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Landmark — World

METOPE

Landmark World

Landmark World Luxury Township offers 7 elegant towers set in 4.6 scenic acres. Rising tall in this coveted location are 5 residential towers on an average of 20 floors each, and 2 commercial high-rises. Elevating Landmark World Acropolis to 'landmark' status, not just in Calicut, but in south India. The project offers Studio, 1, 2, 3 and 4 BHK apartments, duplexes and penthouses. The multilevel car parking adequately covers the needs of owners and guests alike.

PILASTER

TRANSOM

METOPE

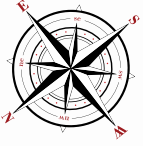




ENTASIS

FRIEZE

ABACUS



Site Layout & Location



World Class Amenities

A Township comprising of seven elegant Towers, Landmark World is a class above and is all set to change the face of construction in Calicut City. Luxuriously planned "State of the art amenities", landscaped terraces, artful water bodies amidst a lush green panoramic view make **Landmark World** 'Your most Desired Address in Calicut'.

Common Area Amenities

JOGGING TRACK | BADMINTON COURT | PLAZA WITH WATER BODY | MULTI-LEVEL CAR PARKING | OFFICE & COMMERCIAL SPACES | SUPERMARKET | SKY BRIDGE | HELIPAD IN ENTASIS TOWER | BUS BAY | GENERATOR | STP | CAR WASH | ASSOCIATION HALL | ATM CENTRES | KIDS CRECHE / PLAY SCHOOL | VISITORS LOUNGE | MUSIC ROOM | DANCE ROOM / YOGA | HOME CARE OFFICE | DOCTORS CLINIC | LIBRARY | BUSINESS CENTRE WITH VIDEO CONFERENCING | INDOOR GAMES | 24 X 7 SECURITY | CLUB HOUSES

Gents Club

90 SEATING THEATER | POOL | KIDS POOL | POOL SIDE PARTY AREA | ROOF TOP PARTY AREA | 4 GUEST SUITES | SPA, JACUZZI, CHANGE, SHOWER | MASSAGE ROOM | RECREATION HALL | HEALTH CLUB

Ladies Club

POOL | POOL SIDE PARTY AREA | BEAUTY PARLOUR | RECREATION HALL & MULTIPURPOSE HALL | HEALTH CLUB | LAWN

Kids Club

KIDS PLAY AREA | SEE SAW | SWING | TUNNEL ETC.





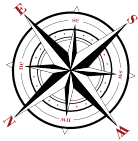
Metope

The Twin Beauties of Landmark World

Metope is the pinnacle of architectural design with beautiful sea line view. Super luxurious residential spaces with the unique options of absolute privacy within and outside the confines of your home, a fine blend between architecture and aesthetics.

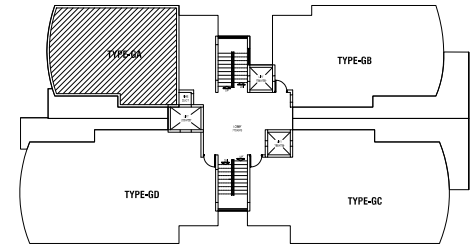
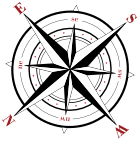
This tower, offer super luxurious residential abodes with 2, 3, 4 BHK Duplex apartments, are conveniently located beside NH 17 Bypass, the most happening location of Calicut City.

Choosing a house at Metope is easy since all your requirements have been well taken into consideration during the planning of this visual and aerial delight. These towering beauties rise up to nineteen floors, offering a panoramic scenic view of Calicut's Coastline, to its residents.

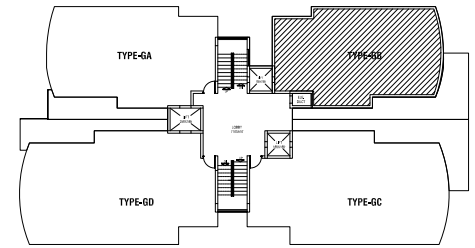
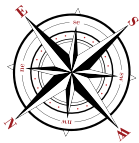




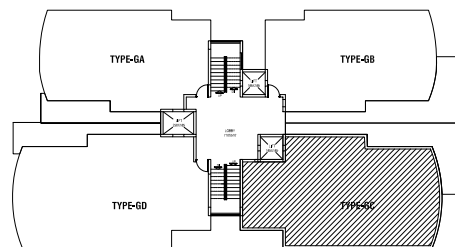
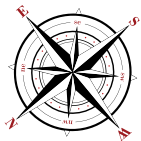
Typical Floor Plan



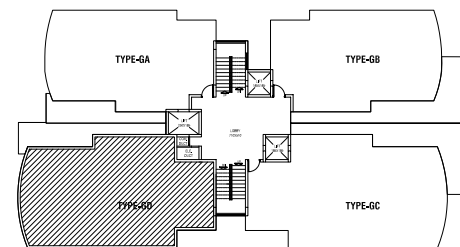
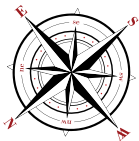
Ground Floor
TYPE - GA (2BED) 1140 Sqft.



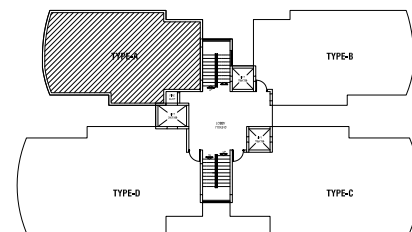
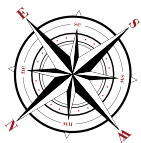
Ground Floor
TYPE - GB (2BED) 1402 Sqft.



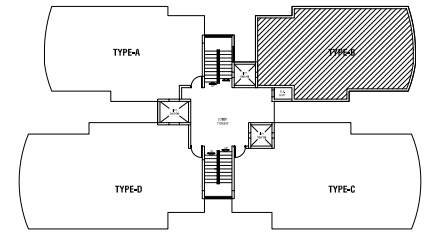
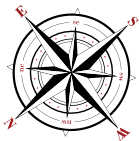
Ground Floor
TYPE - GC (3BED) 1808 Sqft.



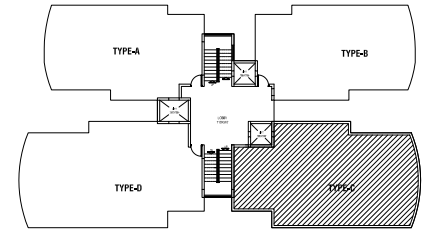
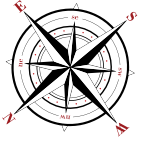
Ground Floor
TYPE - GD (3BED) 1785 Sqft.



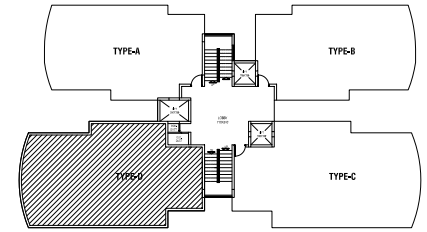
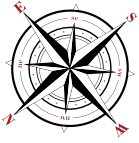
1st - 14th Floor
TYPE - A (2BED) 1402 Sqft.



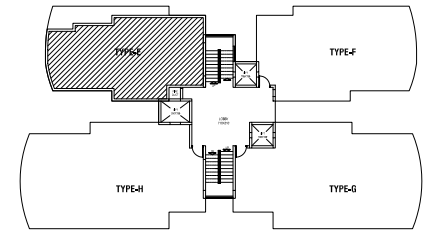
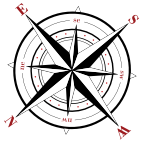
1st - 14th Floor
TYPE - B (2BED) 1402 Sqft.



1st - 14th Floor
TYPE - C (3BED) 1808 Sqft.



1st - 14th Floor
TYPE - D (3BED) 1785 Sqft.

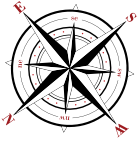


16th Floor

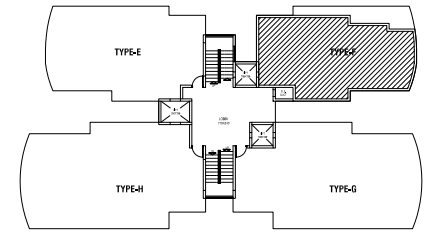


15th Floor

Duplex
TYPE - E (2BED) 1699+134 Sqft.

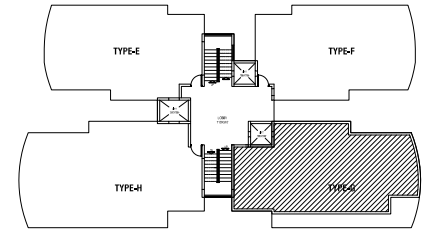


16th Floor

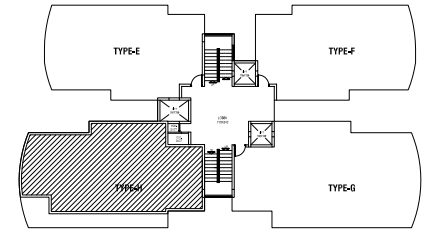
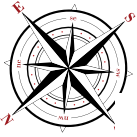


15th Floor

Duplex
TYPE - F (2BED) 1699 +134 Sqft.



Duplex
TYPE - G (4BED) 2417+160 Sqft.

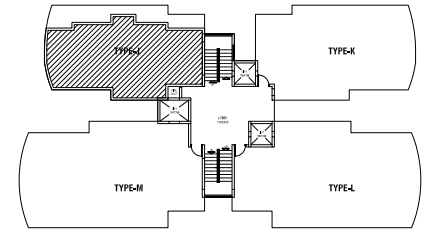
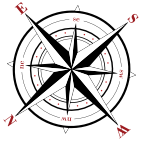


16th Floor



15th Floor

Duplex
TYPE - H (4BED) 2392+160 Sqft.



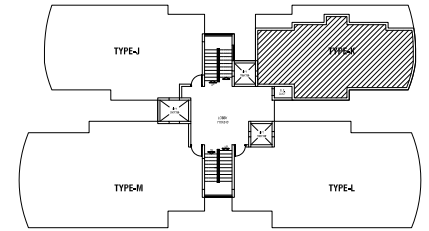
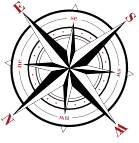
17th Floor



16th Floor



Duplex
TYPE - J (2BED) 1975+41 Sqft.

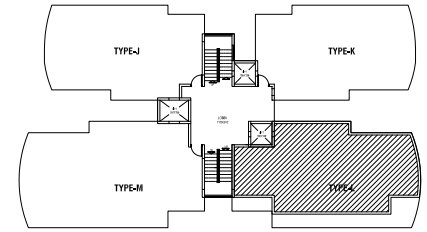
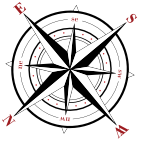


17th Floor



16th Floor

Duplex
TYPE - K (2BED) 1975+41 Sqft.

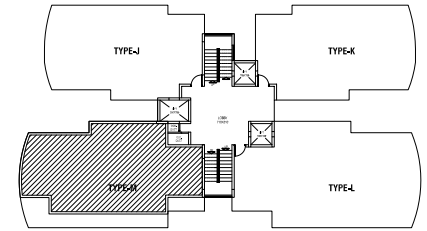
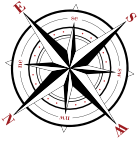


17th Floor



16th Floor

Duplex
TYPE - L (3BED) 2346+ 45 Sqft.



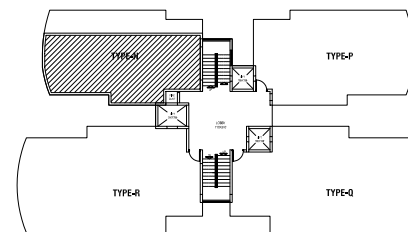
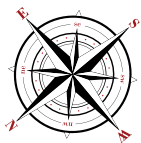
17th Floor



16th Floor



Duplex
TYPE - M (3BED) 2303 + 41 Sqft.

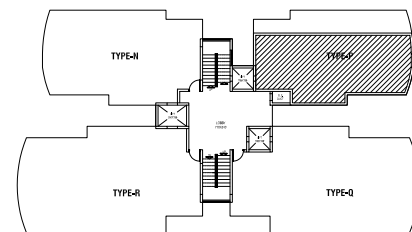
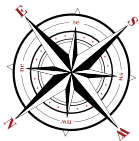


19th Floor



18th Floor

Duplex
TYPE - N (3BED) 2261 Sqft.

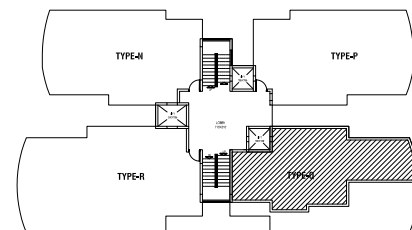
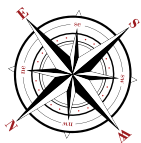


19th Floor



18th Floor

Duplex
TYPE - P (3BED) 2261 Sqft.

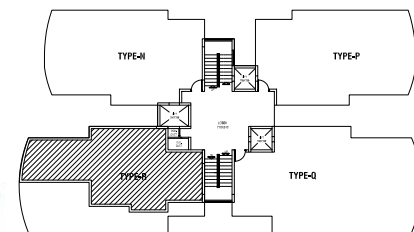
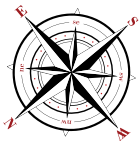


19th Floor



18th Floor

Duplex
TYPE - Q (3BED) 2388 +206 Sqft.



Duplex
TYPE - R (3BED) 2368 + 206 Sqft.

Specification

Structure

Seismic Zone III compliant structure. Partition walls in solid cement block finished with cement plaster 1:5 and ceiling finished with cement plaster 1:3.

Electrification

Concealed wiring with first quality branded cables and modular switches with ISI brand. There will be provision for geyser in all toilets other than common toilet and A.C. point in Master bed room.

Plumbing

Concealed plumbing work with ISI brand materials in Toilet, Kitchen & Work area.

Sanitary Fittings

First quality E.W.C wall mounted in master bed toilet and floor mounted suite in all other toilets. 22" wash basin with half pedestal in all toilets. Double bowl sink with drain board in Kitchen and single bowl without drain board in Work area. All taps will be branded in C.P finish.

Doors & Windows

Front door in teak wood and all other doors in Irlu frame and double skin moulded partition shutter with enamel paint finish. Windows with UPVC sections and 4mm glazed sliding shutters with M.S grill protection. Sliding doors & Ventilators in powder coated aluminium.

External finish

First quality exterior emulsion two coat over one coat of exterior cement primer.

Interior finish

First quality interior emulsion over one coat of interior primer and two coat of cement based putty.

Floor finish

Floor finish with 60x60cm branded vitrified tiles in all rooms except toilets. Toilet wall & floor will be ceramic 30x45cm and 30x30cm respectively. Dadoing will be up to false ceiling height in toilets and 60 cm height in kitchen above work table. Work area and Balcony will be 30x30cm rustic tiles. Staircase and open terrace with 20mm thick cement tiles.

Fire fighting

As per Govt. standard norms.

Water source

KWA connection.

Terms & Conditions

1. The applicant will have to pay 30% of the total cost of the apartment along with the application. Allotment will be made only on receipt of completed application forms along with the initial payment as stipulated. Balance amount is to be paid as per the payment schedule in the agreement executed between the purchaser and builder.
2. The allotment will be strictly provisional and subject to all laws/ notification/conditions as may be imposed by the Government and/or local authorities as the case may be.
3. The basic sale price of the apartments will depend on the rate prevalent at the time of acceptance of the application by the builder and the super built-up area of the apartments.
4. Super built-up area is defined as the total built-up area including balconies of the apartments plus a pro rata share of the common areas/facilities of the building.
5. Super built-up area as determined by the builder shall be final and binding of applicant. Any increase/decrease in sale price on account of change of super built-up area as determined of the builder, shall be final and binding of applicant.
6. The stamp duty registration charges, legal and other incidental expenses to be incurred in connection with the documentation, execution and registration of agreement to sell, and the sale deed will be paid separately, on demand, by the applicant.
7. The basic sale price of the apartments does not include: Building Tax, Sales Tax, Service Tax, etc. and all taxes and dues that may be payable on completion of the apartment.
8. Covered Car parking at extra cost.
9. All payments by the applicant to the builder will be made by Demand Draft/ local cheques in favour of Calicut Landmark Builders and Developers [India] Pvt. Ltd, payable at Calicut only and outstation cheques will be subjected to an additional service charge.
10. The applicant has seen the tentative layout and plans of the scheme. In case of change in layout plans as a result of conditions imposed or directions issued by any statutory authority and the applicant shall have no objection whatsoever to the changes which may have to be so implemented.
11. The applicant shall not be entitled to substitute his name by any other nominee after the registration, without the prior approval of the builder, who may in his sole discretion refuse or permit the same on such terms and conditions as it may be deemed fit.
12. The applicant shall get his complete address registered with the builder at the time of registration and he shall be responsible to inform the builder by registered A D letter about subsequent changes, if any, in the said address failing which all demands, notices and letters posted at the above registered address will be deemed to have been received by the applicant at the time when those should ordinarily reach such address and the applicant shall be responsible for any default payment and other consequences that might occur therefore.
13. In case there are joint applicants, all communications shall be sent by the builder to the applicant whose name appears first, which shall, for all purpose be considered as served on all applicants and no separate communication shall be necessary to the other applicant.
14. The applicant, if residing outside India, shall be solely responsible and liable for compliance with the provisions of the Foreign Exchange Regulations Act, 1973, and any other applicable laws including those of remittance of payments and shall obtain all the requisite permissions prescribed under any law for the acquisition of immovable property.
15. On completion of the construction and on the applicant making full payments, including taxes, fees, etc., document of sale of undivided share of land will be executed in favour of the applicant and the applicant shall be the absolute owner of the apartment and the builder shall have no claim whatsoever in respect of the applicant. All the disputes arising out of or in any way connected with this project shall be deemed to have arisen in Calicut, and only the courts in Calicut shall have the jurisdiction to determine the same.
16. This brochure is not a legal offer.
17. Furniture and fixtures shown in the drawings are indicative only.
18. Dimensions may slightly change during construction.



Calicut Landmark Builders and Developers [India] Pvt. Ltd.

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