

Online Property Sale Agreement

Between Property Owner and Infragenx Private Limited

This Online Agreement (“Agreement”) is made and accepted digitally on day & time of online form submission

1. Property Owner As per the Online Submission data
(hereinafter referred to as the “Owner”)

AND

2. Infragenx Properties (Infragenx Private Limited)

Registered Office: 1224/1 HBR Layout, 1st stage 3rd Block, Kalyan Nagar Post, Bangalore 560043

Email: info@infragenx.com

Phone: +91 9663876464

(hereinafter referred to as the “Agency” or “Infragenx Properties”)

1. Purpose of Agreement

The Owner hereby appoints Infragenx Properties to facilitate the **marketing and sale of the property** located at:

Property Address: As per Online Submission Form

The Owner authorizes Infragenx Properties to represent the property to potential buyers and provide the services listed below.

2. Scope of Services

Infragenx Properties agrees to provide the following services:

- Property evaluation and market analysis
 - High-quality listing across real estate platforms
 - Property marketing (online, offline, and direct)
 - Site visit coordination with verified buyers
 - Buyer negotiation support
 - Documentation guidance and assistance in registration process
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3. Commission Fee

- The Owner agrees to pay Infragenx Properties a **commission of 2% (Two Percent)** of the **final gross sale value** of the property.
 - This commission becomes **payable on the date of registration/sale agreement or receipt of final sale payment**, whichever occurs earlier.
 - Applicable taxes (such as GST) shall be paid extra as per government norms.
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4. Exclusivity (Optional Clause)

(Strike through if not exclusive)

The Owner agrees to provide **exclusive sale rights** to Infragenx Properties for a period of **90 days** from the date of this agreement.

5. Validity and Duration

This agreement shall remain valid until the **successful sale of the property** or a period of **120 days**, whichever is earlier. It may be extended in writing with mutual consent.

6. Owner's Responsibilities

- Ensure clear title and legal documents are available for review.
 - Disclose all encumbrances, liens, or legal issues, if any.
 - Provide reasonable access to Infragenx Properties team members and potential buyers for property visits.
 - Not engage in direct sale with leads introduced by Infragenx Properties without intimation.
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7. Buyer Introduction Clause

If a buyer introduced by Infragenx Properties purchases the property—either directly or indirectly—within **6 months of the introduction**, the full 2% commission shall be applicable and payable.

8. Termination

- The agreement can be terminated by either party with a **written notice of 15 days**.

- If a sale is finalized with an Infragenx properties referred buyer post-termination (within 6 months), the commission still applies.
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9. Limitation of Liability

Infragenx Properties shall not be held liable for:

- Legal disputes arising from title or ownership issues
 - Buyer-side financial or legal delays
 - Failure to close due to reasons beyond its control
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10. Legal Jurisdiction

All disputes shall be subject to the **jurisdiction of Bangalore, Karnataka, India**.

11. Digital Acceptance

By submitting the online listing and agreeing to the terms digitally, the Owner confirms complete understanding and acceptance of this Agreement.

This Agreement does not require physical signatures and shall be deemed legally binding.