

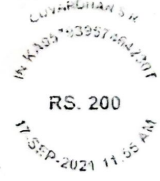


INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA05793957464230T
Certificate Issued Date : 17-Sep-2021 11:55 AM
Account Reference : NONACC (FI)/ kacrsf108/ SHIMOGA5/ KA-SM
Unique Doc. Reference : SUBIN-KAKACRSFL0869265668206965T
Purchased by : GOVARDHAN S R
Description of Document : Article 30 Lease of Immovable Property
Description : RENT AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : PRERANA EDUCATIONAL AND SOCIAL TRUST SHIMOGA
Second Party : GOVARDHAN S R
Stamp Duty Paid By : GOVARDHAN S R
Stamp Duty Amount(Rs.) : 200
(Two Hundred only)



Please write or type below this line

AGREEMENT

This Agreement is entered into at SHIVAMOGGA on this 17th Sept 2021, by and between:

PES TRUST, here in after referred to as the " LESSOR " (1st party) (which expression shall, unless it be repugnant to the subject or context thereof, be deemed to mean



Statutory Alert:

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

Principal

PES Institute of Advanced Management Studies
NH 206, Sagar Road
SHIVAMOGGA-577 204.


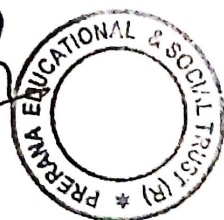
and include its administrators, executors, nominees, permitted substitutes or assigns and wherever applicable legal/personal representatives) of the ONE PART.

AND

Mr. GOVARDHAN S R S/o. N S RAJAN (Aadhar No.841291247803) (Proprietor of M/s. DURGA BOOKS AND STATIONERIES) resident of Shrinivasa Nilaya, Park Street, Nanjundayya Layout, Bettamakki, Thirthahalli, Shivamogga - 577432, here in after referred to as the "LESSEE" (2nd Party). Which expression shall, wherever the context admits or permits deem to mean and include its successors in interest and assigns, of the SECOND PART. Whereas the lessor is the owner of the premises more fully described in the schedule here below and here in after referred to as the schedule premises and whereas the lessee has requested the lessor to lease him the schedule premises on a monthly rent basis for a period of 12 months and the lessor has accepted the said offer.

NOW, THEREFORE, THIS AGREEMENT TO LEASE IS ENTERED INTO AND WITNESSETH AS FOLLOWS:

1. That the lessor has agreed to lease the schedule premises to the lessee for a period of 12 months from 17th day of September 2021 to 16th September 2022, on a monthly rent of Rs.7,500/- + Tax as applicable and the lessee has agreed to take on lease the schedule premises for the said period and beyond 18/09/2022 a minimum payment of enhanced rent at 5% of the basic rent of Rs.7,500/- (Rs.7,875/-) for further mutually agreed extended period.
2. The Monthly rent shall be payable by the lessee on or before the 5th of the succeeding tenancy month and in case of delay the lessee shall be liable to pay the interest over the rental amount at 5%. The tenancy month shall be the English calendar year.
3. 5% raise in rent will automatically take place from 13th months onwards and there after once in every 12 months.
4. No revision of rent up to 12 months.
5. The 2nd party shall display the rate list of Stationery Items in the notice board.
6. The 2nd party shall use UPS for continues power supply.
7. The 2nd party shall run the Stationery Center and provide continuous service without any break of period. Even if 2nd party wants to close the Stationery Center for a day, the 2nd party shall take the permission of the 1st party. 2nd Party shall work from 8:00 am to 8:00 pm.

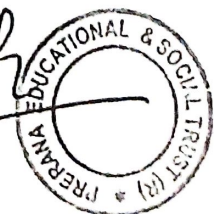
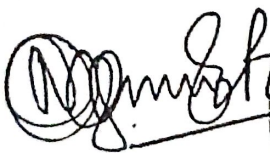
2





Principal



8. A list of workers with photo & address with their age, engaged by the 2nd party should be furnished to the 1st party for records.
9. That the lessee shall not use the schedule premises except for the purpose for which the lessee has taken the premises.
10. That in addition to the monthly rent reserved the lessee shall also be liable to pay the electricity charges Rs.9/- per unit. Rates will be revised from time to time as per the MESCOM directives.
11. TDS will be deducted as applicable. Any other taxes as applicable to this service covered under this agreement shall be paid to the concerned authorities by the 2nd party.
12. The lessee has paid a sum of Rs. 75,000/- through Cheque Dated 17.09.2021 Cheque No. 299777 as interest-free security deposit to the lessor, which the lessor acknowledges for having received the same.
13. The Security deposit shall be refundable free of interest on the day the lessee is vacating the schedule premises after deducting the arrears of rent or any other charges, if it is payable by the lessee.
14. The lessee shall not sub-lease the schedule premises without the consent of lessor in favor of any other persons, and the lessee shall not part with possession of the schedule premises or any portion of it in any manner or by any device like authorization or power of attorney etc.
15. That the lessee shall not litter or throw any debris in the surroundings and they shall maintain the schedule premises clean and tidy.
16. The lessee shall be subjected to all the rules, regulations of the competent authority and Trust deed.
17. The lessee shall be bound to maintain the schedule premises, its electrical fittings, plumbing etc., in the same good order and condition and at the time of surrendering the schedule premises also, the same good order and condition shall be maintained subject to normal wear and tear.
18. That the lessor shall not in any way be liable for any loss or damages to the goods, materials or any other property belonging to the lessee caused by fire, tempest, theft, robbery or any cause whatsoever. That the lessor is not



3


Principal

responsible for any sort of accidents (minor or major) for the employees of the lessee.



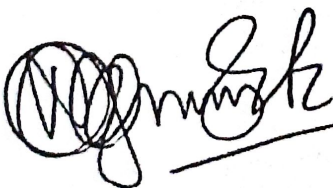
19. That the lessee shall not keep any explosive or combustible articles in the schedule premises.
20. That the lessee shall not use schedule premises for any immoral/illegal purpose/activities.
21. The lessee shall get the insurance to the schedule premises and the equipment against fire and for other damages.
22. Party No.2 shall not employ child laborers as specified under "The Child Labour (Prohibition & Regulation) Act, 1986.
23. The lessee is permitted to fix his own furniture and fixtures etc. in the leased premises at his own cost and remove the same at his own cost at the time of surrendering the leased premises.
24. The Lessor would conduct an actual physical stock verification of the materials and the property at the end of the Lease period and the Lessee has agreed to pay damages towards loss or damage of property or items supplied or any damage to building/infrastructure.
25. That the lessee shall give three months prior notice to terminate this lease during lease period
26. That if the lessor requires the schedule premises for his own use, he shall give three months advance notice to the lessee to vacate the schedule premises.
27. The photocopy of this agreement carries the same value/meaning.

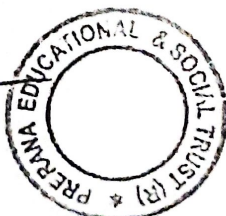
Schedule

East: PCH
West: Hall Entrance
North: Foot Ball Ground
South: Stationary Store


Principal

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SHIVAMOGGA-577 204.

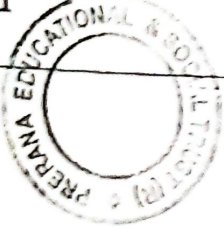
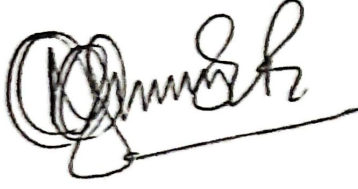
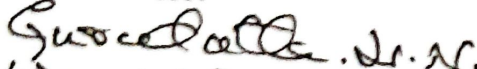









The parties have signed this agreement in the presence of the following witnesses.

Signature of Witness No. 1	Signature of 1 st party (Lessor)
Name & Address: 	Name: 
Signature of Witness No.2	Signature of 2 nd party (Lessee)
Name & Address:  1430. N.R.EXT HASSAN. 9449580446	Name:  Govardhan S.R 9242410155


27/9/2024
Principal

PES Institute of Advanced Management Studies
NH 206, Sagar Road
SHIVAMOGGA-577 204.

ಭಾರತ ಸರ್ಕಾರ
Government of India

ಎಸ್ ಆರ್ ಗೋವರ್ಧನ್
S R Govardhan

ಜನ್ಮ ದಿನಾಂಕ/ DOB: 04/07/1977
ಪುರುಷ / MALE

8412 9124 7803

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು



ಭಾರತ ಸರ್ಕಾರ
Unique Identification Authority of India

ವಿಳಾಸ:
S/O ಎನ್ ಎಸ್ ರಾಜನ್, ಶ್ರೀನಿವಾಸ
ನಿಲಯ, ಪಾರ್ಕ್ ಸ್ಟ್ರೀಟ್, ನಂಜುಂಡಯ್ಯ
ಬಡಾವಣೆ, ಬೆಟ್ಟಮಕ್ಕಿ, ತೀರ್ಥಹಳ್ಳಿ
ಶಿವಮೊಗ್ಗ,
ಕರ್ನಾಟಕ - 577432

Address:
S/O N S Rajan, shrinivasa nilaya,
park street, nanjundayya layout,
bettamakki, Tirthahalli,
Shivamogga,
Karnataka - 577432

8412 9124 7803

1947 help@uidai.gov.in www.uidai.gov.in

[Handwritten Signature]

[Handwritten Signature]
Principal

PES Institute of Advanced Management Studies
NH 206, Sagar Road
SHIVAMOGGA-577 204.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

S R GOVARDHAN

NARAYANA SHASTRY SUNDARA RAJAN

04/07/1977

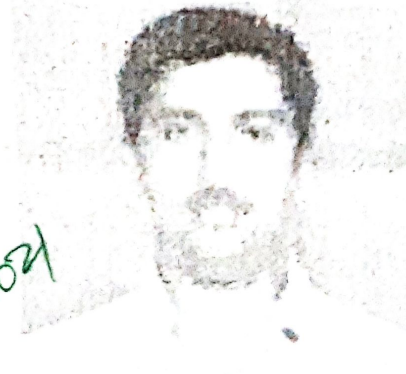
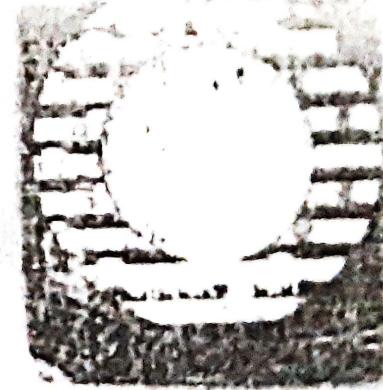
Permanent Account Number

AVZPG5472E

Signature

Kes
27/9/2021

Principal

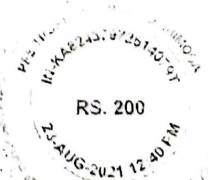
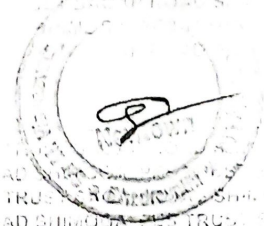
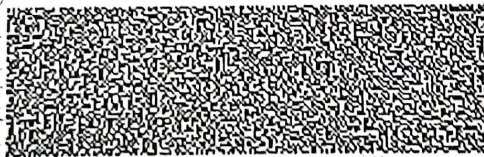


INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA82437972614079T
Certificate Issued Date : 23-Aug-2021 12:40 PM
Account Reference : NONACC (FI)/ kacrsf108/ BHADRAVATI2/ KA-SM
Unique Doc. Reference : SUBIN-KAKACRSFL0825700780497566T
Purchased by : PES TRUST SAGAR ROAD SHIMOGA
Description of Document : Article 30 Lease of Immovable Property
Description : RENT AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : PES TRUST SAGAR ROAD SHIMOGA
Second Party : KESHAV GOWDA S SO SHIVANNA
Stamp Duty Paid By : PES TRUST SAGAR ROAD SHIMOGA
Stamp Duty Amount(Rs.) : 200
(Two Hundred only)



Please write or type below this line

AGREEMENT

This Agreement is entered into at SHIVAMOGGA on this 01st day of September 2021, by and between:

PES TRUST, here in after referred to as the "LESSOR" (1st party) (which expression shall, unless it be repugnant to the subject or context thereof, be deemed to mean and include its administrators, executors, nominees, permitted substitutes or assigns

1



Statutory Alert:

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- 2 Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- 3 The onus of checking the legitimacy is on the users of the certificate
- 3 In case of any discrepancy please inform the Competent Authority

and wherever applicable legal/personal representatives) of the ONE PART.
WITH AND



Mr. Keshav Gowda S (Aadhar No.679078774682) (Proprietor of M/s Snacks Adda)
S/o Shivanna, Bomenahalli, Karehalli Panchaiti, Barandur Post, Bhadravathi
Taluck, Shivamogga District PIN 577245, here in after referred to as the "LESSEE"
(2nd Party). Which expression shall, wherever the context admits or permits deem to
mean and include its successors in interest and assigns, of the SECOND PART.

Whereas the lessor is the owner of the premises more fully described in the schedule
here below and here in after referred to as the schedule premises and whereas the
lessee has requested the lessor to lease to him the schedule premises on a monthly
rent basis for a period of 12 months and the lessor has accepted the said offer.

NOW THEREFORE, THIS RENTAL AGREEMENT IS ENTERED INTO AND WITNESSETH
AS FOLLOWS:

1. That the lessor has agreed to lease the schedule premises to the lessee for a
period of 12 months from 1st Day of September 2021 to 31st August 2022, on a
monthly rent of **Rs.6,000/- + GST 18% as applicable** and the lessee has agreed to
take on lease the schedule premises for the said period and beyond 01/08/2022
a minimum payment of enhanced rent at 5% on basic rent of **Rs.6,000/-
(Rs.6,300/-)** for further mutually agreed extended period.
2. The Monthly rent shall be payable by the lessee on or before the 5th of the
succeeding tenancy month and in case of delay the lessee shall be liable to pay
the interest over the rental amount at 5%. The tenancy month shall be the
English calendar year.
3. 5% raise in rent will automatically take place from 13th month onwards and there
after once in every 12 months.
4. **No revision of rent upto 12 months.**
5. The 2nd party shall display the price list as per the norms and rates shall not be
more than market rates.
6. The 2nd party are allowed to sell only Bakery and packed products. The 2nd party
has to start the business of bakery on 1st September 2021 otherwise this
agreement automatically stands cancelled. Advance given as security deposit will
be forfeited.
7. The 2nd party are not allowed to sell carbonated drinks.

2



Keshav
23/11/2021
Principal

The 2nd party shall run the Bakery and provide continuous service without any break of period. Even if 2nd party wants to close the Bakery for a day, the 2nd party shall take the permission from the 1st party. 2nd Party shall work from 8:00 am to 8.00 pm.



9. The 2nd party shall use UPS for continues power supply in the Bakery.
10. A list of workers with photo & address with their age, engaged by the 2nd party in the Bakery should be furnished to the 1st party for records.
11. That the lessee shall not use the schedule premises except for the purpose for which the lessee has taken the premises.
12. That in addition to the monthly rent reserved the lessee shall also be liable to pay the electricity charges Rs.9/- per unit. Rates will be revised from time to time as per the MESCOM Norms.
13. TDS will be deducted as applicable. Any other taxes as applicable to this service covered under this agreement shall be paid to the concerned authorities by the 2nd party.
14. The lessee has paid a sum of Rs. 60,000/- (Mode of payment UPI Transfer ID No. 122213252945 Rs.10,000/- Dated: 10.08.2021 and in Cash vide Receipt No.870 Rs.50,000.00 on dated.13.08.2021) as interest-free security deposit to the lessor, which the lessor acknowledges for having received the same.
15. The Security deposit shall be refundable free of interest on the day the lessee is vacating the schedule premises after deducting the arrears of rent or any other charges, if it is payable by the lessee.
16. The lessee shall not sub-lease the schedule premises without the consent of lessor in favor of any other persons, and the lessee shall not part with possession of the schedule premises or any portion of it in any manner or by any device like authorization or power of attorney etc.
17. That the lessee shall not litter or throw any debris in the surroundings and they shall maintain the schedule premises clean and tidy.
18. The lessee shall be subjected to all the rules, regulations of the competent authority and Trust deed.
19. The lessee shall be bound to maintain the schedule premises, its electrical

[Signature]

[Signature]
23/11/2022
Principal



[Signature]

fittings, plumbing etc., in the same good order and condition and at the time of surrendering the schedule premises also, the same good order and condition shall be maintained subject to normal wear and tear.



20. At the time of vacating the premises one month rent will be deducted from the Rental deposit amount towards maintenance and painting.
21. That the lessor shall not in any way be liable for any loss or damages to the goods, materials or any other property belonging to the lessee caused by fire, tempest, theft, robbery or any cause whatsoever. That the lessor is not responsible for any sort of accidents (minor or major) for the employees of the lessee.
22. That the lessee shall not keep any explosive or combustible articles in the schedule premises.
23. That the lessee shall not use schedule premises for any immoral/illegal purpose/activities.
24. The lessee shall get the insurance to the schedule premises and the equipment against fire and for other damages.
25. The party No.2 shall not employ child laborers as specified under "The Child Labour (Prohibition & Regulation) Act, 1986.
26. The lessee is permitted to fix his own furniture and fixtures etc. in the leased premises at his own cost and remove the same at his own cost at the time of surrendering the leased premises.
27. The Lessor would conduct an actual physical stock verification of the materials and the property at the end of the Lease period and the Lessee has agreed to pay damages towards loss or damage of property or items supplied or any damage to building/infrastructure.
28. That the lessee shall give three months prior notice to terminate this lease during lease period
29. That if the lessor requires the schedule premises for his own use, he shall give three months advance notice to the lessee to vacate the schedule premises.
30. The photocopy of this agreement carries the same value/meaning.

Principal

23/11/2024



PES Institute of Advanced Management Studies

NH 206, Sagar Road

SHIVAMOGGA-577 204.

Schedule
 East: PCH
 West: Hall Entrance
 North: Foot Ball Ground
 South: Stationary Store



The parties have signed this agreement in the presence of the following witnesses.

Signature of Witness No. 1	Signature of 1 st party (Lessor)
Name & Address: VINAY HEGDE Apt.	Name:
Signature of Witness No.2	Signature of 2 nd party (Lessee)
Name & Address: ಎಚ್.ಎಸ್. 50/ ಬೆಂಗಳೂರು ಮುಖ್ಯ ಮಾರ್ಗ	Name:

ಮಾನ್ಯತೆ
 ಬಾಕಿಮಾಡು (೪)
 ಬಡ್ತಿ (೧)
 ಶುಲ್ಕ (೦)
 9845917375

23/4/2021
 Principal

PES Institute of Advanced Management Studies
 NH 206, Sagar Road
 SHIVAMOGGA-577 204.

Phone: 8147053084

8147053085

PES Institute of Advanced Management Studies

email : principaliams@pestrust.edu.in

: pesiams@pestrust.edu.in

Website : pestrust.edu.in/pesiams

(Affiliated to Kuvempu University, Recognized by Govt. of Karnataka)

N H-206, Sagar Road, Shivamogga - 577 204 (Karnataka)

No.

Date: 21/12/2021

**Consolidated extract of expenditure for purchase of books journals during the July 2020-
December 2021**

	Academic Years		
Particulars	July – December 2020	January- December 2021	1 st July 2020 – 31 st December 2021
Books	2736.00	91224.00	93960.00
Journals	5500.00	16600.00	22100.00
e-ShodhSindhu(e-journals)	-	35400.00	35400.00
Newspapers & Periodicals	5515.00	9531.00	15046.00
TOTAL	13751.00	167855.00	166506.00

GOWRISH & CO,

FRN: 017197 S

CA. GOWRISH BHARGAVK.V.

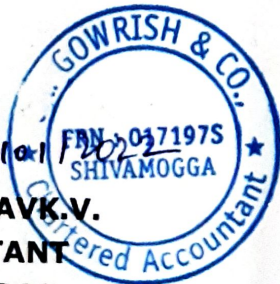
CHARTERED ACCOUNTANT

MEMBERSHIP NO.236341

Dr. K Sailatha

Place : Shimoga

Date :



Dr. K Sailatha

Principal

PES Institute of Advanced Management Studies

NH 206, Sagar Road

SHIVAMOGGA-577 204.

UDIN:28236341AAAAA Y3415



M.K.FIRE SERVICE

Invoice

FAROOQ PASH BUILDING, BEHIND GOVT JUNIOR COLLEGE,
NEAR VIDYANIKETHAN SCHOOL, RAILWAY STATION ROAD, TUMKUR-572102

Email-mkliereservice94@gmail.com

MOBILE NO - 9902946142-9886950211

M/S. P.E.S. INSTITUTE OF TECHNOLOGY
AND MANAGEMENT,
NH 206, SAGAR ROAD
SHIMOGA-577204

Invoice No. 0399
Date 15/09/2021
P.O. No.
P.O Date:

PARTY GSTIN:

GSTIN :29AABTP2364H1ZF
PAN:NO:AABTP2364H

Sl. No.	Description	Quantity.	Rate		Per	Amount	
			Rs	Ps.		Rs	Ps.
01	Transportation Charge Per Can	161	25	00		4025	00
02	Label Changing Charge Per Can	40	22	00		880	00
03	CO2 Safety Pin	22	15	00		330	00
04	DCP Safety Clip	25	25	00		625	00
05	ABC 2 KG Nozzel	25	30	00		300	00
06	ABC Meter Geage	04	250	00		1000	00
07	ABC Valve	03	360	00		1080	00
08	CO2 Bend with hoons	08	220	00		1760	00
09	ABC Safety Pin	25	16	00		400	00
	ABC Hanging Hok	15	60	00		900	00
						11300	00
						1017	00
						1017	00

ADD:CGST 9%
SGST 9%

Amount in Words: **Thirteen Thousand Three Hounded
Thirty Four only.**

Total Rs:13,334.00

Buyers Sales Tax No.

Payment terms

- 1.Payment to be made by Account Payee's DD/Cheque in favour of M/S M-K Fire Service
- 2.NAME OF THE BANK:CANARA BANK.
- 3.A/C NO:5289201000060 IFSC CODE:CNRB0005289

For M.K Fire Service
Authorized signatory



Principal

PES Institute of Advanced Management &
NH 206, Sagar Road
SHIVAMOGGA-577 204.

Prathap & V
16/09/21

22/09/21

22/9/21
HOD C&I

22/9/21



M.K.FIRE SERVICE

Invoice

TAROO PASH BUILDING, BEHIND GOVT JUNIOR COLLEGE
NEAR VIDYANIKETHAN SCHOOL, RAILWAY STATION ROAD, TUMKUR-572107

Email: mkfireservice94@gmail.com

MOBILE NO: 9902946142 9886950211

M/S. P.E.S. INSTITUTE OF TECHNOLOGY
AND MANAGEMENT,
NH 206, SAGAR ROAD
SHIVAMOGGA-577204

Invoice No. 0398
Date 15/09/2021
P.O. No.
P.O Date:

PARTY GSTIN:

GSTIN: 29AABTP2364H1ZE
PAN: NO: AABTP2364H

Sl. No.	Description	Quantity.	Rate		Per	Amount	
			Rs	Ps.		Rs	Ps.
01	Refilling of ABC 6Kg Capacity Stored Pressured Type of Fire Extinguishers	06 No	600	00	Unit	3600	00
02	Refilling of ABC 5Kg Capacity Stored Pressured Type of Fire Extinguishers	41 No	350	00	-	14350	00
03	Refilling of ABC 2Kg Capacity Stored Pressured Type of Fire Extinguishers	25 No	300	00	-	7500	00
04	Refilling of CO2 4.5Kg Capacity Stored Pressured Type of Fire Extinguishers	08 No	400	00	-	3200	00
05	Refilling of CO2 2Kg Capacity Stored Pressured Type of Fire Extinguishers	75 No	330	00	-	24750	00
06	Refilling of Water type 9ltr Capacity Stored Pressured Type of Fire Extinguishers	06 No	160	00	-	960	00
						54360	00
DISCOUNT 15%						8154	00
						46206	00
ADD: CGST 9%						4158	50
SGST 9%						4158	50

Amount in Words: **Fifty Four Thousand Five Hounded Twenty Three only.**

Total Rs: 54523.00

Buyer's Sales Tax No.

Payment terms

1. Payment to be made by Account Payee's DD/Cheque in favour of M/S M K Fire Service
2. NAME OF THE BANK: CANARA BANK.
3. A/C NO: 5289201000060 IFSC CODE: CNRB0005289

For M K Fire service

Authorized signatory

Prathap B V
16/09/21

22/09/21

22/9/21
Hemant

22/9/21

22/9/21

Principal



PES Institute of Advanced Management Studies

NH 206, Sagar Road

SHIVAMOGGA-577 204.

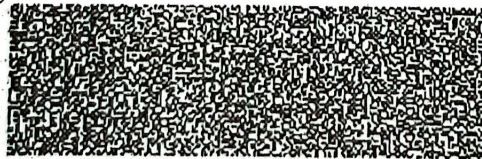


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Government of Karnataka

e-Stamp

Certificate No. : IN-KA75093345321747S
Certificate Issued Date : 25-Nov-2020 12:45 PM
Account Reference : NONACC (FI)/ kaksfcl08/ SHIMOGA8/ KA-SM
Unique Doc. Reference : SUBIN-KAKAKSFCL0841268414538940S
Purchased by : P E S TRUST NH 206 SAGARA ROAD SHIVAMOGGA
Description of Document : Article 12 Bond
Description : R O SYSTEM AMC AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : P E S TRUST NH 206 SAGARA ROAD SHIVAMOGGA
Second Party : SREE MADESH ENTERPRISES SARAVATHI NAGARA SHIMOGA
Stamp Duty Paid By : P E S TRUST NH 206 SAGARA ROAD SHIVAMOGGA
Stamp Duty Amount(Rs.) : 50
(Fifty only)



Please write or type below this line
**AGREEMENT FOR ANNUAL MAINTENANCE CONTRACT OF RO BASED WATER
TREATMENT PLANT AT PESTRUST**

This agreement is made on 24/11/2020 between
For Sri Madhesh Enterprises, Sri Krishna Nilaya, Shimoga 577201.

[Signature]
Proprietor

AND

The PESTRUST, Shimoga, 577204.

M/S Shree Madesh Enterprises Shivmoga has agreed to provide services for the repair,
maintenance, servicing and replacement of accessories and equipment's for the smooth

[Signature]
Principal

PES Institute of Advanced Management Studies
NH 206, Sagar Road
SHIVAMOGGA-577 204.



It is agreed between both the parties as follows:-

Period of agreement from 24/11/2020 to 23/12/2022 (Two Years). During the period the agreement M/S Shree Madesh Enterprises will maintain and repair/replace the equipments whenever reported and required.

The AMC includes:

Scope of work Under – Shree Madesh Enterprises,

1. Mandatory service to be done on monthly basis. i.e. 24 mandatory service visits during the contract period and track record is to be maintained.
2. Replacement/repair of consumables items like Micron Filters and non consumables (all types of Pump, RO Membrane, electrical and non-electrical spare parts including electrical wiring, control panel, raw water pump, high pressure pump, electrical switches, CPVC pipeline and fittings) filter cleaning will be at no extra cost.
3. Additional service visits apart from mandatory service visits against complaint of the purifier and it has to be attended within 24 hours.
4. Working hours 9.00 am to 5.00 pm on regular working days, except Sundays and any Govt. Holiday, whenever in case of hostel even beyond office hours is appeared
5. Anticipant Chemical & Salt are not included in the agreement

In house maintenance schedule

Daily backwash of the sand filter and carbon filter. Flushing of the RO Plant for a minimum of 10 minutes before applying pressure for the RO Plant. Cleaning of the micron filters in every three days. Antiscalant should be done every week.. Every operations, malfunctions, replacements should be mentioned in track record book. Keeping clean and hygienic condition of the plant and surrounding area.

Payment details:

AMC Charges (Including Spares & Service) : Rs 3,90,000.00

For Sri Madhesh Enterprises GST @ 18% : Rs. 70,200.00

Grand Total : Rs. 4,60,200.00

(Four lakh sixty thousand two hundred only /-)

Handwritten signature
Principal

PES Institute of Advanced Management Studies
NH 206, Sagar Road
SHIVAMOGGA-577 204.

Note: Rs 50,000 is to be payable as an advance and remaining payment (i.e. Rs 4, 60,200- Rs 50,000= Rs 4, 10,200) would be payable on monthly basis. So, monthly charges Rs, 4, 10,200/24 Month = Rs, 17,091/-per month including GST.



Witness 1:

[Signature]

Witness 1:

[Signature]

Witness 2:

[Signature] (Kishan)

Witness 2:

[Signature] 2/8/21

Civil Dept HOD

[Signature]
HEAD OF CIVIL ENG-G

PES Institute of Technology & Management
NH-206, Sagar Road Shivamogga 577 204

For Shree Madesh Enterprises

Authorized Signatory

Dr. Nagaraja R

CHIEF COORDINATOR-ADMINISTRATION

For Sri Madhes Enterprises

[Signature]
Proprietor

PESTRUST, Shivamogga

[Signature]
2/8/21

Annexure 1

S. No.	Equipment's Location	Capacity	Quantity
1	Boys Hostel A and B Block	1000 LPH	1
2	Girls Hostel A Block and B Block	1000 LPH 500 LPH	1 1
3	ITM	500 LPH	1
4	Polytechnic	500 LPH	1
5	IAMS	250 LPH	1
6	PES School	500 LPH	1

[Signature]
2/8/21

[Signature]
30/8/2021
Principal

PL3218L1Z8

Mob. : 97433 57055, 73411 00323



SHREE MADESH ENTERPRISES

"Sri Kanaka Nilaya", Near Veena Sharada School
Main Road, Sharavathi Nagar, SHIVAMOGGA - 577 204

560

TAX INVOICE
CASH/ CREDIT

Date 06/12/21

Time

PES Trust Preksha Education Trust, Sagara Road
Shivamogga GSTIN

S. No.	Description of Goods	HSN Code	Qty.	Rate	Amount Rs. Ps
1	PES ITM college. 1/2 HP pump				14,484/-
2	Service (All)		1	14	

Rupees Seventeen Thousand and Ninety one Rupees
only only

BANK DETAILS:

SHREE MADESH ENTERPRISES

Bank : CANARA BANK A/c.No. 5236201000039 IFSC : CNRB0005236

TOTAL	14,484/-
CGST	1,308.5
SGST	1,303.5
IGST	-
GRAND TOTAL	17,096/-

Terms & Conditions :

- Our responsibility ceases on sooner the goods leave our godown.
- Goods once sold cannot be taken back or exchanged.
- 21% interest will be charged if not paid within 15 days.
- Subject to Shivamogga Jurisdiction. 5 No Guaranty for any items.

For SHREE MADESH ENTERPRISES

Kes
16/12/2021
Principal

PES Institute of Advanced Management Studies

NH 206, Sagar Road

SHIVAMOGGA-577 204.



सत्यमेव जयते

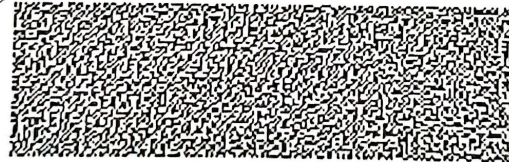
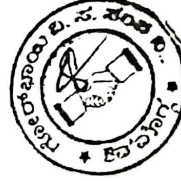
INDIA NON JUDICIAL

Government of Karnataka



e-Stamp

Certificate No. : IN-KA88824157930830T
 Certificate Issued Date : 30-Aug-2021 11:18 AM
 Account Reference : NONACC (FI)/ kacrsf108/ SHIMOGGA4/ KA-SM
 Unique Doc. Reference : SUBIN-KAKACRSFL0837581343673667T
 Purchased by : S R FOOD KART
 Description of Document : Article 12 Bond
 Description : AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : PRERANA EDUCATIONAL AND SOCIAL TRUST SHIVAMOGGA
 Second Party : S R FOOD KART
 Stamp Duty Paid By : S R FOOD KART
 Stamp Duty Amount(Rs.) : 200
 (Two Hundred only)



Please write or type below this line

18/8/2021

Principal

PES Institute of Advanced Management Studies

NH 206, Sagar Road

SHIVAMOGGA-577 204.

AGREEMENT

This Agreement is entered into at SHIVAMOGGA on this day dated 01/08/2021, by and between:

Prerana Educational and Social Trust, Shivamogga (1st Party) hereinafter called as PES Trust and referred to as "LESSOR" which expression shall, unless it be repugnant to the subject or context thereof, be deemed to mean and include its administrators, executors, nominees, permitted substitutes or assigns and wherever applicable

For SR Foodkart

Statutory Alert:

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

Proprietor



[Signature]

Page 1 of 7



legal/personal representatives of the ONE PART.

AND

Mrs. Padmashree S Bhat, Proprietor here in after referred to as the "LESSEE" (2 Party) in the name of **M/s S R Food Kart Temporary TRN.292100162713TRN GST No.** _____, PAN No. **CIOPB2151D** which expression shall, wherever the context admits or permits deem to mean and include its successors in interest and assigns, of the SECOND PART.

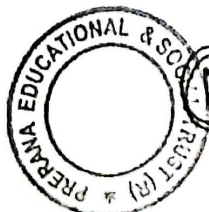
Whereas the lessor is the owner of the premises more fully described in the schedule here below and here in after referred to as the schedule premises and whereas the lessee has requested the lessor to lease to him the schedule premises on a monthly rental basis for a period of 12 months and the lessor has accepted the said offer.

NOW, THEREFORE, THIS AGREEMENT TO LEASE IS ENTERED INTO AND WITNESSETH AS FOLLOWS:

1. That the LESSOR has agreed to lease the schedule premises to the LESSEE for a period of 12 months from **1st day of August 2021 to 31st Day of July 2022**, on a monthly rent of **Rs.22,000 + GST as applicable** and the lessee has agreed to take on lease the schedule premises for the said period and beyond 31/07/2022 a minimum payment of enhanced rent at 5% of the basic rent of **Rs.22,000/- (Rs.23,100/-)** for further mutually agreed extended period.
2. The Monthly rent shall be payable by the lessee on or before the 5th of the succeeding tenancy month and in case of delay the lessee shall be liable to pay the interest over the rental amount at 10%. The tenancy month shall be the English calendar year.
3. The 2nd party shall obtain necessary license from Shivamogga City Municipality for serving food and beverages and all other required licenses before starting the canteen and other needful licenses as required to be obtained from concerned Govt. Department and authorities and the copy of the same should be produced to the 1st party and further the licenses should be renewed from time to time and copies of the same shall be submitted to the 1st party for records.
4. The canteen shall be kept open as per the timings fixed by the 1st party.
5. The 2nd party shall not keep or prepare or sell intoxicating, carbonated and aerated items and alcoholic drinks.
6. The 2nd party shall display the rate list of items on the canteen notice board including the weight of the food items in grams being served.

For SR Foodkart


Proprietor





Page 2 of 7


Principal



7. The 2nd party shall serve the food on the rates displayed on the display board after approval of the rates by the 1st party and also serve the food to any other person, apart from hostilities who want to buy food from the canteen/mess at the rates displayed on the display board.
8. The 2nd party shall not use Firewood as fuel in the canteen.
9. The 2nd party can also run the business of fast food and fresh juice center service. Running other than the said items/business shall be liable for termination of this agreement.
10. The 2nd party shall run the canteen and provide continuous service without any break of period. Even if 2nd party wants to close the canteen for a day, the 2nd party shall take the permission of the 1st party.
11. The 2nd party hereby agrees to maintain cleanliness, hygiene in & around the canteen and provide high quality food and keep up regular timings while serving food. In case of food poisoning, the 2nd party will be responsible for the all causes and consequences and also the 2nd party shall bear the medical charges of students in case of food poisoning and also any legal consequences that may arise.
12. For supply of working lunch/meals on any functions/special occasions, the Lessee has agreed to provide the same for Normal Meals at Rs.40/- Per meal and Rs.55/- For Special Meals + GST as applicable. Food Menu for Normal Meals: Chapathi 2 No's, Palya, White Rice, Dal, Butter Milk (Small Bowl) Papad and Pickle. Special Meals : Chapathi 2 No's, North Indian Gravy (Paneer / Channa), Masala Rice (Small Bowl), White Rice, Dal, Sambar, Dry Palya, Green Salad, Sweet / Ice Cream, Curd, Butter Milk (Small Bowl), Papad and Pickle.
13. The Food shall be made available anywhere within campus. If any of the guests/visitors/sports persons/academicians use the canteen facilities, during their visits, base rate of Rs. 82/- per day + GST as applicable would be paid by Lessor to the Lessee. (if hosted by PES Group of Institutions).
14. The Lessee shall not use steam rice under any circumstances. Good quality rice shall be used. Good quality of wheat shall be purchased from the stores and the same needs to be milled and this wheat flour shall be used for preparation of chapathis etc.
15. The food items served should be nutritious and wholesome and the 2nd party hereby agrees not to sell soft drinks, Cigarettes, Beedi, Gutka and any items containing similar contents and shall not sell packed or prepared junk food items.

For SR Foodkart


Proprietor





Page 3 of 7


Principal

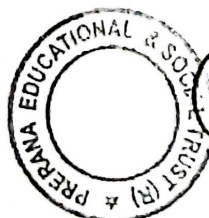
Also the employees of 2nd party shall not smoke/consume beedi, cigarettes, gutka, alcohol, and any other intoxicating items containing similar contents in the campus.

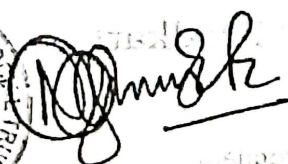


16. A list of workers with photo & address with their age, engaged by the 2nd party in the canteen should be furnished to the 1st party for records.
17. The workers in the canteen should be healthy and shall obtain Medical Certificate by the 2nd party from the competent authority and also the workers of the canteen should wear uniforms to be provided by the 2nd party.
18. The 2nd party shall not employ child laborers as specified under "The Child Labour (Prohibition & Regulation) Act, 1986.
19. The 2nd party has to provide Provident Fund, PT and ESI facility to the workers and the remittance details to be provided on a monthly basis to the 1st party and any other statutory requirement shall be fulfilled by 2nd party.
20. That the lessee shall not use the schedule premises except for the purpose for which the lessee has taken the premises.
21. That in addition to the monthly rent reserved the lessee shall also be liable to pay the electricity @ actual, RO water charges Rs.1,200 p/m, Rs.500/- p/m towards kitchen garbage.
22. Any taxes as applicable to this service covered under this agreement shall be paid to the concerned authorities by the 2nd party.
23. The lessee has paid a sum of Rs.2,20,000/- (DD No. 763390 Dated 30.08.2021) as interest-free security deposit to the lessor. The total interest free security deposit will be Rs.2,20,000/-.
24. The Security deposit shall be refundable free of interest on the day the lessee is vacating the schedule premises after deducting the arrears of rent or any other charges, if it is payable by the lessee.
25. The lessee shall not sub-lease the schedule premises without the consent of lessor in favor of any other persons, and the lessee shall not part with possession of the schedule premises or any portion of it in any manner or by any device like authorization or power of attorney etc.
26. That the lessee shall not litter or throw any debris in the surroundings and they shall maintain the schedule premises clean and tidy.

For SR Foodkart


Proprietor





Page 4 of 7


Principal

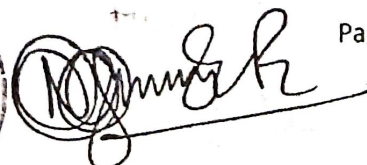


27. The lessee shall be subjected to all the rules, regulations of the competent authority and PES Trust.
28. The lessee shall be bound to maintain the schedule premises, its electrical fittings, plumbing etc., in the same good order and condition and at the time of surrendering the schedule premises also, the same good order and condition shall be maintained subject to normal wear and tear.
29. That the lessor shall not in any way be liable for any loss or damages to the goods, materials or any other property belonging to the lessee caused by fire, tempest, theft, robbery or any cause whatsoever. That the lessor is not responsible for any sort of accidents (minor or major) for the employees of the lessee.
30. That the lessee shall not keep any explosive or combustible articles in the schedule premises.
31. That the lessee shall not use schedule premises for any immoral/illegal purpose/activities.
32. The lessee shall get the insurance to the schedule premises and the equipment against fire and for other damages.
33. Party No.2 shall not employ child laborers as specified under "The Child Labour (Prohibition & Regulation) Act, 1986.
34. The party No.2 has to provide Provident Fund, PT, ESI and any other statutory facilities to the workers employed with him and the remittance details to be provided on a monthly basis to the Party No.1 on or before 25th of every month.
35. All necessary licenses including FSSAI License (Food), Trade License, Corporation/Municipality/Panchayat permission or license need to be obtained from Govt. Departments or from the concerned authorities and the same need to be displayed in the canteen and copies shall be submitted to party No.1 for records. Any other statutory taxes need to be paid to the concerned authorities/departments by party No. 2 within the time specified by the concerned authorities/departments.
36. The lessee is permitted to make interior decoration in the leased premises without affecting the structural alternations in the leased premises.
37. The lessee is permitted to fix his own furniture and fixtures etc. in the leased premises at his own cost and remove the same at his own cost at the time of

For SR Foodkart


Proprietor





Page 5 of 7


Principal

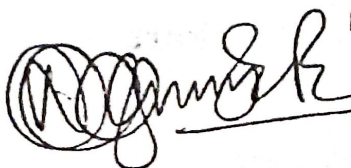
surrendering the leased premises.

38. The Lessor would conduct an actual physical stock verification of the materials and the property at the end of the Lease period and the Lessee has agreed to pay damages towards loss or damage of property or items supplied or any damage to building/infrastructure.
39. Exhaust fans shall be fixed and to be used continuously, regular repairs and maintenance shall be taken up; cleaning of canteens at least 4 times a year shall also be undertaken by the lessee at his own cost.
40. Cats, Rats, Rodents, Dogs etc., needs to be controlled by the lessee, any charges in controlling these shall be borne by the lessee.
41. The 2nd party shall abide by the rules & regulations in force framed by the 1st party from time to time.
42. Outside order/s including the orders from the employees cannot be taken/cooked in the canteen or mess kitchen. If found a very serious action will be taken including termination without prior notice.
43. Sufficient Food Stalls with shamiyana shall be setup on demand during annual day celebrations and Large gatherings etc.
44. The lessee has to keep sufficient number of workers for each activity viz mid-day meal and canteen.
45. That the lessee shall give three months prior notice to terminate this lease during lease period
46. That if the lessor requires the schedule premises for his own use, he shall give three months advance notice to the lessee to vacate the schedule premises.
47. If the 2nd party fails to adhere to the terms and conditions of this agreement, the 1st party shall have the right to terminate the agreement serving 30 days notice period.
48. Disposal of oil, washing powder and other solid wastes in to the sewer lines is strictly prohibited, because it clogs the Sewage Treatment Plant. Failing which in case of clogging / choking of sewer lines, it is the duty of the Lessee to get it repaired the choked / Clogged sewer lines on his own cost.
49. The food committee approved by the college authorities is authorized to check the Quality, Quantity and also taste the food at any time, the lessee is required to

For SR Foodkart


Proprietor





Page 6 of 7


Principal

extend full cooperation.

50. Snacks served should be in steel plates only and no disposable plates to be used.
51. The photocopy of this agreement carries the same value/meaning.



SCHEDULE

East: Tennis, Volleyball & Basketball court


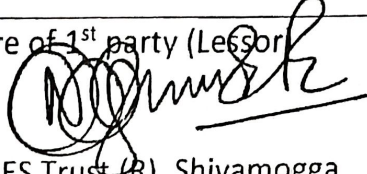



West: Empty area

North: PES Boys hostel 'B' block

South: PES Boys hostel 'A' block

PES Canteen ground floor $17.30 \times 18.95 = 327.83 \text{ mtr}^2$

The parties have signed this agreement in the presence of the following witnesses.

Signature of Witness No. 1  Sign: Dr. Sendhil G		Signature of 1 st party (Lessor)  Name: PES Trust (R), Shivamogga Office Seal: 	
Name & Address: NH, 206, Sagar Road, Shivamogga 577 204			
Signature of Witness No.2 Mr.Subramanya Bhat  Sign: 9964551146		Signature of 2 nd party (Lessee) For SR Foodkart Name: SR Food Kart Mrs. Padmashree S Bhat Office Seal:  Proprietor 9481889481	
Name & Address: No. 60 "Y" Gurukrupa, 5 th Main Road, Banagiri Nagar BSK 3 rd Stage, Bangalore 560085 Mobile No: 9964551146			


Principal

PES Institute of Advanced Management Studies
NH 206, Sagar Road
SHIVAMOGGA-577 204.



29/08/2021

To

Prerana Education Trust,
PES Collage
Shivamogga

Dear Sir

Sub: Agreement to supply food

With reference to above subject, at the outset we express our happiness and gratitude for providing us opportunity to supply food to your esteemed educational institution. We assure you that we will make all our best effort to keep your institution satisfied with our service.


We request you to kindly make agreement in the name "M/s S R FOOD KART" a proprietary concern, Propriatrix Mss. Padmashree Subrahmanya Bhat.

We hope you will be kind enough to consider our request and do the needful.

With kindest regards

For SR Foodkart

For S R Food Kart

 Proprietor
Propriatrix
Padmashree Subrahmanya Bhat


Principal

PES Institute of Advanced Management Studies
NH 206, Sagar Road
SHIVAMOGGA-577 204.





विनीता नगर, (शिवमोग्गा) - 577 204
VINODA NAGAR SHIVAMOGGA 577 204 (2907) 763390

Valid for three months only from the date of instrument
30082021

मांगने पर On Demand Pay

PRERANA EDUCATIONAL SOCIAL TRUST SHIVAMOGGA

TWO LAKH TWENTY THOUSAND ONLY

रुपये Rupees

को या उनके आदेश पर Or Order प्राप्त मूल्य क

अदा करें For Value Received

₹ ***2,20,000.00

Purchaser Name: SUBRAMANYA S BHAT

*****NOT OVER Rs.2,20,000.00

कृते केनरा बैंक For Canara Bank

केनरा बैंक Canara Bank

L P C SHIVAMOGGA(4226)

प्राधिकृत हस्ताक्षर वता
AUTH SIGNATORY

नाम पदनाम
NAME DESIGNATION S.P. No

प्राधिकृत हस्ताक्षर वता
AUTH SIGNATORY

नाम पदनाम
NAME DESIGNATION S.P. No

DEAWLE BRANCH D.P. CODE

18CTDMF

ह.अ.सं. / S.P. No. 43231
प्रकाश जी.सी. / Prakash G.C.
मंडल प्रबंधक / Divisional Manager

763390 0000150001 822907 16

Principal

PES Institute of Advanced Management Studies

NH 206, Sagar Road

SHIVAMOGGA-577 204.

आयकर विभाग
INCOME TAX DEPARTMENT
PADMASHREE S BHAT

KESHAV HEGDE

21/07/1982

Permanent Account Number

CIOPB2151D


Signature


Principal

PES Institute of Advanced Management Studies
NH 206, Sagar Road
SHIVAMOGGA-577 204.



भारत सरकार
GOVT. OF INDIA

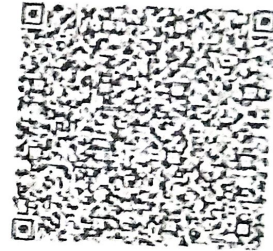


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ಭಾರತ ಸರ್ಕಾರ
Government of India

ಪದ್ಮಶ್ರೀ ಸುಬ್ರಹ್ಮಣ್ಯ ಭಲ್
Padmashree Subrahmanya Bhal
ಹುಟ್ಟಿದ ವರ್ಷ / Year of Birth : 1982
ಸ್ತ್ರೀ / Female



5629 8343 0478

ಆಧಾರ್ - ಶಿಕ್ಷಣ ಸಂಸ್ಥೆಯ ಅಧಿಕಾರ

Principal

PES Institute of Advanced Management Studies
NH 206, Sagar Road
SHIVAMOGGA-577 204.