

Entasis

A part of Landmark World



'Entasis', the tallest tower in 'Acropolis' with stunning views around provides 1, 2, 3BHK and duplexes for a mesmerised living. This 25 storied fabulous structure with a Helipad in its peak grabs attention for sure. Welcome to a splendid tomorrow !



Entasis



Site Layout





Ground Floor

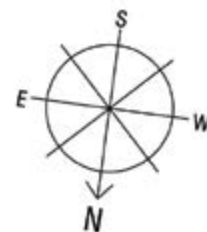


Acropolis Site Layout



Area Details

Type - GA 2BHK-1062 sq. ft.
 Type - GB 2BHK - 1366 sq. ft.
 Type - GC 3BHK - 1704 sq. ft.

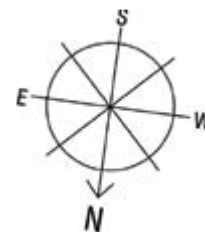


Typical Floor Plan 1-3



Area Details

- Type - A1 1BHK- 759 sq. ft.
- Type - A2 1BHK - 607 sq. ft.
- Type - B1 1BHK - 759 sq. ft.
- Type - B2 1BHK - 608 sq. ft.
- Type - C1 1BHK - 579 sq. ft.
- Type - C2 2BHK - 1125 sq. ft.
- Type - D1 1BHK - 579 sq. ft.
- Type - D2 2BHK - 1127 sq. ft.

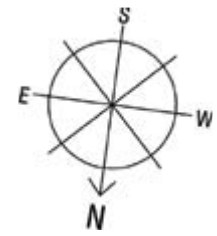


Typical Floor Plan 4-23



Area Details

- Type - A 2BHK-1365 sq. ft.
- Type - B 2BHK - 1366 sq. ft.
- Type - C 3BHK - 1704 sq. ft.
- Type - D 3BHK - 1706 sq. ft.

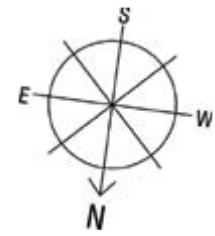


24th Floor Plan-Duplex



Area Details

Type - E 4BHK - 2491+238 sq. ft.
 Type - F 4BHK 2492+240 sq. ft.
 Type - G 4BHK - 2983+425 sq. ft.
 Type - H 4BHK - 2988+425 sq. ft.

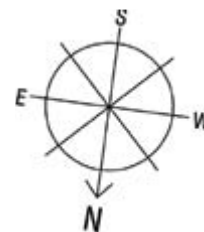


25th Floor Plan-Duplex



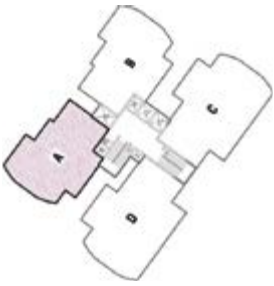
Area Details

Type - E 4BHK - 2491+238 sq. ft.
 Type - F 4BHK 2492+240 sq. ft.
 Type - G 4BHK - 2983+425 sq. ft.
 Type - H 4BHK - 2988+425 sq. ft.





Type GA - 2BHK
Area-1062 sq. ft
Not to Scale.
All dimensions are in Cm.



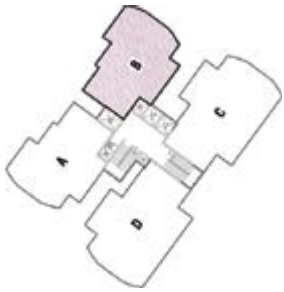
Type A - 2BHK
Area-1365 sq. ft
Not to Scale.
All dimensions are in Cm.



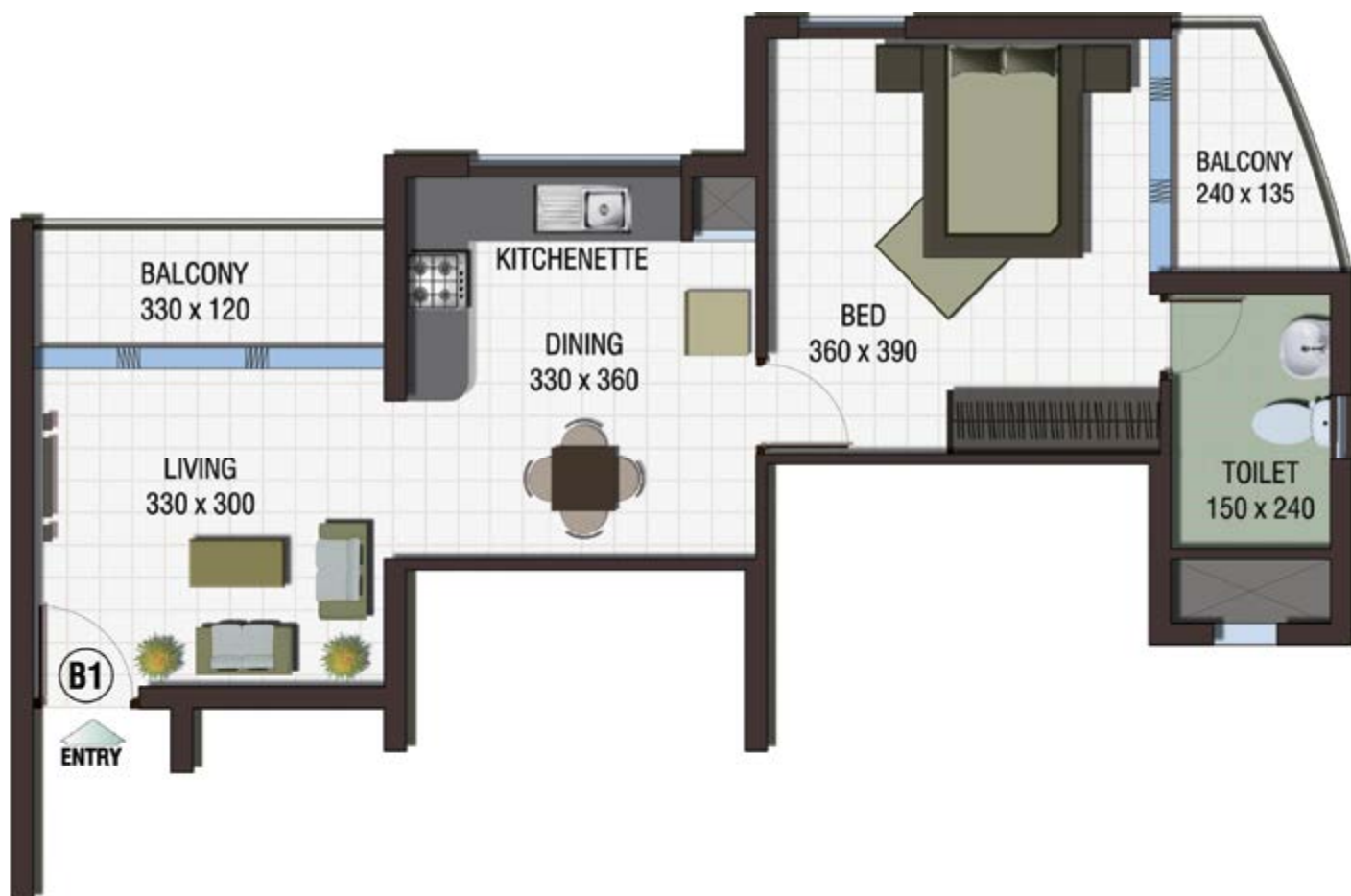
Type A1 - 1BHK
Area-759 sq. ft
Not to Scale.
All dimensions are in Cm.



Type A2 - 1BHK
Area-607 sq. ft
Not to Scale.
All dimensions are in Cm.



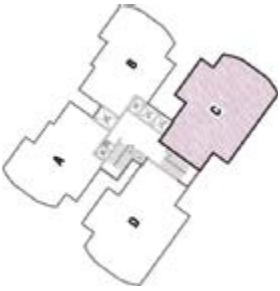
Type B - 2BHK
 Area-1366 sq. ft
 Not to Scale.
 All dimensions are in Cm.



Type B1 - 1BHK
Area-759 sq. ft
Not to Scale.
All dimensions are in Cm.



Type B2 - 1BHK
Area-608 sq. ft
Not to Scale.
All dimensions are in Cm.



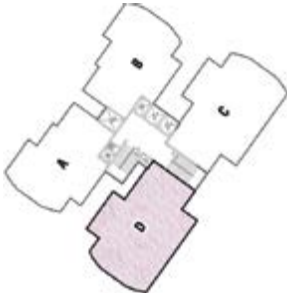
Type C - 3BHK
Area-1704 sq. ft
Not to Scale.
All dimensions are in Cm.



Type C1 - 1BHK
Area-579 sq. ft
Not to Scale.
All dimensions are in Cm.



Type C2 - 2BHK
Area-1125 sq. ft
Not to Scale.
All dimensions are in Cm.



Type D - 3BHK
Area-1706 sq. ft
Not to Scale.
All dimensions are in Cm.

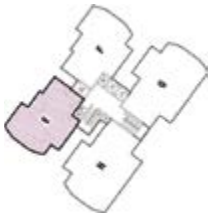


Type D1 - 1BHK
Area-579 sq. ft
Not to Scale.
All dimensions are in Cm.



Type D2 - 2BHK
Area-1127 sq. ft
Not to Scale.
All dimensions are in Cm.

DUPLEX



24th floor



25th floor

Type E - 4BHK
 Area-2491+238 sq. ft
 Not to Scale.
 All dimensions are in Cm.



24th floor



25th floor

Type F - 4BHK
 Area-2492+240 sq. ft
 Not to Scale.
 All dimensions are in Cm.



Type G - 4BHK
 Area-2983+425 sq. ft
 Not to Scale.
 All dimensions are in Cm.



Type H - 4BHK
 Area-2988+425 sq. ft
 Not to Scale.
 All dimensions are in Cm.



Specification

Structure:	Seismic Zone III compliant structure. Partition walls in solid cement block finished with cement plaster 1:5 and ceiling finished with cement plaster 1:3.
Electrification:	Concealed wiring with first quality branded cables and modular switches with ISI standard. There will be geyser point in master bed toilet and A.C. point in master bed room.
Plumbing:	Concealed plumbing work with ISI standard in Toilet, Kitchen & Work area
Sanitary Fittings:	First quality E.W.C floor mounted suite in all toilets. Wash basin with half pedestal in all toilets other than common toilet. Double bowl sink (single bowl with veg bowl) with drain board in Kitchen and single bowl without drain board in Work area. All taps will be C.P finish branded.
Doors & Windows:	Front door in teak wood and all other doors in Irul frame and double skin molded partition shutter with enamel paint finish. Windows with powder coated aluminum sections and 4mm glazed sliding shutters with m.s. grill.
External finish:	First quality exterior emulsion over exterior cement primer.
Interior finish:	First quality interior emulsion over Interior primer and cement based putty.
Floor finish:	Floor finish with 60x60cm branded vitrified tiles in all rooms except toilets. Toilet wall & floor will be ceramic 30x45cm and 30x30cm respectively. Up to false ceiling tiling will be there. Balcony will be 30x30cm rustic tiles. Staircase and open terrace with 20mm thick cement tiles.
Fire fighting:	As per Govt. standard norms.
Water source:	Own source / KWA Connection

Terms & Conditions

1. The applicant will have to pay 30% of the total cost of the apartment along with the application. Allotment will be made only on receipt of completed application forms along with the initial payment as stipulated. Balance amount is to be paid as per the payment schedule in the agreement executed between the purchaser and builder.
2. The allotment will be strictly provisional and subject to all laws/ notification/conditions as may be imposed by the Government and/or local authorities as the case may be.
3. The basic sale price of the apartments will depend on the rate prevalent at the time of acceptance of the application by the builder and the super built-up area of the apartments.
4. Super built-up area is defined as the total built-up area including balconies of the apartments plus a pro rata share of the common areas/facilities of the building.
5. Super built-up area as determined by the builder shall be final and binding of applicant. Any increase/decrease in sale price on account of change of super built-up area as determined of the builder, shall be final and binding of applicant.
6. The stamp duty registration charges, legal and other incidental expenses to be incurred in connection with the documentation, execution and registration of agreement to sell, and the sale deed will be paid separately, on demand, by the applicant.
7. The basic sale price of the apartments does not include: Building Tax, Sales Tax, Service Tax, etc. and all taxes and dues that may be payable on completion of the apartment.
8. Car parking at extra cost.
9. All payments by the applicant to the builder will be made by Demand Draft/ local cheques in favour of Calicut Landmark Builders and Developers [India] Pvt. Ltd, payable at Calicut only and outstation cheques will be subjected to an additional service charge.
10. The applicant has seen the tentative layout and plans of the scheme. In case of change in layout plans as a result of conditions imposed or directions issued by any statutory authority and the applicant shall have no objection whatsoever to the changes which may have to be so implemented.
11. The applicant shall not be entitled to substitute his name by any other nominee after the registration, without the prior approval of the builder, who may in his sole discretion refuses or permit the same on such terms and conditions as it may be deem fit.
12. The applicant shall get his complete address registered with the builder at the time of registration and he shall be responsible to inform the builder by registered A/B letter about subsequent changes, if any, in the said address failing which all demands, notices and letters posted at the above registered address will be deemed to have been received by the applicant at the time when those should ordinarily reach such address and the applicant shall be responsible for any default payment and other consequences that might occur therefore.
13. In case there are joint applicants, all communications shall be sent by the builder to the applicant whose name appear first, which shall, for all purpose be considered as served on all applicants and no separate communication shall be necessary to the other applicant.
14. The applicant, if residing outside India, shall be solely responsible and liable for complaints with the provisions of the Foreign Exchange Regulations Act, 1973, and any other applicable laws including those of remittance of payments, and shall obtain all the requisite permissions prescribed under any law for the acquisition of immovable property.
15. On completion of the construction and on the applicant making full payments, including taxes, fees, etc., document of sale of undivided share of land will be executed in favour of the applicant and the applicant shall be the absolute owner of the apartment and the builder shall have no claim whatsoever in respect of the applicant. All the disputes arising out of, or in any way connected with this projects shall be demanded to have arise in Calicut, and only the courts in Calicut shall have the jurisdiction to determine the same
16. This brochure is not a legal offer.
17. Furniture and fixtures shown in the drawings are indicative only.
18. Dimensions may slightly change during construction.



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