

## TERMS & CONDITIONS

- 1) Once allotted and agreement signed, the price will be firm.
- 2) All payments should be only by demand draft or local cheque favouring "Toc-H Royal Builders" payable at Cochin city. For NRI's, all payments should be made only through their NRE/NRO Accounts.
- 3) Toc-H Royal Builders reserves the right to accept or reject any application.
- 4) Once booked the booking amount will not be returned on any condition., and it is the discretion of the builder to cancel the booking, if scheduled amount is not remitted on time.
- 5) Flat/sky villa as per the contract shall be given to the customer only on settling all due to the builder.
- 6) All local taxes, service tax, sales tax on works contract or VAT, as applicable, Kerala building tax, construction workers welfare fund, provident fund, contributions or similar social security fund , if any applicable or made applicable during the pendency of the contract or after its completion in relaxation to this project, other statutory payments in respect of the construction work carried out KSEB deposits and cabling charges as specified in the agreement, monthly maintenance deposit/ advance, cost of transformer and the charges for extra works, if any, have to be paid by the customer.
- 7) The builder is not responsible for any delay in water/ electricity connection as they are to be obtained from concerned departments on priority basis.
- 8) The plans are not drawn to the scale and are included only for the purpose of identification. The measurements shown in the plan are indicative and may vary. Furniture layout is only an indication for space utilization. The elevation shown in the brochure is an artistic impression only and the accruals may vary according to the practical site conditions. All measurements and specifications shown in the brochure are subject to minor changes without specific or general notice. All such variations/ alterations shall be purely at the discretion of the builder.
- 9) The area is inclusive of proportionate share of common areas and wall thickness.
- 10) Sanctioned building plans, title deeds and other related documents pertaining to this project is available at our office for reference.
- 11) All legal transactions are subject to Cochin jurisdiction only.

I.....  
do hereby authorize M/s. Toc-H Royal Builders, to sign and file on my/ our behalf any forms applicable to statutory bodies from time to time during the course of construction, as and when an allotment is made in my / our favour.

Kindly allot an apartment / a villa.....at plot No.....  
in my / our favour as per the preference stated overleaf. I/ We have gone through the Terms and Conditions and I/ We undertake to abide by the same if an apartment/ villa is allotted to me/ us.

We are enclosing application amount as detailed below:  
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I / We.....  
declare that the information furnished overleaf in this application is true to the best of my / our knowledge.

Signature of the Applicant/s

Date: