



Quality Living Redefined

G4 DEVELOPERS

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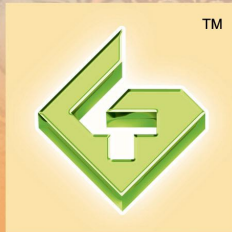
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DreamBank, Thrissur. Ph. 944776924




Near Sree Kerala Varma College
Thrissur



Quality Living Redefined

G4 Developers is a group founded by a vision – to make available high standards of living at affordable prices.

Our in-house team of experienced engineers, architects and accountants are committed to deliver superior quality residential spaces, providing an ideal place for you to live, work and grow.

At G4 Developers, we focus on the 'four' points, which form the foundation of the company:

- Environmentally Responsible
- Socially Beneficial
- Maintain High Quality Standards
- Professional Approach

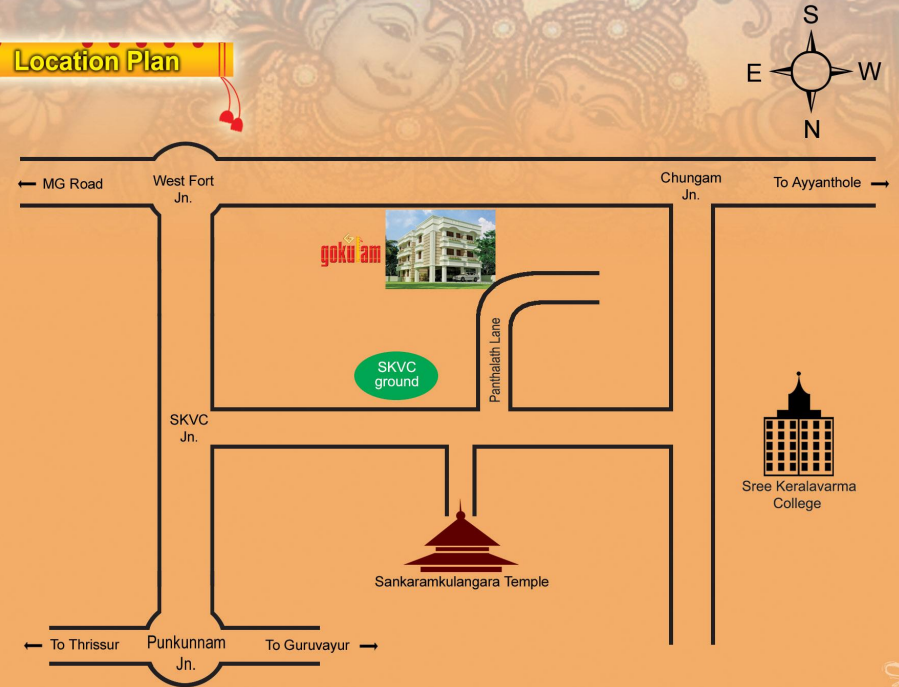
The company is promoted by a group of like-minded NRI Civil Engineers having extensive experience in small and large-scale construction projects in India and abroad. Needless to say, this special trait ensures a professional touch in every step, from inception to the completion of the projects.

G4 Expertise

| | | | |
|-------------------------|-------------------------------|---|-------------------------|
| Anand K B Tech Civil | Jayarajan P R M Tech Civil | Mohammed Anoop B Tech Civil Leed AP | Shaju C B Tech Civil |
|-------------------------|-------------------------------|---|-------------------------|

'We believe that the completion of a project is not the end, but the beginning of a life long relation of trust and bonding with our clients'

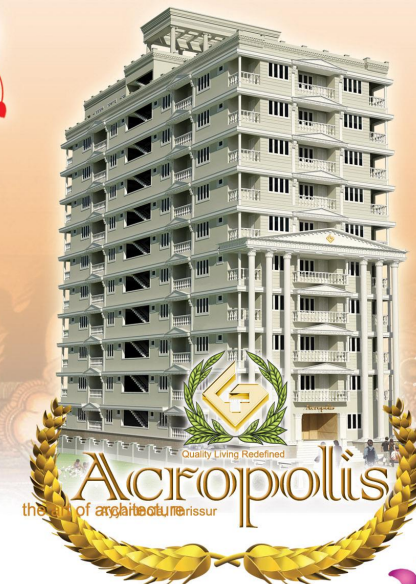
Location Plan



On going Project

'The legacy of Athens brought to the cultural capital of Kerala'

2 Bedroom & 3 Bedroom Luxury Apartments



Acropolis
the art of architecture in trissur

Terms and Conditions

- ◆ Once allotted and agreement signed, the prices are firm.
- ◆ All payments only by demand draft or by local cheques favouring “ G4 Developers” payable at Thrissur.
- ◆ G4 developers reserves the right to accept or reject any application.
- ◆ Contracted built up area shall be handed over to the customer on settling of all the dues to the builder.
- ◆ Other expenses to be borne by the purchaser include all Local taxes, Service taxes, Sales Tax on works contract or VAT as applicable, Kerala building tax, Construction workers welfare fund, Provident fund contributions or similar social security fund contributions, if any applicable during the pendency of the contract or after its completion in relation to this project, other statutory payments in the 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 of extra works if any.
- ◆ Builder is not responsible for any delay in water / electric and other service connections due to the delay with concerned departments.
- ◆ The plans are not drawn to the scale and are included only for the purpose of identification. Furniture layout is only an indication for space utilization. The elevation shown in the brochure is an artistic impression only and the actuals may vary according to the practical site conditions. All measurements and specifications shown in the brochure is subject to minor variations without specific or general notice. All such variations/alterations shall be purely at the discretion of the builder.
- ◆ The area is inclusive of proportionate share of common areas and wall thickness.
- ◆ All transactions are subjected to Thrissur jurisdiction only.
- ◆ 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 allotment of all flats and without any interest

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 another for execution of 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 are 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 and incidental expenses for the registration of the sale deed will be to the buyer's account.

Note: This brochure does not form part of a legal offer.



Ground Floor Plan

Type G1 - 880 Sft
Type G2 - 912 Sft



Specifications

- Structure** : RCC framed structure with suitable foundation
- Flooring** : Vitrified tiles for all rooms except kitchen, work area and toilets. Mat finish ceramic tiles in kitchen, work area and toilets
- Kitchen** : Counter with good quality granite top, Stainless steel sink with single bowl and glazed tile dado up to 60cm height above the counter.
- Toilet** : Standard make ceramic tile for floor, glazed tile for wall up to 210cm height.
- Doors** : Decorative polished teakwood entrance door. All others moulded panel/flush doors. PVC doors for toilets.
- Windows** : Good quality aluminium windows.
- Electrical** : Concealed conduit copper wiring with standard modular switches, sockets, plugs with necessary panel board and fittings.
- Plumbing** : Concealed water lines with hot water facility in all toilets.
- Sanitary fittings** : Fittings of standard make with ISI (Ivory colour range)
- Water** : Ground water supply through overhead tank round the clock.
- Painting** : Emulsion paint for interiors, exterior emulsion paint for external walls and enamel paint for doors and windows.

Payment Details

- On booking - 30% of the total cost + taxes
- On completion of foundation - 20% of the total cost + taxes
- On completion of ground floor slab - 20% of the total cost + taxes
- On completion of roof slab - 20% of the total cost + taxes
- On completion of brickwork & plastering work - 7.5% of the total cost + taxes
- On handing over - 2.5% of the total cost + taxes



First & Second Floor Plan

- Type F1 & S1 - 938 Sft
- Type F2 & S2 - 970 Sft
- Type F3 & S3 - 952 Sft

