

LICENSE AGREEMENT

This License Agreement (hereinafter referred as "Agreement") is executed on the Booking Date. 09.01.2024

ONESTEP LIFESTYLE SOLUTION Pvt. Ltd. a Company having its office at, Unit no.4103, C-wing 4th floor, Oberoi Garden Estate next to Chandivali Studio, Chandivali Farm Road, Andheri East, Mumbai- 400072. (hereinafter referred to as "ONESTEP" or "Licensor", which expression shall, unless repugnant to the context or meaning hereof, be deemed to include its successors, affiliates and assigns) of the FIRST PART;

AND

Mr. MAHESH HARIBHAU WAGH Indian resident Aadhar No: 837637340579 PAN NO: ÅERPW5003J Residing at, HOUSE NI.30 S NO.8/BA LANE NO.1 KARVENAGAR PUNE CITY -411052. Hereinafter referred to as the "Licensee"), which expression shall, unless repugnant to the context or meaning hereof, mean and include his/her/its legal heirs and permitted assigns) of the SECOND PART.

(License and Licensor shall hereinafter individually be referred to as "Party" and collectively as "Parties".

Blungh



WHEREAS:

- A. The Licensor is engaged in the business of operating and managing co-living spaces and on boarding eligible Room Mates /Flat Mates/ Single Room Holder in such spaces for an agreed duration.
- B. The Licensee has approached the Licensor with a request to provide to the Licensee, temporary use of the Unit in the Property along with use of the associated common areas on non-exclusive basis, for residential purpose on license basis ("Purpose).
- C. In consideration of the Licensee agreeing to pay the Usage Charges (defined hereinafter) and all other charges as stated in this Agreement, the Licensor has agreed to enter into this Agreement with the Licensee on the terms and conditions stipulated herein.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. GRANT OF LICENSE AND TERM:

The Licensor hereby grants to the Licensee a revocable leave and license, to use the Unit as specified in Annexure-A, without creating any tenancy rights, title and/or interest in favour of the Licensee, for a period of 11 (eleven) months commencing from the Execution Date ("Term"). The Term may further be renewed by way of a fresh agreement in writing by the Parties and at such terms and conditions as maybe determined by the Licensor, provided that:

- 1.1. the Licensee has communicated to the Licensor by a written notice at least 1 (one) month prior to the expiry of the Term, its intention to renew the Agreement;
- . 1.2. the Licensee has been performing all its obligations under this Agreement to the satisfaction of the Licensor including payment of Usage Charges and no breach or default notice has been issued by the Licensor; and
- . 1.3. the Licensee has agreed to pay the escalated Usage Charges or such other additional amounts or charges as maybe determined by the Licensor for the renewed term.

2 USAGE CHARGES:

- . 2.1 The Licensee shall pay the Token Deposit amount and Monthly Usage Charges in the manner set out in Annexure A. The Token Deposit amount shall be adjusted against the Monthly Usage Charges of the 1st (first) calendar month.
- 2.2 The Monthly Usage Charges shall be payable monthly in advance by the first(01) day of each calendar month by way of payment links shared by the Licensor. The Licensor may allow additional 4 days grace period i.e. 5th of every month to the licensee in specially preapproved request by the licensee and with the permission of the licensor through mail or application.
- . 2.3 The Licensor reserves the right to collect flat Rs.500/- late payment charges (for non-payment or delayed payment by the Licensee) after 5th of every month and other special charges (if any) from the Licensee as set out in Annexure A.
 - 2.4 In the event of failure to pay the Monthly Usage Charges within a period of <u>05</u> days from the due date by the Licensee, the Licensor shall have the right to terminate the Agreement. In such event, the Licensee agrees to vacate the property immediately and

\$ wagh

the Licensor shall have the right to enter into the Unit and sell/ auction at the movable properties therein of the Licensee, to recover its dues and the Licensee agrees that it shall not have any objection to the same.

shall not have any objection to the same.

2.5 The Licensee hereby agrees that licensee shall pay cleaning charges directly to Caretaker; the licensee will provide Toiletries and cleaning products.

- 2.6 The Licensee hereby agrees that monthly charges shall not include charges like electricity, cleaning charges and any other utility charges. For avoidance of doubt the licensee agrees that licensee shall compulsorily pay electricity charges and cleaning charges every month.
- 2.7 The Licensor, with or without prior notice, may effect escalation in the Monthly Usage Charges and other charges any time during the Term and/or at the time of renewal of the Agreement and the Licensee shall be liable to pay the same. The Licensor reserves the right to change, alter or increase the same with or without notice to the Licensee. The Licensee agrees to pay such escalated and additional charges and comply with the terms and conditions in relation to the same on from the date they are updated /made effective on the Website.
 - 2.8 The license to use the Unit is limited only to the Licensee hereunder. If Licensee's friends or family are desirous of staying in the Property, then the same shall be permitted subject to such additional documentation and charges as the Licensor may specify from time to time on the Website.

3 INTEREST FREE REFUNDABLE SECURITY DEPOSIT -

The Licensee has paid to the Licensor an Interest Free Ref0undable Security Deposit ("IFRSD") equivalent to Rs.12,000 *I*- and month Usage Charges simultaneous to the execution of this Agreement and along with the receipt of which the Licensor acknowledges.

- 3.1 It is agreed between the Parties that IFRSD shall always be equivalent to 1.5 i.e. (One and half months) of the monthly Usage Charges. In the event the Usage Charges are increased by the Licensor during the Term / renewal of this Agreement, the differential amount shall be paid by the Licensee to Licensor along with Usage Charges for the succeeding month.
- 3.2 The Licensee agrees that within 15 (fifteen) working days from the date of vacation of the Unit by the Licensee, the Licensor shall refund the balance IFRSD amount to the Licensee, without any interest thereon after deduction and/or adjustments of the any and all outstanding dues/penalties/ fine/ interests/damages, pro-rata unpaid utilities, claims for any loss or damage to the Unit and the properties of the Licensor by the Licensee and late payment charges including the charges set out in Annexure A. The Licensor's determination of the deductions shall be final and binding on the Licensee. Under no circumstances the licensee can adjust the security deposit given to the licensor. If the licensee adjusts the security deposit then the licensor can immediately asked the licensee to vacate the apartment as per clause 2.2, 2.3 and 2.4.
- 3.3 The Licensor shall have the right to forfeit the IFRSD and terminate this Agreement in the event:
- 3.3.1 the Licensee terminates this Agreement any time after the Execution Date and prior to the expiry of the Term, without prior written notice of 30 (thirty) days to the Licensor;



see fails to pay Usage Charges for15 days from the due date;

ensee is in breach of the terms of this license;

- 3.3.4 written complaint has been received from the housing society/association in which the Unit is situated against the Licensee and/ or Licensor and/ or owner for violation of reasonable community living guidelines by the Licensee;
- 3.3.5 in the event of the Licensee using the Property or Unit for reasons other than the agreed Purpose;
- 3.3.6 non-adherence of the house rules the Licensee as set out in Annexure B.
- 4 Lock in period It is mutually agreed between both the parties that there is a one side lock in period of 3 Month i.e. the licensee cannot give notice in the locking period but the licensor can give one month notice to vacate the apartment (premises). Without assigning any reason to the licensee. The licensee can give one month notice only after completion of locking period. It is mutually agreed between both the parties that the licensee can only give notice 1st to 3rd of every month. If the licensee gives notice after 5th then he has to pay rent for the next month also.
- 5 UTILITIES AND OTHER CHARGES The Licensee shall make payment of proportionate electricity charges and utility charges for its Unit as per the prepaid individual unit metering installed in the Unit. The Licensee shall be solely responsible for ensuring that the meter is kept fully recharged at all times for uninterrupted use and enjoyment of electricity and utilities by the Licensee.
- 6 RELOCATION CHARGES In case the Licensee decides to relocate to another unit in the same Property, the Licensee shall pay the renovation charges as described in Annexure A. In case the Licensee is desirous of relocating to another ONESTEP Lifestyle solutions Pvt Ltd property, the same shall be subject to availability and payment of shifting charges to the Licensor as described in Annexure A. However, the relocation shall be permitted only from the start of the next billing cycle; that is from the 01st(first) calendar day of the subsequent month.
- 7 COVENANTS OF THE LICENSEE: The Licensee shall:
- 7.1 provide all documents and information for police Intimation and co-operate with the Licensor for the same;
- 7.2 use the Unit only for the Purpose and maintain the structural integrity and upkeep of the Unit during the Term;
- 7.3 not store any hazardous goods such as inflammable items, fire arms, lighters, gas cylinders, fire torches, insecticides, electric heating rods in the Unit/Property or in the surrounding areas of the Property;
- 7.4 not do anything in the Unit/Property or in the surrounding areas of the Property, which is or is likely to cause a nuisance to the other occupants of the units located in the Property or prejudice in any manner the rights of ONESTEP in respect of the Property/Unit;
- 7.5 not undertake or abet any unlawful activities prohibited by law in the Unit/Property or in the surrounding areas of the Property;
- 7.6 ensure that his/her guests visit the Property during the specified visiting hours only and do not stay overnight;

Shough

- 7.7 not make or permit any third party to undertake any alteration or addition to the construction or arrangements (internal or external) to the Unit;
- . 7.8 allow ONESTEP to inspect the Unit at reasonable hours without prior intima
- 7.9 not have any objection if the Licensor wants to show around the Unit and Property to intending new guest(s)/ customer(s) and the Licensee during the termination notice period specified in clause 7 hereto; and
- . 7.10 follow the house rules as set out in Annexure B.

8. TERMINATION AND CONSEQUENCES OF TERMINATION

- . 8.1 Termination without cause: This Agreement may be terminated anytime: 7.1.1 during the Term by the Parties with mutual consent.
- . 8.2 by either Party without any cause by giving a prior written notice of 30 (thirty) days through email only Termination with cause: The licensee can give notice to vacate the apartment from 1st till 3rd of every month. If the licensee give notice after 03rd then he has to pay rent for the next month also. The Licensor shall have the right to terminate this Agreement forthwith and without any notice in the event of breach of the terms of ate this Agreement by the Licensee.
- 8.3 Consequences of Termination and/or Expiry: In the event of termination or expiry of this Agreement, the Licensee shall:
- 8.3.1 immediately pay to the Licensor all outstanding dues and charges as of the date of termination or expiry of this Agreement and vacation of the Property by the Licensee, whichever is later;
- . 8.3.2 vacate the Unit and Property and remove all his/her goods and belongings there from;
- 8.3.3 expect refund of IFRSD within 15 (fifteen) working days from the date of vacation of the Unit (after completion of notice period)
- 1. 8.4 In the event of the Licensee failing and/or neglecting to remove himself/herself and/or his/her articles from the Unit on expiry or earlier termination of this Agreement, the Licensor shall be entitled to recover damages equivalent to 2 (two times) the Usage Charges for the period the Unit is not vacated and/or alternatively stop the entry of the Licensee shall be entitled to remove the Licensee and his/her belongings from the Unit.
 - 8.5 Additionally, if the Unit is closed / locked by the Licensee consecutively for 07 (seven) days, without any intimation to the Licensor, and as a result of the Unit being unattended to from inside, there is apprehension or threat to the safety and security of the Unit and/or the other occupants and users of the Property, then the Licensee authorizes the Licensor to enter into the Unit and take possession thereof without any intimation to or approval from the Licensee.
- 8.6 Notwithstanding the foregoing, the aforementioned recourse is in addition to any other rights and remedies that the Licensor may have against the Licensee under law.

Bloogh

OVERNING LAW AND DISPUTE RESOLUTION - This Agreement shall be governed the laws of India. Each Party hereby submits to the sole and exclusive jurisdiction of the courts at Mumbai, India. In the event of any dispute arising at any time between the arties hereto in relation to this Agreement, the same shall be referred to a single arbitrator appointed jointly by the Parties. In case the Parties are not able to mutually choose an arbitrator within 30 (thirty) days from the date of the notice of a dispute, the dispute shall be referred to an arbitration panel consisting of three (3) members where each Party shall appoint one (1) arbitrator each and the arbitrators so appointed shall appoint the third arbitrator (who shall be the presiding arbitrator). All such arbitration proceedings shall be held in Mumbai in accordance with the Arbitration and Conciliation Act 1996 as amended from time to time. The language of arbitration proceedings shall be in English only.

10. MISCELLANEOUS

- 10.1 Additional Terms and Conditions: By accepting this Agreement, the Licensee also accepts the additional online terms and conditions as made available on the Website (www.antilla.in) and which shall constitute an integral part of the Agreement. The Licensee agrees that the terms and conditions on the Website are subject to change with or without notice and agrees to abide by such changed terms as and when from the date they are applicable.
- 10.2 Notices: Any notice, letter or communication under this Agreement, to be made, served or communicated by the Parties shall be through ONESTEP LIFESTYLE SOLUTION Pvt Ltd mobile application. The Licensor shall also be entitled to send notices through e-mail to Licensee.
- 10.3 Indemnity: The Licensee shall indemnify and hold harmless the Licensor against all claims, demands, actions, suits or cause of actions arising from any act or omission of the Licensee or arising out of breach of the terms and conditions by the Licensee under this Agreement.
- 10.4 Waiver: Failure of either Party at any time to require performances of any provision of this Agreement will not affect such Party's right to require full performance at any time thereafter. Any waiver by either Party of a breach of any provision hereof shall not be deemed a waiver by such Party of its rights or remedies, or a waiver by it against any subsequent breach by the other Party.
- 10.5 Severability: In the event any part of this Agreement is held to be unenforceable in any respect, the enforceability of the remaining portions of this Agreement will not be affected.
- 10.6 Amendment: This Agreement shall not be subject to any change, amendment or modification except by the execution of an instrument in writing by the Parties hereto and to the extent as modified on the Website.
- . 10.7 Assignment: ONESTEP LIFESTYLE SOLUTION Pvt Ltd shall have the right to assign, convey or delegate this Agreement to any of its group companies or third party(ies).
- . 10.8 Costs: The Licensee shall bear the costs incidental to the drawing and preparation of this Agreement.
 - 10.9 Counterparts: This Agreement may be executed in several counterparts each of which shall be deemed an original but all of which shall constitute one and the same instrument.

Bloody

10.10 It is mutually agreed between Licensor and Licensee that the said address of the apartment (premises) cannot be used for making address proof like Aadhar card, paraddriving license, passport etc. nor shall the licensee ask for the same and apply. It will be deemed illegal and the licensee shall not be held responsible for the act.

Annexure A

Commercials

Rent Period - (09.01.2024) to (08.12.2024)

Monthly Usage Charge - 8,000/-

Deposit -12,000/-

A

> 203 Dev Ashoka Ramachandra Nagar, Jeejamata Nagar, Thane West, Thane, Maharashtra 400604

> One Bed in: Hall

(Three -SHARING)

Annexure B HOUSE RULES

1. Residents are expected to take care of their belongings at all times.

Residents should keep their valuables locked in their own custody safely. ONESTEP LIFESTYLE SOLUTION Pvt Ltd is not responsible for any theft or mishap occurring to a Resident on account of any other Co-Residents or act of any third party. Also, any unexpected damages occurred by externalities like theft, electricity outage etc. would be outside the purview of ONESTEP responsibilities.

2. Residents are expected to take due care and make reasonable usage of all the furniture, appliances, infrastructure and services in the premises.

Residents are expected to share common amenities and spaces in a cordial way without bothering other co-residents.

Cost of any repairs/replacements for any damages in the room or the common area caused by a Resident will be recovered immediately or adjusted in his/her Security Deposit. Any damages in common area or within room, where there are multiple roommates in a room, will be evenly distributed amongst all active residents, unless the actual culprit is brought forward by the community unanimously. All furniture and fixtures maintenance and electronic repairs and maintenance charges (services for the electronic devises i.e. Ac, fridge, aqua guard, washing machine etc. will be born by the licensee. Residents are also expected to keep the premises clean from any spill over's and damage. It is the duty of the licensee to check all the furniture and fixtures, electronic items before taking the possession of the apartment. The licensee will mail or through application inform any concern on or before shifting or maximum two days after shifting. If the licensee fails to mail or through application it will be deemed understood that all the furniture and fixtures, electronic appliance are in working condition and no further claim or



extra expense will be born by the licensor.

3. Residents are expected to recharge electricity and make payment directly.

Resident shall be responsible for Paying Electricity Bills. for their electricity consumption. Electricity payment to be done directly by the residents through the online channel communicated by ONESTEP.

ONESTEP shall not be paying any of the bills or arbitrate amongst the Co-Residents in case there is a dispute between the Co-Residents regarding the same.

4. Residents are expected not to tamper or fiddle around with the Electricity Meters, Wi-Fi Routers, CCTV Cameras, Locks, TV etc., if provided in the facility.

ONESTEP has a zero tolerance policy towards any infrastructure damage as this has serious ramifications on its service delivery. CCTV cameras installed in the facility are not meant for Resident's viewing in any case and cannot be demanded as matter of right. Any Resident found tampering/fiddling with the same would be asked to vacate the facility immediately with his/her Security Deposit forfeited.

5. Residents are required inform at least 30 days in advance for extension of their stay.

Residents who are keen extend their beyond the due check-out date are required to place this request to the ONESTEP property manager at least 30 days in advance. The extension of stay will be subject to availability and will confirmed after completing all the payment formalities. In this case, ONESTEP will also issue a revised agreement.

6. Residents are expected to maintain cordial behaviour with other Co-Residents. Any kind of verbal or physical abuse affecting the living environment will not be tolerated.

ONESTEP shall not be responsible for the interpersonal behaviour of any Resident(s) and arbitration of any disputes between any of the Residents. Any act of abuse or vandalism of any kind will lead to immediate termination from the facility with forfeiture of Security Deposit and possibility of legal action by ONESTEP based on the gravity of the situation.

7. Residents are expected to behave professionally with ONESTEP staff and abide by the guidelines of harmonious stay at ONESTEP

ONESTEP reserves the right to showcase the rooms in the facility to other prospective clients at all times. Interrupting any sales visit or causing any direct or indirect disruption in the same will lead to penal financial implications for the offending Resident.

Misbehaviour or misconduct (physical or verbal) with the Property Manager, Chef, Housekeeper, Guard or other staff in ONESTEP property will lead to immediate termination of stay at ONESTEP with forfeiture of Security Deposit. Depending upon the gravity of the matter, ONESTEP reserves the right to take legal action against the offending Resident.

8. Discouragement of Illegal Activities and sexual harassment.

Any indecent / illegal conduct or breach of contract can lead to immediate termination of contract and the resident will be asked to vacate the property within 48 hours of receiving a formal notice from ONESTEP with security deposit standing forfeited.

Resident, or a guest or other person under the Resident's control shall not engage in illegal activity, including smoking, drinking alcohol, hookah, drug- related illegal/immoral activity, on or near the Residential Facility. Resident, or a guest or other person under the resident's control



abid not engage in acts of violence or threats of violence, including but not limited to the unlawful discharge of firearms, prostitution, criminal street gang activity, intimidation, or any other breach of this Agreement that otherwise jeopardizes the health, safety or welfare of the to habitants in and near the Residential Facility. A single violation of this provision shall be themed a serious violation and material non-compliance with the Agreement and constitute a good cause for immediate termination of the Agreement, the Resident shalf be liable to vacate the Residential Facility within 3(three) days of such termination. ONESTED has zero tolerance policy against any form of sexual harassment. Any case of verbal, mental or physical abuse will lead to immediate eviction from the property with the charges and security deposit forfeited. ONESTEP also has the right to report such cases to the police authorities

- 9. Notwithstanding anything in this agreement a Female Guest is not allowed in Male Accommodation and Male Guest are not allowed in Female Accommodation. Any breach of this provision is not acceptable and the Host has to vacate the premises immediately and his securilles, if any with ONESTEP would be forfeited.
- 10. No firearms and weapons are allowed in the house.
- 11. No assignment/transfer of rights

The rights and privileges associated with residence/accommodation in the Residential Facility are personal to the Resident and cannot be assigned/transferred to any third-party by contract or by any proceeding under any law or otherwise.

12.THEFT POLICY

The Licensee shall be responsible for his/her belongings in the Property. The Licensor shall not be liable for any theft of personal belongings of the Licensee. The licensee will not bring any expensive gadgets like mobile phone, laptop, or valuables like cash, jewellery, credit card, debit card etc. If the licensee brings the above valuables it will be on his/ her own risk theft/loss of any furnishing or appliance or furniture, all the Licensee shall be held responsible if established by law enforcement agencies that such loss was caused due to the negligence of the Licensee and the Licensor shall have the right to recover money from Licensee towards compensation of such loss.

13. Age Criteria

The Resident should mandatorily be a major and of sound mind only, resident should also require to submit an identification card in respect of the same.

- 14. Peaceful enjoyment of demised premises:
- (i) No noise caused between 11:00pm to 6:00am
- (ii) Premises inclusive of common area should be used for residential purposes only.
- (iii) No damage should be caused to the Premises.
- (iv) Pet are not allowed in the Premises.
- (v) Maintenance of key and prevention of theft is sole responsibility of the Licensee. Duplication of keys is strictly not allowed.
- (Vi) Rooms cannot be locked in any circumstances.
- (Vii) All the bathroom inside the apartment is common and will be shared by everyone in the flat



(Viii) Use of common amenities like swimming pool, health club, parking, gym etc. are strictly not allowed.

15 It is mutually agreed between Licensor and Licensee that the said address of the apartment (premises) cannot be used for making address proof like Aadhar card, pan card, driving license, passport etc. nor shall the licensee ask for the same and apply. It will be deemed illegal and the licensee shall not be held responsible for the act.

IN WITNESS WHEREOF THE PARTIES HAVE SET THEIR HANDS TO THIS AGREEMENT THROUGH THEIR RESPECTIVE REPRESENTATIVES ON THE DATE, MONTH AND YEAR MENTIONED HEREINABOVE.

Z

Accepted by Licensor

Accepted by Licensee

Licensee: MAHESH HARIBHAU WAGH

ONESTEP LIFESTYLE SOLUTION Pvt Ltd

In the presence of

1

2.



BRAJESH C YADAV

ADVOCATE & NOTARY
GOVT. OF INDIA

Flat No. 505, Bidg. No. 21-G, Laxmi C.H.Sangharsh Nagar, Chandivali Farm Road.
Andheri (East), Mumbai-400 072.