



CONNECTING
WITH EXQUISITE
LUXURY

K-RERA/PRJ/ERN/014/2021
Permit No. EYP1/48/COC/EYP/127/12





REDEFINING LUXURY

Defining new dimensions of luxury, Varma Homes brings Varma Connekt near the IT hub of Kochi, Kakkanad. In an area of 25.50 cents Varma Connekt offers you 3BHK apartments of 1330 sq.ft. and 1432 sq.ft. The 10 storeyed single tower contains 26 units with 2 levels of spacious car parking and ensures all amenities and facilities for you to live your life luxuriously.





PARADISE OF LUXURY

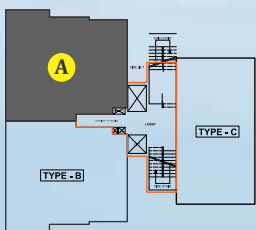
Located at Vennala, Kochi, a prime spot of luxurious residential living, Varma Connekt gives you unparalleled connectivity so that you can experience an easy life. Being close to the IT hub of Kochi, this spot offers you easy access to centres of education, economic development, infrastructural development, entertainment and transportation facilities etc. Live a comfortably luxurious life with the best of everything right next to you.





LUXURIOUSLY COMFORTABLE

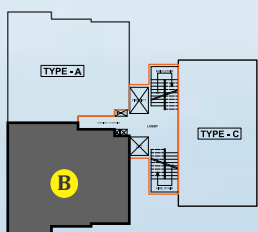
Common Amenities: Health club | Children's play area
| Rooftop party area | Terrace garden | Recreation space
| Association Room/Club House | Fully automatic lifts | Water filter
| Intercom facility | Provision for 24hr security | Driver's Room | Fire
fighting system | Provision for 24hr power & water supply facility
| Sewage management | Rainwater harvesting | Landscaped yard



VARMA
Connekt
LUXURY APARTMENTS
VENNALA, KOCHI

TYPE - A 3BHK

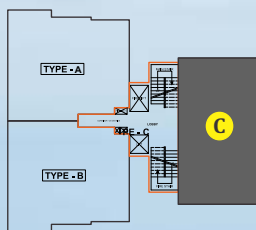
Super built up area: 1432 sq.ft.
Carpet area (RERA): 974 sq.ft.
Balcony: 56 sq.ft.
1st to 9th floor



VARMA
Connekt
LUXURY APARTMENTS
VENNALA, KOCHI

TYPE - B 3BHK

Super built up area: 1432 sq.ft.
Carpet area (RERA): 974 sq.ft.
Balcony: 56 sq.ft.
1st to 9th floor



VARMA
Connekt
LUXURY APARTMENTS
VENNALA, KOCHI

TYPE - C 3BHK

Super built up area: 1330 sq.ft.
Carpet area (RERA): 891 sq.ft.
Balcony: 55 sq.ft.
2nd to 9th floor





VARMA
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LUXURY APARTMENTS
VENNALA, KOCHI

GROUND FLOOR



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VENNALA, KOCHI

FIRST FLOOR



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VENNALA, KOCHI

TYPICAL FLOOR

Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.



DISTANCE FROM VARMA CONNEKT

Temple	300 mtr
School	300 mtr
National Highway	800 mtr
Hospital	1.30 km
Church	1.70 km
Oberon Mall	2.60 km
Gold Souk	2.90 km
Metro Station	3.80 km
Vyttila Mobility Hub	4.10 km
Lulu Mall	5.20 km
North Railway Station	6.70 km
Infopark / Smart City	7.10 km
Nedumbassery International Airport	25.40 km

LOCATION MAP

SPECIFICATIONS

STRUCTURE

Reinforced cement concrete framed structure with solid cement blocks in fill walls. Earthquake resistant for zone 3.

FLOORING

High quality vitrified tiles with vitrified skirting for living, dining, bedrooms and kitchen. Antiskid/matt tiles for balcony and toilets.

KITCHEN

Kitchen counter with polished granite slab and single bowl stainless steel sink with drain board and dado tile above the counter upto 2 ft height.

TOILETS

Toilet walls with tiles upto a height of 7 feet and CP fittings and Sanitary wares of premium quality.

DOORS AND WINDOWS

Front Door: Pre Hung door with designer veneer

Internal Doors: Pre Hung doors with architrave

Windows: UPVC 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.

PLUMBING

Concealed works with CPVC, open works with ASTM and PVC of premium brands.

TELEPHONE

Telephone point in Living room and Master Bedroom

TV POINT

TV point in Living room.

AC

AC provisions in all bedrooms.

WATER HEATER

Water heater provisions in all bedroom toilets.

GENERATOR

Generator back-up for common facilities and designated points in each apartment upto 1000W through ACCL.



TERMS & CONDITIONS

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.
2. Other expenses to be borne by the client includes all Local Taxes, Goods and Service Tax as applicable. Other statutory charges, if any applicable or made applicable during the pendency of the contract or after its completion in relation to this project, KSEB deposit 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 lay-out is only an indication for space utilization.

The elevation shown in the brochure is the 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.
5. 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 a 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 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 shall be entitled to the remedies prescribed by RERA rules.
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 client.
 - b. The sale deed 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.
12. All payments should be crossed demand drafts / local cheques payable at Ernakulam, drawn in favour of M/s Varma Homes Private Limited.
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.
15. This brochure is only for information and does not constitute a legal offer / invitation to an offer.

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/093/2020
Permit No. A2-BA(209125)/2018



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/058/2021
Permit No. BA-923/19-20

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!

Talk to us: +91 9645 88 3333



VARMA HOMES™

Constructing Happiness

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KOCHI | TRIPUNITHURA | THRISSUR | THIRUVANANTHAPURAM | KOZHIKODE

