

BUILTECH SUMMIT

*Lifestyle
For The Elite*



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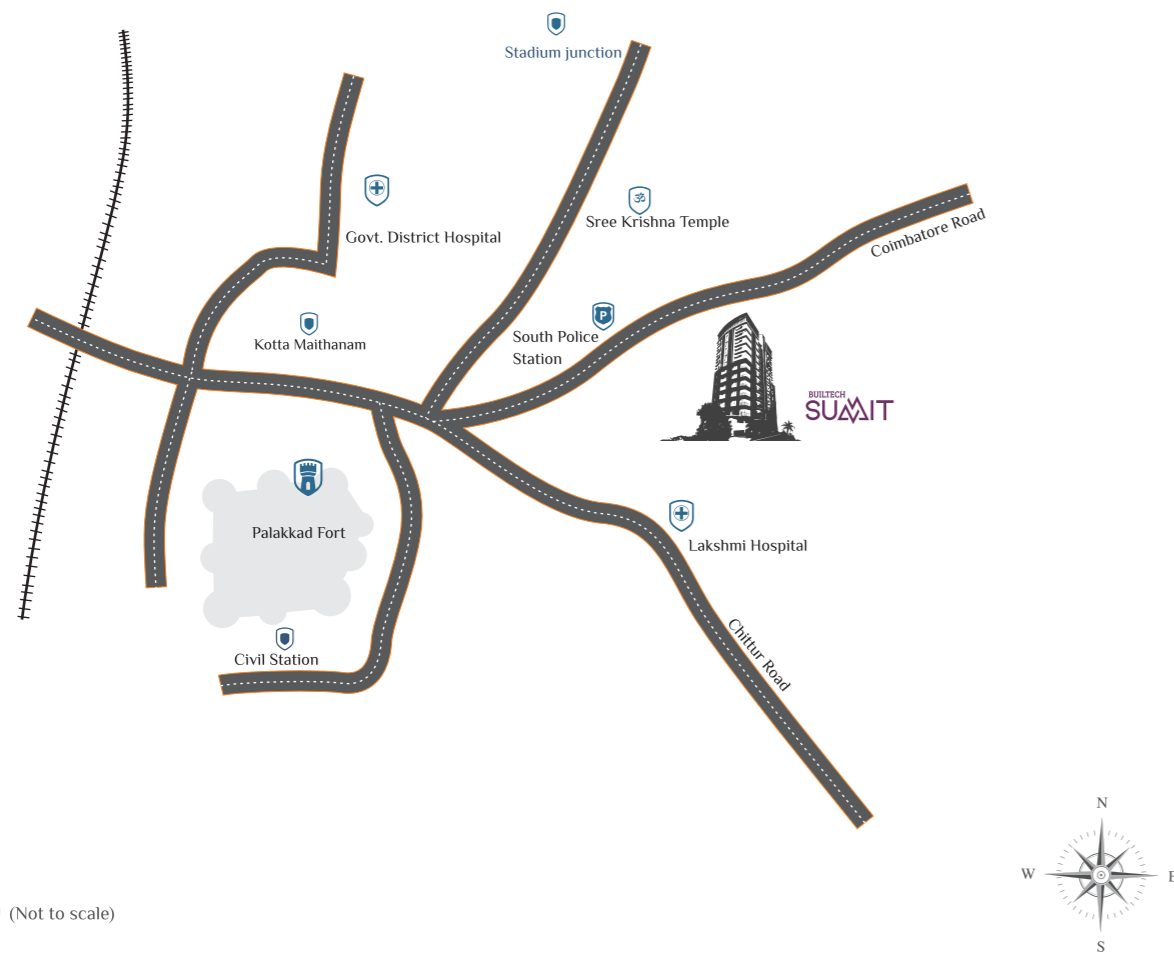
Builtech Summit

Luxury Apartments in the heart of Palakkad

Builtech has pioneered the concept of 'apartments' in Palakkad. Over a span of 40 years, we have delivered more than 3 million sq. ft. of premium commercial and residential spaces. Transparency and lasting customer relationships helped us create a legacy of goodwill and trust among our clientele.

BUILTECH SUMMIT, our latest venture, is a testimony to this faith.





Location Map (Not to scale)

Neighbourhood :

Railway Station - Palakkad Town | **Bus Stand** - KSRTC, Stadium BS

Hospitals - Lakshmi Hospital, Govt. Medical College, Govt. District Hospital, Thangam Hospital

Schools - Bharathamatha, Lions School | **College** - Govt. Victoria College

Shopping Malls - Big Bazaar, Joby's Mall

A Paradise in Paradise

An irresistible topping on the Rice Bowl

Palakkad, the Rice Bowl of Kerala, is a land where historical landmarks still stand tall. It is also a land bountifully blessed by nature. A structure worthy of Palakkad's mighty history and abundant nature, Summit is a picture carved in stone. Located right at the centre of Palakkad, BUILTECH Summit is just 500 meters from the historical Palakkad Fort, 100 meters from the Palakkad South Police Station and has 3 hospitals within a radius of 2-3 kilometres. Nestled at the heart of the city yet out of its hustle and bustle, we ensure that you get the best of both worlds.

Priceless Perfection

Everything you dreamt of... made better

Each apartment makes your most treasured moments more precious. Aesthetics, functionality, comfort and convenience – every aspect of your dream home is designed with the utmost care.

We make sure that every moment you spend in your apartment is priceless.



Flawless Luxury

Luxury and comfort entwined

Having spearheaded the most enviable housing projects in Kerala, our standards of excellence are now on par with yours. At Builtech Summit every curve is perfection personified.

The minimalistic interiors flatter any décor. The fixtures are timeless and elegant.
The architecture is as flawless as flawless can be.



Stunning Spaces

Architecture at its finest

Each Summit apartment is no less than a glorious work of art. Airy and well-lit living rooms that fill the home with life, spacious dining areas that bring joy to every moment spent there, cozy and beautiful bedrooms that make your private moments invaluable, functional kitchens that are a sight to sore eyes and luxurious restrooms where you get to truly pamper yourself.



Complete Convenience

Amenities for your every need

We have gone above and beyond the standards to bring your home peace and happiness.

- Health club
- Leisure spots
- Multipurpose hall
- Swimming pool with an open deck
- 24X7 security personnel

Every amenity we provide is custom-designed to suit your individual taste.



Blissful Retreat

Pampering wellness facilities at your doorstep

Wellness of body and mind comes with activity. BUILTECH Summit offers a health club that has fantastic fitness facilities.

It also has an open deck pool that is fun, relaxing and luxurious, all at the same time.

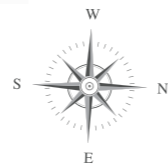


FLOOR PLAN



TYPE A [2-7] 3BHK

Builtup Area - 184.15 Sq.m. (1981.45 Sq.ft.)
 Common Area - 52.39 Sq.m. (563.70 Sq.ft.)
 Super Builtup Area - 236.54 Sq.m. (2545.16 Sq.ft.)
 RERA Area - 145.72 Sq.m. (1568.51 Sq.ft.)



ISOMETRIC VIEW



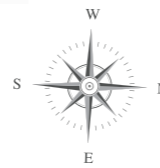
- 1 FOYER (1.80 X 2.48)
- 2 DINING CUM LIVING AREA (10.29 X 4.43)
- 3 BALCONY (1.63 X 4.44)
- 4 BALCONY (3.23 X 2.70)
- 5 KITCHEN (3.60 X 2.70)
- 6 UTILITY (2.06 X 2.70)
- 7 BEDROOM (4.37 X 4.00)
- 8 DRESS (2.67 X 1.56)
- 9 TOILET (3.20 X 1.56)
- 10 BALCONY (1.67 X 3.75)
- 11 KIDS BEDROOM (3.60 X 3.90)
- 12 TOILET (1.50 X 2.80)
- 13 GUEST BEDROOM (5.29 X 4.50)
- 14 TOILET (3.00 X 1.50)

FLOOR PLAN



TYPE A [8-12] 3BHK

Builtup Area - 184.15 Sq.m. (1981.45 Sq.ft.)
 Common Area - 52.39 Sq.m. (563.70 Sq.ft.)
 Super Builtup Area - 236.54 Sq.m. (2545.16 Sq.ft.)
 RERA Area - 145.72 Sq.m. (1568.51 Sq.ft.)



ISOMETRIC VIEW



- 1 FOYER (1.80 X 2.48)
- 2 DINING CUM LIVING AREA (10.29 X 4.43)
- 3 BALCONY (1.63 X 4.44)
- 4 BALCONY (3.23 X 2.70)
- 5 KITCHEN (3.60 X 2.70)
- 6 UTILITY (2.06 X 2.70)
- 7 BEDROOM (4.37 X 4.00)
- 8 DRESS (2.67 X 1.56)
- 9 TOILET (3.20 X 1.56)
- 10 BALCONY (1.67 X 3.75)
- 11 KIDS BEDROOM (3.60 X 3.90)
- 12 TOILET (1.50 X 2.80)
- 13 GUEST BEDROOM (5.29 X 4.50)
- 14 TOILET (3.00 X 1.50)

FLOOR PLAN



TYPE A [13] 3BHK

Builtup Area - 171.33 Sq.m. (1843.51 Sq.ft.)

Common Area - 48.74 Sq.m. (524.46 Sq.ft.)

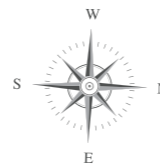
Super Builtup Area - 220.07 Sq.m. (2367.97 Sq.ft.)

RERA Area - 147.24 Sq.m. (1584.87 Sq.ft.)

ISOMETRIC VIEW



- 1 FOYER (1.80 X 2.25)
- 2 DINING CUM LIVING AREA (11.42 X 4.19)
- 3 BALCONY (3.23 X 2.70)
- 4 KITCHEN (3.60 X 2.70)
- 5 UTILITY (2.06 X 2.70)
- 6 BEDROOM (4.90 X 4.00)
- 7 DRESSING AREA (2.67 X 1.56)
- 8 TOILET (2.70 X 1.56)
- 9 KIDS BEDROOM (4.20 X 3.90)
- 10 TOILET (1.50 X 2.80)
- 11 GUEST BEDROOM (5.29 X 4.50)
- 12 TOILET (3.00 X 1.50)

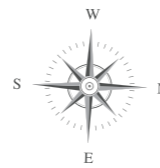


FLOOR PLAN



TYPE B [2-7] 3BHK

Builtup Area - 156.84 Sq.m. (1687.60 Sq.ft.)
 Common Area - 44.62 Sq.m. (480.10 Sq.ft.)
 Super Builtup Area - 201.46 Sq.m. (2167.70 Sq.ft.)
 RERA Area - 129.46 Sq.m. (1393.49 Sq.ft.)



ISOMETRIC VIEW



- 1 FOYER (1.80 X 2.25)
- 2 LIVING ROOM (4.42 X 3.60)
- 3 DINING AREA (4.38 X 6.16)
- 4 BALCONY (4.72 X 1.65)
- 5 GUEST BEDROOM (4.52 X 3.22)
- 6 TOILET (1.80 X 2.00)
- 7 KIDS ROOM (4.38 X 3.60)
- 8 TOILET (2.70 X 1.50)
- 9 MASTER BEDROOM (4.22 X 3.90)
- 10 TOILET (1.65 X 2.70)
- 11 BALCONY (1.78 X 2.10)
- 12 KITCHEN (3.27 X 3.00)
- 13 UTILITY (1.80 X 1.75)

FLOOR PLAN



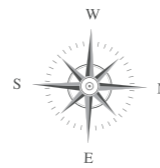
TYPE B [8] 2BHK

Builtup Area - 127.04 Sq.m. (1366.95 Sq.ft.)

Common Area - 36.14 Sq.m. (388.88 Sq.ft.)

Super Builtup Area - 163.18 Sq.m. (1755.83 Sq.ft.)

RERA Area - 105.77 Sq.m. (1138.49 Sq.ft.)



ISOMETRIC VIEW



- 1 FOYER (1.80 X 2.25)
- 2 LIVING ROOM (4.52 X 3.60)
- 3 DINING AREA (4.38 X 6.33)
- 4 BALCONY (4.38 X 1.71)
- 5 KIDS BEDROOM (4.38 X 3.60)
- 6 TOILET (2.70 X 1.50)
- 7 MASTER BEDROOM (4.52 X 3.62)
- 8 DRESSING AREA (1.59 X 1.50)
- 9 TOILET (2.80 X 1.50)
- 10 KITCHEN (4.12 X 2.75)
- 11 UTILITY (1.65 X 3.20)
- 12 OPEN TERRACE

FLOOR PLAN



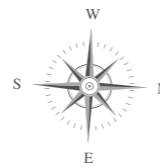
TYPE B [9-12] 2BHK

Builtup Area - 127.04 Sq.m. (1366.95 Sq.ft.)

Common Area - 36.14 Sq.m. (388.88 Sq.ft.)

Super Builtup Area - 163.18 Sq.m. (1755.83 Sq.ft.)

RERA Area - 105.77 Sq.m. (1138.49 Sq.ft.)



ISOMETRIC VIEW



- 1 FOYER (1.60 X 1.95)
- 2 LIVING ROOM (4.42 X 3.70)
- 3 DINING AREA (4.38 X 3.92)
- 4 BALCONY (4.38 X 1.71)
- 5 KIDS BEDROOM (4.38 X 3.60)
- 6 TOILET (2.60 X 1.50)
- 7 MASTER BEDROOM (4.52 X 3.52)
- 8 DRESSING AREA (1.59 X 1.50)
- 9 TOILET (2.80 X 1.50)
- 10 KITCHEN (4.12 X 2.75)
- 11 UTILITY (1.63 X 3.20)

Experience The Summit

Celebrate the highlife

Your home is an investment for life.
And we have thought of every minute detail for you.
For us, every single apartment is a commitment -
and our relationship with you is for life.
So why wait?
Come! Experience Paradise.





TERMS & CONDITIONS

1. After allotment of apartment, a sale agreement will be executed between the seller and purchaser. Once the sale agreement is signed, the price is firm.
2. Sale deed for the undivided share in the land and apartment will be registered on receipt of the full payment. Stamp duty, registration charges and related incidental expenses shall be borne by the purchaser.
3. An association comprising the owners of the apartment will be formed to carry out maintenance and other activities. Association membership is compulsory. The Owners' Association will carry out all necessary maintenance and repair of common areas, common installations and fittings. Payments and charges for common facilities and services will also be met by the association. Maintenance charges as specified by the association will have to be paid regularly by each owner as decided by the association.
4. Statutory deposits, property tax, building tax, GST, labour welfare cess, KSEB / KWA deposits, share of cost of transformer, cable charges and any other mandatory charges or taxes are to be paid by the Purchaser.
5. All specifications and measurements mentioned in the brochure are subject to variations without notice. All such variations shall be purely at the discretion of the seller.
6. The seller reserves the right to cancel the allotment, if unforeseen contingencies arise, subject to the liability of repayment of all advances.
7. The brochure does not constitute a legal offer. The information contained therein does not constitute a contract, part of contract or warranty.
8. All transactions are subject to Palakkad Jurisdiction only.
9. Prices are subject to change without notice.
10. Dimensions may vary slightly during constructions. Furniture and fixtures are indicative only. All dimensions are in metre. Plan and areas are subject to minor-changes.

SPECIFICATIONS

Foundation : R.C.C pile foundation. **Structure :** Framed RCC structure **Flooring :** Vitrified/Ceramic tiles for all rooms.

Doors : Panelled Entrance Door. Skin moulded/Flush for inside doors. Fibre glass doors for bathrooms.

Windows : Powder coated/Electro colouring aluminium/UPVC windows.

Kitchen : Bare kitchen with provision for exhaust fan. One inlet point for sink cock, water purifier. Electrical points for the appliances will be provided. Centralized Gas Supply for the entire project. Designated work area.

Toilet : Anti-skid ceramic tile flooring, glazed tile dadoing up to 210 cm height E.W.C with Cistern.

Staircase and Lobby : Granite/Tile flooring.

Electricity : Three phase power supply with concealed copper wiring, conduits of standard quality, provision for AC points in master bedroom, TV and telephone points in living and master bedroom, standard quality modular switches. Generator backup for common facility and standby power of 500W per apartment.

Painting : External walls with waterproof painting.

Water Supply : Well/Bore well water supply through sump and overhead tank.

Car Parking : Car parking will be provided at extra cost.

Security : Round the clock security. CCTV arrangement for outside area. Intercom facility from security cabin to each apartment

Lifts : Two nos. Approved make.

Options : Alterations/additions at extra cost, if specified at the time of booking. Alterations/additions above specifications shall be at the buyers' cost without any adjustments/refund in variations in cost between our specified items and the items purchased by the buyers.

Documentation

Sale agreement between the seller and purchaser. Sale deed for the undivided share of land and apartment will be registered in favour of the purchaser on receipt of the entire payment before handing over possession of the apartment.

Payment Schedule

Initial payment 20% with proportionate statutory dues.

Balance by stage - wise installments with proportionate statutory dues by post dated cheques.

Disclaimer: "While reasonable care has been taken to ensure accuracy in the preparation of information in this brochure, no warranty is given and interested parties should rely on the buyer's sale agreement. Visual representation including models, drawings, illustrations, photographs and art rendering (The visual representation) portray artistic impression only. The information contained therein are for general guidance only and are subject to change and should not be relied upon as accurately describing any specification. Purchasers are requested to rely only upon the terms of the buyers agreement which is a comprehensive document containing all the terms and conditions applicable as between the parties", shall be included.