



Golden Valley Homes

*In Association with*



**Turtle Vine**

CONSTRUCTION | INTERIORS | EXTERIOR | LANDSCAPING

**"Project Lotus Valley - Take Me to Paradise:  
Exclusive 2, 3, 4 BHK Luxury Villas Await You!"**

# CONTENT

<b>Sl. No</b>	<b>SUBJECT</b>	<b>Pg.No</b>
<b>1</b>	Introduction to Lotus Valley	<b>1</b>
<b>2</b>	Location Sketch	<b>2</b>
<b>3</b>	Site Layout	<b>3</b>
<b>4</b>	Proximity to major landmarks	<b>5</b>
<b>5</b>	Proposed Elevations & Plans	<b>6</b>
<b>6</b>	Specifications	<b>12</b>
<b>7</b>	Tourist attraction- Vellanickal View Point	<b>14</b>
<b>8</b>	Golden Valley Property Services	<b>15</b>
<b>9</b>	Premium Services of Turtle Vine	<b>16</b>
<b>10</b>	Terms & Conditions	<b>23</b>
<b>11</b>	Documentation	<b>24</b>
<b>12</b>	Contract Agreement	<b>25</b>
<b>13</b>	Application Form	<b>26</b>
<b>14</b>	Disclaimer	<b>27</b>

# INTRODUCING LOTUS VALLEY - A SYMPHONY OF ELEGANCE AND INNOVATION

We are delighted to present Lotus Valley, a distinguished project by Golden Valley Homes in collaboration with Turtle Vine, a renowned construction and interior designing firm. Nestled in the serene locale of Shanthigiri, Koliyakkode, Lotus Valley is poised to redefine luxurious living and set new benchmarks in the realm of real estate.

## Project Overview:

Lotus Valley is an epitome of contemporary architecture seamlessly blending with nature's beauty. Set against the backdrop of lush greenery and tranquility, this residential haven offers an exquisite array of homes designed to cater to the discerning tastes of modern families.



## Key Features:

- 1. Architectural Brilliance:** The project boasts cutting-edge architectural designs that not only enhance the aesthetic appeal but also provide functional and sustainable living spaces
- 2. Thoughtful Interiors:** Turtle Vine's expertise in interior designing and meticulously crafted interiors showcase a perfect blend of style, comfort, and functionality.



- 3. Prime Location:** Situated in the heart of Shanthigiri, Koliyakkode, Lotus Valley offers the perfect balance between tranquility and accessibility. Well-connected to major hubs, it provides easy access to schools, hospitals, shopping centers, and entertainment zones.

## Why Choose Lotus Valley?

- **Quality Assurance:** Every aspect of Lotus Valley reflects a commitment to quality, from construction materials to finishing touches.
- **Innovative Designs:** Turtle Vine's creative brilliance ensures that each home is a masterpiece of design, blending aesthetics with functionality.
- **Trusted Partnership:** The collaboration between Golden Valley Homes and Turtle Vine brings together a wealth of experience and expertise, promising a home that exceeds expectations.

*Welcome to Lotus Valley, where the essence of luxurious living meets the artistry of design. Experience a harmonious blend of nature, innovation, and sophistication that defines a lifestyle beyond compare.*

# Golden Valley Homes

## 2 & 3 BHK Villa Project

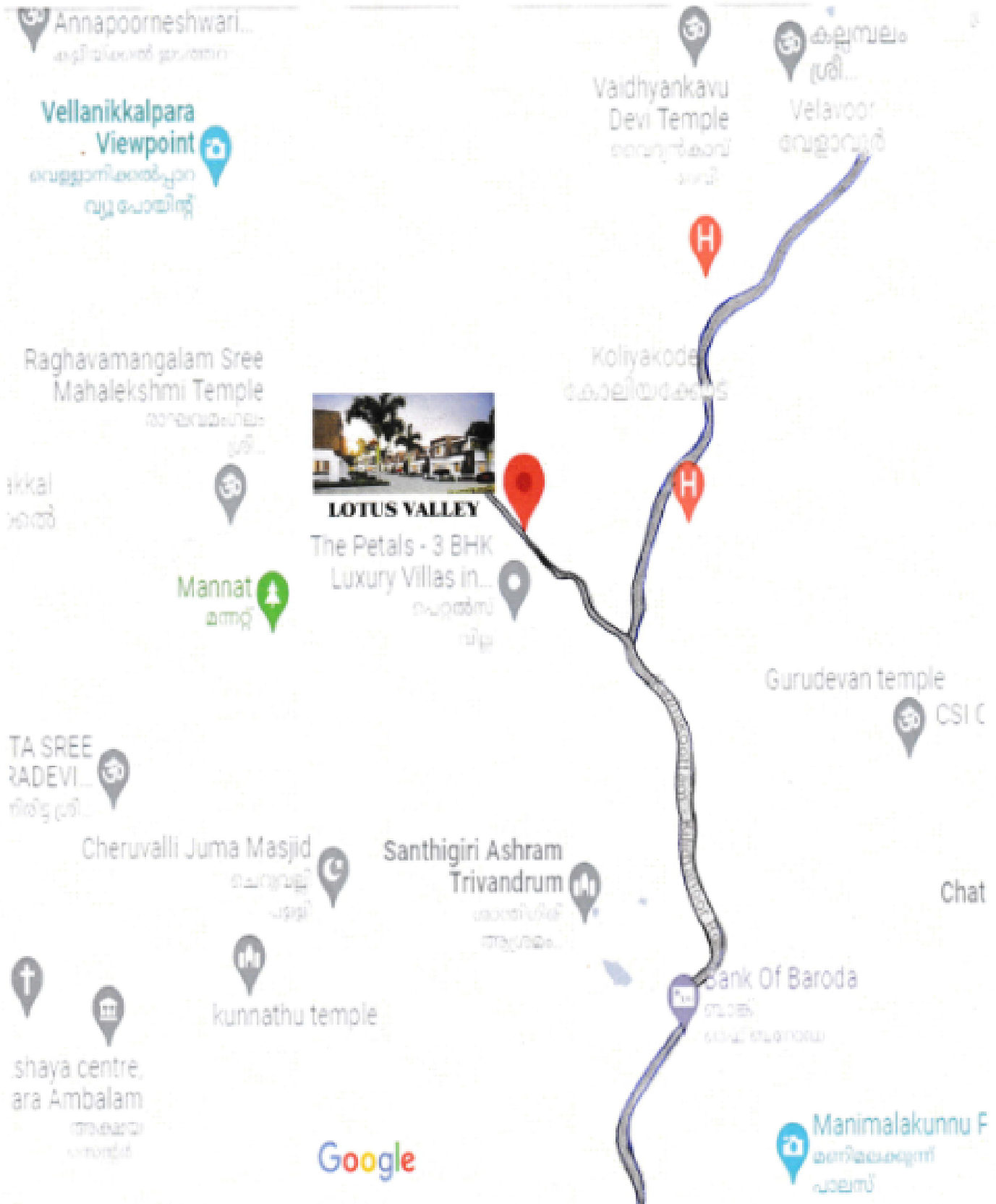
Closer to your dreams....



### Google Map Location

### koliyakode, Pothencode

7510791111  
7510991111

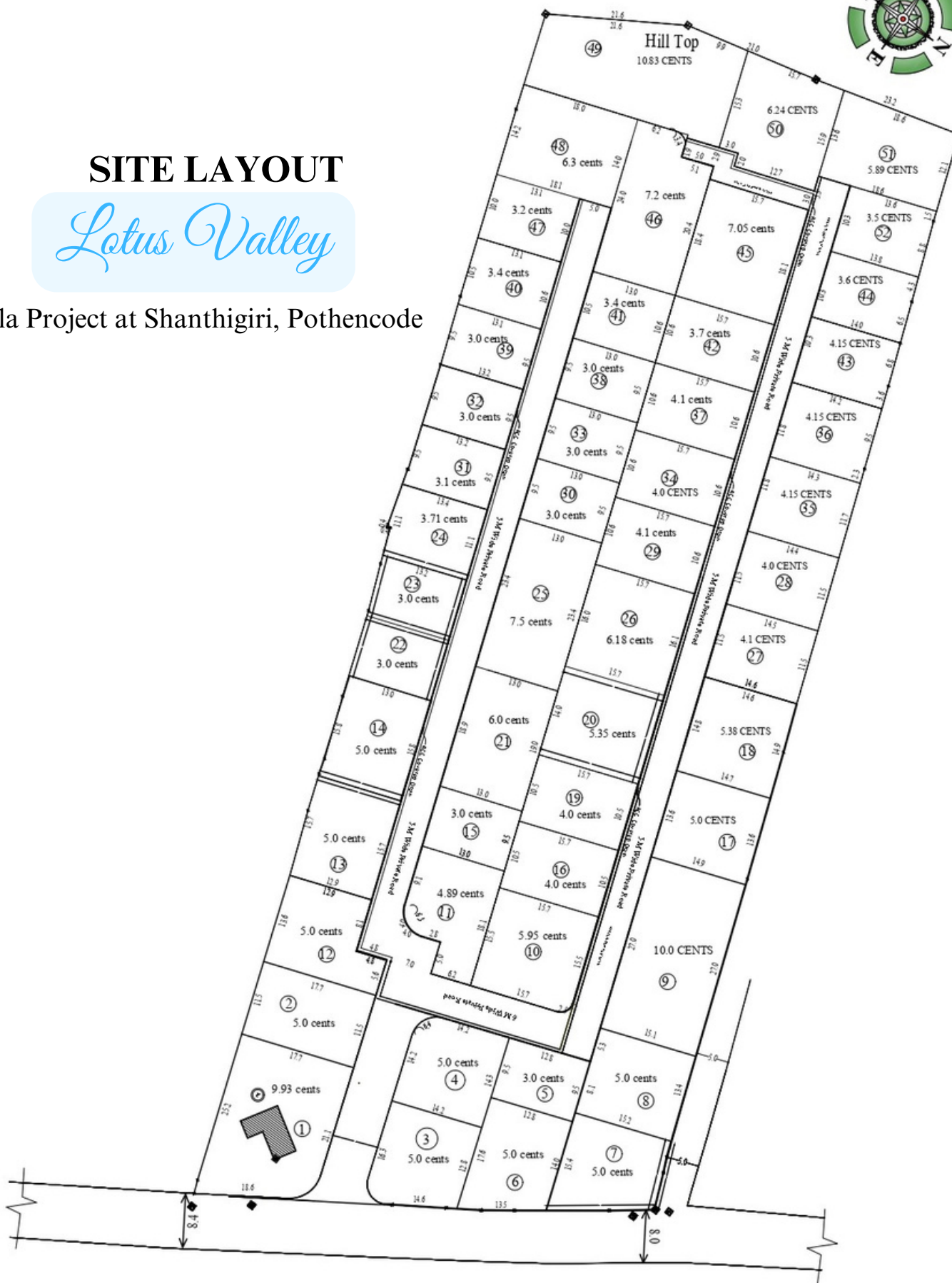




# SITE LAYOUT

*Lotus Valley*

Villa Project at Shanthigiri, Pothencode



# SITE LAYOUT

## *Lotus Valley*

Villa Project at  
Shanthigiri, Pothencode



# PROXIMITY TO MAJOR LAND MARKS

**SANTHIGIRI SIDDHA MEDICAL COLLEGE- 1KM**



**SANTHIGIRI AYURVEDA AND HEALTH CARE CENTRE- 1KM**



**SANTHIGIRI VIDYABHAVAN CBSE SCHOOL- 1KM**



**SANTHIGIRI ASHRAMAM - 1KM**



**SABARIGIRI SCHOOL-- WITHIN 10 KM**



**KAZHAKKOOTTAM TECHNOCITY- 5 KM**



**ST. THOMAS ENGINEERING COLLEGE- 10KM**



**LULU MALL**



**SREE GOKULAM MEDICAL COLLEGE & KINFRA FILM & VIDEO PARK- 8 KM**



# PROPOSED ELEVATIONS



*Villa -1*

**3-BHK in 2020 SqFT**



**"Unleash Luxury in Every Square Foot: Your Dream 3 BHK Oasis Awaits in 2020 Sqft!"**

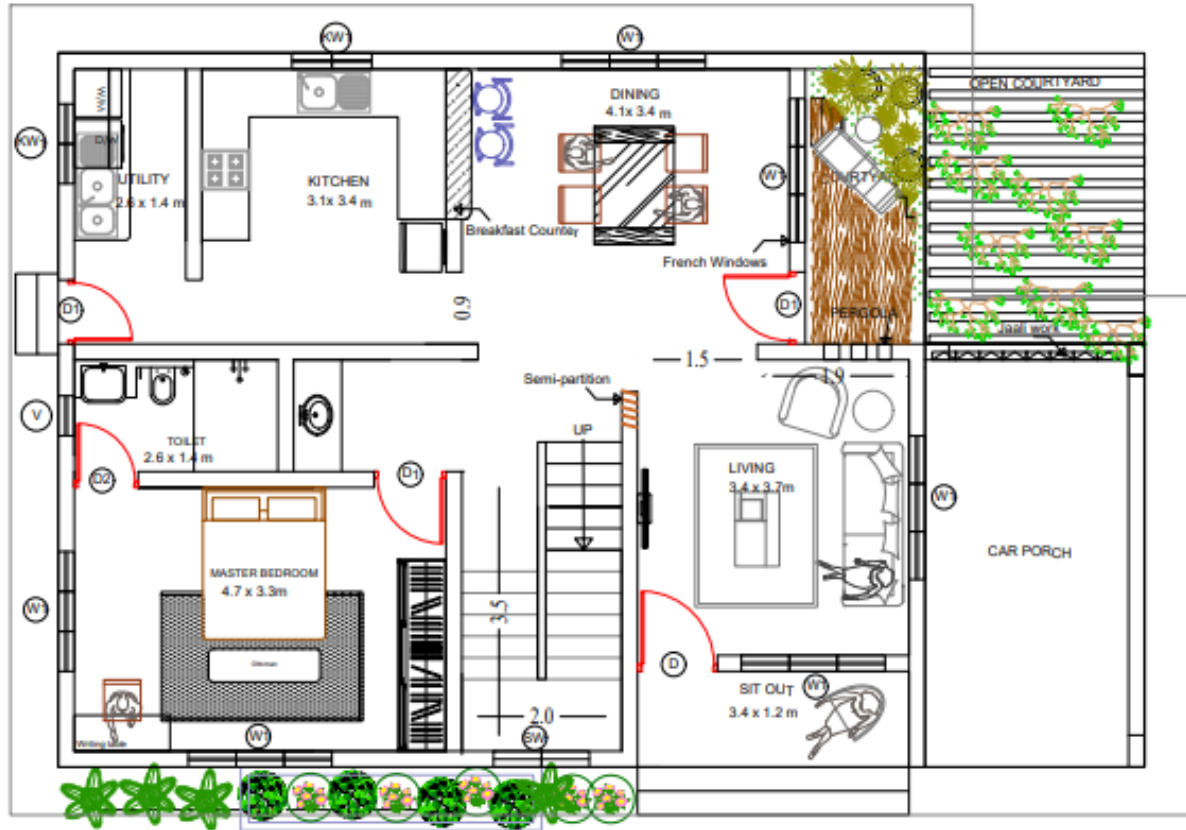




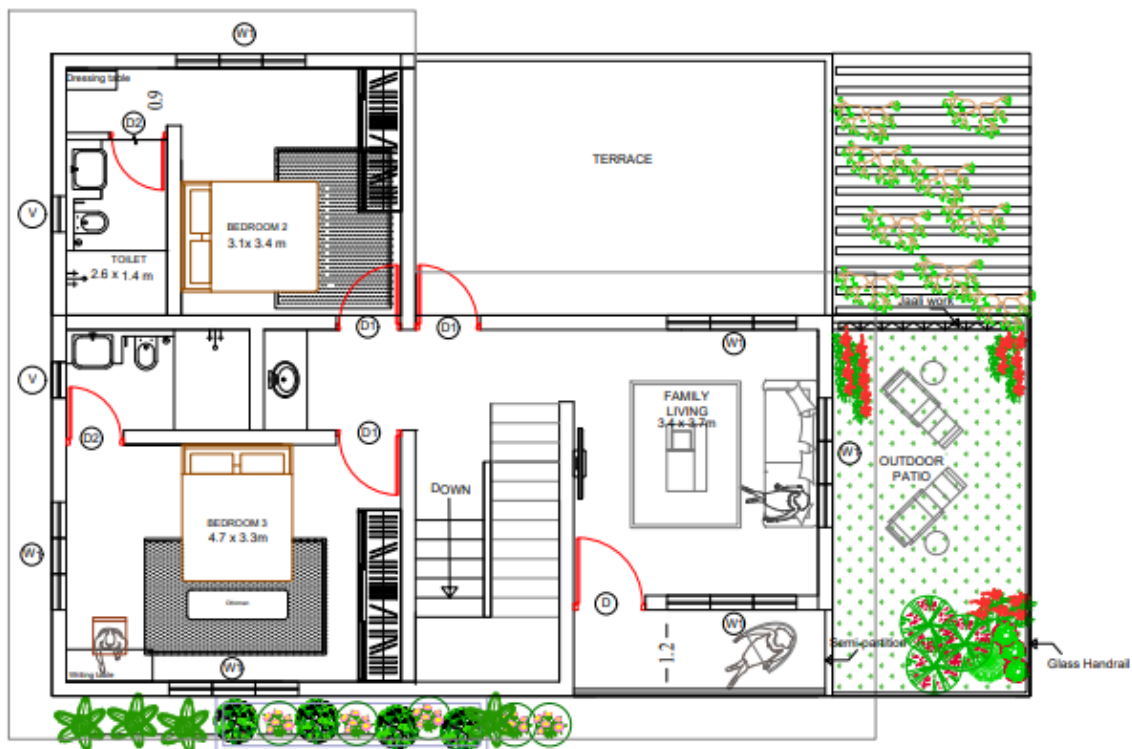
# Villa -1



## PLAN 3-BHK in 2020 SqFT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# PROPOSED ELEVATIONS



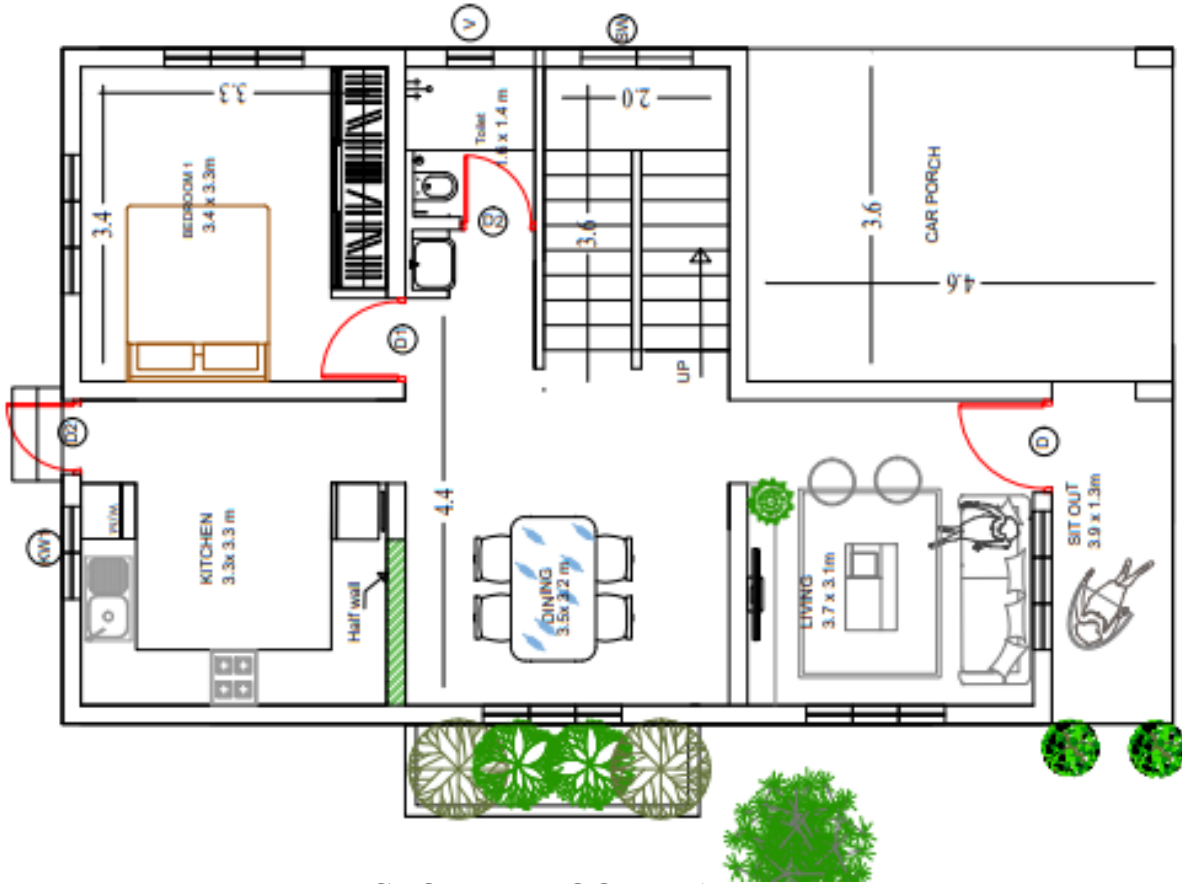
*Villa -2*

3-BHK in 1660 SqFT

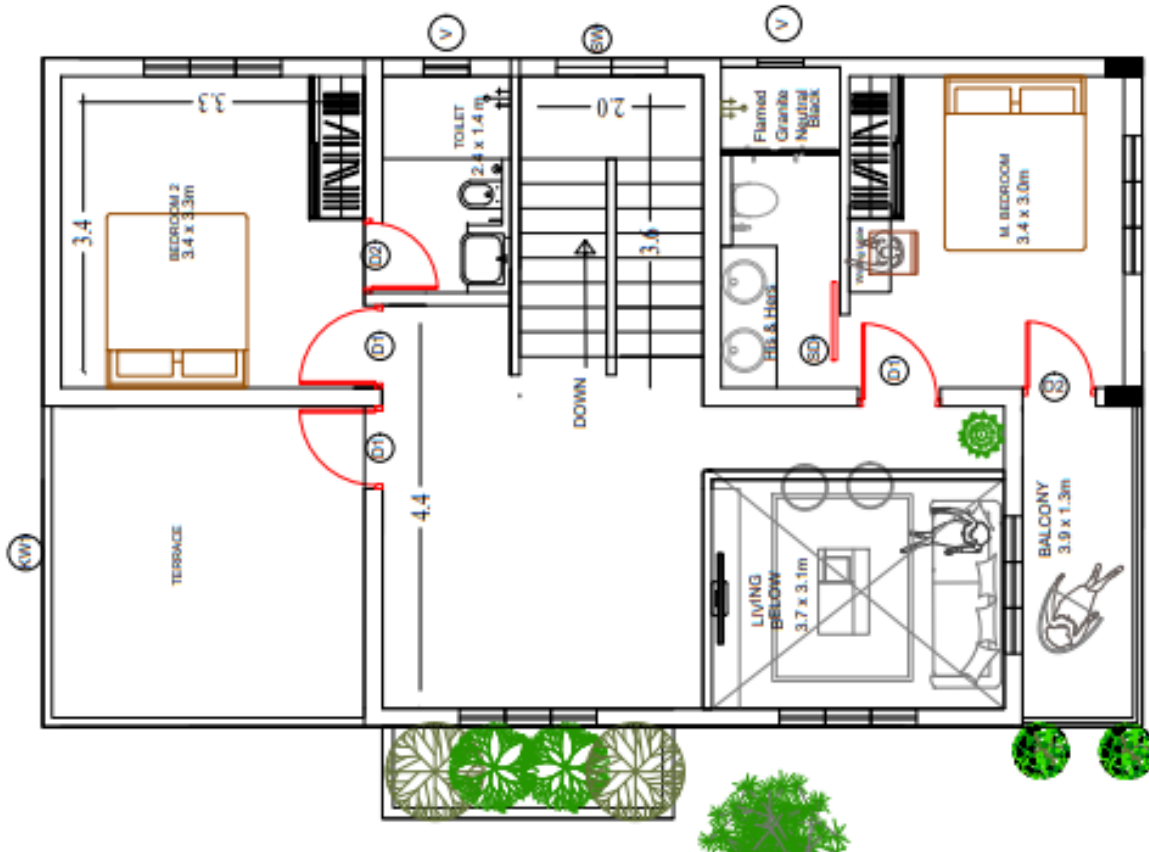


# Villa -2

## PLAN 3-BHK in 1660 SqFT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# PROPOSED ELEVATIONS



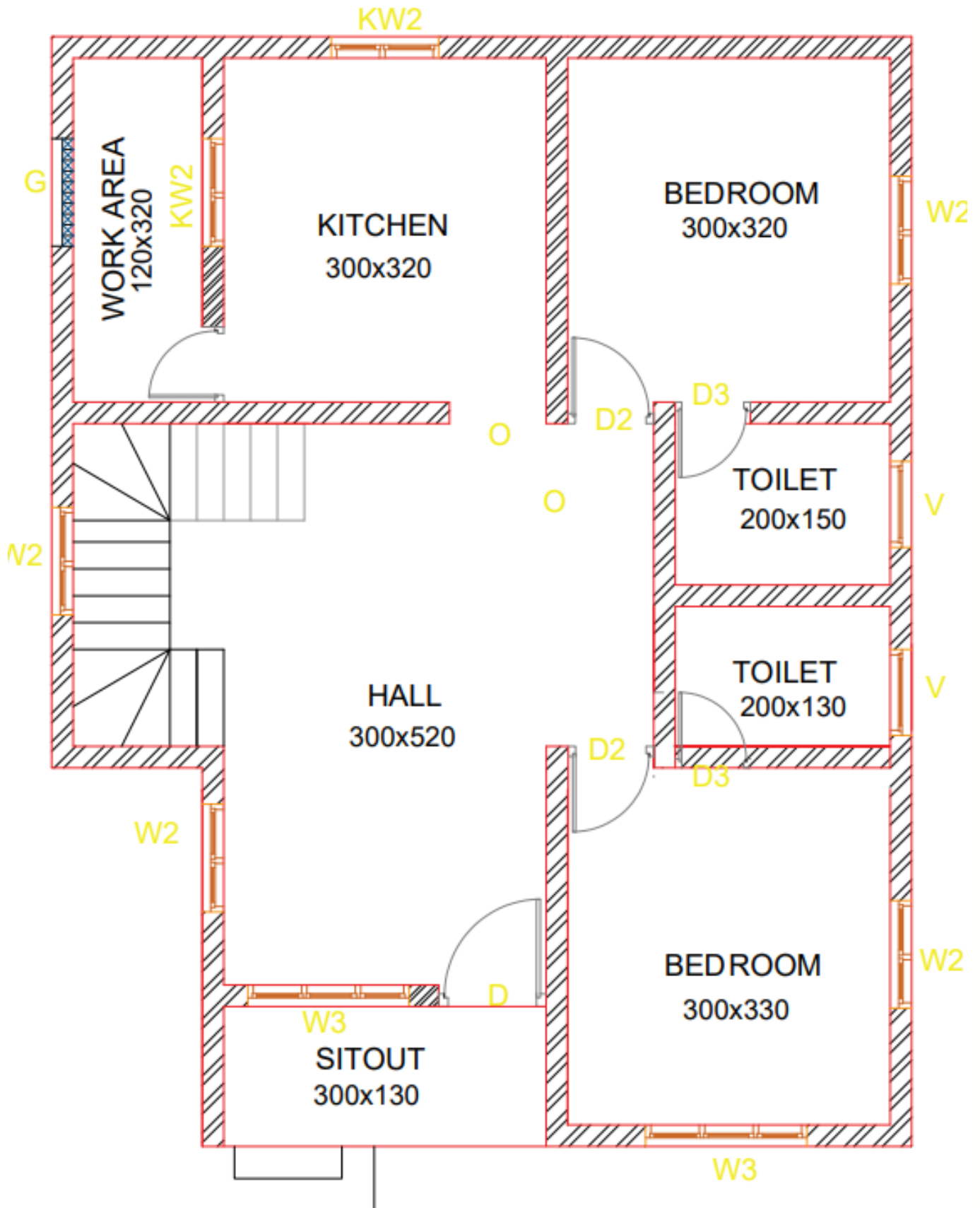
*Villa -3*

**2-BHK in 850 SqFT**



# Villa -3

## PLAN 2-BHK in 850 SqFT



# SPECIFICATION

1. Basement - Rubble (Karinkal)/ Column/pillar as per soil condition
2. Super Structure
  - Brickwork: Cement mix 1:8 using solid cement block/ burnt redbrick
  - Roof parapets: 80 cm high, 10 cm thick.
3. RCC
  - Lintel: 23 cm x 10 cm size at 2.1m height.
  - Roof slab: 10 cm thick with 8mm dia 15 cm c/c in main bars and 8mm dia 15 cm c/c in distributor using ISI marked 500D ribbed steel.
  - Cement for concrete: Dalmia/Shankar/Ramco.
4. Plastering
  - Inside and outside walls: Cement mortar mix 1:6 using Psand.
  - Ceilings: Cement mortar mix 1:4.
  - Bathroom ceilings: Cement mortar mix 1:4.
5. Kitchen
  - Kitchen worktop: 20mm thick Granite slab.
  - Kitchen worktop side: Good quality tiles up to height 2 feet.
  - Two Steel sinks at Kitchen and Work area.
7. Electrical
  - Electrical conduits: ISI brand.
  - Wiring: RR Cable/V Guard/Finolex brand wire.
  - Modular Switches: Elley, Legrand, Crabtree /V-Guard.
  - MCB and ELCB: Havell's/L&T.
  - Meter box with cover.



## 8. Plumbing & Sanitary

- Sanitary items: Parryware, Cera/RAK/ Hindware, Kelachandra/ ISI CERTIFIED
- Pipes & Fittings: Kelachandra/Finolex/ISI CERTIFIED.
- Water tank: 500 Litres (ISI Certified).

## 9. Floor & Wall Tiles

- Ground floor and First Floor Vitrified Tiles: 60cm x 60cm
- Tiles for Toilets: Walls up to 2.1 meters height, matt finished tiles for toilet floors.

## 10. Painting

- Primer and putty with premium quality emulsion for exterior and interior walls.

## 11. Joinery

- Frame & Sutter for windows & Doors- Anjili & Mahagony.

Specifications can be modified based on the requirement of customers before signing the contract.

### **Important Notes:**

- Furniture, window curtain, wet & dry zone bathroom partition, interior, security camera, landscaping, garden works, well works, pavement, walkway, or driveway tiling, MS/GI Step Ladder, compound walls & gates are NOT included and will be charged separately if required by the client.



# DISCOVER TRANQUILITY AT VELLANICKAL VIEW POINT - A NATURAL HAVEN NEAR LOTUS VALLEY

Nestled close to the luxurious Lotus Valley project in Shanthigiri, Koliyakkode, Vellanickal View Point stands as a serene retreat, offering residents a breathtaking panorama of rolling hills and lush landscapes. This nearby tourist attraction provides a perfect escape for nature enthusiasts and a convenient recreational space for Lotus Valley residents, emphasizing the project's commitment to a harmonious blend of luxury and natural beauty. Welcome to Lotus Valley, where tranquility meets opulence, and Vellanickal View Point adds an extra layer of charm to your everyday living.





# GOLDEN VALLEY PROPERTY SERVICES

The relation between Golden Valley and our esteemed customers will always remain as a special bond. Our relationship starts when you establish first contact with us:

Golden Valley Offers variety of property management services which includes:

- Selling & Buying of Villas/ Plots/ Commercial Space, etc.
- Villa/ Villa rental value assessment
- Advertise property for rent/ sale/ lease etc.
- Show property to prospective tenantd.
- Manage tenant's queries.
- Regular status reports to customers.
- Move out inspection.
- Pre move in cleaning
- Remittance of Statutory taxes, telephone and electricity bills, etc
- Periodical cleaning og Villas
- Contour survey, site plan, measurements, etc.
- Revenue document application services
- Preparation of estimates

# PREMIUM SERVICES OF TURTLE VINE

## Turtle Vine Interior Design & Construction Firm: Elevating Spaces, Crafting Perfection

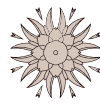
- **Plan Preparation:**
  - Expert creation of architectural plans for optimal layout and aesthetics.
- **Permit Approval:**
  - Streamlined handling of paperwork and approvals to ensure compliance.
- **House Construction:**
  - Comprehensive management from groundbreaking to completion, ensuring top-notch quality.
- **Premium Construction:**
  - Delivering high-quality construction services using premium materials.
- **Customized Interior Design:**
  - Tailored design concepts to meet individual client preferences.
  - Expert selection of color schemes and materials for a unique aesthetic.
- **Furniture Customization:**
  - Crafting bespoke furniture pieces to seamlessly integrate with interior designs.
  - Ensuring functionality and style align with client specifications.
- **Client-Centric Approach:**
  - Active collaboration with clients to understand and fulfill specific requirements.
  - Emphasis on effective communication throughout the design and construction process.
- **Attention to Detail:**
  - Precision in design and execution for a refined outcome.
  - Commitment to delivering a high-end, flawless result.
- **Quality Assurance:**
  - Adherence to industry standards to guarantee durability and longevity.



# Turtle Vine

CONSTRUCTION | INTERIORS | EXTERIOR | LANDSCAPING

*Your Dream awaits!*



turtlevineinteriors@gmail.com  
7306609887



## ARCHITECTURAL DESIGNING

## INTERIOR DESIGNING

## CONSTRUCTION



Architectural design is a creative process involving conceptualization, meticulous planning, and execution. It seamlessly integrates aesthetics, functionality, and sustainability. We leverage tools like CAD to develop visually appealing and efficient designs. Adhering to building codes, they transform ideas into tangible structures, reflecting the essence of human values and visual art.

Elevate spaces with our interior design expertise. We meticulously blend innovation and functionality to create aesthetically pleasing and personalized environments. From conceptualization to execution, our team transforms spaces with a focus on client vision, ensuring every detail aligns with our commitment to quality and excellence.



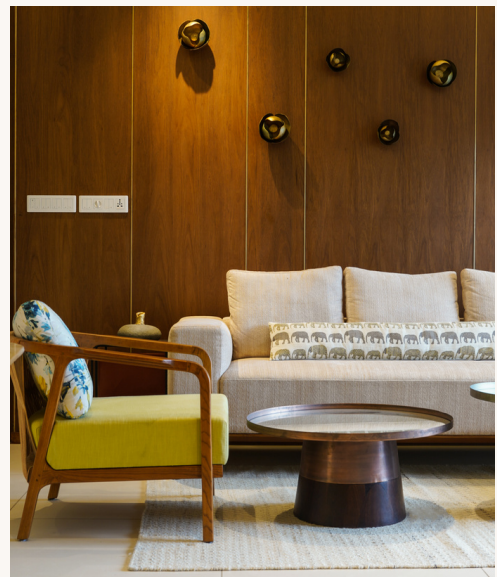
Our construction expertise blends innovation and quality craftsmanship. From concept to completion, we deliver exceptional results, emphasizing sustainability and client satisfaction. With a dedicated team, advanced technologies, and unwavering commitment, our firm transforms visions into enduring structures, embodying excellence in every construction project we undertake.

# ABOUT US

Turtle Vine

with love,

**At Turtle Vine**, we embrace a collaborative design approach, empowering clients to refine their unique style. With 85+ successfully completed projects across Kerala, we prioritize timeless design over fleeting trends, offering enduring quality. Our commitment is to deliver not just a visually appealing but also a comfortable and functional space. Our adept design team engages in thorough discussions to crystallize the architectural, interior, and construction concepts, tailoring them to the client's preferences and budget. We pride ourselves on offering a range of packages—Low, Medium, High—ensuring flexibility in interior and construction solutions. Turtle Vine is your go-to partner for creating spaces that blend beauty, comfort, and functionality seamlessly.



## *Our Vision*

Committed to delivering service excellence sustainably, we prioritize safety, environment, and quality. Our dedication extends to meticulous attention to detail and a robust focus on enhancing the aesthetic elements in every project's design.

## *Our Mission*

Dedicated to delivering innovative solutions across architecture, construction, and interior design contracts, we pledge an unwavering commitment to exceptional service and quality, regardless of project size. Our skilled and imaginative team collaborates closely with you, seamlessly blending your preferences, budget considerations, and timelines into our design concepts to achieve the optimal outcome.



# Our Services

Turtle Vine

01



## ARCHITECTURAL DESIGNING & 3D Designing

Innovative conceptualization, detailed planning, and execution of architectural projects with a focus on aesthetics, functionality, and sustainability.

Utilizing advanced **3D modeling** and visualization tools to bring architectural concepts to life, offering clients a realistic preview of the final outcome.

02



## PLAN & ESTIMATIONS, STRUCTURAL DESIGNING

Expert creation of comprehensive project plans and accurate cost estimations.

Expertise in structural engineering to ensure the stability, safety, and longevity of buildings through precise design and analysis

03



## Interior Design

Tailored interior solutions that harmonize aesthetics and functionality, creating captivating and comfortable living or working spaces.

04



## Landscaping

Transforming outdoor spaces into aesthetically pleasing and functional areas through thoughtful landscape design, horticulture, and environmental considerations.

[turtlevineinteriors@gmail.com](mailto:turtlevineinteriors@gmail.com)

# INTERIOR DESIGN



Turtle Vine

Elevating spaces with our expert interior design services.

We seamlessly blend aesthetics and functionality, creating environments that inspire. Our designs not only enhance visual appeal but also optimize space usage, ensuring a harmonious and personalized experience in every interior project.



# FURNITURE DESIGN

Transform spaces with our tailored furniture design service.

Crafting functional and aesthetically pleasing pieces, we ensure a seamless blend of style and practicality.





**WARDROBES**



Turtle Vine

**BEDROOM**



**LIVING**

**HOME DECOR**





# TERMS AND CONDITIONS

The contract value in the agreement includes the cost of the land, land development cost, construction of the Villa and other common amenities. The sale deed of the land shall be registered in favor of the purchaser on payment of the complete cost of the Land +2 Lakhs Advance for the construction cost of the individual Villa. **Stamp duty, documentation charges, registration charges and all other incidental expenses shall be borne by the purchaser.**

On execution of the sale deed by M/S Golden Valley Homes an agreement shall be executed between the builder, Turtle Vine and purchaser for the construction of the Villa. Separate agreement shall be signed between Turtle Vine and the purchaser for the construction of the villa. M/S Turtle Vine shall discuss with the purchaser and based on their requirement, plan, 3D visualization of the house, etc shall be finalised. The scope of work and rate shall be included in the agreement.

Total cost shall be firm once allotted and the agreement is signed. Building permit shall be obtained in the name of the purchaser.

Individual Villas shall be completed within 10 months from the date of obtaining the building permit.

The builder reserves the right to cancel the allotment and agreement, if there is any delay in the stage of payments. The amount paid till the cancellation shall be returned only after the re-allotment of the unit to a new party, without any interest, subject to deduction of expenses and damages if any.

The undivided share for the amenities shall be transferred only at the time of handing over of the Villa. Possession shall be given to the purchaser on settling all the dues to the builder, statutory deposits and water connection charges, building tax, construction workers welfare fund fee, VAT, service tax etc.

Changes in elevation are not permitted. Any other changes shall be confirmed before signing the agreement for construction and shall be charged extra along with the agreement.

Any measurements and specifications given in the brochure are subjected to change without any notice. All such variations/alterations shall be the discretion of the builder. This brochure does not form the part of the agreement.

Any legal implications or disputes arises, shall be dealt with in Trivandrum jurisdiction only.

Every effort shall be taken to complete the Villas and handover the project within the stipulated time. The builder is not responsible for any delay in completing the project due to the delay in water and electricity connection from the concerned departments and circumstances beyond the control of the builder.

All payments shall be made in favor of M/s Golden Valley Homes, payable at Trivandrum

# DOCUMENTATION

Documentation of the Villa comprises of 2 parts.

1. On allotment, two agreements will be executed between the builder and the purchaser; one for the sale of the land/plot and another for execution of construction contract to build double storied 1/2/3 BHK house. The composite value of the undivided share of land and that of the construction contract will be shown in the payment schedule.
2. The sale deed for the land will be registered in favor of the purchaser on receipt of the payments, pertaining to land plus Rs.2 Lakhs towards the advance against Construction cost. Stamp duty, documentation charge, registration charge and incidental expenses for the registration of the sale deed will be to the buyer's account.
3. Changes in the above documentation procedure and rates will be applicable as per government rules and regulations from time to time.

# CONTRACT AGREEMENT

THIS DEED OF AGREEMENT is made on ....., Between.....residing ..... (here in after referred as first party)and ..... Turtle Vine, Relcon Plaza, Pattom, Trivandrum (here in after referred as Second Party), in association with Golden Valley homes for the construction of a residential building , in Survey No....., .... Village,Trivandrum Taluk and District.

As per the plan and annexure I, both parties mutually agree the following.

For the construction of residential building having plinth area .....sq.ft the rate per square feet agreed by both parties for the construction is ..... per square feet of plinth area and totaling to .....

2. The Second party agreed to complete the building construction within 12 months time from the date of first advance payment.

3.The details of work agreed to be carried out by the second party as per the dimensions given in the plan approved by the first party for the agreed rate is given in the plan and Annexure – I with Drawings.

4.In case of any additional work, other than the extra works listed in Annexure-I, requested by the first party, extra amount shall be charged for the same by the second party.

Payment terms:-

1. 15% Advance less 2 Lakhs advance paid along with land purchase.
2. 30% after completion of foundation and basement.
3. 30% after completion of work up to lintel level of Ground Floor.
4. 15% before starting Plastering and Electrical work.
5. 10% before starting Tile and painting works.

6. In case the total duration of construction exceeds 12 months due to reasons attributed to:- First party including any delayed payment the estimate shall be revised and rate shall be fixed according to the rates of materials and labor prevailing in the market.

FIRST PARTY

SECOND PARTY

WITNESS

1.

2.

# GOLDEN VALLEY HOMES

2B Relcon Plaza, Pattom, Thiruvananthapuram



## APPLICATION FORM



Name of the Project: \_\_\_\_\_  
 Apartment / Villa/ Plot No: \_\_\_\_\_ Floor No: \_\_\_\_\_  
 Area ( Sq.ft) : \_\_\_\_\_  
 Carpark: \_\_\_\_\_  
 Date: \_\_\_\_\_

APPLICANT

CO-APPLICANT

### DETAILS OF THE APPLICANT / APPLICANTS

Name of Applicant: _____	Name of Applicant: _____
Name of Father / Husband : _____	Name of Father / Husband : _____
Marital Status : <input type="checkbox"/> Married <input type="checkbox"/> Unmarried <input type="checkbox"/> Others	Marital Status : <input type="checkbox"/> Married <input type="checkbox"/> Unmarried <input type="checkbox"/> Others
Nationality: _____	Nationality: _____
Age : _____ Date of Birth: _____	Age : _____ Date of Birth: _____

Communication Address : _____	Communication Address : _____
Country : _____ Pin: _____	Country : _____ Pin: _____
Telephone: _____ Fax: _____	Telephone: _____ Fax: _____
Mobile No: _____	Mobile No: _____
E-Mail : _____	E-Mail : _____

Office Address: _____	Office Address: _____
Designation: _____	Designation: _____
Country : _____ Pin: _____	Country : _____ Pin: _____
Telephone: _____ Fax: _____	Telephone: _____ Fax: _____
Mobile No: _____	Mobile No: _____
E-Mail : _____	E-Mail : _____

Permanent Address: _____	Permanent Address: _____
Country : _____ Pin: _____	Country : _____ Pin: _____
Telephone: _____ Fax: _____	Telephone: _____ Fax: _____
Mobile No: _____	Mobile No: _____
E-Mail : _____	E-Mail : _____

### DETAILS OF THE CONTACT PERSON IN INDIA ( IF NRI)

Name : \_\_\_\_\_  
 Address: \_\_\_\_\_  
 PIN : \_\_\_\_\_ District : \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Mobile No. : \_\_\_\_\_  
 Email: \_\_\_\_\_

## DISCLAIMER

Whilst reasonable care has been taken to ensure accuracy in the preparation of information in this brochure, no warranty is given and interested parties should rely on the Buyers' Sale Agreement Visual Representation, including models, drawings, illustration, photographs and art renderings (The "Visual Representation") portray artistic impressions only. The information contained herein, the fittings, finishes, features and other display in the show units or elsewhere (the "materials"), which are for general guidance only, are subject to change and should not be relied upon as accurately describing any specific matter. Floor areas are approximate measurements and are subject to final survey. We reserve the right to modify features, any unit, the development of any part thereof, as may be approved or required by the builder or required by any architect or the relevant authorities. We have not authorized anyone to make any oral promises or assurances on our behalf with regard to the specifications of the Villas in question. Purchases are requested to rely only upon the terms of the Buyers' Sale agreement which is a comprehensive document containing all the terms and conditions applicable as between the parties.