

KINGDOM









TYPE A 2BHK AREA 1030 Sq.Ft.

1st to 10th floor

Furniture and Fixtures are indicative only.

Measurements shown may vary slightly during construction





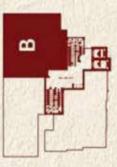


TYPE B 3BHK AREA 1280 Sq.Ft.

1st to 10th floor

Furniture and Fixtures are indicative only.

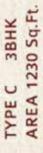
Measurements shown may vary slightly during construction



S W







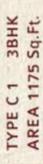
1st to 10th floor
Furniture and Fixtures are indicative only.
Measurements shown may vary slightly during construction





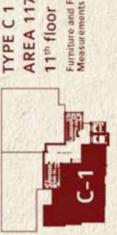






Furniture and Fixtures are indicative only.

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TERMS AND CONDITIONS

- 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 layout 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.
- 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.
- All payments should be crossed demand Drafts / Local Cheques Payable at Ernakulam, drawn in favour of M/s Varma Homes Private Limited.
- For delayed payments interest will be charged at 18%.
- 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.



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. Always happy to extend a helping hand, let us construct happiness together!

