

## RESIDENTIAL LICENSING AGREEMENT

This Residential Licensing Agreement ("**Agreement**") is made and entered into on this 19th day of September, 2025, by and between:

1. **Mr. Yoyoboy**, hereinafter referred to as the "Licensee," a bona fide student enrolled at the University of Jurisprudential Sciences, Nagpur, pursuing academic specialization in Law and simultaneously endeavoring into the field of Applied Artificial Intelligence research and development;

AND

2. **M/s Eutopia Homes Private Limited**, hereinafter referred to as the "Licensor," having its registered office at Plot No. 27, Lakshmi Nagar, Civil Lines, Nagpur, Maharashtra, which operates paying guest accommodations designed to ensure lawful, comfortable, and academically conducive environments for students and researchers.

## RECITALS

WHEREAS, the Licensee has expressed a bona fide intent to establish residence in a stable and secure environment, conducive to his pursuit of higher legal and technological learning, specifically Artificial Intelligence development, and requires a legitimate Paying Guest (PG) accommodation for the purpose;

WHEREAS, the Licensor has agreed to extend the temporary residential license to the Licensee under the terms and conditions herein, without conferring tenancy or sub-tenancy rights but ensuring peaceful use and enjoyment of the premises for educational and research purposes.

NOW, THEREFORE, both parties mutually covenant and agree as follows:

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## CLAUSE 1 – PREMISES

The Licensed Premises shall comprise of Room No. 203, Block B, Eutopia Residences, together with common rights to open terraces, Wi-Fi connectivity, lawfully permitted kitchen facilities, and designated study hall spaces.

## CLAUSE 2 – PURPOSE OF OCCUPANCY

The Licensee shall occupy the Licensed Premises exclusively for:

- Residential accommodation,
- Academic study, including legal coursework material,
- Artificial Intelligence-related research, computation, training experiments on lawful datasets, and associated academic work.

No unlawful activities, commercial ventures, or undisclosed gatherings shall be permissible.

## CLAUSE 3 – TERM OF AGREEMENT

This Agreement shall commence on **1st October 2025** and shall remain valid for a fixed term of **11 months**, unless terminated earlier in accordance with Clause 9 herein. Renewal shall require explicit written consent of both parties.

#### CLAUSE 4 – LICENCE FEE AND DEPOSIT

The Licensee agrees to remit a **monthly license fee of INR 9,500** (Indian Rupees Nine Thousand Five Hundred only), exclusive of electricity charges, together with a refundable **security deposit of INR 25,000** (Indian Rupees Twenty-Five Thousand only), duly refundable upon vacating, subject to lawful deductions for damages or arrears.

#### CLAUSE 5 – DUTIES OF LICENSEE

The Licensee undertakes to:

- Maintain the premises in good condition,
- Abstain from hosting unauthorized guests,
- Refrain from storing hazardous substances, undertaking high-noise AI hardware computations beyond permissible decibel limits, or deploying servers that may disrupt the residential bandwidth.

#### CLAUSE 6 – DUTIES OF LICENSOR

The Licensor undertakes to:

- Provide uninterrupted essential utilities,
- Ensure safety standards, fire protection, and CCTV surveillance as per municipal requirements,
- Extend quiet enjoyment of the premises to the Licensee without interference, save for inspections upon prior notice.

#### CLAUSE 7 – INTELLECTUAL PROPERTY DISCLAIMERS

All AI-related works, models, or codebases developed by the Licensee during his occupation shall be his independent property, and the Licensor shall have no claim, lien, or right of supervision thereof. However, the Licensee shall remain liable if such work constitutes infringement of third-party rights or violates statutory provisions.

#### CLAUSE 8 – TERMINATION

This Agreement may be terminated:

- By either party giving 60 days written notice,
- Forthwith, by the Licensor, in the event of breach of lawful conduct, arrears exceeding two months, or engagement by the Licensee in activities detrimental to public order.

#### CLAUSE 9 – DISPUTE RESOLUTION

Any dispute, controversy, or claim arising under this Agreement shall be referred to **arbitration** in accordance with the Arbitration and Conciliation Act, 1996. The seat of arbitration shall be Nagpur, Maharashtra, and proceedings shall be conducted in the English language.

#### CLAUSE 10 – GOVERNING LAW

This Agreement shall be governed, interpreted, and enforced under the **laws of India**.

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**IN WITNESS WHEREOF**, the parties have executed this Agreement on the date and year first set forth above:

**For the Licenser**

Authorized Signatory: \_\_\_\_\_

**For the Licensee (Mr. Yoyoboy)**

Signature: \_\_\_\_\_

Witness 1: \_\_\_\_\_

Witness 2: \_\_\_\_\_