



TAPOVAN KOVAI RETIREMENT HOMES PVT LTD

&

P & K realtors

REPUTED PREMIUM LAYOUT MAKERS & FAMILY NAME
AMONG NICHE PROPERTY BUYERS OF COIMBATORE CITY
POSH LOCALITY - SARAVANAMPATTI



JOIN HANDS

TAPOVAN KOVAI Launching its Next Project

TEJOMAYAM *Prestigious Retirement & Integrated Apartments*

At SARAVANAMPATTI



Contact Address: Mani T.Iyer, Managing Director,
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**IT IS A GREAT PLACE FOR
PURE VEGETARIANS, NON-SMOKERS, NON- ALCOHOLIC**



BROCHURE

About Us

Brief Note about Mr.Mani Iyer, Managing Director of Tapovan Kovai Retirement Homes Pvt Ltd.,

Mr.Mani Iyer, has been the CEO of Tapovan Residential Complex Promoted by Shri.M.N.Varadarajan at Madhampatti, Coimbatore. Mr.Mani Iyer has been a support in assisting Shri.M.N.Varadarajan in building Shri.M.N.Varadarajan's WONDERFUL TAPOVAN COMPLEX PROJECT from the day of it's' launch in 2009.

Mr.Mani Iyer is the interface between Civil Engineering Team, Shri.M.N.Varadarajan in carrying out this Mega Senior Citizens' Residential Project.

Mani Iyer, having been sufficiently experienced under the leadership of Shri.M.N.Varadarajan & earned goodwill and blessings of many of the senior citizens' inside and outside of Tapovan Complex, he has also initiated company "Tapovan Kovai Retirement Homes Pvt Ltd" in 2014. Also, the newly formed company has successfully carried a project of 27 residential dwelling units for Senior Citizens' Foundation.

Mr.Mani Iyer has not only successfully formed the company "Tapovan Kovai Retirement Homes Pvt Ltd" & carried out company's first project , he has also built his company's separate efficient team comprising its directors, able managers, professionals, technical specialists, administrative staff and skilled and unskilled labourers. It is an independent company & separate entity all together in its doings and makings.

The present initiative is all set to begin the construction another 55 Premium and Prestigious Flats at Saravanampatty by joining hands with M/s P & K a family name in the city of Coimbatore for the making Premium & Prestigious Layouts.



Mr.Mani Iyer,



Why New Project ? Three Valid Reasons at Coimbatore – THE GREAT CITY

Pleasant Climate, Great Support of Medical Care of International Standards, Ever Raising Property Investment Appreciation

“Tapovan Kovai Retirement Homes Pvt Ltd”, have experienced continuous Enquiries from the Prospective Buyers especially Senior Citizens, because of many many advantages and Climate & Medical Care. Hence, we are encouraged to begin our Saravanampatty Project “ TEJOMAYAM”.

WE have found this beautiful location, having amazing advantages for the senior citizens’ peaceful living.

Hence, download your Enrollment Form in word document [file : Enrollment Form.doc](#). You can fill the form and cheque & can them and send by email. Further, you can present the cheque locally in your town into our Account.

Who can buy?

1. Senior citizens can buy for their own living and leave the properties for their next generation.
2. Today, in the world of rat-race, the requirement of retirement is not governed by actual age; it is how tired you are.
3. The youth can buy with housing loans for their parents.
4. The youth can buy with housing loans for their own retirements till then they can rent out to senior citizens through our company.
5. The youth can buy with housing loans and start living in the senior citizens’ complex as great support to neighbourhood senior citizens’.

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PRICE INCLUSIVE STAMP PAPERS, REGISTRATION & GST :-

1. LAND COST,
2. LAND DEVELOPMENT COST,
3. CONSTRUCTION COST,
4. 55 FLATS EQUAL SHARE IN COMMERCIAL BUILDINGS
5. 55 FLATS DEDICATED CAR-PARKING WITH WITH STRUCTURAL ROOFING
6. 55 FLATS WALKING TRACK
7. 55 FLATS DRIVE AREA
8. ONE-TIME INFRASTRUCTURE CREATION COST AS FOLLOW FOR THE ASSOCIATION TO HANDLE THROUGH THIRD PARTY MONTHLY CHARGES PAID MANAGEMENT COMPANY :-

- a. SECURITY CABIN,
- b. CC TV CAMERA
- c. FLOWER GARDEN - PLANTING TREES
- d. TRANSFORMER CONSTRUCTION,
- e. ELECTRICITY SERVICE ROOM
- f. WATER STORING SUMP
- g. FIVE WATER TANKS,
- h. 2 TWO LARGED SIZED LIFTS,
- i. 6 SIX STAIRCASES
- j. CABLES & WATER DRAINAGE
- k. STP WATER SEPARATE LINE FOR FLOWER GARDEN GARDEN
- l. LIGHTS FOR PUBLIC UTILITY AREAS

URDERSTANDING OF COMMERCIAL BUILDINGS

- A) COMMERCIAL LIBRARY
- B) VISITING DOCTOR CLINIC & PHYSIOTHERAPY CENTRE
- C) GYM FOR REASONABLE NEED OF EXERCISES
- D) HOME THEATRE & PRAYER
- E) DINING & KITCHEN

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TAPOVAN KOVAI RETIRMENT HOMES PVT LTD

**55 LUXURY FLATS AT MOST AFFORDABLE PRICES AT PRIME
LOCATION OF COIMBATORE - SARAVANAMPATTY**

48 Spacious Two BHK Flats

| | Narration | Spacious Two BHK Flats | | |
|----------|---|------------------------|--------------------|---|
| | ...No of Flats in Ground 24 + First Floor 24 = TOTAL 48 FLATS... | | | 48 Flats |
| | Each Flat Carpet Area in total carpet area 33782 Sq.ft | | | 586 Sq.ft |
| | Each Flat Superbuilt Area in total superbuilt area 62362 Sq.ft | | | 1103 Sq.ft |
| | Each Flat Share of Land Area Registered in total 58763 Sq.ft Land | | | 1018 Sq.ft |
| | Price all inclusive | | | 43 Lakhs |
| | ** Price Includes Land Price, Regisgrtation Stamp Paper ,Land Registration, and All other Misc. Construction Cost, All Levies and GST... | | | |
| | *** Entire transaction fully accounted through digital payments or bankers cheques or DDs or Multicity cheques | | | |
| | PAYMENT SCHEDULE - BREAKUP | | On Land | On Construction & Others |
| | | LAKHS | LAKHS | LAKHS |
| 1 | 30.10.2017 | 24.82 | | |
| A | ON LAND REGISTRATION - 30.10.2017 | | 18.32 | |
| B | LAND RELATED EXPENSES ON 30.10.2017 | | | 4.50 |
| C | APPROVAL RELATED EXPENSES ON 30.10.2017 | | | 2.00 |
| | INSTALMENTS | 18.18 | | |
| 2 | 60TH DAY FROM REGISTRATION | | | 3.03 |
| 3 | 90TH DAY FROM REGISTRATION | | | 3.03 |
| 4 | 120TH DAY FROM REGISTRATION | | | 3.03 |
| 5 | 150TH DAY FROM REGISTRATION | | | 3.03 |
| 6 | 180TH DAY FROM REGISTRATION | | | 3.03 |
| 7 | 210TH DAY FROM REGISTRATION | | | 3.03 |
| | TOTAL | 43.00 | | |

TAPOVAN KOVAI RETIRMENT HOMES PVT LTD

**55 LUXURY FLATS AT MOST AFFORDABLE PRICES AT PRIME
LOCATION OF COIMBATORE - SARAVANAMPATTY**

7 Premium Two BHK Flats

| | Narration | Premium Two BHK Flats | | |
|----------|---|-----------------------|--------------------|---|
| | ...No of Flats in Ground 24 + First Floor 24 = TOTAL 48 FLATS... | | 7 Flats | |
| | Each Flat Carpet Area in total carpet area 33782 Sq.ft | | 814 Sq.ft | |
| | Each Flat Superbuilt Area in total superbuilt area 62362 Sq.ft | | 1354 Sq.ft | |
| | Each Flat Share of Land Area Registered in total 58763 Sq.ft Land | | 1416 Sq.ft | |
| | Price all inclusive | | 59 Lakhs | |
| | ** Price Includes Land Price, Regisgrtation Stamp Paper ,Land Registration, and All other Misc. Construction Cost, All Levies and GST... | | | |
| | *** Entire transaction fully accounted through digital payments or bankers cheques or DDs or Multicity cheques | | | |
| | PAYMENT SCHEDULE - BREAKUP | | On Land | On Construction & Others |
| | | LAKHS | LAKHS | LAKHS |
| 1 | 30.10.2017 | 34.54 | | |
| A | ON LAND REGISTRATION - 30.10.2017 | | 25.49 | |
| B | LAND RELATED EXPENSES ON 30.10.2017 | | | 6.25 |
| C | APPROVAL RELATED EXPENSES ON 30.10.2017 | | | 2.8 |
| | INSTALMENTS | 24.46 | | |
| 2 | 60TH DAY FROM REGISTRATION | | | 4.08 |
| 3 | 90TH DAY FROM REGISTRATION | | | 4.08 |
| 4 | 120TH DAY FROM REGISTRATION | | | 4.08 |
| 5 | 150TH DAY FROM REGISTRATION | | | 4.08 |
| 6 | 180TH DAY FROM REGISTRATION | | | 4.08 |
| 7 | 210TH DAY FROM REGISTRATION | | | 4.08 |
| | TOTAL | 59.00 | | |

Schedule of Project

| Item | Details |
|--|--|
| Enrollment | Purely on First-cum-First Served |
| Preparation of Documents and Clearance through buyers' Advocates , if required by them | 15.10.2017 [Signing all internal documents with DDs for immediate payments and Cheques for future payments |
| Submission of All Land Documents to Lawyer of the company | Anytime after Enrolment |
| Land Registration | 30.10.2017 DOCUMENTS ON STAMP PAPER AND REGISTRATION ON 01.11.2017 can come in person or give power of Attorney for the managing director of the company Mr.Mani Thirumurthy |
| Approval of DTCP before land registration | 30.10.2017 |
| Construction Commencement | 15.11.2017 |
| Handing over the residential houses along with all the committed services in operational | 30 th July 2018 |

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Schedule of Payment

| Item | Details |
|--|------------------------|
| Land Registration | 46% of the total price |
| 60 th day from the date of Land Registration | 9% of the total price |
| 90 th day from the date of Land Registration | 9% of the total price |
| 120 th day from the date of Land Registration | 9% of the total price |
| 150 th day from the date of Land Registration | 9% of the total price |
| 180 th day from the date of Land Registration | 9% of the total price |
| 210 th day from the date of Land Registration | 9% of the total price |

If payment is delayed from Buyer's End, we are not supposed to collect the interest from you.

- 1. However, we shall be forced to take loan from our Bankers City Union Bank Ltd to continue your work without delay.**
- 2. Hence term loan interest rate of City Union Bank Ltd shall be collected from you as " Reimbursement of Bank Term Loan Interest Rate "**

IF ANY REASON, THE POSSESSION IS DELAYED TO YOU MORETHAN 10 MONTHS FROM THE DATE OF LAND REGISTRATION, YOU AREA ELIGIBLE TO RECEIVE "COMPENSATION FOR THE DELAY @ 10% ANNUAL INTEREST ON 30% OF THE TOTAL PRICE OF THE PROPERTY TOWARDS THE DELAYED DAYS.



Food & Dining

Third Party Home-made Food Preparation & Services at competitive market prices, shall be arranged by the management company “TAPOVAN KOVAI RETIREMENT HOMES PVT LTD” with majority of voting by ‘**TEJOMAYAM OWNERS ASSOCIATION**’ as per the provisions and clauses of Byelaws of Association.

IT is a commercial venture carried out by the Third Party, it is not a Non-Profit Making Arrangement.

1. **Food Timing : 6am Coffee/Tea, 7.30am Break-Fast, 12.15noon Lunch, 4.15 pm, Coffee/Tea & Snacks, 7.15pm Dinner**
2. **Pure Vegetarian Food**
3. Onion & Without Onion Preparations
4. **No Garlic & No Masalas**
5. All Festivals celebrated
6. Menus are different for the festivals
7. Resident can celebrate their family functions in the community hall with prior approvals of the association at prescribed charges pre-fixed by the association
8. But food rates shall be provided by the Third Party Home-made Food Preparation & Services.
9. The owners can sponsor the food, specific items for the birthdays, marriage days etc., at prescribed charges of Third Party Home-made Food Preparation & Services

Your Dietition Prescribed Food for Patients

1. Food for Patients like Heart Patients diet or Diabetic Patients diet or severe old age diet are available
2. While all are possible , but the charges would apply to case to case basis Third Party Home-made Food Preparation & Services

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Third Party Services at competitive market prices, shall be arranged by the management company "TAPOVAN KOVAI RETIREMENT HOMES PVT LTD" with majority of 'TEJOMAYAM OWNERS ASSOCIATION" as per the provisions and clauses of Bye-laws of Association".

Colony Maintenance

Infrastructure,
Safety & Security
Water Management
Garbage Management
Routine care of the colony.
Periodical Misc. Repairs

House-keeping

Cleaning the House Daily Basis
Sweeping the floors
Moping the floors
Toilet Cleaning

MANAGEMENT

This is managed by Third Party "Tapovan Kovai Retirement Homes Pvt Ltd".
If the residents are not satisfied, they can take over and run after 2 years from the time of handing over the colony houses to buyers.

Specific Maintenance

Any specific requirements of residents
Labourers such as Plumbers, Electricians

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Health Check-up & Related Facilities

Daily Visiting Doctor.
10 Days once Glucose Check-up.
Once in 10 days Doctors' visit on General Check-up.
Physio Therapist on call.
Medicines at Door Steps.

Medical Emergency [24 x 7]

First-Aid Available.
24 x 7 Nurse.
Alarm Connected to Nurse Room, Ambulance and Security.
Ambulance owned by Company with Driver 24 x 7.
Connections and Co-ordinations with leading hospitals.

City's Super Speciality Medical Facilities Tie-Up :

It is upto the resident to avail the facility.
It is purely need based, the direct billing done to the resident concerned.

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Activities

**Family Functions possible at affordable charges.
All Festivals & All Religious Activities are celebrated.
Sloga Classes and Regular Poojas on daily basis.**

Owners Regular Requirements shall be arranged

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**Beautician Visits to Colony
Barber at Colony
Laundry Man in the colony
News paper at Door-steps
Milk-wala at Door-step
Local Travel Agent at nominal charges
Cash against bearer cheques from the company for the emergencies & bank
Payment of Electricity Bill
Fund Transfers Services
BSNL Bill payment
Bus & Train Tickets Booking
Fruits & Vegetables Vendors' Visits.
Namkeen Vendors' Visits.
Provisions are at Doorstep.**

Occasional Requirements

Bank Panel Lawyers available at nominal fees for Property Management, Will Preparation, Various Legal Formalities and Requirements.

Best Quality of Real Estate Agents can be organized at nominal fees for the Rental Arrangement of the houses , Resale of houses

Management : It is upto to the resident to avail the facility.

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IMPORTANCE OF CITY - Coimbatore

| <u>Malls & Entertainment & Cinema Halls</u> <u>Restaurants</u> | <u>Temples & Major Locations</u> | <u>World Class Hospitals</u> |
|--|--|--|
| <p>Malls & Entertainment & Cinema Halls</p> <ul style="list-style-type: none"> ➤ Brook Field ➤ Fun Mall- 16 Kms ➤ Black-Thunder ➤ Sivananda New India's Biggest Mall <p>Restaurants</p> <ul style="list-style-type: none"> ➤ <u>Anandhas -Ram Nagar</u> ➤ <u>Anandhas Gandhipuram Kms</u> ➤ <u>Crème Centre Race Course</u> ➤ <u>Tanjore - Race Course</u> ➤ <u>Annapoornas Court</u> | <p>Temples</p> <ul style="list-style-type: none"> ➤ Maruthamalai Vadavalli ➤ Ramar Kovil-Ram Nagar ➤ Iskon - Avinashi Road ➤ Sri Kamachiamman Puram ➤ Sri Saradammal Course ➤ Baba Temple - Mettupalam Road - ➤ Temple Perur <p>Major Locations</p> <ul style="list-style-type: none"> ➤ Cross-cut Road ➤ Ram Nagar ➤ Race Course ➤ Odissiya ➤ Airport ➤ Railway Station ➤ Vadakovai ➤ Omni Bus Stand ➤ Oppanakara Street ➤ Saibaba Colony ➤ New Omni Bus Stand Kms ➤ Gandhipuram ➤ Saravanampatti | <p>Hospital</p> <ul style="list-style-type: none"> ➤ Aravind Eye Hospital ➤ KMCH Super Speciality ➤ Kuppuswamy Naidu Memorial Hospital [One of India's Best Heart Hospital and Quality Super Speciality ➤ Kidney Foundation [Ever Best for Kidney] ➤ Sri Ramakrishna Hospital Super Speciality ➤ Sri Ramakrishna Dental Hospital ➤ Sri Sankara Eye Hospital -14 Kms ➤ Eye Foundation ➤ Ganga - One of the India's Best Ortho Hospital ➤ Gem Hospital - India's top ranking Gastro Specialised Hospital ➤ Vilankurichi world class Ayurvedic centre ➤ Kungu Nadu Hospital |