

## LETTER OF INTENT

This Letter of Intent ("LOI") is made and entered into, at Mumbai on this 16<sup>th</sup> day of April, 2024. Details of the proposed Parties and terms and conditions of proposed Leave and License Agreement are as follows: -

Proposed Licensor Address	: Mr. Sanjay Kumar Singh 503 West Keshav Place , Bailey Road , Khajpura , B V College Patna , Bihar 800014.
Proposed Licensee Address	: Hitachi Payment Services Pvt. Ltd. Jai Coach Compound, Silver Metropolis, No. 401, 4th Floor, Off, Western Express Hwy, Goregaon, Mumbai, Maharashtra 400063
Occupant Designation Nationality	: Fusa Tsujimoto Designation : Manager Japanese
Type of proposed Agreement	: Leave and License Agreement
Description of the Premises	: Flat No. 1206 , A-Regent Hill Hiranandani Gardens, Powai, Mumbai – 400 076
Car Parking	: 1
Area (in sq.ft.)	: 380 Carpet square feet
Agreement Tenure	: 24 months Start From 01/05/2024
Lock-in period	: 11 months
License Fee / Payment Schedule	: INR 1,25,000/- (One Lakh Twenty Five Thousand only) per month
Escalation	: 10% Every Year
Termination Clause	: By 01 (one) month advance notice by either Party, after completion of initial 11 months.
Refundable Interest Free Security Deposit	: INR 5,00,000/- (Rupees Five lakh only)
GST on License Fee	: If applicable to be paid by licensee.
Utility Charges	: The Licensee will regularly pay the electricity/Telephone/Water, bills upon receipt from the provider.

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