

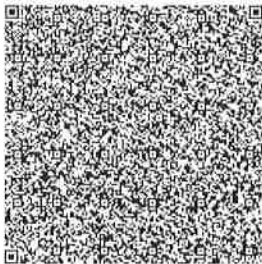


सत्यमेव जयते

INDIA NON JUDICIAL Government of Karnataka

e-Stamp

Certificate No.	: IN-KA10937257468774P
Certificate Issued Date	: 28-Sep-2017 11:53 AM
Account Reference	: SHCIL (FI)/ ka-shcil/ KORAMANGALA2/ KA-BA
Unique Doc. Reference	: SUBIN-KAKA-SHCIL71347121762881P
Purchased by	: OBEN SERVICES PRIVATE LIMITED
Description of Document	: Article 12 Bond
Description	: AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: OBEN SERVICES PRIVATE LIMITED
Second Party	: GO DIGIT GENERAL INSURANCE LIMITED
Stamp Duty Paid By	: OBEN SERVICES PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 200 (Two Hundred only)



Chandh
Authorised Signatory
Stock Holding Corporation of India Ltd

-----Please write or type below this line-----

INTEGRATED FACILITY SERVICES AGREEMENT

This Agreement is made on this 28th day of September 2017 at Bengaluru

BETWEEN

M/S OBEN SERVICES PRIVATE LIMITED, a company registered under the Companies Act 2013, having its office at Smartworks Business Centre, Nyati Unitree, West Wing, First Floor, Samrat Ashok Road, Yerawada, Pune – 411006, *hereinafter referred to as the "Provider" or "OSPL"* (which expression unless repugnant to the context shall mean and deem to include the Company, its Directors,

Statutory Alert:

* The authenticity of this Stamp Certificate should be verified at: www.e-stamp.com* Any discrepancy in the details on this Certificate and an
in the website www.e-stamp.com shall be treated as a discrepancy.
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* The details of the Stamp Certificate should be verified at the website of the Registrar of Companies.

Successors-in-Office, Legal Representatives, Administrators, Executors, Office Bearers, Successors and permitted assigns, as may be contextually applicable) **OF THE ONE PART**

AND

Go Digit General Insurance Limited (formerly known as Oben General Insurance Limited), a company registered under the Companies Act 2013, having its office at Smartwork Business Centre, Nyati Unitree, West Wing, First Floor, Samrat Ashok Road, Yerawada, Pune – 411006, *hereinafter referred to as the "Client"* or (which expression unless repugnant to the context shall mean and deem to include the Company, its Directors, Successors-in-Office, Legal Representatives, Administrators, Executors, Office Bearers, Successors and permitted assigns, as may be contextually applicable) **OF THE OTHER PART**

The Provider and Client are hereinafter collectively referred to as "Parties" and individually as "Party".

WHEREAS:

- A. The Provider has taken the premises situated at Atlantis, site no. 95, 4th B Cross Road, 5th Block, Koramangala Industrial Layout, Bengaluru - 560095 on lease till 31st March 2033 . The provider has developed the premises into a fully operational business centre equipped with amenities and facilities (fully described in paragraph 9), hereinafter referred to as the "Business Centre", so as to provide integrated facility services.
- B. The Client represents that it is a company registered under the Companies Act, 2013 to carry general insurance business. It intends to have its office in Bengaluru and has approached OSPL to enter into an Integrated Facility Service Agreement, hereinafter referred to as the "Agreement" and OSPL has agreed for the same.
- C. The Parties are desirous of recording the terms and conditions arrived at by and between them in this behalf as set out hereinafter.

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. This Agreement
 - 1.1. Nature of this agreement: This Agreement is an integrated facility service agreement for a 'pay as you go' model. This Agreement does not create any right, title or interest in the property (immovable or movable) nor any other form of right to assert any claim save and except availing of services being rendered by OSPL. This Agreement is personal to the Client and is non-heritable and cannot be transferred or assigned to anyone else. This Agreement is composed of the Schedule(s) describing the Service(s), the service charges and the tenure with escalation (if any), the present 'Terms and Conditions', the house rules and service price guide as published and made applicable from time to time by OSPL.
 - 1.2. This Agreement shall be in force for a period of Five (5) years from **21st August 2017 (effective date) till 20th August 2022**. The Agreement shall be automatically renewed for a succeeding period of 5 years from expiry of initial or renewed term unless otherwise agreed by the parties by way of exchange of letters.
 - 1.3. House Rules: The Client must comply with all the House Rules as also other terms and conditions attached to the availing of Services, which are in force from time to time. Copies of the House Rules and other terms and conditions shall be available to the Client for his access from the Service Provider.



- 1.4. Publication of House Rules and notification thereof at the office space / website or over e-mail to the Client shall be sufficient notice to the Client of such House Rules and no separate individual notice shall be required to be sent to the Client.
- 1.5. Cancellation: The agreement can be terminated with 30 (Thirty) day(s) notice in advance in writing by either party without assigning any reason. However, OSPL has no right to terminate the agreement during the validity of the agreement except in the circumstances of any default as more specifically described hereinafter.
- 1.6. Ending this Agreement immediately: To the maximum extent permitted by applicable law, the Provider may put an end to this Agreement immediately by giving the Client a 30 days' notice and without the need to follow any additional procedure, if (a) the Client becomes insolvent, bankrupt, goes into liquidation or becomes unable to pay its debts as they fall due, or a receiver is appointed for a substantial portion of its assets; or (b) the Client is in breach of one of its obligations which cannot be put right or for which the Provider has given the Client notice of to set right and which the Client has failed to set right within fourteen (14) days of that notice; or (c) its conduct, or that of someone at the Centre with its permission or invitation, is incompatible with ordinary office use (in the Provider's opinion) to warrant immediate termination. If the Provider puts an end to this agreement for any of these reasons it does not put an end to any outstanding obligations of the Client to pay, the monthly office fee for the remainder of the period for which this Agreement would have lasted if the Provider had not ended it.
- 1.7. If the Business Centre is no longer available: In the event that the Provider is permanently unable to provide the Services and facility at the Centre stated in this Agreement then this Agreement will end and the Client will only have to pay monthly office fees up to the date the Centre was available for use by the Client and for the additional Services that the Client has used. The Provider will try to find suitable alternative facility for the Client at any other Business Centre run by the Provider.
- 1.8. When this Agreement comes to an end, the Client shall be required to remove itself and all its belongings immediately, leaving the Business Centre and every part thereof having been in use by the Client in the same condition as it was, when the Client commenced availing the services. Upon the Client's departure, the Provider will charge the then applicable 'Office Restoration Service' fee to cover normal cleaning and testing and to return the facility to its original state. This fee is listed in the House Rules. The Provider reserves the right to charge additional fees for any repairs needed that is above and beyond normal wear and tear.
- 1.9. If the Client fails to remove itself or its goods, materials and belonging from the Business Centre after the term of this Agreement has ended, the Client shall be responsible for any loss, claim or liability that the Provider incurs as a result of the Client's failure to vacate on time, in addition to the over-usage charges as may be then applicable, as prescribed in the House Rules. In addition, the Provider shall be entitled to dispose off at the Client's cost in any way the Provider chooses without owing the Client any responsibility for it or any proceeds of sale, any goods, materials and belongings left behind by the Client.
- 1.10. Employees: While this Agreement is in force and for a period of 6 (six) months after it ends, the Client shall not knowingly or unknowingly solicit or offer employment to any of the other staff employed in the Business Centre. This obligation shall also apply to any employee



employed at the Business Centre up to that employee's termination of employment, and for three months thereafter. It is stipulated that the Client shall, in case of breach of such obligation, pay the Provider the equivalent of 6 (six) months' salary for any employee concerned.

- 1.11. Notices: All notices by the Client must be in writing and shall be served upon the Provider by delivering the same to the concerned Manager of the concerned Centre AND additionally a copy being sent to the registered office of the Provider.
- 1.12. Confidentiality: The terms of this Agreement are confidential. Neither the Provider nor the Client must disclose them without the other's consent unless required to do so by law or by an appropriate authority.
- 1.13. Applicable law: All disputes arising out of, touching upon, concerning this Agreement, including the existence or validity thereof including the validity of the arbitration agreement shall be referred to arbitration by a sole arbitrator (to be mutually appointed). The arbitration shall be conducted under the provisions of the Arbitration and Conciliation Act, 1996 (as amended/replaced from time to time). The arbitration shall be held at Bengaluru and in English Language. The courts in Bengaluru will have exclusive jurisdiction in respect of any dispute arising out or concerning or relating to this Agreement. In the event any provision of these terms and conditions is held void or unenforceable under the applicable law, the other provisions shall continue to remain in force.

2. Obligations & Duties of the Client

- 2.1. The Client shall abide by the terms and conditions governing the Services including those contained herein as also the House Rules, as amended from time to time.
- 2.2. The Client shall also not use the internet service provided by the Provider for any illegal activities including and not limiting to sending unsolicited email/terror mails or threats, and also dealing in any banned substance/terror email/obscene email including drugs and narcotics or indulge in any extremist activities or accessing banned and/or unlawful sites. The Client shall be solely responsible for any such activities.
- 2.3. The Client shall not download, upload or otherwise access or provide access to any unlawful content on the internet or through the network provided by the Provider. The Client shall be solely responsible to secure any data which it stores, transmits and/or assumes accessible by reason of use of network and/or internet service provided at the Business Centre.
- 2.4. The Client assumes unlimited liability for any illegal activity being carried out by using internet service and other network services provided at the Business Centre.
- 2.5. The Client shall be solely responsible for any data and/or software used and/or stored at the servers of the Provider and the Provider shall be entitled to, if it is brought to its notice or otherwise comes to know, terminate such storage and/or access to the Provider's network, in case the content and/or data and/or software is unlawful and/or violates any rules, laws including piracy laws.



- 2.6. The Client assumes unlimited liability towards any loss or damage to OSPL or to the equipment's facilities, amenities, fixtures, furniture's and other installations in the Business Centre caused deliberately or by negligence or resulting in improper usage, utilization or enjoyment of any services at the Business Centre by the Client or any person having entered the Business Centre in relation to the Client, in any capacity whatsoever.
- 2.7. The Client assumes unlimited liability towards OSPL for any loss of reputation, loss of business, disruption or disturbance of business at the Business Centre. This is in addition to any claim that may arise against the Client by a co-occupant or a co-user at the Business Centre.
- 2.8. In case of any loss or damage arising to OSPL either by the act of Client or any person present at the Business Centre attributable to the Client, OSPL shall have unfettered rights to recover the same from the Client, inter alia, by adjusting such claim from the security deposit held by OSPL.
- 2.9. The Client must only use the Business Centre for office purposes. Office use of a "retail" or "medical" nature, involving frequent visits by members of the public, shall not be permitted.
- 2.10. The Client must not carry on or be directly or indirectly associated with any business that competes with the Provider's business.
- 2.11. The Client may only carry on the business in its name or some other trade name that the Provider has previously agreed to in writing.
- 2.12. The Client may use the Business Centre address as its business address only. The Client shall be obliged and liable to disclose the nature of this agreement and the authority under which it is using the Business Centre address as its business address to any government & semi-government bodies, financial institutions, utility service providers and other such persons where the address is intended to be shown as the Client's business address.
- 2.13. The Client must not alter any part of its Serviced Stations and must take good care of all parts of the Business Centre, its equipment, fixtures, fittings and furnishings which have been provided to the Client for its use. The Client is liable for any damage caused by it or those in the Business Centre with the Client's permission or at the Client's invitation (whether express or implied), including but not limited to all visitors, employees, contractors, agents or other persons present on the premises.
- 2.14. Office equipment: The Client must not install any cabling, IT or telecom connections without the Provider's consent, which the Provider may refuse at its absolute discretion. As a condition to the Provider's consent, the Client must permit the Provider to oversee any installations (for example IT or electrical systems) and to verify that such installations do not interfere with the use of the facility by other clients or the Provider or any landlord of the building. The Client shall not be entitled to install any equipment which may generate excess heat, noise or consume power in excess of any computer or computer accessories.
- 2.15. In case the Client has availed services stations within a Cube / Chamber: the Client shall not be entitled to induct visitors / occupants in excess of number of chairs already allotted to the Client in such Cube / Chamber. In case the number of visitors / occupants exceed the number



of chairs allocated, the Client shall be required to avail of the meeting rooms services. The Provider shall have the right to refuse any excess visitors inside the Cube / Chamber.

- 2.16. In case the Client has availed serviced stations not within a Cube / Chamber: the Client shall not have any right to give access to any visitor, employee or agent beyond the reception area. Any meetings or discussions with any visitors / employees which a Client requires to hold, the Client shall be required to avail of the meeting rooms services.
- 2.17. The reception area or the waiting area at the Business Centre is of common place to be used only for a temporary period by the visitor of the Client. At no point of time shall a Client be entitled to use the same for any purposes other than a temporary waiting area nor shall be entitled to excessive use of the waiting area or the reception area which may render and/or hamper availing of the same by other occupants.
- 2.18. OSPL during the subsistence of the agreement shall display the name of the Client at the designated list of occupants of the Business Centre. However, this shall not prevent the Client from indicating its address on any advertisement being put up by the Client or any signboard put up by the Client for the purpose of indicating its presence at the Business Centre.
- 2.19. Insurance: It is the Client's responsibility to arrange insurance for its own property which it brings in to the Business Centre and for its own liability to its employees and to third parties. The Provider strongly recommends that the Client put such valid insurance policies in place.
- 2.20. Without prejudice to the specific indemnities, the Client hereby indemnifies and assures to keep OSPL indemnified, without any limit, against all, claims, demands, actions, penalties, prosecutions, proceedings, losses, damages, costs, liabilities, expenses or payments of any nature whatsoever arising out of or in relation to the non-performance or non-observance of any of the terms and conditions mentioned herein.
- 2.21. Any service of summons by way of affixation or otherwise, public display or in any other manner apart from postal/courier mode upon the Client relating to any judicial, quasi-judicial or other Government Authority shall entitle OSPL to forthwith terminate this agreement.

3. Providing of Services

- 3.1. The Provider is to provide the Client access to the agreed number of service stations for which the Client has agreed to pay as stated in this Agreement. The Client will have a non-exclusive right to the serviced station allocated to it. Occasionally, the Provider may need to allocate different service stations but these service stations will be of reasonably equivalent size and the Provider will notify the Client with respect to such relocation in advance.
- 3.2. The Provider shall provide, in addition to the service stations, allied services, as more fully described in Schedule 1 hereto, which shall be available only during normal operating hours as defined in the house rules. The Client shall be entitled to use and utilize the allied services on a Fair Usage basis so as to not hamper and/or interfere and/or otherwise affect the enjoyment thereof by other service users in the Business Centre. Any usage beyond the Fair Usage shall entitle the Provider to prevent the Client from any further consumption of such service.



- 3.3. The Client shall be entitled to consume pay-as-you-use Services such as Printing, arranging for a Courier etc.: Fees for pay-as-you use services, plus applicable taxes, in accordance with the Provider's published rates (which may change from time to time), which shall be invoiced in arrears and payable the month following the calendar month in which the additional services were provided. Specific due dates are listed in the House Rules.
- 3.4. Whilst the Provider has internet security protocols, the Provider does not make any representations as to the security of the Provider's network (Or the Internet) or of any information that the Client places on it. The Client should adopt whatever security measures (such as encryption) it believes are appropriate to its circumstances.
- 3.5. The Provider cannot guarantee that a particular degree of availability will be attained in connection with the Client's use of the Provider's network (or the internet). The Client's sole and exclusive remedy shall be the remedy of such failure by the Provider within a reasonable time after written notice.

4. Rights of Provider

- 4.1. The Provider shall be entitled to access each and every service station, whether located in the common station areas or in cubes / chamber areas at any time, on prior notice of 24 hours. However, unless there is an emergency or the Client has given notice to terminate, the Provider will attempt to notify the Client verbally or electronically, 7 days in advance when the Provider needs access to carry out testing, repair or works other than routine inspection, cleaning and maintenance. The Provider will also make endeavor to respect reasonable security procedures to protect the confidentiality of the Client's business.
- 4.2. If due to any reason the Provider cannot provide the serviced stations stated in this Agreement by the date when this Agreement is due to start, or at any time after the commencement of this agreement, the Client is unable to or is interrupted from accessing or utilizing the Business Centre, service station, common station area or cubes / chamber areas, Common Area for any reason solely attributable to the negligence or willful default of the Provider or due to non-performance of any obligation under this agreement by the Provider, the Provider shall keep the Client harmless and effectively indemnified against any loss, damage, cost or expense that may be caused, incurred or sustained or is likely to be caused, incurred or sustained by the Client due to this default. The Client may, in addition to its right as aforesaid, cancel this Agreement without penalty being levied or any other deductions. The Provider will not charge the Client the monthly fee for the services the Client cannot use until it becomes available. Unless terminated by the Client, the Provider shall be entitled to delay the start date of this Agreement with the prior written approval of Client.

5. Compliance

- 5.1. Comply with the applicable laws: The Client and the Provider must at all times comply with all applicable relevant laws and regulations in the conduct of business in relation to this Agreement. The Client must not do anything illegal in connection with its use of the Business Centre. The Client must not do anything that may interfere with the use of the Business Centre by the Provider or by others, (including but not limited to political campaigning or immoral activity), cause any nuisance or annoyance, increase the insurance premiums the Provider has to pay, or cause loss or damage to the Provider (including damage to reputation) or to the



owner of any interest in the building which contains the Centre the Client is using or has access to. Both the Client and the Provider shall comply with all relevant laws including with all relevant anti-bribery and anti-corruption laws at all times.

5.2. If the Provider has been advised by any government authority or other legislative body that it has reasonable suspicion that the Client is conducting criminal activities from the Centre then the Provider shall be entitled to terminate this Agreement with immediate effect.

5.3. The Client acknowledges that (a) the terms of this clause are a material inducement in the Provider's execution of this Agreement and (b) any violation by the Client of this clause shall constitute a material default by the Client hereunder, entitling the Provider to terminate this Agreement, without further notice or procedure.

5.4. The Client acknowledges, accepts and provides its consent to the fact that the Client's personal data may be transferred or made accessible to all entities of the Provider, wherever located, for the purposes of providing the Service herein.

6. The Provider's Liability

6.1. The extent of the Provider's liability: To the maximum extent permitted by applicable law, the Provider is not liable to the Client in respect of any loss or damage that the Client suffers in connection with this Agreement or by availing the services under this agreement.

6.2. The Provider is not liable for any loss as a result of the Provider's failure to provide a service due to any act of God, any intervention of the Government, change in applicable law, or as a result of mechanical breakdown, strike or any other event of force majeure, termination of the Provider's interest in the building containing the Business Centre or otherwise. Subject to the aforesaid, in no event shall the Provider be liable for any loss or damage until the Client provides the Provider written notice and gives the Provider a reasonable time to set it right.

6.3. OSPL has assured continuity of all basic amenities and services. However, any temporary disruption resulting due to any break down or power failure or any other mechanical failure and other reasons not attributable to any act of commission or omission by OSPL shall not result in any liability being fastened upon OSPL. OSPL shall ensure that all steps are taken to speedy restoration of any disrupted services. However, no financial liability shall be fastened upon OSPL nor any claim or demand lie upon OSPL beyond the proportionate service charges payable by the Client for such period of disruption, which also shall arise only if the disruption continues more than 72 hours.

6.4. Any disruption of service due to force majeure, act of God, Government restrictions/orders/policies/notifications/notices or other reasons beyond control of OSPL shall not entitle the Client to claim any refund of service charges for such period of disruption.

6.5. Exclusion of Consequential Losses, Etc.: The Provider will not in any circumstances have any liability for any direct or indirect loss or special loss, loss of business, loss of profits, loss of anticipated savings, loss of or damage to data, third party claims or any consequential loss or remote loss.



6.6. Financial limits to the Provider's liability: In all cases, the maximum liability of the Provider to the Client is subject to the amount of service fees and charges paid by the Client during such period.

6.7. All communications received in the name of the Client shall be received at the reception of the front office. The front office shall assume no liability in respect of any parcel delivered except to retain the same till the next visit of the Client or 15 days from the date of delivery of such parcel whichever is earlier. In any event, the front office shall, in case of any parcel not being a postal envelope be entitled to refuse receipt thereof in absence of the Client, if such parcel is found to be oversized.

7. Fees & Payments

7.1. Service Retainer/Deposit: The Client will be required to deposit and maintain a service retainer/deposit as agreed and recorded in the Schedule 1 of this Agreement of the agreed service fee upon entering into this Agreement. This will be held by the Provider without generating interest as security for performance of all the Client's obligations under this Agreement. The service retainer/deposit or any balance will be returned to the Client when the Client has settled its account which includes deducting outstanding fees and other costs due to the Provider.

7.2. The Provider may require the Client to pay an additional Service Retainer/ Deposit if the Client frequently fails to pay the Provider when due or the consumption of pay-as-you use services are high or the Client violates the Fair Usage Or the Client has been found to have violated any terms of this Agreement Or any damage has been caused by the Client to the Business Centre or the Provider.

7.3. Services Charges: The Client agrees to pay the service charges as mentioned in the Schedule 1 (including any increments thereof) as well as any additional service fees and invoices for Pay As You Go Services, by cheque/NEFT/RTGS/ pay Order in favour of M/s Oben Services Private Limited on or before 5th Day of each calendar month, in advance.

7.4. Taxes and duties: The Client agrees to pay promptly (i) all taxes and license fees which it is required to pay to any governmental authority (and, at the Provider's request, will provide to the Provider evidence of such payment); (ii) any taxes paid by the Provider to any governmental authority that are attributable to the services availed by the Client; (iii) stamp duty or other documentary taxes and fees; and (iv) any other taxes, duties, levies or charges being made applicable to the instant transaction.

The Client shall deduct income tax at source on the Service Fee, as applicable from time to time, under the Income Tax Act, 1961 and rules and regulations promulgated thereunder and any other statutory deduction/s as may be applicable, and issue appropriate certificates in accordance with law to OSPL regularly.

7.5. Late payment: If the Client does not pay fees when due, a fee will be charged on all overdue balances. This fee is listed in the House Rules. If the Client disputes any part of an invoice the Client must pay the total amount of the bill prior to raising of the dispute. Once the dispute is settled, any excess amount paid by the Client shall be credited to the Client's account. The Provider also reserves the right to withhold services (including for the avoidance of doubt, denying the Client access to its facility while there are any outstanding fees and/or interest or



the Client is in breach of any term of this Agreement. In case there is a default of more than 30 days the provider shall issue a notice to the Client for correcting the default within a period of 15 days and in case the said default is not cleared within the specified period the Provider shall have the right to switch off all facilities to the Client including but not limited to internet and electrical connection.

- 7.6. **Insufficient Funds:** The Client will pay a fee for any returned cheque or any other declined payments due to insufficient funds or any reason whatsoever. This fee is listed in the House Rules.
- 7.7. **Standard services:** The monthly office fee and any recurring services requested by the Client are payable for each month in advance. Unless otherwise agreed in writing, these recurring services will be provided by the Provider at the specified rates for the duration of this Agreement (including any renewal). Specific due dates are listed in the House Rules. Where a daily rate applies, the charge for any such month will be 30 (thirty) times the daily fee. For a period of less than a month the fee will be applied on a daily basis.
- 7.8. **Discounts, Promotions and Offers:** If the Client benefited from a special discount, promotion or offer, the Provider may discontinue that discount, promotion or offer without notice, if the Client materially breaches any of the terms and conditions contained in this Agreement.
- 7.9. In case any amount is adjusted out of the security deposit on account of aforesaid, the Client shall within a period of seven (7) days from such adjustment, replenish and/or secure the security deposit back to the agreed sum failing which this agreement will stand terminated.
- 7.10. In case of any default on the part of the Client, OSPL shall apart from discontinuing the services be entitled to deactivate access cards, if any, issued by OSPL to the Client.
- 7.11. In case of default and termination of the Agreement and/or suspension of services beyond a period of seven (7) days, OSPL shall have a lien on any goods stored and/or kept at the Business Centre by the Client.
8. The Parties hereby agree that this Agreement is for the provision of integrated facilities services to the Client and is not for letting out / tenancy of any movable / immovable property.

9. **Business Centre Facilities**

The Business Centre facilities provided (subject to payment as described in the service agreement) are as follows:


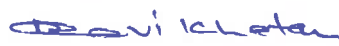
- i. Fully furnished working spaces along with Office Automation Equipment (with 24-hour access)
- ii. Reception & Waiting Area (Receptionist shall sit from 9.00 AM to 6.00 PM while Security Guard will be available 24 hours a day). If requested by THE CLIENT, OSPL, will provide a receptionist or a secretary dedicated to THE CLIENT at extra cost during normal office hours.
- iii. Contemporary, professional workstations with a discreet cable-management



system, lockable storage and ergonomically designed furniture.

- iv. Reception services greeting guests and providing a front-line team for your organization with Administrative support to receive documents.
- v. Full access to the washrooms including breakout areas of the 3rd floor.
- vi. Secure access 24 hours a day, seven days a week.
- vii. 24/7 CCTV surveillance & security after business hours.
- viii. 24/7 Electricity & power backup.
- ix. Air-conditioning during business hours.
- x. Housekeeping during business hours.
- xi. Maintenance and upkeep of common areas.
- xii. Secured Server room with UPS and Power back up for essential Business Centre services if required access controlled.
- xiii. 10% discount on published rates on meeting room services & 10% on video conferencing from other floors.
- xiv. Access on chargeable basis to Gym, cafeteria, creche.

IN WITNESS WHEREOF the parties have executed this agreement as on the date mentioned at the beginning of this Agreement.

For Oben Services Private Limited	For Go Digit General Insurance Limited
	
Authorized Representative Name: Sameer Bakshi Designation: Director	Authorized Representative Name: Ravi Prakash Khetan Designation: Chief Financial Officer

Schedule 1

Business Centre address

Oben Services Private Limited
Atlantis, site no. 95, Koramangala 5th Block,
Industrial Layout, Koramangala Industrial Layout,
Bengaluru, Karnataka - 560095
E-mail: sudhanshu.misra@godigit.com

Client Address (Not centre address)

Contact Name: Ramesh Shivaram
Company Name: Go Digit General Insurance Limited
Address: Smartwork Business Centre, 1st Floor, Nyati Unitree, West Wing, Samrat Ashok Road,
Yerawada, Pune, Maharashtra - 411006
E-mail: Ramesh.shivaram@godigit.com

Office payment details (excluding Tax/GST and excluding services)

Office Number	Basis	Monthly Office fee (In Rs.)
Office no. 001 at Ground Floor, 101 at First Floor, 201 at Second Floor, the Terrace and Car Parking at Basement and parking at periphery	As and when the particular floor is delivered to the client for use	Rs.67,05,476/-

Service Provision Start Date	Basis the delivery of the work stations (as per memo exchanged)
Service Provision End Date	Agreement end date

Comments:

Taxes as applicable

*Additional Notes to Service Agreement in Schedule 2



Schedule 2

NOTES TO SERVICE AGREEMENT:

- Contract Term: This shall be as per Clause 1. of the Agreement.
- Security Deposit: Three months of office fee
- Car Parking at Basement and parking at periphery Any additional facility/service rendered by OSPL beyond mutually agreed scope of operation to Client will be charged extra at actual.
- Exit Cleaning Charges- payable on exit for any damage or wear and tear of facility under use. The value will be decided on mutually agreeable terms after inspecting the office space during move-out phase.
- Stamp Duty & Registration: Included in service charge

