



# BAYTA

—  Homex Home —

Quality. Affordability. Sustainability. Trust.

[www.homexhomes.com](http://www.homexhomes.com)

# Designed for Kerala Living

Homex Homes proudly presents Bayta, a modern housing initiative delivering affordable, eco-friendly, and thoughtfully designed homes across Kerala. Bayta homes are created for families seeking comfort, sustainability, and long-term value while making quality home ownership more accessible.

## Our Vision

Homex Homes aims to make affordable and sustainable housing a reality for families across Kerala, creating communities that are comfortable, future-ready, and environmentally responsible.

## Your Land, Your Ownership, Our Facilitation

Homex Estate is a profound real estate facilitator committed to helping landowners unlock the true potential of their property. We do not take ownership of your land. Instead, through our Facilitator Agreement, we provide structured solutions that connect you directly with potential buyers while ensuring transparency, efficiency, and long-term value creation.

## Introduction

Large acres of land often remain unsold due to financial constraints faced by buyers. Homex Estate bridges this gap by structuring land into smaller, manageable plots (7 cents each) and providing essential amenities through our management company. This makes property more accessible to buyers while ensuring landowners benefit from faster sales and higher value realization.





## What is Bayta?

Bayta is derived from an Aramaic word meaning "home" or "house." The name reflects warmth, belonging, and the idea of a safe and welcoming place for families.






As the housing brand of Homex Homes, Bayta represents more than just buildings — it stands for thoughtfully designed, affordable, and sustainable homes created for modern family living in Kerala.



## Who is **Bayta** For?

-  NRIs investing in Kerala property
-  First-time home buyers
-  Investors seeking affordable housing
-  Working families

## Why **Choose Bayta** by Homex Homes?

-  Affordable Home Ownership
-  Designed for Kerala Living
-  Sustainable Living
-  Land Acquisition Through Overage Scheme
-  Smart & Practical Design

## Features of Bayta Homes

- Modern, space-efficient home designs
- Quality construction standards
- Energy-efficient layouts and lighting
- Smart space utilisation
- Safe, family-friendly communities
- Low-maintenance living environments

## The **Bayta** concept brings together:

- Comfortable and practical home design
- Sustainable and responsible development
- Affordable home ownership opportunities
- Well-planned community living

## Why **Homex** Estate

- Transparent facilitation no hidden ownership.
- Proven system of structured land development.
- Amenities that make property attractive to buyers.
- Continued privileges for landlords post-sale.



## Benefits for Landlords

- Faster sales of large properties.
- Higher value realization through structured plots
- No risk of losing ownership you remain in control.
- Transparent process with clear agreements.
- Long-term association through the overage system.

## Why Not Homex Estate

- If you prefer to sell land in bulk without structuring.
- If you do not wish to provide amenities or community development.
- If you prefer handling marketing, legal, and buyer engagement entirely on your own.

## Our Concept The Facilitator Agreement

### No Ownership Transfer

Homex Estate does not buy or hold your land. All transactions happen directly between you (the landlord) and the buyer.

### Facilitation Role

We act as a transparent intermediary, helping you reach genuine customers through structured planning, marketing, and amenity provision.

### Overage System

Even after the sale, our overage system ensures you continue to enjoy privileges and benefits from the community development we facilitate.

## Why Landowners Struggle to Sell Large Acres ?

- Buyers often face financial limitations when purchasing large tracts.
- Lack of amenities or structured planning reduces attractiveness.
- Marketing and legal complexities discourage potential buyers.



## How Homex Estate Solves This

### Structured Development:

We divide land into 7-cent plots, making ownership affordable and attractive.

### Amenities & Management:

Our management company provides water, electricity, sanitation, security, and community facilities.

### Transparent Transactions:

All financial dealings are strictly between landlord and buyer — we only facilitate.

### Overage Benefits:

Landowners retain privileges and value-linked benefits even after sale.

## Model Floor Plan



**Disclaimer:** Model floor plan is for illustrative purposes only. The actual layout and land configuration may vary depending on the position and design of each home.

## Detailed Process with Homex Estate

### Letter of Intent (LOI)

We begin by issuing a Letter of Intent to the landlord. This document confirms the mutual understanding of the Facilitator Agreement and ensures transparency before moving forward.

### Execution & Registration of Agreement

Once the LOI is accepted, we execute the Facilitator Agreement. The agreement is formally registered, giving legal validity and protecting the interests of both landlord and buyer.



### Property Structuring & Facilitation Work

Homex Estate takes sole responsibility to convert the property into smaller, manageable areas (7 cents each). We then begin facilitation work — providing amenities, planning, and marketing to make the property attractive to buyers.

### Buyer Identification & Sale Execution

When potential buyers are identified, we move forward with the Agreement of Sale or Sale Deed. Importantly, all transactions are conducted directly between the landlord and the buyer — Homex Estate does not take ownership.

### Overage System & Long-Term Benefits

After the sale, the Overage System ensures landlords continue to enjoy privileges and benefits linked to the development.  
Detailed Overage System.

## Homex Estates – Overage Scheme

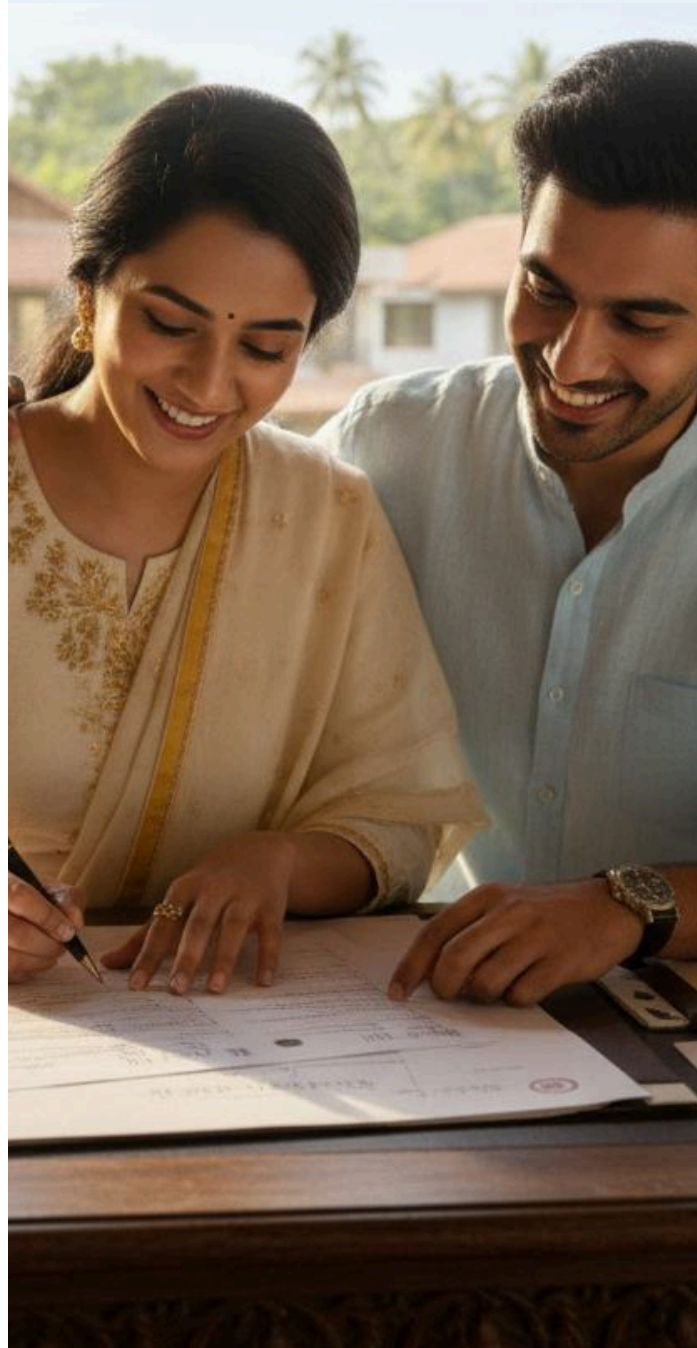
ഒരു സ്വപ്നഭവനം സ്വന്തമാക്കാൻ ഉചിതമായ സ്ഥലവും ന്യായമായ വിലയും കണ്ടെത്തുന്നത് ഇന്ന് പലർക്കും വെല്ലുവിളിയാണ്. വലിയ ഭൂമികൾ വിൽക്കുന്നതിനും വാങ്ങുന്നതിനും ഉണ്ടാകുന്ന ബുദ്ധിമുട്ടുകൾക്ക് പരിഹാരമായി Homex Estates അവതരിപ്പിക്കുന്നു - **Overage Scheme.**

### Overage Scheme എന്താണ്?

ഭൂമിയുടെ മൂല്യം ഉയർന്നാൽ, വിൽപ്പന സമയത്ത് ലഭിക്കുന്ന മൂല്യവർധനയിലെ ഒരു വിഹിതം യഥാർത്ഥ ഭൂവുടമയ്ക്ക് ലഭിക്കുന്ന സംവിധാനം ആണ് Overage Scheme.

Homex Estates വലിയ ഭൂമികളെ ഏറ്റെടുത്തു 7 സെന്റ് വീതമുള്ള പ്ലോട്ടുകളാക്കി വികസിപ്പിക്കുകയും, ആവശ്യമായ സൗകര്യങ്ങളോടെ വീട് നിർമ്മിച്ച് വിൽപ്പന നടത്തുകയും ചെയ്യുന്നു.

ഉടമസ്ഥാവകാശ കൈമാറ്റം യഥാർത്ഥ ഭൂവുടമയി നിന്ന് നേരിട്ട് വാങ്ങുന്നയാളിലേക്ക്.



## നടപടി ക്രമങ്ങൾ

### Letter of Intent

പദ്ധതിയിൽ പങ്കെടുക്കാനുള്ള പ്രാഥമിക ധാരണ.

### കരാർ രജിസ്ട്രേഷൻ

എല്ലാ നിയമരേഖകളും രജിസ്റ്റർ ചെയ്ത് സുരക്ഷ ഉറപ്പാക്കുന്നു.

### Property Structuring & Construction

പ്ലോട്ടിംഗ്, ഇൻഫ്രാസ്ട്രക്ചർ, വീടുകളുടെ നിർമ്മാണം.

### Buyer Identification & Sale Execution

വാങ്ങുന്നവരെ കണ്ടെത്തി വിൽപ്പന നടപടികൾ പൂർത്തിയാക്കുന്നു.

### Overage Payment

വിൽപ്പന സമയത്ത് മൂല്യം ഉയർന്നാൽ ഭൂവുടമയ്ക്ക് വിഹിതം ലഭിക്കുന്നു.

## Overage Agreement

(മൂല്യവർധന വിഹിത ഉടമ്പടി)

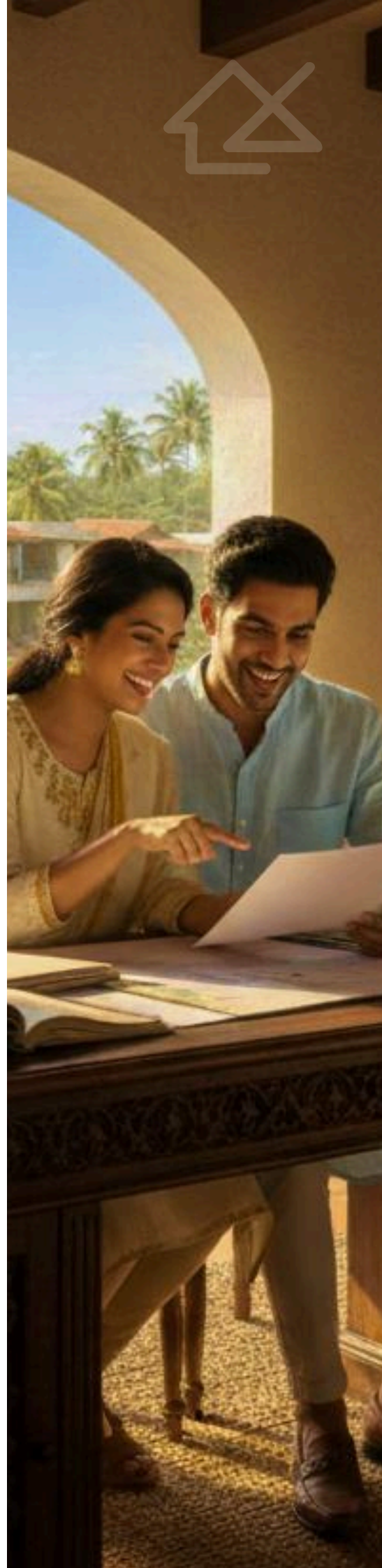
ഈ പദ്ധതി യഥാർത്ഥ ഭൂവുടമയും Homex Estates-ഉം തമ്മിലുള്ള നിയമപരമായ Overage Agreement മുഖേന നടപ്പാക്കപ്പെടുന്നു.

### ഭൂവുടമകൾക്ക് ലഭിക്കുന്ന ഗുണങ്ങൾ

- വീടുകൾ നിർമ്മിച്ച് വിപണനം നടത്തുന്നു
- ഭൂമിയുടെ യഥാർത്ഥ വില + മൂല്യവർധന വിഹിതം
- പൂർണ്ണ നിയമസുരക്ഷയുള്ള ഇടപാട്
- ഉടമസ്ഥാവകാശ കൈമാറ്റം നേരിട്ട് വാങ്ങുന്നവർക്കു

### വാങ്ങുന്നവർക്ക് ലഭിക്കുന്ന ഗുണങ്ങൾ

- മിതമായ നിരക്കിൽ വീട് സ്വന്തമാക്കാം
- എല്ലാ അടിസ്ഥാന സൗകര്യങ്ങളോടുകൂടിയ വീടുകൾ
- ഹൗസിംഗ് ലോൺ സൗകര്യം ലഭ്യമാണ്
- യഥാർത്ഥ ഭൂവുടമയിൽ നിന്നുള്ള നേരിട്ടുള്ള ഉടമസ്ഥാവകാശം





Homex Estate is not a buyer of your land we are your facilitation partner. By structuring property into affordable plots, providing amenities, and ensuring transparent transactions, we help landowners achieve faster sales and sustained value. With our Facilitator Agreement and Overage System, you retain control, enjoy privileges, and benefit from long-term community development.

Your land, your ownership and our facilitation makes it thrive.



# Homex Home

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