

## 18 Augustine

Uttar Pradesh, Pratapgarh, Tripura

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### LEAVE & LICENSE AGREEMENT

This Leave and License Agreement (“**Agreement**”) is executed at **Uttar Pradesh, Pratapgarh, Tripura** on **August 2026**, under the provisions of **Section 52 of the Indian Easements Act, 1882**, and shall remain valid until **July 2027**.

This Agreement is made and entered into by and between:

- **Mohammed Haaris**, representing the property known as **18 Augustine**, situated at **Uttar Pradesh, Pratapgarh, Tripura**, hereinafter referred to as the “**Licenser / Management**”.
- **Abhinav Tanwar** (Mobile No: **4848818181**, ID Proof: , **Aadhar No. XXXX-XXXX-4467**), residing at **S/O Nagesh Tanwar, WZ-400, BASAI DARA PUR, BASAI DARA PUR, West Delhi, Delhi - 110015**, hereinafter referred to as the “**Licensee / Tenant**”.

## Nature, Definition & Scope of Agreement

1. This Agreement is a **Leave and License Agreement** and does not create any tenancy, lease, leasehold interest, or right in rem in favour of the Licensee.
2. The Tenant is granted a personal, non-transferable, and revocable license to occupy the allocated accommodation **Floor 4, Room No. 401** solely for residential use, subject to the terms of this Agreement and House Rules.
3. Exclusive possession is not granted, and the Licenser retains full control, supervision, and ownership of the Premises.

## Validity & Termination of Agreement

1. The license shall commence on **August 2026** and shall remain valid until **July 2027**, unless terminated earlier in accordance with this Agreement.
2. The agreement will be automatically renewed for another 11 months if the tenant is interested. If the tenant is not interested in renewing the agreement, they can contact the support team to initiate the process
3. According to the rent payment policy, tenants are required to pay rent **₹10000** strictly on the due date.
4. Security deposit of **₹20000** is required, refundable within 45 working days after tenancy, subject to deductions for damages or unpaid rent.
5. The fees for any renewal shall be subject to prevailing market rates.
6. Either party may terminate this Agreement by providing notice as per agreed terms.
7. Management may terminate this Agreement immediately with 31 days' notice if the Tenant is in breach of the Agreement or House Rules and fails to rectify such breach within 10 days of notification.
8. Termination for breach does not relieve the Tenant of outstanding liabilities, including unpaid dues or charges.
9. The terms of this Agreement are confidential and cannot be disclosed without the written consent of both parties, unless required by law or official authority. This obligation survives the termination of the Agreement.

## Services Offered by the Management

1. Management shall provide the Tenant access to the allocated

accommodation unit Floor 4, Room No. 401. In case of emergency or unforeseen events, Management reserves the right to reallocate reasonably equivalent accommodations with prior notice.

2. The following services shall be provided:

- Bed
- Mattress
- Fan/AC
- Washroom
- Fridge
- Door Key
- Washing Machine
- Water Purifier
- Cupboard
- Geyser
- Tube Light

3. Management may access the accommodation for inspections, repairs, or maintenance. In non-emergency cases, reasonable notice shall be given.

4. If Management is unable to provide accommodation by the start date, the Tenant may cancel the Agreement without penalty, or be provided with an equivalent alternative accommodation.

## **Governing Law**

1. This Agreement is governed by the laws of India. The parties agree to the exclusive jurisdiction of the appropriate courts in case of any dispute.

## **Compliance and Conduct**

1. The Tenant agrees to comply with all applicable laws, rules, and regulations related to their stay.

2. The Tenant shall not engage in illegal activities such as:

- Ragging
- Cybercrime
- Drug or substance abuse

- Possession of weapons
- 3. Any such violation will result in immediate termination of the Agreement without notice and forfeiture of the security deposit. The Tenant shall bear full responsibility for any legal consequences.
- 4. Non Compliance: If the tenant violates any rules or causes any issues, the Licensor reserves the right to take legal action and the tenant will be required to vacate the property immediately. In case of non-compliance, the security deposit will be forfeited.
- 5. Property Inspection: The caretaker will regularly inspect the property to ensure compliance with the rules and regulations. If the tenant argues or obstructs the inspection, a fine of ₹5,000 will be charged, and the Licensor will give 1 month's notice to the tenant to vacate the property.

## **Dispute Resolution & Complaints**

1. In case of complaints or disputes, both parties agree to attempt an amicable resolution. If unresolved, the matter shall be referred to the courts as per the governing law clause above.

## **Roommate Disputes and Conduct**

1. Management shall not be responsible for resolving disputes between roommates. Such issues must be resolved independently between the involved tenants.
2. Defaming, either verbally or in writing, any person (including fellow tenants or the property's management), or inciting others to do the same via any medium (including online platforms), is strictly prohibited. Violations may lead to termination of the agreement and legal action.

## **Complaints and Resolution Mechanism**

1. In case of issues regarding services, safety, or other concerns, the Tenant must first raise an official complaint via the Hamlet Stays App.
2. If the issue is not resolved within 2 working days, the Tenant may contact the Property Representative.
3. The Tenant is expected to cooperate respectfully with the representative. If unsatisfied, the Tenant may escalate by:
  - Emailing the property management

- Contacting senior management via the official contact number
- 4. Unresolved complaints shall not serve as grounds for withholding rent or other charges.
- 5. All disputes, if escalated legally, shall be subject to the jurisdiction of Mumbai, Maharashtra.

## **Liability and Force Majeure**

1. To the maximum extent permitted by law, Management shall not be liable for:
  - Loss or damage suffered in connection with the services/accommodation
  - Failure to provide service due to mechanical failure, strikes, or loss of rights to the building
2. No party shall be liable for delays or non-performance due to:
  - Natural disasters (fire, floods, earthquakes)
  - War, terrorism, rebellion
  - Government acts
  - Transportation failures
  - Strikes or third-party actions beyond control
3. In case of epidemics, quarantines, or travel restrictions, the Tenant is still liable to pay 1 month's accommodation fee unless otherwise agreed.
4. The Management is not responsible for loss, theft, or destruction of the Tenant's belongings. The Tenant is advised to secure personal insurance.
5. The Management strongly recommends that the Tenant arrange for medical/health insurance. It shall not be held responsible for accidents, medical issues, or suicides.

## **Charges & Liability Policy**

1. Move-Out Charges: A move-out charge of ₹500 shall be applicable.
2. Technical Charges: Technical charges of ₹30 shall be applicable.
3. Platform Fees: Platform fees shall be applicable as per the Licensor prevailing policy.

Liability Disclaimer: The Management shall not be held responsible for any

theft, loss, or damage to personal belongings under any circumstances.

## **Financial Terms and Charges**

1. The Tenant agrees to pay the Monthly Accommodation Fee from the start date of the agreement, along with a Security Deposit as stated in the agreement. The deposit will be held interest-free.
2. Upon vacating and settling dues, the balance of the security deposit will be refunded. However:
  - If the Tenant vacates before the lock-in period of 2, the deposit is forfeited.
3. Late Payments
  - A fine of ₹100 per day applies if rent is paid after the 3rd of the move in date.
4. A one-time Registration & Joining Fee may be applicable as agreed upon signing.
5. Management reserves the right to:
  - Withhold services
  - Use the security deposit for dues
  - Terminate the agreement
  - Recover excess costs, if any
6. A penalty of INR 1,500 will be charged for bounced cheques or declined payments.
7. All invoices and receipts shall be sent digitally via:
  - Hamlet Stays App
  - WhatsApp/SMS/email/notifications
8. Management may revise the Monthly Accommodation Fee at its discretion with prior notice.
9. Accommodation fees and recurring service charges are payable in advance, unless otherwise agreed in writing.
10. Any promotions, discounts or offers availed may be revoked at the discretion of the Management without notice.

## **Digital Platform Use & Tenant App Integration**

## 1. Technology Enablement

1. 18 Augustine is a digitally managed property, operated through an exclusive Hamlet Stays App
2. Tenants are expected to use the Hamlet Stays App for all critical communication and operational tasks.

## **Hamlet Stays App Usage Guidelines**

### 1. KYC & Onboarding

- Completion of the digital joining form, upload of valid Government ID, and Police Verification must be completed within 24 hours of move-in via the App.

### 2. Payments

- Payments are to be made only through:
  - i. App-based payment gateway
  - ii. Exclusive payment links (via WhatsApp)
- Cash is accepted only via “CASH via OTP” on the Hamlet Stays App to authorized collectors.

### 3. Receipts

- All receipts are digital and issued via WhatsApp/email/app. No physical receipts are provided.

### 4. Notices & Announcements

- All updates (e.g., outages, rule changes, curfews) are issued via the App, WhatsApp/SMS, and push notifications.

### 5. Complaints

- Maintenance and service issues should be reported exclusively via the App.
- Fake or frivolous complaints may attract a Rs. 500 fine.

### 6. Eviction Notice

- 30-day move-out notice must be submitted through the App. No other method will be accepted.

### 7. Guest Entry

- All guest details must be digitally submitted in the App. Instant digital approval allows seamless entry.

## **Code of Conduct & House Etiquette**

### **1. Cleaning Responsibilities: & Property Maintenance**

- The Licensor will provide deep cleaning services twice a month.
- Tenants are responsible for regular cleaning and must hire a maid with the help of the caretaker.
- The maid's bill will be divided among the tenants, and this will be their responsibility.
- The tenants will be responsible for their belongings.

### **2. Prohibited Activities**

- No smoking or drinking allowed on the premises.
- No friends or colleagues allowed in the property without prior permission.
- Opposite gender guests are not allowed in the property.
- Ragging is a criminal offence and will be reported to authorities.
- Misbehaviour or harassment toward fellow tenants or staff is prohibited.
- The tenant is responsible for maintaining the property and ensuring no damage is caused. Non-compliance with these rules will result in a fine of ₹5,000.

### **3. Mess and Food Handling**

- Food is to be consumed only in designated areas unless special permission is granted.
- Utensils should not be removed from the mess area.
- Fridge items must be labeled.
- Spoiled or leftover food will be discarded by housekeeping.

## **Utilities & Usage**

### **1. Water & Wi-Fi**

- Use water judiciously and report leaks.
- Wi-Fi bandwidth and device limits apply.
- The following online activities are prohibited:
  - Pornography

- Pirated content
- Fake identities/IP spoofing
- Credential theft

## 2. Electrical Appliances

- Use of unauthorized appliances (heaters, hotplates, etc.) is strictly forbidden unless metered.
- Power backup limits may apply.

## **Housekeeping & Hygiene**

1. Housekeeping staff may clean in the Tenant's absence. Valuables should always be locked.
2. The Tenant is expected to:
  - Avoid littering
  - Cooperate during scheduled maintenance and fumigation
  - Not misuse staff for personal chores (e.g., cleaning personal utensils)

## **Safety, Security & Emergencies**

1. Tenants must inform management immediately if diagnosed with a critical or transferable illness.
2. Valuables should always be locked up, especially during absences or holidays.
3. Prohibited:
  - Firearms, explosives, drugs, or hazardous materials.
  - Tampering with safety or fire equipment.
4. In the event of any emergency:
  - Follow instructions from the property team/security.
  - Cooperate during evacuation or emergency drills.
  - Contact management first unless immediate police involvement is required.
5. Management reserves the right to:
  - Search baggage (of tenants or guests) if required

- Shift belongings during emergencies or government takeovers
- Enter rooms during maintenance even if the tenant is away

## **Visitor & Guest Policy**

1. All visitors must register at the residence reception and provide valid identification and personal details as requested by the property security team before entry.
2. For single-gender residences:
  1. Visitors must be of the same gender as the tenant.
  2. Visitors may meet the tenant only in common areas unless the roommate consents to allow the visitor into the room.
  3. Visitors of the opposite gender will be permitted only up to the reception area, regardless of relation.
4. In all cases:
  1. Guests of the opposite gender are not allowed in single-gender residences.
  2. Guest stays are subject to availability, and applicable guest stay charges will be billed to the tenant.
  3. The tenant is fully responsible and financially liable for any damages or incidents involving their guest(s).
  4. Guests will not be allowed entry in the absence of the host tenant.
5. The property management reserves the right to restrict or deny visitor access if:
  1. Utility/resource usage increases abnormally
  2. Guest behavior is inappropriate
  3. The number of visitors compromises the safety or capacity of the building
6. Tenants are not allowed to bring pets inside the property.

## **Notice Period & Lock-in Policy**

1. Notice to vacate must be submitted only on the rent due date of the respective month (i.e., on or after the 1st of the month).
2. Tenant cannot submit a moving-out request verbally; it must be raised through the Hamlet Stays App.

3. Notices submitted before or after the rent date will not be considered for the current month. In such cases, the notice will be treated as valid from the following month's rent date.

Example:

If notice is submitted on 2nd July, it will be treated as notice for August, not July.

4. The Tenant must fulfill both:

- A minimum lock-in period of 2 months (from the date of joining)
- A 30-day notice period

5. If the Tenant chooses to vacate the premises without completing the lock-in period or fails to provide valid notice as per clause 18.1, the following consequences apply:

- One month's rent will be charged in lieu of the notice
- Security deposit will be forfeited

6. Subject to the above points, a short consent form will be signed by the agreed tenant along with a representative of management at the time of joining.

## **Penalty Charges**

1. Smoking in the building (cigarettes, beedis, marijuana): ₹5,000 per occurrence
2. Bringing guests of the opposite sex: ₹5,000 penalty + deposit forfeiture + immediate eviction
3. Bringing guests of the same sex: ₹5,000 per occurrence
4. Blocking or tampering with CCTV cameras: ₹2,000 per occurrence
5. Replacing lost keys: ₹1,000 per occurrence
6. Leaving lights, water, or geyser ON when leaving: ₹500 per occurrence
7. Leaving the main door open when leaving: ₹5,000 per occurrence
8. Leaving unwashed dishes or creating a mess in the kitchen: ₹1,000 per occurrence
9. Littering inside the flat: ₹1,000 per occurrence
10. Littering outside the flat: ₹5,000 per occurrence
11. Using electrical appliances in rooms without prepaid meters: ₹1,000 per

occurrence

## **Terms and Conditions**

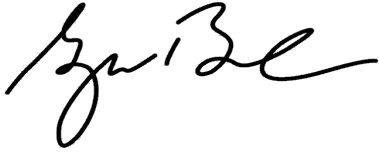
1. The tenant must pay the monthly rent on or before the due date. Failure to do so will result in a late fee of ₹100 per day, which will be deducted from the security deposit without prior notice.
2. The security deposit will be refunded by cheque within 45 working days from the date of vacating the flat.
3. Under no circumstances are girlfriends/boyfriends allowed to stay in the flat. If found, the individual will be removed immediately and the tenant's entire security deposit will be forfeited.
4. The tenant is responsible for paying electricity, gas, and all other applicable utility charges along with the monthly rent.
5. Tenants wishing to vacate must provide one month's notice through the app within 2 days of the rent payment date and at least 30 days prior to vacating. All outstanding dues must be cleared before submitting notice. Failure to comply will result in forfeiture of the security deposit.
6. A mandatory move-out charge of ₹500 must be paid while submitting the 30-day notice.
7. The tenant must inform the management in writing before leaving the city or going on vacation.
8. The safety of mobile phones, wallets, purses, and other valuables is entirely the tenant's responsibility.
9. If complaints are received from flatmates or society members regarding smoking, alcohol consumption, or any unacceptable activities, the tenant will be required to vacate immediately without any refund of the security deposit.
10. The security deposit shall not be adjusted against rent under any circumstances.
11. For police verification, the tenant must submit two photocopies each of identity proofs such as Aadhaar Card, PAN Card, Voter ID, Bank Passbook, Passport, and Company ID.
12. Before vacating the flat, the tenant must clear all outstanding dues and hand over the keys to the licensor.
13. The Licensor reserves the right to provide alternative accommodation in

case of unforeseen circumstances.

14. If any flatmate is vegetarian, non-vegetarian food must be cooked using personal utensils only. Company-provided utensils must not be used for non-vegetarian cooking.
15. Excessive noise is strictly prohibited. Playing loud music or movies is not allowed. Complaints may result in immediate eviction.
16. This agreement is valid for 11 months. After completion, it will be renewed automatically with a 10% rent increase.
17. The tenant must send a photo of the room's AC meter reading to the caretaker via WhatsApp group or the Kipinn app within 2 days of the electricity bill due date. Failure to do so will result in double billing.
18. Late payment penalties may be waived only once or twice. Subsequent penalties must be borne by the tenant.
19. If rent is unpaid for 15 days after the due date, the bed will be vacated on the 16th day. Belongings will be stored in the Licensor warehouse, and the security deposit will be forfeited with no legal claim.
20. The tenant is responsible for paying the maid's salary. The Licensor will arrange deep cleaning only twice a month.
21. If the Tenant is found to be involved in any illegal, unlawful, or criminal activities within or in connection with the premises, this agreement shall stand terminated immediately without prior notice. The Tenant shall be required to vacate the premises forthwith.
22. In such cases, the entire security deposit shall be forfeited and adjusted towards damages, penalties, or outstanding dues, and the matter may be reported to the concerned police authorities for further legal action, as deemed necessary by the Owner/Management.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day and year.

**LANDLORD**

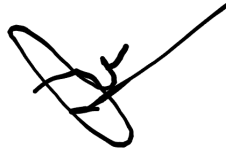


Signature:

Name: Mohammed Haaris

Date: August 2026

**TENANT**



Signature:

Name: Abhinav Tanwar

Date: August 2026

Tenant Aadhaar/ UID: XXXX-XXXX-4467

**WITNESS ONE**

Name & Address

**WITNESS TWO**

Name & Address

# YOLO Wi-Fi Policy

## 1. PURPOSE & SCOPE

1. This Wi-Fi Service Policy sets out the terms and conditions governing YOLO's provision of complimentary internet access ("Wi-Fi Service") to guests at all YOLO properties. It forms part of the Licence & Accommodation Agreement entered into by the Guest and is incorporated by reference into that Agreement.
2. This Policy applies to every Guest and their permitted devices connected to the YOLO Wi-Fi network at any property.

## 2. SERVICE SPECIFICATIONS

1. The Wi-Fi Service is provided as a complimentary amenity included within the Licence Fee. The following parameters define the scope of the Wi-Fi Service:

| Parameter        | Specification                  | Notes                                         |
|------------------|--------------------------------|-----------------------------------------------|
| Connection Speed | 50 Mbps                        | Shared across all active users on the network |
| Data Allowance   | 200 GB per Guest               | Total Limit                                   |
| Device Limit     | 2 devices per Guest            | Tandem connection                             |
| Coverage         | Common areas, individual rooms | Signal strength may vary by location          |
| Network Type     | Shared broadband               | Not a dedicated / enterprise connection       |

2. The Guest acknowledges and accepts that:
  1. The 50 Mbps speed stated above is the total broadband capacity of the connection and is shared across all Guests and devices concurrently active on the network. Actual speeds experienced by an individual Guest will vary depending on the number of simultaneous users, time of day, device capability, and proximity to the router or access point.
  2. Once the 200 GB allowance is consumed, the Guest's internet access may be throttled to a reduced speed or suspended, at YOLO's

discretion.

3. A maximum of 2 (two) devices per Guest may be simultaneously connected to the Wi-Fi network.
4. The Wi-Fi Service is provided on a shared broadband infrastructure and is not equivalent to a dedicated enterprise, corporate, or fibre leased-line connection.

### **3. PERMITTED USE**

1. The Wi-Fi Service may be used by the Guest for lawful personal purposes, subject to the limitations set out in Clause 2 and the restrictions in Clause 4.
2. The Guest shall use the Wi-Fi Service in a responsible and considerate manner that does not unreasonably degrade the quality of service available to other Guests on the same network.

### **4. PROHIBITED USE**

1. The following uses of the Wi-Fi Service are strictly prohibited:
  1. Any illegal activity, including but not limited to hacking, phishing, distribution of malware, ransomware, or viruses, and any unauthorised access to third-party systems or networks;
  2. Downloading, uploading, streaming, or sharing any content that infringes copyright or any other intellectual property right, including use of peer-to-peer (P2P) file-sharing protocols for unlicensed content;
  3. Accessing, downloading, storing, or distributing content that is obscene, child-exploitative, or otherwise prohibited under the Information Technology Act, 2000, the Bharatiya Nyaya Sanhita, 2023, or any other applicable law;
  4. Engaging in any activity that constitutes a cybercrime under the Information Technology Act, 2000, or any other applicable law;
  5. Using the network for commercial activities, including operating a business server, VPN exit node, proxy service, or cryptocurrency mining;
  6. Deliberately consuming excessive bandwidth in a manner that materially impairs the service quality for other Guests, including but not limited to torrenting or continuous multi-stream HD/4K video downloading;
  7. Sharing Wi-Fi login credentials with unauthorised persons, including

co-guests, visitors, or any person; or

8. Any use that may expose YOLO, its affiliates, and their officers, directors, employees, vendors, contractors, and agents to legal liability or reputational harm.
2. YOLO reserves the right to suspend or permanently revoke a Guest's Wi-Fi access without prior notice if a breach of Clause 4.1 is detected or reasonably suspected. Suspension or revocation of Wi-Fi access on account of prohibited use shall not constitute a deficiency in service and shall not entitle the Guest to any refund.

## **5. EMPLOYER IMPOSED RESTRICTIONS**

1. Guests who use the Wi-Fi Service for work may find that their employer's device management software, virtual private network, mobile device management policy, corporate firewall, or endpoint security settings restrict access to certain websites, applications, or services. These restrictions are:
  1. imposed by the Guest's employer or their employer's IT systems and are entirely outside YOLO's control;
  2. not a technical fault, deficiency, or failure of the YOLO Wi-Fi network; and
  3. not the responsibility of YOLO to diagnose, resolve, bypass, or escalate.
2. YOLO staff and property managers are not IT technicians and are not in a position to diagnose, troubleshoot, or resolve technical issues arising from employer-imposed software, corporate network policies, or device management configurations.
3. YOLO shall not be liable for any loss, disruption, or inconvenience suffered by the Guest as a result of employer-imposed or third-party browsing restrictions applied to the Guest's devices.

## **6. SERVICE INTERRUPTIONS**

1. Service interruptions may occur due to:
  1. Scheduled maintenance by YOLO or its internet service provider ("ISP");
  2. Unscheduled outages caused by or attributable to the ISP;
  3. Power outages affecting the networking equipment;
  4. Force majeure events as defined in the Licence & Accommodation Agreement.

2. YOLO shall not be liable for any loss, disruption, or inconvenience caused by service interruptions.

## **7. NETWORK LOGS**

1. YOLO may monitor network traffic at the aggregate level for the purpose of network management, bandwidth optimisation, and detection of prohibited use. YOLO does not routinely monitor the content of individual Guests' internet browsing.
2. YOLO may retain connection logs (including IP addresses, device identifiers, connection timestamps, and data usage records) for a period of 90 days. Such logs may be disclosed to law enforcement authorities upon receipt of a lawful request.
3. The Guest acknowledges that use of the Wi-Fi Service is not inherently secure and that YOLO does not guarantee the privacy or security of data transmitted over the network.

## **8. LIMITATION OF LIABILITY**

1. The Wi-Fi Service is provided as a complimentary amenity on an "as is" and "as available" basis. YOLO makes no warranty, express or implied, as to the speed, continuity, reliability, or fitness for any particular purpose of the Wi-Fi Service.
2. YOLO shall not be liable for:
  1. Any loss of data, business, revenue, or opportunity arising from a Wi-Fi service interruption or speed degradation;
  2. Any security breach, malware infection, or unauthorised access to the Guest's devices or data occurring while connected to the YOLO network;
  3. Any degradation in service due to the number of simultaneous users on the network.
3. The Guest is solely responsible for the security of their own devices and data while connected to the Wi-Fi Service.

## **9. GENERAL**

1. YOLO reserves the right to amend or update this Wi-Fi Service Policy at any time, including changes to the service specifications in Clause 2, with a minimum of 7 (seven) days' notice to Guests via the YOLO App or property notice board. Continued use of the Wi-Fi Service following such notice constitutes acceptance of the amended Policy.
2. Any dispute arising from the Wi-Fi Service shall be subject to the dispute resolution provisions of the Licence & Accommodation

Agreement.

## **GUEST UNDERTAKING**

I, **Abhinav Tanwar**, have read and understood the YOLO Wi-Fi Service Policy (Version 1.0) and accept that the complimentary Wi-Fi Service is a shared broadband connection of 50 Mbps with a 200 GB data allowance and a limit of 2 connected devices per Guest. I was made aware of these specifications at move-in.

I acknowledge that browsing restrictions experienced on work-issued or personally managed devices are caused by my employer's VPN, firewall, or device management software and are outside YOLO's scope of responsibility. I undertake to use the Wi-Fi Service lawfully and in accordance with the Policy.

### **TENANT**



Signature:

Name: Abhinav Tanwar

Date: August 2026

Tenant Aadhaar/ UID: XXXX-XXXX-4467