

OUR PROJECTS



Prisunic **Windsor Park**, Mankave



Prisunic **Pinewood**, Kottooli



Prisunic **Cinnamon**, Arayedathpalam



Prisunic Builders Pvt. Ltd.

27/97 D4 First Floor, FCC Building,
Arayedathpalam, Mavoor Road, Kozhikode 673 016

Phone 0495-2744 776/ 3042 776 • Mobile 99954 11668

E-mail mail@prisunicbuilders.com

www.prisunicbuilders.com



Designed by Design Difference Cochin



PRISUNIC
Gardens



THREE & FOUR BEDROOM VILLAS AT PATELTHAZHAM, MANKAVE

PRISUNIC GARDENS

Prisunic Builders Private Limited, established in 2006 was formed by technocrats, business men, retired defence personnel and NRIs who have made their marks in their chosen field of activities over the last several decades in India and abroad.

Windsor Park, our maiden venture comprised of 22 villas near Mankave, Kozhikode has been well received has set the benchmark for quality housing.

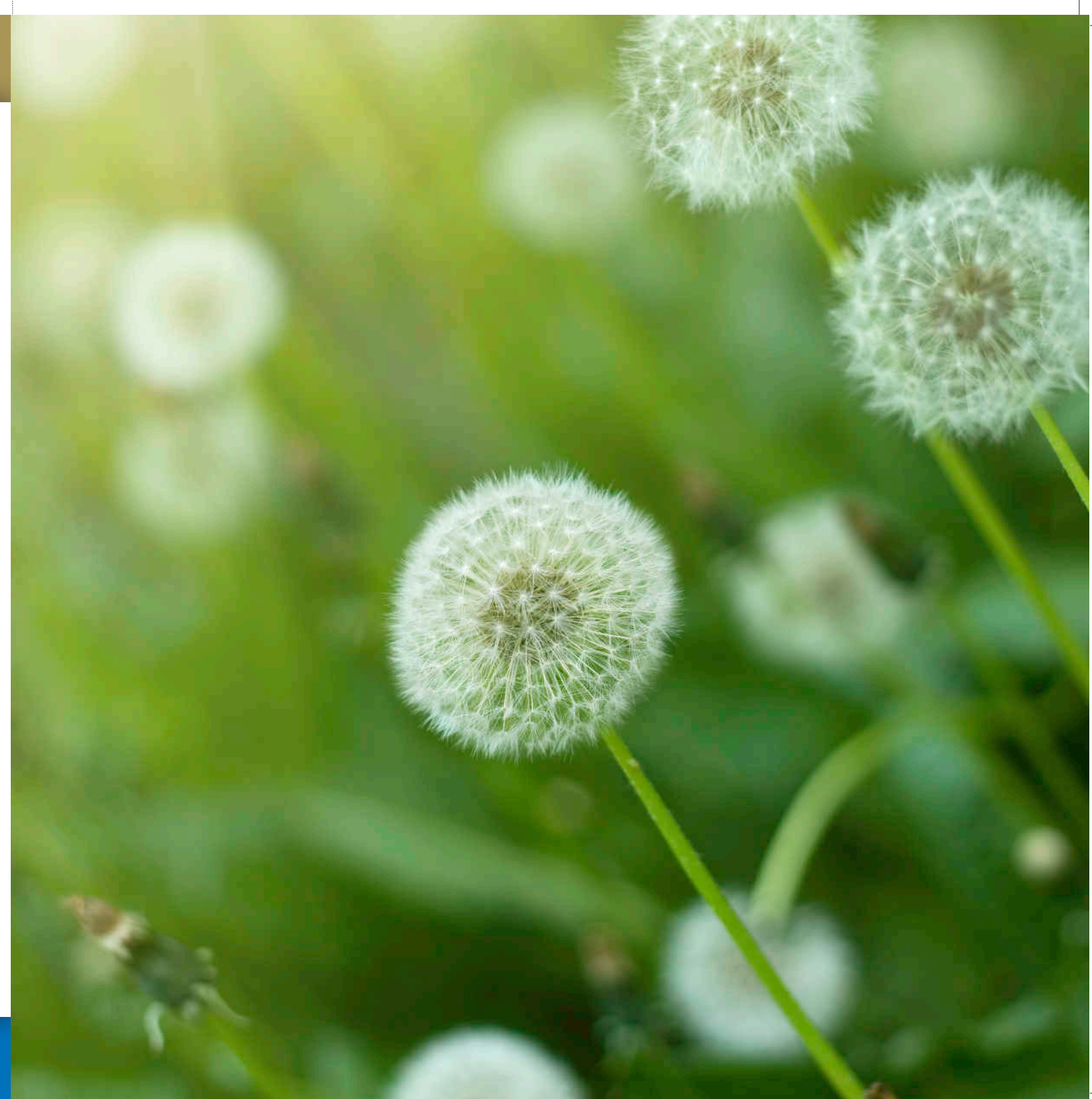
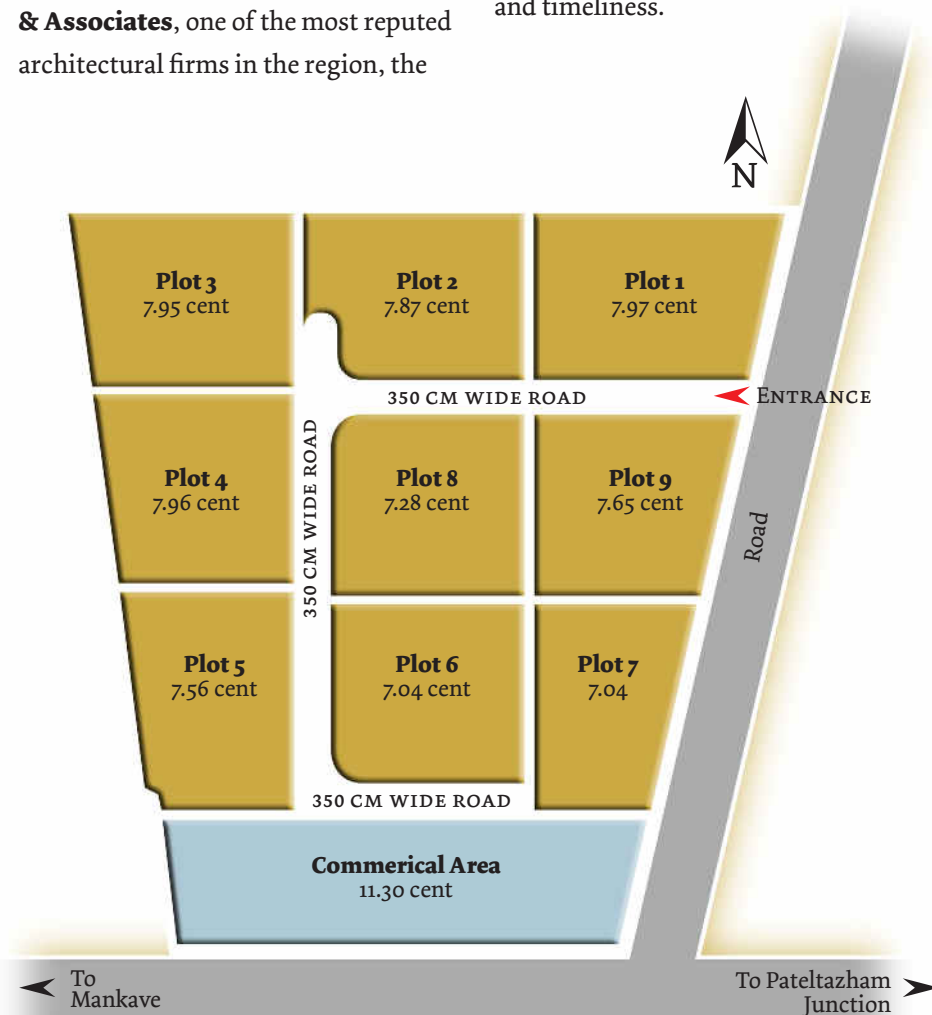
PineWood, our second project with just 12 apartments in a three-storeyed building at Kottooli, is also under construction. **Cinnamon**, our third project comprising of 64 tastefully designed 3 and 2 Bed Apartments spread across 14 meticulously designed floors, is fast coming up near Arayedathpalam.

Prisunic Gardens is our second villa project close to WindsorPark, our first villa project located near Mankave. With a choice of nine independent three and four bedroomed villas, the layout offers all the benefits of

community living.

Designed by Architects **Babu Cherian & Associates**, one of the most reputed architectural firms in the region, the

project reaffirms our commitment to quality building, service and timeliness.



BUILDING SPECIFICATIONS

Flooring

Vitrified tiles in all the rooms, staircase, steps and sit out.

Painting

Plastic emulsion over putty on internal walls, Enamel paints for doors and windows, exterior paint for external walls.

Door and Windows

Hard wood door frame and shutters for entrance door. Hard wood door frames with paneled shutters for inside doors. Windows with glazed glass shutters and MS grill.

Kitchen

Stainless steel sinks with drain board on marble slab counter. Glazed tiles to a height of 60 cm above marble counter.

Toilet

Ceramic tile flooring, Glazed tiles for wall up to a height of 6 feet, white sanitary fixtures. CP fittings: hot and cold water wall mixer tap with over head shower, provision for wall mounted geyser and exhaust fan in master bedroom toilet.

Electrical

Concealed wiring in PVC insulated

conduits with copper cables for lights, fans, 3 pin sockets, 15 A power points. Distributions switch board with ELCB and MCBS with independent energy meter. TV and telephone points in concealed conduits. AC provisions in master bed.

Water supply

Independent KWA connection, for each villa.

Amenities

Tarred internal road with drain. Provision for private garden for each villa.

Terms & Conditions

1. No variation in cost after allotment and agreement.
2. All payment by Demand drafts/ local cheques drawn in favour of Prisunic Builders (P) Ltd., payable at Kozhikode.
3. Building tax, VAT, Deposit for Power, Deposit for Water connection, Deposit to Owner's Association, Share of transformer & cabling, contribution to construction workers welfare fund, statutory deposits and other deposit are to be paid by purchaser.
4. Possession will be handed over only on receipt of entire amount payable as per clause 3 above and after completion of payment to the Builders.
5. Acceptance of application form and allotment of Villas shall be entirely at

- the discretion of the promoter.
6. Dimensions and details provided in the brochure are approximate and are subject to minor alteration without notice.
7. The area is inclusive of common area and wall thickness.
8. If payments are not made as per agreements signed, builder reserves right to cancel the allotment. On cancellation, amount collected will be refunded only after reallocation and without any interest.

Documentation

- The documents for a Villa are:
1. A land agreement and an agreement to construct, executed between the builder and the purchaser.

2. A registered Sale deed for the undivided share in the land. Registration charges and other incidental expenses for the registration of undivided share in the land will be to the purchaser's account, to be paid at the time of registration of land.

Maintenance

Owner's Association will be formed on handing over the Villa. The Owners Association will carry out the complete maintenance and repairs of exclusive common facilities. Membership in association is compulsory. Maintenance charges/deposits to be paid by each owner.

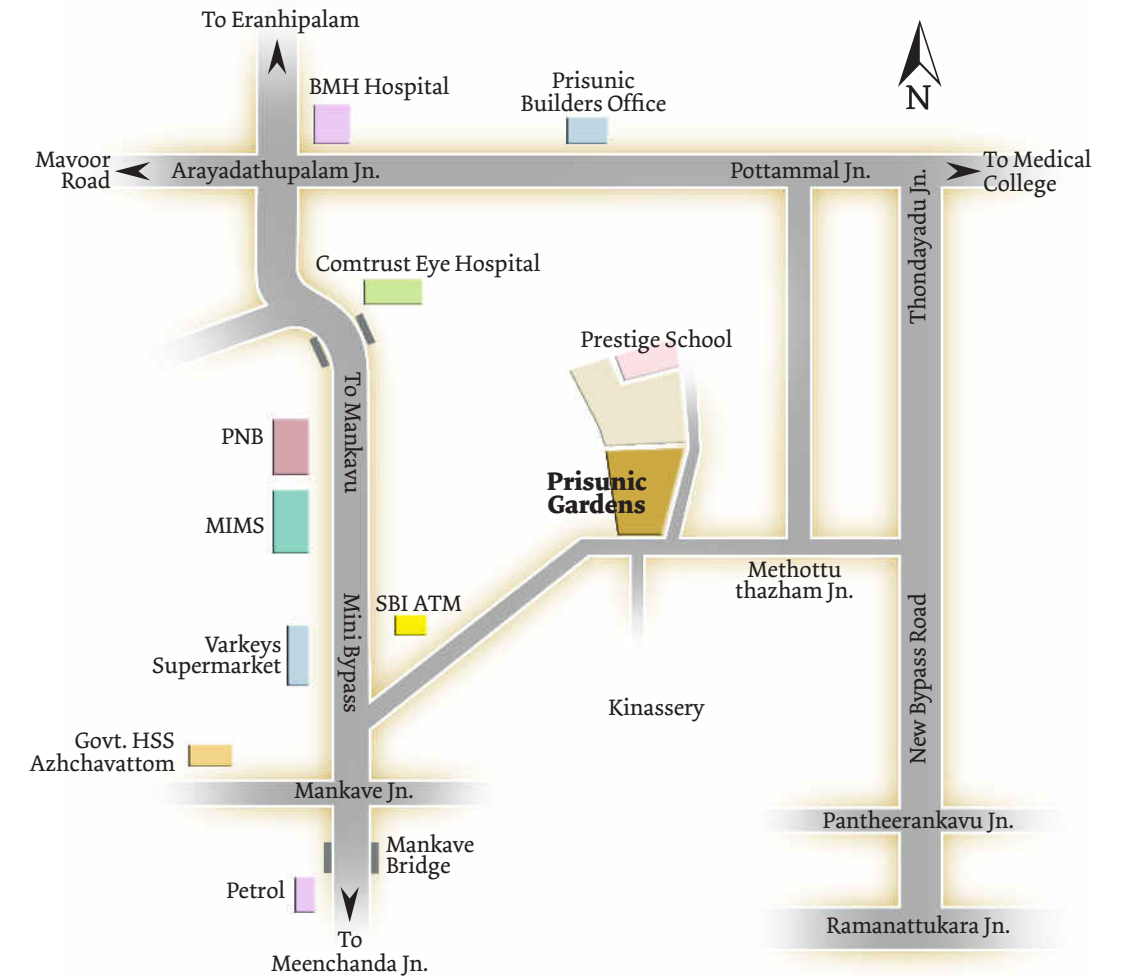
THREE BEDROOM VILLA



FOUR BEDROOM VILLA



LOCATION MAP



Prisunic **Gardens** is conveniently located close to the city and its amenities with three roads of approach.

Meenchanda Bypass0.9km
 NH Bypass..... 2.5km
 Pottammal Jn. 3.5km
 Baby Memorial Hospital Jn.4km
 MIMS Hospital..... 2 km

Guruvayoorappan College..... 3.5km
 Railway Station..... 3km
 Mankave Market0.9km
 Airport18km