



Skyline

**WINDMILL**

Luxury Apartments

— Manjadi, T.K. Road, Thiruvalla —

**THE LANDMARK OF LUXURY**

**RERA No. : K-RERA/PRJ/170/2020**





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# WINDMILL

Luxury Apartments

— Manjadi, T.K. Road, Thiruvalla —



BP. 201/18-19

Image shown here is artistic impression only. Actual may vary.



# LOCATION MAP



- Manjadi Junction : 100 m
- KSRTC Bus stand : 1 Km
- Railway Station : 1.2 Km
- Private Bus stand : 600 m
- Jolly Silks : 1 Km
- Believers Hospital : 4 Km
- TMM : 1.2 Km
- Pushpagiri Hospital : 500 m
- Marthoma Church : 1 Km
- Banks : 500 m
- Koodrapalli : 1.2 Km

# SITE PLAN



## LEGEND

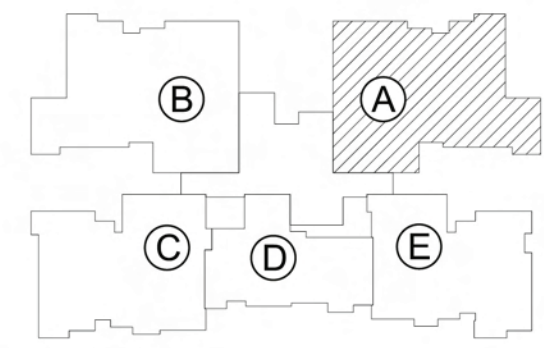
1. MAIN ENTRANCE GATE
2. SECURITY CABIN
3. DRIVEWAY
4. LANDSCAPE
5. POOL DECK (2<sup>nd</sup> FLOOR)
6. SWIMMING POOL (2<sup>nd</sup> FLOOR)
7. KIDS' POOL (2<sup>nd</sup> FLOOR)
8. RAMP
9. DRIVEWAY
10. LANDSCAPE
11. VISITOR'S PARKING



# TYPICAL FLOOR PLAN



- Dimensions may vary slightly during construction
- Furniture and fixtures are indicative only
- All dimensions are in centimetres

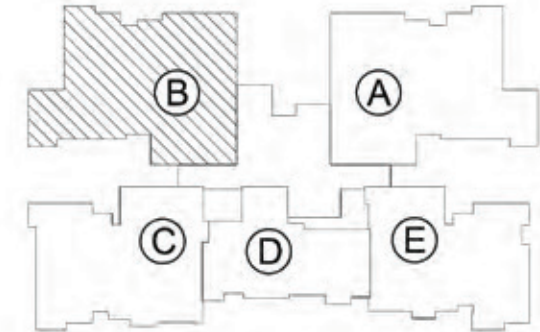


**TYPE A (1<sup>ST</sup> - 18<sup>TH</sup>)**  
**AREA-2234 SQ.FT.**

**Carpet Area**  
**as per RERA - 1538 sq.ft.**

- Dimensions may vary slightly during construction
- Furniture and fixtures are indicative only
- All dimensions are in centimetres

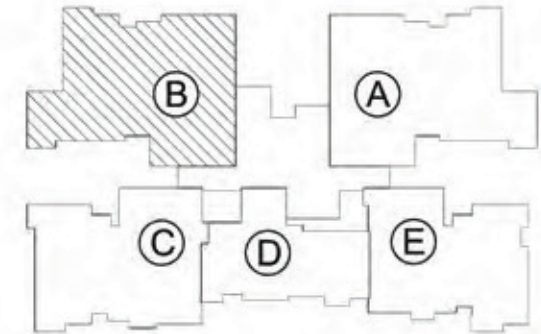




**TYPE B (1<sup>ST</sup> - 16<sup>TH</sup>)**  
**AREA-2234 SQ.FT.**

**Carpet Area**  
**as per RERA - 1538 sq.ft.**

- Dimensions may vary slightly during construction
- Furniture and fixtures are indicative only
- All dimensions are in centimetres

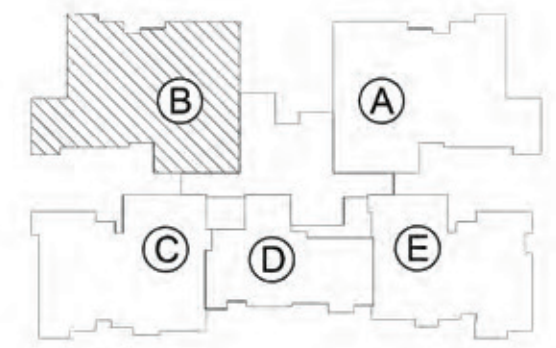


**TYPE B (17<sup>TH</sup>)**  
**AREA-2196 SQ.FT.**  
**+24 SQ.FT. TERRACE**

**Carpet Area**  
**as per RERA - 1538 sq.ft.**

- Dimensions may vary slightly during construction
- Furniture and fixtures are indicative only
- All dimensions are in centimetres

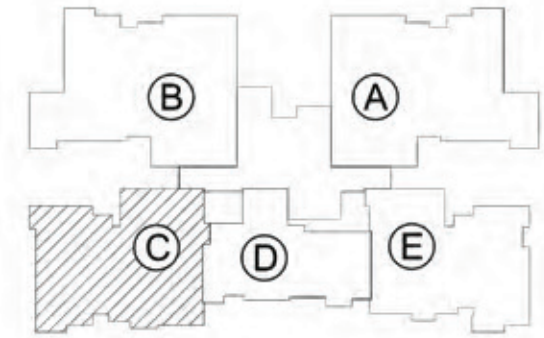




**TYPE B (18<sup>TH</sup>)**  
**AREA-2196 SQ.FT.**

**Carpet Area**  
**as per RERA - 1538 sq.ft.**

- Dimensions may vary slightly during construction
- Furniture and fixtures are indicative only
- All dimensions are in centimetres

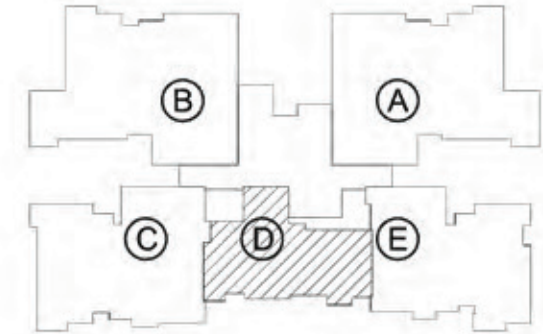


**TYPE C (3<sup>RD</sup> - 18<sup>TH</sup>)**  
**AREA-1861 SQ.FT.**

**Carpet Area**  
**as per RERA - 1305 sq.ft.**

- Dimensions may vary slightly during construction
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- All dimensions are in centimetres

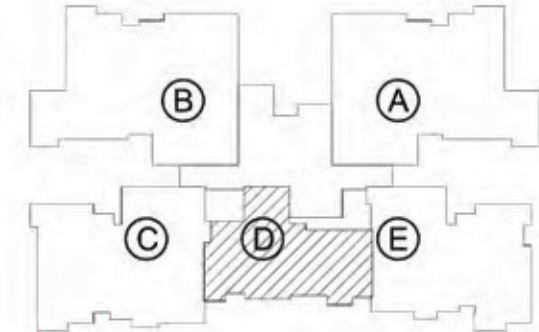




**TYPE D**  
(3<sup>RD</sup>, 4<sup>TH</sup>, 5<sup>TH</sup>, 6<sup>TH</sup>, 8<sup>TH</sup>, 9<sup>TH</sup>, 10<sup>TH</sup>,  
12<sup>TH</sup>, 13<sup>TH</sup>, 14<sup>TH</sup>, 16<sup>TH</sup>, 17<sup>TH</sup>, 18<sup>TH</sup>)  
**AREA-1209 SQ.FT.**

**Carpet Area**  
**as per RERA - 852 sq.ft.**

- Dimensions may vary slightly during construction
- Furniture and fixtures are indicative only
- All dimensions are in centimetres

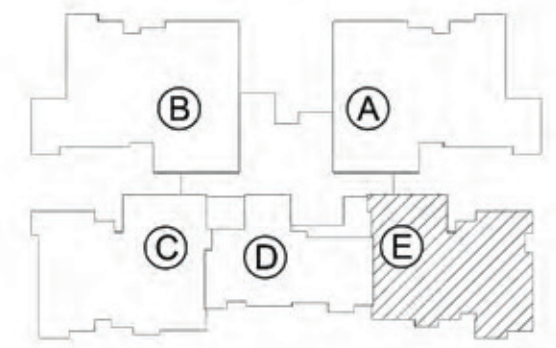


**TYPE D**  
(7<sup>TH</sup>, 11<sup>TH</sup> & 15<sup>TH</sup>)  
**AREA-1209 SQ.FT.**  
**+85 SQ.FT. GARDEN TERRACE**

**Carpet Area**  
**as per RERA - 852 sq.ft.**

- Dimensions may vary slightly during construction
- Furniture and fixtures are indicative only
- All dimensions are in centimetres





**TYPE E (3<sup>RD</sup> - 18<sup>TH</sup>)**  
**AREA-1658 SQ.FT.**

**Carpet Area**  
**as per RERA - 1150 sq.ft.**

- Dimensions may vary slightly during construction
- Furniture and fixtures are indicative only
- All dimensions are in centimetres

# ACCOLADES



Being a leader bestows in you the responsibility of finding pathbreaking innovations. Each project of Skyline is a stepping stone to reach the next echelon. Winning over the trust of over 30,000 Malayalees with laser sharp focus on quality, delivery and service has enabled Skyline to win awards too.

- First builder to be awarded highest CRISIL (DA2+) grading in the state
- One of the first builders in India to be ISO 9001:2015 certified
- Winner of the Brand of the year 2018 Award and the Most Trusted CEO Award at WCRC's Ideasfest 2018
- Winner of Future Kerala Brand Award 2017 for the Most Trusted & Respected Real Estate Brand of Kerala
- Winner of 2017 Grohe Hurun Award for the Most Respected Real Estate Brand - Kerala
- Winner of NDTV Property Awards 2016, in the Premium Apartment Project of the Year - South Tier II City

- Winner of Mathrubhumi Property Awards 2016 in the High Rise Apartment category
- Winner of the Best Group Housing Villa project by the Indian Institute of Architects, Kerala Chapter
- Winner of Best All India Residential Apartment at the CREDAI Real Estate Awards 2012
- Winner of CNBC Awaaz Award for Best Residential Project in 2013
- Handover of 132 projects in a time span of 30 years
- Winner of Kerala Realty Icon Award for Overall Contribution to Kerala's Real Estate domain
- Winner of 'Asia Pacific International Property Award 2019-20' in the high rise development – India & Residential development – India categories



# TERMS & CONDITIONS



1. Once allotted and agreement signed, the prices are fixed.
2. All payments to be made only by demand draft, local cheques or RTGS favouring 'Skyline Builders' payable at Thiruvalla.
3. Contracted built-up area shall be handed over to the customer on settling of all the dues to the builder.
4. Skyline Builders reserves the right to accept or reject any application.
5. Other expenses to be borne by the purchaser include all Local Taxes, Sales Tax on Workers Contract or VAT, as applicable, Service Tax, Kerala Building Tax, Corporation Building Tax, Construction Workers' Welfare Fund, Provident Fund contributions or similar social security fund contributions, 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 deposits and cabling charges as specified in the agreement, monthly maintenance charges/advance, maintenance deposit, cost of transformer and the charges for extra works, if any.
6. Builder is not responsible for any delay in water/electric and other service connections due to the delay by the concerned departments.
7. 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 layout is only an indication for space utilisation. The elevation shown in the brochure is an artistic impression 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 builder.
8. The built-up area is inclusive of proportionate share of common areas and wall thickness.
9. Sanctioned building plans, title deeds and other related documents pertaining to this project are available at our office for reference.
10. All transactions are subject to Thiruvalla jurisdiction only.

## DOCUMENTATION

Documentation of an apartment comprises of three parts.  
a. On allotment, two agreements will be executed between the builder and the purchaser; one for the sale of

undivided share of land and another for execution of a construction contract to build an apartment. Though separate considerations are specified in each agreement, the composite value of the undivided share of land and that of the construction contract will be shown in the payment schedule. Necessary citation to this effect is given in the agreements.

b. A registered agreement for sale of undivided share of land on firm allotment of the apartment.

c. A sale deed for the apartment and undivided share of land will be registered in favour of the purchaser on receipt of the entire payment. Stamp duty, documentation charges, registration fees and incidental expenses for the registration of the sale deed will be to the buyer's account.

## MAINTENANCE

An Owners' Association will be formed on handing over of the possession of the apartments. Membership in the above Association is compulsory, not optional. The Owners' Association will carry out all necessary routine and annual maintenance and repairs to common areas and exterior walls of the building, common installations and fittings, payment of electrical and water charges for common facilities and services. Maintenance charge/deposits are to be paid by each owner regularly and on time. The maintenance will be carried out by the builder till the formation of Owners' Association, who will take over the maintenance. Maintenance deposit/advance is collected from all the owners by the builder and after appropriating the expenses incurred by the builder during the period the maintenance was done by them, the builder shall transfer the balance amount to the Association after its formation.

## RULES AND REGULATIONS

Skyline Windmill is a time bound project. In case payments are not made as per the agreements signed, the builder reserves the right to cancel the allotment, in which case the amount paid till such cancellation will be returned only after re-allotment of the cancelled apartment to another party after deducting damages and without any interest.

## PAYMENT SCHEDULE

30% of the total contracted amount to be paid initially at the commencement stage of the project while executing the agreement and balance as per the construction linked schedule. Allotment of car park will be at an extra cost.

Note: All measurements and specifications given elsewhere in

this brochure are subject to minor variations without specific or general notice. All such variations/alterations shall be purely at the discretion of the builder. The information contained herein does not form part of the contract and is subject to change. Elevation given is an artistic impression only.

## DISCLAIMER

This brochure doesn't constitute either a legal offer or an invitation to an offer. The information contained in this brochure has been compiled with greatest possible care. However, no warrant is given and interested parties should rely on buyer's sale agreement.

All visuals of the property including models, drawing, illustrations, photographs and art renderings represent artistic impressions only. Actual may vary.

The information contained herein, the fittings, finishes, features, floor (size, finish, colour) and other display in the visuals, which are for general guidance only, are subject to change and should not be relied upon accurately describing any specific matter.

Floor areas are approximate measurements and may change on the final survey/design. The builder reserves the right to modify area, size features, any unit, and the development of any part thereof as may be approved or required by the builder or relevant authorities. We have not authorised anyone to make any oral promises or assurances on our behalf with regard to the specifications of the apartments in question.

Purchasers are requested to rely only upon the terms of the Buyer-Seller Agreement which is a comprehensive document, containing all terms and conditions applicable as between the parties.

Builder reserves the right to increase/reduce/change the number of floors / flats subject to sanction / permit / approval by relevant authorities.

Plan specification mentioned in the Buyer-seller Agreement supersedes this brochure.

Elevation and all pictures are not a legal offer.



# *Skyline Builders*<sup>®</sup>

———— The address says it all ————

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PROJECTS IN: KANNUR, CALICUT, THRISSUR, COCHIN, KOTTAYAM, PALA, THIRUVALLA, KOLLAM, TRIVANDRUM    OVERSEAS OFFICES: DUBAI, USA & UK