

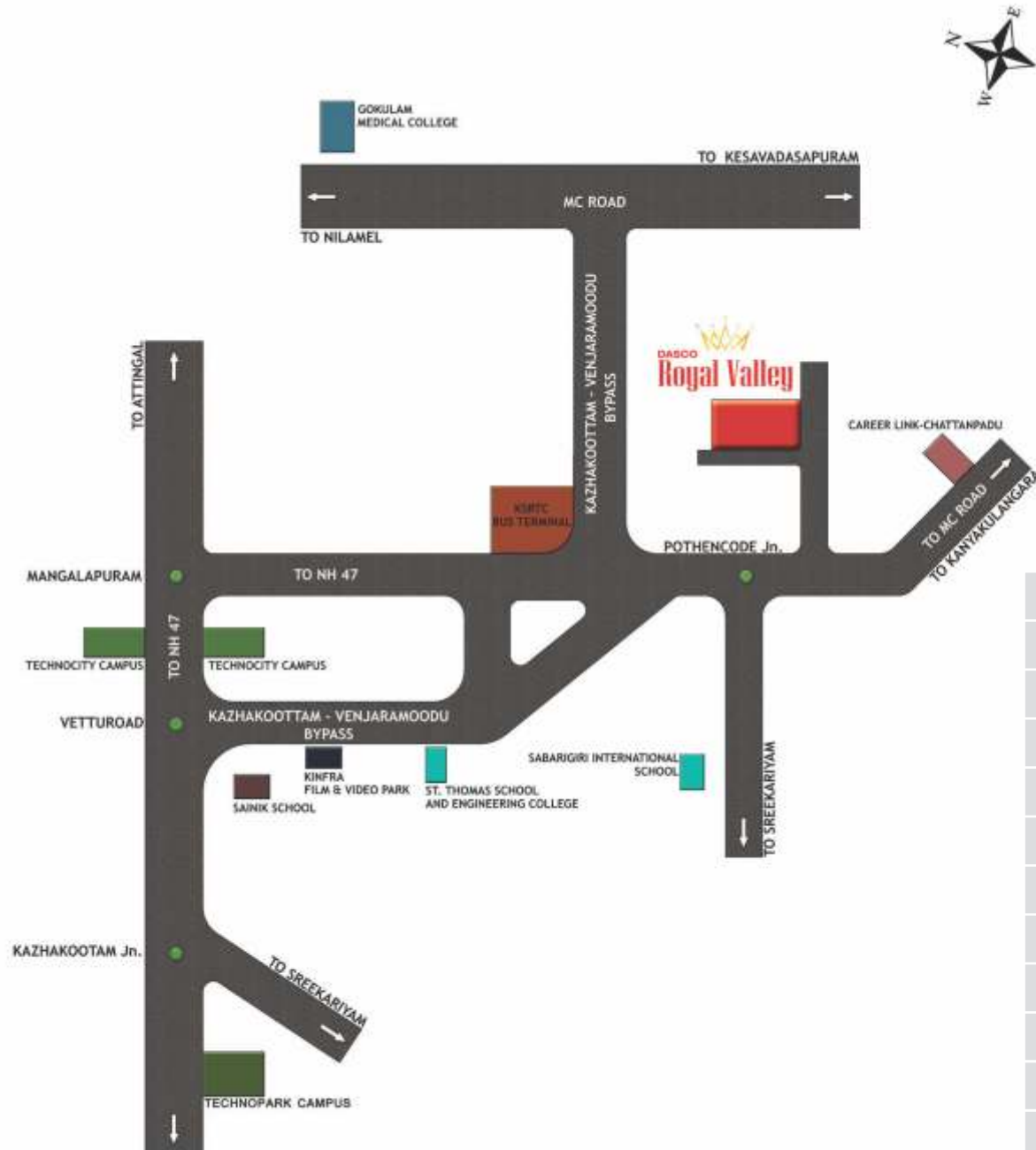


The logo for DASCO Royal Valley features a golden crown icon at the top. Below the crown, the word "DASCO" is written in a bold, red, sans-serif font. Underneath "DASCO", the words "Royal Valley" are written in a large, red, serif font.

3 BHK LUXURY VILLAS

POTHENCODE TRIVANDRUM

3 MINUTES DRIVE FROM POTHENCODE JUNCTION



Location	Distance (KM)	Time (MIN)
Pothencode Jn.	0.8	3
Technocity	8.5	16
Technopark	10	18
KINFRA Film & IT Park	6	10
Gokulam Medical College	10	17
Sainik School	7	11
Sabarigiri International School	5	6
St. Thomas School & Engineering College	5	8
Career Links Academy	2.5	4
Venjaramoodu Jn.	8.2	14
Sreekariyam Jn.	10	19



3 BHK LUXURY VILLAS
POTHENCODE TRIVANDRUM

ROYAL VALLEY Villas from DASCO Builders is a cluster of 31 luxurious and spacious Architect designed villas. The Villas are located on a 2 acre property, 800 metres from Pothencode junction offering all the comforts of living close to the city.

Pothencode is a rapidly developing town and area of Thiruvananthapuram District in the Indian state of Kerala. The proposed Outer Ring Road will be connected to Pothencode.

Technocity, Technopark and several Educational Institutions are within a comfortable driving distance of 20 minutes.

DASCO ROYAL VALLEY POTHENCODE, TRIVANDRUM

SITE PLAN



Permit No: A4-BA (131605)/2019 dated 06/06/2019

PHASE 1

PLOT NUMBERS	PLOT AREA (CENTS)
23	6.05
24	6.36
25	5.85
26	5.59
27	5.80
28	4.29
29	5.32
30	5.23
31	5.42
32	6.81

PHASE 2

PLOT NUMBERS	PLOT AREA (CENTS)
1	5.08
2	3.99
3	4.18
4	3.95
8	3.50
9	4.26
10	5.00
11	3.60
20	5.25
21	6.12
22	6.12

Sl	Phases	Description	Completion date
1	PHASE 1	Nine Villas in a Plot Nos.23,24,25,26,27,28,29,30,31 and a Clubhouse in Plot No.32	05.11.2022
2	PHASE 2	Eleven Villas in Plot Nos.20,21,22,1,2,3,4,8,9,10,11 and a Children's Play area in Plot No.33 and a Badminton court in Plot No.34	05.05.2024

Phase 1 - Registration No. K-RERA/PRJ/126/2020 dated 24/06/2020

Phase 2 - Registration No. K-RERA/PRJ/TVM/017/2021 dated 02/06/2021



The Landscaping or movable assets shown are not part of the villa



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The Landscaping or movable assets shown are not part of the villa

AMENITIES



- Well-equipped Gymnasium
- Badminton court
- Well-equipped Children's play area
- Rooftop Party Area with barbeque counter
- Games room with equipments
- Multi-purpose hall / Association Room

- Provision for electric car charging
- Provision for landscaped gardens in individual villas at designated area
- Car wash Ramp
- Intercom to villas from security cabin
- Bio degradable waste management system / Incinerator

TYPE A

3BHK 1950 SQ.FT.



GROUND FLOOR PLAN
AREA : 1120 SQ.FT



FIRST FLOOR PLAN
AREA : 830 SQ.FT
TOTAL AREA : 1950 SQ.FT

TYPE B

3BHK 1570 SQ.FT.



GROUND FLOOR PLAN
AREA : 915 SQ.FT



FIRST FLOOR PLAN
AREA : 655 SQ.FT
TOTAL AREA : 1570 SQ.FT

TYPE C

3BHK 1325 SQ.FT.



GROUND FLOOR PLAN
AREA : 725 SQ.FT



FIRST FLOOR PLAN
AREA : 600 SQ.FT
TOTAL AREA : 1325 SQ.FT

SPECIFICATIONS

Foundation: Random rubble masonry or R.C.C framed structure as per design, based on soil condition.

Structure: 20 cm thick Masonry wall/R.C.C framed structure as per design and R.C.C slab.

Kitchen: Kitchen counter top with polished granite slab. Stainless steel single bowl sink with single drain board and Stainless steel single bowl sink in work area from Franke /Elica or equivalent. 60 cm height dado above counter with 30x45/30x60 ceramic tiles Simpolo/Somany/RAK or equivalent.

Flooring: Granite front entrance steps. Entire flooring, except bathrooms and balcony, Superior quality polished Vitrified tiles 80 x 80 cm Simpolo/KAJARIA/RAK or equivalent. Balcony: Matt finish Glazed vitrified tiles /ceramic tiles 30x30 cm from Johnson/Somany/Simpolo or equivalent.

Toilets: Superior quality anti-skid ceramic tile for floor 30x30/60x60 cm and superior quality glazed designer tiles 30x60/30x45 cm from Somany/Simpolo/Kajaria or equivalent for walls upto 210cm.

Sanitary fixtures - Floor / Wall mounted closets in white colour from Jaquar /Hindware /Cera /Toto or equivalent with concealed cistern from Jaquar/Hindware/Cera or equivalent and Wash basin Jaquar/Hindware/Cera/Toto or equivalent in white colour for all toilets. Geysers in toilets, except common toilet.

CP Fixtures: Single lever concealed Diverter, Shower, Spout and Tap from Jaquar/Hindware/Cera or equivalent

Plumbing: All concealed/internal water supply lines inside the Villa shall be ISI marked CPVC Pipes from FINOLEX / SUPREME or equivalent. All External water supply lines shall be UPVC pipe from FINOLEX / SUPREME or equivalent. Drainage lines and storm water drain pipes shall be with PVC. Individual septic tank with soak pits for each villa.

Doors & Windows: Front entrance door frame and shutter made of Teakwood, 32 mm thick, with accessories. For bed rooms & kitchen, flush doors finished with designer veneer / laminate / WPC (wood – plastic composite) from JACSONS/ JACWUD/FENESTA or equivalent including accessories. Pre-hung WPC (wood – plastic composite) door frame with laminated/WPC flush door for toilets from JACSONS / JACWUD / FENESTA or equivalent including accessories. Door opening to Balcony will be Flush door with PU/laminate finish. Locks shall be from GODREJ /DORSET / DORMA or equivalent. Other external doors (Backyard and Terrace) shall be made of GI square tubular section of size 1.5" x 1.5" with GI sheet/tube, with enamel paint. White coloured UPVC glazed sliding /fixed shutters for all windows, balconies and ventilators from PROMINANCE / LESSO / CAM/FENESTA or equivalent.

Electrical: Three phase concealed conduit wiring with copper conductor FINOLEX / HAVELLS / RR CABLES / V GUARD or equivalent. Modular switches, adequate light points, fan points, power plug points controlled by ELCB and MCB LEGRAND / L&T or equivalent make. Switches shall be CRABTREE / ELLEY'S / LEGRAND or equivalent make. Geysers in all toilets, except common toilet. Exhaust fan point in all toilets inside the villa and kitchen. Provision for inverter backup in selected points. Independent KSEB meters for each villa. Shaver socket in master bedroom toilet. Foot lamp in master bedroom. Provision for electric car charging.

Internal Main Staircase: Superior quality Vitrified tiles / Granite in stairs with Stainless steel 304 grade mat/glossy finish handrails.

Painting: Internal Wall paint with putty and emulsion. Front door melamine finish. Exteriors: Exterior emulsion with putty finish. ASIAN / BERGER/ JOTUN or equivalent.

Air Conditioning: Provision for AC in all bedrooms.

TV: Provision for Cable TV connection in ground floor living room.

Internet: Provision for Internet connection in ground floor living room.

Telephone: Concealed wiring for telephone in living room and Master bedroom.

Exterior Paving: Exterior grade paving tiles from PAVIT / KAJARIA / SIMPOLO or equivalent for car park area and for specified areas.

Water supply: Through bore well/open well. These wells will be constructed in the common areas earmarked for the project.

Compound Wall: Four sides compound wall, with gate and villa number

Security: Provision for 24 hours Multi-level security system for common areas.

Note: All Electrical fittings inside and outside villa (tube lights, fans, fancy lights, A/C etc.), landscaping, kitchen cupboards and wardrobes and all other items that are not included in the specification and will be charged extra, as per request from the client.

All additional electrical points, plumbing points or any other additions will be charged extra.

INTERIORS



TERMS & CONDITIONS

1. Dasco Builders reserves the right to accept or reject any application.
2. On payment of 10 % booking amount (advance payment), Agreement for Sale for sales consideration will be registered.
3. Payment of second instalment 20 % has to be made within 30 days from the registration of Agreement for Sale. Subsequently, payments have to be made on completion of construction milestones as agreed in the Agreement for Sale.
4. This is a time bound project. In case payments are not made as per registered Agreement for Sale, the builder reserves the right to cancel the allotment. In such case the amount paid till such cancellation will be returned only after re-allotment to another party and without any interest and subject to deduction of expenses and damage.
5. Once allotted and the agreements are signed, the prices are firm.
6. All payments to be made by local cheques or DD favouring Dasco Builders, payable at Trivandrum.
7. The buyer shall compulsorily be a member of the house owners association constituted by the builder after handing over. The Association shall carry out all necessary routine and annual maintenance and repairs to the common areas, exterior walls of the building, common installations and fittings and shall make payment of water and electrical charges for common facilities, services etc, Maintenance charges/ deposits are to be made by each owner regularly and on time. The maintenance will be carried out by the builder till the formation of the Owners' Association which will take over the maintenance within a period of six months from the date of handover. Maintenance deposit /advance collected from all the owners by the builder shall be appropriated against the expenses incurred by the builder during the period the maintenance was done by them.
8. All transactions are subject to Trivandrum jurisdiction only. This brochure is only for information and does not constitute a legal document.
9. All notices and letters sent by registered post to the buyers address as mentioned in the Agreement for Sale or to the buyers email id as mentioned in the Agreement for Sale will be considered as having been received by the buyer and will be treated as proper communication.
10. All measurements and specification given in this brochure are subject to minor variation. Furniture layout is only an indication for space utilization. The elevation shown in the brochure is artist's expression only and the actual may vary according to the practical site conditions and do not form part of the offering. If such changes are warranted due to statutory or commercial requirements, they shall not be objected to by the owner.
11. Individual villas will be completed in a period of 12 months from the date of registering of Agreement for Sale or laying of foundation stone, whichever is later. Possession shall be given upon completion of all dues to the company.
12. Registration charges and incidental expenses for registration of the Agreement for Sale and conveyance deed for the Villa shall be borne by the client.
13. All litigations are subject to Trivandrum jurisdiction only. This brochure is only for information and does not constitute a legal document.
14. All terms and conditions in the registered Agreement for Sale will be final and will supersede all the terms and conditions listed above or in any other documents.



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