

Brigade Enterprises Limited

Corporate Identity Number (CIN): L85110KA1995PLC019126
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Brigade Group Channel Partner MOU (Domestic & International)

Kind attn.: Mr. Jyothi P
(Address to be inserted)

Dated: 13/09/2025

NAYA PUSHKARA B-310, 3rd Floor
KALKERE MAIN ROAD, RAJAMURTHY, BANGALORE - 560016

Greetings from Brigade Group!

Further to our discussion and based on your submission of the following documents:

- ☐ RERA Registration Certificate/Number;
- ☐ Copy of PAN card (*Original to be produced for verification at the time of signing letter*);
- ☐ Copy of GST Registration certificate/Original GST exemption declaration (*Original to be produced for verification at the time of signing of this letter*);
- ☐ Business card;
- ☐ Address Proof of place of business;
- ☐ Certificate of Incorporation (in case of company); Form C Registration Certificate (in case of partnership firm); Firm Registration Certificate, if any, (in case of a proprietorship firm);
- ☐ Cancelled cheque of the account you wish to receive funds in.

We are pleased to issue our Agency Appointment Letter ("Letter") with the following terms and conditions. Please sign and return a copy of the same for our records.

Terms and Conditions

1. We are pleased to empanel you as Channel Partner/Agent on non-exclusive basis for the limited purpose for promoting sale of flats/units of our Residential Projects. Company may at its sole discretion is entitled to appoint other Channel Partners for promoting sale of flats/units of our Residential Projects for which you are appointed on such terms and conditions as the Company may desire and you cannot take exception to the same.

Also, you are not authorized to represent us as 'Sole Selling Agents'.

2. The Channel Partner/Agent should get himself registered as an Agent under the Real Estate (Regulation and Development) Act, 2016 and Relevant Rules, and keep the registration renewed from time to time. He should submit the copy of the registration certificate or renewal thereof, to Brigade Group before marketing the projects.



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Jyothi P

3. You are required to quote RERA Registration Number of the Projects being promoted for Sale.
4. You shall be eligible for the Commission/Fee at the rate of 2% (exclusive of service tax) on the Agreement Value of transactions facilitated by you, subject to deduction of any taxes.
5. Towards the overseas/NRI sales, you shall be eligible for the Commission/Fee at the rate of 3% (exclusive of service tax) on the Agreement Value of transactions facilitated by you, subject to deduction of any taxes.
6. In case of domestic leads generated by International Channel Partners Commission/Fee will be applicable at the rate of 2% (exclusive of service tax) on the Agreement Value of transactions facilitated by you, subject to deduction of any taxes.
7. You shall fill your invoice & submit it after we are in receipt of minimum payment of 10% of the Agreement value from the customer & post signing of the agreement. We shall make the payment of Commission within 45 (forty-five) working days of receipt of the Invoice. All payments to you shall be made in INR after deduction of applicable taxes.
8. You are requested to contact us for the availability of apartments and rates before offering or committing to your Customer.
9. This Letter does not allow you to create a website in the name of our brand/sub - brands/projects. Our brand/sub-brands/projects should not form part of the domain name in your URL. The content and design of the website/microsite should prominently indicate your role as a Channel Partner of Brigade Group and not impersonate Brigade Group or its employees.
10. Please note that you are not authorized to release any advertisements in any media with our name & logo without our prior consent in writing.
11. Should you wish to advertise, the subject matter should have our prior written consent/approval and we shall not be bearing any expenses whatsoever incurred by you for such advertisements unless agreed upon.
12. Payments from the Customer should be collected only in the respective Brigade Group Company's/project name, which will be indicated at the time of booking the apartments. No cash transactions are allowed and/or accepted.
13. The Channel Partner will be responsible for collecting 10% booking amount within 30 days from the date of booking for all cases and ensure that the execution of agreement to sell shall complete within 30 days of dispatch of the said agreement from Brigade Group.



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Handwritten signature or initials in blue ink, possibly reading '140th'.

14. The Channel Partner is encouraged to register their lead in advance by email to avoid confusion in the future.
15. The Channel Partner needs to be mentioned as 'Lead Source' by the Customer at the time of first site visit & in the Application form at the time of booking, in the Customer's handwriting & with Customer signatures wherever required. In case of over- writing, tampering or white ink in the booking source space of the Application form, it will not be considered valid for payment of commission. No claim for commission/fee would be entertained, in the event of the 'Lead Source' name being not mentioned in both Enquiry Form and Application Form. Subsequent insertion of the 'Lead Source' name in either or both will not be entertained.
16. In case more than one Channel Partner claims the sale of a unit, the Channel Partner's name as specified in the Customer's declaration (application form and enquiry form) only will be considered and Commission shall be paid to the said Channel Partner.
17. At the sole discretion of Brigade Group, if the Channel Partner is an existing Customer and has over- dues in instalments, the commission pay-out shall be adjusted against those over-dues.
18. In event of cancellation of the booked unit by the Customer within one year of booking, the Channel Partner agrees to refund/adjust against future dues of the brokerage to be paid by Brigade Group.
19. Channel Partner as the Lead Source cannot be combined with any other lead source.
20. The Channel Partner should abide by expected ethical practices by not offering/sharing part of his/her commission offered by Brigade Group with the Customer or by way of incentive or in any other form to sales/marketing staff of Brigade Group.
21. This Letter is valid until terminated by either party by giving 30 days' prior notice in writing or on the happening of any of the following events:
 - a) Your RERA Registration being not renewed from time to time.
 - b) Revoked by the Authority under the provisions of Real Estate (Regulation and Development) Act, 2016 and Relevant Rules.
22. Breach of any of the above terms and conditions would lead to forfeiture of any unpaid commission and entitle Brigade Group to take necessary action as it may deem fit.
23. You are required to comply with all the provisions of the Real Estate (Regulation and Development) Act, 2016 and Relevant Rules made thereunder.
24. You shall provide assistance to both Purchaser and Brigade Group to exercise their respective rights and fulfil their respective obligations at the time of booking and sale of the flats/units of our Residential Projects.



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Handwritten signature and date: 21/04/2019

25. Please note that the scope of agency service is fully detailed in this letter and anything done by Channel Partner beyond the scope provided in this Letter is not binding on the Company.

26. You are required to maintain confidentiality of the terms of this Appointment Letter.

27. You are liable to indemnify and keep us indemnified against all losses, claims, demands/disputes raised by the Purchaser of flats/units, in the event of you involved in any unfair trade practices defined under RERA or for any other reasons.

28. This Letter will be governed as per the Laws of India. Any dispute shall be subject to exclusive jurisdiction of the courts of Bangalore.

Looking forward to a mutually beneficial business relationship!

Thanking you

Brigade Group Representative

I accept the above mentioned terms & conditions

Channel Partner Name: JYOTHI, P

Company Name: NEST PROP CONSULTANTS



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Jyothi, P