer to C/A of KARNATAKA STATE ELECTRONICS DEVELOPMENT CORPORATION LIMITED (KEONICS), bearing account number 73960200000967, IFSC: BARBOVJSHAN, MICR Code 560012150, Bank of Baroda, Shanthinagar, Bangalore - 27.

carried on in
beauty of the
building, n
i) On the
th

- a) To bear the Service Tax and any new taxes applicable towards the rent/security deposit.
- b) To pay directly to the authorities all charges of electricity and water consumed by the LESSEE as per the bills raised by the respective authorities at the Schedule Premises; in case the corporation water is inadequate the LESSOR shall supply water to the LESSEE from the bore well/ Tanker. The bore well/ tanker amount will be equally distributed to all the tenants.
- c) To yield and deliver vacant possession of the Schedule Premises to the LESSOR on the expiry or termination of this Lease Deed in neat and tidy condition (in which it was let out) including the glass façade, except normal wear and tear.
- d) To cooperate with the LESSOR, in the event the LESSOR, in future construct more floors to the Building and is able to obtain requisite approvals from the Government Authorities. However, such constructions should not disrupt the LESSEE's commercial and operational concerns in the Schedule Premises.
- e) Delayed Payment: If LESSEE does not pay the Rent, Maintenance, Water & Electricity for a month of the preceding month, for delayed payments LESSEE has to pay one percent (1%) interest charges per month on the overdue amount. Maximum delayed period is only of six (6) months.
- f) The LESSEE may use the Schedule Premises on a twenty-four (24) hours a day/seven (7) days a week basis and enjoy unhindered possession of the Schedule Premises.
- g) Damages: LESSEE should not damage any civil construction, fittings and accessories. LESSEE has to bear the cost of damages as decided by the LESSOR at the time of vacating the Leased Premises.
- h) The LESSEE shall not display or exhibit pictures, posters, statues or other articles which are obscene, indecent, immoral or otherwise improper. The LESSEE is however entitled to put up the name board/ signage pertaining to the office being


SHIVANANDA. K.S.
Manager-Technical
KEONICS



FORATION
CHAN,

carried on in the inside premises, with out in any way affecting the design and beauty of the building. If The LESSEE desires to display on other part of the IT Park building, they shall obtain prior written permission from The LESSOR.

- i) On the expiry of the lease period in the agreement under the terms and conditions there of any belongings of the LESSEE found in the allotted premises shall be liable to auctioned unless claimed within a fortnight of the expiry of the leased period. The LESSOR shall be entitled to appropriate proceeds from such sale against dues from the LESSEE and the balance if any shall be paid over to the LESSEE after deducting the cost of auction.
- j) The LESSEE shall undertake fire safety works/ unforeseen contingencies at their own cost in the leased premises.
- k) The interior works will have to carry out by the LESSEE at their own cost without structural alteration/ damage.
- l) The LESSEE shall be entitled to for the erection of the antenna for data communication, radio linkage or such other installation only on terrace at no extra cost. All expenses connected with the above erection will be borne by the LESSEE only.
- m) The Lessee shall be entitled and permitted to display their name or signboards, etc., of appropriate size in an appropriate place on the Schedule Premises.

11) INDEMINIFICATION:

- a) The LESSOR hereby indemnifies the LESSEE against any interference if any, by the LESSOR or anybody claiming through him in the manner of peaceful and lawful occupation and use of the LESSEE in the Schedule Premises till the end of the Term as herein above agreed. The LESSOR will also have the option to terminate the Lease with immediate effect.

12) TERMINATION:

Termination of this Agreement may be occasioned by any of the following events:

Shivananda K.S.

SHIVANANDA. K.S.
Manager-Technical
KEONICS



shall retain an unco-
ncharge, as
deed. Th
sell, s
st

- a) LESSEE reserves the right to terminate the Lease (for any reason whatsoever) providing 3 (Three) months advance written notice to the Lessor at any time in the duration of the Lease period.
- b) The LESSOR however shall have the right to terminate this lease any time in case of breach of any of the provisions of this lease by the LESSEE by giving prior written notice of at least 3 (Three months) in advance of the termination date, unless the defaulting party has cured the breach before expiration of the notice period and in which case the lease shall not be terminated.
- c) In the event of default on the part of the LESSEE to pay rents consecutively for a period of three months, and or if the LESSEE contravenes any of the terms and conditions herein stipulated., the LESSOR shall give notice of 30 days to the LESSEE and upon continued failure by the LESSEE to pay the rent or remedy the contravention, the LESSORS shall thereafter be entitled to lawfully evict the LESSEE out from the Schedule Premises, re-enter the property and take possession of the Leased Premises irrespective of period of lease and deduct the rental fallen due from the deposit.
- d) If either party desires to terminate before 3 Months' notice period, rent & Maintenance Charges for the extent of the early vacating period will have to be paid by the LESSEE.
- e) In the event that the Schedule Property or part thereof becomes unfit for possession or occupation or use by the LESSEE due to any unforeseen circumstances or civil commotion or act of God, the LESSEE shall inform the LESSORS by notice in writing, of the fact the Schedule Property are unfit for possession or occupation or use and permit the LESSOR not more than (1) one month to remove the reason rendering the Schedule Property unfit for possession or occupation or use. In the event that the Lessors REMEDY the defect and makes the Schedule Property fit for possession or occupation or use within one (1) month from the date of the notice, the LESSEE acknowledges that this Agreement shall continue to survive the remaining period of lease. The rent will not be payable by the Lessee from the date of notice up to the date of Schedule Property is fit for possession or occupation or use and should the LESSOR fail to remedy the defect within the said time limit, the LESSEE shall be entitled to terminate this Agreement and not be liable for payment of rent for the period the Schedule Property was unfit for use.
- f) In the event the LESSOR wants to sell or otherwise dispose of or encumber its interest and or to create charge, lien by way of mortgage in respect of the Schedule Property in whole or in parts in any manner whatsoever, the LESSOR covenants to


SHIVANANDA. K. S.
Manager-Technical
KEONICS



obtain an unconditional written acknowledgment from the transferee / Mortgagee / Charge, as the case may be, to be bound by the terms and conditions of this lease deed. The LESSOR agrees and confirms that in the event of any such intention to sell, etc., he shall intimate in writing to the LESSEE about such intention. The Lessor shall ensure that the new arrangements or encumbrance is not prejudicial to the interest and rights of the LESSEE in any form or manner. The LESSOR shall ensure that the rights of the LESSEE under this lease deed are not adversely affected or curtailed by virtue of any such transfer.

13) LESSOR'S COVENANTS:

The LESSOR covenants with the LESSEE as follows:

- (a) The LESSEE, upon paying the rent, observing and performing the terms, conditions and covenants of this Agreement, hereby reserves the right to and shall be entitled to quiet possession and peaceful, uninterrupted and unencumbered enjoyment of the Leased Premises without any manner of hindrance, interruption or disturbance by or from the LESSOR or by any person or persons claiming to act through or under or in trust for the LESSOR or their representatives during the entire period of lease. In this regard, the LESSOR shall ensure that the Schedule Property is kept free from any charges and encumbrances during the period of lease, so as not to adversely affect the right of occupancy of the LESSEE over the Leased Premises.
- (b) To allow the LESSEE to enjoy quiet and peaceful possession of the Schedule Premises during the entire period of the Lease and the renewal thereof without any interruption by the LESSOR or any person or persons lawfully claiming either through or under or in trust for the LESSOR or otherwise however.
- (c) Additions & Alternations: The LESSEE shall not, carry out structural/civil modifications in respect of the Schedule Premises which may affect the structural soundness of the building without the prior permission/consent of the LESSOR. However, the LESSEE is allowed to build temporary partitions made out wood, glass or gypsum inside the schedule Premises. The LESSEE is not allowed to build civil work for making sink in the pantry with written permission from the LESSOR. The LESSEE is not entitled to make any additions or alterations to the scheduled property without the consent of the LESSOR. The LESSEE should keep the Schedule Premises in good order and proper tenantable condition.
- (d) In the case of judicial order / quasi-judicial order if the LESSEE is terminated, in such event the LESSOR is not liable to pay any damages or compensations and cost incurred by LESSEE in establishing their office.


SHIVANANDA. K.S.
Manager-Technical
KEONICS



EXEC
This Deed
Deed sh

19) L

14) **FORCE MAJEURE:**

KEONICS shall not be liable or be in default to compensate for the loss or damages of any kind either by war crime, theft, an earthquake, fire, storm, tempest, flood, act of God, act of terrorism, war or any other irresistible force or otherwise any manner whatsoever for the losses incurred by the LESSEE (inside the leased premises) during the period of agreement in force.

15) **INSURANCE:**

The LESSOR shall, at his own cost and expense take out a comprehensive insurance coverage comprising of insurance against fire, storm, flood, earth quake and riots of the Schedule Property, which insurance coverage shall be in full force and effect during the entire period of the lease. This Insurance by the LESSOR will be for the Building structure only for its full replacement cost, and shall not cover for the fixtures, fittings and all Accessories installed by the LESSEE.

16) **NOTICE:**

Any notice required to be given under the Lease shall be in writing and shall be served on the LESSEE at the Schedule Premises with a copy to its address first herein before mentioned and to the LESSOR at his address first hereinbefore mentioned. Either Party may notify to the other in writing of any change in such address for services of notice upon it. The Notices shall be served personally, by Registered Post.

17) **DISPUTE RESOLUTION MECHANISM:**

In the event of any claim, dispute or difference arising between the Parties, arising out of or in relation to this Lease Deed, or in connection with any right or duty under this Lease Deed or as to effect, interpretation or application thereof, including without limitation the breach, termination, ineffectiveness or invalidity thereof, the Parties will endeavor to negotiate a mutually satisfactory solution by approaching the Managing Director, KEONICS. However, in the event of failure of this exercise and should any of the Parties are constrained to approach any Court of Law to vindicate their stand, they shall do so by approaching any Court of Law having geographical and pecuniary jurisdiction in Bangalore only as per the provisions of Karnataka Public Premises (Eviction of unauthorized occupants) act 1974.

Shivananda
SHIVANANDA.K.S.
Manager-Technical
KEONICS



EXECUTION OF LEASE DEED:

This Deed may be executed in Two original sets of Rs. 200/- bond paper each. Each Deed shall be retained by the LESSEE and the LESSOR.

19) LEGAL JURISDICTION:

Any dispute between both the parties the legal jurisdiction will be BANGALORE only.

20) SCHEDULE LEASED PREMISES:

Portion of the 1st floor C block measuring 1524.59 Sq. Ft. super built including common area of KEONICS IT Park, Kalburgi-585 103.

WHEREFOR THE PARTIES HAVE AFFIXED THEIR SIGNATURES ONTO THIS LEASE DEED ON THE DAY AND DATE ABOVEMENTIONED BEFORE THE UNDER MENTIONED WITNESSES.

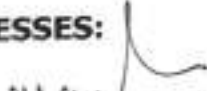
LESSOR


SHIVANANDA. K.S.
Manager-Technical
KEONICS



LESSEE

WITNESSES:

1) 
Mangumathi. R. V
KEONICS

2)

1) Shivakumar Kodli
Sekarli

2)