

भारतीय गैर-न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE
HUNDRED RUPEES



भारत INDIA
INDIA NON JUDICIAL



தமிழ்நாடு TAMILNADU

11 NOV 2025

EG 122635

K. SANKAR (S.V.)
L. No: 1481/94
Nagar, Chennai-11

LICENSE AGREEMENT

This LICENSE AGREEMENT is made on date 3rd December 2025 between **SBS OFFICE SPACE SOLUTIONS PRIVATE LIMITED**, having its registered office address at Old No.470, New No.700, Anna Salai, Nandanam, Chennai 600035, through its Authorized Signatory, SIVA V.R, hereinafter referred to as "Lessor / Service Provider",

And

ANTIGRAVITY TECHNOLOGIES PRIVATE LIMITED (Proposed to be incorporated) through its Proposed Director **GOKUL S** S/o Sridharan, residing at 58E, Muthumariamman Kovil Street, Thanikachalam Nagar, E Block, Ponniammanmedu, Tiruvallur 600110 with Aadhar No. 860760666706 and with mobile number 7092747933, herein after referred to as "CLIENT". (KYC is attached)

For **SBS OFFICE SPACE SOLUTIONS PVT. LTD.**

Director

WHEREAS

- A. The Lessor is the sub-leased property owner of the property bearing address: **SBS Office Space, Old No.470, New No.700, Anna Salai, Nandanam, Chennai 600035**. The Lessor has full and unfettered rights to lease/let out the said Premises (or a portion thereof) on such terms and conditions as it may think fit at its sole discretion.
- B. The Lessee desire to take a property on lease so as to use the said property as its registered office for a period of Eleven months (11 months).
- C. Pursuant thereto, the Lessor has agreed to permit the LESSEE to use the Licensed Premises on a License basis, and the LESSEE has agreed to take the Licensed Premises on license subject to the terms, covenants, conditions and agreements hereinafter contained.

EFFECTIVE DATE: 3rd December 2025

TERM: 11 Months

USE OF AND ACCESS TO THE LICENSED PREMISES

The Lessee/Client is interested in using the office space (hereinafter referred to as the "Services") from the Lessor at its premise located at SBS Office Space, Old No.470, New No.700, Anna Salai, Nandanam, Chennai 600035 (hereinafter referred to as the "Premise"). The whole of the Premise remains the property of the Service Provider and remains in the Lessor's possession and control. The allowed usage for Lessor is mentioned in the clause 'Terms of Usage'. This Agreement is personal to the Lessee/Client and cannot be transferred to anyone else. Lessor may transfer the benefit of this Agreement and its obligations under it at any time.

ACKNOWLEDGMENT AND ACCEPTANCE OF TERMS OF USE.

The Services are offered to Lessee/Clients conditioned on acceptance without modification, of the terms and conditions, contained in this Agreement. Lessee/Client's use of the Service constitutes its agreement and consent to the terms and conditions stated in this Agreement. Each person that uses the Premise, or enters into a contract, in writing or online, on behalf of its employer or other third party, represents that such person is authorized to accept these terms on its employer's or on third party's behalf. Unless explicitly stated otherwise, the Terms of Service will govern the use of any new features that augment or enhance the current Services, including the release of new resources and services. In the case of any violation of these terms, Service Provider reserves the right to cancel Services to Lessee/Client immediately and seek all remedies available by law and in equity for such violations.

TERMS OF USAGE

The Lessee/Client may use the address for its business correspondence.

The Lessee/Client is permitted to use the Office Address for business purposes and business correspondence, provided the Lessee/Client bears the responsibility for compliance with all the necessary provisions of the GST Act / other relevant laws.

The Lessee/Client bears the responsibility for compliance with all the necessary provisions of all relevant laws. The Lessee/Client is not permitted to avail any credit facility, whether relating to any loans or any other forms of credit line, on this address.

The Lessee/Client shall not misuse the address of the premises for any illegal purpose attracting criminal offence or in violation of any the laws in force.

LICENSE FEES

License fees **Rs.15000/-** including GST is payable in advance. Any dues/delays in the License fees will cause the termination of the Services/Agreement on the expiration date set forth at the time of signup or payment. For late payments of renewals, the client has to pay an additional 5% penalty per day, in addition to renewal license fees, for delay in payment.

SERVICE RETAINER / DEPOSIT AMOUNT

If interested, the client will be required to pay a service retainer/ deposit fees of INR 1000+GST, at anytime during the agreement, in case it wishes to use the "Courier Forwarding" facility. This amount will be kept separately from Subscription fees. Client has to replenish the deposit when it reaches the minimum level. When client terminates the service, balance of deposit amount will be refunded to the client.

For SBS OFFICE SPACE SOLUTIONS PVT. LTD.



Director

MAIL HANDLING

Client can receive registered and certified mail at the premise. Service Provider will receive up to 10 letters or packages per month free of charge for Client. For additional letters or packages, Service Provider will charge a handling fee of Rs.10 per letter / Rs 100 per package. Service Provider will not accept packages more than 5 Kg of weight or 1 cubic feet size. Client can pick up the mails from the location free of cost. Service Provider shall not liable for any mail not collected within 30 days from the date of receipt-date of the package at the Premise.

TERMINATION OF SERVICE

Client may decide to terminate the service at any time. Service will be automatically terminated on the expiry date unless the subscription is renewed. Upon termination of the agreement, the Client must cease the use of address of the premise for any government registrations, and any Phone Numbers issued by the service provider to the client immediately, from all places including but not limited to business cards, websites, stationary, advertising material, licenses, certificates etc. Notwithstanding any other provision under this Agreement, if the client has used the address of the premise for registration with the registrar of companies, GST Authority, Banks, or other governmental authorities etc., it has to change the address submitted with such authorities within 15 (Fifteen) days after the date of termination or expiry of this Agreement, unless otherwise agreed with the Service Provider. The Lessor reserves the right to take legal action against the Lessee if they are found in breach of this clause. Service Provider reserves the right to terminate the service and this agreement without notice for any Client whose activity might adversely affect Service Provider reputation or Service Provider's normal operation. Client provider will terminate the service anytime incase Client violates any clause or provision of this agreement, or Client's activities are reported to be fraudulent, illegal and offensive in nature attracting criminal consequences. In such eventuality, the service provider shall be entitled to forfeit the entire service retainer/ deposit amount in hand apart from liquidated damages of Rs.5,00,000/- for the damage caused to the reputation and goodwill of the service provider.

REFUND POLICY

Any License fee paid fully or partially non-refundable, unless the Lessor purposely terminates the agreement.

NATURE OF BUSINESS

Lessee/Client has to explain its nature of business in writing on this agreement in Annexure 1 hereto. The Lessee/Client agrees with the Service Provider not to carry on any business, which could be construed illegal, defamatory, immoral or obscene and agrees not to use the address of the premises, whether directly or indirectly, for any such purpose or purposes. If the Lessee/Client carries any business contrary to this understanding, the service provider is at liberty to terminate the agreement and shall not be responsible for any legal issues which may arise because of such illegal business. Further the service provider shall be entitled to damages as mentioned supra in clause pertaining to "Termination of Service". If the Lessee/Client changes the nature of business, it must notify the Service Provider in writing beforehand.

LIABILITY

Service Provider will not be liable for any loss sustained as a result of Service Provider's failure to provide the services as a result of any Software Glitches, Mechanical breakdown, Strike, Loss of electric power, or termination of Service Provider interest in the building containing the office. The Service Provider does not accept liability for actions, services of/by third parties in any way whatsoever, including delays & Non receipt of messages or communication due to delays or failures in the email, SMS or fax systems, Phone, courier or postal service.

Further, Service Provider shall not be responsible or liable to Lessee/Client for any loss or damage resulting to Lessee/Client by reason including but not limited to flood, fire, hurricane, riots, explosion, acts of God, war, terror, governmental action, or any other cause which is beyond the reasonable control of the Service Provider.

For SBS OFFICE SPACE SOLUTIONS PVT. LTD.



Director

The Client shall indemnify and keep and hold Service provider fully indemnified and harmless from and against all claims, proceedings, damages, losses, actions, costs and expenses arising as a consequence of or out of this agreement or arising from any breach of rules and regulations of any applicable law. In case the Client is unable to fulfill the obligations mentioned herein, this Agreement shall be deemed to be terminated therefrom.

In the event of termination of this agreement, the client shall forthwith cease the use of address of the premises for any purposes. In the event of violation, the client is liable to compensate the service provider a sum equivalent to three times the agreed license fee as damages till the continuation of such violation.

CONFIDENTIALITY

Client recognizes that it may, in the course of obtaining or using the Services, come into possession of or learn the confidential information ("Confidential Information") about Service Provider. Client agrees that during the Term of this Agreement and thereafter: (a) Client shall provide, at a minimum, the care to avoid disclosure of unauthorized use of Confidential Information as is provided with respect to Client's own similar information, but in no event less than a reasonable standard of care; (b) Client will use Confidential Information solely for the purposes of this Agreement; and (c) Client will not disclose Confidential Information to any third party without the express prior written consent of Service Provider, unless required to do so under applicable law.

Similarly, the Service Provider recognizes that it may, in the course of obtaining or using the Services, come into possession of or learn confidential and proprietary business information ("Confidential Information") about the Lessee/Client. Service Provider agrees that during the Term of this Agreement and thereafter Service Provider shall provide, at a minimum, the care to avoid disclosure of unauthorized use of Confidential Information of Lessee/Client.

If the Service Provider transfers its business or any business segment that provides services to the Lessee/Client, Service Provider is authorized to transfer all user information to Service Provider's successor.

OWNERSHIP

All programs, services, processes, designs, software, technologies, trademarks, trade names, inventions and materials comprising the services are wholly owned by the Service Provider and/or its Lessors and service providers except where expressly stated otherwise. This agreement only provides a license to the Lessee/Client to use the Premise and will not provide any leasehold rights to the Lessee/Client. Lessee/Client agrees that the Lessee/Client is not the owner of any phone number assigned to them by the Service Provider. Upon termination of the agreement for any reason, such number may be reassigned to another Lessee/Client.

DISPUTE RESOLUTION

Any dispute, controversy or difference which may arise between the parties out of or in relation to or in connection with the Agreement, shall be referred to a Sole Arbitrator to be appointed mutually by the Parties. The arbitral proceedings shall be conducted in English language and the Venue of arbitration shall be at Chennai. The arbitral tribunal shall follow the Fastrack procedure as laid down under section 29B (2) of the Arbitration and Conciliation Act, 1996, while conducting the arbitration proceedings. The award of the arbitrator shall be made within a period of 6 months from the date arbitral tribunal enters upon the reference. The fee payable to the arbitrator shall be in accordance with the Schedule IV of the Arbitration and Conciliation Act, 1996.

For SBS OFFICE SPACE SOLUTIONS PVT. LTD.



Director

Brief about Company Operations

AntiGraviity Technologies is an Information Technology services and software development company that provides custom web/mobile application development, enterprise SaaS products (CRM, HRMS, Security, AI platforms), 3D visualization services, and digital marketing solutions. The company operates as a full-service digital agency serving B2B and B2C clients globally, with headquarters in Chennai, India, combining software development services with proprietary enterprise product offerings.

Client's Address will be:

ANTIGRAVITY TECHNOLOGIES PVT LTD
SBS Office Space
Old No.470, New No.700,
Anna Salai, Nandanam,
Chennai 600035.

THIS IS A FORMAL AGREEMENT ON LESSOR's TERMS AND CONDITIONS.
I AGREE TO THE ABOVE TERMS AND CONDITIONS.

For SBS OFFICE SPACE SOLUTIONS PVT. LTD.

For Lessor:

Signature :
Name : SIVA.V.R
Designation/Title : Director

Director

For Lessee:

Signature :
Name : GOKUL S
Designation/Title : Director

For AntiGraviity Technologies Pvt. Ltd.

Director

WITNESS 1

Name: K. SRIDHARAN
Signature :- K. Sridharan
Phone No :- 9941236847

Address :- NO.58, Thavikachalam
nagar, E - block, Muthumari-
amman koil, Street, ch-110

WITNESS 2:

Name :- L. Yohini
Signature :- S. Yohini
Phone No :- 73394 38480
Address : Old no: 36, New no: 88,
3rd floor, Ammaiappan
Street, chennai - 600014.