



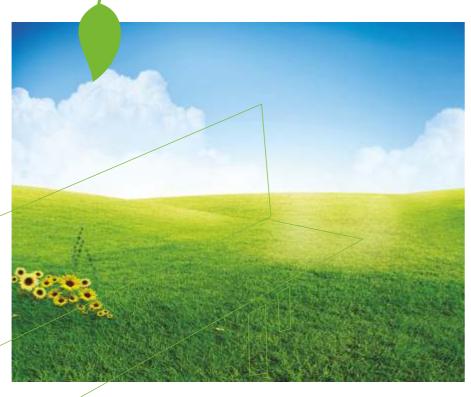
Six acre eco-friendly township project in Kochi



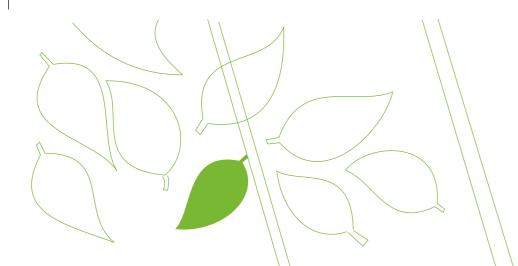
or many years now we've been pioneering green living in Kerala through our eco-friendly and futuristically-planned townships. Green Metropolis in Kakkanad, Kochi is a township that is way ahead of its time. It features advanced water management technology and rainwater harvesting techniques including all possible amenities and facilities to make your life completely relaxed and fulfilling.

### It's like taking a break every day

magine 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. The Green Metropolis in Kakkanad is not your average township. In fact it is one of a kind and truly a class apart.







If you mistake it for a holiday destination, don't blame us





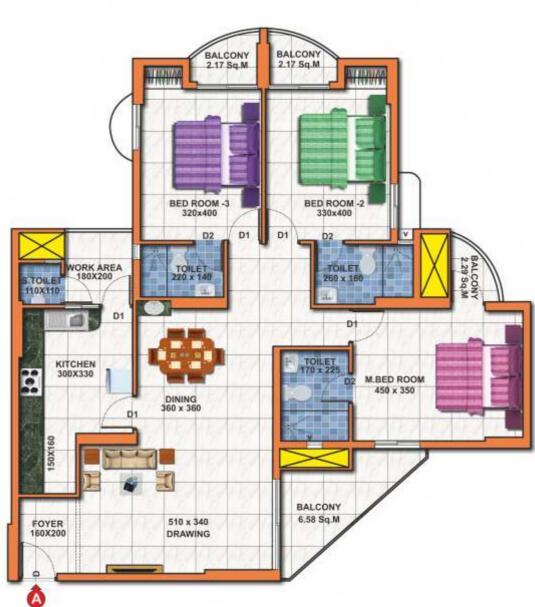


JADE II - TYPICAL FLOOR PLAN 1<sup>st</sup> to 32<sup>nd</sup> FLOOR

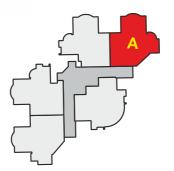


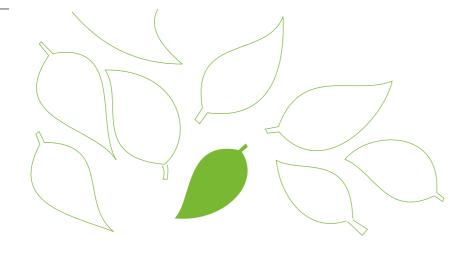
Il facilities and amenities are close by. We've thought of everything to make life easier for you. A club house to offer you rest and recreation, swimming pool to get the energy back into your tired limbs, multi-gym to keep yourself in top shape...and more.





JADE II - TYPICAL FLOOR PLAN 1st to 32nd FLOOR - **TYPE A** 





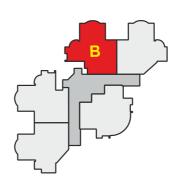
he business centre, internet and conference hall complement each other to offer you seamless and uninterrupted connectivity so as to enable you to meet those unexpected deadlines that are an unavoidable part of the modern day work-life. What if you've a business partner or a top brass in the company who wants to stay overnight? Our tastefully furnished guest suite will more than meet your expectation. Including your guest's.

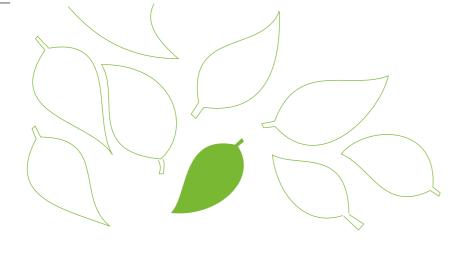
In case you need to meet that unexpected deadline

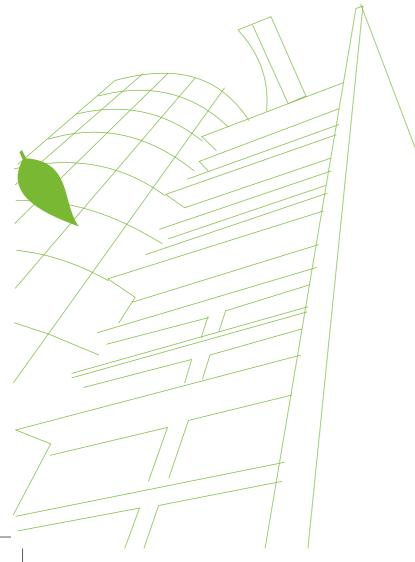




JADE II - TYPICAL FLOOR PLAN 1<sup>st</sup> to 32<sup>nd</sup> FLOOR-**TYPE B** 

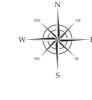






### And above everything else, the plan

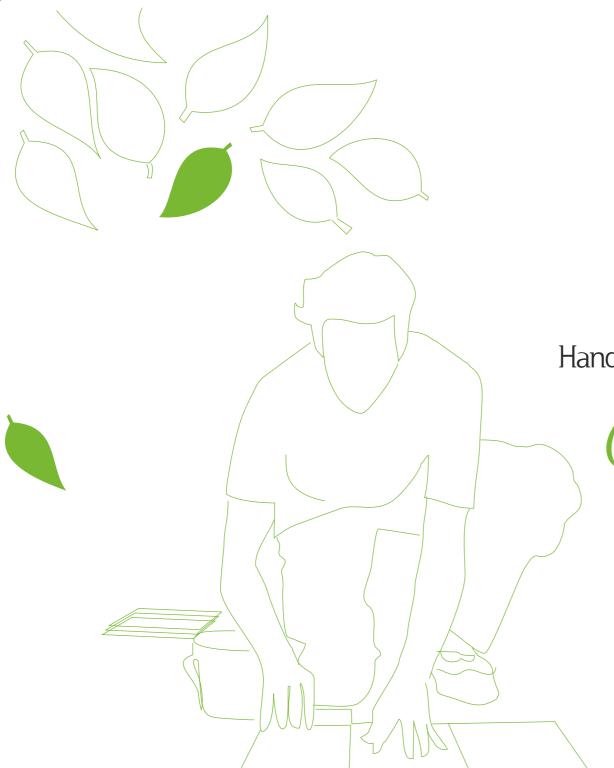
f we can think of your every need and make them readily available within the surroundings of your home, it is only natural that the plan of your dream home can be nothing short of breathtaking. Yes, that is right, breathtaking. The Green Metropolis was designed to cater to the sensibilities of a discerning buyer. A person who would be demanding, uncompromising, quality conscious, environmentally sensitive and forward thinking. It is with this clear and focused understanding of your needs that we have designed your dream home as a spacious and well designed 3BHK unit. The meticulous detailing and the thoughtfully conceived spatial arrangement and design of this unit more than prove our expertise in this regard.







JADE II - TYPICAL FLOOR PLAN 1<sup>st</sup> to 32<sup>nd</sup> FLOOR - **TYPE C** 

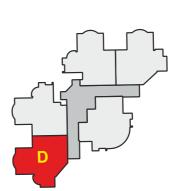


## Handpicked for quality

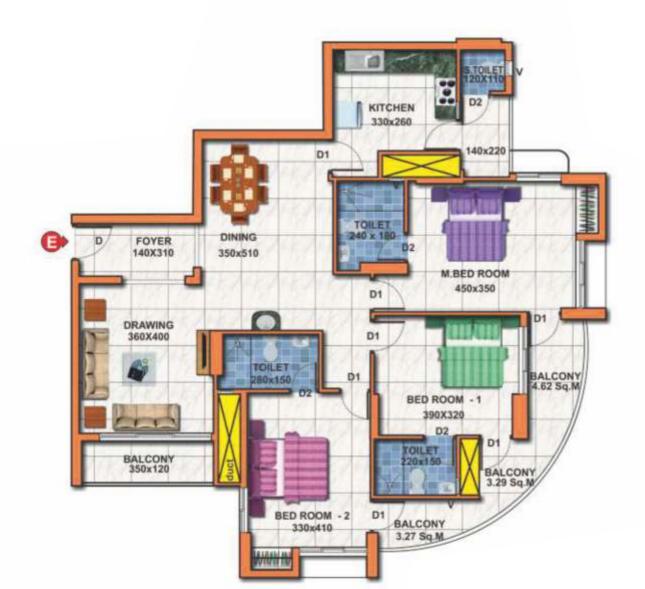
nly the best brands of materials and products goes into the making of your home. Be it the kind of tiles used for the flooring, the quality of woodwork, or the excellent choice of sanitary ware. Each item was handpicked both for its quality as well as for its overall aesthetic appeal.





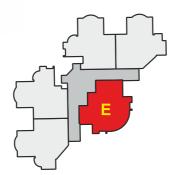


JADE II - TYPICAL FLOOR PLAN 1<sup>st</sup> to 32<sup>nd</sup> FLOOR -**TYPE D** 





JADE II - TYPICAL FLOOR PLAN 1<sup>st</sup> to 32<sup>nd</sup> FLOOR - **TYPE E** 





### 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
- 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 Kochi drawn in favour of Mir Realtors 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 :



### 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		Co - Applicant
NRI	Applicant		Co - Applicant
If Indian Resident, Pan No			
If NRI, Passport No			
Occupation : Applicant		Co - Applicant	į
Permanent Address : Applicant		Co - Applicant	
Local Contact Person, Contact Details			
Address for Communication	Applicant	Co - Applicant	t
Tel:			
Mob:			
Fax:			
Email:			
Name of Nominee with Age and Relation	onship		

Applicant	Co - Applicant
Photograph	Photograph
Apartment : Jade -	-2
Type/Apt No.	
Area	Floor
Rate Per Sq.ft.	
Car Park	YES NO
Total Cost (Incl. Sta	atutory & miscellaneous charges)
Booking Amount	
Cheque/DD No	
preference stated a conditions & paymen abide by the same if me / us. Please make	use / Apartment / Duplex in my / our favour as p bove. I / We have gone through the terms an it schedule in the brochure and I / We under take if the Penthouse / Apartment / Duplex is allotted e payments by crossed demand drafts or accou at Ernakulam in favour of M/s. Mir Realtors Pvt. Ltd
Signature of	Place :
the Applicant :	Date :
Referred by :	
Signature of the Co	ompany Executive :

Authorised Signatory:

For Office use only

### **Specifications**

#### STRUCTURE

RCC frame structure with DMC pile 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, jointfree 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 11KV line with step down transformer and required panels and meter including three phase concealed wiring using ISI approved cables, switches, ELCB and MCB.

#### WATER

KWA and 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.



- 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.





# The signatures in our success story

■6 Lakh sq. ft. handed over

■2 million sq. ft. under construction















Emerald Park, Kochi

Verdant Yard, Kochi

Landscaped garden, The Greens, Trivandrum

Tapovanam, Trivandrum







The Greens, Trivandrum

Amphi Theater, The Greens, Trivandrum

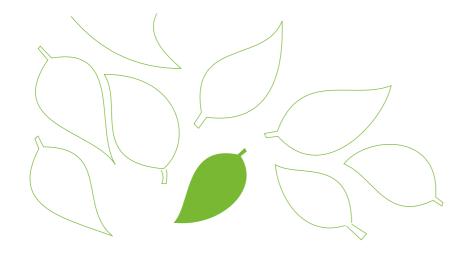
Prakrithi, The Greens

































Landscaped garden	Ladies beauty parlour
Children's play area	Mini super market
A/C Home theatre	Business centre / Reading room
Table tennis	Day care centre
Card rooms	Cafeteria
Carrom & Snooker	Dormitory with lockers for drivers
Entrance lobby / Waiting area	Swimming pool
Health club / Yoga room	Indoor badminton court
Guest rooms / Car wash area	Single basket ball hoop
Gents beauty parlour	Open air party area
Conference hall	Jogging / Cycling track



### The looming motifs of our excellence

**The Greens** in Trivandrum is a gated community spread across 12 acres and looking like it was transplanted onto a lush green landscape surrounding it completely. So much so that the feeling is that of being ensconced in a green area within a larger greenscape that stretches as far as the eye can see.

**Sailors Cove** is a gated and guarded residential township featuring the tallest 27-storeyed twin tower apartment in Kannur; and a cluster of premium designer villas. This 5.5 acre eco-friendly township is just a casual stroll away from the sea, giving you a magnificent view.

Needless to say, all facilities within these two townships are world class and feature a resort like ambience that will amaze you no end.

**Mir Cintra** too shall stand as living testimony to some of the most pioneering moments in Angamaly's history. Mir Cintra's commanding city-centric position just 150 meters from the bustling town, is a timeless investment in value. Keeping the needs of Angamaly's modern resident in mind, Mir Cintra features a wide range of 2, 3 and 4 BHK thoughtfully designed apartments ranging from 1140 sq. ft. to 2544 sq. ft.

With the International airport on one end and innumerable entertainment zones at the other, Mir Cintra is an iconic new addition to the city of Angamaly.









Newly launched Premium villas at Kakkanad



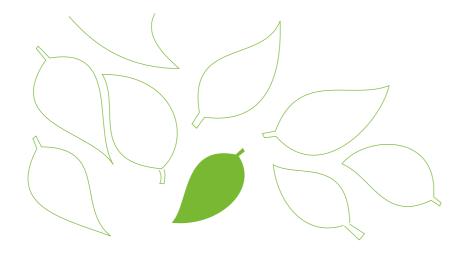
Sailors Cove, Payyambalam - Kannur



The Greens, Peroorkada – Trivandrum



Mir Cintra, Angamaly







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