



PROPERTYMANAGEMENTAGREEMENT

LAND – HOUSING PLOT

This Agreement effective from this Day of by and between hereinafter referred to as "OWNER" and M/s SITRIL PVT LTD, Chennai, hereinafter referred to as "AGENT".

SUMMARY OF AGREEMENT: This Agreement AUTHORIZES the "Agent" to represent the "Owner" in his/her/their absence. The Agent will undertake the task of ensuring that the **property comprising RESIDENTIAL/COMMERCIAL PLOT** is regularly inspected and ensure that any trespass, damages, neglect or violation is notified to the owner and if/when reasonably possible to be rectified to the satisfaction of the Owner. This Agreement confers full authority to the Agent to represent the Owner/s in case it is required to file complaint with Police or Government authorities in the event of trespass or encroachment by unauthorized person.

IMPORTANT: This Agreement does NOT AUTHORIZE the Agent to Rent, Lease, Sub-let or Conduct any kind of commercial activity in the LAND, unless authorized by a 'Power of Attorney' (POA) to the effect.

DETAILED DESCRIPTION OF PREMISES

ADDRESS:

OWNER NAME/ADDRESS:

POA NAME/ADDRESS (if applicable):

LAND DETAILS:

FIXTURES/EQUIPMENT (if any):

The TERMS of Agreement are enumerated below:

1. **TENURE OF AGREEMENT:** This Agreement is valid from To.....
2. **PROPERTY MANAGEMENT FEE:** The Owner hereby agrees to pay an ANNUAL FEE of Rs...../- towards Property Management Services rendered by the Agent as listed in detail below.
3. **LAND MAINTENANANCE SERVICE:** Agent shall do everything reasonably necessary for the proper maintenance of the land property including periodic inspections of monthly once. In the case of an emergency where there is trespass or encroachment by unauthorized persons and if Owner is not readily available for consultation, Agent shall use his/her own discretion regarding same.
4. **ACCOUNTS:** Agent will communicate to Owner the MONTHLY ESTIMATE of expenses, in case of any gardening, landscaping, fencing related expense is incurred. Owner will arrange for this amount to be paid to Agent. Subsequently, Agent will send a Monthly Statement of Accounts.
5. **TERMINATION OF AGREEMENT:** Both, the Owner and the Agent are free to terminate this contract with 30 days prior notice by Email and followed by a hard copy letter to be delivered in person or by Registered Post or by Courier. The Agent is NOT LIABLE TO REFUND the Property Management Fee in case of such premature Termination by the Owner. In case the Agent wishes to terminate the Agreement due to any unavoidable circumstances he/she will Refund the Property Management Fee (one year) in full to the Owner.
6. **LEGAL JURISDICTION:** Any and all disputes arising from breach of agreement by either party can be contested only within the jurisdiction of Madras High Court, Chennai, Tamil Nadu, India.

**The Terms of Agreement listed above have been read and understood by us.
We agree to abide by this agreement without any reservation.**

Signature of Owner

Signature of Agent

DATE:

PLACE: Chennai, India