

ARICARIA ENCLAVE



Building your expectations

ARICARIA ENCLAVE

Why buy an apartment in Aricaria Enclave ?

Location & Amenities

Located in a prime spot in Punkunnam, one of Thrissur's most sought after residential destinations - Aricaria Enclave promises to be an enviable address for the discerning individual.

Proximity to supermarkets, various shops, hospitals, bus stands, and railway station make Punkunnam stand apart among residential locations in Thrissur.

Several temples and a church in the vicinity are an added bonus for the religious minded.

The concept

Aricaria Enclave has been conceived and designed from the point of view of the buyer.

We aim at providing the perfect blend of class and economy without compromising on facilities and utility.

Benefits

- If you want a home in the heart of Thrissur, yet just out of the mad traffic and rush, a home aesthetically laid out with class and quality - Aricaria Enclave is the place !
- If you are fretting over falling bank interest rates on deposits, invest the money wisely in an apartment in Aricaria Enclave. This piece of real estate will appreciate and bring you superb returns through capital gains, not to mention income from rent.
- If you are looking at reducing your income tax payments - the best solution is to avail of a home loan for an apartment in Aricaria Enclave.

ARICARIA ENCLAVE



* This drawing is not to scale and is only indicative.
 * Dimensions shown are subject to slight variations
 * Furniture shown is only indicative to give an idea of space utilisation

Typical Floor Plan

ARICARIA ENCLAVE

BUILDING SPECIFICATIONS

Structure RCC Framed Structure with foundation designed as per site conditions, [Country Brick walls](#), plastered with cement mortar.

Windows & ventilators Powder coated aluminium windows & ventilators with glass panels, protected with M.S. Grills

Doors Teak wood frame and door shutter for the front door of each apartment. Good quality hard wood door frames with flush door shutters for internal doors. PVC / FRP door frame with PVC / FRP door shutters for bathrooms.

Flooring & wall cladding Vitrified ceramic tiles / Granite for corridors & lobby and ceramic tiles for all other areas, Ceramic tile wall dadoing up to 150cm height in bathrooms, Water proof coating for terrace floor.

Lift One [Bed lift](#) and one passenger lift in common area with [Generator back up facility](#).

Wall finishing Putty finished walls with two coats of emulsion paint for interiors, 2 coats of exterior grade emulsion paint for exteriors. Polished front door and enamel paint finish for all interior doors and grills.

Water supply Sump and overhead tank for water storage. [Water supply from Bore well](#) & corporation connection. Provision for drinking water in the kitchen from corporation supply.

Telephone Concealed conduit wiring with 2 Telephone points in each flat.

Cable TV Provision for one cable TV connection in each flat.

Kitchen Polished Granite slab above kitchen work top slab. Stainless steel kitchen sink. Ceramic tile wall dadoing up to 45cm height from kitchen work top slab.

ARICARIA ENCLAVE

Bath rooms Light coloured bathroom fittings such as EWC and wash basin, Chromium plated bathroom taps and valves. Provisions for geyser in one bathroom.

Dining room wash basin Light coloured oval / round wash basin over granite slab.

Garbage Chute A garbage disposal chute will be provided with one common access port on each floor.

Generator Generator backup for lifts, common lighting and pumps. Supply for 3 light points, 2 fan points and one TV point in each apartment.

Electric supply points

Three phase wiring using concealed conduits with light, fan, 5A and 15A points as mentioned below, controlled by ELCB, MCBs and modular switches, with separate metering for each apartment.

Room	5A	15A	Fan	Light	Other Points
Living room	2 Nos.		1 No.	2 Nos.	*One geyser point in master bathroom only
Dining room	2 Nos.	1Nos.	1 No.	2 Nos.	
Kitchen & Work Area	2 Nos.	1 No.	1 No.	2 Nos.	
Bath rooms	1 No.	1 No*	1 No.	1 No.	** One AC point in master bedroom only
Bedrooms	2Nos.	1AC Point**	1 No	1 No.	
Balcony				1 No.	
Entrance					bell

Car Parking Covered car parking facility available at extra cost.

Other facilities on additional payment Additional Electrical / Telephone / CTV points, Kitchen furnishing, Bedroom interior finishes & wardrobes, Living room / Dining room interior finishes and complete furnishing with curtains etc.,

ARICARIA ENCLAVE



- * This drawing is not to scale and is only indicative.
- * Dimensions shown are subject to slight variations
- * Furniture shown is only indicative to give an idea of space utilisation

TYPE A- 2 BEDROOM UNIT
(Area 1,066 Sq.ft)

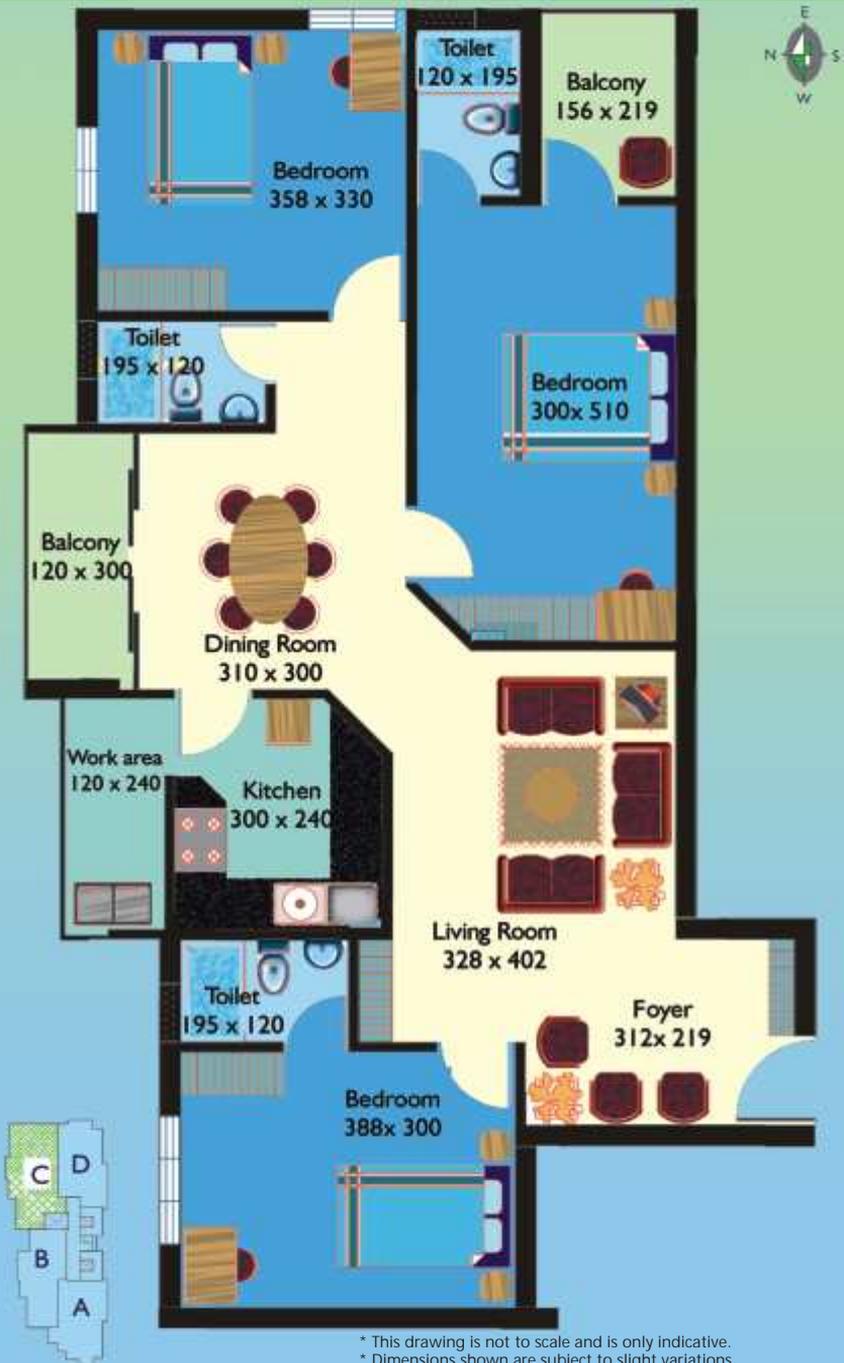
ARICARIA ENCLAVE



* This drawing is not to scale and is only indicative.
* Dimensions shown are subject to slight variations
* Furniture shown is only indicative to give an idea of space utilisation

TYPE B- 2 BEDROOM UNIT
(Area 1,068 Sq.ft)

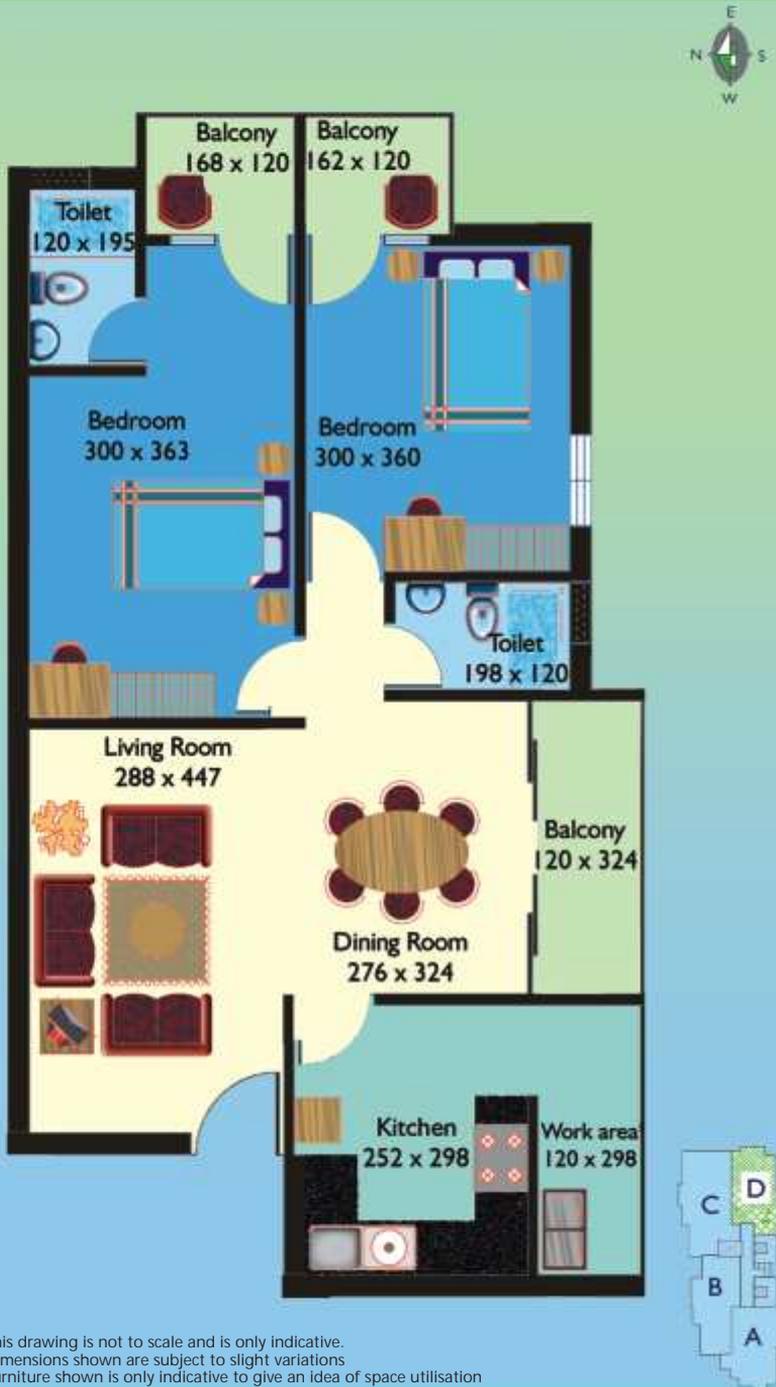
ARICARIA ENCLAVE



* This drawing is not to scale and is only indicative.
* Dimensions shown are subject to slight variations
* Furniture shown is only indicative to give an idea of space utilisation

TYPE C- 3 BEDROOM UNIT
(Area 1,361 Sq.ft)

ARICARIA ENCLAVE



* This drawing is not to scale and is only indicative.
* Dimensions shown are subject to slight variations
* Furniture shown is only indicative to give an idea of space utilisation

TYPE D- 2 BEDROOM UNIT
(Area 1,031 Sq.ft)

ARICARIA ENCLAVE

Terms & conditions

1. ARICARIA DEVELOPERS reserves the right to accept or reject any application at its own discretion without assigning any reason there to.
2. Once allotted and agreements signed, the prices will remain firm.
3. All payments should be by crossed demand drafts/ local cheques payable at Thrissur in favour of 'ARICARIA DEVELOPERS'.
4. "Aricaria Enclave" is a time bound project. In case payments are not made as per schedules in the agreement signed, the Vendor/ Builder reserves the right to cancel the allotment in which case, the amounts will be refunded without interest only after re-allotment to another party and subject to deduction of expenses and damages.
5. Other expenses to be borne by the client include all taxes and statutory levies. (such as Sales tax, Service Tax, Kerala Building tax, Property tax, etc.), Electricity and Water Connection costs, related deposits and expenses, Construction workers Welfare Fund, Provident Fund contributions or similar Social Security Fund contributions, 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, Monthly Maintenance Deposit, Other charges for extra works if any.
6. Covered car parking facilities are available at extra cost. Apartment owners should occupy only their allotted Parking Slots.
7. All plans and projections shown in this brochure are only indicative and are not to scale. Furniture shown is only for indication of space utilisation. All measurements and specifications given elsewhere in this brochure are subject to minor variations without specific or general notices. All such

ARICARIA ENCLAVE

variations / alterations shall be purely at the discretion of the builder. The information contained herein does not form part of the contract and is subject to change. This brochure does not constitute a legal offer or invitation to an offer.

8. Sanctioned building plans, title deeds, sample agreements and other related documents pertaining to this project are available at our office for reference.
9. The super build-up area of each flat is inclusive of common areas and wall thickness.
10. It is mandatory to have membership in the Owner's association and follow association decisions and directives. Monthly maintenance expenses are to be shared by the owners as decided by the association.
11. All transactions subject to Trichur jurisdiction only.

DOCUMENTATION

- On allotment, agreements will be executed between the Vendor, the Builder and the Purchaser covering the aspects of the sale of an undivided and inseparable share of land and the contract for construction of the apartment.
Payment schedules will be detailed in the agreement along with necessary citations.
- The sale deed of the undivided share in land will be registered in favour of the Purchaser on receipt of the entire payment and before handing over.
- Documentation Charges, registration charges and incidental expenses for the registration of the sale deed shall be borne by the Purchaser/ Purchasers.

HOUSING LOAN

Aricaria Developers has tied up with several banks offering the most competitive packages and interest rates.

Hassle free housing loans can be easily arranged from any of these banks for our customers.

Payment schedules will be connected with progress of construction and will be detailed in the agreement.



Sangeetha advertisers. Ph: 0487 2338469



TC / XXXVI / 874, Ramadevi Mandir Lane, Punnkunnam, Thrissur- 680002.
 Ph : 0487- 2383703, Fax : 0487- 2383703, Mob : 94470 38370.
 Architects: Rajesh & Ambookken Associates, Thrissur.