

TERMS & CONDITIONS

Last Updated: May 29, 2026

Please read these Terms & Conditions thoroughly before operating the services managed by Amiliya Real Estate. By accessing our platform or initiating real estate services, you bind yourself to full compliance with the following operational terms.

1. Property Listings & Availability

- All traditional heritage or modern residential property listings, active valuation metrics, and detailed structural profiles provided by Amiliya Real Estate remain subject to rapid market availability shifts and can be edited or withdrawn without prior notice.
- While our experts make every professional effort to supply absolute precision across structural descriptions, images, and dimensions, all data functions purely as a general overview. Clients are strictly advised to execute sovereign independent verifications of all land deeds, ownership history, and physical properties prior to signing any binding legal instruments.

2. Bookings, Payments & Fees

- Securing a formal property booking or booking reservation demands a valid legal contract accompanied by an advance financial commitment executed in compliance with corporate policies.
- All monetary transactions must be cleared directly through verified, official Amiliya corporate banking or digital channels. Hand-to-hand cash payments conducted without an official serialized corporate receipt will not be recognized or validated by our legal department.
- All associated service charges, real estate brokerage fees, and relevant government value-added taxes must be systematically cleared by the client as specified in the prior signed service agreements.

3. Legal Compliance & Liability Limits

- Every real estate transaction, title exchange, and building contract processed via Amiliya Real Estate is governed explicitly under the local government laws, land administration acts, and municipal regulations of Nepal.
- Amiliya Real Estate acts exclusively as a licensed corporate real estate facilitator. As such, the company disclaims all civil or legal liability for disputes breaking out between buyers and sellers after a formal property agreement has been successfully signed and closed.

- Clients are legally required to furnish fully authentic government-issued identification certificates and verified citizenship papers during real estate dealings.
- All booking cancellations or deposit refunds are governed strictly by the pre-established clauses stated inside the specialized mutual contracts signed during the transaction launch.
- Amiliya Real Estate shall hold no financial or structural liability for unexpected project delivery delays caused by forces outside our direct control, including changes in national policies, zoning amendments, unexpected court injunctions, or natural disasters.

4. Intellectual Property & Jurisdiction

- Any unauthorized copy, replication, public distribution, or digital scraping of our website text, property images, original floorplans, software code, or unique Amiliya heritage brand logo designs is strictly prohibited and subject to immediate legal prosecution.
- The corporation reserves the absolute right to alter these Terms & Conditions whenever operational needs change without formal notice.
- Any active dispute, conflict, or legal claim arising from our services shall fall under the exclusive legal jurisdiction of the competent courts of Kathmandu, Nepal.