



#### Mir Realtors Pvt. Ltd.

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

Trivandrum

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Angamaly

#101-B, Max Medics House, Opp.St.George Basilica,  
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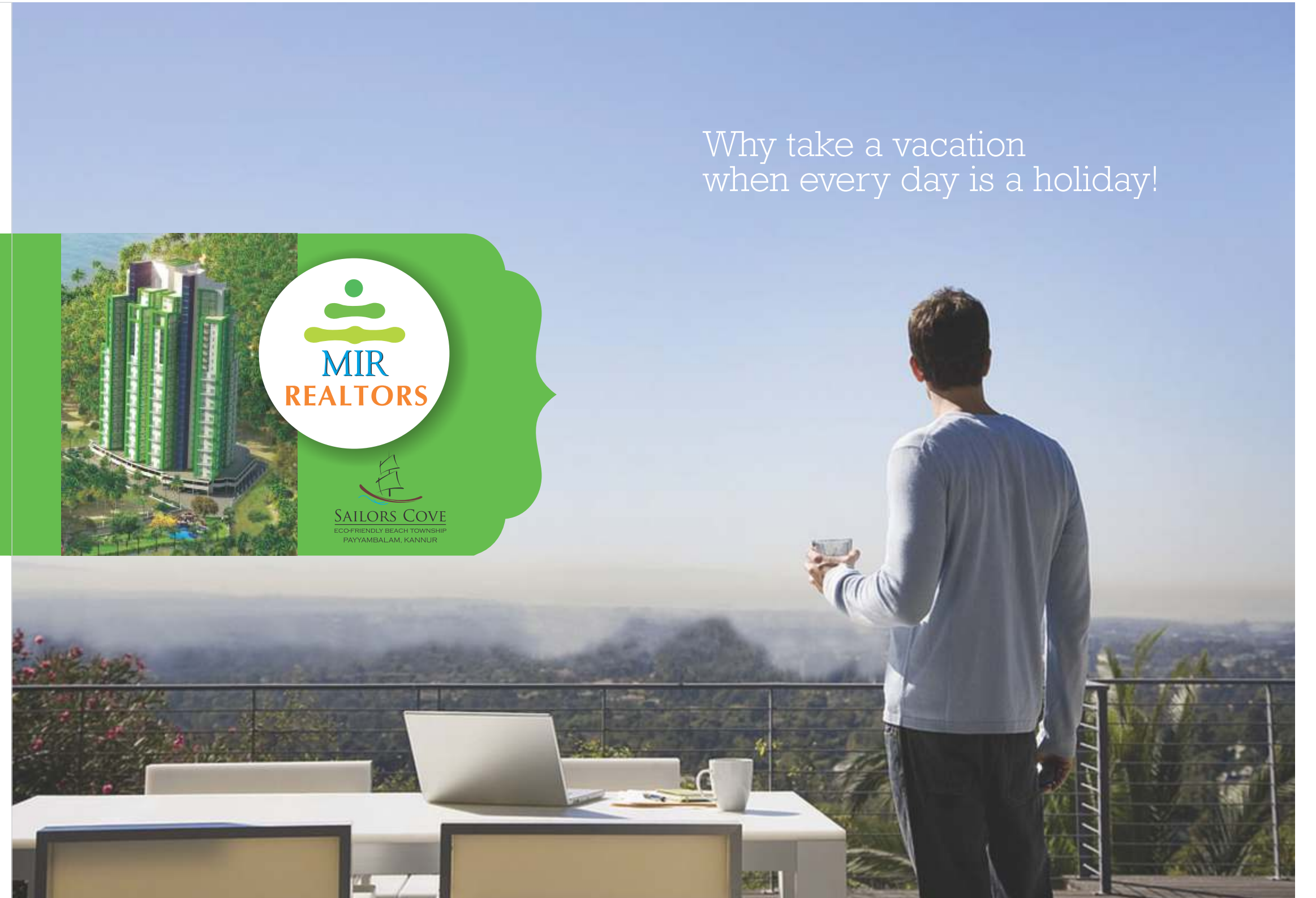
[www.mirrealtors.in](http://www.mirrealtors.in) Call: +91 97441 66666

| Kannur: 98478 33335 | Cochin: 98478 44440 | Trivandrum: 98478 55550

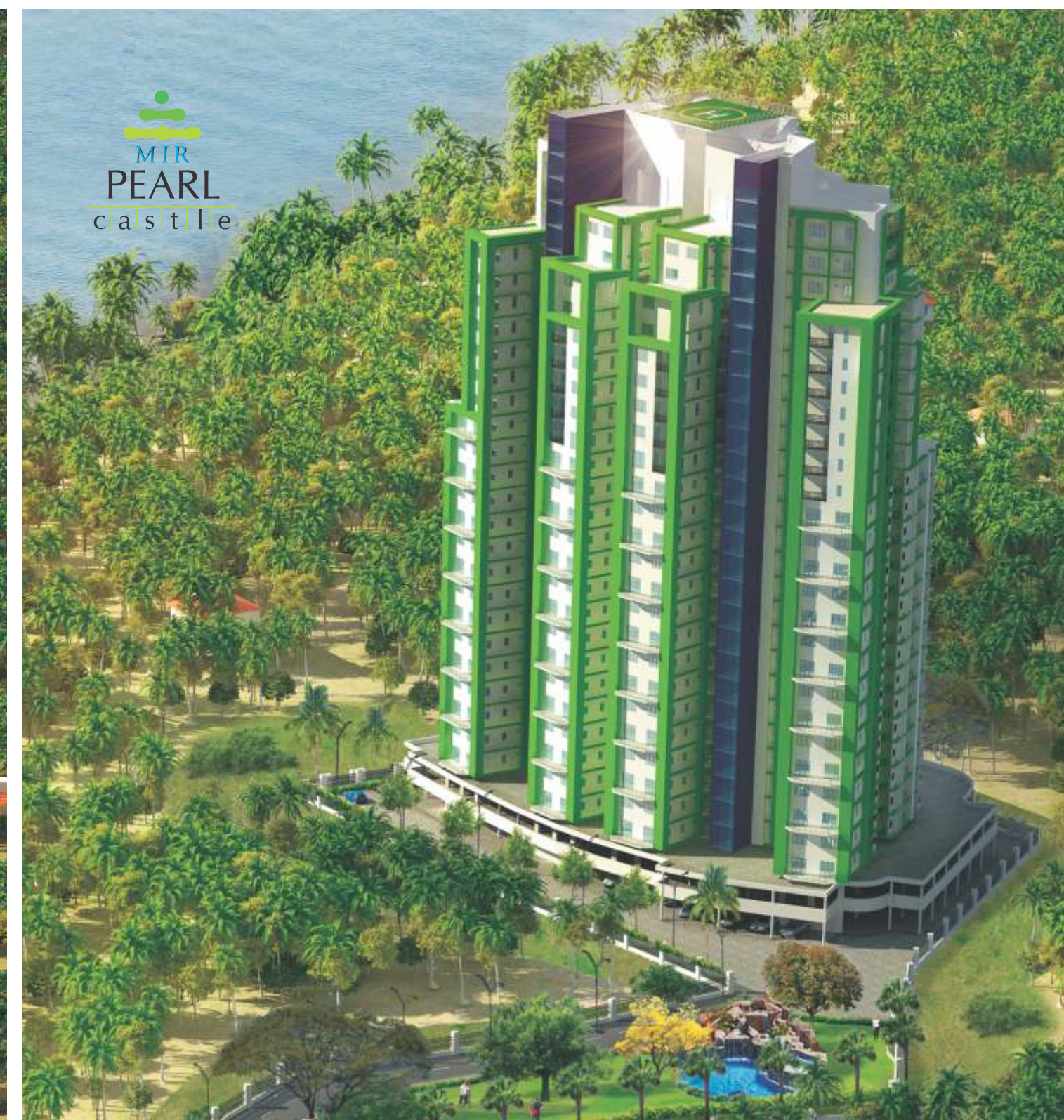
A project of the diversified Mir Group engaged in housing project, hospitality, consultancy, infrastructure, lifescience, international trade and energy solutions



Why take a vacation  
when every day is a holiday!











## It's like taking a break every day

Imagine taking a break every day after office hours. Imagine having all the comforts of a resort right next to your home. Imagine a life that leaves not even the faintest trail of carbon footprint. If you think this is really out of your bounds, think again. Sailors Cove in Payyambalam is not your average township. In fact it is one of a kind and truly a class apart.

## Re-defining luxury in the land of looms and lores

Life is destined to be a party at Sailors Cove. Around 250 families will begin life anew at South India's next best destination in the land of looms and lores. Located across the most happening beach locality in Kannur, Sailors Cove commands a towering presence with 27-storey twin tower apartments, panoramic sky villas, posh penthouses, ultra-modern duplex, luxurious villas and stylish pool bungalows. Designed to offer an elite identity for the privileged few, this beach-front self-contained township captures the essence of gated & guarded community living into a captivating new lifestyle, never experienced before. For those who love to live life to the full, Sailors Cove is the only place where every desire can be accommodated into one luxurious home.

### LOCATION MAP

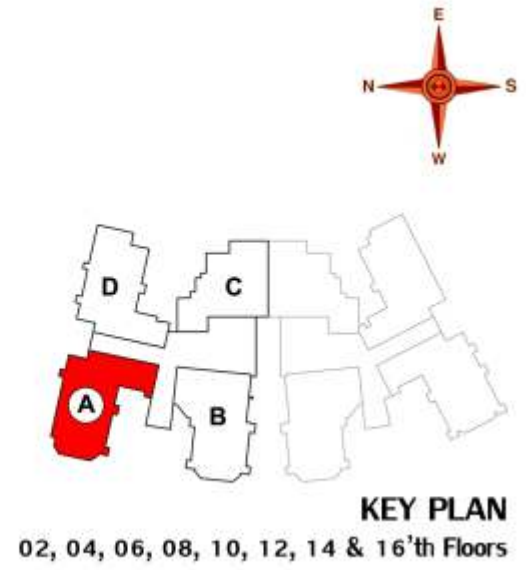
Not to scale

#### DISTANCE TO IMPORTANT LOCATION FROM SITE

URSULINE SENIOR SECONDARY SCHOOL	:2.5 KM
PAYYAMBALAM BEACH & PARK	: 2 KM
SAVITHA FILM CITY	: 3 KM
PASSPORT OFFICE	: 3 KM
CENTRAL SCHOOL	: 5 KM
KRISHNA MENON WOMEN'S COLLEGE	:6.5 KM
KOYILI HOSPITAL	: 6 KM
RAILWAY STATION	:4.5 KM
PRIVATE BUS STAND	: 5 KM
AZHEEKAL PORT	: 7 KM
PROPOSED AIRPORT	: 27 KM

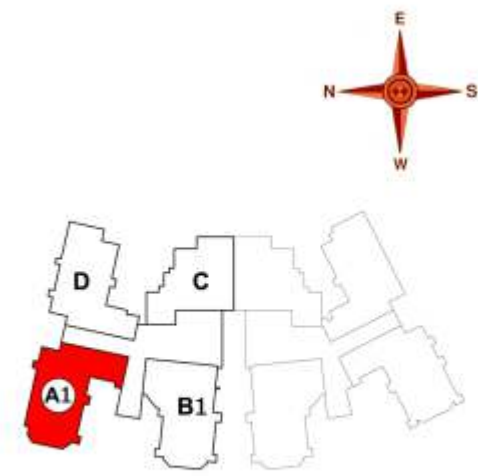






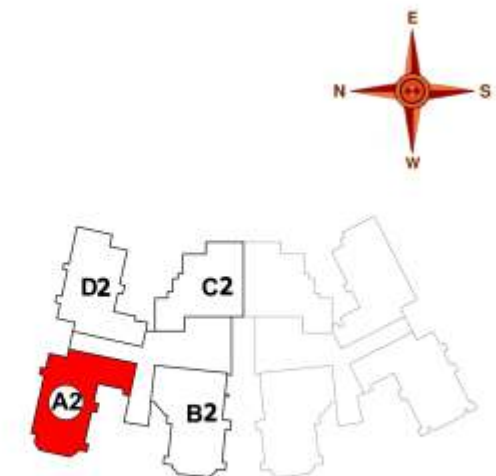
**SKY VILLA**  
**TYPE : A**  
Apartment Saleable area: 1597 Sq.Ft  
Terrace Saleable area: 133 Sq.Ft  
Total Saleable area: 1730 Sq.Ft





**KEY PLAN**  
03, 05, 07, 09, 11, 13 & 15<sup>th</sup> floors

**TYPE : A1**  
Total Saleable area: 1590 Sq.Ft

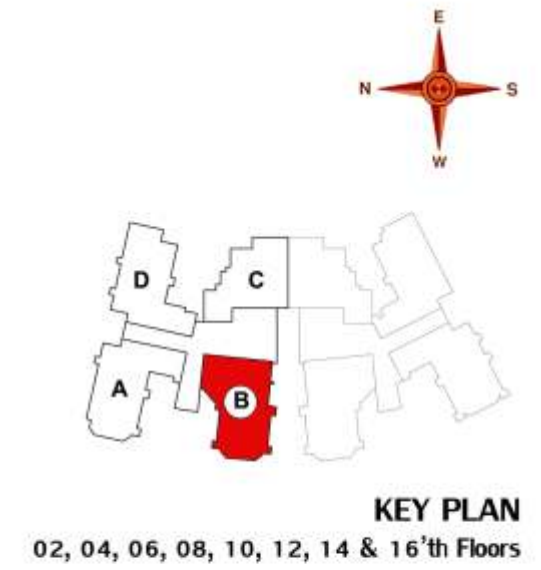


**KEY PLAN**  
17<sup>th</sup> Floor

**SKY VILLA**  
**TYPE : A2**  
Apartment Saleable area: 1422 Sq.Ft  
Terrace Saleable area: 218 Sq.Ft  
Total Saleable area: 1640 Sq.Ft

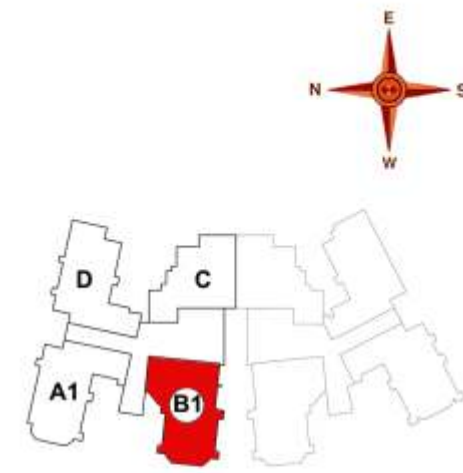


**TYPE : A3**  
Total Saleable area: 1440 Sq.Ft



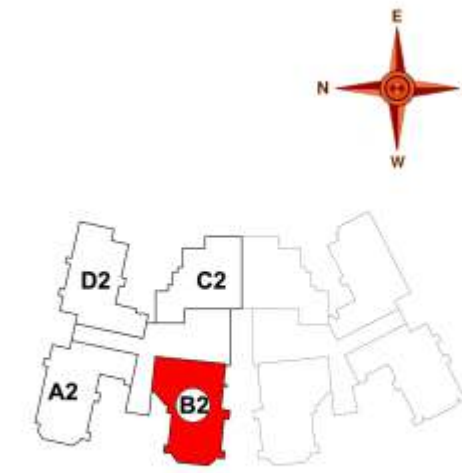
**SKY VILLA**  
**TYPE : B**  
Apartment Saleable area: 1597 Sq.Ft  
Terrace Saleable area: 133 Sq.Ft  
Total Saleable area: 1730 Sq.Ft





**KEY PLAN**  
03, 05, 07, 09, 11, 13 & 15<sup>th</sup> Floors

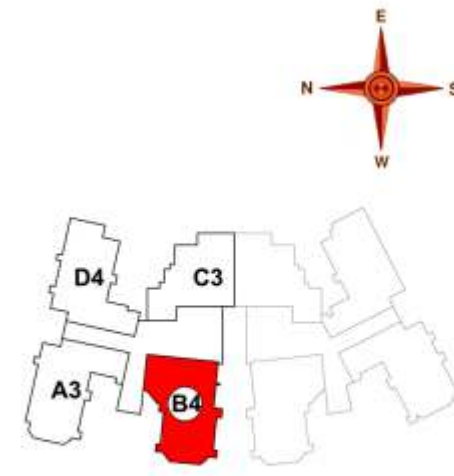
**TYPE : B1**  
Total Saleable area: 1600 Sq.Ft



**KEY PLAN**  
17, 18, 19, 20 & 21<sup>st</sup> Floors

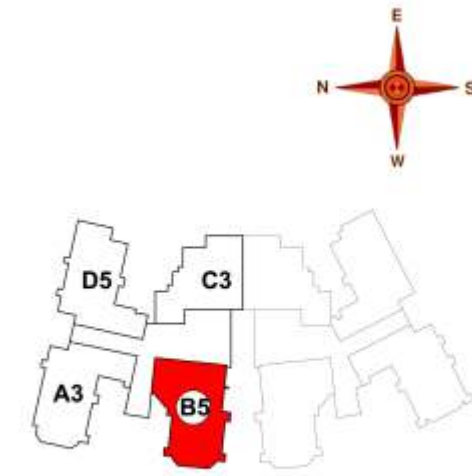
**TYPE : B2**  
Total Saleable area: 1600 Sq.Ft





**KEY PLAN**  
22'nd Floor

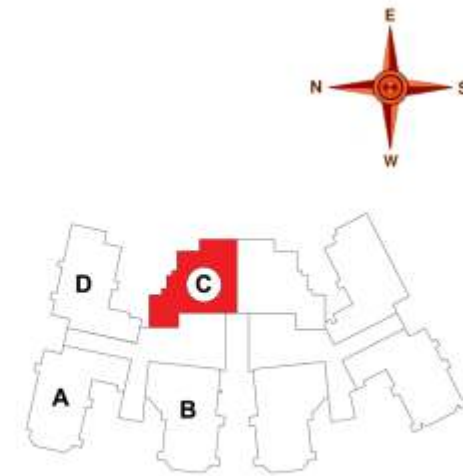
**TYPE : B4**  
Apartment Saleable area: 1455 Sq.Ft  
Terrace Saleable area: 85 Sq.Ft  
Total Saleable area: 1540 Sq.Ft



**KEY PLAN**  
23'rd Floor

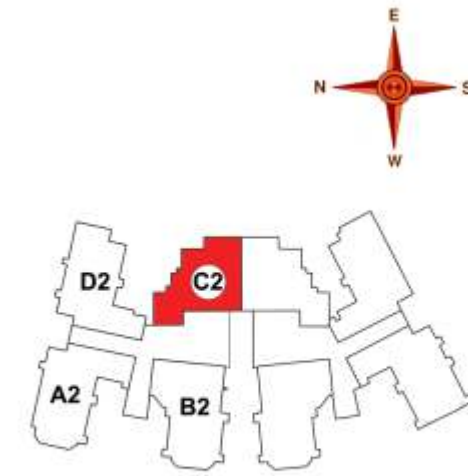
**TYPE : B5**  
Total Saleable area: 1470 Sq.Ft





**KEY PLAN**  
02, 03, 04, 05, 06, 07, 08, 09, 10,  
11, 12, 13, 14, 15 & 16<sup>th</sup> Floors

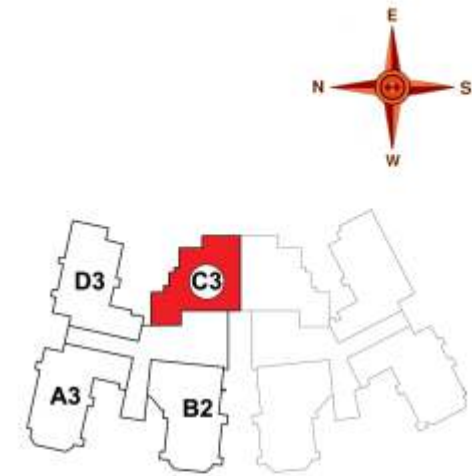
**TYPE : C**  
Total Saleable area: 1480 Sq.Ft



**KEY PLAN**  
17<sup>th</sup> Floor

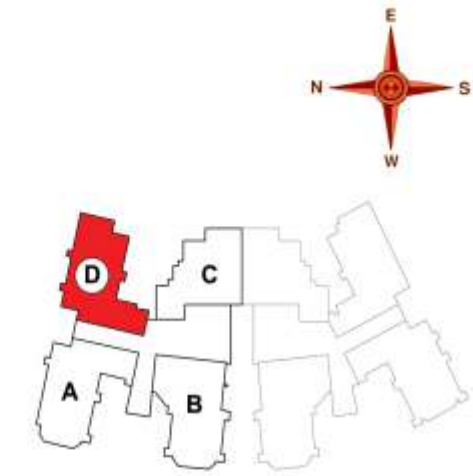
**TYPE : C2**  
Apartment Saleable area: 1350 Sq.Ft  
Terrace Saleable area: 90 Sq.Ft  
Total Saleable area: 1440 Sq.Ft





**KEY PLAN**  
18, 19, 20, 21, 22 & 23'rd Floors

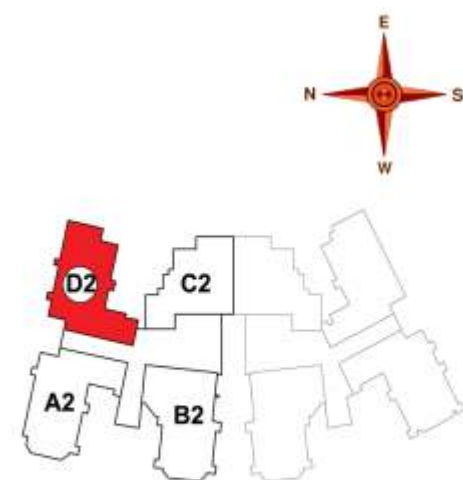
**TYPE : C3**  
Total Saleable area: 1360 Sq.Ft



**KEY PLAN**  
02, 03, 04, 05, 06, 07, 08, 09, 10,  
11, 12, 13, 14 15 & 16'th Floors

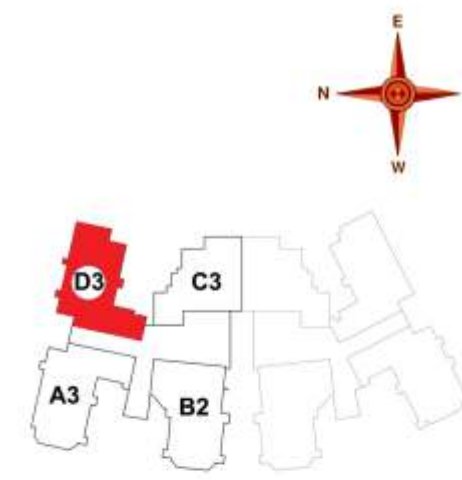
**TYPE : D**  
Total Saleable area: 1690 Sq.Ft





**KEY PLAN**  
17<sup>th</sup> Floor

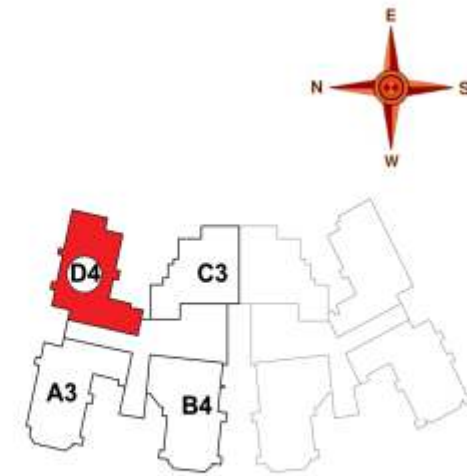
**TYPE : D2**  
Apartment Saleable area: 1554 Sq.Ft  
Terrace Saleable area: 96 Sq.Ft  
Total Saleable area: 1650 Sq.Ft



**KEY PLAN**  
18, 19, 20 & 21<sup>st</sup> Floors

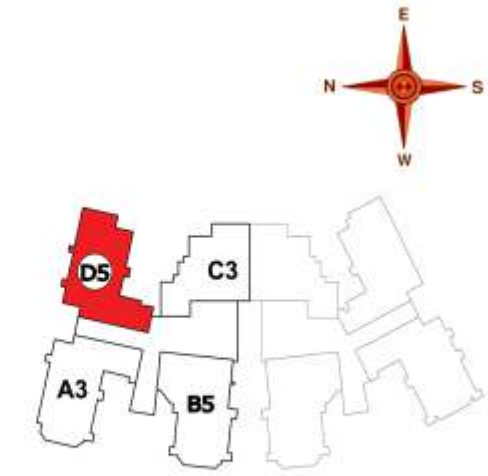
**TYPE : D3**  
Total Saleable area: 1560 Sq.Ft





**KEY PLAN**  
22'nd Floor

**TYPE : D4**  
Apartment Saleable area: 1400 Sq.Ft  
Terrace Saleable area: 120 Sq.Ft  
Total Saleable area: 1520 Sq.Ft



**KEY PLAN**  
23'rd Floor

**TYPE : D5**  
Total Saleable : 1430 Sq.Ft





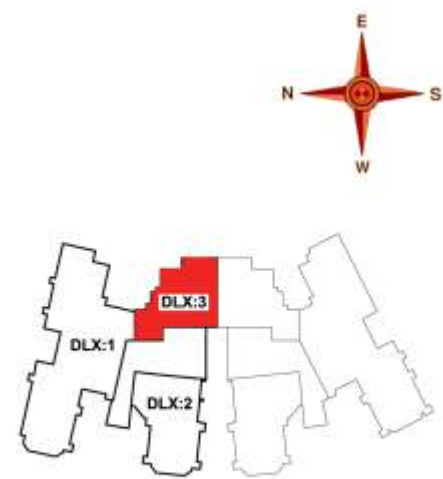
**DUPLEX- 01**  
**LOWER FLOOR PLAN**  
Apartment Saleable area: 3519 Sq.Ft  
Terrace Saleable area: 1411 Sq.Ft  
Total Saleable area: 4930 Sq.Ft











**KEY PLAN**  
24<sup>th</sup> Floor

### DUPLEX-03

#### LOWER FLOOR PLAN

Apartment Saleable area: 2420 Sq.Ft  
Terrace Saleable area: 110 Sq.Ft  
Total Saleable area: 2530 Sq.Ft



### DUPLEX-03

#### UPPER FLOOR PLAN

25<sup>th</sup> Floor





KEY PLAN  
26'th Floor

**PENT HOUSE-01**  
Total Saleable area: 3030 Sq.Ft

## Amenities

- Doctor's clinic
- Health Club
- Multi-Gym
- Yoga room
- Jogging Track
- Swimming pool
- Beauty Parlour
- Sauna and Jacuzzi
- Amphitheatre
- Table Tennis
- Open air Party area on Terrace
- Snooker, Cards and Carom
- Kids play area
- Business Centre
- Conference Hall
- Internet
- Reading Room with Library and Cafeteria
- Intercom
- Rooftop Helipad
- Grocery Store
- Cafeteria
- Creche and Daycare
- Fully Furnished Guest suites
- Waiting room (with toilets and changing rooms) for servants
- Power back up
- 24 hour power, water, security
- Dormitory with lockers for drivers
- Sewage Treatment Plant
- Piped Gas supply
- Rain Water Harvesting





Specifications

STRUCTURE

RCC frame structure with raft foundation to withstand seismic and wind forces. Walls with CC blocks plastered to smooth finish.

ROOMS

Spacious rooms with proper ventilation, foyer, separate living and dining area and independent balconies.

FLOORING

Vitrified flooring for apartments, joint-free ceramic tile for toilets and balcony.

KITCHEN

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

TOILETS

Concealed plumbing with PPR pipes and other lines with ASTM, provision for geyser, exhaust fan provision, mixer tap in all bath rooms except servant's toilet with branded CP & sanitary fittings. Servant's toilet with European closet, ceramic anti- skid tiles for floors and glazed tiles for walls up to 7 feet height.

WOOD WORKS

Teak main door, solid core moulded panel hard wood for interior doors and frames. FRP doors and frames for bathrooms.

WINDOWS

Powder coated aluminium windows with safety grills.

PAINTING

Putty finished, plastic emulsion in all rooms. Enamel painting for doors and windows and safety grills.

ELECTRICITY

KSEB line with step down transformer and required panels and meter including three phase concealed wiring using ISI approved cables, switches, ELCB and MCB.

WATER

Treated ground water & rain water harvesting.

GAS SUPPLY

Provision for centralized gas supply with individual meters.

POWER BACKUP

Generator backup for elevators, common lighting, pumps and 500W power limit points for the apartments.

FIRE SAFETY

Fire safety features as per standards.

FLOOR ACCESS

Three fully automatic, 8 passenger, high speed elevators and one 13 passenger elevator.

INTERNET / TELEPHONE / TV

Broadband and telephone provision at a single point in the living room. Cable TV provision in living and master bedroom.

CAR PARKING

Covered car parking provided at additional cost.

STP

Sewage treatment plant with all necessary equipment as per PCB norms.

Terms and Conditions

- 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.
- 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.
- 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 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 area which include stairs, lift areas, walls, common spaces and corridors.
- The area indicated is inclusive of proportionate share of common area and wall thickness.
- The Purchasers shall bear the cost of the stamp paper, registration charges, legal and miscellaneous expenses in connection with the registration of undivided share in land inclusive of any additional stamp duty claimed by the registration authorities.
- 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, Provident Fund or similar Social Security Fund contributions applicable during the pendency of the contract or after its completion in relation to this project.
- The Purchasers shall further bear other statutory charges, proportionate share in KSEB deposit, cabling charges, cost of transformer and generator etc.
- The Builder shall be liable for rectification of defects if any in the apartment, for a period of one year from the date of handover intimated to the customer. The Builder will not be liable for rectification or rebuilding, or for damages or for any structural, design or other defects after one year from the date of intimation of its readiness to hand over the unit/apartment/villa. The Builder will not be liable for payment of any interest for the Society deposit/Maintenance advance collected.
- Overseas Purchasers should make their payments strictly through proper banking channels.
- 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-alloting the unit to another party and such refund shall be without any interest and subject to deduction of expenses and damages.
- 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 is not responsible for any delay in obtaining water/ electricity connection. However no responsibility will be accepted for any delay in completing the project due to unforeseen circumstances and to obtain service connections from statutory bodies due to reasons beyond the control of the Builder.
- Documentation
  - a) On Allotment, two agreements will have to be executed within 30 days, one between the Client and the landlord for sale of undivided share in land and another between Builder and the Client 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 undivided share in land 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.
- All payments should be made by way of crossed Demand Drafts/local cheques and bank transfers payable at Kannur drawn in favour of Mir Builders & Developers Pvt. Ltd. Collection charges shall be payable for outstation cheques.
  - Interest shall be charged for delayed payments.
  - The Builder/Marketing Agent reserve the right to accept or reject any application without assigning any reason thereto.
  - The Brochure is only for information and does not constitute a legal invitation to an offer. Fittings shown here are not part of the standard product.
  - All disputes pertaining to the sale are subject to Ernakulam jurisdiction only.
  - In case of any dispute relating to the above, the same will be referred to one or more arbitrator/s, 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 the Applicant :

Name of the Applicant :

Place :

Date :

DISCLAIMER

- Brand and make are indicative and will be of equivalent make & 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.





REGISTRATION FORM  
(To be filled in block letters)

Name in full : Applicant		
Co-Applicant		
Age & Date of Birth : Applicant		
Co-Applicant		
Father's Name: Applicant		
Nationality: Applicant		
Residential Status: Indian	Applicant <input type="checkbox"/>	Co - Applicant <input type="checkbox"/>
NRI	Applicant <input type="checkbox"/>	Co - Applicant <input type="checkbox"/>
If Indian Resident, Pan No		
If NRI, Passport No		
Occupation : Applicant	Co - Applicant	
Permanent Address : Applicant	Co - Applicant	
Local Contact Person, Contact Details		
Address for Communication	Applicant	Co - Applicant
Tel:		
Mob:		
Fax:		
Email:		
Name of Nominee with Age and Relationship		

Applicant

Co - Applicant

Photograph

Photograph

Apartment : Pearl Castle	
Type/Apt No.	
Area	Floor
Rate Per Sq.ft.	
Car Park	YES <input type="checkbox"/> NO <input type="checkbox"/>
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 under take 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 at Kannur in favour of M/s. Mir Builders & Developers Pvt.Ltd.

Signature of the Applicant :	Place : Date :
Referred by :	
Signature of the Company Executive :	
Authorised Signatory :	For Office use only

Completed Projects

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



Emerald Park, Kochi



Verdant Yard, Kochi



Amphi Theater, The Greens, Trivandrum



Tapovanam, Trivandrum



The Greens, Trivandrum



Amphi Theater, The Greens, Trivandrum



Prakrithi, The Greens