

PROPERTY MANAGEMENT AND PROTECTION SERVICES AGREEMENT

(International Standard for NRI & Domestic Clients)

This Property Management Agreement ("Agreement") is entered into on this [Date] by and between:

FORTRESS PROPERTY MANAGEMENT, a professional property protection and management firm based in Tamil Nadu, India, represented by its authorized signatory (hereinafter referred to as the "**Manager**"),

AND

[**Owner's Full Name**], residing at [Foreign/Domestic Address] (Passport No./ID: [Details]), (hereinafter referred to as the "**Owner**").

1. RECITALS

The Owner holds legal rights to the property located at [Full Description of Property/Survey No/Address] ("The Property") and desires to engage the Manager to protect, maintain, and generate revenue from the Property in the Owner's absence.

2. SCOPE OF SERVICES

The Manager agrees to provide the following comprehensive services:

- **Asset Protection & Anti-Encroachment:** Vigilant monitoring to prevent illegal occupation or encroachment by third parties.
- **Surveillance & Security:** Installation and 24/7 maintenance of CCTV surveillance systems and deployment of dedicated security personnel (Watchmen) if required.
- **Revenue Generation:** Identifying opportunities for leasing, advertising (hoardings), or agricultural/commercial usage to ensure the property remains productive and self-sustaining.
- **Legal & Liaison Support:** Representing the Owner in coordination with Local Police Authorities and Revenue Departments, and providing legal assistance through empaneled advocates in case of disputes.

- **Regular Maintenance:** Periodic cleaning, clearing of shrubs, and structural upkeep.

3. MANAGER'S AUTHORITY

The Owner hereby grants the Manager the authority to act as their local representative for administrative tasks, including the payment of property taxes, electricity bills, and appearing before local government bodies on behalf of the Owner regarding the Property.

4. FEES AND DISBURSEMENTS

Service Category	Description
Monthly Management Fee	A fixed retainer of [Amount] for basic protection and reporting.
Security/CCTV Costs	Actual costs for hardware and personnel as approved by Owner.
Legal Representation	Billed separately based on the scope of litigation or dispute resolution.

5. DIGITAL CONSENT & E-AGREEMENT

Both parties agree that this agreement shall be executed digitally. The Owner's confirmation via registered email shall constitute a legally binding acceptance of all terms herein, equivalent to a physical signature, as per the Information Technology Act (India).

6. TERMINATION

Either party may terminate this agreement by providing a 30-day written notice via email. Upon termination, the Manager shall hand over all keys, security credentials, and documents to the

Owner or their designated representative.

7. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of India. Any disputes arising shall be subject to the exclusive jurisdiction of the courts in Tamil Nadu.

IN WITNESS WHEREOF, the Manager has signed this agreement, and the Owner signifies acceptance through an **Email Confirmation** from their registered email ID.

Manager: Fortress Property Management

Owner: [Owner's Name to be filled]