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**BUILTECH**  
*Sanctum*   
The abode of tranquility





## SAGA OF TRANSPARENT DEALS & LASTING RELATIONS

Being the pioneer of the apartment concept in Palakkad, Builtech stands tall on the foundation of its values - delivering quality, redefining customer lifestyles, cost effectiveness, time bound delivery ensuring customer satisfaction and a proven track record of post sales service. With a credential of constructing and delivering premium and high quality commercial as well as residential spaces in and around Palakkad, Builtech has generated respectable trust and good will among the quality conscious clientele.

It's philosophy is founded on transparent dealings and maintaining ever lasting relationships with customers. Builtech's credibility and good will has been meticulously developed over 35 years of integrity and highly satisfied customers.



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Builtech *Sanctum*,  
where serenity and luxury combine to form  
the perfect home.





# GATEWAY TO GOD'S OWN COUNTRY

A mere five minute drive away from the city center, this peaceful abode nestled in a serene environment lets you forget the hustle and bustle of everyday life.



**Neighbourhood :** Railway station - Palakkad Junction, Palakkad Town | **Bus stand** - KSRTC, Muncipal BS | **Hospital** - Sai Nursing Home, Devi Nursing Home  
**School** - Kendriya Vidyalaya, Govt. Moyan Girls HSS | **College** - Govt. Victoria College | **Shopping mall** - Big Bazar, Jobby's Mall



## Eternal tranquility

Come home to a space that fills you with happiness,  
a place where you can refresh and rejuvenate.



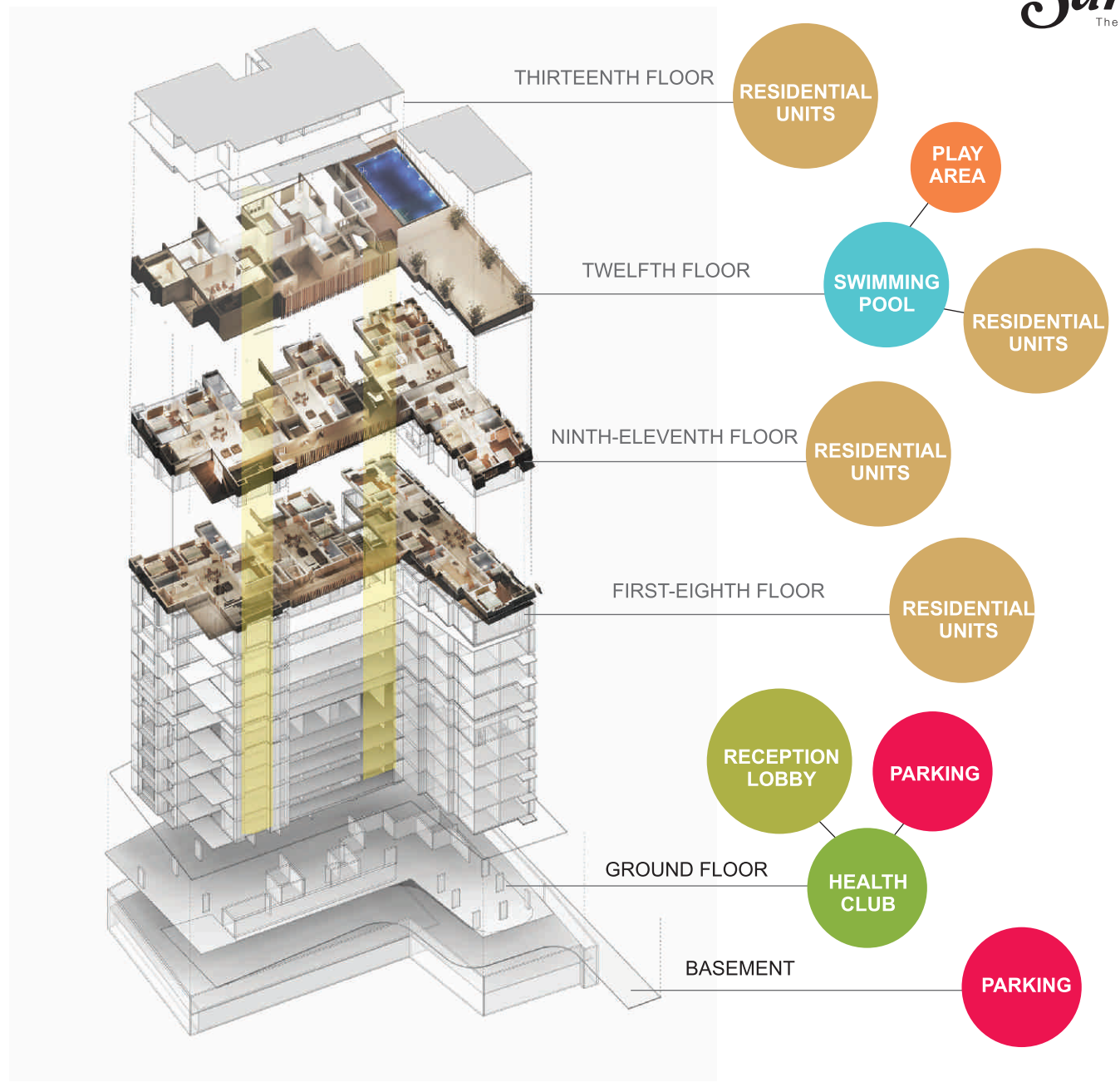








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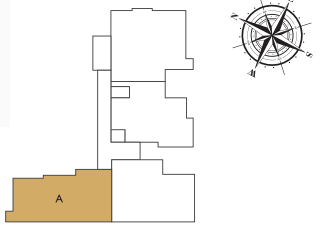
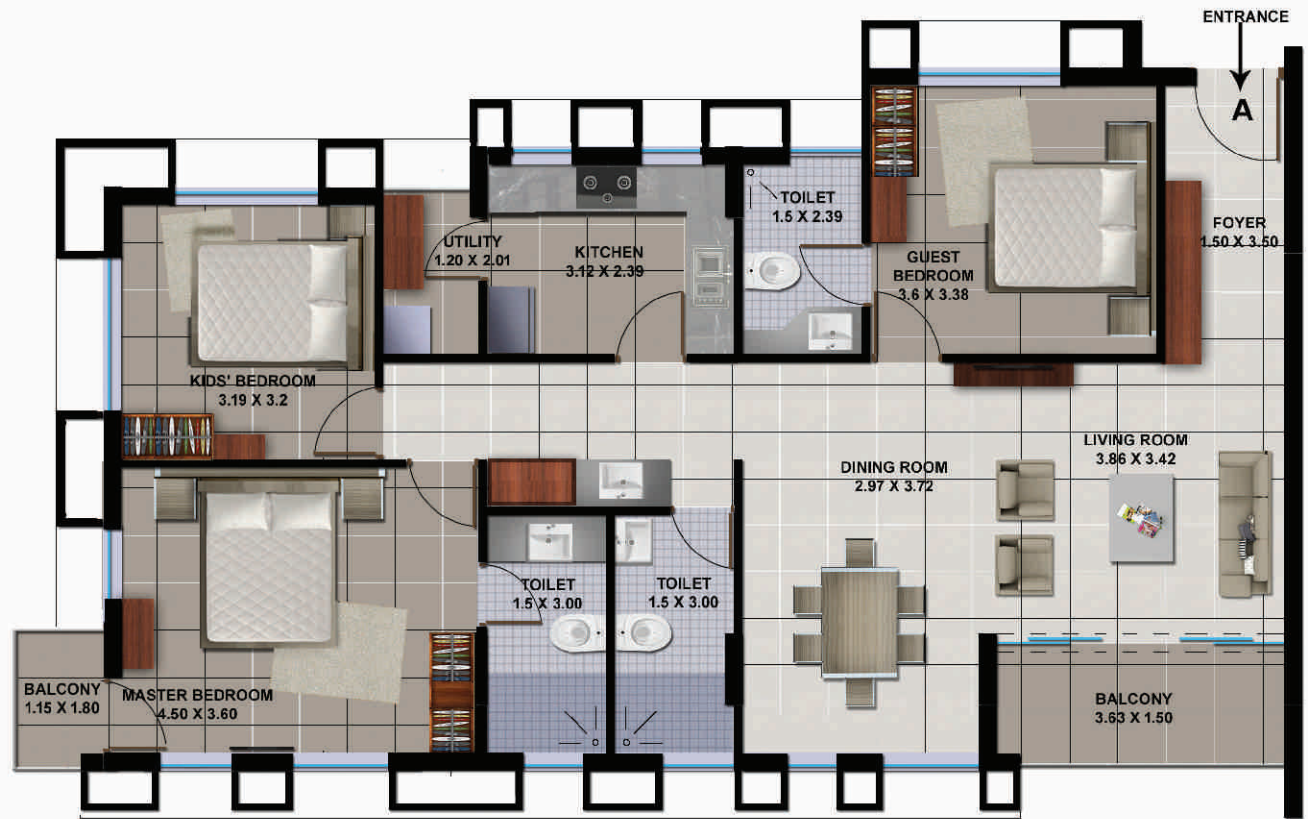
## Rediscover the joy of living

The serene ambience is an ideal setting to begin your days with a smile. The apartment complex with a multitude of amenities lets you spend quality time with your family.

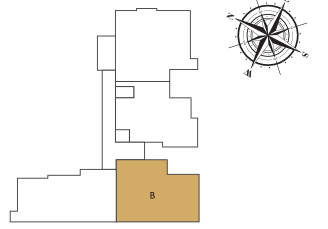


-  PLAY AREA
-  SWIMMING POOL
-  RETICULATED GAS SUPPLY SYSTEM
-  PARKING
-  HEALTH CLUB
-  GENERATOR BACKUP

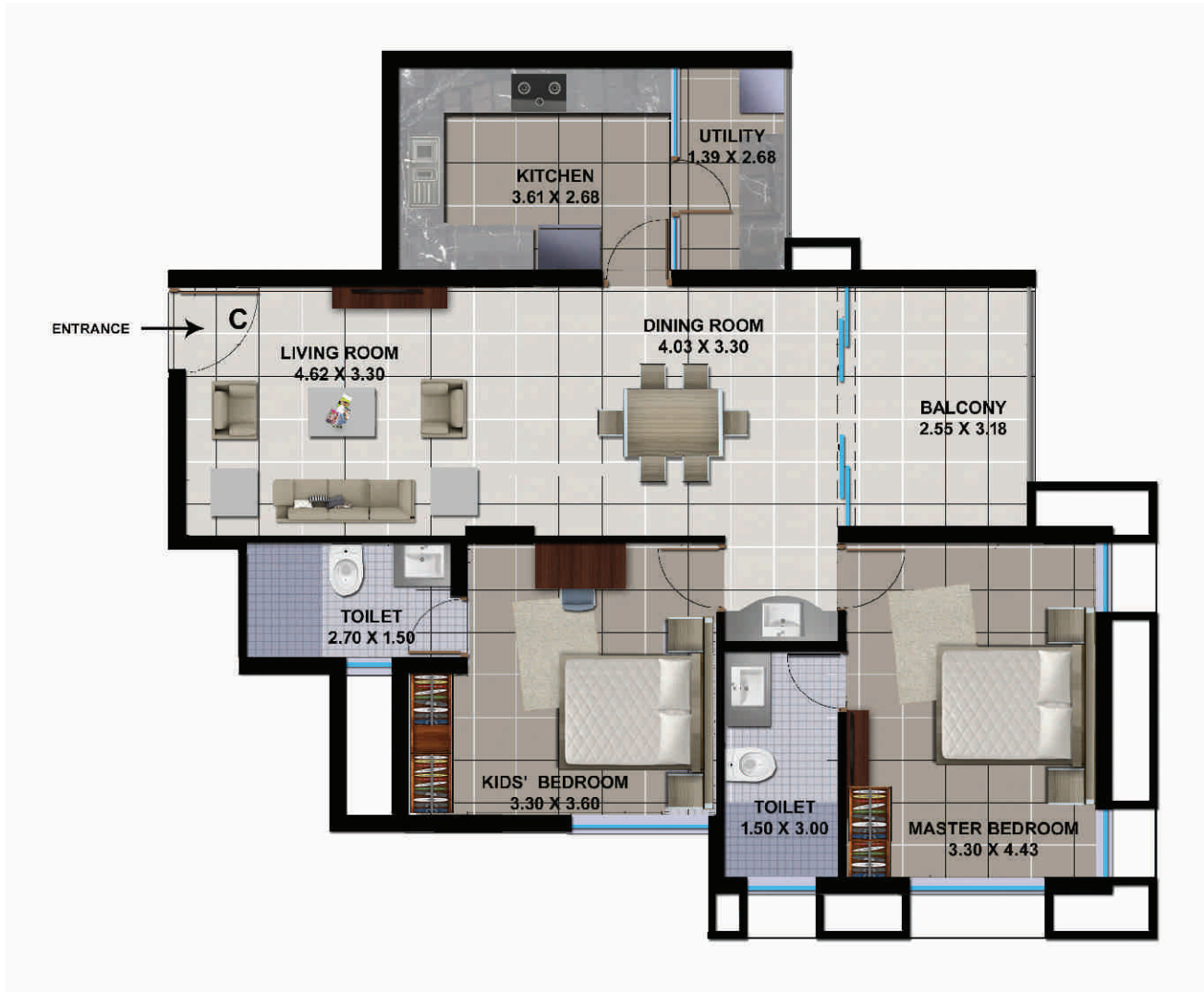




**TYPE - A (Floor 1-8)**  
 Builtup Area - 124.74 Sq.m. (1342.20 Sq.ft.)  
 Common Area - 31.45 Sq.m. (338.36 Sq.ft.)  
 Super Builtup Area - 156.19 Sq.m. (1681 Sq.ft.)

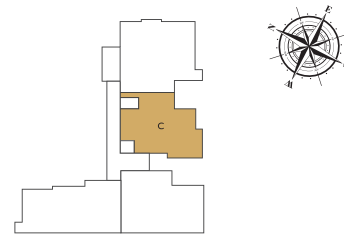


**TYPE - B (Floor 1-8)**  
 Builtup Area - 122.10 Sq.m. (1313.80 Sq.ft.)  
 Common Area - 30.78 Sq.m. (331.20 Sq.ft.)  
 Super Builtup Area - 152.88 Sq.m. (1645 Sq.ft.)



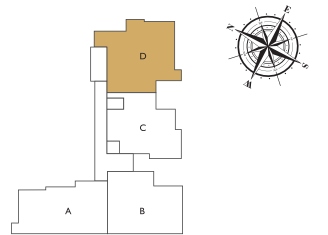
**TYPE - C** (Floor 1-11)

Builtup Area - 104.54 Sq.m. (1124.85 Sq.ft.)  
 Common Area - 26.35 Sq.m. (283.56 Sq.ft.)  
 Super Builtup Area - 130.89 Sq.m. (1408 Sq.ft.)



**TYPE - D** (Floor 1,3,5,7,9,11)

Builtup Area - 137.59 Sq.m. (1480.47 Sq.ft.)  
 Common Area - 34.69 Sq.m. (373.21 Sq.ft.)  
 Super Builtup Area - 172.28 Sq.m. (1854 Sq.ft.)

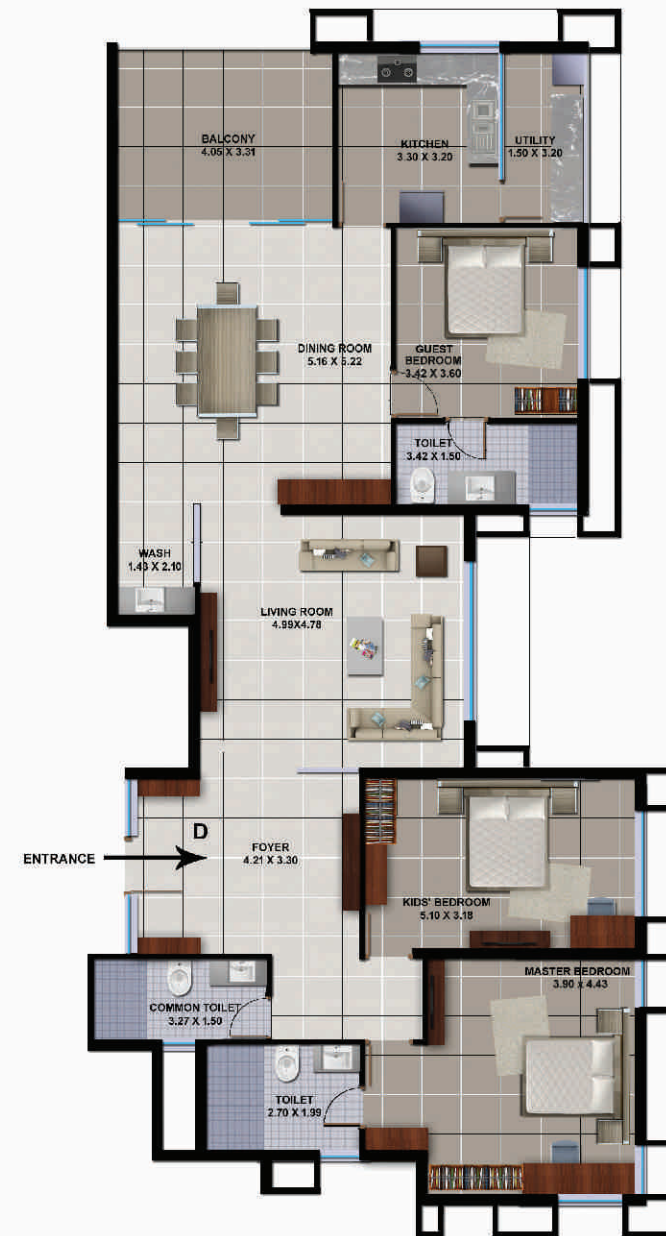
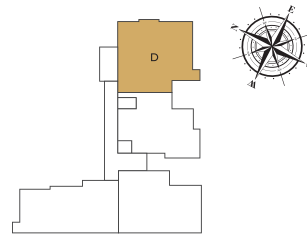






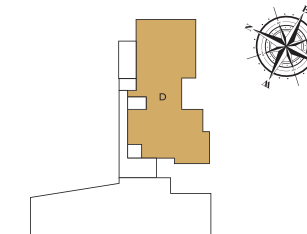
**TYPE - D** (Floor 2,4,6,8,10)

Builtup Area - 134.64 Sq.m. (1448.73 Sq.ft.)  
 Common Area - 33.94 Sq.m. (365.21 Sq.ft.)  
 Super Builtup Area - 168.58 Sq.m. (1814 Sq.ft.)



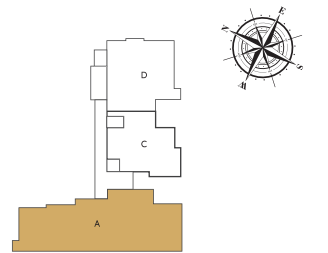
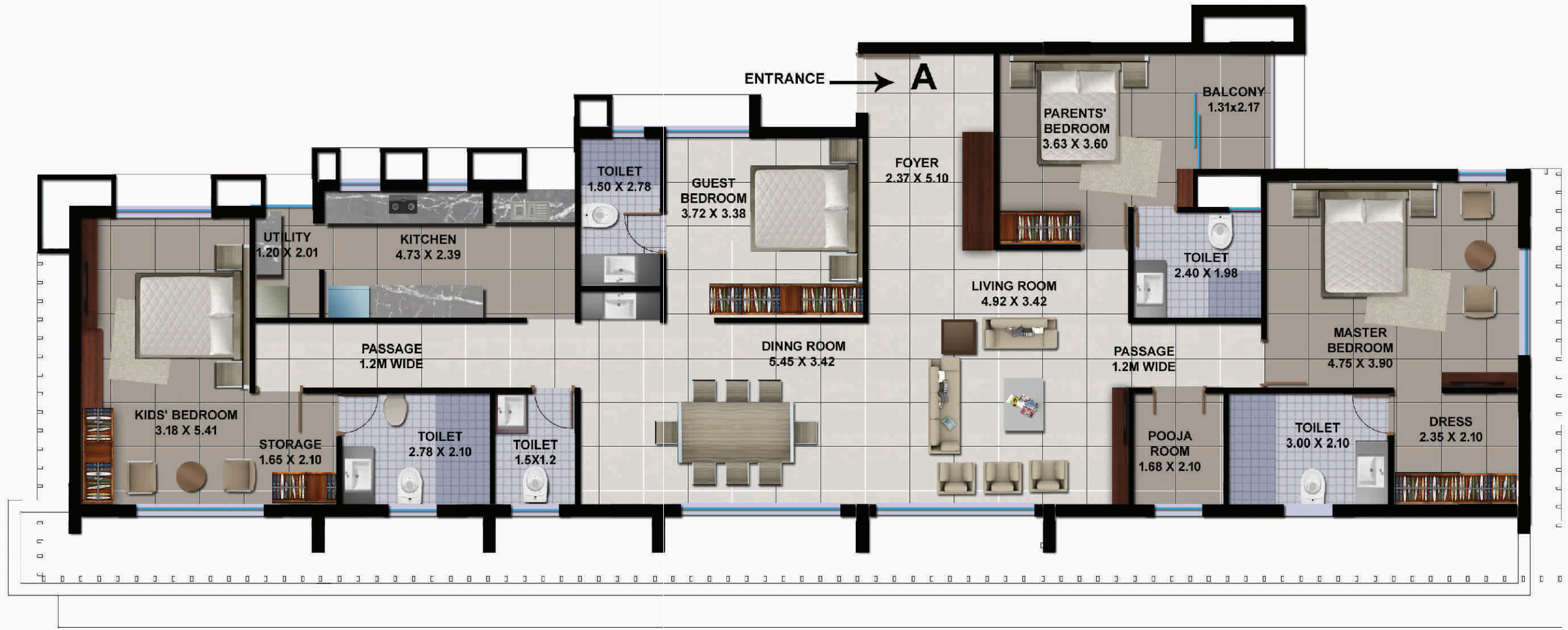
**TYPE - D** (Floor 12-13)

Builtup Area - 189.32 Sq.m. (2037.08 Sq.ft.)  
 Common Area - 47.73 Sq.m. (513.53 Sq.ft.)  
 Super Builtup Area - 237.05 Sq.m. (2551 Sq.ft.)



# UNIT PLANS

- TYPE - A (Floor 9 -11)
- TYPE - A (Floor 1-8)
- TYPE - B (Floor 1-8)
- TYPE - C (Floor 1-11)
- TYPE - D (Floor 1,3,5,7,9,11)
- TYPE - D (Floor 2,4,6,8,10)
- TYPE - D (Floor 12-13)



**TYPE A (Floor 9-11)**  
 Builtup Area - 201.88 Sq.m. (2172.23 Sq.ft.)  
 Common Area - 50.89 Sq.m. (547.60 Sq.ft.)  
 Super Builtup Area - 252.77 Sq.m. (2720 Sq.ft.)

Where being together  
signifies much more



Live in a community which shares your  
same values. One that prefers life that is  
comfortable and exclusive. Be with people who  
appreciate the finer things in life.





## 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 the 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, service tax, sales tax / value added tax, 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 this 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:** Paneled Entrance Door. Skin moulded/Flush with hardwood frames for inside doors. Fibre glass doors for bathrooms.

**Windows:** Powder coated/Electro coloring aluminium/ UPVC windows. **Kitchen:** Polished granite counter top with S.S sink, glazed tiles dado above counter, provision for water filter, washing machine and exhaust fan. **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 back up for common facility and standby power of 500W per apartment. **Painting:** External walls with water proof painting. **Water Supply:** Well / Bore well water supply through sump and overhead tank.

**Car parking:** Ground floor and Basement car parking 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 25% 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 buyers' 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 sale agreement which is a comprehensive document containing all the terms and conditions applicable as between the parties", shall be included.