*PRIVATE AND CONFIDENTIAL*

 ${selectApprovalDate}

**Exclusive Mandate & Fee Confirmation**

**${name}** (hereinafter referred individually or jointly as “Client”) S/o \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ R/o \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ hereby appoints Valion E Assets Pvt Ltd (hereinafter referred to as ‘Consultant”) to act as its exclusive sales consultant in connection with Lease of ${property\_address} admeasuring ${property\_size} (hereinafter called the “Transaction”).

This letter shall constitute a binding Engagement Agreement ("Agreement") between the Client and Consultant and sets out our understanding of the terms on which the Client has engaged the services of Consultant in this regard.

**Term and Scope of the Engagement**

The Client hereby appoints and mandates the Consultant to represent / act for discussion/ negotiations/ representations with different parties for the above mentioned property in respect of the transaction as defined above for a period of 30 Days from the above mentioned date of mandate.

**Non-Circumvention**

The Client undertakes that it shall not, under any circumstances and at any time during the subsistence of this Agreement, directly or indirectly, deal with, in any way solicit or communicate with or entertain or circumvent CONSULTANT with regard to this Landlord (s) who are introduced by CONSULTANT for the purposes of the Transaction and with whom the Client engages in discussion. The Client specifically undertakes not to, directly or indirectly communicate, deal or negotiate with any of the sources, contacts, employees, advisors/ consultants of such introduced parties, as contemplated herein, and furthermore that the Client will not enter into any contract, agreement or arrangement with any of them, other than through CONSULTANT in connection with the Transaction. In the event that the Client circumvents or attempt to circumvent this Agreement for this Transaction, the Client shall be liable to compensate CONSULTANT for the remuneration that it would otherwise have received as if the Transaction was closed by CONSULTANT.

**Decision Exclusivity**

The client and the consultant hereby agrees that the final decision for closure of the transaction rests exclusively with the client depending on the terms of the offers proposed by the consultant

**Fee structure**

The Client agrees to pay to CONSULTANT a net fee equivalent to 1 Month Rent on the rent agreed by the Landlord(s) and pursuant to this Agreement. Such fees shall be payable net of all taxes by the Client to CONSULTANT immediately upon the closure /transfer of money/ signing of term sheet of the above said property

**Confidentiality**

CONSULTANT confirms that it shall keep all information received from the Client as confidential and shall take steps in good faith to preserve information confidential from misuse both during and after termination of this Agreement. CONSULTANT is permitted to share documents, information, etc. with the landlord in connection with this Agreement.

**Assignment of Agreement**

CONSULTANT is allowed to assign this Agreement to any of CONSULTANT’s Group Companies or its associates. The said assignee will be bound by all the terms of this Agreement.

**Governing law and jurisdiction**

These terms of business shall be governed by and construed in accordance with the laws of India and any dispute arising out of this engagement or these terms shall be subject to the exclusive jurisdiction of the Indian courts.

Yours faithfully,

 For and on behalf of

**${name}**

We hereby confirm our agreement to the terms of the above letter and the enclosed terms of business.

For and on behalf of

**For Valion E Assets Pvt Ltd**

Feba Varghese

${selectApprovalDate}

**Authority Letter**

**The Security Manager/ Facility Manager**

${property\_address}

**Sub: Authority Letter for visiting our** for ${property\_address} admeasuring ${property\_size}

**Dear Sir,**

I,**${name}** (hereinafter referred individually or jointly as “Client”) owner of ${property\_address} admeasuring ${property\_size}have given an exclusive mandate for marketing the above mentioned property to Valion E Assets Pvt Ltd

We hence do hereby authorize Valion Representatives to visit and show the property for marketing, inspect, clean and look after the above property for a period of 30 Days

Kindly do the needful & oblige.

Thanking you

Yours truly

**${name}**