

PROPERTY MANAGEMENT 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. Scope of Services

Infragenx Properties ("Manager") agrees to provide **property management services** to the Owner for the following:

- **Residential Properties**
- **Commercial Properties**
- **Buildings / Facilities** (*apartments, complexes, gated communities, etc.*)

General Services May Include:

- Rental marketing & advertising
 - Tenant sourcing and verification
 - Rent collection & disbursement
 - Routine inspections and maintenance coordination
 - Legal and rental documentation assistance
 - Vendor management and facility upkeep (for building/facility)
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2. Property Details

Address of the Property to be Managed: As per the Data submitted through Online form.

Type:

☐ Residential ☐ Commercial ☐ Building / Facility

3. Registration Charges

The Owner agrees to pay a **one-time registration fee of ₹5,000 (Rupees Five Thousand only)** per property for onboarding and listing the property for rental management.

4. Management Fee Structure

a. Residential & Commercial Properties

- The Manager shall be paid a monthly **management fee of 9%** of the gross monthly rental value received from tenants.
- This fee will be auto-deducted from rental income or invoiced monthly if rent is collected directly by the Owner.

b. Building / Facility Management

- After an **initial site visit and assessment**, Infragenx Properties will provide a **custom quote** for facility management based on scope and service needs.
 - Quote shall include staffing, maintenance, security, and utility coordination as per client requirement.
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5. Agreement Duration & Termination

- This agreement is valid for a **minimum period of 12 months** from the date of signing.
 - Either party may terminate the agreement with a **30-day written notice**.
 - In the event of early termination, any pending management fees or costs incurred will be payable immediately.
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6. Owner Responsibilities

The Owner shall:

- Provide valid ownership documents of the property.

- Allow access for inspections and tenant visits.
 - Approve repair/maintenance costs above ₹5,000.
 - Respond to legal or compliance issues promptly.
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7. Legal Compliance

Infragenx Properties will operate in accordance with applicable **real estate and property rental laws** in India and the state of Karnataka. It will not be held liable for tenant misconduct or delays in rent unless due to negligence in tenant screening.

8. Limitation of Liability

The Manager shall not be liable for any:

- Acts of nature, vandalism, or tenant damage.
 - Legal disputes between Owner and tenant outside of agreed management scope.
 - Non-payment of rent due to tenant default.
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9. Dispute Resolution

Any disputes arising under this agreement shall be subject to the jurisdiction of the courts in **Bangalore, Karnataka, India**.

10. Digital Consent

This agreement may be signed digitally or acknowledged over email/WhatsApp for the purpose of operational convenience and shall hold the same value as a signed physical document.
