**⚖️ 1. Terms & Conditions**

**Introduction**  
These Terms govern your use of adonrealty.in and any services provided (“the Website”). By accessing the Website, you accept and agree to the Terms. Please read carefully.

**Use of Contents**  
All content is for informational purposes only. You may not reproduce, distribute or alter any material without prior written permission.

**Services & Projects**  
Descriptions, availability, and specifications of properties/projects are subject to change. Any sale or booking is contingent on prior written confirmation and execution of an appropriate agreement.

**User Obligations**  
Users shall provide accurate information and must not misuse the Website (e.g. hacking, automated scrapes).

**Limitation of Liability**  
adonrealty.in and its affiliates disclaim all liability arising from loss or damages due to use of the site or reliance on its content.

**Governing Law**  
These Terms are governed by Indian law. Any disputes will be subject to courts in Delhi.

**🛡 2. Privacy Policy**

**Overview**  
We respect your privacy and commit to protecting your personal data. This policy explains what information we collect, how we use it, and how you can control it.

**Information We Collect**

* **Provided by you**: name, email, phone, address, etc.
* **Automatically**: IP, browser type, usage patterns, form submissions, via cookies/analytics.

**How We Use It**

* To respond to inquiries, provide updates, process listings and bookings
* To improve Website functionality, personalize experience, analyze traffic
* To communicate marketing or industry insights (only if you opt in)

**Data Sharing**

* With third‑party service providers (e.g. CRM, marketing, analytics) under contract
* To comply with legal/regulatory obligations (e.g. RERA filings)
* Never sold or shared otherwise

**Security & Retention**  
We use industry‑standard measures (e.g. encryption, access controls) to secure data and retain only as long as needed.

**Your Rights**  
You may request access, correction, deletion, or withdraw consent by contacting our Data Officer at [email address].

**Children’s Privacy**  
Our site is not directed at children under 13; we do not knowingly collect their personal information.

**Updates**  
Policy may be updated; the “Last Updated” date will reflect changes.

**📝 3. Disclaimer**

**No Warranty**  
The information provided on the Website is “as is”—we make no representations or warranties about accuracy, completeness, or suitability.

**Professional Advice**  
Content is not a substitute for professional advice (legal, financial, real‑estate) and should not be relied upon as such.

**Third‑Party Links**  
We may link to external sites—we do not endorse their content and are not responsible for them.

**Limitation of Liability**  
We shall not be liable for any direct or indirect loss, damage, or injury arising from use of the Website.

**🏗 4. RERA Disclosures**

As required under the Real Estate (Regulation & Development) Act, 2016 (RERA):

* Adon Realty is a registered promoter under [State] RERA: Registration number **[insert]**.
* For each project, complete RERA details (registration number, approved plan, layout, carpet area, key dates, delivery schedule) are available via [link] or upon request.
* **Advance Payment Cap**: We charge no more than 10 % of total cost as advance before execution of the Builder‑Buyer Agreement. **Escrow Compliance**: At least 70 % of collected funds are transferred to project escrow accounts and only disbursed subject to certifications and auditsHomebuyers can approach state RERA authorities for any grievances, and we are committed to full compliance with adjudication timelines.

**🚫 5. Anti‑Fraud Notice**

To protect users from scams and fraud:

* **Only rely on verified agents** associated with Adon Realty. We will never ask for payments outside formal workflows.
* **Advance funds only via documented agreements** to authorised bank accounts.
* **Report suspected fraud** immediately via our Contact Us form, email or helpline; we will initiate investigation and escalate to legal or RERA authorities as needed.
* **Avoid unsolicited communications** claiming lucrative investment offers unless directly confirmed via our official channels.

**🍪 6. Cookie Policy**

**What Are Cookies?**  
Cookies are small text files stored on your device to recognize repeat visits, improve experience, and collect analytics.

**Types We Use**

* **Essential cookies**: required for core functionality (e.g. form submission).
* **Performance/analytics cookies**: track usage patterns to optimize the site.
* **Preferences cookies**: store user preferences (language, region).

**Consent**  
Upon first visit, you’ll be prompted to accept cookies. You may opt-out or manage preferences via settings or your browser.

**Third‑Party Cookies**  
We use tools like Google Analytics, social media integrations—they may set their own cookies; we do not control them directly.

**Managing Cookies**  
You can disable or delete cookies via your browser settings, but certain functionalities may then be limited.

**Blog For These Topics (Planned 3–4 posts)**

1. **“Understanding RERA: What Every Homebuyer Should Know”**  
   Explain RERA Act provisions, project registration, buyer rights, escrow use, and how Adon Realty ensures compliance.
2. **“Top Safety Tips to Avoid Real‑Estate Frauds in India”**  
   Educate readers on common scams, due diligence, dealing with agents, secure payment methods, and red flags.
3. **“Privacy & Cookies: Why They Matter when You Search Properties Online”**  
   Discuss how Adonrealty.in handles data respectfully, how cookies work, user consent, and data security measures.
4. *(Optional)* **“Booking Your Dream Home with Confidence: Step‑by‑Step Adon Realty Process”**  
   Walkthrough from inquiry to booking to handover: registrations, legal compliance, payment schedules (10%, escrow, etc.), documentation, and handover timelines.