

Homestead  
*Riverine*  
Apartments



K-RERA/PRJ/218/2020  
[www.rera.kerala.gov.in](http://www.rera.kerala.gov.in)

LIVE ELEGANT

Homestead





# ^ SURREAL VIEW

SKY HIGH AND DREAMLIKE - THE HOMESTEAD RIVERINE, LOCATED AT THE CENTRE OF THE MALAPPURAM TOWN ALONGSIDE A SERENE KADALUNDI RIVER, WILL BE ONE OF THE TALLEST RESIDENTIAL TWIN TOWERS IN MALAPPURAM UPON ITS COMPLETION. UP HERE, THE AIR IS DIFFERENT, THE COMFY WARMTH OF THE SUN - IT'S A PEACEFUL SERENE DREAM.





# THE DREAM OF MALAPPURAM

RIVERINE'S SOARING HIGH TWIN TOWERS ARE A WORLD WITHIN THEMSELVES, WITH AN ELEVATED ESTATE LIVING FEEL- IT'S NOT JUST AN EXPERIENCE, IT'S A SYMBOL. THE DEVELOPER'S DREAM IS TO CREATE A MAJESTIC SKYSCRAPER THAT WOULD BECOME THE EMBLEMATIC PRIDE OF MALAPPURAM, THE ICON OF PROGRESS- HOMESTEAD RIVERINE. IT'S WELCOMING - IT'S HOME.







# WALK DOWN FROM SKY TO THE MAGNIFICENCE OF NATURE

YOU CAN PEACEFULLY BE PERCHED HIGH ABOVE THE CLOUDS AS WELL AS SEEP INTO THE DEPTHS OF NATURE AT ANY TIME.  
NATURE HAS ADDED ITS OWN MAGNIFICENCE TO ENTHRALL THE RESIDENTS OF RIVERINE. IN THE CENTRE OF THE CITY,  
HERE LIFE IS AS GREEN AS A VILLAGE. WHERE THE COMFORTS AND SOLACE OF HOME MEETS THE FUN AND  
EXCITEMENTS OF LIFE.





# ^ A HIGHLIGHT, THAT COOLS YOU DOWN.

ONE OF THE MOST ENTICING PARTS OF RIVERINE IS THE FANTASTICALLY COVERED SWIMMING POOL, MAKING PRIVACY AND SECURITY, A SURE GRANDNESS. NOW YOU HAVE THE FREEDOM TO BREAK FREE AND HAVE A FUN DIP, BE IT ALONE OR WITH YOUR LOVED ONES. HERE AT RIVERINE, THE POOL, THE SKY AND THE SHADES OF BLUE JOIN TOGETHER TO WASH AWAY YOUR BLUES.







# EVERYTHING YOU COULD EVER WANT

COVERED SWIMMING POOL

ROOF TOP AREA

HEALTH CLUB

FURNISHED LOBBY

DIGITAL SURVEILLANCE SYSTEM

INTERCOM

24 HRS GENERATOR BACKUP  
FOR COMMON AREAS

GAMES ROOM & KIDS PLAY AREA

RECREATION HALL

SECURITY ROOM

SERVICE LIFT

INTERLOCKED ROADS  
AND PASSAGES

LANDSCAPED AREAS

STREET LIGHTS

COMPOUND WALL

ROUND THE CLOCK SECURITY

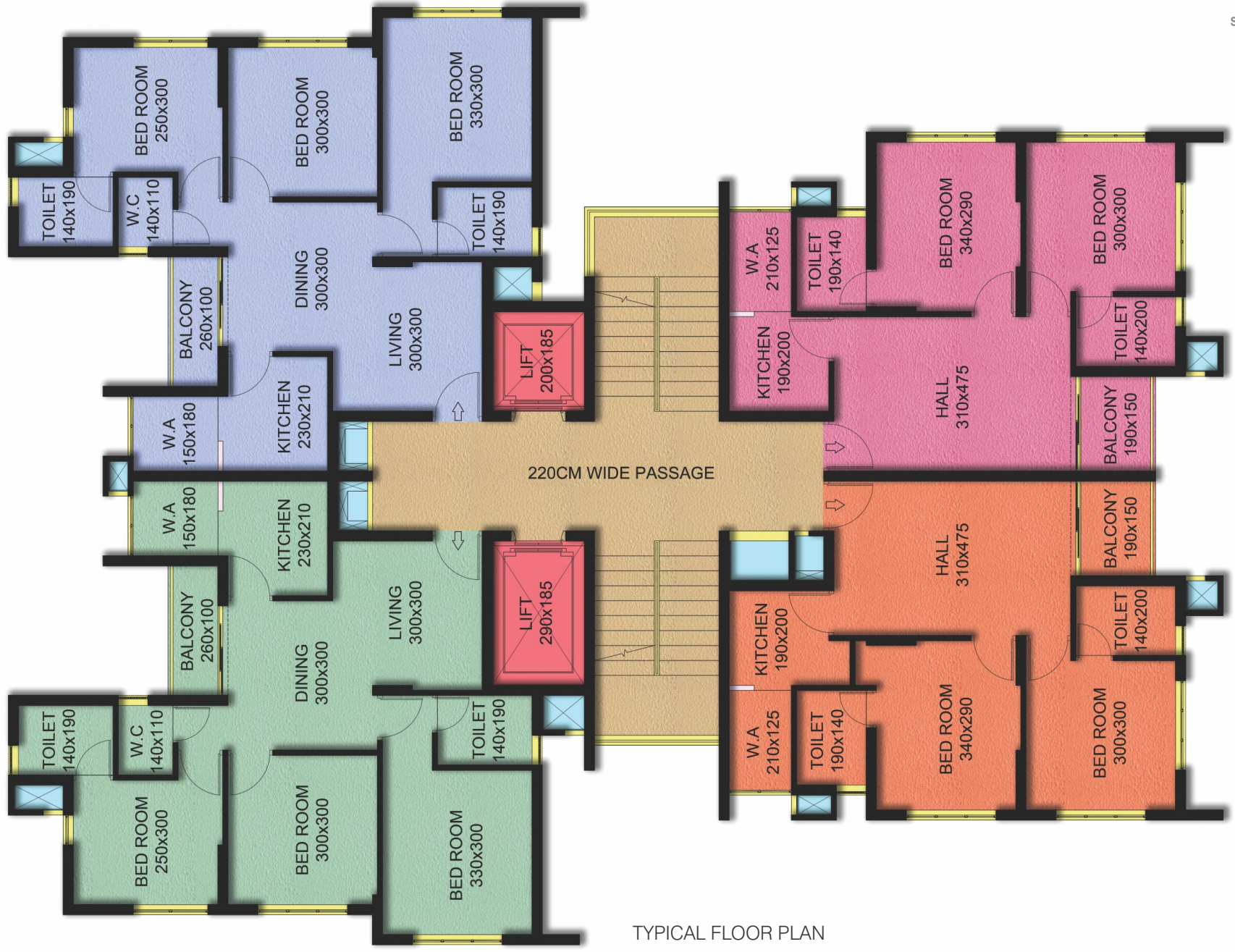
## HOMESTEAD, BUILDING ICONIC LIVING

HOMESTEAD PROJECTS & DEVELOPERS PVT. LTD. IS THE RENOWNED AND THE MOST TRUSTED HOMEMAKER IN THE NORTH KERALA REGION, BOASTING A GLORIOUS LEGACY AND PROVEN TRACK RECORD. WE ENVISION TO DEVELOP SOCIALLY AND ENVIRONMENTAL FRIENDLY COMMUNITY LIVING SPACES THUS TO BE THE BEST ADDRESS IN EVERY TOWN. INSPIRED FROM THE BELIEF THAT 'HOMES ARE THE MOST SIGNIFICANT PURCHASE ANYONE WILL EVER MAKE' HOMESTEAD FOCUSSES ON RESIDENTIAL DEVELOPMENTS FROM VILLAS TO HIGH RISE COMPACT APARTMENTS.



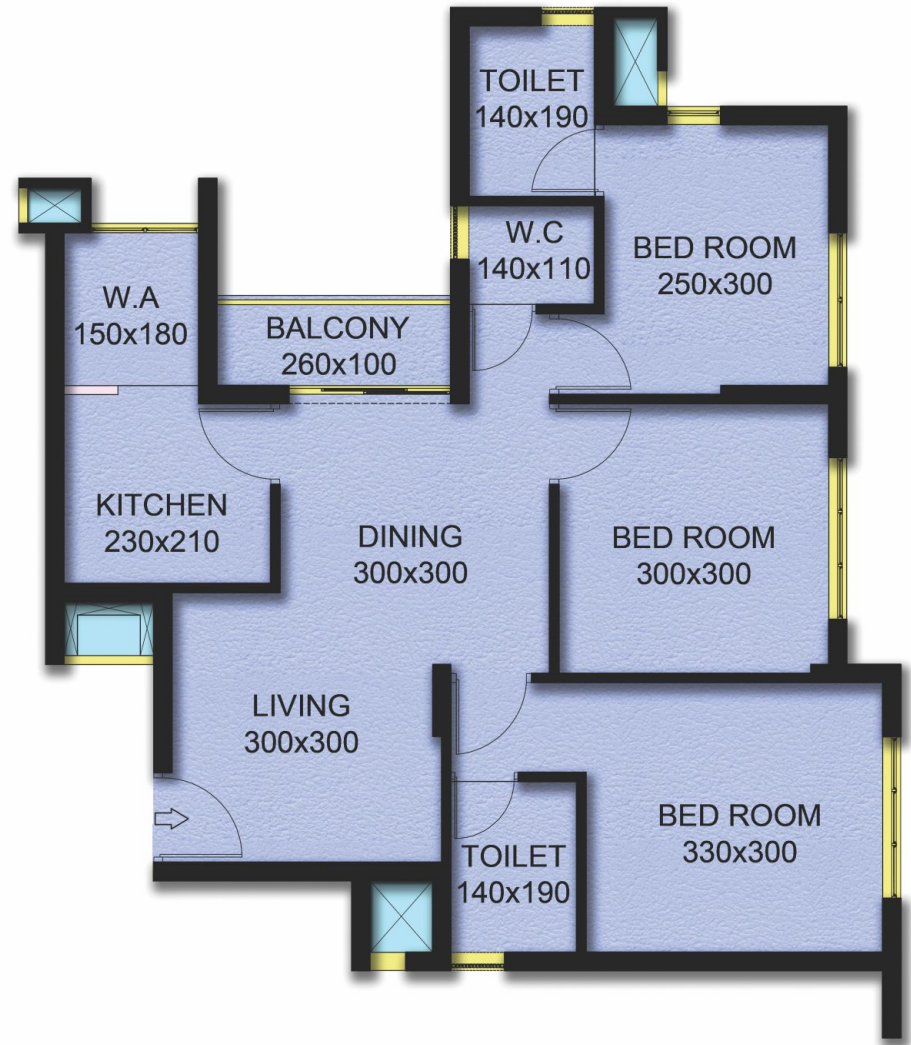
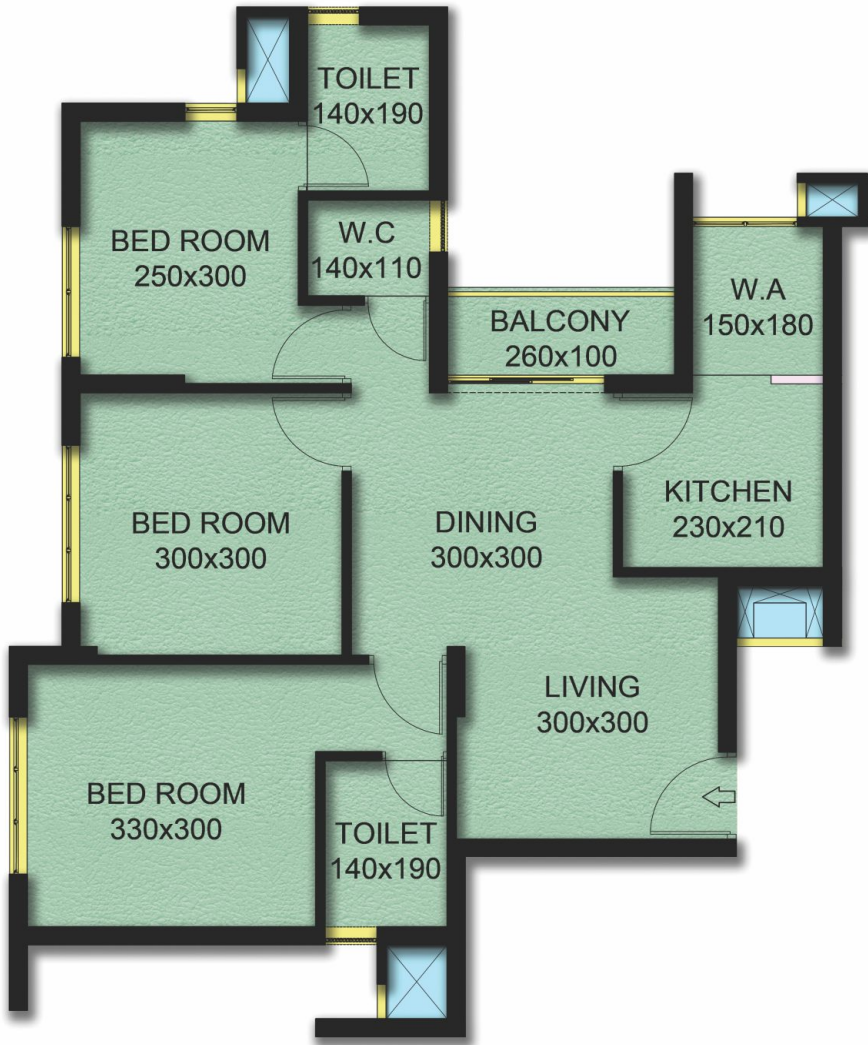
# SPECIFICATIONS

- STRUCTURE : RCC FRAMED STRUCTURE WITH SOLID BLOCK MASONRY; MEASUREMENTS SHOWN IN THE PLAN ARE INCLUSIVE OF PLASTERING THICKNESS.
- FLOORING : 60CM X 60CM VITRIFIED TILES OF JOHNSON//KAJARIA/AGL/ SIMERO OR EQUIVALENT BRANDS.
- KITCHEN : TILED FLOORING, PROVISIONS FOR WATER PURIFIER AND ELECTRIC HOOD WILL BE PROVIDED.
- TOILETS : CERAMIC TILES ON FLOOR AND VITRIFIED WALL TILES TO 7 FEET HEIGHT. WHITE COLOURED FLOOR MOUNTED EWC AND OTHER SANITARY FITTINGS OF PROJECT SERIES MODELS OF JOHNSON (FUSION/OMNI)/PARRYWARE/CERA/JAQUAR OR EQUIVALENT BRANDS.
- PLUMBING : CONCEALED PLUMBING WITH CP FITTINGS OF PROJECT SERIES MODELS OF JOHNSON (FLORENCE)/PARRYWARE/CERA/ JAQUAR OR EQUIVALENT WITH SUPREME/FINOLEX/ASTRAL OR EQUIVALENT BRAND PVC PIPES.
- ELECTRICAL : SINGLE PHASE, CONCEALED WIRING IN PVC CONDUITS WITH WIRES OF V-GUARD/RR KABEL/FINOLEX/POLYCAB OR EQUIVALENT, WITH MODULAR SWITCHES OF SCHNEIDER (LIVIA)/LEGRAND/ABB OR EQUIVALENT BRANDS WITH RCCB. BASE POINTS IN ALL ROOMS, T.V POINTS IN LIVING ROOM AND 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, PVC DOORS AND FRAMES FOR TOILETS.
- WINDOWS : HINDALCO/JINDAL OR EQUIVALENT ALUMINIUM FRAME WORKS USING 20 SERIES SECTION WITH 4MM THICK GLASS FOR WINDOWS, MS GRILLS FOR HANDRAILS.
- PAINTING : TWO COATS PUTTY IN NORMAL FINISH WITH EMULSION PAINTS OF ASIAN/BERGER/DULUX FOR INTERIORS, EMULSION PAINTS FOR EXTERIOR, ENAMEL PAINT FOR HAND RAILS AND GRILLS. THE FINISHES ARE SUBJECT TO MINOR VARIATIONS.
- WATER SUPPLY : OPEN WELL WATER SUPPLY FROM OVERHEAD TANK WITH INDIVIDUAL WATER METERING DEPENDING UPON THE AVAILABILITY.



TYPICAL FLOOR PLAN





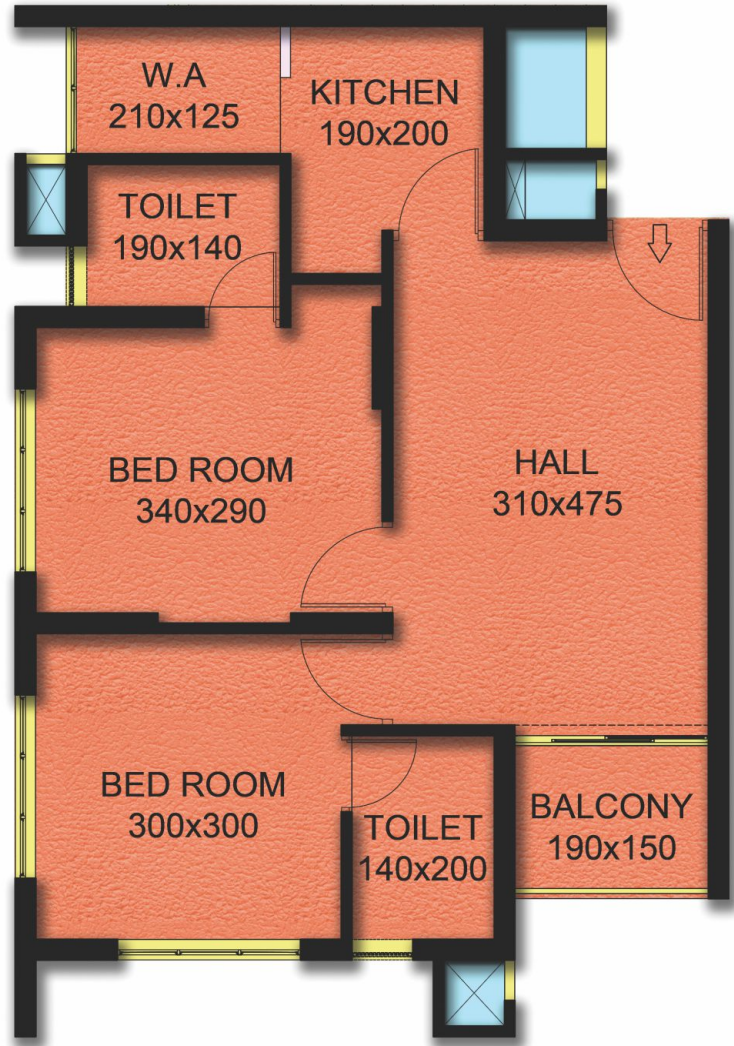
TYPE: A | 3BHK  
 CARPET AREA: 641 SQ.FT.  
 SUPER BUILT UP AREA: 941 SQ.FT.

(CARPET AREA CALCULATIONS AS PER RERA REGULATIONS & ACT)

TYPE: B | 3BHK  
 CARPET AREA: 641 SQ.FT.  
 SUPER BUILT UP AREA: 941 SQ.FT.



TYPE: C | 2BHK  
 CARPET AREA: 484 SQ.FT.  
 SUPER BUILT UP AREA: 755 SQ.FT.



TYPE: D | 2BHK  
 CARPET AREA: 493 SQ.FT.  
 SUPER BUILT UP AREA: 766 SQ.FT.

(CARPET AREA CALCULATIONS AS PER RERA REGULATIONS & ACT)

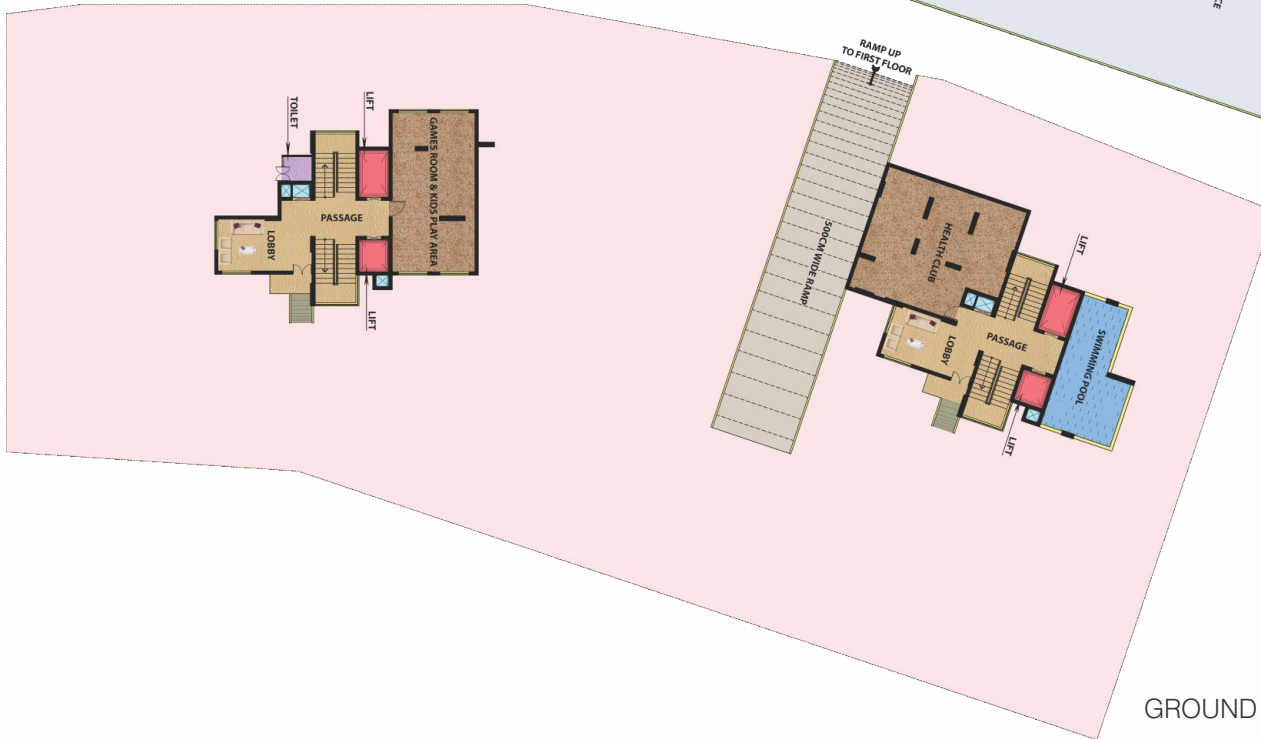




FIRST FLOOR PLAN



GROUND FLOOR PLAN



# BOOKING FORM

SELECT THE TOWER

TOWER 1	TOWER 2
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- 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) CARPET AREA : .....
- D) SUPER BUILT UP AREA : ..... E) CAR PARKING : .....
- 14) COST OF APARTMENT : ..... OTHERS (IF ANY) : .....
- 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.

PLACE.....

DATE.....

SIGNATURE OF THE APPLICANT

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. THE NUMBER OF FLOORS AND UNITS ARE SUBJECT TO CHANGES SUCH AS ADDITIONS OR DELETIONS, 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-ALLOTING 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

## PROJECTS AT A GLANCE



FERRIS, APARTMENTS, KOTTAKKAL



HAPPINEST, APARTMENTS, PERINTHALMANNA



TIRUR HEIGHTS, APARTMENTS, TIRUR



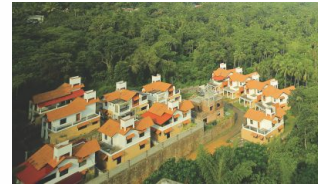
AQUA BAY, APARTMENTS, KUTTIIPPURAM



THUNCHAN SCAPES, APARTMENTS, TIRUR



PEACH TREE, VILLAS, TIRUR



SERENE, VILLAS, KUTTIIPPURAM



MISTY HILLS, VILLAS, PERINTHALMANNA



LOCATION MAP





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