

The royal entry

MEMANA
ROYAL FORT
LUXURY APARTMENTS

TIRUVALLA



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Memana Builders, renowned for a distinctive approach in creating homes that spell elegance and finesse, brings to you Royal Fort, the latest jewel in our crown of excellence. Royal Fort is born out of our vision to provide the best of life for the discerning, be it a commanding location, top notch amenities and the goodwill of a trusted builder. Welcome to Royal Fort, welcome to the good life.



TIRUVALLA

Royal Fort is tucked into one of the most coveted residential areas in Tiruvalla which is coveted for its industrial advancements as well. Royal Fort, a G+3 project, offers just 30 exclusive apartments that silently speak of the intelligent craft that has gone into its making. We've chosen to keep it small and select, so you will truly be protected from crowds here. But inside each 2/3 BHK apartment, you will be surprised by the luxury of space and amenities, assuring you of life brimming with joy and fun, every moment.

Royal Fort also offers you the benefit of ease of access. Proximity to amenities like temples, churches, mosques, educational institutions, private and Govt. hospitals, motels, shopping malls, theatres, railway station, bus stands etc are the perks that come along.



The good life

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The happening world

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Tiruvalla has always attracted realty investors and business honchos alike thanks to its unmistakable scaling graph in areas of economy, transportation, retail, living standards and life facilities. Tiruvalla is also home to the largest Non-Resident Indian Community with branches and ATMs of all leading banks.

Tiruvalla nestles ideally as the meeting point of M.C. Road and T. K. Road. The Tiruvalla - Kayamkulam road is the most used link between the National Highway and the M.C road.

Tiruvalla also connects to NH-47 through the Thakazhi - Ambalappuzha Link. Tiruvalla upholds a unique heritage and culture which comes through its numerous religious centres, educational institutions along with the heartbeats of a new-age world.

Memana Builders have always stood out among the gamut of builders with their exceptional ways of a creating a home out of a building. From employing the best of technology in the making to maintaining excellent customer relations, Memana strives to excel.

The masterminds behind

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The fun side of life

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Royal Fort comes with a host of excellent amenities to make sure you live your life to the fullest.

- | Modern fire fighting arrangements provided |
- | Single hot water point in kitchen connected to solar water heating system |
- | Centralized gas supply system |
- | EPABX system with intercom facility |
- | Landscaped gardens |
- | Health club/gymnasium, Multipurpose hall |
- | 24 hrs security |

SPECIFICATIONS

Civil

Earthquake resistant RCC framed structure
Cement solid block masonry
All internal and external walls are smoothly plastered

Doors & Windows

Teakwood door frame and paneled shutters for Front door
All other door frames in hard wood with molded shutters
Aluminum electro colored / UPVC windows and ventilators
M.S guard grills for windows

Flooring

Superior quality Vitrified tiles for entire apartment except Balcony & Toilets.
Ceramic tile for lobby & indoor common area

Toilets

Anti skid ceramic tiles for flooring and ceramic wall tiles up to roof level.
Concealed plumbing lines
Superior quality single lever C.P fittings (Cera or Equivalent)
Superior quality sanitary wares (Cera or equivalent)
Exhaust fan point provision

Kitchen & Work Area

Stainless steel sink with single bowl drain board
Glazed tile dado above counter
Drinking water filter point provision
Dish washer point provision
Washing machine point provision
Exhaust fan point provision

Electrical

TV and telephone point in living and master bed room.
Modular switches of Legrand or equivalent
Concealed conduits wiring with copper conductor, adequate light & fan point, 6/16 amps socket points etc are controlled by ELCB and MCBS with independent KSEB meters.
Fire resistant copper wiring (Finolex or equivalent)
Generator back up with automatic change over switch
AC points in master bed room.

Lift

1 automatic elevator with stretcher holding capacity
Spacious lift lobbies with cladding upto ceiling on lift side wall on all floors

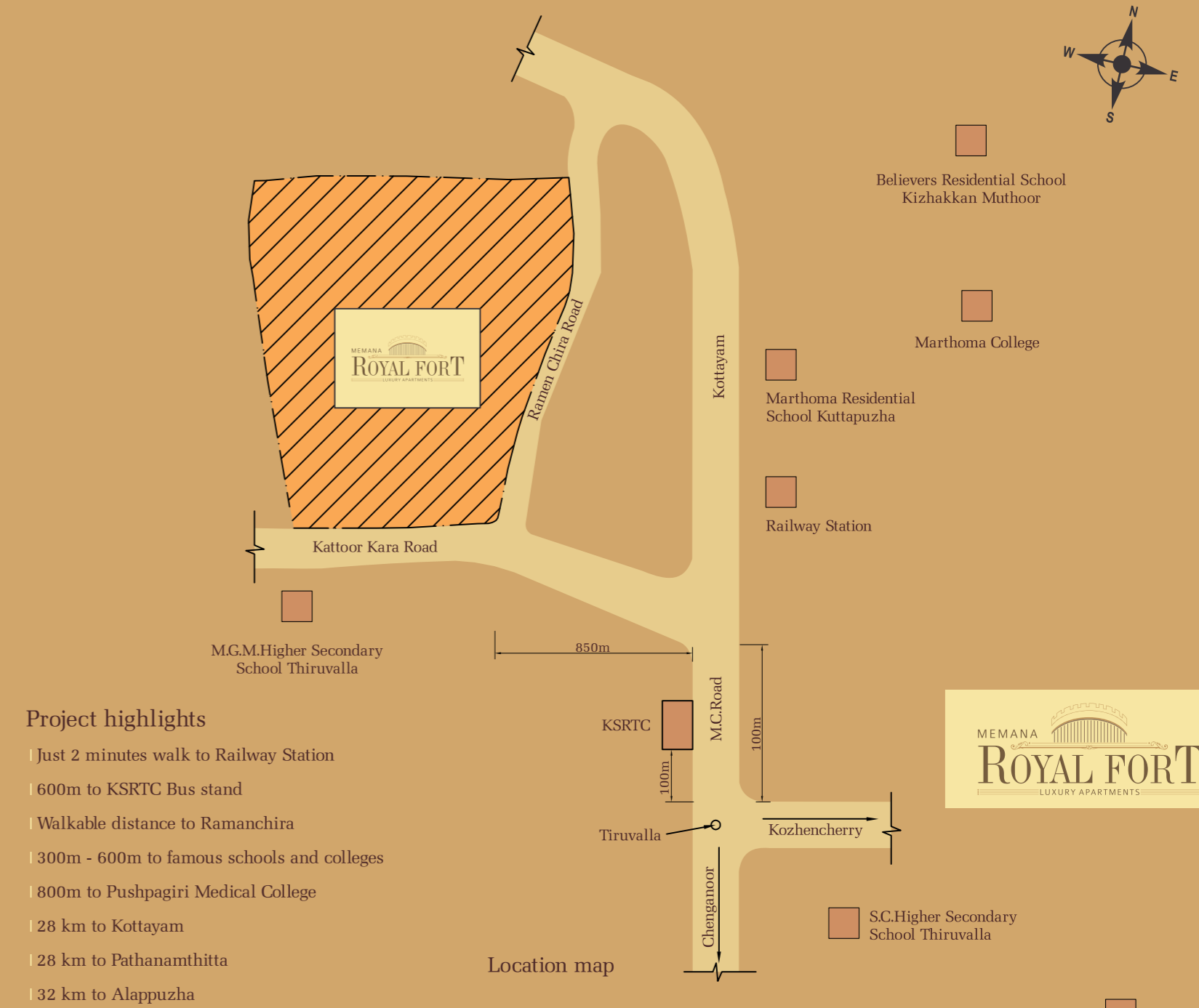
Painting / Polishing

Interior walls : Putty finished and painted with premium emulsion
Exterior walls : Good quality exterior paint finish, weather coat or equivalent
Ceiling : White cement finished with premium emulsion
Enamel paint for MS grill/door shutters
Front door finished with melamine polish



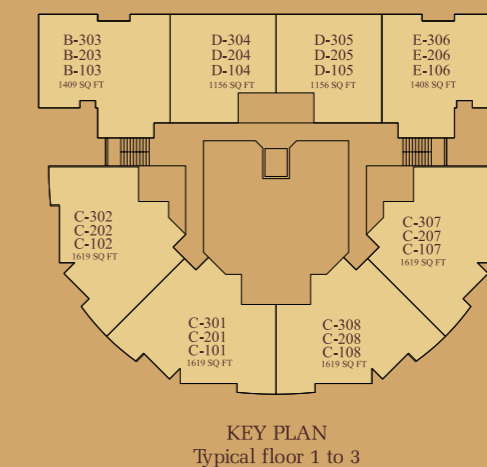
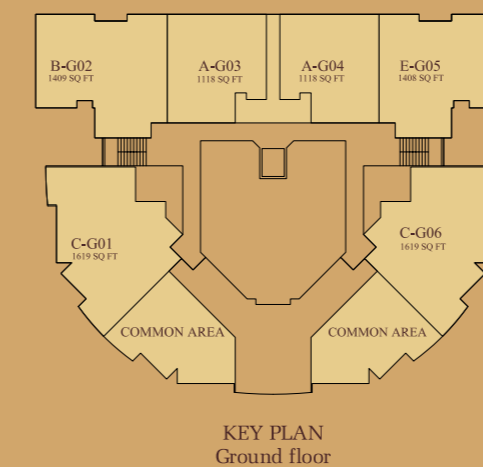
NUMBERING OF FLATS

C-301 1619 sqft.	C-302 1619 sqft.	B-303 1409 sqft.	D-304 1156 sqft.	D-305 1156 sqft.	E-306 1408 sqft.	C-307 1619 sqft.	C-308 1619 sqft.
C-201 1619 sqft.	C-202 1619 sqft.	B-203 1409 sqft.	D-204 1156 sqft.	D-205 1156 sqft.	E-206 1408 sqft.	C-207 1619 sqft.	C-208 1619 sqft.
C-101 1619 sqft.	C-102 1619 sqft.	B-103 1409 sqft.	D-104 1156 sqft.	D-105 1156 sqft.	E-106 1408 sqft.	C-107 1619 sqft.	C-108 1619 sqft.
Common Area	C-G01 1619 sqft.	B-G02 1409 sqft.	D-G03 1118 sqft.	D-G04 1118 sqft.	E-G05 1408 sqft.	C-G06 1619 sqft.	Common Area



Project highlights

- Just 2 minutes walk to Railway Station
- 600m to KSRTC Bus stand
- Walkable distance to Ramanchira
- 300m - 600m to famous schools and colleges
- 800m to Pushpagiri Medical College
- 28 km to Kottayam
- 28 km to Pathanamthitta
- 32 km to Alappuzha

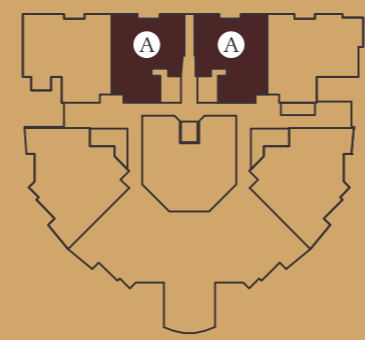
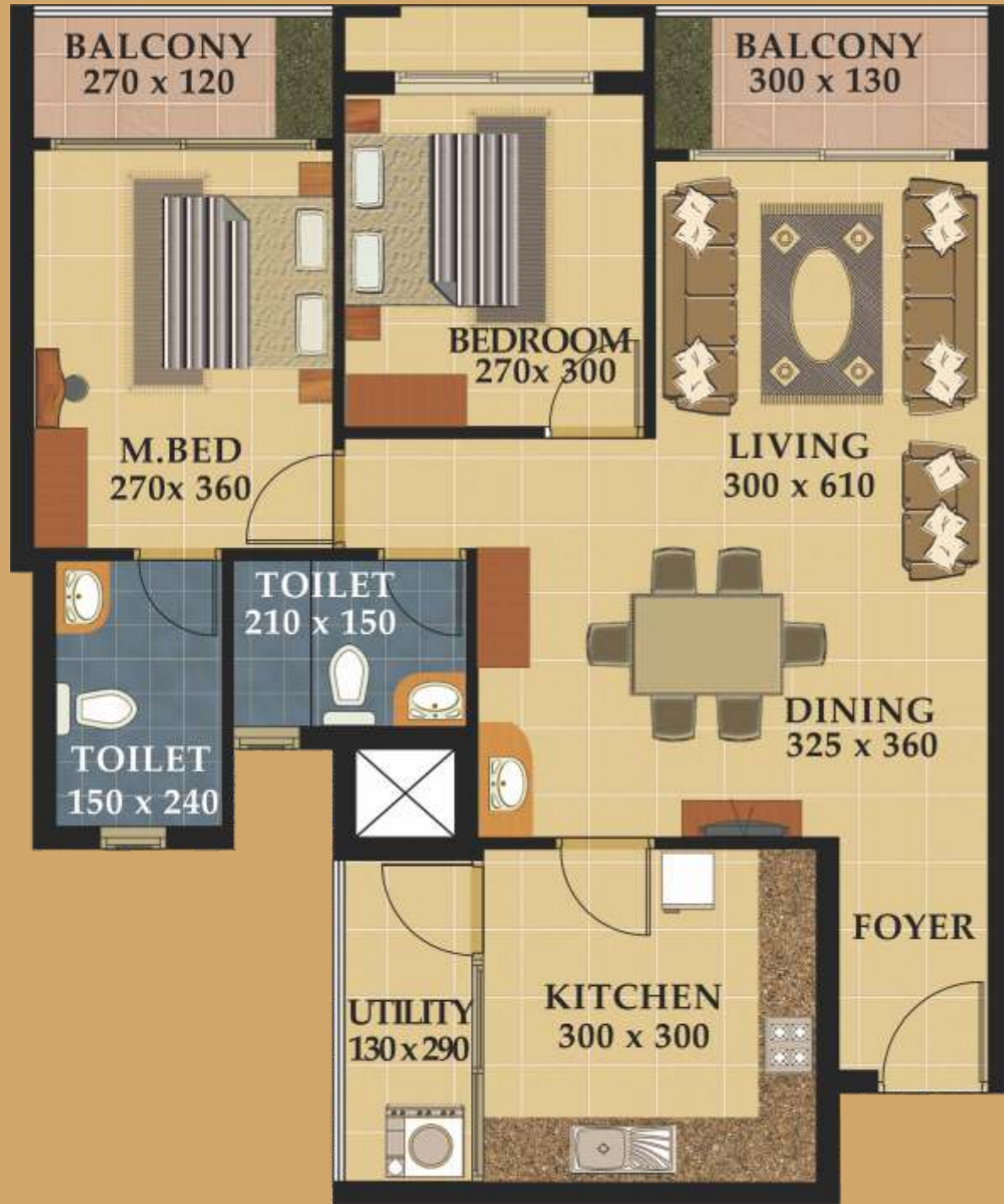


Pushpagiri
Medical College

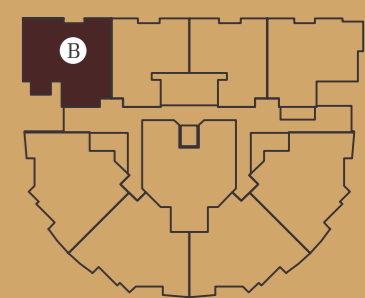


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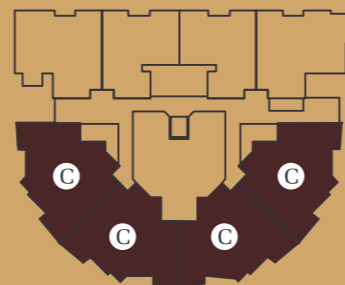
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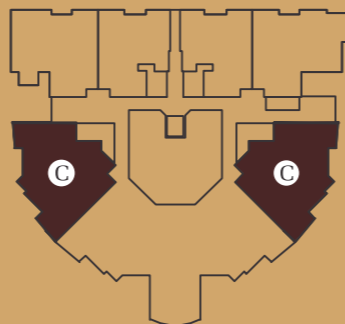
Type A, 2 bedroom, Area 1118 sq. ft., Ground floor



Type B, 3 bedroom, Area 1409 sq. ft., Ground to Third floor

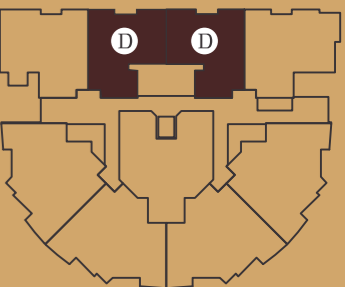
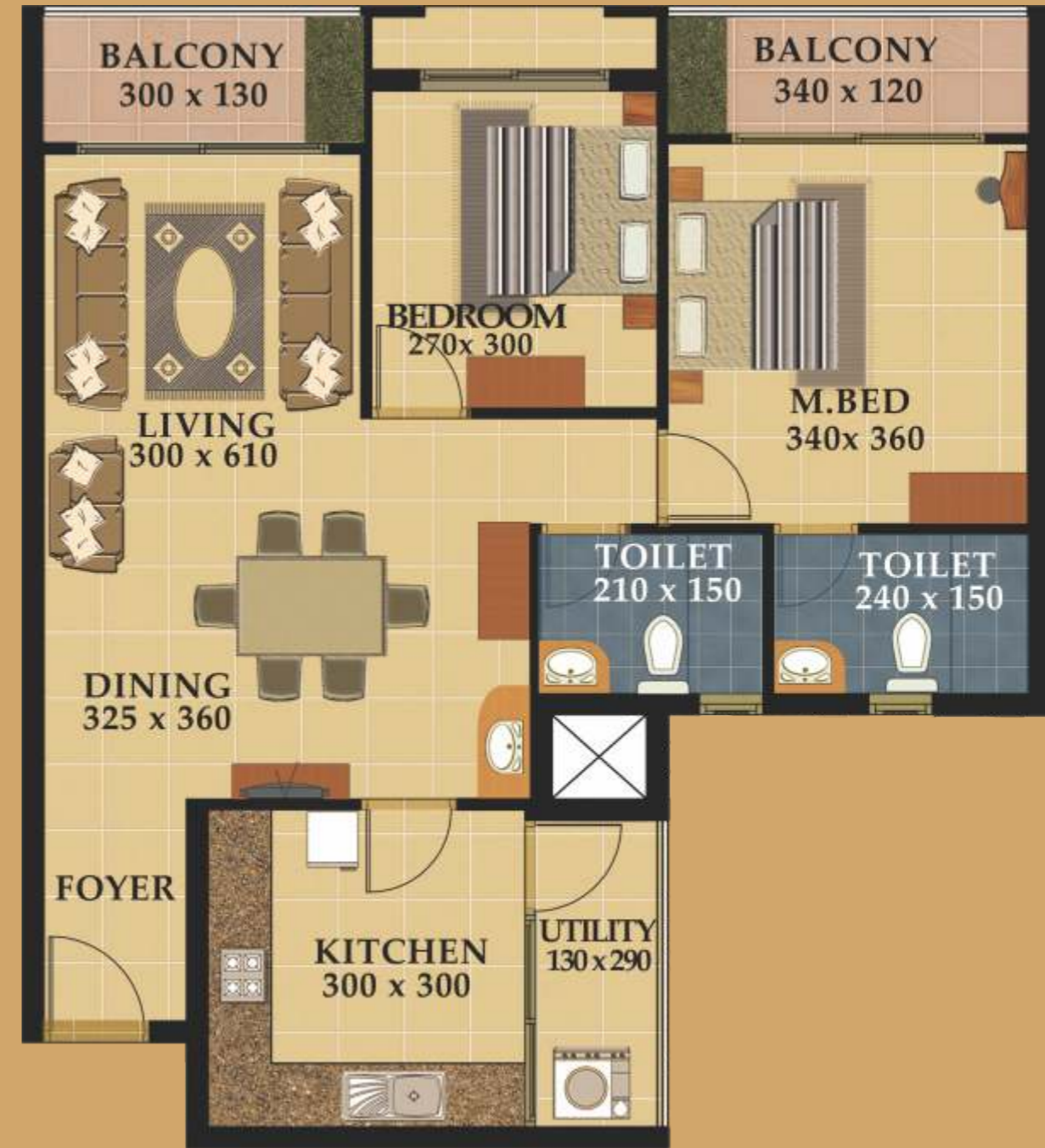


1st to 3rd floor

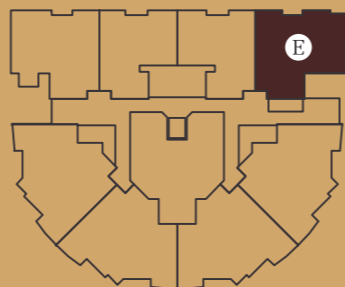


Ground floor

Type C, 3 bedroom, Area 1619 sq. ft., Ground to 3rd floor



Type D, 2 bedroom, Area 1156 sq. ft., 1st to 3rd floor



Type E, 3 bedroom, Area 1408 sq. ft., Ground to 3rd floor

REGISTRATION FORM

Booking amount Cheque / DD / CashBank

Apartment Type Floor Apartment No. Area (sq.ft).....

Cost/sq.ft Total cost

PERSONAL DETAILS

Name Name of father/husband/wife.....

D.O.B Passport No. (in case of non-residents)

Address for communication

Permanent address

Panchayat Village Taluk

Telephone number (land line) Mobile number

Email Name of nominee

Age Relationship

Sale executed by

Place :

Date:

Signature of Purchaser

TERMS AND CONDITIONS

1. Once allotted and agreement signed, there will be no change in prices.
2. Agreement has to be executed within four weeks of allotment / Booking
3. All payments by demand draft or local cheque favouring Memana Builders payable at Pullad
4. Contracted built up area shall be handed over to the customer on setting of all the dues to the builder.
5. Memana builders reserve the right to accept or reject any application.
6. Other expenses to be borne by the Purchaser include all local taxes, Sale tax on workers' contract or VAT as applicable, Kerala Building tax, Construction workers welfare fund, Provident fund contributions or similar social security fund contributions, if any applicable or made applicable during the tenancy 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 deposit / Advance Cost of transformer and the charges for extra works, if any.
7. Builder is not responsible for any delay in water / electric and other service connections due to the delay with concerned departments.
8. The plans are not drawn to the scale and are included only for the purpose of identification. The measurements shown in the plan are indicative and may vary. Furniture layout is only an indication for space utilization. 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.
9. The area is inclusive of proportionate share of common areas and wall thickness.
10. Sanctioned building plans, title deeds and other related documents pertaining to this project is available at our office for reference.
11. All transactions are subject to pathanamthitta jurisdiction only.

DOCUMENTATION

Documentation of an apartment comprises of two 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 other 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. The sale deed for the undivided share of land will be registered in favour of the purchaser on receipt of the entire payments and before handing over of the contracted built up area to be constructed through the builder. Stamp duty, Documentation charges, Registration charges & Incidental expenses for the registration of the sale deed will be to the buyers account.

MAINTENANCE

Owners association / Trust will be formed on handing over of the possession of the apartments. Membership in the above association / trust is compulsory, not optional. The owners association / trust will carry out all necessary routine and annual maintenance and repairs to common area and exterior wall of the building, common installation 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 timely. The maintenance will be carried out by the builder till the formation of owners association, which will take over the 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

Memana Royal Fort is a time bound project. In case payments are not made as per agreement 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 to another party and without any interest.

PAYMENT SCHEDULE

25 % of the total contracted amount to be paid initially at the commencement stage of project while executing the agreement and balance in bi-monthly installments. Allotment of car park will be at extra cost.

Note: All measurements and specification 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. This brochure does constitute neither a legal offer nor an invitation to an offer.



Memana Shalom, Luxury Villas, Kumbanad, Tiruvalla



Memana Sandal Cottage, Kumbanad, Tiruvalla



Memana Luxus Villa, Luxury Villas, Pullad, Tiruvalla



Memana Super Luxury Villas, Kizhakkam Muthoor, Tiruvalla

ON GOING PROJECTS