

Property: Karen

License Agreement ("Agreement")

1. The terms and conditions of the License Agreement governs the limited right to use of the assigned space of the designated premises in the Property. Nature of agreement: This Agreement is the equivalent of an agreement for accommodation(s) in a hotel. The whole of the Property remains in the Licensor's i.e., Housr Homes Private Limited/ its affiliates/ group companies, possession and control.
2. The Licensee i.e. Mr./Miss. Manaswini Sri Kunala shall be solely responsible for all their actions/ commissions/ omissions. The Licensee shall intimate in writing to the Licensor, the name, date of birth, Id Proof or other information as and when sought by the Licensor. The Licensee acknowledges that the Licensee shall ensure that they shall comply with all the terms and conditions of this Agreement.
3. The Licensee hereby agrees and acknowledges that the Licensor has absolute right, title and interest in the Property.
4. The Licensor reserves the right to alter or amend this License Agreement at any time in its sole discretion when deemed appropriate, providing notification to the licensee via letter, email, message or notice posted at the front desk of the reception.
5. The Licensee hereby acknowledges that the license granted hereunder can be revoked by the Licensor at any time without any notice at its sole discretion and the Licensee hereby irrevocably and unconditionally agrees for the same.
6. In the event of any non-compliance or breach of any of the terms and conditions as set forth herein or any unlawful activity by the Licensee, the same shall be deemed to be a non-compliance/ violation of the terms and conditions of the license granted under this Agreement and the Licensor shall have the right to immediately terminate/ revoke the license granted herein.
7. The Licensee hereby agrees and acknowledges that this license does not create any tenancy interest, leasehold or easement right/ estate or other real estate interest in the Licensee's favour with respect to the accommodation(s)/ designated premises. The Licensor is granting the Licensee the right to access and to use the designated premises as the Licensee 's accommodation on the terms and conditions contained herein and as supplemented by the Housr Rules for the Property from time to time.
8. This license shall constitute only a license and shall not be deemed to constitute a lease or to create or transfer interest or a lien on the property in any manner whatsoever to anyone else. The Licensee/ Occupant shall use the designated premises only in accordance with the terms and conditions mentioned herein and as per the Housr Rules and the applicable laws.

Manaswini

9. **Services**

9.1 The date of the commencement of this license is 01 February, 2023(**"License Commencement Date"**).

9.2 The Licensee, subject to the payment of the fees and charges, will be entitled to the following:

9.2.1 Furnished residential accommodation(s) at the Property allocated for the Licensee's use:

9.2.1.1 Non-exclusive right to the designated room allocated to the Licensee;

and

9.2.1.2 Residential services during normal opening hours, upon request. (The Licensor reserves the right to charge an additional fee for providing such residential services and may in its sole and absolute discretion decide whether a request for a particular service is excessive in nature). The details of the services opted by the Licensee are as set forth in the registration form executed by such Licensee.

9.3 In the event the Licensor, for any reason whatsoever, cannot provide the accommodation(s) as stated herein at the Property, it shall have no liability to the Licensee for any loss or damages and the Licensor shall have the right to terminate this license without any penalty. Till such time the accommodation(s) at the Property are not available for the use of the Licensee, the Licensor will not charge the Licensee the monthly license fee for accommodation(s) unless otherwise decided by the Licensor.

9.4 The Licensor shall assign and may change at any time, in its sole discretion, the designated premises to which the licensee are assigned and the furnishings, features, and other occupants of the room.

9.5 The Licensee shall not transfer or assign any rights under this License Agreement to any other person; any attempt to do so shall be null and void. Further the Licensee cannot sublet their designated premises, hall/apartment for any reason (i.e. collect rent, use as Air B&B, etc.)

9.6 The Licensee hereby agrees and acknowledges that provision and/ or use of any services in the Property or services of a common nature will be subject to compliance with the terms and conditions of this license and the Housr Rules from time to time, as may be applicable. The Licensor shall further be entitled to add, delete or amend the Housr Rules at its discretion.

9.7 It is further agreed and acknowledged by the Licensee that the services of a common nature forming part of this license shall be subject to availability and shall be provided considering the requirements of the other occupants on the Property. No single person shall have a sole right to any of the shared amenities. The Licensor can change the additional services or package inclusions any time, at its discretion.

9.8 The Licensee may use the Property address as its residential address in accordance with this License Agreement and shall not permit any other person to use the room for any purpose without the prior written approval of the Licensor. The Licensee shall not be used for any commercial purpose. Also any other usage of the property other than the residential purpose is prohibited unless the prior written consent of the Licensor has been obtained by the Licensee. The Licensee shall notify all authorities wherein the address of the Property has been used about the expiry/ termination of this license and shall further notify the new address in place of the Property address to the relevant authority and shall also provide written intimation of the same to the Licensor and shall keep the Licensor indemnified in relation to the same.

9.9 The Licensee agrees that the services being offered within the Property by the Licensor are being procured by the Licensor from various third-party service providers. The service providers have agreed to provide the services of the best standards and such service providers shall be solely responsible for providing such services. The Licensor shall not be responsible for any deficiencies in the services provided by such service providers or if the services are discontinued by such services providers, for any reason whatsoever and no claim/ dispute of any nature whatsoever shall be made by the Licensee on the Licensor in relation to the same at any time or for any reason whatsoever.

10. **The Licensor reserves the right, at any time and for any reason, in its sole discretion, to enter a designated premises, hall/apartment room without prior notice to the Licensee in cases of emergency; personal injury; to make repairs or assess casualty damage; to inspect for compliance with health, fire, or**

Manbani

building codes; or because of any situation that the Licensor, in its sole discretion, deems to be a danger to health, safety, or property. Fees, Security Deposit and Delayed Payments.

- 10.1 License Fees: The Licensee shall pay monthly license fees plus applicable taxes, which shall be payable starting from the License Commencement Date ("**License Fees**").
- 10.2 The monthly License Fee is required to be paid in advance for the month for which it becomes due, i.e., on or before the **5th of every month ("Due Date")**.
- 10.3 All the other charges due under or as a consequence of this License must be received by the due dates. If such payments are not timely made, the Licensor may terminate this License and hold the Licensee responsible for all costs, including but not limited to the legal fees, incurred by the Licensor in collecting past due payments owed hereunder. Failure by the Licensee to pay for all charges does not constitute the cancellation of this License Agreement by the Licensee. Licensee will be held responsible for damages caused to common areas (i.e. hallways, laundry rooms, Cafeteria, stairwells, etc.). Licensee will be charged for damages so caused as per the service & repairing cost.
- 10.4 Security Deposit: The Licensee shall be required to pay and maintain an amount equivalent to **3 (three) months** of the License Fees, unless a greater amount is specified in **Resident Form**, as interest free security deposit ("**Security Deposit**"). The Security Deposit shall be held by the Licensor without generating interest as security for performance of all of the Licensee's/ obligations under this Agreement.
- 10.5 The Security Deposit or any balance after deducting therefrom any amount of outstanding License Fees and other dues, the communication continuity and residential restoration service fee and other costs due to the Licensor will be returned to the Licensee after the Licensee has settled its account with the Licensor and all the arrears/ dues have been cleared. The Licensee shall be charged Rs. 3000/- at the time of vacating or leaving the premises towards internal shifting charges, regular maintenance and repair of wear and tear of the designated premises to the Lessee.
- 10.6 The Licensor may require the Licensee to pay an increased amount, if the amount of License Fees and other charges outstanding exceeds the Security Deposit and/or the Licensee frequently fails to pay the License Fees to the Licensor on the Due Date.
- 10.7 Late Fees: In the event the Licensee fails to pay the License Fees on the Due Date, a late payment fee equivalent to **Rs. 150/- (Rs. One Hundred Fifty Only) per day** will be charged from the **11th day of the month** till the arrears of the License Fees are paid. If the License Fees or any other dues are not paid by the 25th of the month, the Licensor reserves the right to withhold the services including, the Licensee's access to its accommodation(s), till such time that the License Fees and/ or other dues are outstanding or till such time that the Licensee is in breach of the terms of this license.
- 10.8 The Licensor continually strives to reduce its environmental impact and encourages the Licensees to do the same. Therefore, the Licensor will send all invoices electronically (wherever allowed by law) and the Licensee shall make payments via Paytm/ NEFT/ RTGS/ credit card/ debit card or cheque.
- 10.9 Insufficient Funds: The Licensee will pay an additional fee of Rs. 1,500/- (Rs. One Thousand Five Hundred Only) for any returned/ bounced cheque or any other declined payments due to insufficient funds.
- 10.10 Escalation: The Licensee acknowledges and agrees that the Licensor has the absolute right to increase the monthly License Fee at any time at its sole and absolute discretion.
- 10.11 Standard services: The monthly fee for a calendar month for any residential, recurring or any additional services requested for by the Licensee is payable in advance. Specific due dates will differ from property to property and are listed in the Housr Rules. However, for a period of less than a month, such fees will be applied on a weekly basis. Unless otherwise agreed in writing, these recurring services will be provided by the Licensor at the specified rates for the duration of this license (including any renewal). The Licensor reserves the right to change pricing at any point of time at its sole discretion.
- 10.12 Pay-as-you-use and additional variable services Fees for pay-as-you-use services, plus applicable taxes, in accordance with the Licensor's published rates, which may change from time to time, are invoiced in arrears and payable in the month following the calendar month in which the additional services were provided, unless the same were paid for in advance.

Manbani

10.13 Discounts, Promotions and Offers: The Licensor shall have the right to discontinue discount, promotion or offer without notice and solely at its discretion.

11. **Term, Termination and Lock in Period.**

11.1 Term: This license granted herein is for the period as stated in the **Resident Form**, and then will be extended automatically for successive periods equal to the current term or **3 (three) months** whichever is higher, until brought to an end by the Licensee as per the terms of this Agreement, or by the Licensor. All periods shall run to the last day of the month in which they would otherwise expire. The fees on any renewal will be at the then prevailing market rate.

11.2 Termination: Either party can terminate this license at the end date stated in the Resident Form, or at the end of any extension or renewal period, by giving at least **1 (one) month's** written notice to the other party to this Agreement. However, if this license, extension or renewal thereof, is for **3 (three) months** or less and either party wishes to terminate it, the notice period shall be of 2 (two) months or (if shorter) 1 (one) week less than the period stated in this license.

11.3 Immediate termination: The Licensor shall have the right to terminate this license immediately by giving the Licensee a termination notice and without any need to follow any additional procedure if (i) the Licensee fails to pay the license fee or any other fees/ charges/ amounts payable under this license for a calendar month, maximum by the **25th day** of such month; (ii) the Licensee becomes insolvent, bankrupt, goes into liquidation or is unable to pay its debts as they fall due; (iii) the Licensee is in breach of any of its representations, warranties, covenants, undertaking, acknowledgements and obligations as stated herein or the House Rules and which cannot be rectified or which the Licensor has given the Licensee notice to rectify and which the Licensee has failed to rectify within **7 (Seven) days** of that notice; (iv) Occupant conduct, or that of someone at the Property with its permission or invitation, is incompatible with ordinary residential use; (v) the Licensee is engaged in any immoral or unlawful activities; or (vi) breach of any of directions/ rules as may be directed by the Licensor from time to time.

11.4 If this License is terminated because of the failure of the Licensee to fully perform any of the obligations under this License, the Licensee shall continue to be responsible for all fees due under or as a consequence of this License for the entire License Period. The Licensor may take possession of the room/apartment within 24 hours after the Licensee has been notified that his or her License has been terminated. The possessions left on the premises by a licensee after the deadline shall be deemed abandoned. Any cost incurred in the removal of abandoned property shall be deducted from the security deposit of the licensee(s).

11.5 It is clarified that if the Licensor puts an end to this license for any of the reasons as stated in Clause 10.3, it does not put an end to any outstanding obligations, including fees for additional services if any, used and the monthly License Fee for the remainder of the period for which this license would have lasted, if the Licensor had not terminated this Agreement and the Licensee shall be liable and responsible to payments of all such amounts to the Licensor within **2 (two) days** of the termination of this license. Alternatively, the Licensor shall have the right to deduct any such amounts from the Security Deposit.

11.6 **Condition Of Property**: The Licensee shall maintain the room in a clean, safe, and undamaged condition at all times. The Licensee and any other persons assigned to the room shall be jointly responsible for cleaning and maintaining any kitchens, bathrooms, or other common areas. The Licensee shall not alter the room or any furnishings therein in any way without the prior written consent of the Licensor. Upon vacating the assigned space, the Licensee shall remove all their personal property and leave the room and any furnishings clean and in the same condition they were in when he/she commenced the occupancy, ordinary wear and tear excepted. The Licensee agrees that the Licensor may promptly dispose of any personal property left in the room after the end of the License Period. The Licensor will assess cleaning, repair, and disposal charges equally among all those assigned to the room, unless individual responsibility is established before departure. Charges for damage to any common areas or furnishings in a housing facility may be assessed, in the Licensor's sole discretion, against any or all of those assigned to the floor or the entire facility.

Manbani

- 11.7 The refund process of security deposit once the licensee has given a **1 (one) month notice period** in writing, after taking the damages into account takes around **60 (sixty) working days**. In case the Licensee hasn't given **1 (one) month** notice, or if the Licensee has caused any damages to the Licensor's property, money will be deducted from Licensee's Security Deposit.
- 11.8 If the Services are no longer available: In the event that the Licensor is permanently unable to provide the services stated in this license, then this license will end and the Licensee will only have to pay monthly License Fees up to the date of termination of this license and any other fees and charges for the additional services, that the Licensee may have used. The Licensor will try to find suitable alternative accommodation(s) for the Licensee at another serviced residential property only as a gesture of goodwill, however, the Licensor would not be responsible or liable to provide the same.
- 11.9 Notwithstanding anything, it is agreed that there shall be a lock in period of **3 (three) months** from the License Commencement Date, during which period the Licensee shall not terminate this license. In the event the Licensee terminates this license during the lock in period, the Licensee shall be responsible to pay the entire License Fee for the unexpired lock in period. The Licensee shall be required to notify in advance in case the Licensee wishes to terminate this license and a decision would be taken by the Licensor (at its sole and absolute discretion) in relation to the Security Deposit's refund. It is agreed by the parties that after the expiry of the lock in period, the Licensor has right to revise/ alter/ amend the License Fee to be paid by the Licensee.
- 12. Effect of Termination.**
- 12.1 In the event of termination or expiry of this license, the Licensee shall be required to vacate the designated premises and the Property immediately, leaving the designated premises in the same condition as it was when the Licensee took it. Upon the Licensee's departure from the designated premises or if the Licensee, at its option, chooses to relocate to different rooms within the Property, the Licensor will charge an additional residential restoration service fee to cover normal cleaning and testing and to return the designated premises to its original state. Such fee shall be charged at actuals.
- 12.2 The Licensor also reserves the right to charge additional reasonable fees for any repairs needed, above and beyond normal wear and tear.
- 12.3 Further, if the Licensee leaves any of its belongings in the Property, the Licensor may dispose of such belongings at the Licensee's cost and in any way that the Licensor chooses without owing or being liable to the Licensee for the same or for the payment of any proceeds from the sale of such belongings.
- 12.4 In the event, the license has been terminated/ revoked and the Licensor continues to receive the Licensee mail, faxes, telephone calls and, or visitors, then in order to professionally manage the redirection of the Licensee's calls, mail, faxes and, or visitors, the Licensor shall charge a one-time continuity service fee (optional), which service shall last the Licensee for a period of 3 (three) months after the expiration or termination of this license. In the event, there are no calls, mail, faxes or visitors this service will not be applied for by the Licensee.
- 12.5 If the Licensee continues to use the designated premises/ Property even after the termination of this license, the Licensee shall be liable to pay to the Licensor double the amount of the License Fees for unauthorized occupation and shall be responsible for any loss, claim or liability that the Licensor may incur as a result of the Licensee failure to vacate the designated premises/ Property on time. The Licensor shall, without prejudice to the above, always be entitled to block the Licensee from accessing the designated premises/ Property and to initiate appropriate civil and, or, criminal proceedings against the Licensee for termination of this license or for initiating eviction proceedings and, or for recovery of the arrears of the License Fees/ damages or any other outstanding charges/ dues entirely at the cost of the Licensee, after adjustment of the Security Deposit or any amount of the Licensee that may be available with the Licensor. Alternatively, the Licensor may, at its discretion, permit the Licensee an extension on the designated premises, subject to an additional fee on the monthly License Fee.

13. Representations, Warranties and Covenants

- 13.1 The Licensee and Occupant hereby represents, warrants, covenants and undertakes to the Licensor that:

Manbani

- 13.1.1 The Licensee shall use the designated premises only for residential purposes and shall not use it for carrying out any illegal or unauthorized activity/ purposes or any kind of commercial/other nuisance activities. It is clarified that residential use involving frequent visits by members of the public, is not permitted.
- 13.1.2 The Licensee shall not act in way which shall be the cause of disturbance, inconvenience, interference, nuisance or annoyance to or may cause damage or loss to the Licensor or to the owners/ occupiers/ licensee's of other units/ premises situated in the Property or create a public hazard and shall keep the Licensor indemnified against all losses, actions and proceedings which are a result of the actions of the Licensee.
- 13.1.3 The Licensee shall not create any nuisance and shall maintain peace during the term of its stay at the said designated premises.
- 13.1.4 The Licensee shall not be permitted to consume alcohol, smoke cigarettes or any other narcotic substance within the designated premises and the Property and in case the Licensee, upon inspection of the designated premises/ Property is found to be or have been indulging in such activities, it shall be the discretion of the Licensor to terminate and revoke the present license.
- 13.1.5 The Licensee shall not consume, deal, trade, utilize, advertise, traffic any narcotic substances within the designated premises and the Property and in case the Licensee, upon inspection of the designated premises/ Property is found to be or have been indulging in such activities, it shall be the discretion of the Licensor to terminate and revoke the present license.
- 13.1.6 The Licensee shall keep the music/ TV volume/ noise, low and keep noise to a bare minimum after 10 (ten) pm.
- 13.1.7 The Licensee is permitted to meet visitors or friends in common areas and their rooms subject to submission and verification of valid visitor ID proofs (mandatory) along with intimation of any such visitors/ visits to the Housr Officer and through the Housr App.
- 13.1.8 The Licensee shall safeguard the house keys (main door key and wardrobe key) used to gain physical access to the designated premises. The Licensee shall be liable for a replacement fees chargeable at Rs.500/- (Rupees Five Hundred Only) per key in case of any damage or loss of such house keys.
- 13.1.9 In the case of shared accommodation, the Licensee would not be entitled to lock doors to cause any discomfort to the fellow roommate.
- 13.1.10 The Licensee shall not keep or store or allow to be kept or stored in or around the designated premises any goods, articles or things of hazardous, inflammable or explosive nature.
- 13.1.11 The Licensee shall not do anything illegal in connection with its use of the Property. The Licensee shall not do or cause to be done anything that may interfere with the use of the Property by the Licensor or by others, cause any nuisance or annoyance, or do or omit to do any act which increases the insurance premiums that the Licensor has to pay, or cause loss or damage to the Licensor (including damage to reputation) or to the owner of any interest in the building wherein the Property the Licensee is using is located. The Licensee acknowledges that (i) the terms of this Clause are a material inducement in the Licensor's execution of this license; and (ii) any violation by the Licensee of this Clause shall constitute a material default by the Licensee hereunder, entitling the Licensor to terminate this license, without any notice or procedure.
- 13.1.12 The Licensee shall not violate any law nor indulge in any illegal activity, such as ragging, cyber-crime, misuse of internet/ Wi-Fi provided by the Licensor, etc. The Licensee or any person related thereto shall not bring any weapons or use any drugs or psychotropic substances in the designated premises/ Property. In case, any illegal activity is found to be carried out in the designated premises/ Property, in contravention/ violation of the law of the land, any consequences which follow shall be the exclusive and sole responsibility and liability of the Licensee only and the Licensor shall not take any responsibility whatsoever of such unlawful activities and further, the Licensor shall have the right to get the said designated premises vacated immediately without any prior intimation to the Licensee and informing police about the same and filing criminal complaint against the Licensee.

Manbani

- 13.1.13 The Licensee shall comply with all provisions of the Hour Rules which the Licensor imposes generally on users of the Property. The Hour Rules vary from time to time and these can be requested locally.
- 13.1.14 The Licensee shall not alter any part of the designated premises and the Property and shall take good care of all parts of the designated premises and the Property, its equipment, fixtures, fittings and furnishings which the Licensee uses. The Licensee shall be liable for any damage caused by him/ her or those in the designated premises and the Property with the Licensee's permission or at the Licensee's invitation whether express or implied, including but not limited to all employees, contractors, agents or other persons present on designated premises and the Property.
- 13.1.15 The Licensee shall not install any cabling, IT or telecom connections without the Licensor's prior written consent, which the Licensor may refuse at its absolute discretion. As a condition to the Licensor's consent, the Licensee must permit the Licensor to oversee any installations (for example IT or electrical systems) and to verify that such installations do not interfere with the use of the accommodation(s) by other licensees or the Licensor or any other landlord/ occupant of the building.
- 13.1.16 The Licensee hereby agrees and acknowledges that provision and/ or use of any residential services of a common nature including housekeeping services, internet services, laundry or any other services will be subject to the compliance with the terms and conditions of this license and/or the Hour Rules as may be applicable, from time to time. It is further agreed and acknowledged by the Licensee that the residential services of a common nature forming part of this license shall be subject to availability and shall be subject to the requirements of the other occupants of the building and the Licensor shall not in any way be held liable or responsible for any loss or damage to the Licensee on account of using these services. The Licensee shall keep the Licensor fully indemnified and protected in this regard.
- 13.1.17 Before the beginning of the Licensee's use of the designated premises, the Licensee shall submit the standard tenant verification form, from the local police station of the Property, wherever located. The Licensee needs to provide Know Your Customer (KYC) documents before occupying the Licensor's designated premises.
- 13.1.18 Visitor Rules and Regulations:
- 13.1.18.1 If any visitor/ person or persons visit the said Property to meet the Licensee, the Licensee shall ensure that the visitor contacts the official/ representative of the Licensor and shall be permitted to meet the Licensee after obtaining due permission from such official/ representative of the Licensor.
- 13.1.18.2 Any visitor visiting the Licensee shall not be permitted to stay at the designated premises overnight and in case any visitors are found in violation of the same, the Licensor shall be authorized to terminate/ revoke this license without prior notice and with immediate effect and may forfeit the Security Deposit and evict the Licensee/ Occupant from the designated premises.
- 13.1.18.3 The Licensee undertakes that the Licensee shall conduct itself in an orderly manner and shall not cause any harm/ bodily injury/ engage in any quarrel/ fights or abusive behaviors with anyone including other residents/ occupants of the other towers/ premises in the entire society and the Property. In the event there is any riot/ disorderly conduct/ disobedient/ abusive behavior shown by the Licensee, then the Licensor shall in addition to taking legal action including filing of police complaint and informing police of the such conduct of the Licensee, shall have the full right to terminate/ revoke this license and forfeit all the amounts paid by the Licensee and to bring other action for damages for breach of this Agreement.

Manbani

- 13.1.18.4 Family members can visit the designated premises with the prior written approval of the Licensor for permitted hours between 7 (seven) AM to 9 (nine) PM. In case the parents/friends of the Licensee identified as a part of this Agreement wish to stay overnight at the Property, the Licensee will have to book a room **7 (seven) days** in advance from the date of stay. However, in case of exceptional circumstances, the requirement to book a room **7 (seven) days'** in advance may be waived by the Licensor, at the sole discretion of the Licensor. The first night of stay will be free of cost and can be availed only once in **3 (three) months**. However, for all subsequent stay nights, the Licensee will have to pay Rs. 999/- (Rupees Nine Hundred Ninety-Nine only) per night. The Licensee's family/ friends cannot stay in the Licensee's room but would need to book a separate room. The Licensee hereby agrees and acknowledges that the paid room facility is subject to availability.
- 13.1.18.5 In the event, the Licensor needs to allocate to the Licensee a different accommodation, the Parties hereby agree and acknowledge that the new accommodation will be reasonably equivalent sized (as compared to the designated premises) and the Licensor will notify the Licensee with respect to such different accommodation in advance.
- 13.1.18.6 The Parties agree and acknowledge that the Licensor does not make any representations as to the security of the Licensor's network (or the internet) or of any information that the Licensee places on it. The Licensee covenants to adopt whatever security measures (such as encryption) it believes are appropriate to its circumstances. The Licensor cannot guarantee that a particular degree of availability will be attained in connection with the Licensee's use of the Licensor's network (or the internet).
- 13.1.18.7 The Licensor may need to enter the designated premises and may do so at any time. However, unless there is an emergency or the Licensee has given notice to terminate, the Licensor will attempt to notify the Licensee verbally or electronically in advance when the Licensor needs access to carry out testing, repair or works other than routine inspection, cleaning and maintenance. The Licensor will also endeavor to respect reasonable security procedures to protect the confidentiality/ privacy of the Licensee.
- 13.1.18.8 The Licensor shall not be responsible or liable for any theft, loss, damage or destruction etc. of any personal property including but not limited to money, valuables, equipment or belongings to or in custody of the Licensee lying in the designated premises/ Property nor for any bodily injury, accident, suicide, mishap, harm or damage, any other illegal activity, cases of sexual misconduct to any person/ Licensee or property of the Licensee whether caused by intentional or negligent act or failure to act or natural causes, fire or other casualty, whatsoever and the Licensee/ Occupant shall keep the Licensor indemnified and harmless in this regard.
- 13.1.18.9 In case of any default on the part of the Licensee to comply with any of the terms and conditions of this license, the Licensor shall, in addition to discontinuing the services, be also entitled to restrict access to the designated premises and terminate/ revoke the license.
- 13.1.18.10 The Parties agree that it is the Licensee's responsibility to arrange insurance for its own property/ belongings which it brings in to the Property. The Licensor strongly recommends that the Licensee put such insurance in place.
- 13.1.18.11 The Licensee hereby agrees and undertakes that the Licensor shall have the full and absolute right to stipulate any additional terms/ conditions as may be deemed fit by the Licensor (which may include terms related to the conduct of the Licensee/ occupants, termination/ revocation of the license, increase in fees/ charges, security procedures, change of facilities), and the said additional terms/ conditions will be applicable on the Licensee, and the Licensee shall abide by the same.
- 13.1.18.12 The Licensee hereby agrees to indemnify and hold the Licensor, including its affiliates, its directors, its officers, employees, harmless from and against any liability, claim, damage, loss, penalty, cost or expense (including, without limitation, reasonable attorney's fees) arising out of any breach of any representation, warranty, covenant or other obligation of the Licensee.

Manjivini

14. **Miscellaneous.**

- 14.1 All materials contained in this License Agreement are an integral and binding part of this License Agreement. It is the responsibility of the Licensee to become familiar with all provisions of this License Agreement and Housr rules and applicable laws. By signing this License Agreement, the licensee agrees to review and abide by all policies and regulations of the Licensor that are or shall become effective during the License Period.
- 14.2 All costs, charges and expenses payable on or in respect of this license and on all other instruments and deeds to be executed, if any, pursuant to this license, including stamp duty on this license, legal fees, registration charges, if any, shall be solely borne by the Licensee.
- 14.3 All formal notices must be in writing to the Housr Officer.
- 14.4 The terms of this license are confidential. Neither the Licensor nor the Licensee would be entitled to disclose them without the other's consent unless required to do so by law or an official authority. This obligation even continues after this license terminates.
- 14.5 This license is interpreted and enforced in accordance with the law of India at Gurugram. The Licensor and the Licensee both accept the exclusive jurisdiction of the courts at Gurugram. If any provision of the terms and conditions herein is held void or unenforceable under applicable law, the other provisions shall be severable and shall remain in force.
- 14.6 The Licensee would be liable to pay costs including, legal fees that the Licensor incurs in enforcing this license.
- 14.7 The Licensor is not liable to the Licensee in respect of any loss or damage that the Licensee suffers in connection with this license, with the services provided or with the Licensee's accommodation(s). The Licensor is not liable for any loss or damage as a result of the Licensor's failure to provide a service as a result of any force majeure event, mechanical breakdown, strike, termination of the Licensor's interest in the building/ Property or otherwise.
- 14.8 Force majeure events shall include: acts of god such as fire, storm, flood, earthquake, explosion or accident, acts of the public enemy, acts of war or terrorism, rebellion, insurrection, sabotage, epidemic, pandemic, quarantine restrictions, transportation embargoes or failures or delays in transportation, strikes; title related issue in the Property, revocation of any approval related to the Property, change in the business plan or discontinuation of business, change in law, acts of any government, whether national, municipal or otherwise, or any agency thereof; and acts of third parties which are beyond the reasonable control of either party. In no event shall the Licensor be liable for any loss or damage due to the force majeure events. The Licensee hereby agrees and undertakes that the Licensor shall not be responsible for providing any services due to force majeure and a period of **3 (three) months** thereafter, and the Licensee shall not bring any claims/ dispute non provision of any services by the Licensor/ vendors/ service providers due to force majeure and a period of **3 (three) months** thereafter.
- 14.9 The Licensor shall not under any circumstances have any liability for any loss or damage to data, third party claims or any indirect, special, consequential loss or damage. The Licensor strongly advises the Licensee to insure against all such potential loss, damage, expense or liability.
- 14.10 This Agreement may be signed in any number or counterparts, each of which, when signed and delivered, shall be an original, but all such counterparts shall constitute one and the same instrument.
- 14.11 In case of any disputes amongst the Parties, the same shall be mutually referred to a sole arbitrator namely Sh. R.S Baswana (Retd. Distt Judge) resident of House no. 437 sector 21 Faridabad as the nominated arbitrator. The arbitration proceedings shall be held in accordance with the provisions of Arbitration and Conciliation Act, 1996 amended up to date in English language. Award of the Arbitrator shall be final and binding upon both the parties.
- 14.12 The parties here under, in respect of any issues arising out of this lease shall be governed by and construed in accordance with the laws of India and the courts at Gurugram, India shall have exclusive jurisdiction to try and entertain such suits or proceedings.

The Parties hereto have executed and delivered this Agreement as of on the date below:

Date:

Signed for and on behalf of Housr Homes Private Limited (as the Licensor).

Manishini

Name: _____

Title: _____

Agreed and accepted by (as the Licensee)

Name: Manaswini Sri Kunala

ANNEXURE - A

LICENSEE DETAILS

Resident Name:	Miss Manaswini Sri Kunala
Permanent Address of the Licensee	E-12, MRPL Township eBala post , Katipala , Mangalore , Karnataka, Bala post Kaikamba, 575030
E-mail ID of the Licensee	kunala.manaswini@gmail.com
Date of Birth of the Licensee	02 August, 2000
ID Type shared by the Licensee	ID
ID Number	817873451179
Property Name	Karen
Property Address	No: 2750, Sector-1, HSR Layout, Bangalore
City	Bangalore
Room No.	201A-2
Room type	1BHK
Monthly Rental	18,000
Security Deposit Amount	25,000
Rental Due Date	7th of every month
Tenure / Duration of Stay	6 (Six months)
License Commencement Date	01 February, 2023
License End Date	31 July, 2023
Notice Period for Licensee	1 Month

If any amounts due under this Agreement are not paid within the due date, the User agrees to pay a late fee as mentioned below.

Late Payment Fee	SLAB-I : Between 8th to 14th day of the month, Rs 100/- per day
	SLAB-II : Between 15th to 21st day of the month, Rs 250/- per day
	SLAB-III : 22nd day of the month onwards, Rs 500/- per day

Manaswini