

Take life for a great drive
Premium Gated Community Living



N T Paul Built-Tech as a highly experienced and professional property developer has profusely delivered to the housing needs of a whole range of clientele belonging to different segments in Kerala. The strict adherence to quality, craving for perfection and timely completion makes them the favourites in their field.

Start a jovial journey to life

It's time you start the trip to great happiness and excitement. Time it is, to be where great life awaits. Come home to Lords Valley, the sterling township of premium river view villas, all ready to sketch your life in mesmerizing colours.



Lords Valley at Kumaranalloor in Kottayam

The locale marked by unperturbed nature, where an idyllic happiness slowly descends on you. *Lords Valley. Why settle for less when you have more of life to choose?*

Gear up for a drive to comfort

Be in tune with cozy life, at Lords Valley. Make life free and accessible by enjoying a whole world of matchless facilities and amenities, lying in store.

It is comforts that always make life an easy ride. And life is just the overriding concern, at Lords Valley. Here, you have more ways to reach out for it. *Lords Valley. Just walk in. And meet life.*

Site Amenities

- ▶ Children's play area
- ▶ Landscaped lawn areas for outdoor party
- ▶ Wide tarmac well-lit internal roads with drains
- ▶ Round the clock security
- ▶ Mini Basketball court
- ▶ Jogging path/walk way
- ▶ Waste management system
- ▶ Surveillance system around the premises with CCTV
- ▶ Security Cabin, Drivers rest room with toilet
- ▶ Central /common water Tank
- ▶ Compound walls/fencing in concrete/Upvc surrounding the layout.
- ▶ Rain water harvesting
- ▶ Generator back up for common areas
- ▶ 24 Hours Electrical & Plumbing support



Steer life to a great cheer

Now, make room for great recreation, in your mind. Because it's happy times ahead. It's party times ahead. Here's a pretty new comfort proposition for you.

The elegant and feature-studded club house ropes in fantastic amenities, that you simply get carried away. Experience the smoother and smarter drive to luxury and comfort. Well, with no bumps ahead!

Lords Valley. Here's life. Go play!

Club Amenities

- ▶ Reception with landscaped courtyard and lobby
- ▶ Restaurant with outdoor seating
- ▶ Party lawn area
- ▶ Swimming Pool covered with pergolas and deck. Different timings for ladies, kids and gents
- ▶ 5 luxurious rooms with attached toilets
- ▶ Indoor Shuttle court
- ▶ Well Equipped Health club
- ▶ Snooker
- ▶ Games room
- ▶ Table tennis
- ▶ Mini Supermarket
- ▶ ATM
- ▶ **Boat House with Speed Boat**
- ▶ **Buggy (Electric Car)**



Type A • 4BHK • Total Area 2282sq.ft.
Type B • 4BHK • Total Area 2098sq.ft.



Type C - ROW HOUSE
CM 1534sq.ft. • CL 1691sq.ft. • CG 1710sq.ft.



Type D • 3BHK • Total Area 1912sq.ft.
Type E • 3BHK • Total Area 1643sq.ft.
Type F • 3BHK • Total Area 1561sq.ft.

Rules & Regulations

N.T. Paul Built-Techs' Lords Valley 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 will be returned without any interest, only after re-allotment to another party.

Documentation

On allotment, an agreement to construct the villa will be executed between the builder and the purchaser. The contract value in the agreement covers the cost of developments, buildings and other common infrastructure. Registration charges and incidental expenses for the registration of land will be to the buyer's account, to be paid at the time of registration.

Terms & Conditions

Once allotted and agreement signed, the prices are firm. All payments by Demand Draft / Local cheques favouring N.T. Paul Built-Tech Private Limited, payable at Kottayam. Individual houses will be completed within 18 months of obtaining the individual building license. Possession shall be given to the customer only after settling all the dues to the company.

N.T. Paul Built-Tech Pvt Ltd reserves the right to accept or reject any application. Statutory deposits, building tax, sales tax, service tax, etc.. and deposits for power,

water and house owners association, share of cost of transformer and its cabling, construction workers welfare fund and other deposits, shall be paid by the buyer. All transactions are subject to Kottayam jurisdiction only.

All measurements and specifications given in the brochure are subject to minor variations. Variations / alterations shall be at the discretion of the builder.

Owners Association will be formed on the handing over of the project. The Owners Association will carry out the complete maintenance and repairs of common facilities. Membership in association is compulsory. Maintenance charges / deposits to be paid by each owner to the Association. One year maintenance shall be done by the builder at a fixed cost

Payment Details

On Booking	30% of total cost + (ST+VAT) + CESS
On completion of foundation	25% of total cost + (ST+VAT) + CESS
On completion of ground floor roof	25% of total cost + (ST+VAT) + CESS
On completion of first floor roof	19.5% of total cost + (ST+VAT) + CESS
On handing over	0.5%+ (ST+VAT) + CESS + Other taxes and deposits

Specifications

Structure

- ▶ RCC. / R.R. foundation and basement, Super Structure-country burned bricks/solid cement block.
- ▶ RCC roof slab.
- ▶ Cement plastering for inside and outside walls

Joinery

- ▶ Doors and windows are solid wood/Steel/Upvc following Shutter and glass
- ▶ M.S. Grill and S.S. furniture fittings

Finishes

- ▶ Inside walls putty and plastic emulsion paint
- ▶ Floor vitrified tiles.

Toilet

- ▶ Luxury white sanitary fittings, C.P. fittings Jaguar or Equivalent
- ▶ Separate dry and wet area
- ▶ Tabletop or under counter washbasin in all bathrooms.
- ▶ Ceramic wall & floor tiles.
- ▶ Individual Septic tank

Electrification

- ▶ Wiring Finolex. /N-guard/Havells cables
- ▶ Switches-M.D.S./M.K/.Crabtree
- ▶ Three phase electricity supply for all houses, Distribution Box (D.B), Miniature Circuit Breakers (MCB) with Earth Leakage Circuit Breakers (ELCB)- Havells/Legrand/GE/L&T
- ▶ Wiring provision for Generator /Inverter



Club House

LOCATION MAP



Kumaranalloor Railway Station & MC Road -1.5 km, Kudamaloor Church -0.7 km, Alphonsa Bhavan -1.5 km, Kumaranalloor Temple - 1.5 km, St Thomas Knanaya Church Chungam - 2 km, Medical College -3 km, ICH Research Centre (Children's Hospital) -3.5 km, Chavara Kuriakose Elias Church, Mannanam -4 km, M.G. University -5 km, Kottayam Town -3.5 km, Kumarakom - 8 km, Kumarakom by Water -7 km, Carithas Hospital -4 km, Matha Hospital -4.5 km, S.H. Medical Centre -4 km, Bharath Hospital -4 km

Our vastu consultant:
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› Alterations which affect the stability & exterior appearance of the structure are not allowed for executions › All measurements and specifications given in this brochure are subject to minor variations without specific or general notice › This brochure does not constitute a legal offer.



TYPE A

TOTAL 2282 SQ.FT.



KUMARANALLOOR
KOTTAYAM

TYPE A

GROUND FLOOR
1484 SQ.FT.



TYPE A

FIRST FLOOR
798 SQ.FT.





TYPE B

TOTAL 2098 SQ.FT.



KUMARANALLOOR
KOTTAYAM



TYPE B

GROUND FLOOR
1356 SQ.FT.



TYPE B

FIRST FLOOR
742 SQ.FT.





TYPE C

ROW HOUSE

TYPE C GROUND FLOOR
1534 SQ.FT.

TYPE C LEFT PORTION
1691 SQ.FT.

TYPE C RIGHT PORTION
1710 SQ.FT.



KUMARANALLOOR
KOTTAYAM

TYPE C



CLG - 203 sq.ft.

CM 1534 sq.ft.

CRG - 222 sq.ft.

TYPE C

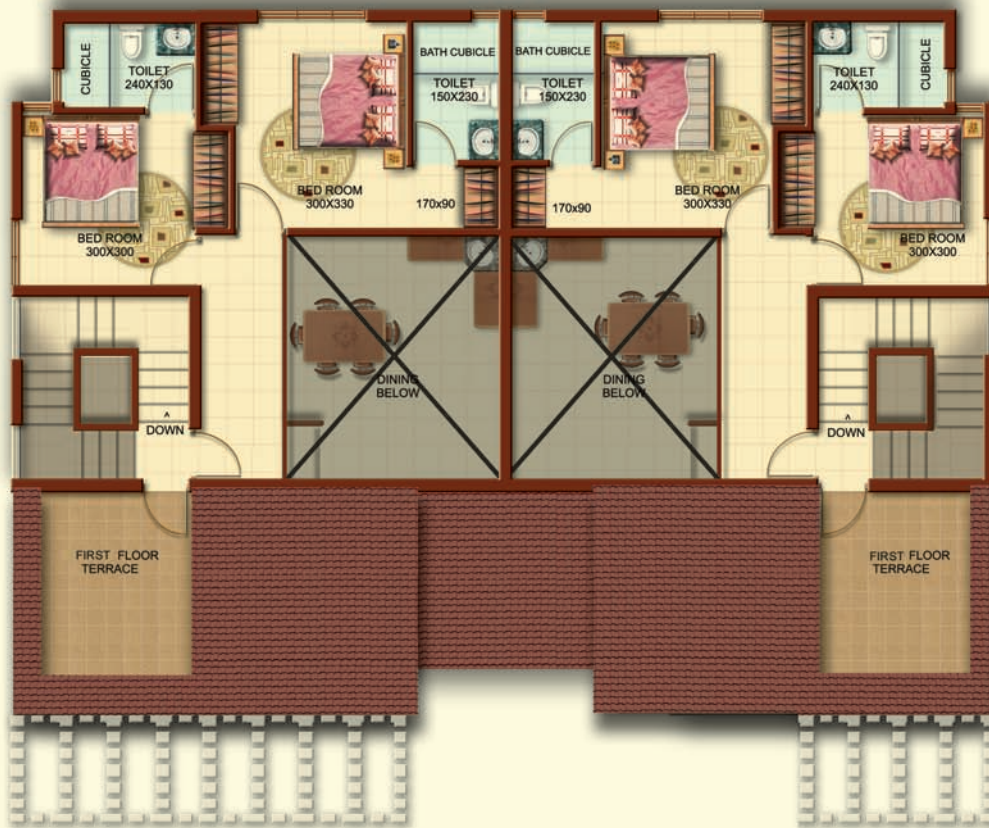


CLF - 909 sq.ft.



CRF - 909 sq.ft.

TYPE C



CLS - 579 sq.ft.



CRS - 579 sq.ft.



TYPE D

TOTAL 1912 SQ.FT.



KUMARANALLOOR
KOTTAYAM

TYPE D

GROUND FLOOR
1174 SQ.FT.





TYPE D

FIRST FLOOR
738 SQ.FT.





TYPE E

TOTAL 1643 SQ.FT.



KUMARANALLOOR
KOTTAYAM

TYPE E

GROUND FLOOR
1010 SQ.FT.



TYPE E

FIRST FLOOR
633 SQ.FT.





TYPE F

TOTAL 1561 sq.ft.



KUMARANALLOOR
KOTTAYAM

TYPE F

GROUND FLOOR
936 SQ.FT.



TYPE F

FIRST FLOOR
625 SQ.FT.





MEENACHIL RIVER

LAYOUT

