



MOHA MANSION

Building a Home is Building a Heart

MOHA MANSION

Moha Mansion is a residential venture of M/s. Moha developers and it is about to materialize in Guruvayoor soon. The builder who has been in search of excellence for a long time is very much particular about delivering cozy and customized apartments for customers who won't be contented with anything less than the best in the industry. The builder is very much bent on meticulously planning and executing the project so as to render homes that you cherish in yours dreams. They have chosen the supreme quality building materials at every stage of making these comfortable dwellings. The G+3 floor apartment project, located in a placid lush green ambience, approx 600 meters away from the Manjula in the east of the temple town, close to Thrissur road. They assure a stress free living where you redefine togetherness along with your family. The developers ensure you transparent dealing and a hassle free occupation of the homes of your choice.



WHEN LORD KRISHNA
WANTS YOU.....



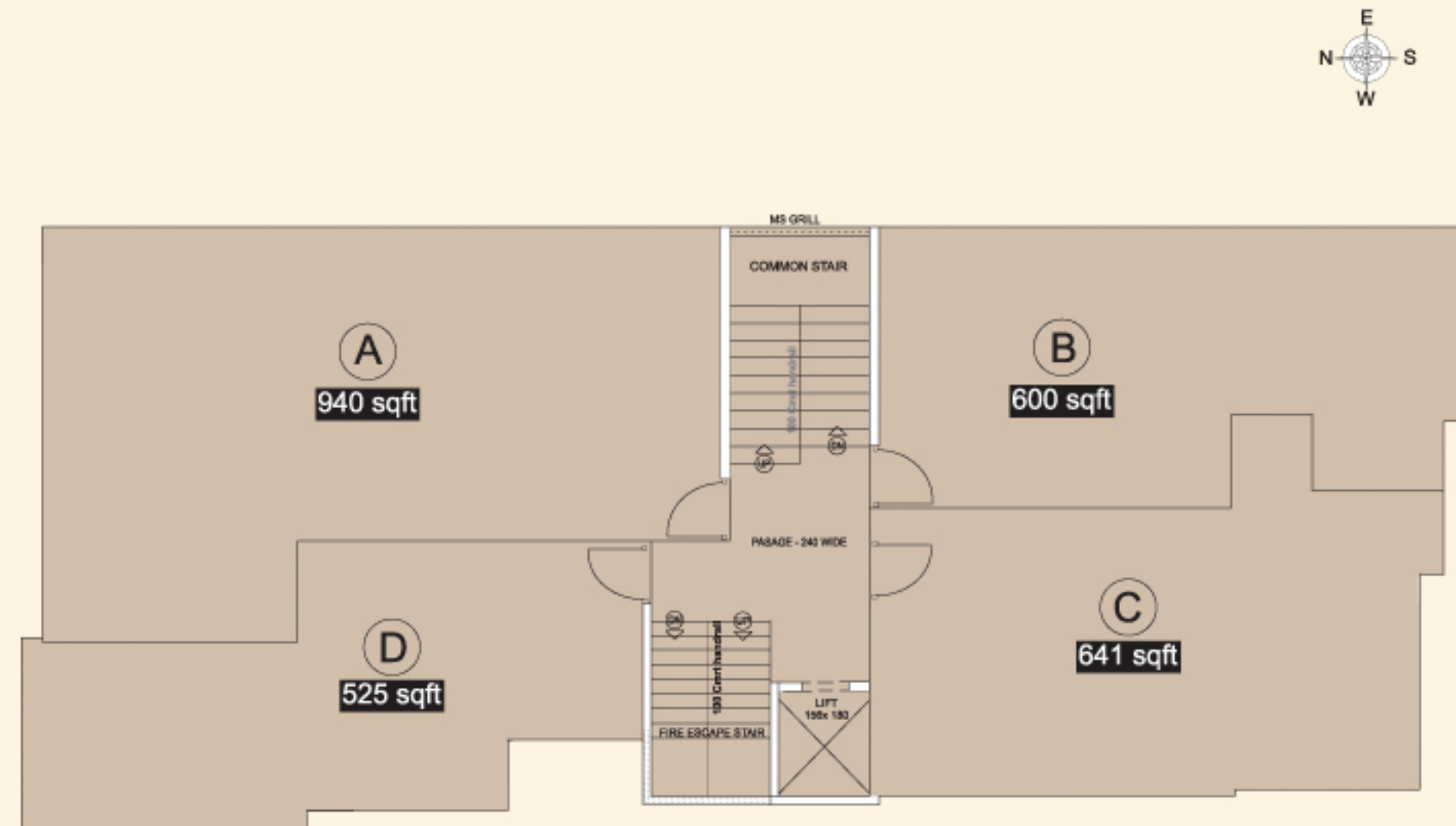
No doubt, an invitation for an abode at Gurupavanapuri is an invitation from Lord Sree Krishna.

It is a place where 'Krishna' showers his blessings to redefine the destination and destiny of many. Even the grass of Guruvayur will sing and weep for him. Thousands and thousands made this place a shelter to say good bye to their miseries and very many others are desirous to be so.

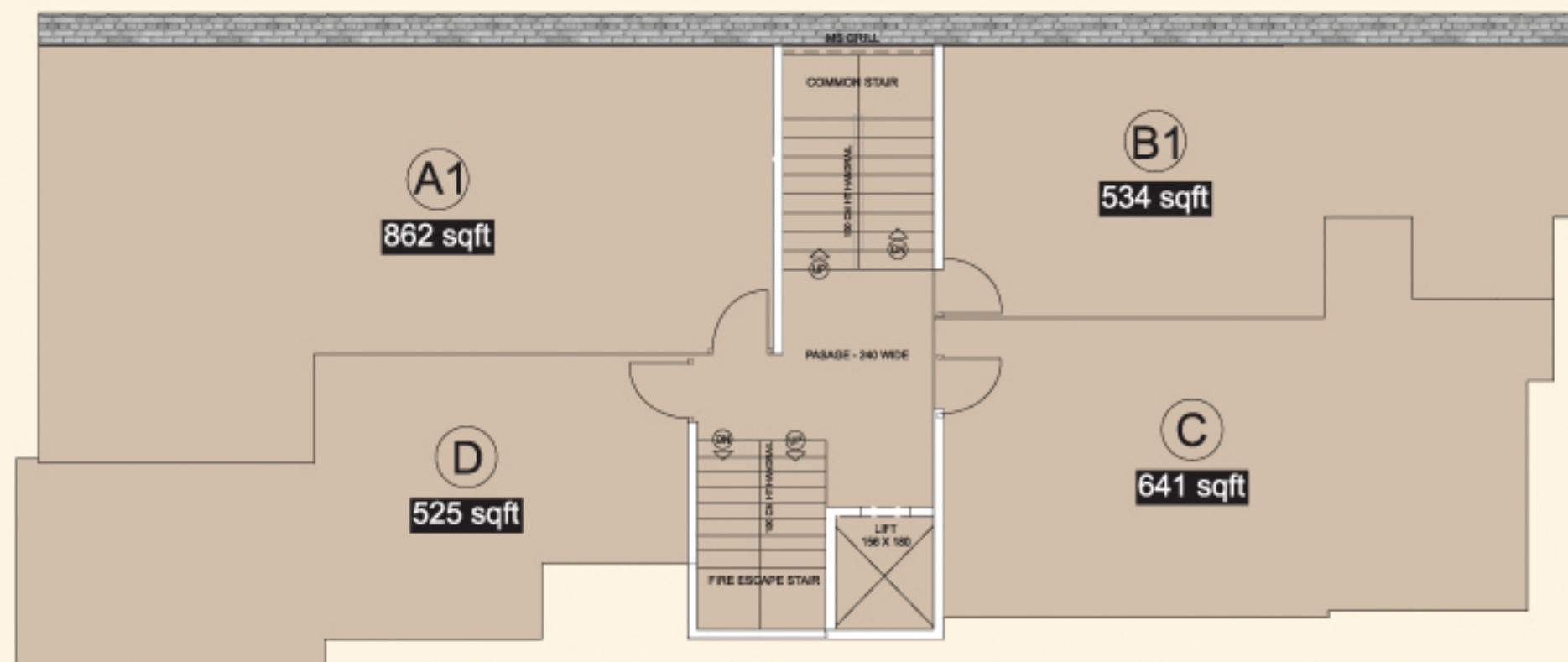
This is a wonderful holy land where everything is as he designs and redesigns. Indeed with his grace you too may experience the same and enjoy the rhythm and fragrance of life with unending spirit and happiness.



KEY PLAN GROUND FLOOR



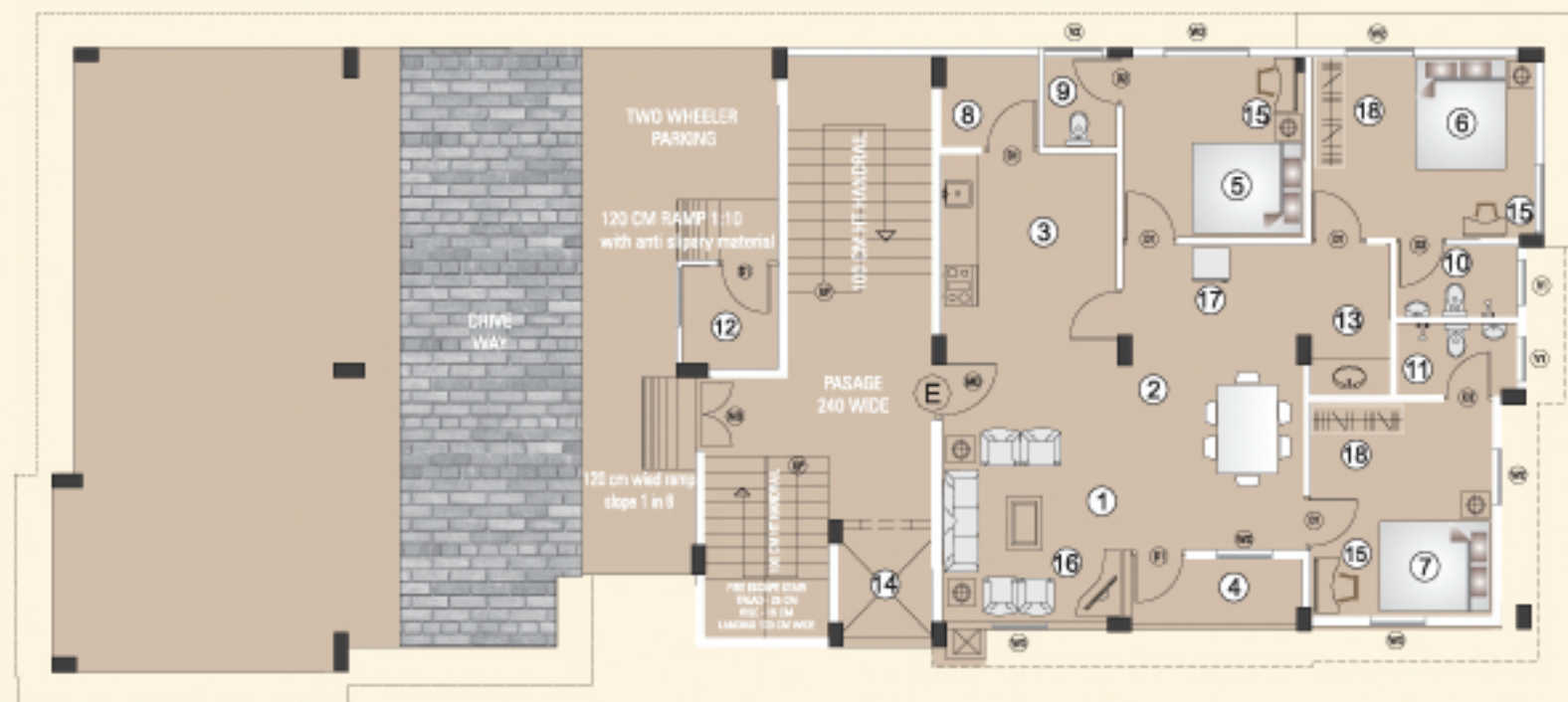
KEY PLAN (1st, 2nd floor)



KEY PLAN 3rd FLOOR

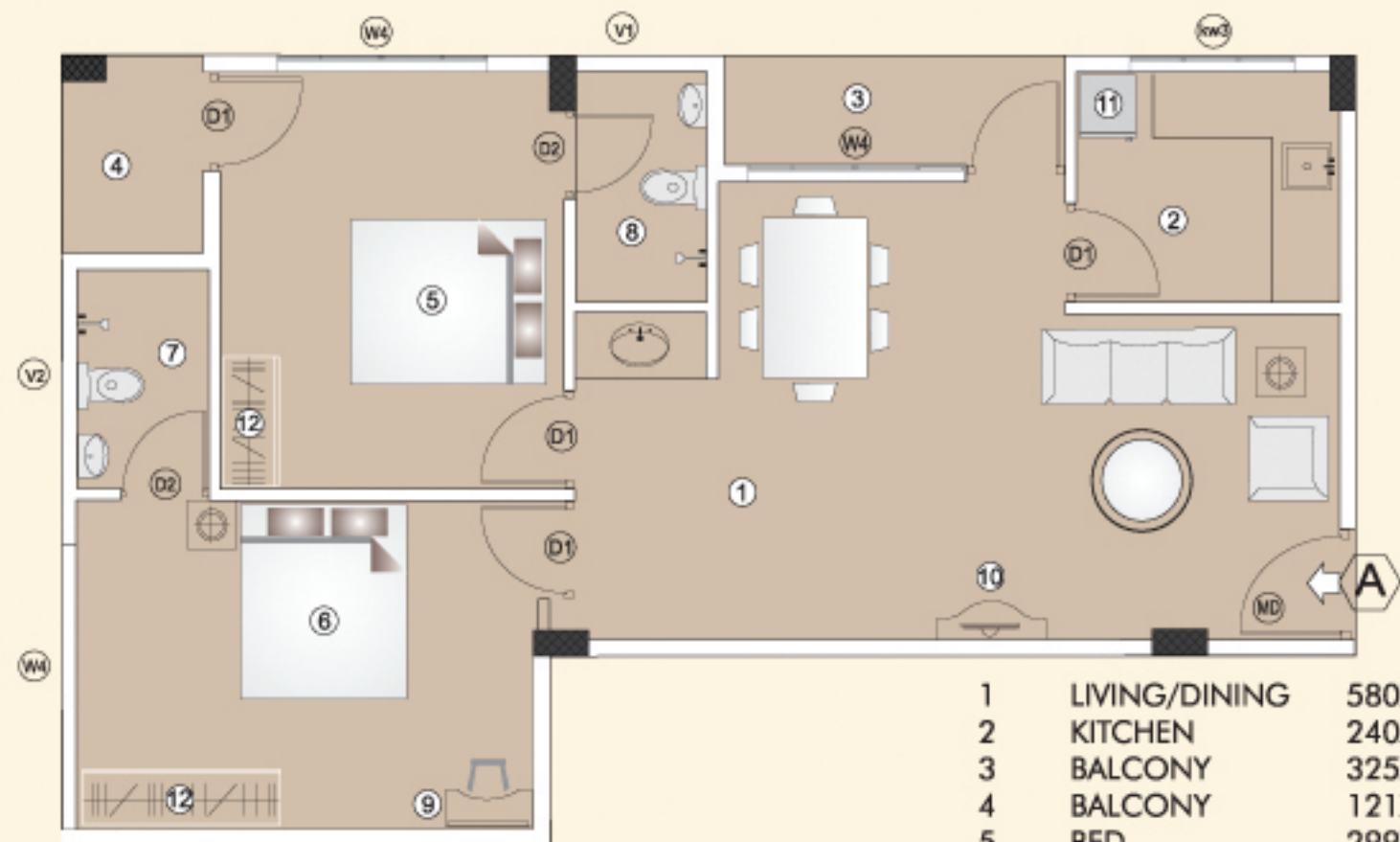


GROUND FLOOR PLAN



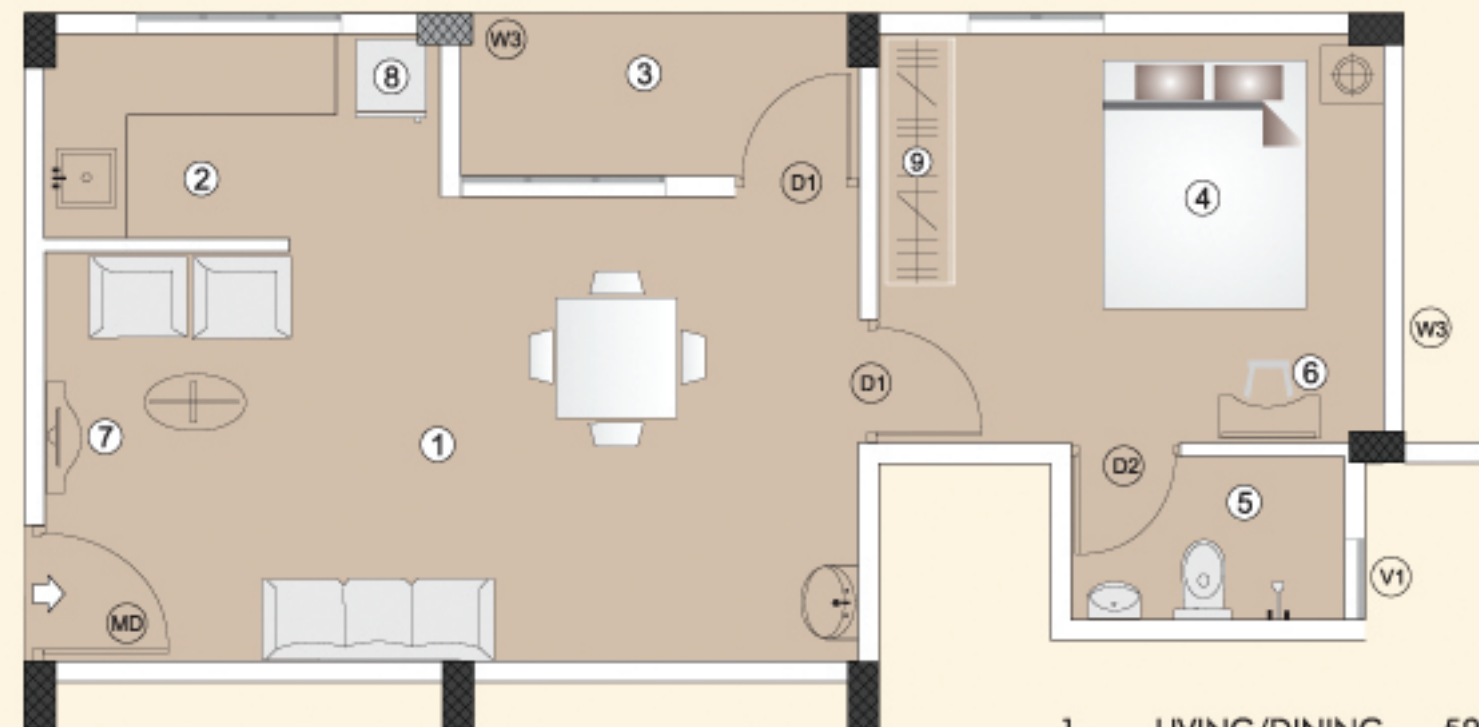
| | | | | | |
|----|-----------|---------|----|-----------------|---------|
| 1 | LIVING | 300X452 | 12 | DISABLED TOILET | 150X175 |
| 2 | DINING | 302X505 | 13 | WASH AREA | 131X250 |
| 3 | KITCHEN | 290X313 | 14 | LIFT | 156X180 |
| 4 | BALCONY | 281X120 | 15 | DRESSING TABLE | |
| 5 | BED | 302X300 | 16 | TV UNIT | |
| 6 | BED | 370X300 | 17 | FRIDGE | |
| 7 | BED | 300X355 | 18 | WARDROBE | |
| 8 | WORK AREA | 160X150 | | | |
| 9 | TOILET | 120X150 | | | |
| 10 | TOILET | 200X120 | | | |
| 11 | TOILET | 200X120 | | | |

flat - A (1st & 2nd floor)
940 sqft



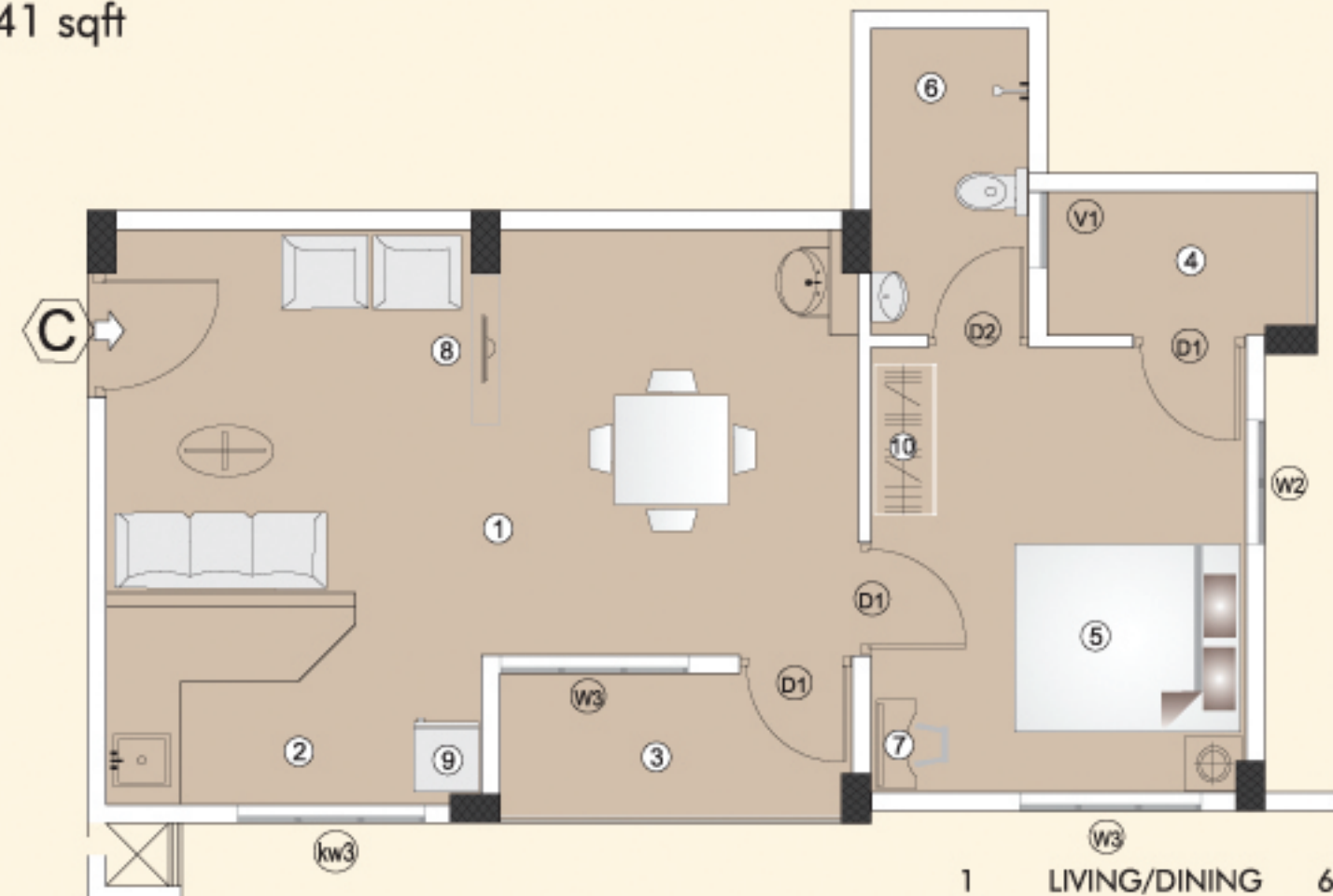
| | | |
|----|----------------|---------|
| 1 | LIVING/DINING | 580X416 |
| 2 | KITCHEN | 240X210 |
| 3 | BALCONY | 325X100 |
| 4 | BALCONY | 121X180 |
| 5 | BED | 299X380 |
| 6 | M.BED | 425X300 |
| 7 | TOILET | 120X200 |
| 8 | TOILET | 121X210 |
| 9 | DRESSING TABLE | |
| 10 | TV UNIT | |
| 11 | FRIDGE | |
| 12 | WARDROBE | |

Flat - B (1st & 2nd floor)
600 sqft



| | | |
|---|----------------|---------|
| 1 | LIVING/DINING | 597X340 |
| 2 | PANTRY | 290X150 |
| 3 | BALCONY | 297X120 |
| 4 | BED | 370X300 |
| 5 | TOILET | 200X201 |
| 6 | DRESSING TABLE | |
| 7 | TV UNIT | |
| 8 | FRIDGE | |
| 9 | WARDROBE | |

Flat - C (1st, 2nd & 3rd floor)
641 sqft



| | | |
|----|----------------|---------|
| 1 | LIVING/DINING | 602X340 |
| 2 | PANTRY | 300X160 |
| 3 | BALCONY | 281X120 |
| 4 | BALCONY | 216X115 |
| 5 | BED | 302X355 |
| 6 | TOILET | 126X245 |
| 7 | DRESSING TABLE | |
| 8 | TV UNIT | |
| 9 | FRIDGE | |
| 10 | WARDROBE | |

Flat - D (1st, 2nd & 3rd Floor)
525 Sqft



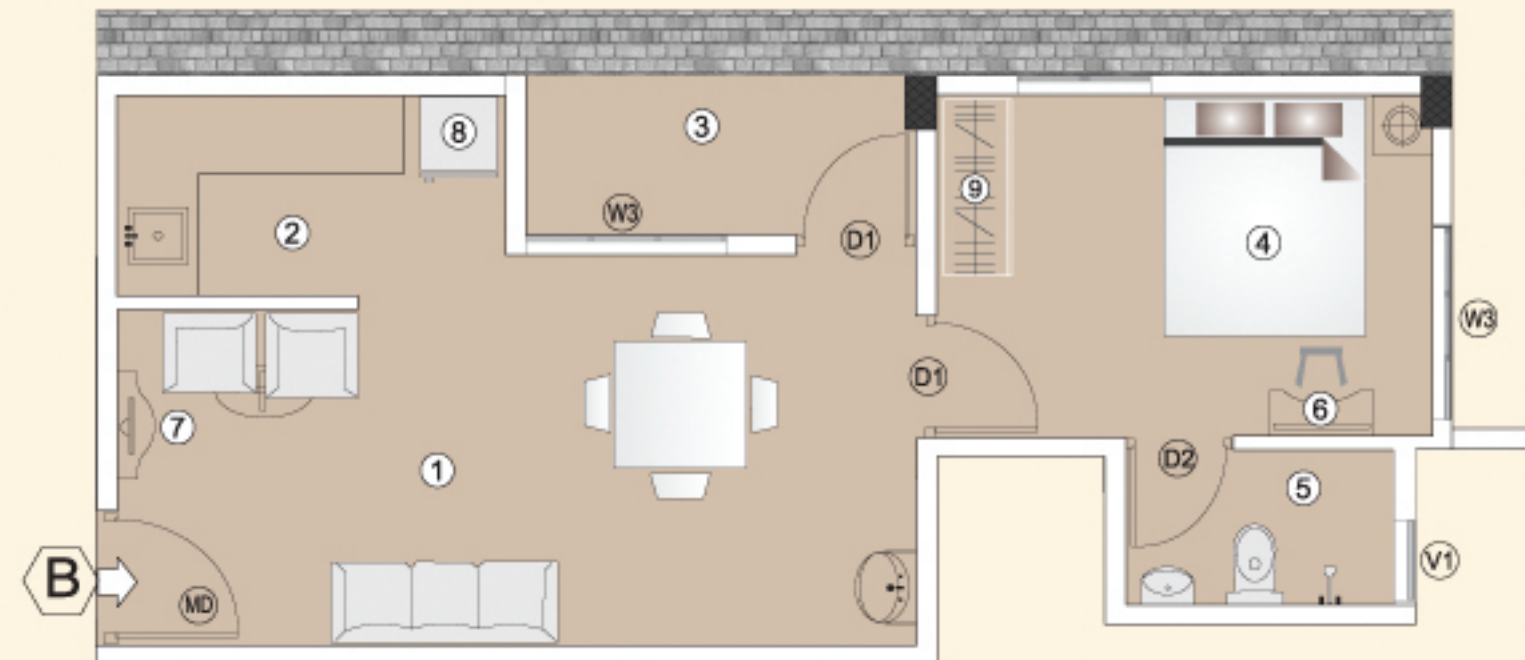
| | | |
|---|----------------|---------|
| 1 | LIVING/DINING | 584X310 |
| 2 | PANTRY | 180X167 |
| 3 | BALCONY | 150X120 |
| 4 | BED | 334X297 |
| 5 | TOILET | 120X197 |
| 6 | DRESSING TABLE | |
| 7 | TV UNIT | |
| 8 | FRIDGE | |
| 9 | WARDROBE | |

Flat - A1 (3rd floor)
862 sqft



| | | |
|----|----------------|---------|
| 1 | LIVING/DINING | 580X416 |
| 2 | KITCHEN | 240X210 |
| 3 | BALCONY | 325X100 |
| 4 | BALCONY | 121X130 |
| 5 | BED | 299X330 |
| 6 | M.BED | 425X300 |
| 7 | TOILET | 120X200 |
| 8 | TOILET | 121X210 |
| 9 | DRESSING TABLE | |
| 10 | TV UNIT | |
| 11 | WARDROBE | |

Flat - B1 (3rd floor)
534 sqft



| | | |
|---|----------------|---------|
| 1 | LIVING/DINING | 597X340 |
| 2 | PANTRY | 290X150 |
| 3 | BALCONY | 297X120 |
| 4 | BED | 370X270 |
| 5 | TOILET | 200X201 |
| 6 | DRESSING TABLE | |
| 7 | TV UNIT | |
| 8 | FRIDGE | |
| 9 | WARDROBE | |

SPECIFICATIONS

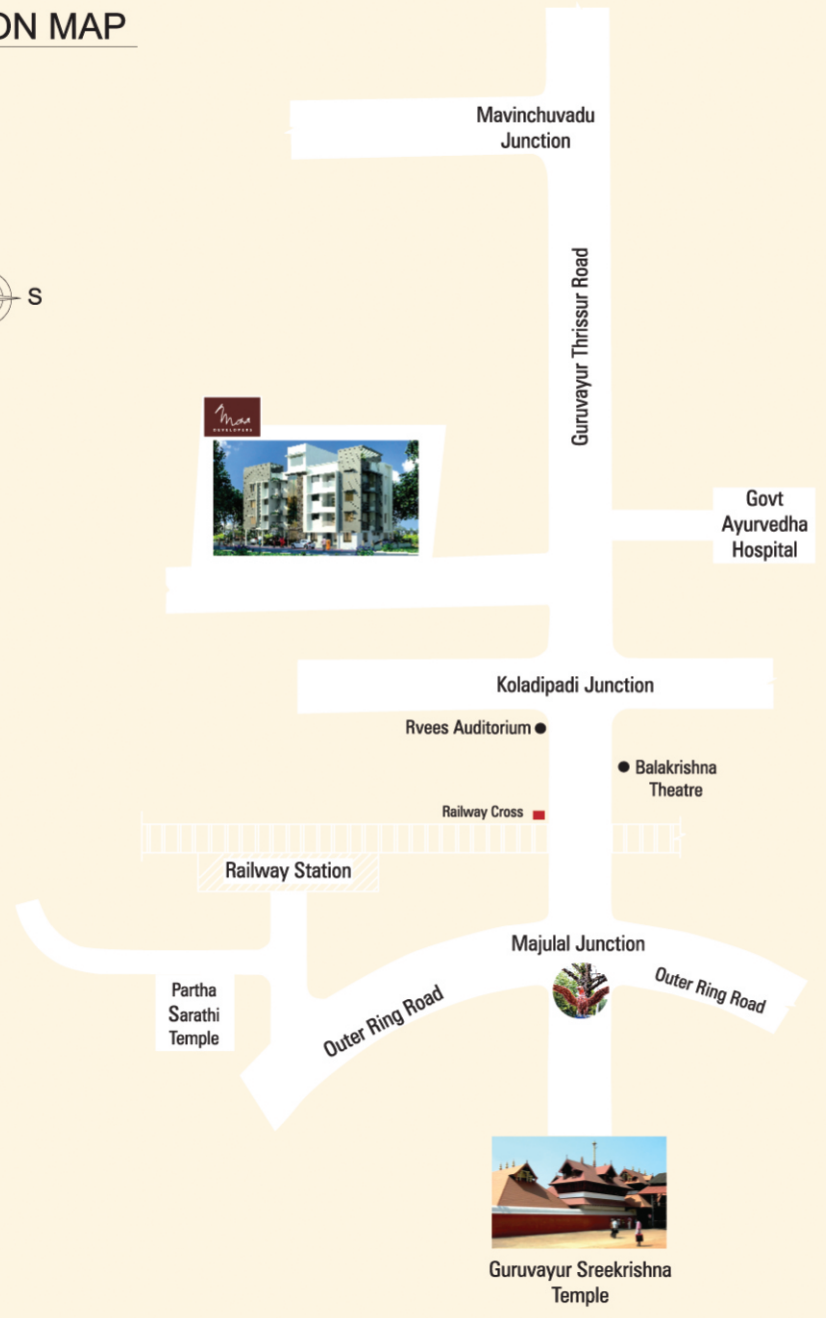
- ▶ Structure : RCC framed structure with RCC foundation as per structural details using TATA Steel.
- ▶ Super Structure : Concrete solid brick partition walls with ACC / Equivalent Cement plaster to finish.
- ▶ Flooring : Vitrified Tiles of JOHNSON / KAJARIA / Equivalent in living, dining, bedrooms, kitchen and balcony.
- ▶ Toilet with : Ceramic Tiles of JOHNSON / KAJARIA / Equivalent for floor and glazed ceramic tiles of same make for walls up to a height of 210 cm provision for water heater and exhaust fan.
 - ▶ European water closet of CERA / PARRYWARE / HINDWARE / Equivalent.
 - ▶ One hot and cold mixture unit of CERA / PARRYWARE / HINDWARE / Equivalent for shower.
 - ▶ Chromium plated taps, mixer and shower of CERA / PARRYWARE / HINDWARE / Equivalent.
- ▶ Doors : Teak wood frame and shutter for front doors and all other frames and shutters are of good quality hardwood or moulded type. High quality PVC doors for bathrooms.
- ▶ Windows : Good quality powder coated Aluminium Windows with MS Grill.
- ▶ Kitchen : Granite kitchen counter – single bowl stainless steel sink of CERA / PARRYWARE / HINDWARE / Equivalent and provision for exhaust fan. Glazed tiles dado up to 60 cm height above counter.
- ▶ Door Fittings : Godrej make / Equivalent Door fittings for doors.
- ▶ Pipes : High quality PVC pipes of HYCOUNT / STAR make (with ISI) / Equivalent.
- ▶ Paint : Putty finished emulsion painting for internal walls and emulsion paint finishing for external walls (ASIAN / SHERWIN WILLIAMS / BERGER / Equivalent).
- ▶ Electrical : Concealed copper wiring (FINOLEX make / Equivalent) with modular switches, sockets, plugs etc. of HAVELS / ANCHOR / Equivalent.
- ▶ Electricity Supply : KSEB electricity with adequate light and fan points – provision for cable TV and telephone conduit point in living and master bedroom.
- ▶ Power Generator : Stand by Generator for common lighting, lift and water pumps (4 points for 1 BHK and 6 points for 2 BHK)
- ▶ Lift : Passenger lift of OTIS / KONE / SHARP / Equivalent.
- ▶ Water Supply : Ground Water supply from open well or bore well.
- ▶ Fire Fighting System : As per statutory norms.

TERMS & CONDITIONS

1. The plans are not drawn to 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 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 builder.
2. Title deeds and other related documents pertaining to this project are available with the builder for reference. Once the agreement is signed, the prices will be firm.
3. The basic sale price of an apartment will depend on the rates prevalent at the time of acceptance of the application by the builder.
4. The Super built up area shown in this brochure is inclusive of proportionate common built up area.
5. Overseas purchasers should make their payment strictly through proper banking channels.
6. The purchasers shall be bound to bear all taxes and rates applicable including sales Tax or VAT, service Tax, kerala building Tax, Construction Worker's welfare fund contribution, provident fund or similar social security fund contributions etc applicable to this project.
7. The purchasers shall bear the cost of the stamp paper, registration charges, legal and miscellaneous expenses in connection with the registration inclusive of any additional stamp duty claimed by the registration authorities.
8. The purchasers shall further bear other statutory charges, proportionate share in KSEB deposit and cost of transformer, cabling charges etc.
9. Monthly maintenance expenses are to be shared among apartment owners, as decided by the owner's association which include expenses for the maintenance of common area, common amenities / facilities, machinery or equipment provided for the common use, security guards, common lighting etc.
10. In case payments are not made as per the agreement, the builder reserves the right to cancel the allotment in which case refund to the client will be made only after re-allotting the unit to another party and such refund shall be without any interest and subject to deduction of expenses and damages.
11. Completion and delivery dates are indicated to give an idea of probable completion of the project. Every effort will be made to complete and handover the units within the stipulated time. The builder is not responsible for any delay in obtaining water, electricity connections. However no responsibility will be accepted for any delay in completing the project due to unforeseen circumstances or reasons beyond the control of the builder.
12. Documentation
 - a) On allotment, necessary agreements will have to be executed between the builder and the purchaser.
 - b) The sale deed will be registered in the name of the purchaser or his nominee only after the final settlement of the sale amount
13. All payments should be made by way of crossed Demand Drafts / local Cheques drawn in favour of the builder.
14. Subject to the above terms interest at the prevailing banking rates shall be charged for delayed payments.
15. The builder / marketing agent reserves the right to accept or reject any application without assigning any reason thereto
16. The payment schedule of the sale amount shall be as agreed between the purchaser and the builder.



LOCATION MAP





MOHA DEVELOPERS

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