



PREMIUM APARTMENTS  
KUTTIPPURAM

*Recreating Classics*



**Homestead Projects & Developers Pvt. Ltd**  
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A Joint Venture of

**Veekay**

**Kellogg's**  
SINCE 1958

**Kainkara**

**Lila's**

**Forum**  
1997



PREMIUM APARTMENTS

A different vision of luxury. Where old world charm meets the new. A world beckoning to be entered. Designed with distinction. Homestead Aqua bay! A place where the future gleams forever!



*Inherently beautiful*

Located in the heart of Kuttippuram, these premium apartments has been designed with your pleasure in mind! With its fine architectural and interior design, this project epitomizes a unique combination of warm unparalleled tradition with the grand luxury of the present.



*A celebration  
of the unique*

Nestled amongst the fashionable shopping and commercial areas, Aqua bay is an oasis of rare luxury and entertainment. Be it business or pleasure, Kuttippuram, puts you right in the center of it all with its vibrant yet laid-back vibe and creative spirit. At Aqua bay, you can be assured of the freshest and most innovative experience. Ultimately, beauty lies in the eye of the beholder.



## *Amidst the charm*

Indulge in all levels of luxury. In comforts of diverse options. Relax and rejuvenate your senses. In Aqua bay every modern facility has been discreetly woven, making it an exquisite haven. This address comes to meet the demands of a discerning investor with its stunning blend of modernity, elegance and comfort. An abode to relax and forget your daily woes.



# Facilities

- | Health club
- | Furnished Lobby
- | Intercom
- | 24 Hrs Generator Backup for Common Areas
- | Children Play Area
- | Caretaker Room
- | Association Room
- | Guard Room
- | Service Lift
- | Wide Interlocked Roads and Passages
- | Landscaped Areas
- | Street Lights
- | Compound Wall
- | Round-the-clock Security



## Crafting the finest

Homestead Projects and Developers Pvt. Ltd., the renowned and most trusted homemaker in Malabar region having glorious legacy and proven track-record, is a joint venture of the Veekay, Kalliyath, Kainikkara, Lillis and Forum Group. Inspired from the belief that 'homes are the most significant purchase anyone will ever make', Homestead focuses on commercial, residential development from luxury villas to high-rise premium apartments. Having close association with renowned business conglomerates, and with a wide network of operations across India, Middle East and Asian countries, Homestead comes with an international exposure.



Typical floor plan  
Unit Super built area - 731 Sq.ft.



Ground floor plan



8th floor plan

# Projects at a glance



Tirur Heights, Luxury Apartments, Tirur.



Grande, Premium Apartments, Tirur.



Thunchan Scapes, Smart Apartments, Tirur.



Serene, Premium Villas, Kuttippuram.



Misty Hills, Premium Villas, Perinthalmanna.



Forzza One, Shopping Mall, Tirur.



Peach Tree, Premium Villas, Tirur.



Forzza Platinum, Shopping Mall, Tirur.

## BOOKING FORM FOR HOMESTEAD AQUA BAY

- 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) : ..... Amount : .....
- 14) Cost per sq.ft.: .....
- Total cost : .....
- Grand Total : .....
- 15) All payments should be by crossed Demand Drafts or at par Cheques payable at Tirur in favour of M/s Homstead 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 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 local taxes, Service Tax or VAT, 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 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 Tirur drawn in favour of M/s Homstead 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.

## SPECIFICATIONS

- Structure : RCC framed structure
- Flooring : Vitrified flooring of H&R Johnson, White house or equivalent brands for entire building.
- Kitchen : Rustic tiled flooring, tile up to 60 cm from counter top, stainless steel sink, provisions for water purifier and electric kitchen hood will be provided.
- Toilets : Antiskid tiles on floor, ceramic tiles on walls to 7ft height. White coloured sanitary fittings of Johnson, Parryware or equivalent brands.
- Plumbing : Concealed plumbing with C. P. fittings of Johnson, Jaquar or equivalent brands.
- Electrical : Single phase power supply with concealed wiring in PVC conduits using wires of V-Guard, Finolex or equivalent, modular branded modular switches controlled by EMLCB. TV points in living room and master bedroom, A/c point in master bed room.
- Doors : Painted flush shuttered doors.
- Windows : Aluminum frame works with glass for windows, MS grills for stairs.
- Painting : Putty finished emulsion paint for interior, weather coat for exterior, enamel painting for wood works and MS grills.
- Generator : Power backup for lifts, common lights, common equipments and common motors.
- Water : Abundant water supply from overhead tank with individual metering.

