

VARMA
BOUGAIN HEIGHTS
PURPLE

COMPACT APARTMENTS, THIRUVANKULAM, KOCHI


VARMA HOMES™

a world of your own

K-RERA/PRJ/093/2020
Permit No. BPRL01/2021/1180
www.rera.kerala.gov.in





happiness is nature

Trailing the journey of its proud history of elegant construction, exquisite homes and timely delivery, Varma Homes brings to you Bougain Heights Purple – serene and smart residences, exclusively for your happiness. Blending the inherent strength and vibrancy of Bougainvillea with state of the art luxury, Bougain Heights Purple is a new Varma promise that has always stood the test of time.

Built with passion and entwined with nature, Bougain Heights Purple, one of the premium properties from Varma Homes offers you 66 units of 2 and 3 BHK apartments, spread across in an area of 64 cents. With two basement parking space, ground floor and 11 floors of exquisite living, you will enjoy the vibrant and enticing life while being in a space of complete exhilaration.



happiness is freedom



happiness is neighbourhood

Chottanikkara is fast emerging as a preferred residential area as a result of the economic spurt in Kochi; it is well balanced in connectivity to industrial areas and the city, alike. Chottanikkara is home to the famous Chottanikkara temple and is also close to popular heritage sites like Hill palace and Karingachira Church. It is also close to the Seaport-Airport road and Infopark.





amenities



- ✓ Health Club
- ✓ Fully Automatic Lifts - 2 Nos.
- ✓ Children's Play Area

- ✓ Intercom Facility
- ✓ Terrace Garden
- ✓ Landscaped Yard

- ✓ Rooftop Party Area
- ✓ Recreation Space
- ✓ Association Mini Hall

- ✓ Fire Fighting System
- ✓ Rain Water Harvesting
- ✓ Sewage Treatment Plant

- ✓ Water Filter of Required Specifications
- ✓ Provision for 24 hr Security

- ✓ Provision for 24 hr Water Supply
- ✓ Provision for 24 hr Power



Type A, 3 BHK

Super Built Up Area: 1333 Sq.ft.

Carpet Area: 923 Sq.ft.

Balcony Area: 36 Sq.ft.

1st to 10th Floor

Furniture layout is indicative only, doesn't form part of the apartment.

Dimensions may vary slightly during construction.

All dimensions are in centimeters.



Type B, 2 BHK

Super Built Up Area: 1068 Sq.ft.

Carpet Area: 693 Sq.ft.

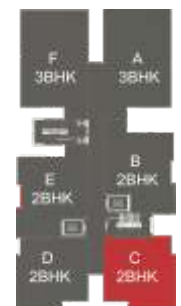
Balcony Area: 64 Sq.ft.

1st to 11th Floor

Furniture layout is indicative only, doesn't form part of the apartment.

Dimensions may vary slightly during construction.

All dimensions are in centimeters.



Type C, 2 BHK

Super Built Up Area: 983 Sq.ft.

Carpet Area: 667 Sq.ft.

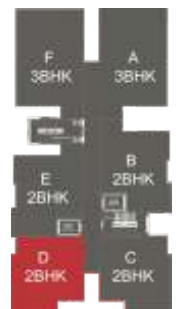
Balcony Area: 40 Sq.ft.

1st to 11th Floor

Furniture layout is indicative only, doesn't form part of the apartment.

Dimensions may vary slightly during construction.

All dimensions are in centimeters.



Type D, 2 BHK

Super Built Up Area: 983 Sq.ft.

Carpet Area: 667 Sq.ft.

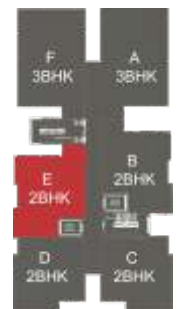
Balcony Area: 40 Sq.ft.

1st to 11th Floor

Furniture layout is indicative only, doesn't form part of the apartment.

Dimensions may vary slightly during construction.

All dimensions are in centimeters.



Type E, 2 BHK

Super Built Up Area: 1068 Sq.ft.

Carpet Area: 693 Sq.ft.

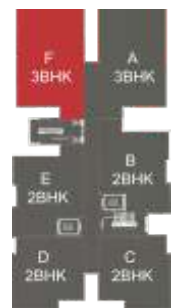
Balcony Area: 64 Sq.ft.

1st to 11th Floor

Furniture layout is indicative only, doesn't form part of the apartment.

Dimensions may vary slightly during construction.

All dimensions are in centimeters.



Type F, 3 BHK

Super Built Up Area: 1333 Sq.ft.

Carpet Area: 923 Sq.ft.

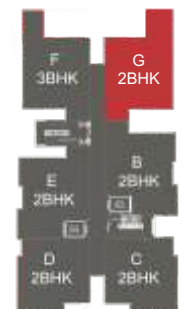
Balcony Area: 36 Sq.ft.

1st to 10th Floor

Furniture layout is indicative only, doesn't form part of the apartment.

Dimensions may vary slightly during construction.

All dimensions are in centimeters.



Type G with Terrace, 2 BHK

Super Built Up Area: 1120 Sq.ft.

Carpet Area: 754 Sq.ft.

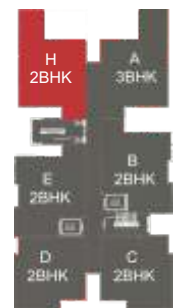
Balcony Area: 36 Sq.ft.

11th Floor

Furniture layout is indicative only, doesn't form part of the apartment.

Dimensions may vary slightly during construction.

All dimensions are in centimeters.



Type H with Terrace, 2 BHK

Super Built Up Area: 1120 Sq.ft.

Carpet Area: 754 Sq.ft.

Balcony Area: 36 Sq.ft.

11th Floor

Furniture layout is indicative only, doesn't form part of the apartment.

Dimensions may vary slightly during construction.

All dimensions are in centimeters.



Semi Basement & Basement Floor



Ground Floor



11th Floor



Typical Floor (1st-10th)



SPECIFICATIONS

STRUCTURE

- Foundation : RCC Foundation as per structural design.
- Superstructure : RCC framed Structure with masonry walls.

FLOORING

- : High quality vitrified tiles with vitrified tiles skirting for living, dining, bedrooms and kitchen. Ceramic tiles for work area, balcony and toilets, entrance lobby, staircase and common area will be designed with vitrified tiles and granite in required areas.

KITCHEN

- : Kitchen counter with polished granite slab and single bowl stainless steel sink with drain board and glazed tile dado above the counter up to 2 feet height.

TOILETS

- : Toilet walls with glazed tiles up to a height of 7 feet and CP fittings & Sanitary wares of premium quality.

DOORS AND WINDOWS

- Front Door : Teak Wood.
- Internal Doors : Hardwood frame and flush door shutters.
- Toilet doors : FRP Doors/ PVC Doors.
- Windows : Powder coated Aluminium glazed sliding windows with window grills.

PAINTING

- : Putty and emulsion for internal walls/ceiling.
100% acrylic emulsion for the external walls.

ELECTRICAL

- : Concealed conduit wiring with adequate light and fan points, 6/16A socket points controlled by ELCBs and MCBs with independent KSEB meters for each flat. Modular type switches.

TELEPHONE

- : Telephone point in Living room and Master Bedroom.

TV POINT

- : TV point in Living room.

AIR CONDITION

- : AC provision in Master Bed room.

WATER HEATER

- : Water heater provision in Master Bedroom Toilet.

GENERATOR

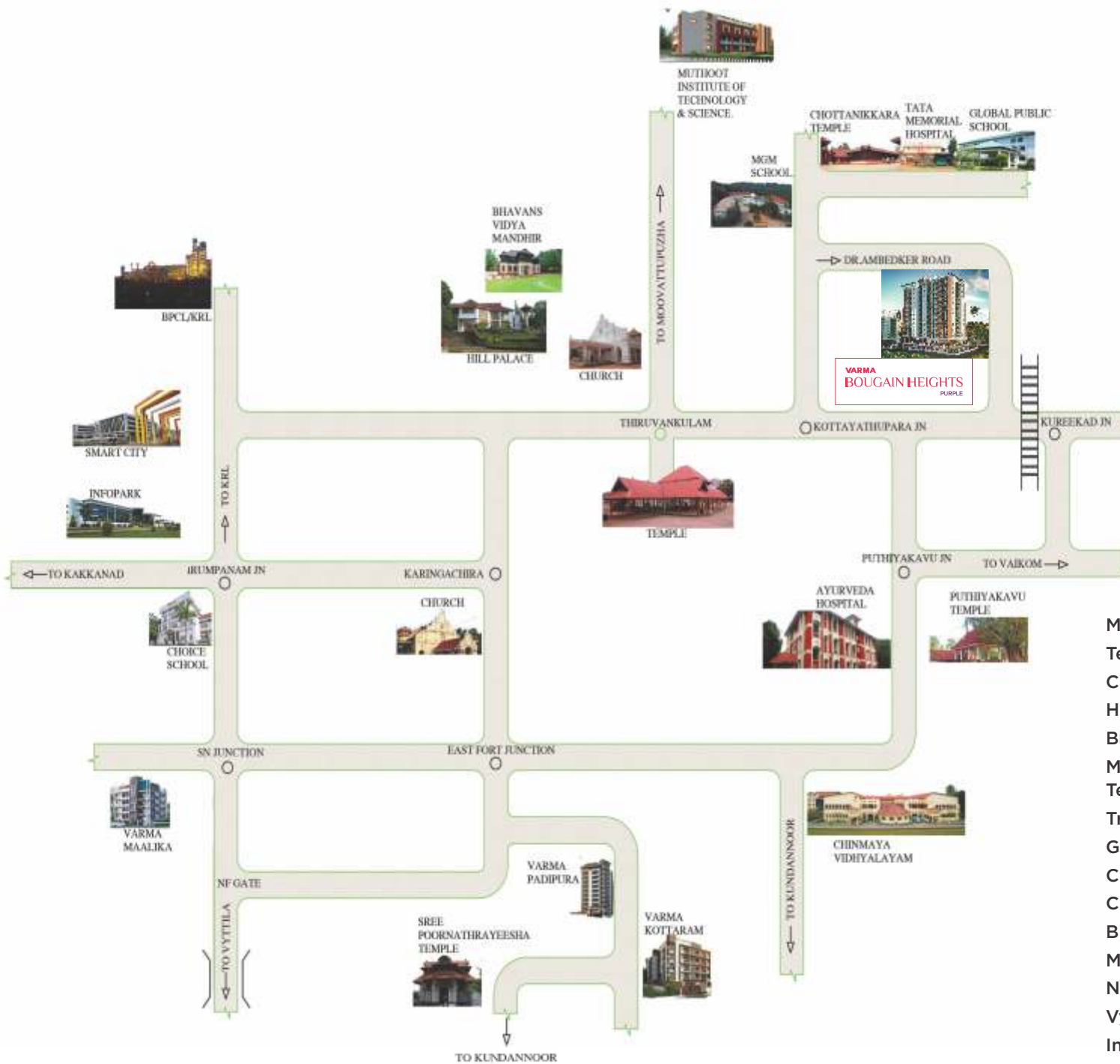
- : Generator back-up for common facilities and designated points in each apartment up to 500 W through ACCL.



TERMS & CONDITION

1. 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 and the purchaser assures to keep the builder/seller indemnified on all these counts.
2. Other expenses to be borne by the purchaser include all Local Taxes and Goods and Service Taxes as applicable. Other statutory charges those are applicable or made applicable during the pendency of the contract or after its completion in relation to this project under any pretext, KSEB deposit and other incidental charges and such other deposits as specified in the agreement, monthly maintenance deposit / advance, 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 utilization. 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 / alternations shall be purely at the discretion of the builders.
4. The area is carpet area as defined in RERA and will be disclosed in the documents.
5. Monthly maintenance expenses are to be shared among owners, as decided by the Owner's Association. These include expenses for the maintenance of common area, common amenities / facilities provided, security, 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 the Owner's 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 purchasers should make their payments through proper banking channels.
8. All transactions are subject to Ernakulam jurisdiction only.
9. This is a time bound project. In case the payments are not made as per agreement signed, the builder shall be entitled to the remedies prescribed by RERA rules and as per the agreement between the parties.
10. The firm / company is not responsible for any delay in obtaining water / electricity connection due to the delay with the concerned departments.
11. DOCUMENTATION:
 - a. On allotment, necessary agreements will be executed as per K-RERA rules between the builder and the purchaser.
 - b. The sale deed will be registered or caused to be registered in the name of the purchaser by the builder or landowner, as the case may be on receipt of the entire payment as per the agreements.
12. All payments should be through Bank Transfer or crossed Demand Drafts / Local Cheques payable at Ernakulam, drawn in favour of M/s. Varma Bougain Heights Purple RERA account.
13. For delayed payments interest will be charged as stipulated in RERA Act & Rules.
14. The builder / marketing agent reserves the right to accept or reject any application without assigning any reason thereto and further is entitled to reject the application at any time before execution of formal / written agreements between the parties.
15. This brochure is only for information and does not constitute a legal offer / invitation to an offer.
16. DISPUTES

All disputes or differences related to or arising out of or connected to the subject matter referred herein shall be referred to Arbitration as per Law applicable as on the date of commencement of the Arbitration. The place of Arbitration shall be at Ernakulam. The Award of the Arbitrator shall be final and binding on the parties. The Courts at Ernakulam shall have jurisdiction.



| | |
|---|--------|
| MGM School | 900 M |
| Temple | 1 Km |
| Church | 1 Km |
| Hospital | 1.5 Km |
| Bhavans School | 4 Km |
| Muthoot Institute of Technology & Science | 5 Km |
| Tripunithura Railway Station | 5 Km |
| Global Public School | 5 Km |
| Choice School | 6 Km |
| Chinmaya School | 6 Km |
| BPCL | 7 Km |
| Metro Station | 7 Km |
| Nucleus Mall | 8 Km |
| Vyttila Hub | 11 Km |
| Infopark | 11 Km |
| Cochin International Airport | 35 Km |

LOCATION MAP



COMPLETED AHEAD OF SCHEDULE



Sold out & K-RERA Registration not required
Permit No. EYP-2/COC/EYP/1700/14



Sold out & K-RERA Registration not required
Permit No. PW2-BA204/16-17



Sold out & K-RERA Registration not required
Permit No. PW2-BA(20551)/2017



Sold out & K-RERA Registration not required
Permit No. PW2-BA162/17-18



K-RERA/PRJ/045/2021
Permit No. PW2-BA(22667)/2017



K-RERA/PRJ/362/2020
Permit No. E8/BA/422/2013

ONGOING PROJECTS



K RERA/PRJ/091/2020
Permit No. A7-2123/17



K-RERA/PRJ/008/2021
Permit No. OLRPWBA(256179)/2019



K-RERA/PRJ/364/2020
Permit No. PW2/BA102/20-21/8038/20



K-RERA /PRJ/076/2021
Permit No. E8/BA/42723/2020



K-RERA/PRJ/ERN/014/2021
Permit No. EYP1/48/COC/EYP/127/17



K-RERA/PRJ/058/2021
Permit No. BA-923/19-20



K-RERA/PRJ/ERN/021/2021
Permit No. PW2/BA267/20-21/12648/20

NEW LAUNCH



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. We are always happy to extend a helping hand. Let us construct happiness together!



VARMA HOMES™

Constructing Happiness

VARMA HOMES PRIVATE LIMITED

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CREDAI

