



SÀWAI

03rd October, 2024

Dear Mr. Milan Halder,

C 306, Asmas Arcade, Karawada
Mapusa, North Goa, 403507

Email: milanhalder1759@gmail.com
Phone Number: 9881742788

Re: Offer Letter

We are pleased to offer you the position of **Luxury Sales Executive - Goa**. Please find below the intended offer details.

It is intended for you to commence your employment on **7th October, 2024** ("Commencement Date"). You cannot hold any other form of employment - full-time/part-time while being fully employed with Techlusso Systems Private Limited.

Please read through this letter carefully and indicate your acceptance of the offer.

1. Your Position

You will be employed on the terms and conditions in this agreement, in the role of **Luxury Sales Executive - Goa**. In addition to any duties allocated by the Employer from time to time, your position will involve the duties set out below:

1. Identify new villa projects, land parcels, and individual villas for sale.
2. Identify new business opportunities and cultivate relationships with developers and villa owners.
3. Oversee the process of client visit, ensuring a seamless and exceptional client experience while showing the selected properties.
4. Conduct market research and stay up-to-date with industry trends to inform sales strategies.
5. Manage a network of real estate agents to sell the properties owned or managed by the company exclusively.
6. Develop and maintain positive relationships with clients, investors, developers and vendors.
7. Daily Reporting of Team Progress and Individual Reports to the management.
8. Understand client's needs and communicate those needs to internal teams.
9. Develop and maintain a deep understanding of our products and services.
10. Monitor client feedback and work with internal teams to address any issues.
11. Identify opportunities to upsell and cross-sell our products and services.
12. Maintain accurate records of client interactions and activities in our CRM system.
13. Meet or exceed quarterly and annual revenue targets.

GSTIN : 06AAICT1501G1ZR

Techlusso Systems Private Limited

www.thesawai.com | info@thesawai.com

5th Floor, Wing-A, Statesman House, Barakhamba Rd, New Delhi, Delhi 110001



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2. Location

You will operate from North Goa. You may be required to perform your employment obligations from a different city too.

3. Probationary Period

That the Employee shall be considered to be on probation for a period of three (03) months from the date of Execution of this Agreement. That the Employee shall be appraised and confirmed upon satisfactory appraisal and feedback from management,

In the case of Termination of contract during the probationary period due to non-performance of duties and responsibilities or being unavailable for required meetings or relinquishing employment, The Company shall not be liable to any financial obligation to the Employee.

4. Term

Subject to the provisions of termination as hereinafter provided, the term of this Agreement shall begin on 07/10/2024.

After Completion of the Probation Period, The Employee agrees to a lock-in period of Six Months, from the day of the Completion of the Probationary Period.

The obligations of the Employee under this Agreement will survive both the execution of this Agreement and the Termination Date.

If the employee decides to terminate the contract during the six-month lock-in period, The Employee shall upon giving the resignation, will compensate the Company an amount equivalent to pro-rated salary for the balance Lock-In Period.

5. Hours of Work

- (a) As a full-time employee, you will be required to devote your time towards mandatory office hours and be available over weekends for events and meetings during evening hours
- (b) You shall be allowed fuel reimbursement.
- (c) Any other expense incurred for the company shall be with prior approval by Text, Message, or E-Mail.

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6. Salary and Benefits

Your current proposed cost to the company is:

You will receive a monthly salary of INR 55,000 (Rupees Fift-Five Thousand Only) during the probation period.

Particulars	Amount (Yearly)	Amount (Monthly)
CTC	660,000	55,000

Particulars	Amount (Yearly)	Amount (Monthly)
Basic Pay	330,000	27,500
HRA	165,000	13,750
Conveyance Allowance	15,000	1,250
Special Allowance	150,000	12,500

All Payouts will be done by the 10th of every month. Incentives shall be calculated from the First Day of the month to the Last Day of the month.

Incentive: 2% of the Platform Fee Earned for Transactions starting from INR 4 Cr upto INR 16 Cr.

3% of the Platform Fee Earned for Transactions > INR 16 Cr.

5% of the Platform Fee earned for Transactions starting upto INR 4 Cr.



6. Leave

(a) You will be entitled to annual and long service leave per the company's applicable laws and leave policy.

7. Acceptance

Please indicate your acceptance of this Letter of Offer by accepting the conditions in an email to the Employer via an email.

Yours Sincerely,

Kajal Singh
Co-Founder

I, Milan Halder, accept and agree to the terms of conditions of employment contained in this Letter of Offer and agree to be bound by them.

Signature