



ONE STOP PROPERTY

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NON-CIRCUMVENTION AGREEMENT

Ref:

This Agreement is made and entered into on this day of 20..... by and between:

1. One Stop Property Ltd (hereinafter referred to as the "Agency"), a duly registered real estate agency in Mauritius, having its principal office at 148, Avenue Camelia, Trou Aux Biches.

AND

2. [Seller Name].....
(hereinafter referred to as the "Client"), residing at

[Client Address]

WHEREAS:

The Agency will introduce potential buyers to the Client for the property located at [Property Address] (the "Property").

The Client agrees not to circumvent the Agency and to pay the latter the agreed commission, which is of 1.15% of the Property's final transaction value, if the transaction is completed directly or through another party.

NOW, THEREFORE, in consideration of the mutual covenants herein, the parties agree as follows:

1. NON-CIRCUMVENTION

The Client agrees that for a period of 12 (Twelve) months from the date of this Agreement, they shall not:

- a) Directly or indirectly negotiate, enter into, or complete a sale of the Property with the buyer introduced by the Agency without involving the Agency;
- b) Engage any other real estate agent or intermediary to facilitate the same transaction.

2. COMMISSION OBLIGATION

If the Client proceeds with the sale of the Property, with the buyer introduced by the Agency, within the said 12-months period, the Client shall pay the Agency a commission of 1.15% of the Property's final transaction value, payable upon Execution of a deed of sale at the Notary office.

3. CONSEQUENCES OF BREACH

Breach of this agreement shall entitle the Agency to pursue all available legal remedies, including but not limited to initiating legal proceedings. In this case, The Client agrees to be liable to pay the Agency:

- (a) The said commission equal to 1.15% of the Property's final transaction value;
- (b) All legal costs incurred by the Agency in enforcing this agreement.

4. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of Mauritius, without regard to its conflict of laws principles (That is: strictly under Mauritian law). Any disputes arising under this Agreement shall be resolved exclusively in the courts of Mauritius, and the Parties irrevocably submit to the jurisdiction of such courts.

7. ENTIRE AGREEMENT

This document constitutes the entire agreement between the parties and supersedes any prior understandings or agreements.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

For and on behalf of (company name)

Name:

Signature:

Designation:

Date:

Witness 1 (Agency Representative):

Name:

Signature:

Passport No.:

Date:

By signing below, the Client confirms they have read, understood, and agreed to all terms, including non-circumvention obligations and remedies for breach.

Signed by the Client:

Name:

Signature:

ID/Passport No.:

Date: