



**EXPERIENCE
THE LUMINOUS
EFFICACY OF
NORTH LIGHT**

Permit no. PW2/BA267/20-21/12648/20

K-RERA no. K-RERA/PRJ/ERN/021/2021

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VARMA
NORTHLIGHT
2 & 3 BHK LUXURY APARTMENTS
TRIPUNITHURA | COCHIN

A NEW PARADISE OF LUXURY

Revamping the existing notes of luxury Varma Homes brings to you Varma North Light, 2 and 3 BHK luxury apartments in Tripunithura. In an area of 18.60 cents, the 10 storeyed, single tower along with ground floor and basement parking offer you 19 units of luxurious living. The 2 and 3 BHK apartments range 1050 sq. ft. and 1408 sq. ft. respectively. With every norm of luxurious living fulfilled, you will feel you have stepped into nothing but a paradise.



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LIVE IN THE LAND OF PALACES

With Hill Palace, the palace of Maharaja of Cochin situated in Tripunithura, it was the capital of erstwhile Kingdom of Cochin. Tripunithura being the homeland of many other families of royal lineage, it has always been remarked as Raja Nagari or Royal City. These royal families being patrons of art, Tripunithura also became one of the most prominent centre of Kerala's traditional cultural heritage. With infrastructural developments booming in and around Tripunithura, the town has now become one of the most sought after residential region.



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EXPERIENCE THE EASE OF CONNECTIVITY

The extension of Kochi Metro rail meeting Tripunithura; its proximity to Tripunithura railway station; availability of buses to different direction from Tripunithura bus terminal; accessibility to Seaport-Airport road in a short drive – all these make connectivity in and around the city hassle-free and convenient for you. When top malls of Ernakulam like Lulu Mall, Centre Square Mall, Nucleus Mall and Oberon Mall are within a radius of 12 km, you will have nothing to worry about running errands.



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EXPLORE THE EASE OF LUXURY

Providing you the best of everything Varma North Light offers you a blissful experience of luxury.

The common amenities include:

- | Health Club | Children's Play Area | Roof Top Party Area | Terrace Garden | Recreation Space
- | Association Room/ Club House | Fully Automatic Lifts | Water Filter | Intercom Facility
- | Provision for 24 Hr. Security | Fire Fighting System | Provision for 24 Hr. Power & Water Supply Facility | Sewage Management | Rain Water Harvesting | Landscaped Yard
- | Driver's Room | Biobin & Incinerator



TYPE A - 3BHK
1ST TO 10TH FLOOR
RERA CARPET AREA - 917 SQFT
BALCONY AREA - 94 SQFT
SUPER BUILT UP AREA - 1408 SQFT

Furniture layout is indicative only, doesn't form part of the apartment.
Dimensions may vary slightly during construction.
All dimensions are in centimeters.

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TYPE B - 2BHK
1ST TO 9TH FLOOR
RERA CARPET AREA - 652 SQFT
BALCONY AREA - 99 SQFT
SUPER BUILT UP AREA - 1050 SQFT

Furniture layout is indicative only, doesn't form part of the apartment.
Dimensions may vary slightly during construction.
All dimensions are in centimeters.



BASEMENT FLOOR

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GROUND FLOOR



FIRST FLOOR

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TYPICAL FLOOR (1-9 FLOOR)



TENTH FLOOR

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TERRACE FLOOR



SPECIFICATIONS

STRUCTURE

Reinforced cement concrete framed structure with solid cement blocks for partition walls.
Earthquake resistant for zone 3.

FLOORING

High quality vitrified tiles with vitrified skirting for living, dining, bedrooms and kitchen.
Antiskid/matt tiles for balcony and toilets.

KITCHEN

Kitchen counter with polished granite slab and single bowl stainless steel sink with drain board and dado tile above the counter up to 2 ft. height.

TOILETS

Toilet walls with tiles up to a height of 7 feet and CP fittings and Sanitary wares of premium quality.

DOORS AND WINDOWS

Front Door : Pre Hung door with designer veneer.
Internal Doors : Pre Hung doors/steel doors with architrave.
Windows: UPVC sliding windows with window grills.

PAINTING

Putty and emulsion for internal walls/Ceiling.
100% acrylic emulsion for the external walls.

ELECTRICAL

Concealed conduit wiring with adequate light and fan points, 6/16A socket points controlled by ELCBs and MCB s with independent KSEB meters for each flat.
Modular type switches.

PLUMBING

Concealed works with CPVC, open works with ASTM and PVC of premium brands.

TELEPHONE

Telephone point in Living room and Master Bedroom.

TV POINT

TV point in Living room.

AC

AC provision in all bedrooms.

WATER HEATER

Water heater provisions in all bedroom toilets.

GENERATOR

Generator back-up for common facilities and designated points in each apartment up to 1000W through ACCL.



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 and the purchaser assures to keep the builder/seller indemnified on all these counts.
2. Other expenses to be borne by the purchaser include all Local Taxes and Goods and Service Taxes as applicable. Other statutory charges those are applicable or made applicable during the pendency of the contract or after its completion in relation to this project under any pretext, KSEB deposit and other incidental charges and such other deposits as specified in the agreement, monthly maintenance deposit / advance, 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 layout is only an indication for space utilization. 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 / alternations shall be purely at the discretion of the builders.
4. The area is carpet area as defined in RERA and will be disclosed in the documents.
5. Monthly maintenance expenses are to be shared among owners, as decided by the Owner's Association. These include expenses for the maintenance of common area, common amenities / facilities provided, security, 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 the Owner's Association which will take over the maintenance. Maintenance charges are payable by the owners on monthly basis. 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 purchasers should make their payments through proper banking channels.
8. All transactions are subject to Ernakulam jurisdiction only.
9. This is a time bound project. In case the payments are not made as per agreement signed, the builder shall be entitled to the remedies prescribed by RERA rules and as per the agreement between the parties.
10. The firm / company is not responsible for any delay in obtaining water / electricity connection due to the delay with the concerned departments.
11. DOCUMENTATION:
 - a. On allotment, necessary agreements will be executed as per K-RERA rules between the builder and the purchaser.
 - b. The sale deed will be registered or caused to be registered in the name of the purchaser 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 through Bank Transfer or crossed Demand Drafts / Local Cheques payable at Ernakulam, drawn in favour of M/s. Varma Northlight RERA account.
13. For delayed payments interest will be charged as stipulated in RERA Act & Rules.
14. The builder / marketing agent reserves the right to accept or reject any application without assigning any reason thereto and further is entitled to reject the application at any time before execution of formal / written agreements between the parties.
15. This brochure is only for information and does not constitute a legal offer / invitation to an offer.
16. DISPUTES

All disputes or differences related to or arising out of or connected to the subject matter referred herein shall be referred to Arbitration as per Law applicable as on the date of commencement of the Arbitration. The place of Arbitration shall be at Ernakulam. The Award of the Arbitrator shall be final and binding on the parties. The Courts at Ernakulam shall have jurisdiction.

COMPLETED AHEAD OF SCHEDULE



Sold out & K-RERA Registration not required
Permit No. EYP-2/COC/EYP/1700/14



BLOCK I

Sold out & K-RERA Registration not required
Permit No. PW2-BA204/16-17



Sold out & K-RERA Registration not required
Permit No. PW2-BA(20551)/2017



BLOCK II

Sold out & K-RERA Registration not required
Permit No. PW2-BA162/17-18



K-RERA/PRJ/045/2021
Permit No. PW2-BA(22667)/2017



K-RERA/PRJ/362/2020
Permit No. E8/BA/422/2013

ONGOING PROJECTS



K RERA/PRJ/091/2020
Permit No. A7-2123/17



K-RERA/PRJ/093/2020
Permit No. BPRL01/2021/1180



K-RERA/PRJ/008/2021
Permit No. OLRPWBA(256179)/2019

NEW LAUNCH



K-RERA/PRJ/058/2021
Permit No. BA-923/19-20



K-RERA/PRJ/364/2020
Permit No. PW2/BA102/20-21/8038/20



K-RERA /PRJ/076/2021
Permit No. E8/BA/42723/2020



K-RERA/PRJ/ERN/014/2021
Permit No. EYP1/48/COC/EYP/127/17

LOCATION MAP



DISTANCE FROM VARMA NORTHLIGHT

Metro Station	- 450 M	Chinmaya Vidyalaya	- 2.50 KM
Church	- 500 M	Nucleus Mall	- 2.50 KM
Hospital	- 550 M	Vyttila Mobility Hub	- 3.10 KM
Mosque	- 1.10 KM	BPCL	- 4.00 KM
Sree Poornathrayeesa Temple	- 1.4 KM	Infopark Entry	- 6.80 KM
Bhavan's Vidya Mandhir	- 1.5 KM	(Seaport Airport Road)	- 7.40 KM
Choice School	- 1.5 KM	South Railway Station	- 10.50 KM
Tripunithura Bus Terminal	- 2.00 KM	Global Public School	- 30.80 KM
Tripunithura Railway Station	- 2.10 KM	Cochin International Airport	- 30.80 KM



Welcome to the Varma Family! We at Varma Homes strive to construct happiness throughout your time with us, and beyond. Name your problem - be it anything - interior furnishings, rentals, resales, repairs, renovations - consider it solved. Be assured, we are just a call away. We are always happy to extend a helping hand. Let us construct happiness together!



VARMA HOMES

Constructing Happiness

Talk to us: +91 9645 88 3333

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CREDAI