

All new... style, comfort, space and luxury



Newdale  
LUXURY APARTMENTS

## **NEWDALE APARTMENTS**

Newdale Apartments is situated at Vadavathoor, Kottayam, at a place that is both peaceful and busy, located in a solitary residential area just a few meters from the NH 220 K.K. Road, which is fast becoming the arterial highway of central Travancore. Though the locality is very near to Kottayam, it is peacefully away from the hustle and bustle of the day to day city life.

Newdale offers a truly private space comforting ambience in designer apartments which is possibly the next best thing to your home. In other words, Newdale apartments at Vadavathoor offers adequate **STYLE, COMFORT & SPACE**. Newdale apartments are exquisitely designed, conveniently located to prime business & leisure.

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### **An advantageous location**

This is a location that puts you firmly in the inner circle. That confirms your standing as a leader of the haute crowd. Vadavathoor is one of Kottayam's most elite residential neighbourhoods, just few minutes from the city centre.

### **Aesthetic design**

Neelettu is a maestro of design. With a few inspired strokes, we create long-lasting elegance. Our aesthetics prove that less is more. Less ornamentation. Less clutter. More space. More harmony. Newdale takes minimalism to new heights, with a design that is subtly luxurious. With each finish, worked to perfection.

### **Awesome experience**

Facilities include: Fitness Centre | Party Area | Provision for Broadband Connectivity | Intercom Facility | Generator Backup

### **Admirable quality**

Neelettu Homes always strives to create homes that enhance the quality of your life. To bring excellence to your existence. This is a privilege that drives us.

### **Neelettu**

Welcome to the world of Neelettu, one of the leading providers of quality living solutions. With more than three decades in the construction industry, Neelettu is one of the leading building contractors and property developers in Kerala. Renowned as Kottayam's finest lifestyle creator, the company designs its villas and apartments with the belief that the quality of a home must improve the quality of the homeowner's life. That it's not just about building homes, but about creating lifestyles. Armed with an unwavering dedication to the customer's needs, the team at Neelettu works to create a living experience on par with the best in the world. Our apartments in Kottayam are rated highly for amenities and aesthetics. Our projects are in the best locations.

Neelettu develops the most luxurious apartments & villas providing the best possible customer value for money. We take care to choose the right kind of property ensuring city proximity and good accessibility to educational institutions, worship centres, health centres, shopping malls, entertainment halls etc.

We welcome cutting edge technologies in the construction industry and implementation of modern techniques involving true professionals. We value social responsibility by ensuring the construction actions are of eco-friendly and harmless to the nature. We are committed to ensure each customer's satisfaction after every deal.

We strive to understand the precise requirement of our discerning customers and build projects that reflect the uniqueness in style, design finish. With transparency and friendliness in transaction we believe, our customers enjoy freedom, care and confidence.

## SPECIFICATIONS

### COMMON AMENITIES

- Plush Lobby
- Fitness Centre
- Generator Backup
- Two High Speed Passenger Lifts
- Provision for cable TV Connection
- Provision for broadband internet

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**neelettu**  
HOMES

E-mail: [neelettu@gmail.com](mailto:neelettu@gmail.com)  
[www.neelettu.com](http://www.neelettu.com)

### KITCHEN

- Granite counter top
- 2 feet dado above counter
- Stainless steel sink with drain board
- Washing machine point

### ELECTRICAL

- Concealed wiring using PVC Conduits and high quality wires
- TV points & Telephone points to drawing room and master bed room
- Geyser points to all toilets
- AC points in all bed rooms
- High quality modular switches
- Adequate 5A and 15A points in kitchen

### CIVIL

- RCC framed structure
- Solid Block Masonry to all walls

### DOORS & WINDOWS

- Moulded internal doors with putty & enamel finish
- Teak Wood pannelled main door with polish
- Powder coated aluminium windows

### PAINTING

- Putty finish with premium plastic emulsion to interior
- Weather shield or equivalent to external walls

### FLOORING

- High quality vitrified flooring
- Antiskid flooring to toilets
- Glazed wall tiles in bathroom up to ceiling

### TOILETS

- White coloured sanitary wares and high quality CP fixtures
- Health faucets in all bathrooms

### WATER SUPPLY

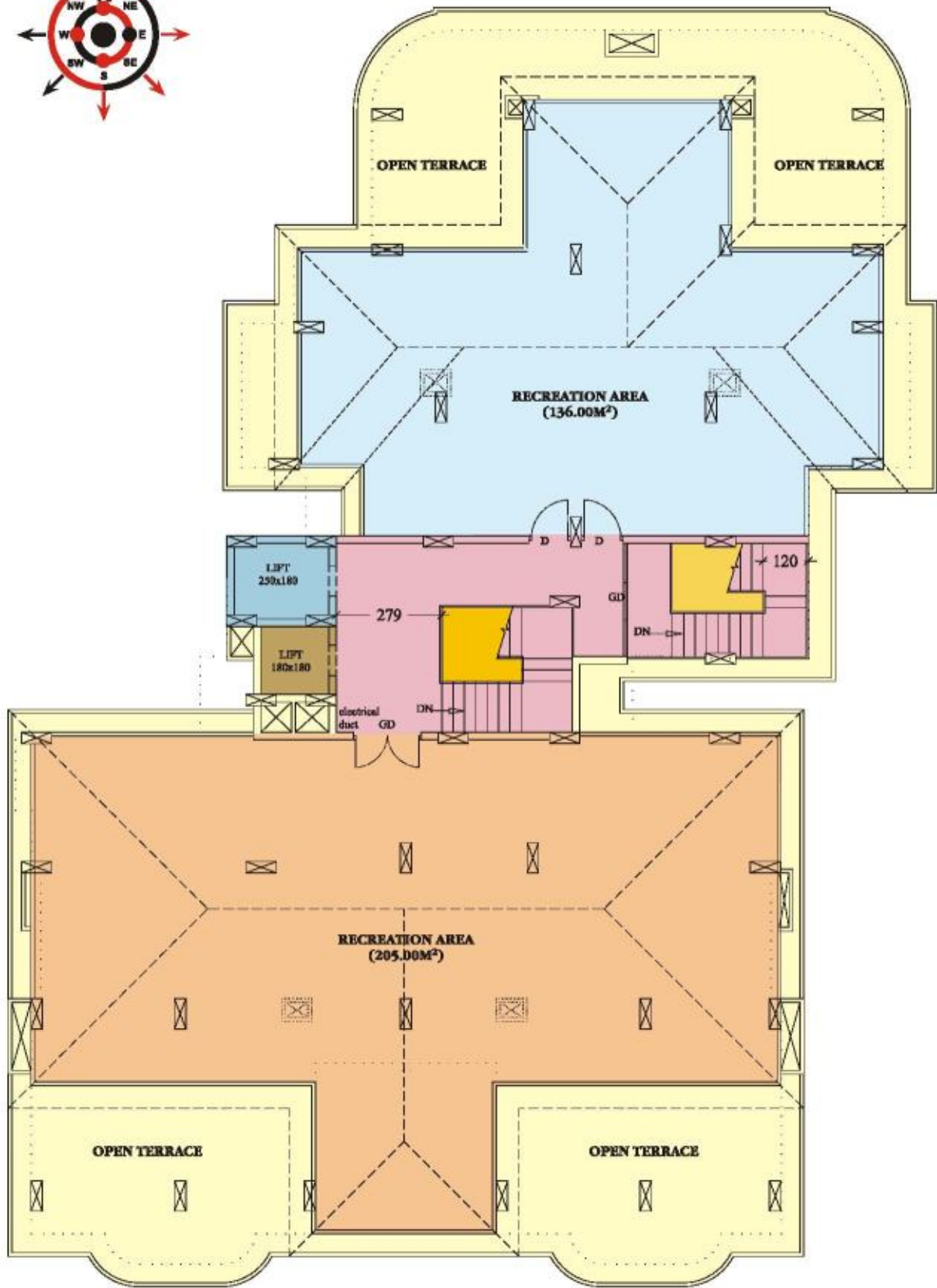
- Water supply from OHT
- STP as per standards

### SECURITY

- Round the clock security
- Intercom system
- fire safety features as per standards

### OPTIONS

- Alterations can be made if specified at the time of booking



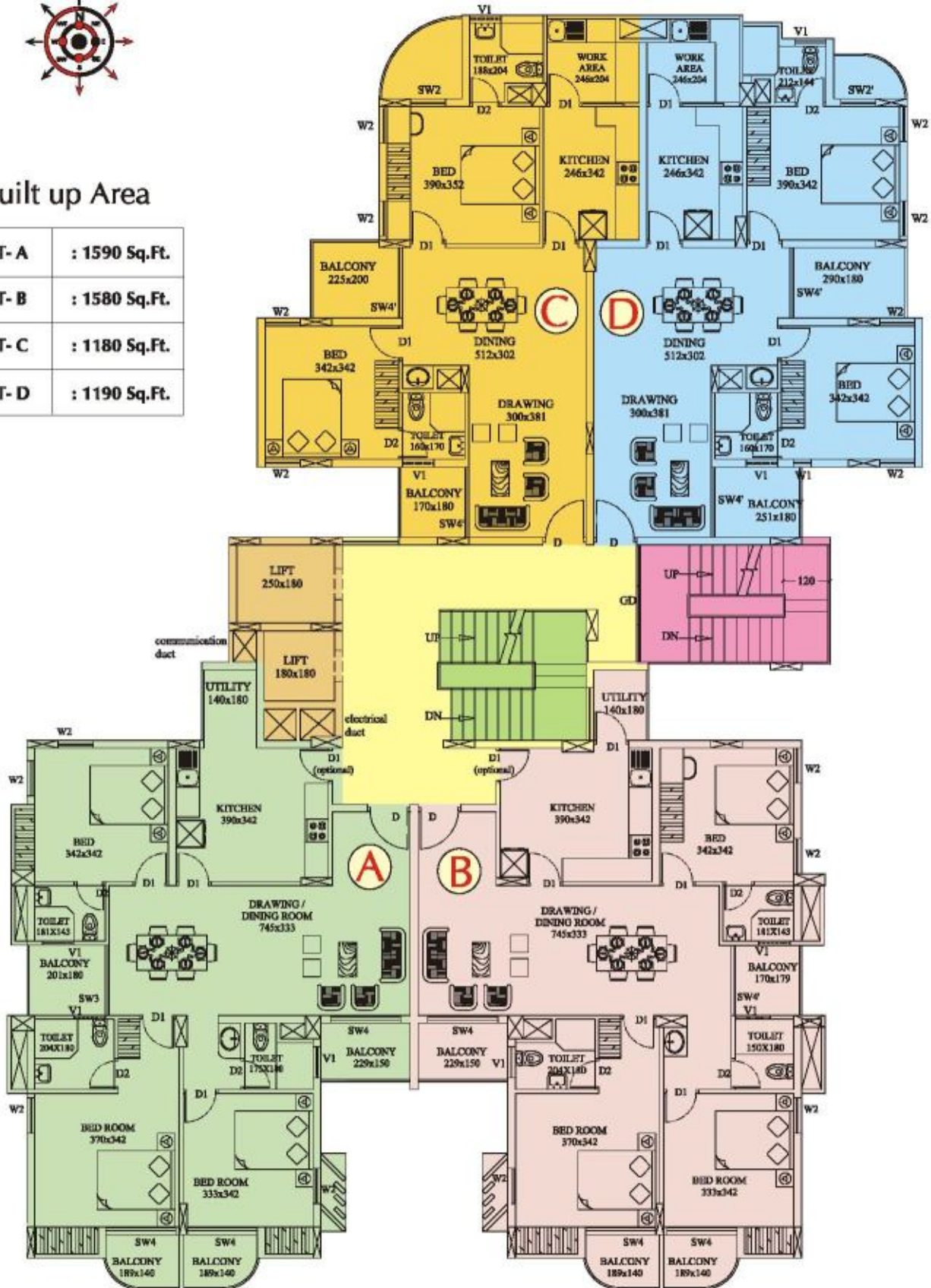
TERRACE PLAN

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Built up Area

UNIT- A	: 1590 Sq.Ft.
UNIT- B	: 1580 Sq.Ft.
UNIT- C	: 1180 Sq.Ft.
UNIT- D	: 1190 Sq.Ft.




## TERMS AND CONDITIONS

- Newdale is a prestigious project of Neelettu Homes, to be completed in a time bound manner.
- An amount of Rs. 1 Lakh to be paid on booking. 30% of the total cost to be paid on execution of Agreement with in a month. Balance in equal monthly/quarterly installments.
- Car Park at extra cost.
- All payments only by Demand Draft or by post dated local Cheques favouring Neelettu Homes, payable at Kottayam.
- All Statutory payments like VAT, Property Tax, Service Tax, for the building payable to the Corporation/ Panchayat, Building Tax, Welfare Fund and/ or any other such taxes or levies will have to be borne by the buyer. Any subsequent increase in such levies will also have to be borne by the buyer.
- All deposits and charges for Electricity and water have to be borne by the buyer.
- Every effort will be made to obtain electrical, sanitary and water connections with in the stipulated delivery time. However, no responsibility is accepted for any delay beyond our control, in obtaining these services from Statutory Bodies. Any expense incurred for providing temporary supplies for the occupation of the premises shall be met by the buyer.
- The furniture layout shown is only an indication of space utilization. Dimensions and details provided in the brochure are subject to minor alterations and variations without notice, which shall solely be at the discretion of the builder
- Neelettu Homes reserves the right to cancel/ reject a booking without assigning any reason whatsoever. In case of such cancellations/ rejections, the booking amount will be refunded without interest within 30 days from receipt of a written application for refund. In case of a booking being cancelled after execution of Agreements, the amount paid will be refunded after deducting 10% and only after the Builder re-allots the said apartment to another buyer.

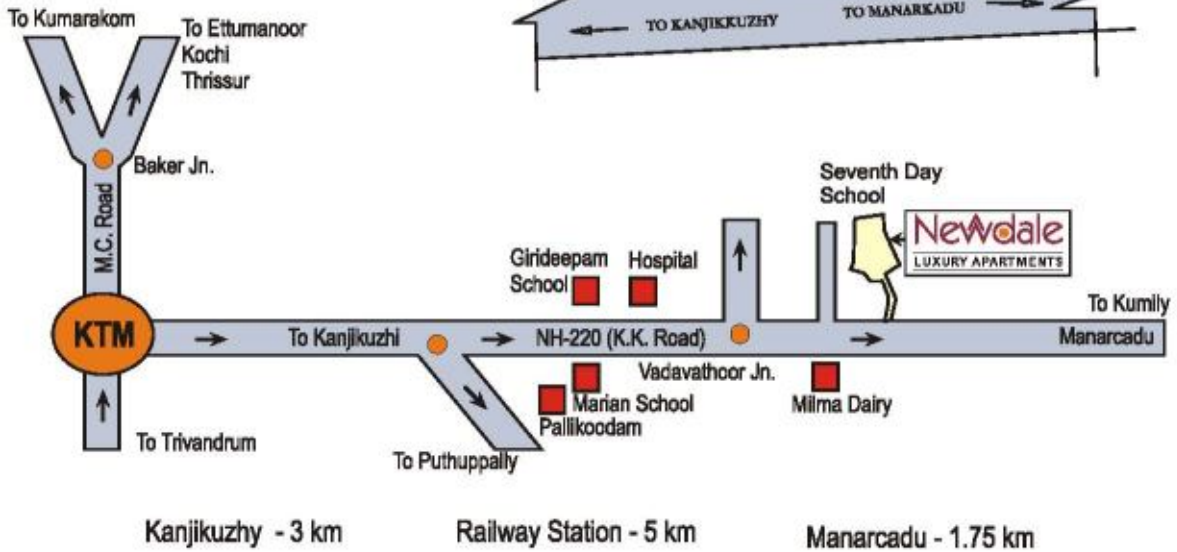
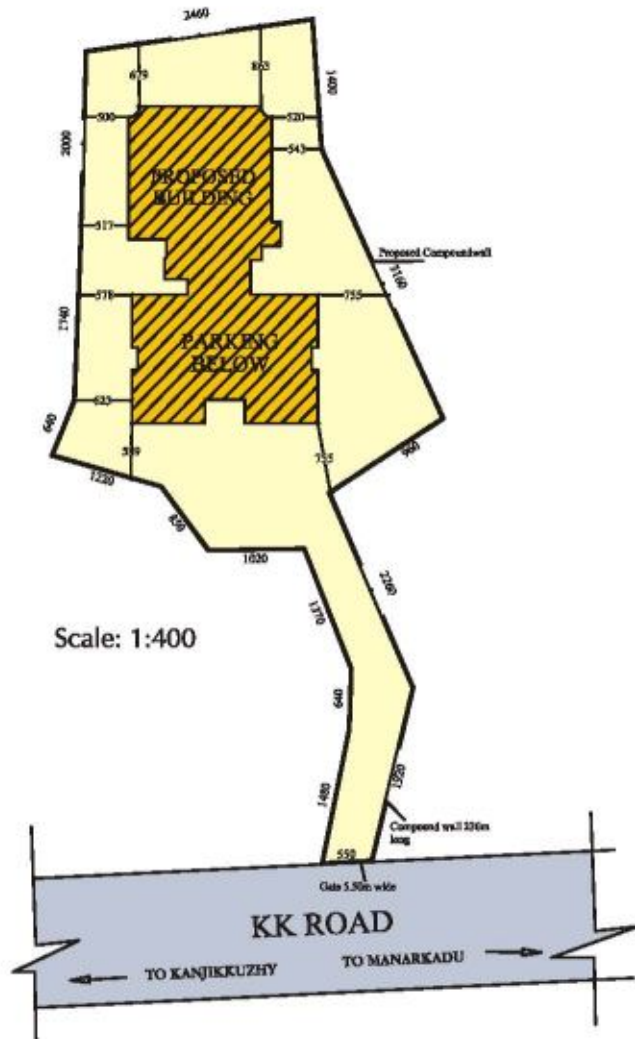
## DOCUMENTATION

- On allotment, an agreement will be executed between the builder and the buyer, for the sale of undivided share in land and for the Construction of the apartment
- Total value of land and construction will be shown in the payment schedule.
- The Sale Deed of the undivided share in land and apartment will be registered in favour of the buyer on receipt of the entire payment and before handing over.
- The buyer shall be entitled to get only the proportionate undivided fractional right in the land pertaining to his/her apartment which may be exclusively owned by him.
- The buyer shall execute the Agreement within one month from the date of allotment.

## MAINTENANCE

- Owners Association will be constituted on handing over possession of the apartments, in which membership is automatic.
  - The Owner's Association will carry out all necessary routine and annual maintenance and repairs to common area and exterior walls of the building, common fittings and installations, payment of electrical and water charges for common facilities and services.
  - Maintenance charges, to be decided upon commissioning, are to be paid by each owner regularly and timely.
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# SITE PLAN & LOCATION MAP



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