



**Budget** friendly Apartments  
designed for a **Premium** lifestyle  
@ **Kayamkulam.**





Far from the urban milieu there is a quiet, laid - back place suffused with the charm of vibrant nurseries all around, full of flowering plants. A place where life resonates your inner song and everything around you reflects the joy and bliss that you feel deep inside. Anika's Garden Square is located in this beautiful spot mirroring the exuberance of the place with its aesthetically composed homes featuring top-of-the-line architecture. It is close to NH and nearby to Krishnapuram Palace.

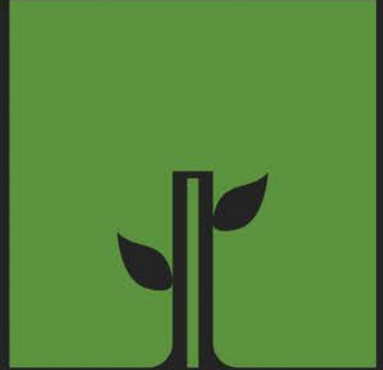






- KSRTC Bus Stand.....2.7 Kms
- Railway Station.....1.8 Kms
- SN College of Management.....0.15 Kms
- Holy Trinity Central School.....0.1 Kms
- Govt Taluk Hospital.....2.6 Kms
- Police station Kayamkulam.....1.9 Kms
- Govt Boys HSS.....2.6 Kms
- SBI Kuttitheruvu.....0.7 Kms
- Govt Girls HSS.....2.6 Kms
- Ebenezer Hospital.....2.4 Kms





# GARDEN SQUARE

Murukkumoodu, Kayamkulam





# From an in-house team of architects & engineers

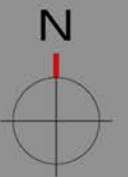


Anika Constructions has already delivered many prestigious villa and apartment projects in Kerala and many more are in the anvil. The team behind Anika Constructions has constructed and handed over more than five million sq.ft of built-up space over last 20 years.

The highly dedicated and professional team at Anika Constructions belongs to the key people who clocked this amazing feat of constructing and delivering dream homes on time. Today, Anika Constructions surges forward, creating impeccable lifestyle spaces for the discerning homemaker.



**2BHK Type-1[Block 2]**  
Area : 1,063.94 Sq.Ft  
Ground - 2<sup>nd</sup> Floor

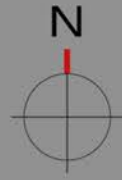


**2BHK Type-2[Block 2]**  
Area : 1,037.26 Sq.Ft  
Ground - 2<sup>nd</sup> Floor

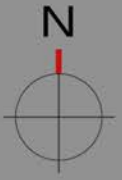


Furniture layout and fixtures are indicative only.  
Dimensions shown may vary slightly during construction.

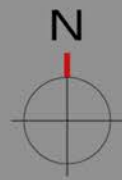
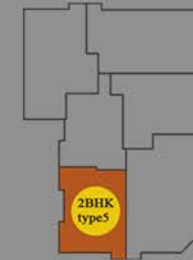




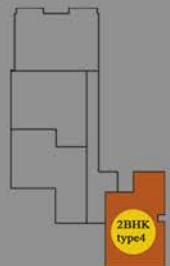
**2BHK Type-3[Block 2]**  
 Area : 1,042.21 Sq.Ft  
 Ground - 2<sup>nd</sup> Floor



**2BHK Type-5[Block 1]**  
 Area : 959.57 Sq.Ft  
 Ground - 2<sup>nd</sup> Floor



**2BHK Type-4[Block 2]**  
 Area : 1,040.49 Sq.Ft  
 1<sup>st</sup> & 2<sup>nd</sup> Floor



**2BHK Type-6[Block 1]**  
 Area : 960.33 Sq.Ft  
 Ground - 2<sup>nd</sup> Floor



Furniture layout and fixtures are indicative only. Dimensions shown may vary slightly during construction.

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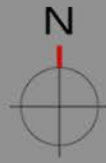
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Ground Floor Plan  
(Block-2)

Typical Floor Plan(Block-2)  
1<sup>st</sup> & 2<sup>nd</sup> Floor

# Amenities

- Recreation space
- Indoor play area
- Provision for 24 hr power & water
- Solar energy utilization in selected area
- Provision for 24 hr security
- Indoor courtyard
- Conference area
- Outdoor play area for kids
- Covered parking
- Visitor's lounge





## STRUCTURE

**Foundation :** Suitable foundation as per structural design. **Masonry :** Solid cement block.

## FLOORING

Vitrified tiles of Somany/Kajaria or equivalent.

## KITCHEN

Kitchen counter with polished granite slab and single bowl drain board sink of Diamond or equivalent and ceramic dado above the counter up to a height of 60cms.

## TOILETS

Toilet walls with ceramic tiles up to a height of seven feet with CP & sanitary fittings of Kohler / Cera / Somany or equivalent.

## DOORS AND WINDOWS

**Front door :** Teak wood. **Internal doors :** Hardwood frames and flush door shutters. **Windows :** Powder coated Aluminium / UPVC.

## PAINTING

Putty and emulsion for internal walls / ceiling and 100% acrylic exterior emulsion for the external walls of Jotun / Asian or equivalent.

## ELECTRICAL

Concealed conduit wiring with adequate light and fan points, 6/16 A socket points, controlled by ELCBS and MCBS with independent KSEB meters. Switches of Schneider / Legrand or equivalent, DB of Hager / Legrand or equivalent, cables of Finolex / Havells or equivalent.

## PLUMBING

Concealed works with CPVC of Astral / Supreme or equivalent, open works with ASTM and PVC of Supreme / Finolex or equivalent.

## TV

TV point in living room.

## AC

AC provision in all bedrooms.

## WATER HEATER

Provision for water heater in master bedroom.

## SOLAR


Solar back-up for common facilities and designated points in each apartment.


# Terms and Conditions

1. Cost of Stamp Paper, Registration charges, Legal and miscellaneous expenses in connection with the registration of apartments are to be borne by the purchaser. In case of 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 include all local taxes, sales tax on work contract or VAT as applicable by Kerala Building Tax, Construction Workers Welfare Fund, provident fund contributions or similar social security fund contribution, if any applicable or made applicable during the pendency of the contract or after its completion in relation to this project, other statutory payments in respect of the construction work carried out, KSEB deposit and cabling charges 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/may vary. Furniture layout is only an indication for space utilisation. The elevation shown in the brochure is artist's expression only and the actual 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 Owners Association. These include expenses for the maintenance of common area, common amenities/facilities provided, machinery or equipment provided for the common use and that of common lighting. 6. Maintenance will be carried out by the builder till the formation of Owner's Association which will take over the maintenance. Maintenance charges are payable by the owners on 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 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 Kayamkulam jurisdiction only. This is a time bound project. In case the payments are not made as per agreement signed, the builder reserves the right to cancel the allotment, in which case refund to the client will be made only after realloiting the unit to another party and such refund shall be without any interest and subject to deduction of expenses and damages. 10. Completion and delivery dates are indicated to give an idea of probable completion of project. Every effort will be made to complete and handover the project within a stipulated time. The firm/company is not responsible for any delay in obtaining water/electricity connection due to the delay with the concerned department. However no responsibility will be accepted for any delay in completing the project. Any delay in completing the project due to unforeseen circumstances, time taken for execution of alterations/additional work as per clients request or to obtain service connections from statutory bodies and also due to reasons beyond the control of the builder. 11. DOCUMENTATION a.) On allotment, 2 agreements will be executed between the builder and the client, one for sale of undivided interest in the land and another for the execution of the construction contract to build an apartment. Though separate considerations are specified in each agreement, the composite value of undivided share, land and that of construction contract will be shown in the payment schedule. Necessary citation to the effect is given in the agreements. b.) Sale deed for the undivided share of the land will be registered or caused to be registered in the name of the client by the builder or the land owner, as the case maybe, on the receipt of the entire payment as per the agreement. 12. All payment should be crossed Demand Drafts/ local cheques payable at Kayamkulam drawn in favour of Anika Constructions. 13. For delayed payments interest will be charged at 18%. The builder or marketing agent reserves the right to accept or reject any application without assigning any reason thereto. 15. This brochure is only for information and doesn't constitute a legal offer or invitation to an offer.



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