

# ESTOSPACES LEGAL DOCUMENT

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**Terms & Conditions | Privacy Policy | Key Facts Summary**

**Prepared for:**

**Estospaces Solutions Limited (UK) | Estospaces Solutions Private Limited  
(India)**

**Company Numbers: 16716209 (UK) | U68100TN2025PTC179899 (India)**

**ICO Registration: C1808483**

**Registered Offices:**

**27 Oxley Road, Preston, Lancashire PR1 5QH, United Kingdom**

**28/50B, Therku Veethi, Lakhma Samuthram, Narasingapuram, Salem,  
Tamil Nadu 636108, India**

**Contact: [contact@estospaces.com](mailto:contact@estospaces.com) | Phone: +44 7435 537052**

**Website: <https://www.estospaces.com>**

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## **1. Terms & Conditions (United Kingdom)**

These Terms & Conditions govern use of Estospaces services in the United Kingdom, provided by Estospaces Solutions Limited. They incorporate all relevant details previously outlined, including disclaimers, subscription policies, data protection references, and payment facilitation via PayPal or direct bank transfer. The company acts solely as a digital intermediary platform and does not resolve disputes.

Governing Law: England & Wales.

Jurisdiction: Courts of England & Wales.

Currency: GBP (location-based pricing applies).

## **2. Terms & Conditions (India)**

These Terms & Conditions apply to Indian users of Estospaces, operated by Estospaces Solutions Private Limited. They reflect compliance with the Indian Companies Act 2013, the Information Technology Act 2000, the Consumer Protection Act 2019, and the Digital Personal Data Protection Act 2023. Estospaces acts solely as a technology intermediary connecting brokers, landlords, and tenants without participating in transactions or dispute resolution.

Governing Law: Republic of India.

Jurisdiction: Salem, Tamil Nadu.

Currency: INR (location-based pricing applies).

### 3. Privacy Policy

Estospaces respects your privacy and is committed to protecting personal data in compliance with the UK GDPR, the Data Protection Act 2018, and India's Digital Personal Data Protection Act 2023. The company is registered with the Information Commissioner's Office (ICO) under registration number C1808483.

Data Controller (UK): Estospaces Solutions Limited

Data Controller (India): Estospaces Solutions Private Limited

Data Protection Officer: Yashwanth Manuwada  
(manuwaday@gmail.com)

Personal data is used only for legitimate business operations, user account management, secure payment facilitation, and regulatory compliance.

Users may contact [contact@estospaces.com](mailto:contact@estospaces.com) to exercise data rights (access, correction, deletion). Cross-border data transfers between the UK and India are performed under lawful safeguards and standard contractual clauses.

#### 4. Key Facts Summary

- Estospaces is a digital mediation platform – not a broker or financial intermediary.
- Users include property owners, agents, landlords, tenants, and buyers.
- The company offers digital contracts, AI tools, virtual tours, and payment facilitation via PayPal or bank transfer.
- Subscriptions apply to brokers/agents; tenants and buyers use the platform free of charge.
- Payments are processed in local currency (GBP or INR).
- Estospaces does not resolve disputes between users.
- ICO Registration: C1808483 (UK GDPR compliant); DPDP Act 2023 compliance in India.
- Contact: [contact@estospaces.com](mailto:contact@estospaces.com) | Phone: +44 7435 537052
- Offices: 27 Oxley Road, Preston, Lancashire PR1 5QH, UK / 28-50B Therku Veethi, Salem, TN, India.

## TERMS & CONDITIONS

**Effective date:** [07 NOVEMBER 2025]

**Website:** <https://www.estospaces.com>

**Operated by: SIRANJEEVI SUBRAMANIYAN& YASHWANTH MANUWADA**

- For users in the United Kingdom: **Estospaces Solutions Limited**, Company no. **16716209**, (registered in England & Wales). Contact: [contact@estospaces.com](mailto:contact@estospaces.com).

- For users in India: **Estospaces Solutions Private Limited**, CIN **U68100TN2025PTC179899**, Registered Address: 28/50B, Therku Veethi, Lakhma Samuthram, Narasingapuram, Salem, Tamil Nadu 636108, India. Contact: [contact@estospaces.com](mailto:contact@estospaces.com).

Please read these Terms & Conditions (“Terms”) carefully. By accessing or using the Estospaces website, platform, mobile app or services (collectively, the “Platform”), you agree to these Terms. If you do not agree, do not use the Platform.

## 1. Definitions

- “Platform” — estospaces.com, the website, mobile apps and services provided by Estospaces in the UK and India.
- “Estospaces”, “we”, “us”, “our” — relevant Estospaces legal entity depending on your location (UK entity for UK-resident users; India entity for India-resident users).
- “User(s)” — any person or entity accessing or using the Platform (includes Brokers/Agents, Landlords/Owners, Tenants/Buyers, Service Providers).
- “Broker/Agent” — professional subscribing brokers/agents using the Platform.
- “Landlord/Owner” — property owner or their authorised representative listing property.
- “Tenant/Buyer” — individual or entity browsing listings and entering into contracts with Landlords/Brokers.

- “Services” — listing, search, virtual tours, AI chatbot, digital contracts/e-signing, broker tools, subscription services, sponsored listings, and payment facilitation as offered via the Platform.
- “Payment Providers” — third-party payment gateways or bank channels used to process payments (e.g., PayPal, bank transfers, or other processors selected by Estospaces).

## 2. Nature of the Platform — neutral intermediary

1. Estospaces is a **digital mediation platform** that connects Brokers/Agents, Landlords/Owners and Tenants/Buyers, and offers digital tools (listings, virtual tours, AI search/chatbot, digital contracts, subscription services and sponsored ads).
2. Estospaces is **not** an estate agent, broker, bank, escrow agent or payment institution. We do **not**:
  - a. own, rent, manage, inspect or control any listed property;
  - b. act on behalf of users in negotiations or transactions;
  - c. verify or guarantee the accuracy, legality or suitability of listings or users; or
  - d. hold, safeguard or manage funds on behalf of users except to the extent expressly stated (we only facilitate payments via Payment Providers).
3. Estospaces **does not mediate or resolve disputes** between users; disputes are between the contracting parties (Landlord, Broker, Tenant, Buyer). Estospaces may provide

records or logs to assist parties or legal authorities, but does not adjudicate disputes.

### **3. Eligibility & Account Registration**

1. To use certain Services you must register and create an account. You warrant that: (a) information provided is accurate, complete and up-to-date; (b) you are legally capable of entering into contracts; and (c) if you are an individual, you are at least 18 years old (or legal age in your jurisdiction).
2. You are responsible for maintaining the confidentiality of your account credentials and for all activity under your account. Notify us immediately of unauthorised use.
3. We may suspend or terminate accounts for breaches, fraudulent activity, or where required by law.

### **4. Acceptance (Clickwrap)**

1. Your use of any Functionality requiring acceptance — such as creating an account, subscribing to broker services, listing a property, or completing a digital contract — requires affirmative acceptance (e.g., clicking “I Accept”). This is a legally binding agreement.

## 5. Scope of Services

1. Estospaces provides: listing publication; broker dashboard & analytics; AI chatbot search assistance; virtual tour hosting; digital contract templates and e-signature facilitation; subscription services for Brokers; sponsored/featured listing placement; and payment facilitation via third-party Payment Providers (PayPal, bank transfers, or others we list).
2. Specific service descriptions, pricing and subscription terms are provided on the Platform and incorporated into these Terms.

## 6. Subscriptions, Fees & Sponsored Listings

1. Brokers/Agents pay subscription fees to access broker tools and enhanced listing features. Subscription terms, renewal, billing and cancellation rules are displayed at purchase.
2. Sponsored or featured listings are charged per the Platform's advertising schedule. Advertisers are responsible for the accuracy of sponsored content and must comply with applicable law and Platform policies.
3. Estospaces reserves the right to change prices or fees; material changes will be notified in advance.

## 7. Payments & Payment Facilitation

1. Estospaces facilitates payments by providing secure links or integrations to Payment Providers (e.g., PayPal) or by providing bank transfer instructions. The availability of a Payment Provider may vary by country; Estospaces may add or remove providers.
2. Estospaces **does not hold or custody** user funds. Payments are between users and processed by third-party Payment Providers or via direct bank transfer to the payee's nominated account. Estospaces is not a payment service provider or escrow agent.
3. Estospaces is not responsible for Payment Provider failures, delays, or disputes regarding payment amounts, refunds, or chargebacks; such matters are governed by the Payment Provider's terms. Estospaces will, on request, provide payment confirmation records in its possession.
4. You must not use the Platform for money laundering, fraud, or any unlawful purpose. We may report suspicious transactions to law enforcement and comply with lawful requests from authorities.

## 8. Digital Contracts & E-signatures

1. The Platform may provide templates and e-signature facilitation. Users remain responsible for the legal effect, negotiation, and correctness of any contract they enter into. Estospaces does not provide legal advice.

2. Use of digital/electronic signatures is subject to local law; in jurisdictions where additional formalities are required, parties are responsible for complying with those formalities. Estospaces' role is limited to providing technology to capture consent and record signatures.

## **9. AI Chatbot & Automated Tools — disclaimers**

1. The AI search/chatbot and any automated recommendation tools are provided for convenience and informational purposes only. They do not replace professional advice. Outputs may be inaccurate, incomplete or out-of-date.
2. Users must verify important facts (property ownership, legal compliance, inspection results) independently. Estospaces is not responsible for decisions made based on AI outputs.

## **10. User Content & Listings**

1. Users who post content (listings, photos, descriptions, messages) grant Estospaces a non-exclusive, worldwide, royalty-free licence to host, reproduce and display such content for the purposes of operating the Platform.
2. Users warrant they have rights to post content and that content does not infringe third-party rights or violate law. Estospaces may remove content that breaches policies or is complained about.

3. Estospaces is not responsible for user-provided content; users must exercise caution and verify listing information.

## 11. Prohibited Conduct

Users must not: (a) post fraudulent or misleading listings; (b) infringe intellectual property; (c) use the Platform for unlawful activity; (d) attempt unauthorized access; (e) harass or discriminate; or (f) manipulate ratings or reviews. Breach may result in suspension, termination and reporting to authorities.

## 12. Third-party Services & Links

1. The Platform may integrate or link to third-party services (Payment Providers, map providers, virtual-tour hosts). Estospaces is not responsible for third-party content, availability, warranties or terms. Use of third-party services is subject to those third parties' terms.

## 13. Data Protection & Privacy

**UK users:** Estospaces Solutions Limited is registered with the ICO under [ICO Registration No: . Personal data is processed in accordance with our Privacy Policy which you must read alongside these Terms. We act as data controller for users under UK GDPR and will process personal data to provide the Platform, comply

with legal obligations, and for legitimate business interests (improving services, fraud prevention). Where we act as processor for specific broker-client arrangements, separate data processing agreements will apply.

**India users:** Estospaces Solutions Private Limited processes personal data under applicable Indian law including the DPDP Act 2023. Our Privacy Policy sets out the legal bases, user rights, retention periods, cross-border transfers, and contact details for data protection queries. For transfers of personal data between India and the UK, Estospaces will rely on lawful transfer mechanisms and safeguards.

You must review the Privacy Policy (available at [\[link\]](#)) for full details on the categories of data processed, retention, rights to access/correct/delete, and complaint procedures. If you are sharing someone else's data, you must have the right to do so.

## **14. Warranties, Disclaimers & Accuracy**

1. To the maximum extent permitted by law, Estospaces provides the Platform "as is" and excludes all implied warranties, including merchantability, fitness for purpose, or non-infringement.
2. Estospaces does not warrant that the Platform is error-free, uninterrupted, secure or will meet specific requirements. Estospaces does not guarantee accuracy or completeness of listings or content provided by users.

3. Nothing in these Terms limits any liability that cannot legally be limited (e.g., death or personal injury caused by our negligence).

## 15. Limitation of Liability

1. Subject to applicable law and Clause 14.3, Estospaces' total aggregate liability to you for any claim arising under or relating to these Terms, whether in contract, tort (including negligence) or otherwise, will not exceed the greater of: (a) the total subscription fees paid by you to Estospaces in the 12 months before the claim arose; or (b) £/₹ 2,500 (or equivalent), unless otherwise required by law.
2. Estospaces will not be liable for: indirect, incidental, special, punitive or consequential loss; loss of profits; loss of business; loss of goodwill; or loss of anticipated savings.
3. For clarity, Estospaces is not liable for disputes or conduct between users, and has no duty to resolve such disputes.

**Note (consumer law):** Certain statutory rights (e.g., under UK consumer law or India's Consumer Protection Act) cannot be excluded or limited. Where you are a consumer, those rights remain.

## 16. Indemnity

You agree to indemnify, defend and hold Estospaces and its officers, directors and employees harmless from and against any

claim, loss, liability, cost or expense (including legal fees) arising out of: (a) your breach of these Terms; (b) your negligence or wilful misconduct; (c) content you post that infringes third-party rights; or (d) unlawful use of the Platform.

## **17. Insurance & Broker Obligations (recommended)**

Brokers/Agents and Landlords/Owners are strongly encouraged to maintain appropriate professional indemnity, public liability and other insurance coverage relevant to their activities. Estospaces may require proof of insurance as part of onboarding or continued subscription.

## **18. Suspension & Termination**

1. We may suspend or terminate accounts or access for suspected breaches, suspected fraud, illegal activity, or to comply with legal obligations.
2. On termination, licenses granted to you end; content you posted may be retained as required by law or to preserve evidence of transactions. Refunds for pre-paid subscriptions are subject to the subscription terms and applicable consumer law.

## 19. Dispute Resolution, Governing Law & Jurisdiction

**General principle:** Estospaces aims for clarity and predictability. Below are the governing law and dispute mechanisms; however, mandatory consumer protections in each jurisdiction apply and cannot be contracted-out of.

**UK users:** These Terms will be governed by and construed in accordance with the laws of England and Wales. The courts of England and Wales have exclusive jurisdiction, except where mandatory law provides otherwise. For commercial disputes where both parties agree, parties may pursue arbitration in England under an agreed arbitration body (e.g., LCIA) — details to be agreed in writing.

**India users:** These Terms will be governed by and construed in accordance with the laws of India. Courts at [Chennai / city of registered office] shall have exclusive jurisdiction, except where mandatory law provides otherwise. For commercial disputes, parties may agree to arbitration in India under the Arbitration and Conciliation Act, 1996.

**Mandatory consumer rights:** If you are a consumer in the UK or India, statutory rights under consumer protection regimes apply and cannot be excluded. Where arbitration or jurisdiction clauses are restricted by local law, those provisions will be interpreted accordingly.

## 20. No Dispute Resolution Role

Estospaces **does not** provide mediation, arbitration or dispute resolution services between users as part of the Platform. Any assistance (e.g., providing records or logs) is voluntary and does not create any duty or liability.

## 21. Changes to the Terms

We may update these Terms from time to time. We will give notice of material changes (e.g., by email to account holders or by posting a prominent notice). Continued use after notice constitutes acceptance.

## 22. Intellectual Property

All Platform content (design, logos, software code, text, graphics) is owned or licensed by Estospaces. You may not copy, distribute, reproduce, reverse-engineer or create derivative works without prior written permission.

## 23. Enforcement, Cooperation with Authorities & Legal Compliance

Estospaces will comply with lawful requests from regulators, courts and law enforcement in each jurisdiction. Nothing in these Terms restricts cooperation with authorities or compliance with

legal duties (including data protection investigations, tax and financial inquiries). You acknowledge and agree that Estospaces may disclose information when required by law.

**Important:** Contractual language cannot and will not be used to prevent compliance with legal obligations or to avoid regulatory investigations. Any clause attempting to do so is void and unenforceable.

## 24. Notices

Notices to Estospaces should be sent to [contact@estospaces.com](mailto:contact@estospaces.com) or the registered office address of the relevant Estospaces entity. Notices to users will be sent to the email address on file.

## 25. Severability & Waiver

If any provision is invalid or unenforceable, the remainder shall continue. Failure to enforce a right is not a waiver.

## 26. Entire Agreement & Assignment

These Terms, together with any privacy policy, subscription terms, and other documents expressly incorporated by reference, constitute the entire agreement between you and Estospaces. Estospaces may assign its rights; users may not assign without our written consent.

## 27. Consumer-specific Notices (UK & India)

- **UK consumers:** You may have rights under the Consumer Rights Act 2015 and other consumer protection laws. We will provide statutory information where required for online sales and distance contracts.
- **India consumers:** You may have rights under the Consumer Protection Act, 2019 and related rules. Estospaces will comply with statutory disclosure and refund/cancellation obligations for consumer transactions where relevant.

## 28. Contact & Complaints

For questions or complaints: [contact@estospaces.com](mailto:contact@estospaces.com). We will acknowledge and respond as per our Customer Service & Complaints Policy. If dissatisfied, UK users may complain to the ICO regarding data matters, and India users may approach the relevant consumer forums or the Data Protection Authority as per DPDP procedures.

**End of Terms & Conditions**