



ORCHID
1&2 BHK LUXURY

Enclave
APARTMENTS

We add colours to your life...

Your tickets to the most
adored and **worshipped** town
GURUVAYOOR



AMBALATH
BUILDERS & DEVELOPERS



*T*he days have begun, the nights have not set, and your dreams have not fallen. Your tickets to the most adored and worshipped town have been bought, and expended. You are here at Guruvayoor, the god's own town of Kerala. The cleanliness, the divinity, and inflow of devotees all the year around, makes this place unique in the world.

It takes quarter of your life, half your money, three quarters of your family, and full your value, before you find, and commit to a builder whom you will lament for the rest of your lives. When we the builder's of your choice, untellingly becomes your building partner, and the maker of your dream home, it unknowingly brings you health, wealth, and prosperity.

We, **AMBALATH BUILDERS & DEVELOPERS** are a set of bright professionals with excessive experience in design, construction, and safety living. We are committed to deliver the best in every class worth the value for money. Your trust in us will always be best of yours.



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Special Features

Five minute walkable distance to
GURUVAYUR TEMPLE

Ample space for Car Parking

Round the clock security

Generator backup for common areas and pumps.

We provide bank loans if necessary

Near by Schools, Supermarkets, Banks,
Railway & Bus Stations

More Ventilation for all rooms

Personalized service



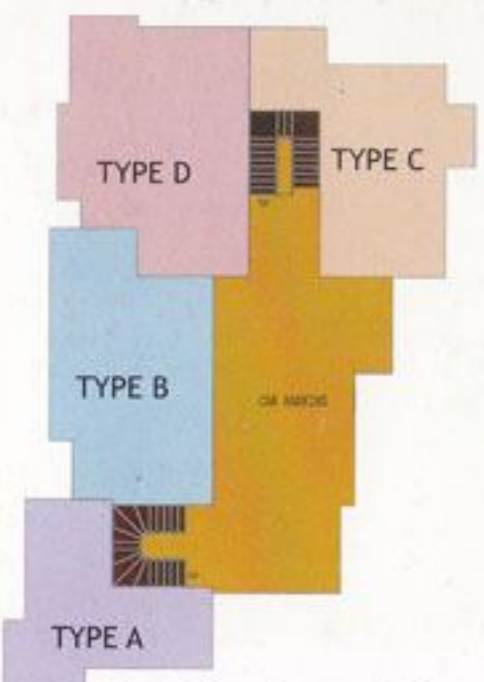
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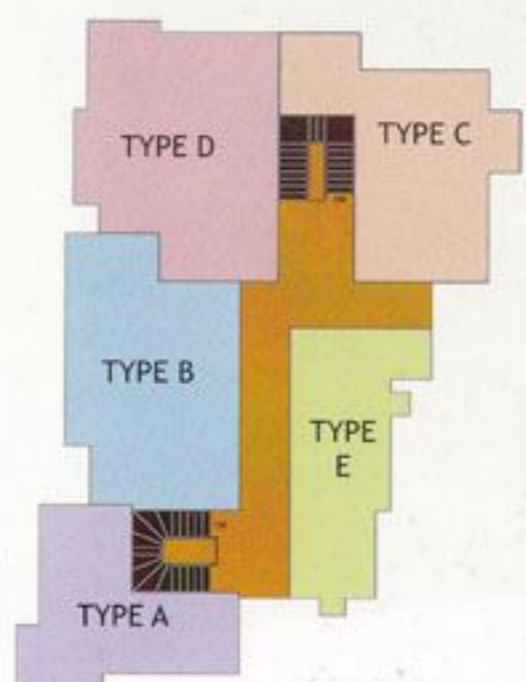
TYPE A 698 Sq.Ft.



TYPE B 1061 Sq.Ft.



Key Plan Ground Floor



First & Second Floor Key Plan

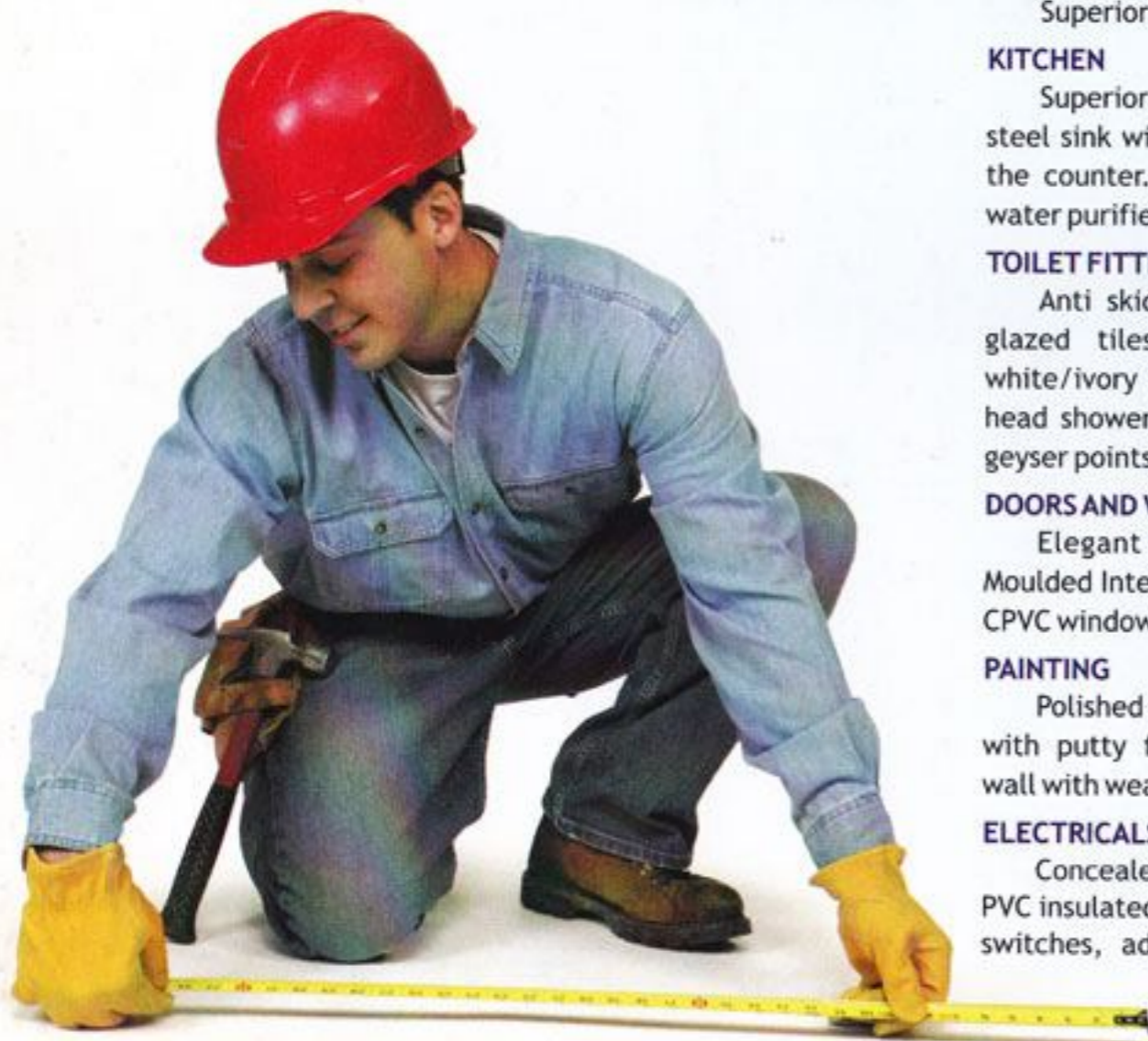




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Specifications



STRUCTURE

R.C.C. framed structures. Wall built with cement bricks and cement mortar plastering for inside and outside the walls.

FLOORING

Superior quality vitrified tiles.

KITCHEN

Superior quality granite counter, stainless steel sink with tap, glazed tiles dado above the counter. Provisions for exhaust fan and water purifier.

TOILET FITTING AND ACCESSORIES

Anti skid ceramic tiles for flooring and glazed tiles on walls. Sanitary fixtures white/ivory in colour. Hot and cold tap with head shower. Provisions for exhaust fan and geyser points.

DOORS AND WINDOWS

Elegant teak wood entrance door. Moulded Internal doors with hardwood frame, CPVC windows and ventilators.

PAINTING

Polished doors and windows. Emulsion with putty finished interior walls. Exterior wall with weather coat paint over prime coat.

ELECTRICALS AND ACCESSORIES

Concealed wiring with superior quality PVC insulated copper cables and modular type switches, adequate light, fan, power plug

points controlled by MCB and ELCB. All flats are provided with separate meter and necessary panel boards and fittings.

A/C provisions for master bedroom. Telephone point and T.V. point in living room.

GENERATOR

Generator backup for common areas and pumps.

WATER SUPPLY

Water supply through overhead tank of sufficient storage capacity. Rainwater harvesting tanks provided.

CAR PARKING

Common car parking for all vehicles.

DOCUMENTATION

After booking and allotment of the apartment, an agreement is to be executed between the builder and the purchaser evidencing the terms and conditions to be complied and performed by them. The consolidated amount shown in the agreement covers the cost of construction of the apartment as well as the undivided share in land. Sale deed shall be registered by the builder in favor of the purchaser on receipt of the entire payments as per the agreement and the documentation and the registration expenses shall be borne by the purchaser.

TERMS AND CONDITIONS

1. Once the apartment is allotted and the agreement signed, the price is firm.
2. Possession shall be given to the purchaser on payment of all the dues.
3. The builder reserves the right to make minor changes in the dimension and specification of the plan if necessary during execution of work without prior notice to the purchaser.

4. Payments towards electrical, water, common facilities, maintenance, deposits and other services are to be paid by each purchaser.
5. The area of each apartment is inclusive of proportionate share of common areas and wall thickness.
6. The builder reserves the right to accept or reject any application.
7. Furniture layout is only an indication for space utilization.
8. Sanctioned building plans, title deeds and other related documents pertaining to this project is available at our office for reference.
9. The plans are not drawn to scale and it is for the purpose of identification and guidance only.
10. The maintenance will be carried by the builder till the formation of owners association which will then take over the maintenance. Purchaser has to pay Rs. 10,000/- as initial deposit towards this maintenance cost and the builder shall repay the same after deducting the actual expenditure as and when the association takes over its maintenance responsibilities. Maintenance charges are payable monthly by the purchaser. Membership in the association is compulsory and not optional.
11. In case payments are not made as per the terms of the agreement the builder reserves the right to cancel the allotment in which case the amount paid till such cancellation will be returned only after allotment of all flats, without any interest.
12. Registration charges, stamp duty, statutory deposits, Kerala building tax, sale tax, revenue tax, local taxes, construction workers welfare fund, provident fund contribution if any, other statutory payments, KSEB deposits and cabling charges, water authority charges, deposit

of apartment owners association, charges for extra work, cost for transformer and generator(common) etc, are to be borne by the purchaser.

13. In case any additional stamp duty is claimed by the registration department, then that also has to be borne by the purchaser.
14. Builder is not responsible for any delay in obtaining electrical and other service connections due to the delay of the concerned departments.
15. All transactions are subject to Chavakkad Jurisdiction only.

PAYMENT DETAILS

- On booking - Rs.1,00,000/- only
 On executing the agreement - 20% of the total cost
 1st Installment - 20% as advance to Structure work
 2nd Installment - 20% as advance to first floor roof.
 3rd Installment - 20% as advance to Brick work and plastering.
 4th Installment - 15% as advance to finishing works.
 5th Installment - all balance amounts before registration

CIVIL & STRUCTURAL ENGINEERING CONSULTANT :

SHINE
 BUILDERS CONSULTANCY
 Calicut road, Kunnampulam - 680 503



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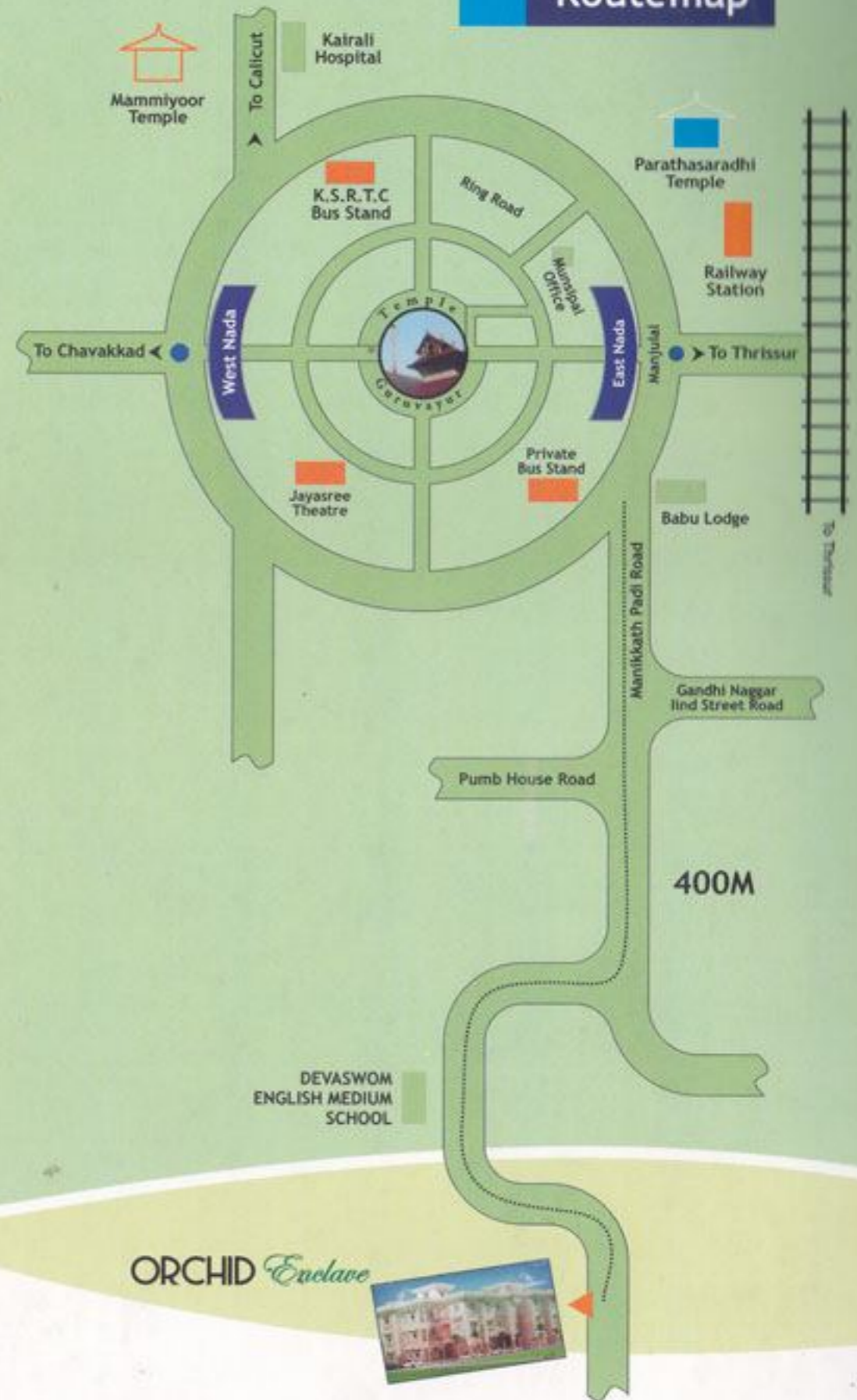
Karakkad, GURUVAYOOR

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Routemap



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