

ARICARIA
Tryoti Nest

Building Your Expectations





ARICARIA

DEVELOPERS

TC / XXXVI / 874, Ramadevi Mandir Lane, Punkunnam, Thrissur- 680002.
Ph : 0487- 2383703, 2382172, 2382173. Fax : 0487- 2381649, Mob : 94470 38370.

ARICARIA *Jyoti Nest*- Why choose to live here ?

- ★ Located in Pookunnam, one of Thrissur's most sought after residential locales.
- ★ A stone's throw away from the heart of the city.
- ★ All amenities within arm's reach- be it Supermarkets, Shops, Schools, Hotels, Hospitals, Bus stands, or the Railway station
- ★ For the religious minded - Temples and a Church are just next door.
- ★ Prime location, right on one of the main arterial roads of the city.
- ★ In spite of facing the main road its unique corner location allows for hassle free access into the apartments without fear of traffic.
- ★ At Aricaria Developers, the customer always comes first and we follow a traditional of strict adherence to all prevailing statutes and the best business ethics. The success of our first project- "Aricaria Enclave"- in meeting all statutory norms successfully stands testimony to this. Consequently our customers can rest assured of a hassle free completion of their apartment.
- ★ We do not believe in compromising on quality and cutting corners. Our customers can relax in the firm belief that every apartment we build is built like our own.
- ★ The perfect blend of aesthetics and class that we follow at Aricaria Developers ensures that you get a enviable residence.
- ★ 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 Jyoti Nest.
- ★ One of the remaining few real estate investment opportunities in Pookunnam. An investment that you are very unlikely to regret.



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 Jyoti Nest" 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, One time building tax etc.), Electricity and Water Connection costs, related deposits and expenses, dues to Kerala Construction Workers Welfare Fund Board, 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 details, measurements and specifications given elsewhere in this brochure are subject to variations without specific or general notices. All such 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 built-up area of each flat is inclusive of common areas and wall thickness.
10. It is mandatory to have membership in the Apartment 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 are subject to Thrissur 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 along with the right to the respective apartment with/without car park 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.



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

Flooring & Wall cladding: Vitrified tiles for all areas including corridors & lobby. Ceramic tile flooring and wall dadoing up to 150cm height in bathrooms.

Lift: One Bed 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 & provision for corporation water connection. Provision for corporation drinking water in the kitchen from corporation supply.

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

Cable TV: Provision for cable TV connection with two outlets 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.



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: Light coloured oval/ round wash basin with half pedestal.

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

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

Car Parking: Covered car parking facility available at extra cost.

Electric supply points

Three phase wiring using concealed conduits with light, fan, 6A and 16A points as mentioned below, controlled by ELCB, MCBs and modular switches, with separate metering for each apartment.

Room	6A	16A	Light	Fan/Ex.Fan	TV	Tel
Living room	3 Nos.		2 Nos.	1 No.	1 No.	1 No.
Dining room	2 Nos.		2 Nos.	1 No.		
Kitchen	2 Nos.	2 Nos	1 No.			
Work Area		1 No.	1 No.	1 No.		
Master Bed Room	2 Nos.	1 No.**	2 Nos.	1 No.	1 No.	1 No.
Master Bath Room	1No.	1 No*	2 Nos.#	1 No.		
Other Bed Rooms	1No.		2 Nos.	1 No.		
Other Bath Rooms	1No.		2 Nos.#	1 No.		
Balconies			1 No.			
Entrance	Calling Bell					

** One AC point

*Geyser point

Includes one mirror light





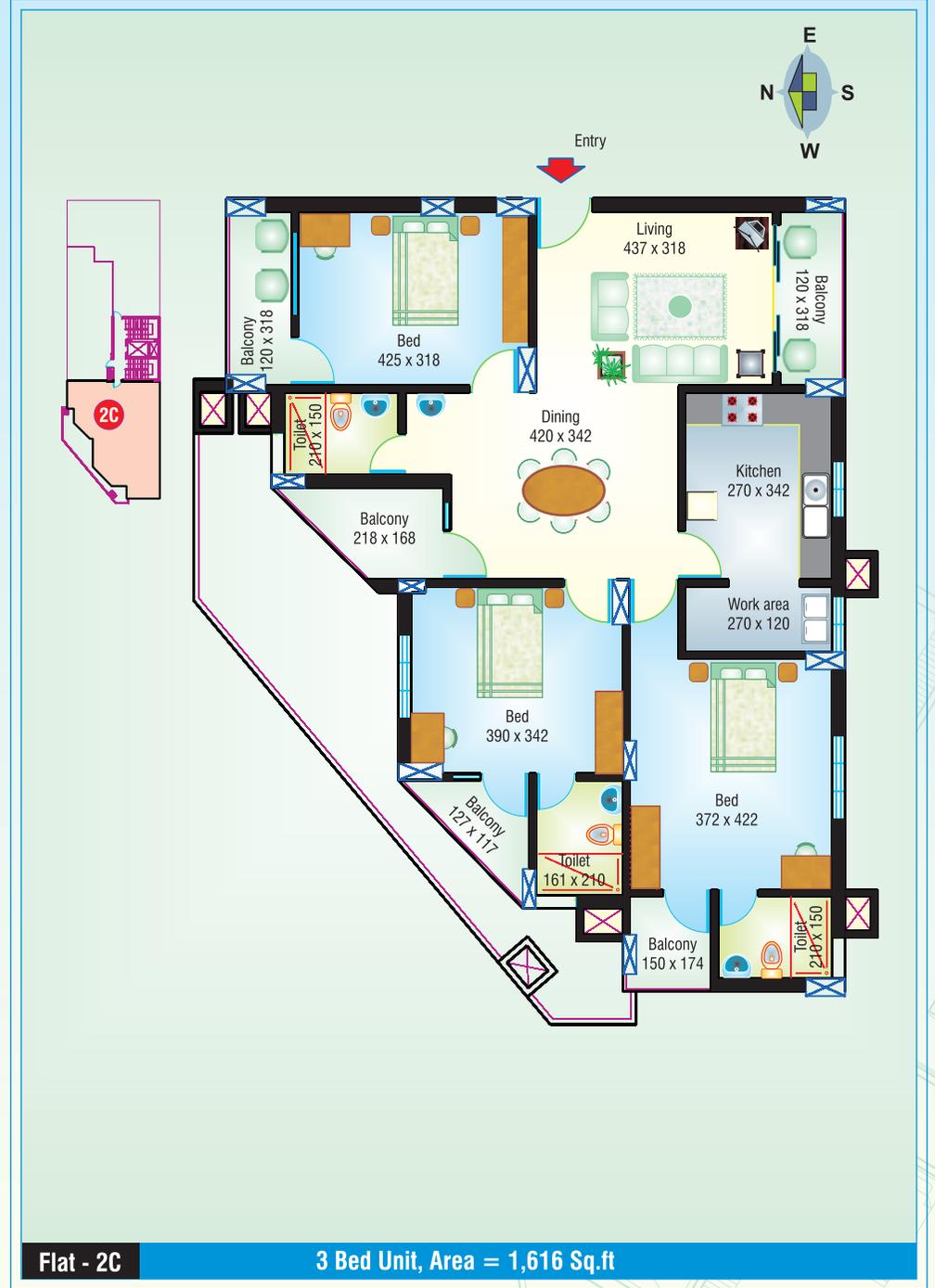
- Super Built-up area
 (A) 3 Bed flat area = 1,515 Sq.ft
 (B) 2 Bed flat area = 1,102 Sq.ft
 (C) 3 Bed flat area = 1,616 Sq.ft

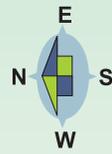
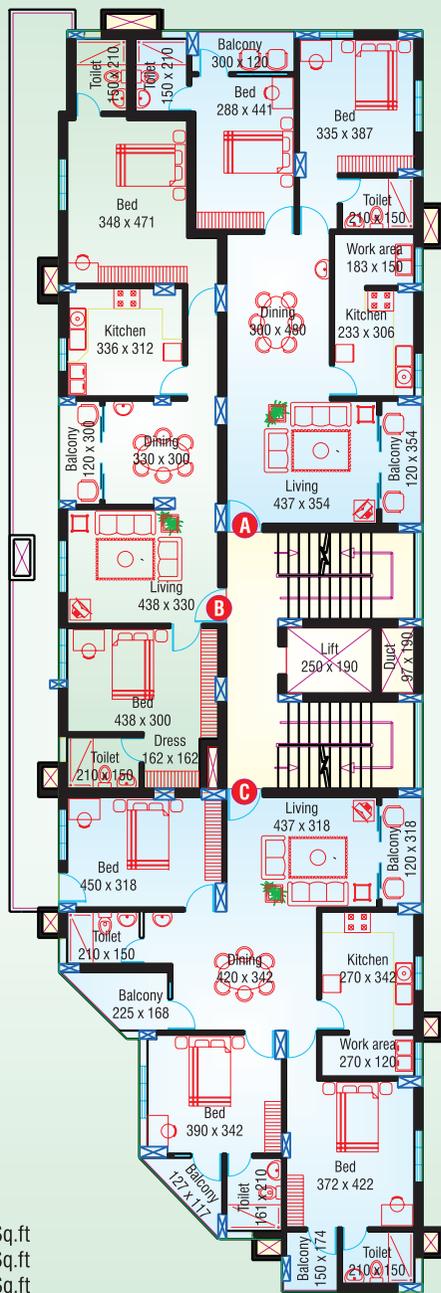
Second Floor Plan



Flat - 2A

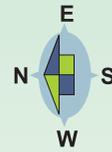
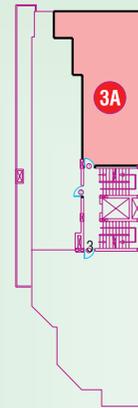
3 Bed Unit, Area = 1,515 Sq.ft





- U Super Built-up area
- (A) 2 Bed flat area = 1,185 Sq.ft
- (B) 2 Bed flat area = 1,194 Sq.ft
- (C) 3 Bed flat area = 1,579 Sq.ft

Third Floor Plan



Flat - 3A

2 Bed Unit, Area = 1,185 Sq.ft



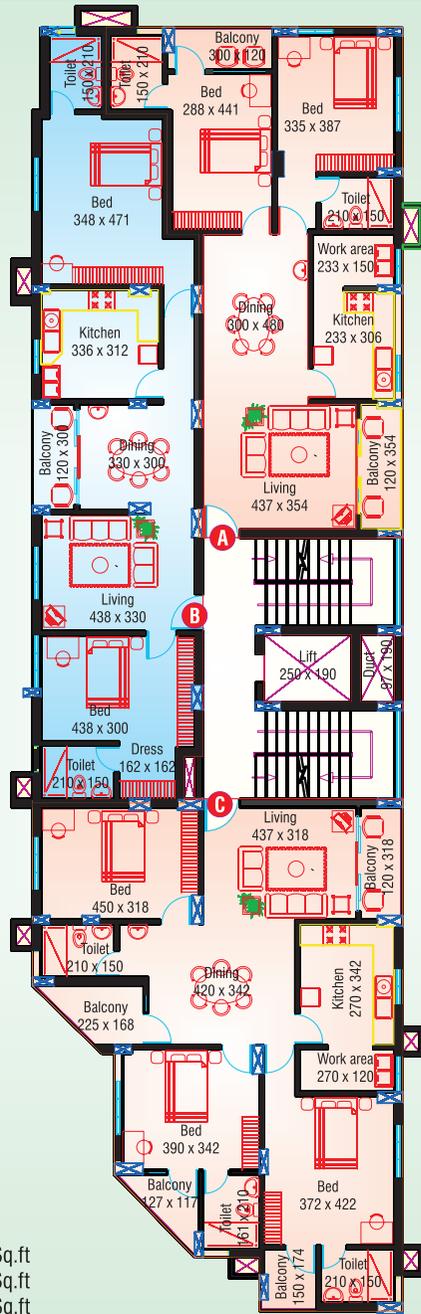
Flat - 3B

2 Bed Unit, Area = 1,194 Sq.ft



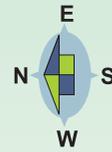
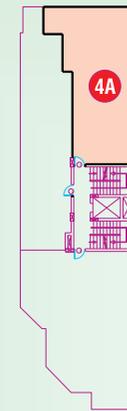
Flat - 3C

3 Bed Unit, Area = 1,579 Sq.ft



- Super Built-up area
 (A) 2 Bed flat area = 1,185 Sq.ft
 (B) 2 Bed flat area = 1,194 Sq.ft
 (C) 3 Bed flat area = 1,579 Sq.ft

Fourth Floor Plan



Flat - 4A

2 Bed Unit, Area = 1,185 Sq.ft



Flat - 4B

2 Bed Unit, Area = 1,194 Sq.ft



Flat - 4C

3 Bed Unit, Area = 1,579 Sq.ft



- Super Built-up area
- (A) 2 Bed flat area = 1,260 Sq.ft
 - (B) 3 Bed flat area = 1,446 Sq.ft
 - (C) 2 Bed flat area = 1,337 Sq.ft

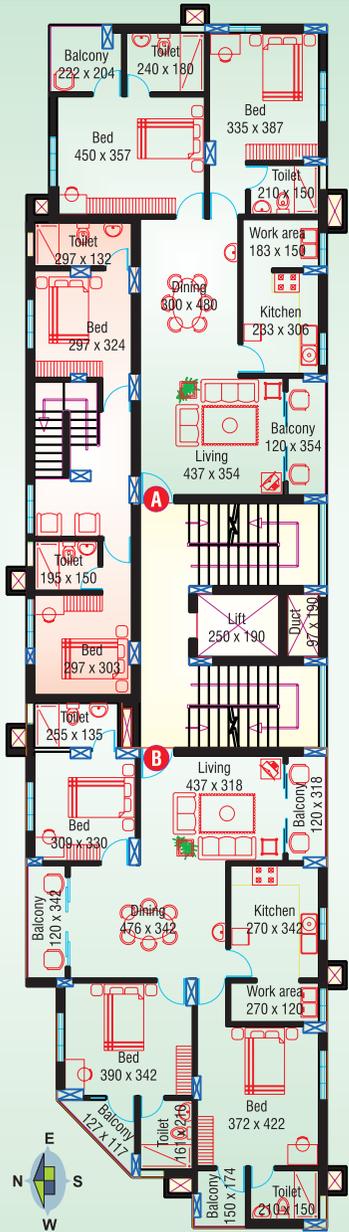
Fifth Floor Plan



Flat - 5A

2 Bed Unit, Area = 1,260 Sq.ft

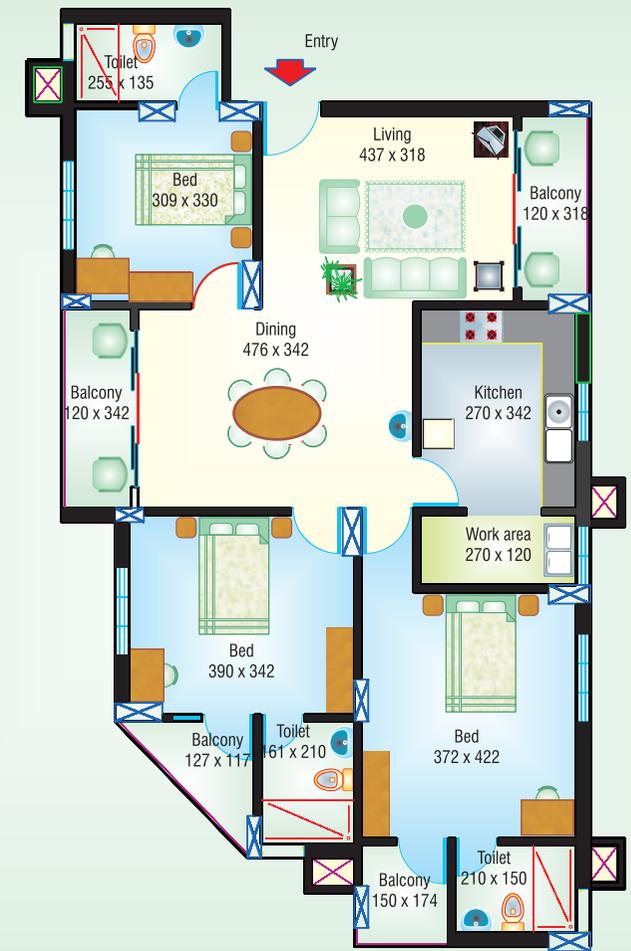




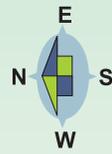
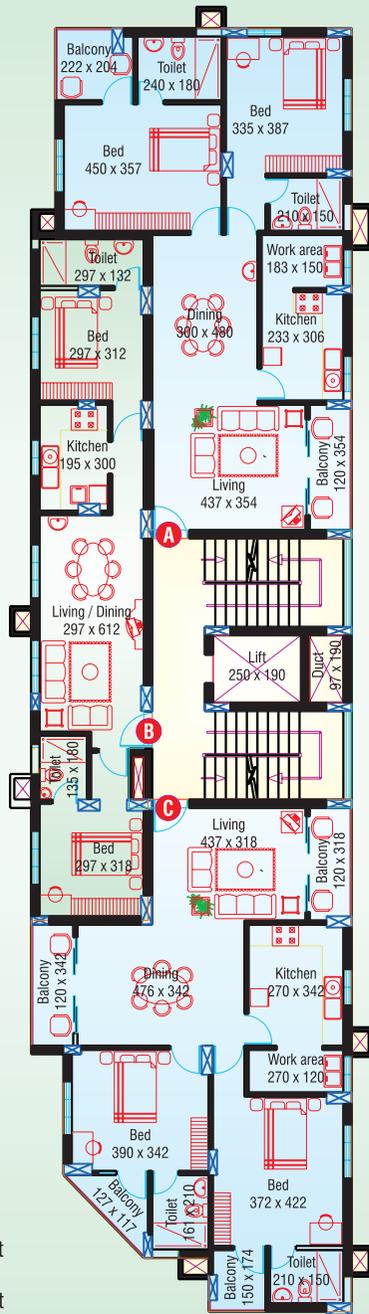
Sixth Floor Plan



Flat - 6A **2 Bed Unit, Area = 1,260 Sq.ft**

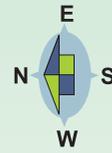
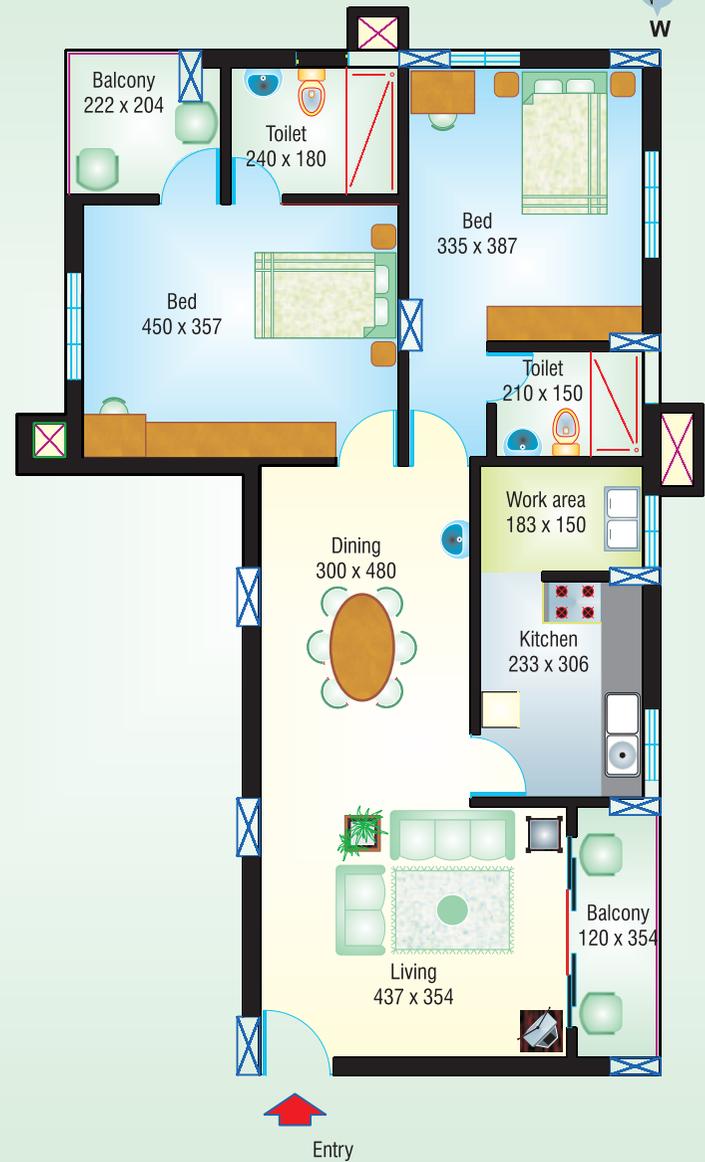
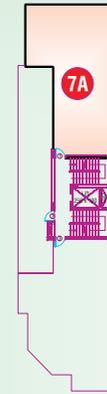


Flat - 6C **3 Bed Unit, Area = 1,535 Sq.ft**



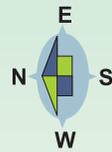
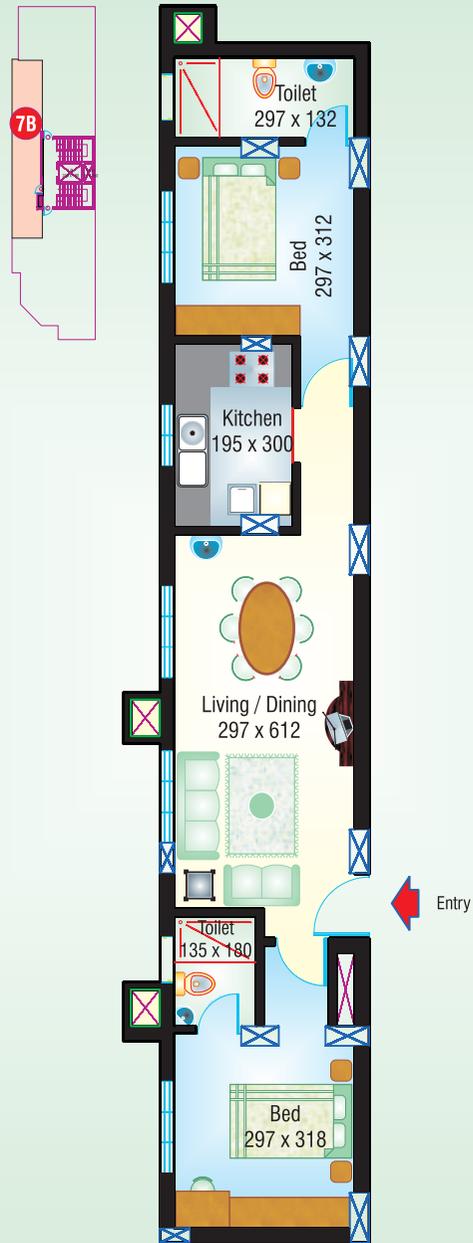
- (A) 2 Bed flat area = 1,260 Sq.ft
- (B) 2 Bed flat area = 823 Sq.ft
- (C) 2 Bed flat area = 1,337 Sq.ft

Seventh Floor Plan



Flat - 7A

2 Bed Unit, Area = 1,260 Sq.ft



Flat - 7B

2 Bed Unit, Area = 8,23 Sq.ft



Flat - 7C

2 Bed Unit, Area = 1,337 Sq.ft

ARICARIA

Syoti Nest



LOCATION MAP



ARICARIA ENCLAVE



ARICARIA *Jyoti Nest*



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Architects: Rajesh & Ambookken Associates, Thrissur.