

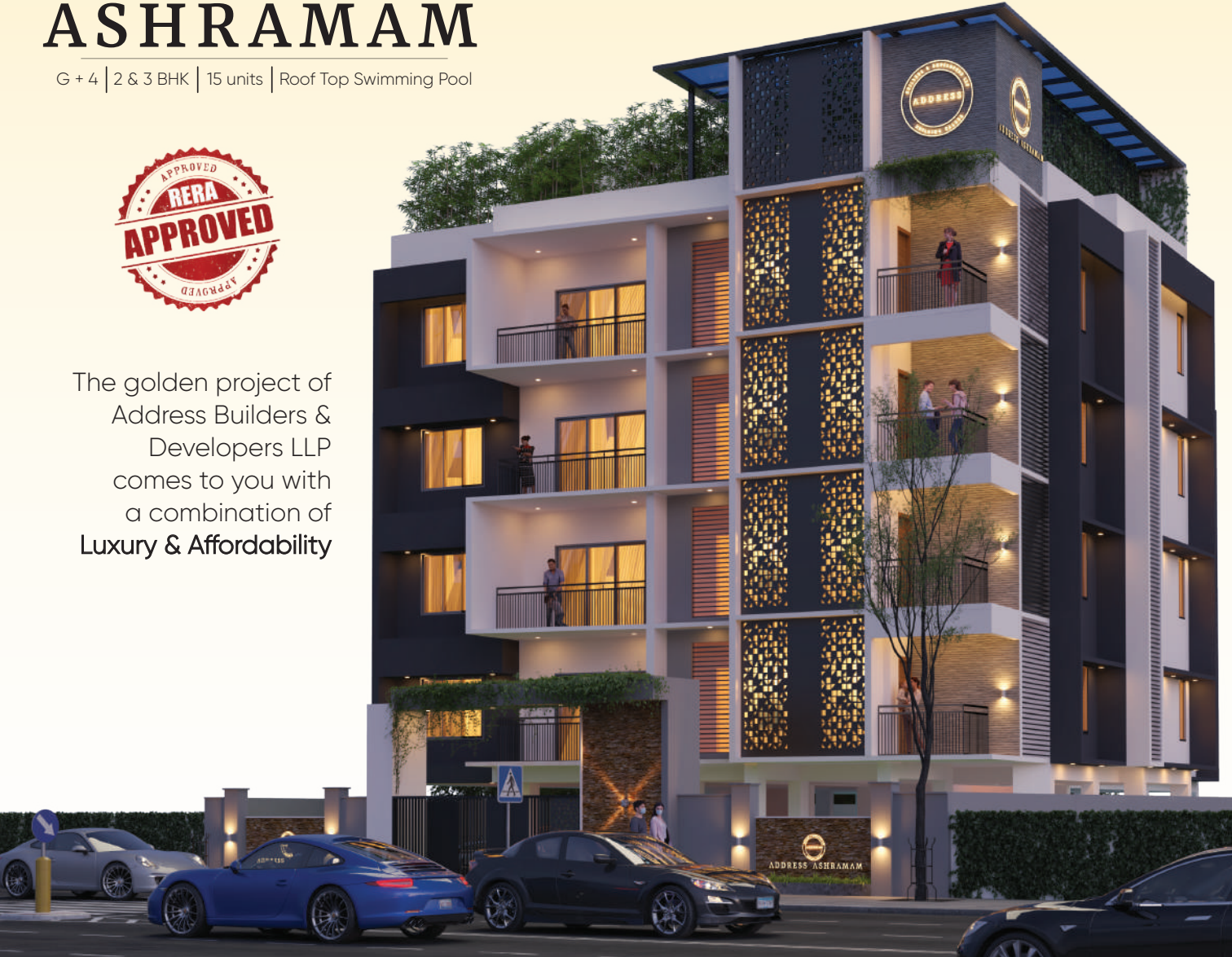
Looking forward to build your peaceful home in the heart of
Kollam city; that too in a calm & serene neighbourhood.

ADDRESS ASHRAMAM

G + 4 | 2 & 3 BHK | 15 units | Roof Top Swimming Pool



The golden project of
Address Builders &
Developers LLP
comes to you with
a combination of
Luxury & Affordability



Nearby Landmark & Distance

All major amenities in 2KM radius

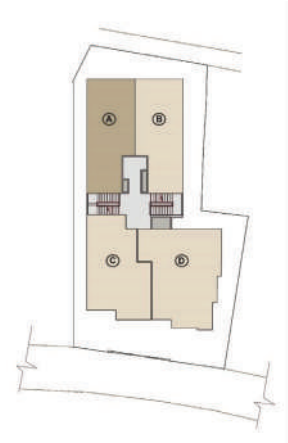
Govt. Guest House – **200 m**
Asramam Maidan – **700 m**
School – **1 km**
Hospital – **300 m**
Bus Stand – **1.5 kms**
Railway Station – **2.3 kms**
Mall – **1.9 kms**
Supermarket – **1.4 kms**
Children's Park – **800 m**
Adventure Park – **400 m**
Samskarika Kendram – **200 m**
Collectorate – **2.8 km**
Hotels – **600 m**
Temple – **500 m**
Church – **1.4 km**
Mosque – **900 m**
Convention Centre – **1 km**
Bank – **1.5 km**



AMENITIES

- Roof top swimming pool with Party area with a view of Ashtamudi Lake.
- Children's Park
- Lift with Stretcher Facility.
- Access controlled Entrance.
- 24 Hrs Power Backup.
- Electric Vehicles (EV) Charging Point.
- Reticulated Gas Supply.
- Solar Powered common areas.
- Intercom facility.
- 24 Hrs. Security and CCTV Surveillance.
- Well and KWA water connection.
- Scientific Waste management system including Sewage Treatment Plant (STP), Incinerator, Bio-Gas Plant, Bio-bins
- Well landscaped Tropical Garden.

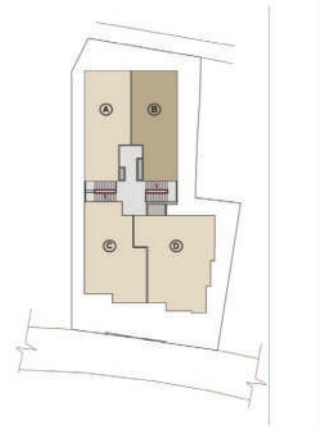




Unit A – 1st to 3rd Floor | **Type** – 2BHK

Rera Carpet Area	Internal Balconies	Plinth Area	Super Builtup Area
787	0	862	1054

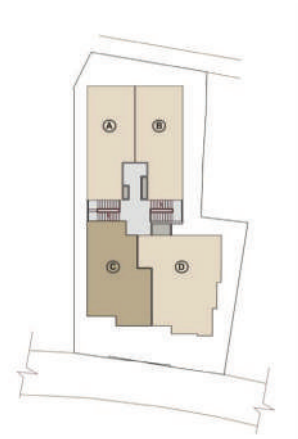
1. Furniture and fixtures are only for indication and not part of the standard specifications
2. All dimensions are in centimetres.
3. Dimensions may vary during construction.



Unit B – 1st to 3rd Floor | Type – 2BHK

Rera Carpet Area	Internal Balconies	Plinth Area	Super Builtup Area
787	0	862	1054

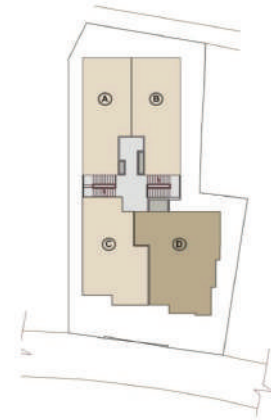
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Unit C – 1st to 4th Floor | **Type** – 2BHK

Rera Carpet Area	Internal Balconies	Plinth Area	Super Builtup Area
831	50	970	1185

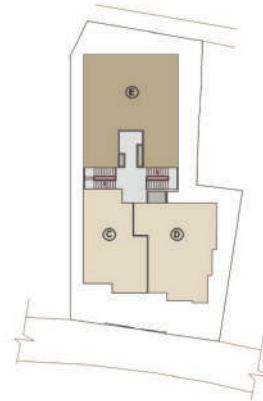
1. Furniture and fixtures are only for indication and not part of the standard specifications
2. All dimensions are in centimetres.
3. Dimensions may vary during construction.



Unit D - 1st to 4th Floor | Type - 3BHK

Rera Carpet Area	Internal Balconies	Plinth Area	Super Builtup Area
1002	79	1183	1445

1. Furniture and fixtures are only for indication and not part of the standard specifications
2. All dimensions are in centimetres.
3. Dimensions may vary during construction.



Unit E – 4th Floor | Type – 3BHK

Rera Carpet Area	Internal Balconies	Plinth Area	Super Builtup Area
1466	182	1767	2160

1. Furniture and fixtures are only for indication and not part of the standard specifications
2. All dimensions are in centimetres.
3. Dimensions may vary during construction.



TERRACE FLOOR

SPECIFICATION

STRUCTURE

RCC framed Earthquake Resistant Structure designed for Seismic Zone III as per structural design. Walls with Autoclaved Aerated Concrete (AAC) blocks.

FLOORING

2x2 vitrified tiles for kitchen, living, dining. Anti-skid Ceramic tiles for bathrooms.

DOORS

Hardwood frame and door for entrance.
Hardwood frame with moulded door for bedrooms & toilets. Window & Sliding partition completely made of upvc.

PAINTING

Interior walls finished with primer, 2 coats putty and 2 coats premium emulsion. Exterior walls finished with premium exterior emulsion.

ELECTRICAL

3 phase power supply with concealed conduit wiring with Cu conductor.

- Adequate light & fan points.
- 6/16 amps socket etc controlled by ELCB & MCB's with independent KSEB meters.

- Geyser point in master toilet & dummy point in other toilets
- Exhaust fan points in all bathrooms & kitchen
- Dummy AC Points in bedroom
- Provision for water purifier, washing machines, refrigerator, Oven etc
- Concealed conduct pipes for cable/dish, Wi-Fi connection

PLUMBING

ISI Branded pipes. 2 piece wall hung EWC, Mixer taps in bath area, Wall mounted wash basin.

FIRE FIGHTING SYSTEM

As per Kerala Municipality Building Rules (KMBR) & Fire Norms, every floor provided with Hose reel box. Hose and overhead fire tank.

LIFT

Passenger cum bed lift stopping on all floors.

Water Supply

Overhead water storage tank with sump arrangement from Bore well / Open well. KWA Water connection will be provided additionally.





TERMS & CONDITIONS

1. All payments must be by DD/Cheque/Bank transfer in favour of "Address Builders & Developers LLP" and project account for the individual as guided by RERA.
2. On Allotment of an apartment, an arrangement will be executed between the Land owner, Builder and Purchaser for construction. The sale deed for the undivided share in land will be registered on receipt of full payment and before handing over the apartment. Stamp duty, registration charges and related incidental expenses shall be borne by the purchaser.
3. An association of the owners of the apartments will be formed to carry out the maintenances and other activities. Membership in the association is mandatory. The owners association will carry out all necessary maintenance and repair of common areas, common installations and fittings. Maintenance charges/deposits as specified by the association will have to be regularly paid by each owner as decided by the association.
4. Statutory levies like GST, Building tax, Construction workers welfare fund etc and water, electricity charges shall be paid by the purchaser. The proportionate share of the cost of transformers and HT cabling are also to be paid by the purchaser. The builder will not be responsible for any delay in getting water/electric connections and house number from the concerned authorities.
5. All specifications and measurements in the brochure may be subject to minor variations without notice. All such variations shall be purely at the discretion of the builder.
6. The builder reserves the right to cancel the allotment of the apartment subject to the liability of repayment of all advance received.
7. This brochure does not constitute a legal offer. The information herein does not constitute a contract, a part of contract or warranty.
8. All transactions are subject to the jurisdiction of the courts in Kollam.



Well we are not merely looking for people looking to buy a house,
We are looking for 15 families passionate to build their homes



BUILDING VALUES

ADDRESS

• BUILDERS & DEVELOPERS LLP •

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