

## **Mandatory Terms & Conditions**

- **Once the flat is booked it will not be interchanged with any other flat, if the purchaser still wishes to do so he/she has to pay additional charges of Rs.50,000/- and the new rates existing at that time shall be applicable.**
- **No civil work or other changes shall be carried in the flat. The condition shall be strictly followed as per sanctioned plans or as shown in brochure. If any civil or other changes required shall be carried by purchaser alone, only after receipt of peaceful possession of the said flat.**
- **Once the flat is booked, the same flat shall not be disposed-off to any other prospective buyer for a period of 18 Months from the date of booking and the buyer has to take the consent/NOC of the builder in writing. It is mandatory to pay transfer charges of Rs.50,000 to do so.**
- **We request all our customers that the internal amenities provided in the flat shall be strictly binding .We shall not compensate by cash or kind if any of our amenities or civil work is not required by the customer.**
- **All prospective buyers are well informed to pay all dues on time, if they fail to do so interest @ 24 % per annum shall be strictly charged and the management holds the rights to cancel the booking.**
- **Due to safety precautions we do not allow our customers to visit the ongoing site.**
- **VAT @ 1% and Service Tax @ 3.09% is applicable and it will be borne by purchaser alone, any increment in the same from the government is to be borne by the purchaser alone.**
- **All the cheques are to be issued in favor of “Kohinoor Castles”, and we do not accept any payments via cash.**
- **On Cancellation of any flat the entire booking amount will be forfeited, Refunds, if any, will be given in the form of PDC's of 6 months or as decided by the management**
- **All the government charges like Stamp Duty, Registration Charges, and House Tax etc. are to be borne by purchaser alone.**
- **If the cheque is bounced/returned due to any reason the purchaser/account holder is liable to pay a penalty of Rs. 1200/- to the management.**
- **We do not accept PDC's ( Post Dated Cheques )**
- **The developer reserves the rights to change/amend the layouts, plans, specifications or amenities without prior notice or obligation.**
- **11 months advance maintenance as decided by the management is to be paid at the time of possession.**