

AGREEMENT FOR COMMISSION PAYMENT

Between InfragenX Private Limited and Tenant

This Agreement (“Agreement”) is made and entered into on Submission of Tenant Rent In Form, by and between:

InfragenX Properties, a real estate consultancy firm, having its office at 1224/1 HBR layout 1st stage 3rd Block Kalyan Nagar Post Bangalore 560043, hereinafter referred to as the “Agency” or “InfragenX” (which expression shall, unless repugnant to the context or meaning thereof, include its successors, agents, and assigns),

AND

Mr./Ms. [Tenant Full Name], As per the Tenant Rent In Form , hereinafter referred to as the “Tenant” (which expression shall, unless repugnant to the context or meaning thereof, include their heirs, administrators, and permitted assigns).

1. Scope of Engagement

The Tenant hereby appoints InfragenX Properties to assist in locating, coordinating, and securing a residential rental property in Bangalore and acknowledges that such services include:

- Property shortlisting and site visits
- Liaison with owners/lessors
- Negotiation of terms and conditions
- Drafting and execution support of the rental agreement
- Assistance with move-in coordination

2. Commission Payment

The Tenant agrees to pay InfragenX Properties a **commission fee equivalent to one (1) month’s rent** plus applicable GST, for the services rendered upon successful closure of the rental transaction.

3. Payment Terms

- The commission fee shall be payable **on the day of signing the rental agreement** or **prior to taking possession of the premises**, whichever is earlier.
- The payment shall be made via bank transfer, UPI, cheque, or any other agreed digital method to the official account of InfragenX Properties.

4. Non-Refundability

The Tenant agrees and acknowledges that the commission fee, once paid, is **non-refundable** under any circumstances, including but not limited to:

- Voluntary cancellation of the lease by the Tenant
 - Change of mind after agreement execution
 - Disputes arising post-possession between Tenant and Owner
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5. Exclusivity Clause

The Tenant agrees that the property finalized through InfragenX Properties shall not be approached independently or finalized directly with the Owner/Landlord without the involvement of InfragenX. Any such direct dealing shall still entitle InfragenX to the agreed commission.

6. Liability Limitation

InfragenX Properties acts as a facilitator and not a party to the rental agreement between the Tenant and the Property Owner. The agency shall not be liable for:

- Any disputes between the Tenant and Owner post-agreement
 - Legal or compliance issues arising between both parties
 - Delays in possession caused by the Owner or unforeseen circumstances
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7. Termination

This agreement shall remain valid until the commission has been paid and the rental process is complete. However, either party may terminate this agreement in writing before finalization of the property without any further obligations, provided no transaction has been closed.

8. Jurisdiction

All matters arising from this agreement shall be governed by and construed in accordance with the laws of India, and the courts of **Bangalore, Karnataka** shall have exclusive jurisdiction.

IN WITNESS WHEREOF, the parties have read, understood, and agreed to the terms laid out in this agreement and have executed this Agreement on the day of Tenant Rent In Submission Form.