

# MAALIKA OF DREAMS

VARMA  
**MAALIKA**  
LUXURY APARTMENTS  
TRIPUNITHURA

**BLOCK II**

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**BLOCK II**



Permit No. PW2-BA 162/17-18



# 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



# 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, **Goods and Service Tax** as applicable, Kerala Building 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.





## LOCATION MAP

### Distance from Varma Maalika

CIAL Airport	31 Km
Hospital	100 m
Metro Station	400 m
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

## ONGOING PROJECTS



Kottaram, Luxury Apartments  
Tripunithura



Padipura, Luxury Apartments  
Tripunithura



Spectrum, Luxury Apartments  
Thrissur



Dr. Pai's Heritage,  
Super Luxury Apartments  
Thiruvananthapuram

## LAUNCHING SOON



Connekt, Luxury Apartments  
Vennala



Signature, Luxury Apartments  
Thrissur



**VARMA HOMES™**  
*Constructing Happiness*

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