

Live inspired.
Live to dream.
Live to achieve.
Live to celebrate.
Live free.



Far from the urban milieu there is a quiet, laid-back place suffused with the charm of vibrant nurseries all around, full of flowering plants. A place where life resonates your inner song and everything around you reflects the joy and bliss that you feel deep inside. Varma Spectrum is located in this beautiful spot mirroring the exuberance of the place with its aesthetically composed homes featuring top-of-the-line architecture. It is close to NH and nearby to Bhavan's Vidya Mandir.



VARMA
SPECTRUM
Poochatti, Thrissur



From a builder with a royal lineage



Varma Homes has already launched five prestigious projects and many more are in the anvil. Varma Spectrum marks Varma Homes' entry into Thrissur. The man behind Varma Homes belong to the Kochi royal dynasty. He was instrumental in founding a reputed real estate company in Kerala. Subsequently he and his team constructed and handed over more than 12 million sq.ft. of built-up space during his career spanning more than 25 years.

The highly dedicated and professional team at Varma Homes belongs to the key people who clocked this amazing feat of constructing and delivering dream homes on time. Today, Varma Homes surges forward, creating impeccable lifestyle spaces for the discerning homemaker.

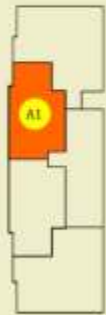


TYPE-A (3BHK)
AREA:1371 SQ.FT
1 st TO 7th FLOOR



TYPE-B (3BHK)
AREA:1371 SQ.FT
1 st TO 7th FLOOR

Furniture layout and fixtures are indicative only.
Dimensions shown may vary slightly during construction.



TYPE-A1 (2BHK)
AREA:1045 SQ.FT
2 nd TO 6th FLOOR



TYPE-C (3BHK)
AREA:1350 SQ.FT
8 th FLOOR



TYPE-B1 (2BHK)
AREA:1045 SQ.FT
1 st TO 6 th FLOOR



TYPE-D (3BHK)
AREA:1350 SQ.FT
8 th FLOOR

Furniture layout and fixtures are indicative only.
Dimensions shown may vary slightly during construction.

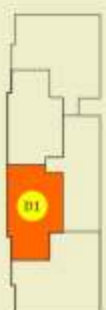
Furniture layout and fixtures are indicative only.
Dimensions shown may vary slightly during construction.



TYPE-C1 (2BHK)
AREA 985 SQ.FT
7 th FLOOR



TYPE-E (3BHK)
AREA 1792 SQ.FT
8 th FLOOR



TYPE-D1 (2BHK)
AREA 985 SQ.FT
7 th FLOOR



1ST FLOOR PLAN



**TYPICAL
FLOOR PLAN
2ND TO 6TH**



7TH FLOOR PLAN



8TH FLOOR PLAN



Furniture layout and fixtures are indicative only.
Dimensions shown may vary slightly during construction.

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Dimensions shown may vary slightly during construction.

Amenities

- Fitness centre • Furnished lobby • Roof top party area • Recreation space • Library
- Indoor play area • Visitor's lounge • Fully automatic lifts • Intercom facility
- Solar energy utilization in selected area • Water treatment plant
- Provision for 24 hr security • Provision for 24 hr power and water • Fire fighting system
- Sewage treatment plant • Surveillance camera on selected areas.



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 : Teakwood. **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

Provision for water heater in master bedroom.

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 apartments 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 layout is only an indication for space utilisation. The elevation shown in the brochure is artist's expression only and the actual 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 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 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 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 client's 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 the 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.

For more details, Call: 95392 93333, 90725 97914
NEARING COMPLETION

VARMA
REGENT
COMPACT APARTMENTS

EDAPPALLY



VARMA
MAALIKA
LUXURY APARTMENTS

THRIPUNITHURA



ONGOING

VARMA
Padipura
LUXURY APARTMENTS

THRIPUNITHURA



VARMA
KOTTARAM
LUXURY APARTMENTS

THRIPUNITHURA



VARMA
Dr. Pius
HERITAGE
POOJAPPURA, TRIVANDRUM



LAUNCHING SOON AT KOCHI & THRISSUR

VARMA
Connekt
LUXURY APARTMENTS

VENNALA



VARMA
BEAUFORT
LUXURY APARTMENTS

FORT KOCHI



VARMA
Signature
Signature
LUXURY APARTMENTS

ANCHERYCHIRA, THRISSUR

