

Dr. Pai's VARMA
LEGACY
LUXURY APARTMENTS

POOJAPPURA | THIRUVANANTHAPURAM



LEGACY
@
THE SOUL OF THIRUVANANTHAPURAM





Dr. Pai's **VARMA**
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LUXURY APARTMENTS

**EXPERIENCE
DR. PAI'S
LEGACY
OF
ELEGANT
LIVING**

Following the path of legacy and creating a new way of lifestyle Varma Homes brings in their new residential project Varma Dr. Pai's Legacy at Poojappura, Thiruvananthapuram. Constructing in an area of 30 cents, the 8-storeyed single tower offers 32 apartments. The architecturally designed and crafted 2 BHK and 3 BHK apartments ranges from 1087 sq. ft. to 1217 sq. ft. and 1492 sq. ft. to 1671 sq. ft. respectively. Ensuring that all your needs are fulfilled and assuring the best-in-class for your desires, Varma Homes is creating a new legacy of comfort, ease and elegant living.





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**SPOT
OF
MANY
ACCESSES**

Located at the 'Soul of Thiruvananthapuram', Poojappura with easy access to centres of education, entertainment, cultural activities, economic development, Varma Dr. Pai's Legacy offers you a life that is full of boom and blast. With every access to the metro life just a short drive away, Poojappura offers you the best spot for quality residential living with an elegant and heartwarming style.





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**EXPLORE
THE
LEGACY OF
MULTI-FACETED
CULTURE**

Thiruvananthapuram, being the centre of cultural activities of Kerala, a home here is definitely a blessing to enjoy and explore the multi-faceted cultural background of the land. With many centres related to sports, arts, entertainment and sculpture functioning at Thiruvananthapuram, you can engage yourself in the best of cultural amalgamation. Besides this, Thiruvananthapuram also houses many cultural promotion centres of various countries.





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EXPERIENCE THE EASE OF ELEGANT LIVING

With all necessary amenities ensured and all your desires of an elegant living assured you can experience the best-in-class facilities for your service.

List of common amenities include:

Common Amenities

- ✓ Multipurpose Hall/Club House
- ✓ Health Club
- ✓ Children's Play Area
- ✓ Rooftop Party Area
- ✓ Terrace Garden
- ✓ Recreation Space
- ✓ Video Door Phone
- ✓ Piping provision for gas supply to kitchen
- ✓ Fully Automatic Lifts
- ✓ Water Filter
- ✓ Solar Energy Utilization in Selected Area
- ✓ Intercom Facility
- ✓ Yoga room
- ✓ Surveillance Camera
- ✓ Fire Fighting System
- ✓ Provision for 24 hr Power & Water Supply Facility
- ✓ Sewage Management System
- ✓ Caretaker's Room
- ✓ Drivers Room
- ✓ Car Wash Area
- ✓ Fully Furnished GF Lobby
- ✓ Shopping Trolleys for inhouse use
- ✓ Guest Suite Room
- ✓ 24x7 Security
- ✓ Ample Parking Space

TYPE - A 3BHK

SUPER BUILTUP AREA - 1671 SQ.FT

CARPET AREA(RERA) - 1105 SQ.FT

BALCONY - 77 SQ.FT

1ST TO 8TH FLOOR

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KEYPLAN

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 2BHK

SUPER BUILTUP AREA - 1087 SQ.FT

CARPET AREA(RERA) - 714 SQ.FT

BALCONY - 44 SQ.FT

5TH TO 8TH FLOOR

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TYPE - B1 2BHK

SUPER BUILTUP AREA - 1187 SQ.FT

CARPET AREA(RERA) - 786 SQ.FT

BALCONY - 47 SQ.FT

1ST TO 4TH FLOOR

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KEYPLAN



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TYPE - C 2BHK

SUPER BUILTUP AREA - 1119 SQ.FT

CARPET AREA(RERA) - 711 SQ.FT

BALCONY - 72 SQ.FT

5TH TO 8TH FLOOR

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TYPE - C1 2BHK

SUPER BUILTUP AREA - 1217 SQ.FT

CARPET AREA(RERA) - 784 SQ.FT

BALCONY - 74 SQ.FT

1ST TO 4TH FLOOR

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TYPE - D 3BHK

SUPER BUILTUP AREA - 1492 SQ.FT

CARPET AREA(RERA) - 996 SQ.FT

BALCONY - 63 SQ.FT

5TH TO 8TH FLOOR

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TYPE - D1 3BHK

SUPER BUILTUP AREA - 1509 SQ.FT

CARPET AREA(RERA) - 1008 SQ.FT

BALCONY - 63 SQ.FT

1ST TO 4TH FLOOR

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BASEMENT FLOOR

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GROUND FLOOR

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1ST TO 4TH FLOOR

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5TH TO 8TH FLOOR

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LOCATION MAP

Dr. Pai's VARMA LEGACY

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SPECIFICATION

STRUCTURE

Reinforced cement concrete framed structure with red bricks for partition 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 MCB s 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 Master bedroom and Living room

AC

AC provision in all bedroom

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



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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 infavour 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



Permit No. EYP-2/COC/EYP/1700/14



Permit No. PW2-BA204/16-17



Permit No. PW2-BA(20551)/2017



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. OLRP/WBA(256179)/2019



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



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!



VARMA HOMES™

Constructing Happiness

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CREDAI

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