



## **TERMS & CONDITIONS**

1. Additional 10% of total booking price indicated on the form shall be charged for each single category of plot. In case of multiple choices 10% on each category will be added and 15% in case 100 feet road & above of total booking price.
2. All Payments are to be made according to the category / size of the plot, as per schedule of payments, through Cash or Bank Drafts/Pay Order, Cheque in favor of Taj Residencia.
3. Applicant shall not be paid any interest/markup against the amount paid by the client.
4. Installments received from the customer/Allottee after due date will only be accepted with surcharge at the rate of 1.5% per month of installment (calculated at daily rate i.e 0.05%).
5. The exact size and location of the plot is tentative and subject to adjustment in placing and accordance with determination/ measurement at the time of possession.
6. In the event of nonpayment of any current dues or surcharge levies, within the laid down period, plot allotment shall be liable for the cancellation within one month written notice.
7. No construction can be done without approval of concerned offices/authorities.
8. Utility Connection charges & extra land charges are exclusive of booking price.
9. In case of extra area (over & above allotted area) with any plot, extra land shall be charged in addition to total amount.
10. A property once allotted or transferred cannot be surrendered or applied for cancellation by the allottee and all amount paid on account thereof shall be Non-Refundable.
11. Taj Residencia reserves the right to allot/sell a plot surrendered by any applicant (or cancelled from the name of the allottee due to non-payment of dues) to any other applicant or person. Ex-allottee shall have no right to such plot.
12. All registration/mutation charges shall be borne by the allottee along with any other applicable government tax.
13. Applicant is bound to follow terms and conditions in addition to rules/by laws, rules & regulations governing allotment, possession, ownership, construction and transfer of plot, enforced by Taj Residencia & other regulatory authorities/RDA.
14. In case of any dispute between the applicant & Taj Residencia, the dispute will be referred to Management Committee of Taj Residencia, whose decision shall be final and binding. Committee shall not be challenged before any other forum.