

this life
it's new

Homestead
FERRIS
VERTICAL HOMES | KOTTAKKAL



rooted. staying

Kottakkal, dubbed as the city famous for its Ayurvedic roots, is a land of plenty. The city got its name from the numerous forts built in the medieval period. Surrounded by hills in southwest Malappuram, and backed by rich history, culture and tradition, the place gives you more than just scenic mornings and fresh crisp air. Everyday.



escape the everyday

We do what we believe - helping people put down their roots. Our homes help you connect with nature. Set in the midst of greenery and surrounded by convenience, Homestead Ferris gives you a lifetime of happiness and comfort.



Permit No. BA(35453)/2017



life anew

This new vision in residential living provides a firsthand out-and-out experience at Homestead Ferris. The 2 & 3 BHK apartments with its' poised environment, creating a comfy haven in the heart of Kottakkal is unlike anything you might expect.



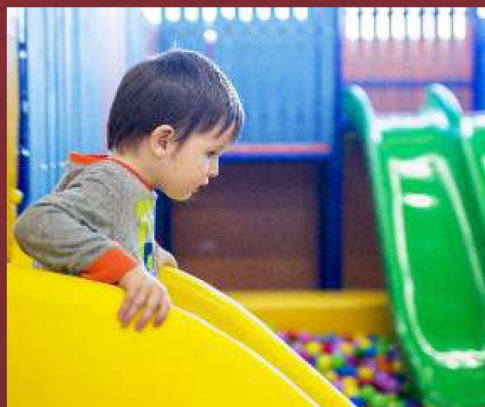
Homestead Ferris serves as the centre of all happenings, within easy reach of transport links and undeniably considered as the most prestigious new city address. One minute you'll be marvelling at the hustle and bustle and the next you'll be stepping out to meet everything at your doorstep.

a life of
unending
possibilities



everything that matters

At Homestead Ferris, we have made it a point to give you a home packed with all the possible conveniences.



- Kids Pool
- Health Club
- Furnished Lobby
- Digital Surveillance System
- Intercom
- 24 Hrs Generator Back-up for Common Areas
- Children's Play Area
- Association Room
- Guard Room
- Service Lift
- Wide Interlocked Roads and Passages
- Landscaped Areas
- Street Lights
- Compound Wall
- Round-the-clock Security



Homestead Projects and Developers Pvt. Ltd. the renowned and most trusted homemaker in the North Kerala region, boasting a glorious legacy and proven track-record, is a joint venture of Veekay, Kalliyath, Kainikkara, Lillis and Dr. Kutty's. Inspired from the belief that 'homes are the most significant purchase anyone will ever make', Homestead focuses on residential developments from villas to high-rise value apartments.

homestead. the star builder.





specifications

- Structure : RCC framed structure with solid block masonry, measurements shown in plan are inclusive of plastering thickness.
- Flooring : 60cm X 60cm Vitrified Tiles of project series models of Johnson/ Simero/ Kajaria/ AGL or equivalent brands for apartments.
- Kitchen : Tiled flooring, provisions for water purifier and electric hood will be provided.
- Toilets : Ceramic Tiles on floor and ceramic wall tiles to 7 feet height. White colored floor mounted EWC and other sanitary fittings of project series models of Johnson/ Parryware/ Cera/ Jaquar or equivalent brands.
- Plumbing : Concealed plumbing with CP fittings of project series models of Johnson/ Parryware/ Cera/ Jaquar or equivalent brands with Supreme/ Finolex/ Astral or equivalent brand PVC types.
- Electrical : Single phase concealed wiring in PVC conduits with wires of V-Guard/ RR Kabel/ Finolex/ Polycab or equivalent brands, with modular switches of ABB/ Schneider/ Legrand or equivalent brands with RCCB. Base points in all rooms, T.V. point in the living room and the master bedroom, provision for A/C point and water heater connection point in master bedroom
- Doors : Painted flush shuttered doors with ordinary country wooded frame.
- Windows : Aluminium frame works with glass for windows, MS Grills for handrails.
- Painting : Two coats putty in normal finish with emulsion paints of Asian/ Dulux/ Berger or equivalent brands for interiors, Emulsion paints for exterior, enamel paints for hand rails and grills. The finishes are subject to minor variations.
- Water Supply : Open well water supply from overhead tank with individual metering, depending upon the availability.

BOOKING FORM

- 1) Name in full (similar details of co-applicant if any) :.....
.....
- 2) Name of father / husband :.....
- 3) Age :..... Date of birth :.....
- 4) Occupation :.....
- 5) Permanent address :.....
..... Village :..... Taluk :.....
- 6) Address for communication :.....
.....
If non-resident, address abroad :.....
- 7) Telephone No. :..... Mob. No. :.....
Fax No. :..... E-mail :.....
- 8) Resident/non-resident (if non-resident, Passport No.) :.....
- 9) Name of spouse :.....
- 10) Age :..... Date of birth :.....
- 11) Employed/not employed :.....
(if employed, designation and address) :.....
.....
- 12) Name and address of authorised representative if any :.....
.....
.....
- 13) Requirement of premises
 - a) Apartment No. :..... b) Type :.....
 - c) Super Built up area :.....
 - d) Car Park (Yes/No) :.....
- 14) Cost per Sq.ft. :.....
Total Cost :.....
Grand Total :.....
- 15) All payments should be by crossed Demand Drafts or at par Cheques payable at Kottakkal in favour of M/s Homestead Projects and Developers Pvt. Ltd.

Signature of the Applicant

Place.....

Date.....

Signature of the Official

TERMS AND CONDITIONS

1. Once allotted and agreement signed, the PRICES ARE FIRM.
2. Cost of stamp paper, registration charges, legal and miscellaneous expenses in connection with the registration of flat and undivided share in land, any additional stamp duty claimed by the registration department are to be borne by the purchasers.
3. Other expenses to be borne by the client include all taxes (GST & CESS), as applicable, Kerala Building Tax, Construction Workers Welfare Fund, Provident Fund contributions or similar social security fund contribution, if any applicable or made applicable during the pendency of the contract or after its completion in relation to this project, other statutory payments in respect of the construction work carried out, KSEB Deposit and cabling charges as specified in the agreement, Monthly Maintenance Deposit/Advance, cost of transformer and generator (common) and the charges for Extra-Works, if any.
4. The plans are not drawn to scale and are included only for the purpose of identification. The measurements shown in the plan are indicative and may vary. Furniture lay-out is only an indication for space utilisation. The elevation shown in the brochure is artist's expression only and the actuals may vary according to the practical site conditions. All measurements and specifications shown in the brochure are subject to minor variations without specific or general notice. All such variations/alterations shall be purely at the discretion of the builders.
5. The area is inclusive of proportionate share of common areas and wall thickness.
6. Monthly maintenance expenses are to be shared among owners, as decided by the Owners Association. Maintenance charges are payable by the Owners on a monthly basis. Membership in the Association is compulsory and not optional. Maintenance Deposit/Advance is collected from all the Owners by the Builder and after appropriating the expenses incurred by the Builder during the period the maintenance was done by them, the Builder shall transfer the balance amount to the Association after its formation.
7. This is a time bound project. In case payments are not made as per agreement signed, the Builder reserves the right to cancel the allotment, in which case or in event of booking cancellation by the clients refund to the client will be made only after re-allotting the unit to another party and such refund shall be without any interest and subject of deduction of expenses and liquidative damages.
8. All payments should be by crossed demand drafts/at par cheques payable at Kottakkal drawn in favour of M/s Homestead Projects and Developers Pvt. Ltd.
9. For delayed payments penalty will be charged at the prevailing rates.
10. The Builder reserves the right to accept or reject any application without assigning any reason thereto.
11. This Brochure is only for information and this does not constitute a legal offer/invitation to an offer.
12. All transactions are subject to Tirur Jurisdiction only.

Signature of the Applicant



Basement floor plan



Ground floor plan

typical floor plan



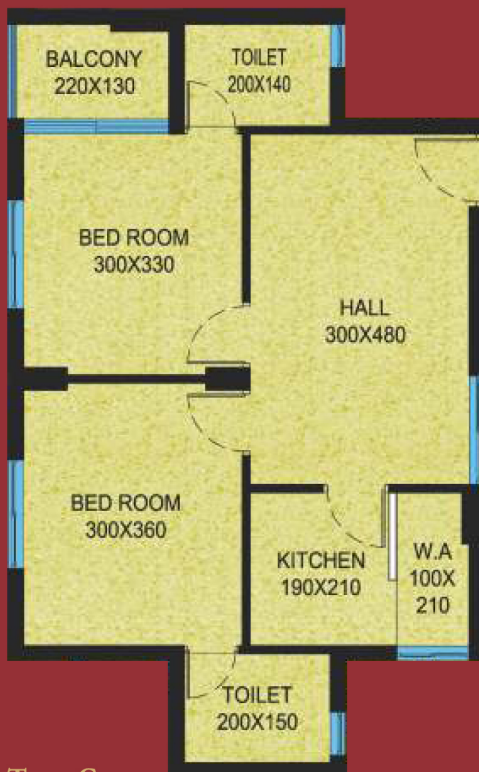
Type A

Super Built up area: 1099 sq.ft.
Carpet area: 624 sq.ft.



Type B

Super Built up area: 803 sq.ft.
Carpet area: 442 sq.ft.



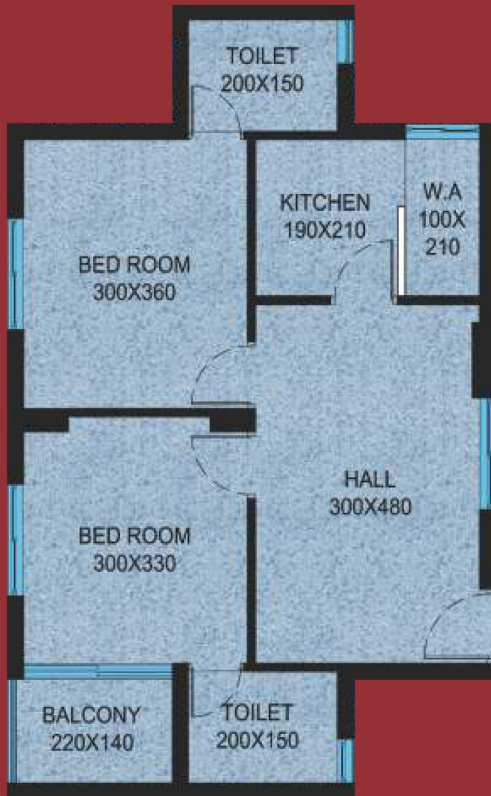
Type C

Super Built up area: 808 sq.ft.
Carpet area: 451 sq.ft.



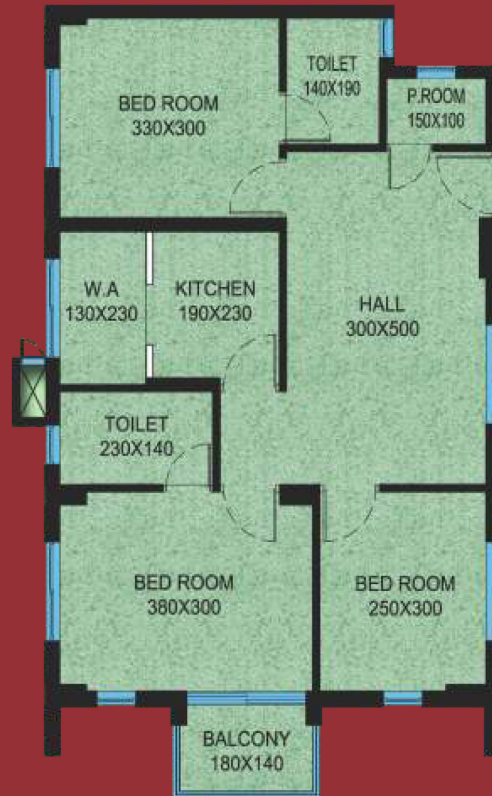
Type D

Super Built up area: 808 sq.ft.
Carpet area: 451 sq.ft.



Type E

Super Built up area: 808 sq.ft.
Carpet area: 451 sq.ft.



Type F

Super Built up area: 1027 sq.ft.
Carpet area: 578 sq.ft.





Homestead Projects & Developers Pvt. Ltd.

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