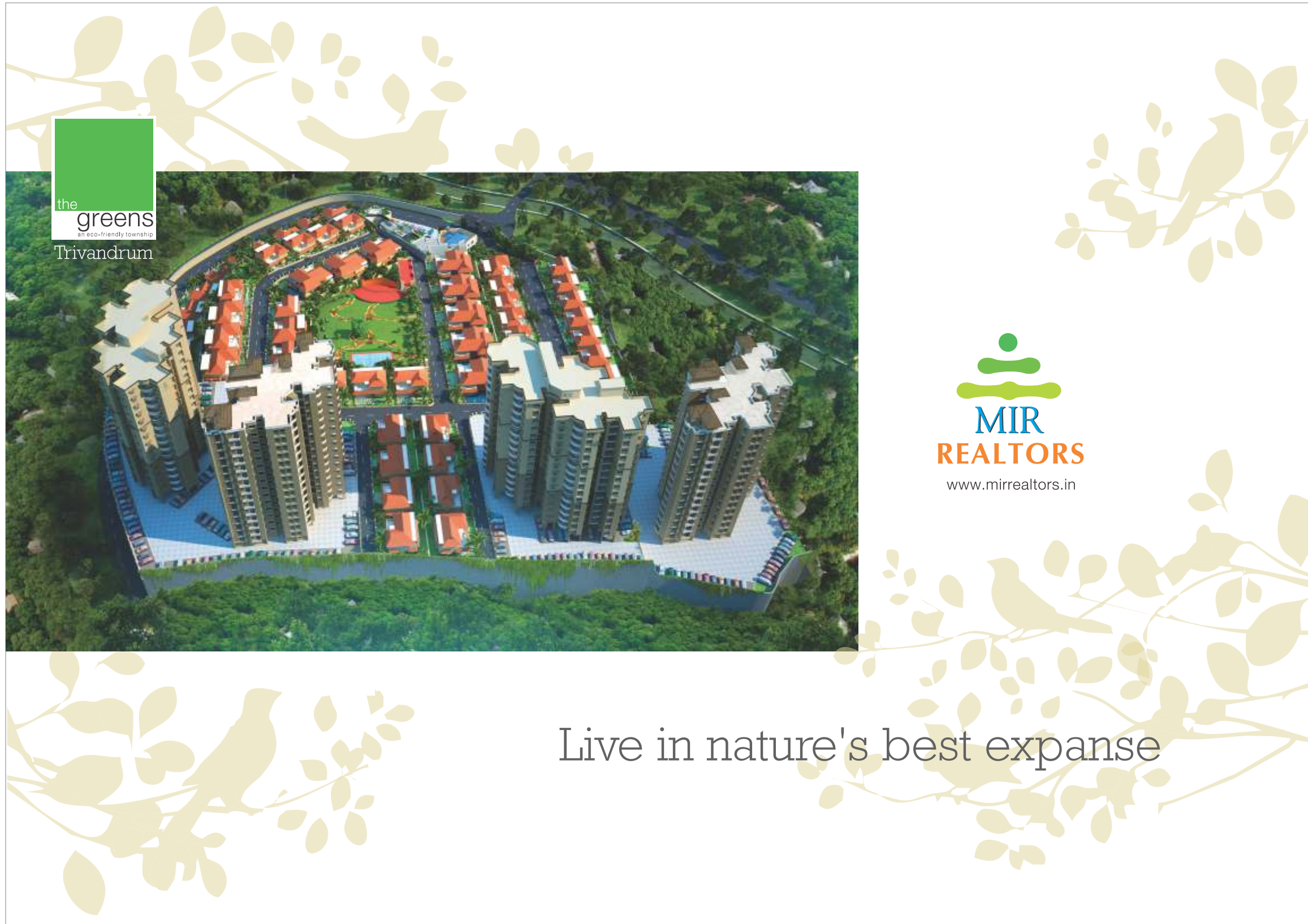




the
greens
an eco-friendly township
Trivandrum


MIR
REALTORS
www.mirrealtors.in

Live in nature's best expanse



Power Behind the Projects

Mir Realtors' dream to build a green, gated and guarded community concept in Kerala was backed by the expertise of the consultancy and project management wing of Mir Group. Over the years, their expertise has extended to the Seaports & Airports sector, Project Management & Consultancy, Urban Infrastructure, Environment Management and Energy Audit as well. Some of the recent noteworthy projects awarded to the team is as detailed below:

- Traffic & transportation study at Andaman & Nicobar Islands for transport requirements until 2030
- Land Use Plan for Cochin Fisheries Harbor, Kerala to develop a well-equipped fishing harbour
- Master plan to develop Gwalior counter magnet area on 17,500 hectares of land
- Consultancy to develop Greenfield Port for the Government of Karnataka
- Consultancy to develop India's dream railway project for the Dedicated Freight Corridor Corporation India (DFCCIL)



Mir Group

Mir Group is one of the leading and fastest growing business houses in India. Apart from housing development & construction, the group is also engaged in diverse business sectors such as Hospitality, Tourism, Consultancy, International Trade, Lifescience, Infrastructure and Energy solutions. Headquartered in Cochin, Kerala, the group directly employs close to 450 people and enjoys a wide network of operations in India as well as a strong presence in UK, USA, Middle East, Europe, Sri Lanka & other Asian countries.





HARITHAM

15 storied high rise apartment tower
in the green expanse of The Greens.

Claim your living space, in harmony with nature.

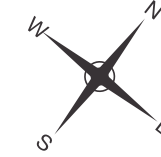
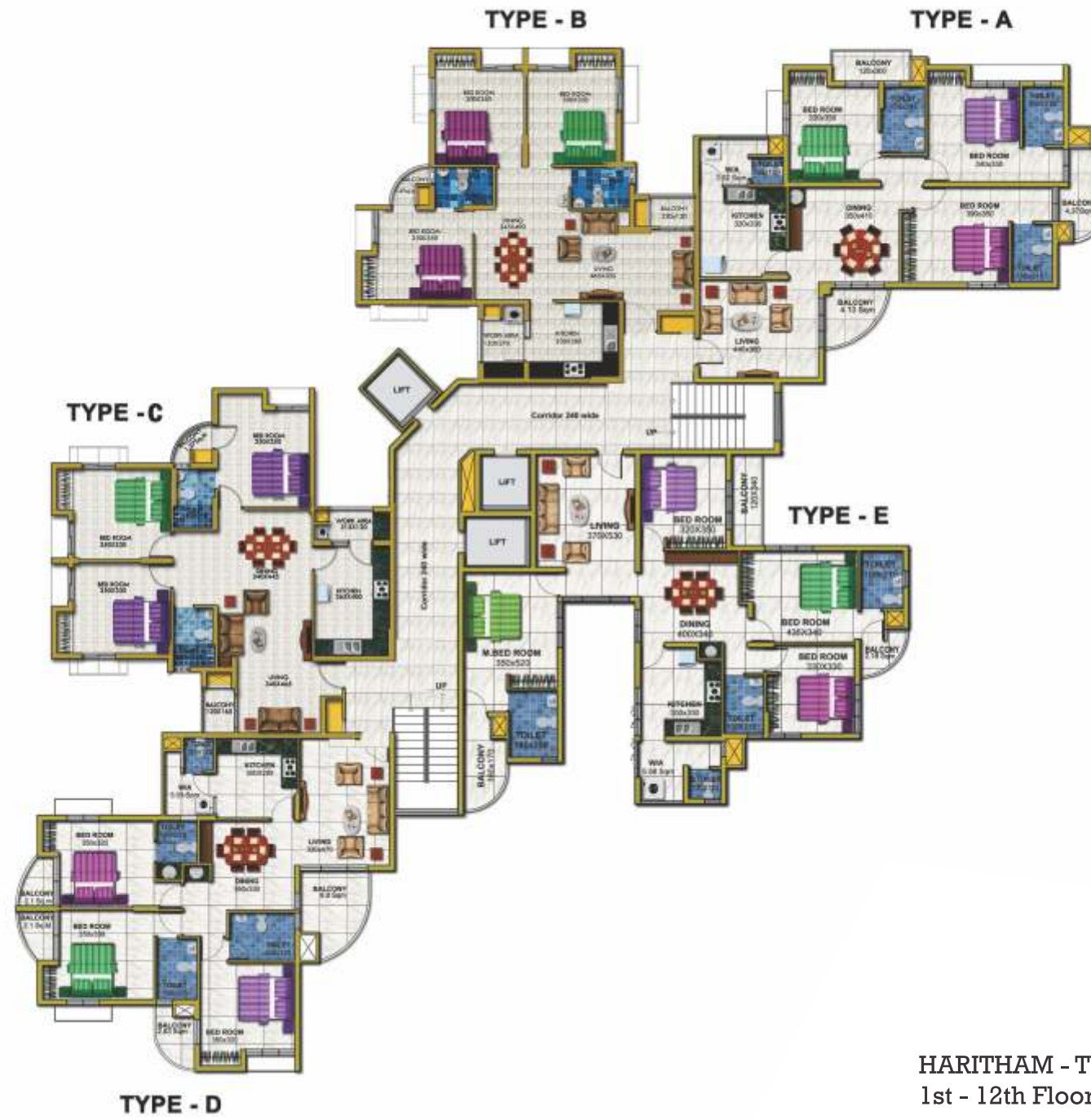
After a long day at work, home is where you can't wait to get back. To revive yourself with a cuppa of coffee and to share some lite moments with your family. To take them for a walk around, the lush green lawns. Walk in to the supermarket or the beauty saloon, few feet far. To Join a family friend later for dinner and savour a drink under the starlit sky. To enjoy your favourite game in the clubhouse. And when you have all these inside a gated community, why go elsewhere, your home makes the perfect place to unwind. You get to live with a lot of like minded people, who make your world more meaningful... Feel with in a good company.

Mir The Greens is Trivandrum's first and largest of its kind self-contained "Zero Pollution Zone" township with 364 luxury dwelling units comprising of apartments and villas. Spread in almost 12 Acres of virgin greenery, the project is a breath taking beauty. Comprising of 4 high rise apartment towers and 58 luxury villas, Greens is destined to be Kerala's most prestigious and desirable addresses. The project is located just few minutes drive away from the city centre pampering the community from all city bustles. The Greens is the epitome of township concept from Mir Realtors.

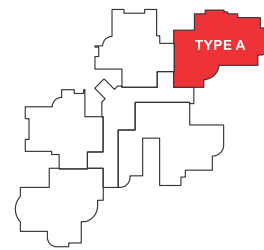
- Largest self-contained township in the capital city.
- 50% open space within the township
- 1.5 Acre open amphitheatre
- Resort-like ambiance
- Located at Karakulam on Sh2.
- Few minutes drive away from major locations.
- Modern amenities spread across 35,000 sq. ft area.



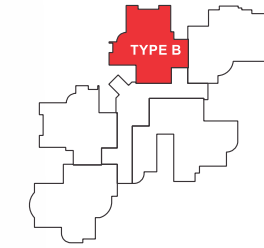
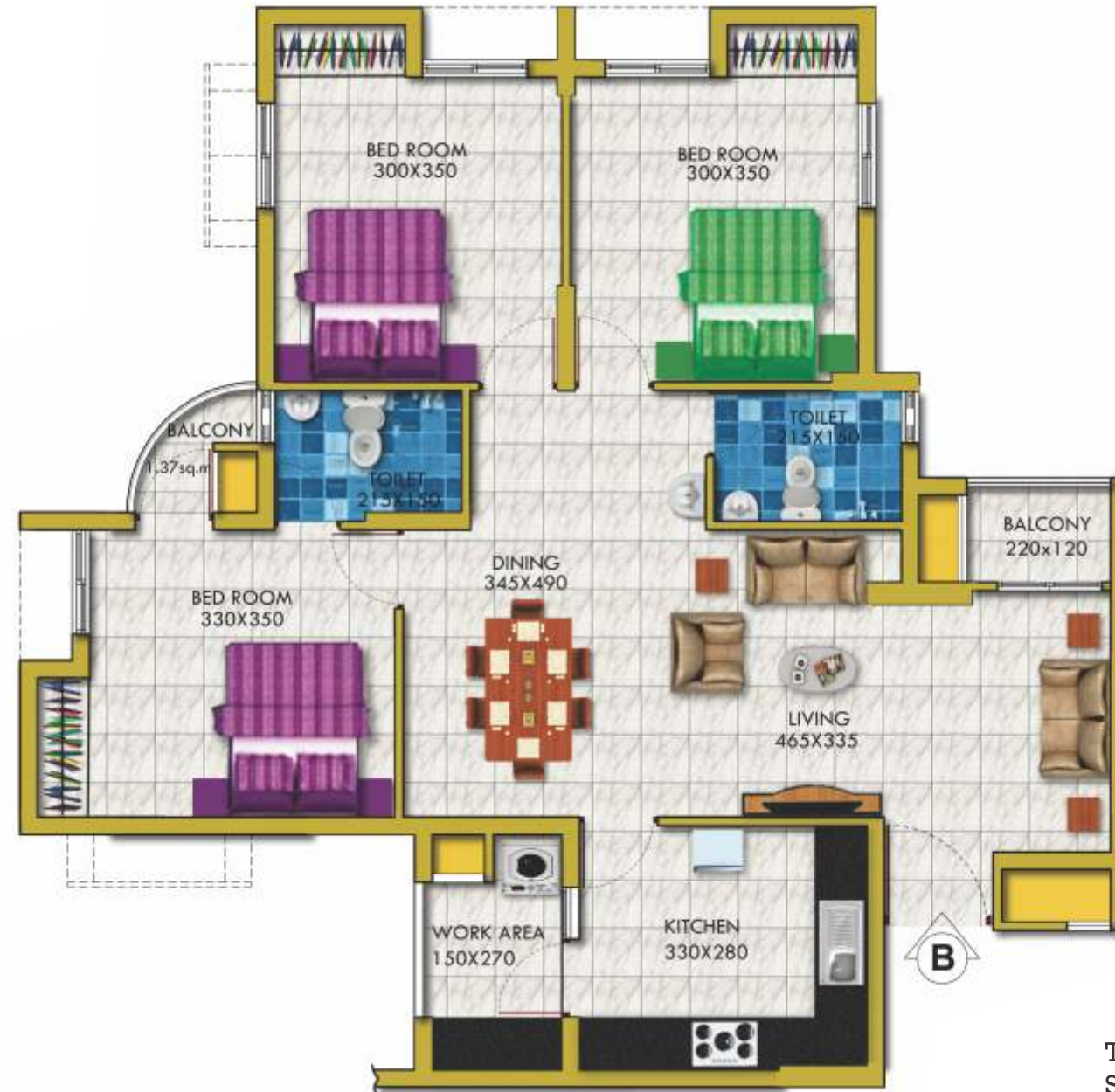
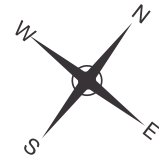
HARITHAM & PRAKRITHI
SITE PLAN
Not to scale



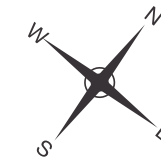
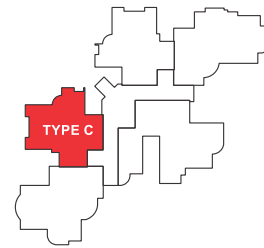
HARITHAM - TYPICAL FLOOR PLAN
1st - 12th Floor



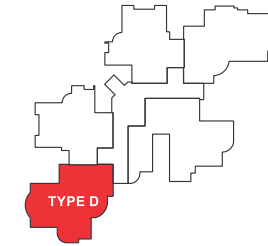
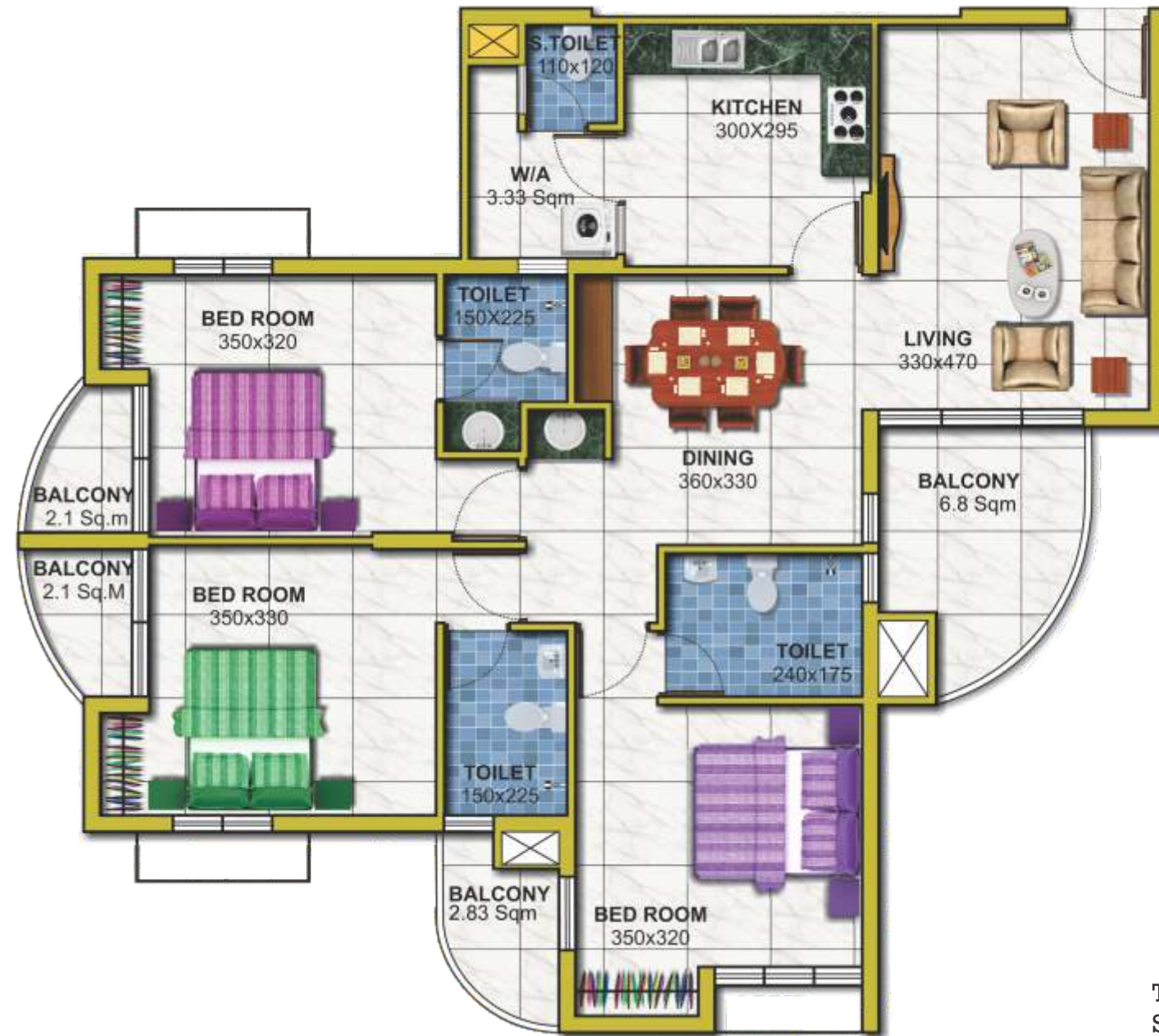
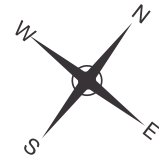
TYPE - A
Saleable Area 1692 Sq.Ft



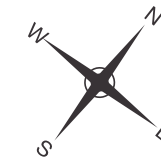
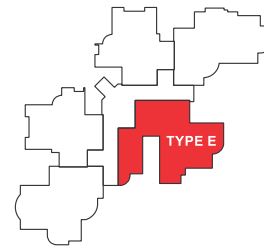
TYPE - B
Saleable Area 1390 Sq.Ft



TYPE - C
Saleable Area 1390 Sq.Ft



TYPE - D
Saleable Area 1604 Sq.Ft



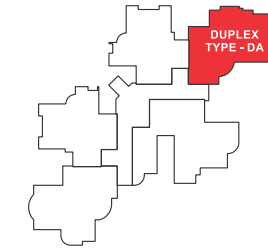
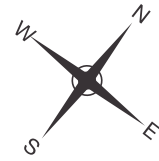
TYPE - E
Saleable Area 1930 Sq.Ft



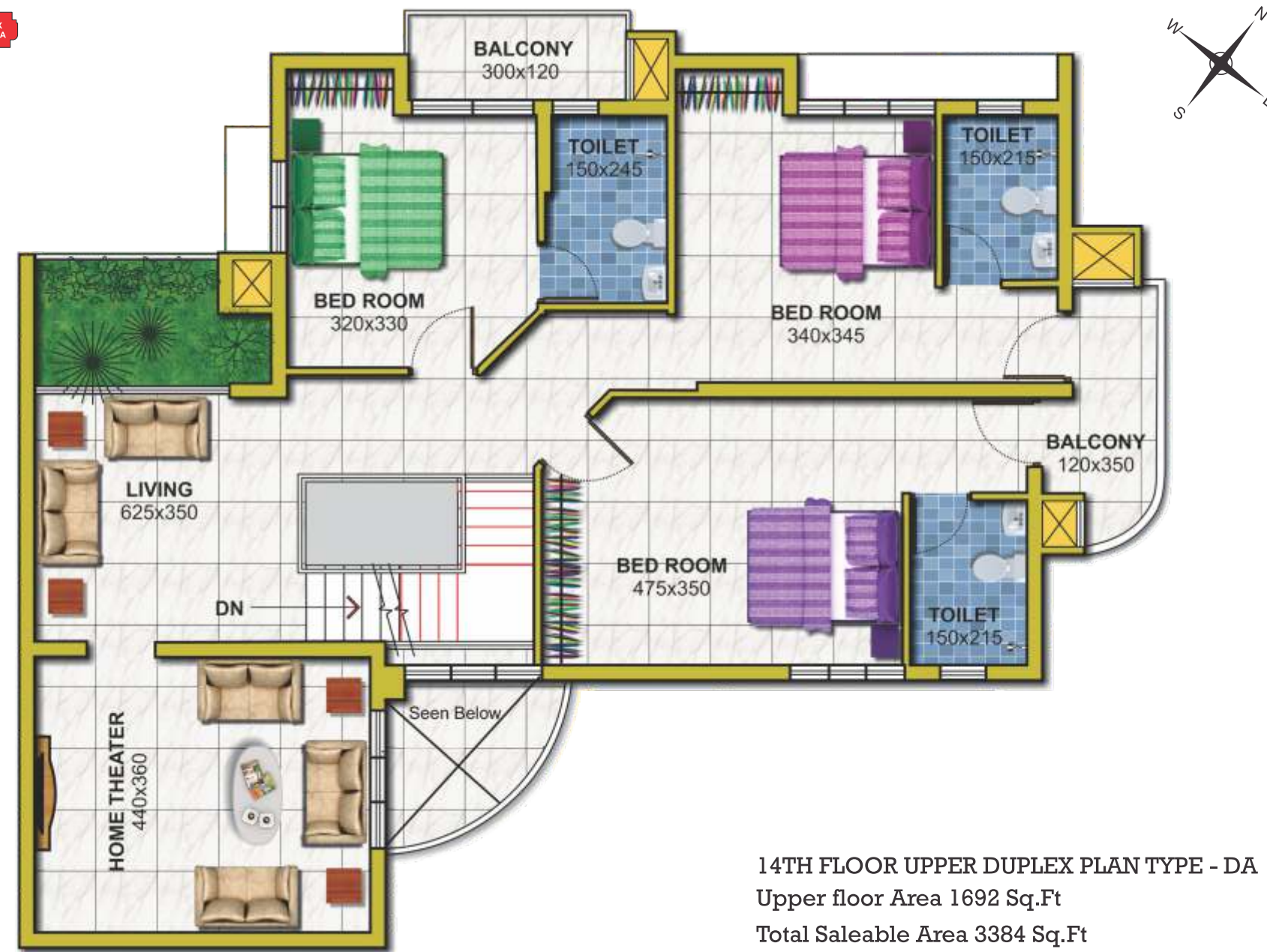
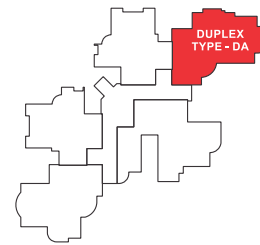
HARITHAM LOWER DUPLEX
13TH FLOOR



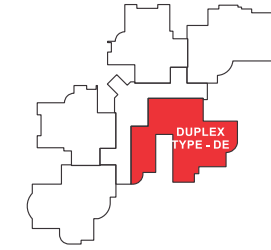
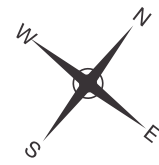
HARITHAM UPPER DUPLEX
14TH FLOOR



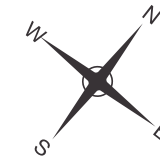
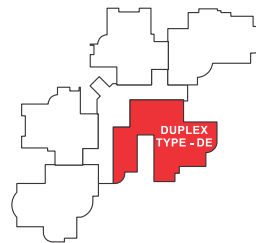
13TH FLOOR LOWER DUPLEX PLAN TYPE - DA
Lower floor Area 1692 Sq.Ft
Total Saleable Area 3384 Sq.Ft



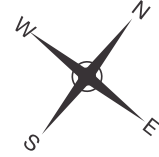
14TH FLOOR UPPER DUPLEX PLAN TYPE - DA
Upper floor Area 1692 Sq.Ft
Total Saleable Area 3384 Sq.Ft

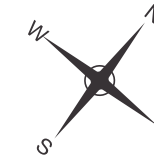
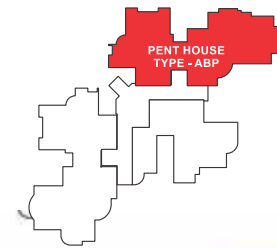


13TH FLOOR LOWER DUPLEX PLAN TYPE - DE
Lower floor Area 1930 Sq.Ft
Total Saleable Area 3860 Sq.Ft

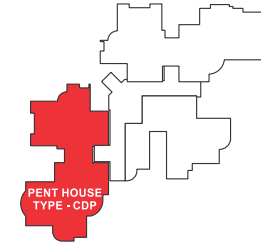
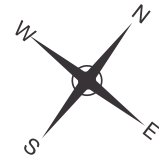


14TH FLOOR UPPER DUPLEX PLAN TYPE - DE
Upper floor Area 1930 Sq.Ft
Total Saleable Area 3860 Sq.Ft





15TH FLOOR PENT HOUSE PLAN TYPE ABP
Saleable Area 3082 Sq.Ft



15TH FLOOR PENT HOUSE PLAN TYPE CDP
Saleable Area 2994Sq.Ft

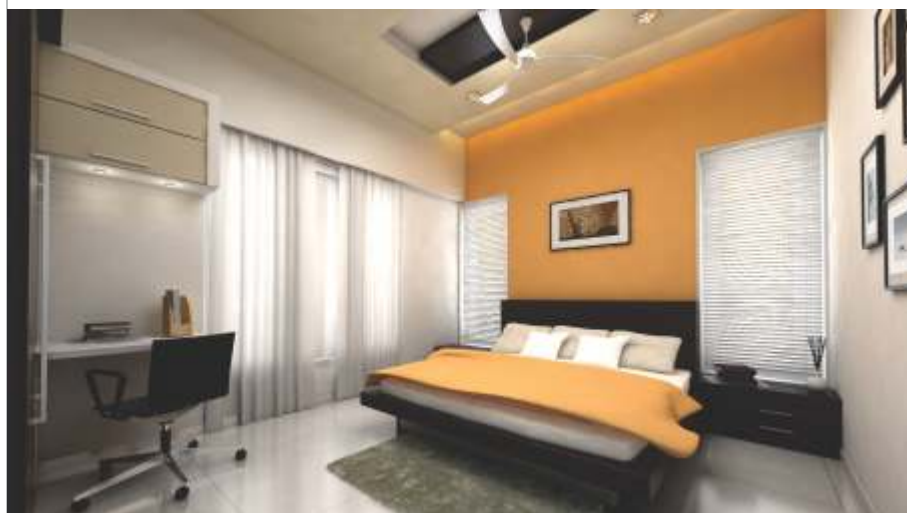
AMENITIES

■ Health club ■ Multi-gym ■ Jogging Track outside the unit ■ Swimming pool ■ Yoga and Holistic centre ■ Conference Hall ■ Reading Room ■ Intercom Facility ■ CCTV facility in Reception area ■ Waiting room ■ Library ■ 24 hour power, water, security for the Township ■ Fully furnished guest suites, 2 Nos. ■ Centralized gas supply ■ Servants and drivers rooms ■ Reception and Lobby ■ Caretaker Room ■ Association and recreation room ■ Amphitheatre ■ Open air party area on terrace ■ Card and Carom ■ Table tennis ■ Kids play area





25000 sq. ft.
Club House



SPECIFICATIONS - HARITHAM

CAR PARKING: Covered car parking provided at additional cost.

CAR WASH AREA: Exclusive Wash Area in Ground Floor.

COMMUNICATION: Provision for Cable TV connection in Drawing and Master Bed Room.

ELECTRICITY: Three phase power supply with concealed wiring in PVC conduits. DB, ELCB & MCB of Legrand or equivalent. Elegant modular switches of Legrand or equivalent. Independent power meters.

FIRE SAFETY: Fire safety features as per standards.

FLOOR ACCESS: Two fully automatic, 8 passenger, high speed elevators and one 13 passenger service elevator, one common staircase and one fire escape staircase.

FLOORING: Premium quality vitrified tiles for all bed rooms/ living/dining & Kitchen. Ceramic anti skid tiles for toilet floors, balcony & work area. Ceramic joint free wall tiles upto 220 cm for bath rooms wall.

DISCLAIMER

- . Brand and make are indicative and will be of equivalent make and quality as per availability
- . Furniture layout shown in the brochure is indicative of how the unit can be used. No furniture, landscape, or accessories shown in the visuals are provided with the apartment.
- . All floor plans and specifications are indicative and are subject to change as decided by the Company or competent authority. Marginal revisions may be necessary during construction

GAS SUPPLY: Provision for Centralised gas supply.

KITCHEN: Platform done in quality granite with stainless steel sink. 2 feet dado above granite counter, Aqua Guard point.

PAINTING: Putty finished/plastic emulsion in all rooms. Enamel painting for doors/window and safety grills.

POWER BACKUP: Generator backup for elevators, common lighting, pumps and 500W power limit points for the apartments. Provision of Automatic Main Failure control [AMF] panel too.

WATER: Own treatment plant for the project. Rain water harvesting tanks for collection of roof water and recharging of Ground water Table through aquifers.

WOOD WORKS: Hard wood frames, Jackson or equivalent make solid core moulded panel Internal doors and main door solid core laminated teak veneer finish. Fibre reinforced polymer [FRP] Bath room doors.

TERMS AND CONDITIONS

1. The basic sale price of apartments will depend on the rates prevalent at the time of acceptance of the application by the builder and super built-up area is defined as the built-up area including balconies of the apartments plus a pro rata share of the common areas/facilities of the building. Super built-up area as defined by the builder shall be final and binding on the applicant/purchaser.
2. Sanctioned building plans, title deeds and other related documents pertaining to this project are available at our office for reference. Once allotted the prices will be firm.
3. Unit plan not to scale. All materials, dimensions and drawings are approximate. The actual usable floor space may vary from the stated floor plan. Units shown with furniture are for an indication only and do not constitute the actual product. Floor plan, unit area and elevation are subject to state legislation and bye laws of the local bodies applicable to the construction and real estate industry and may change accordingly. Internal lay out pattern as shown in the brochure may change after the final placement of the structural column. All areas are inclusive of proportionate common areas which include stairs, lift areas, walls, common spaces and corridors.
4. The area indicated is inclusive of proportionate share of common area and wall thickness.
5. The purchasers shall bear the cost of the stamp paper, registration charges, legal and miscellaneous expenses in connection with the registration of the unit purchased, inclusive of any additional stamp duty claimed by the registration authorities.
6. The purchasers shall be bound to bear all taxes and rates applicable including Sales Tax or VAT, Service Tax, Kerala Building Tax, Construction Workers Welfare Fund Cess, Provident Fund or similar Social security fund contributions applicable during the pendency of the contract or after its completion in relation to this project.
7. The purchasers shall further bear other statutory charges, proportionate share in KSEB deposit, cabling charges, cost of transformer and generator etc.
8. The maintenance will be carried out by Mir Realtors Pvt. Ltd. till an Association of Apartment/Villa Owners is formed. The customers are liable to pay the maintenance charges to the builder till the formation of the Owners Association or till the customer joins the Association, which ever is later. The maintenance will thereafter be carried out by the Owners Association.
9. Overseas purchasers should make their payments strictly through proper banking channels and it shall be the responsibility of such purchasers to ensure that the statutory and regulatory formalities that are framed by RBI from time to time are complied with.
10. This is a time-bound project. In case payments are not made as per the agreement signed, the Builder reserves the right to cancel the allotment, in which case, 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 to deduction of expenses and damages.
11. Completion and delivery dates are indicated to give an idea of probable completion of the project. Every effort will be made to complete and handover the units within the stipulated time. The Company will not responsible for any delay in obtaining water/electricity connections and the delay in completion of statutory assessments.
12. Documentation
 - a) On allotment, two agreements will have to be executed, within 30 days from the date of booking, ie, one between the purchaser and the landlord for sale of undivided share in land and another between builder and the purchaser for execution of a construction contract to build an apartment. Though separate considerations are specified in each agreement, the composite value of the undivided share in land and that of the construction contract will be shown in the payment schedule.
 - b) The sale deed for the unit purchased will be registered or caused to be registered in the name of the purchaser or his nominee by the land Owner/Builder on receipt of the stipulated payment as per the agreements.
13. All payments should be made by way of crossed Demand Drafts/local cheques payable at Trivandrum, Kochi / Kannur drawn in favour of Mir Realtors Pvt. Ltd. Collection charges shall be payable for outstation cheques.
14. Interest shall be charged for delayed payments.
15. The Builder/Marketing Agent reserve the right to accept or reject any application without assigning any reason thereto.
16. The Brochure is only for information and does not constitute a legal invitation to an offer. Fittings and Fixtures shown here do not constitute part of the standard agreement.
17. All transactions under this are subject to Ernakulam jurisdiction only.
18. In case of any dispute relating to the above, the same will be referred to one or more arbitrator/s, appointed by the builder, and the decision of the arbitrator/s will be final and binding on all the parties to the dispute.

I/We have gone through the terms and conditions & payment schedule in the brochure and I/We undertake to abide by the same if the Penthouse/Apartment / Duplex is allotted to me/us.

Signature of theApplicant:.....
Name of the Applicant.....
Place :
Date :



HARITHAM REGISTRATION FORM

(To be filled in block letters)

Name in full: Applicant										
Co-Applicant										
Age of Applicant			DOB							
Father's Name: Applicant			DOB							
Nationality: Applicant										
Residential Status: Indian			Applicant		Co-Applicant					
NRI										
If Indian Resident, Pan No										
If NRI, Passport No										
Occupation										
Permanent Address: Applicant										
Co-Applicant										
Address for Communication: Applicant										
Tel:					Mob,					
Local contact no:					Email:					
Co-Applicant Tel:					Mob,					
Local contact no:					Email:					
Name of Nominee with Age & Relationship										
Type/Apt no		Area		Floor		Rate per sq.ft.				
Total cost (Incl. statutory & miscellaneous charges)										
Booking amount										
Cheque / DD No										

Kindly allot a Penthouse/Apartment/ Duplex in my/our favour as per preference stated above. I/We have gone through the terms and conditions & payment schedule in the brochure and I/We undertake to abide by the same if the Penthouse/Apartment/ Duplex is allotted to me/us.

Please make payments by crossed demand drafts or account payee local cheques payable at Trivandrum or Ernakulam in favour of M/s, Mir Realtors Pvt. Ltd.

Signature of the Applicant

Place

Date

Referred by: _____ Signature of the Company Executive _____ Authorised Signatory _____

For Office use only

■ 6 Lakh sq. ft. handed over
■ 2 million sq. ft. under construction



Emerald Park, Kochi



Verdant Yard, Kochi



Tapovanam, Trivandrum

The Signatures in our success story



Landscaped garden, The Greens, Trivandrum



The Greens, Trivandrum

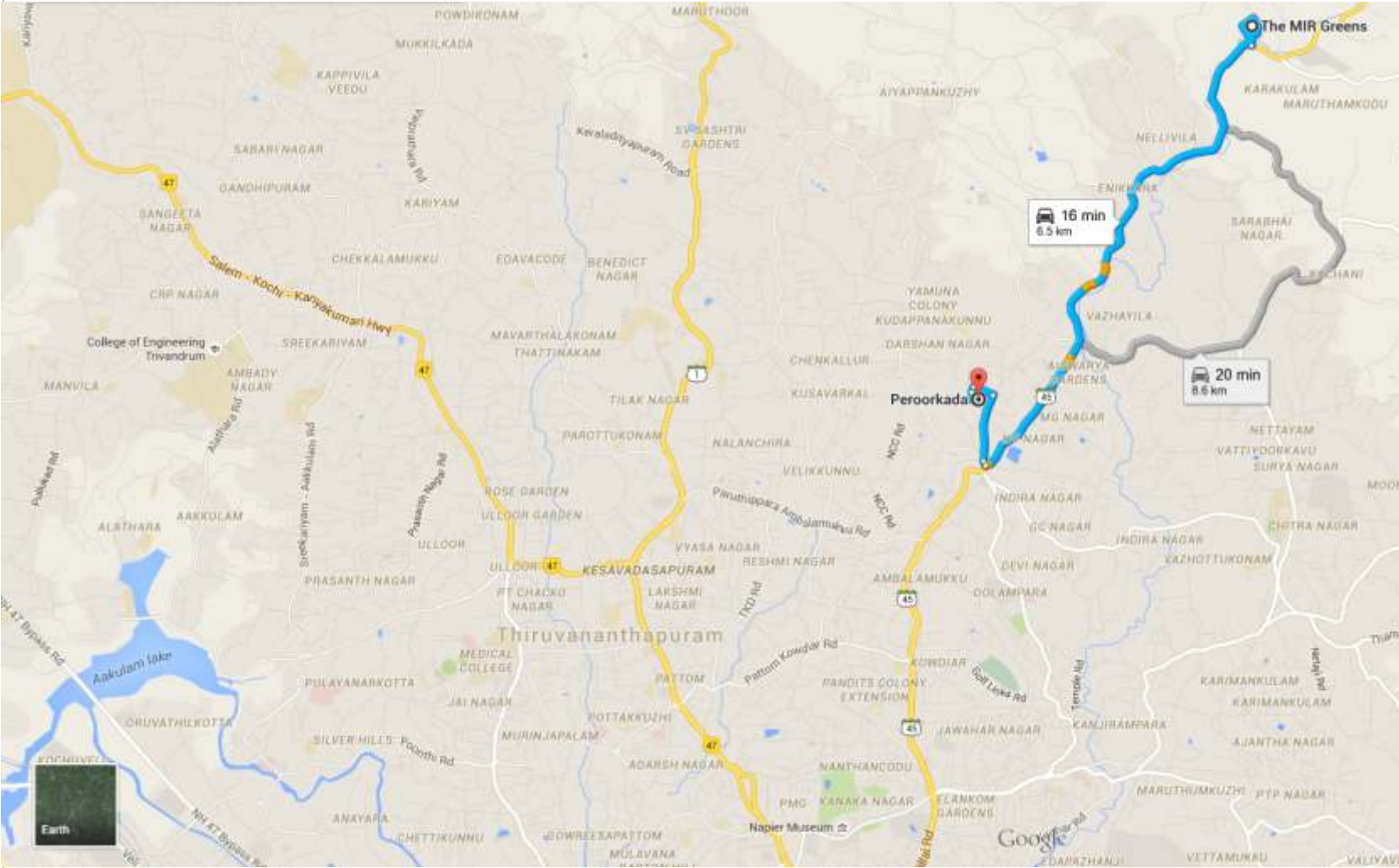


Amphi Theater, The Greens, Trivandrum



Prakrithi, The Greens

LOCATION MAP



HOW TO REACH

AIRPORT	15 Kms
RAILWAY STATION	11.5 Kms
KOWDIAR	7.5 Kms
PATTOM	10 Kms
MEDICAL COLLEGE	11.5 Kms
NEDUMANGADU	4.5 Kms
PEROORKADA	4.5 Kms
SCHOOLS	Within 4.5 Kms
HOSPITALS	Within 4 Kms
BANKS & ATMS	Within 500 Kms
COLLEGES	Within 3.5 Kms
STATE HIGHWAY	20 Mtrs



www.mirrealtors.in Call: +91 97441 66666 | Kannur: 98478 33335 | Cochin: 98478 44440 | Trivandrum: 98478 55550
A project of the diversified Mir Group engaged in housing project, hospitality, consultancy, infrastructure, lifescience, international trade and energy solutions

Mir Realtors Pvt. Ltd.

Corporate Office:

Kochi

41/2073 D, Kalabhavan Road, Cochin - 682018

Kerala, India., Phone: +91 484 4128444, Fax: +91 484 2366161

E-mail: info@mirrealtors.in

Regional Office:

Kannur

Sailors Cove, Palliyammoola, Alavil P O Kannur – 670008, Kerala, India

Ph: +91 497 2717711 Fax: + 91 497 2717722

Trivandrum

Mir The Greens, 8th Mile Stone, Karakulam, Chekkekonom P O -695564,

Thiruvananthapuram, Kerala, India. Tele fax: +91 472 2889800

Angamaly

#101-B, Max Medics House, Opp.St.George Basilica,

Angamaly - 683572, Kerala, India. Tel: +91 484 2456110