

A MAALIKA OF DREAMS

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VARMA
MAALIKA
LUXURY APARTMENTS
TRIPUNITHURA



There's more to a place than meets the eye. Location matters, convenience matters and finally, the creator matters. The conglomeration of all this, is the result - something beautiful and breathtaking. Maalika by Varma Homes gives you exactly the same.



S.N. JUNCTION- THE BEST SPOT OF THE TOWN

When you live anywhere in Tripunithura, specifically at S.N. Junction, you are proximate to almost everything a royal lifestyle demands. The place is interconnected to temples, shopping malls, schools like Bhavans, Choice & Chinmaya; and connectivity to mini bypass, the seaport - airport road and more, making living in the land of temples, dynasty and rich in history, a truly royal experience.



ONCE YOU FIND IT, IT CAN NEVER BE REPLACED

True love and real happiness make your life get marked the same as your comfort zone. Once you find them, they leave an indelible mark in your life. You have found Maalika; you have found the true meaning of love and happiness. We dedicate ample time and effort to transcend our client's ideas to blend with our constructive creativity and thereby a dream home goes 'real'. Our 2 & 3 BHK luxury homes ranging between areas of 890 sq.ft to 1310 sq.ft fits the urban space amenities perfectly.



SPECIFICATIONS

STRUCTURE

Foundation : RCC pile / suitable foundation as per structural design.
Superstructure : RCC framed structure
Masonry : Solid cement block / AAC / CLC blocks

FLOORING

Vitrified tiles of Asian / Kajaria or equivalent

KITCHEN

Kitchen counter with polished granite slab and single bowl drain board sink of Franke / Nirali or equivalent and Ceramic Dado above the counter up to a height of 60 cms.

TOILETS

Toilet walls with ceramic tiles up to a height of seven feet with CP & sanitary fittings of Kohler / Vitra or equivalent.

DOORS AND WINDOWS

Front door : Teak wood
Internal doors : Hardwood frames and flush door shutters
Windows : Powder coated aluminium

PAINTING

Putty and emulsion for internal walls / ceiling and 100% acrylic exterior emulsion for the external walls of Jotun / Asian or equivalent.

ELECTRICAL

Concealed conduit wiring with adequate light and fan points, 6/16 A socket points, controlled by ELCBS and MCBS with independent KSEB meters. Switches of Schneider / Legrande or equivalent, DB of Hager/ Legrande or equivalent, cables of Finolex / Havells or equivalent.

PLUMBING

Concealed works with CPVC of Astral / Ajay or equivalent, open works with ASTM and PVC of Supreme/ Finolex or equivalent.

TELEPHONE

Telephone point in Living Room and Master Bedroom

TV

TV point in Living Room

AC

AC provision in Master Bedroom

WATER HEATER

Water heater provision in Master Bedroom attached toilet

GENERATOR

Generator back-up for common facilities and designated points in each apartment up to 500W

A SPELL INSIDE

At Maalika, a magical spell appeals your inside. The insides are crafted with unmatched blend of artistry, spatial elegance and design. Call it a perfect place to portray your inside stories in the finest canvas you have ever seen. We collaborated with talented architects and design houses to bring you the very best you can get.

TERMS AND CONDITIONS



1. Cost of Stamp Paper, Registration Charges, Legal and miscellaneous expenses in connection with the registration of apartment are to be borne by the purchaser. In case any additional stamp duty is claimed by the registration department, then that also has to be borne by the purchaser.
2. Other expenses to be borne by the client include all local taxes, sales tax on work contract or VAT as applicable by Kerala Building Tax construction workers welfare fund, provident fund contributions or similar social security fund contribution, if any applicable or made applicable during the pendency of the contract or after its completion in relation to this project, other statutory payments in respect of the construction work carried out, KSEB deposit and cabling charges as specified in the agreement, monthly maintenance deposit / advance, cost of transformer and generator (common) and the charges for the extra works, if any.
3. The plans are not drawn to scale and are included only for the purpose of identification. The measurements shown in the plans are indicative and may vary. Furniture lay-out is only an indication for space utilisation. The elevation shown in the brochure is artist's expression only and the actuals may vary according to the practical site conditions. All measurements and specifications shown in the brochure are subject to minor variations without specific or general notice. All such variations / alterations shall be purely at the discretion of the builders.
4. The area is inclusive of proportionate share of common areas and wall thickness.
5. Monthly maintenance expenses are to be shared among owners, as decided by the owners association. These include expenses for the maintenance of common area, common amenities / facilities provided, machinery or equipments provided for the common use and that of common lighting.
6. Maintenance will be carried out by the builder till the formation of owners association which will take over the maintenance. Maintenance charges are payable by the owners on monthly bases. Membership in the association is compulsory and not optional. Maintenance deposit / advance is collected from all the owners by the builder. After appropriating the expenses incurred by the builder during the period of maintenance done by them, the builder shall transfer the balance amount to the association after its formation.
7. Overseas clients should make their payments through proper banking channels.
8. All transactions are subjected to Ernakulam jurisdiction only.
9. This is a time bound project. In case the payments are not made as per agreement signed, the builder reserves the right to cancel the allotment, in which case refund to the client will be made only after re-allotting the unit to another party and such refund shall be without any interest and subject to deduction of expenses and damages.
10. Completion and delivery dates are indicated to give an idea of probable completion of the project. Every effort will be made to complete and hand over the project within a stipulated time. The firm / company is not responsible for any delay in obtaining water / electricity connection due to the delay with the concerned departments. However no responsibility will be accepted for any delay in completing the project due to unforeseen circumstances, time taken for execution of alterations or additional works as per clients request or to obtain service connections from statutory bodies and also due to reasons beyond the control of the builder.
11. DOCUMENTATION:
 - a. On allotment, two agreements will be executed between the builder and the client, one for sale of undivided interest in the land and another for the execution of the construction contract to build an apartment. Though separate considerations are specified in each agreement, the composite value of undivided share in land and that of construction contract will be shown in the payment schedule. Necessary citation to this affect is given in the agreements.
 - b. The sale deed for the undivided share of the land will be registered or caused to be registered in the name of the client by the builder or landowner, as the case may be, on receipt of the entire payment as per the agreements.
12. All payments should be crossed demand Drafts / Local Cheques Payable at Ernakulam, drawn in favour of M/s Varma Homes Private Limited.
13. For delayed payments interest will be charged at 18%.
14. The builder / marketing agent reserves the right to accept or reject any application without assigning any reason thereto.
15. This brochure is only for information and does not constitute a legal offer / invitation to an offer.
16. Awaiting building permit



LOCATION MAP

Distance from Varma Maalika	
CIAL Airport	31 Km
Hospital	100 m
Metro Station	1.5 Km
Bhavans Vidya Mandir	2.6 Km
Choice School	1.2 Km
Chinmaya Vidyalaya	2.5 Km
Vyttila Hub	4.2 Km
Tripunithura Bus Terminal	1.9 Km
Tripunithura Railway Station	1.3 Km
South Railway Station	7.6 Km
Poornathrayeesa Temple	1.4 Km
Nucleus Mall	3 Km
InfoPark Entry (Seaport Airport Road)	6.3 Km
BPCL	4.6 Km

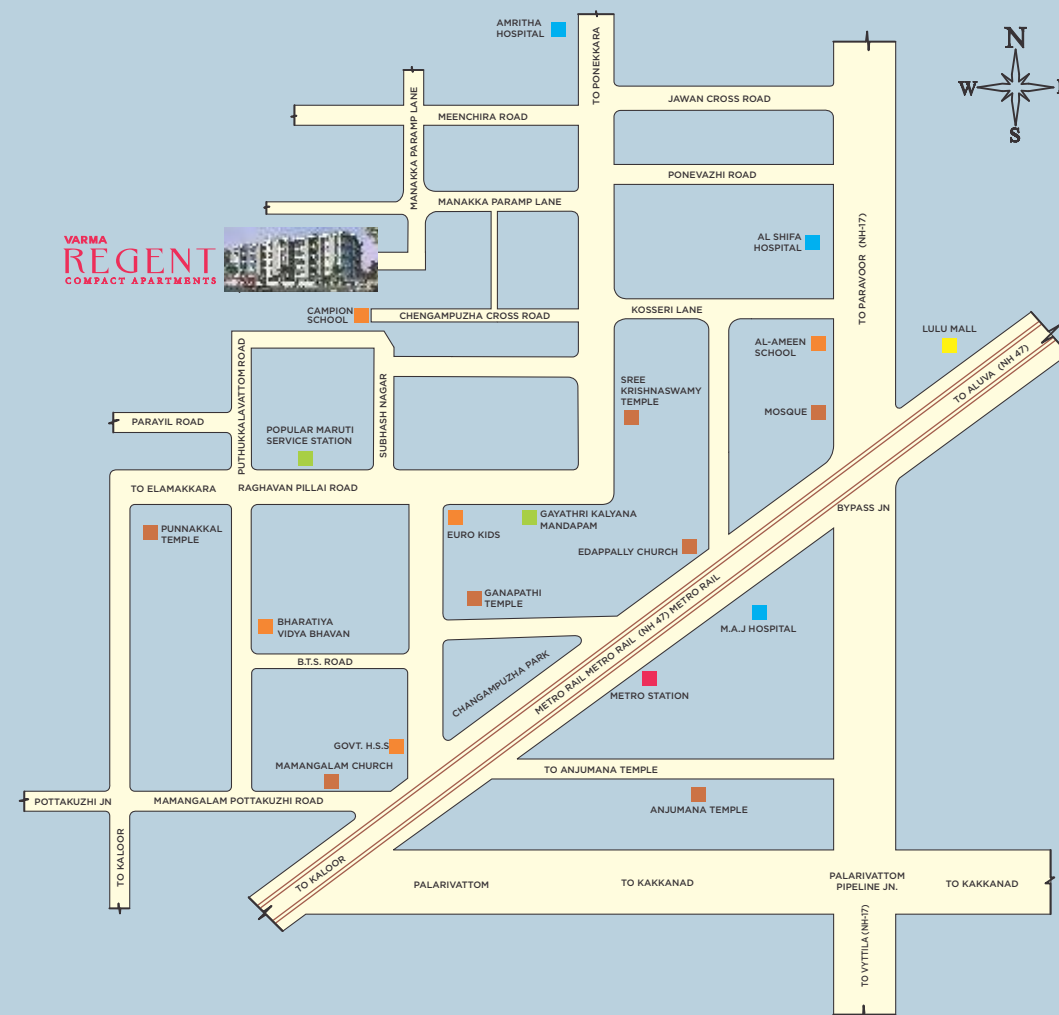
HAPPINESS UNLIMITED



ONGOING

VARMA
REGENT
COMPACT APARTMENTS
— EDAPALLY —

STARTING FROM
24.8 LAKHS
ONWARDS



HAPPINESS EMBARKS ON A ROYAL JOURNEY

LAUNCHING SOON AT THRIPPUNITHURA & FORT KOCHI



VARMA
KOTTARAM
LUXURY APARTMENTS
OPP. TO KALIKOTTA PALACE

VARMA
Padipura
LUXURY APARTMENTS
BEHIND KALIKOTTA PALACE

VARMA
BEAUFORT
LUXURY APARTMENTS
— FORT KOCHI —

2 & 3 BHK APARTMENTS