



inspired living



AN ISO 9001 - 2008 CERTIFIED COMPANY

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type a



# idyllic and unspoilt

an opulent choice. an icon of expressive and exclusive entrance to life! homestead serene! perfectly blends elements of the original and the new. marveling an entire new dimension, to living with timeless elegance and glamour.



# delectably yours

space, style and sensational views of the bharathappuzha are what makes serene villas a sophisticated haven. its name evokes peace and infinite memorable times to all who dwell here. located at kuttippuram, these premium villas are a self contained haven with a peaceful seclusion right at the town.



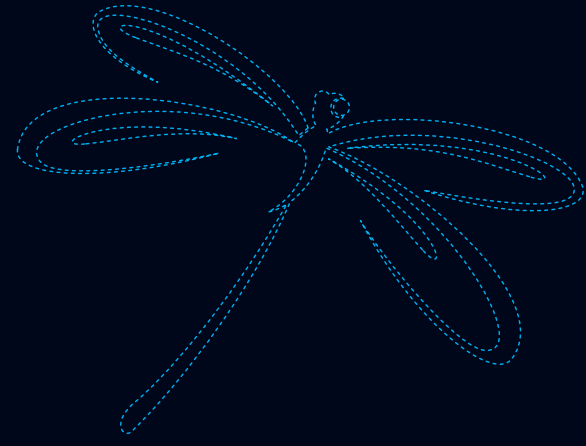
type b



# a true delight

capture the numerous attractions the town has to offer. celebrate the spirit of this region in the center of city's vibrant business, leisure and entertainment. whilst providing with modern and innovative facilities, style and function, and being well connected, the villas create a perfect sense of warmth and repose. serene villas truly makes the experience, an inspired choice.

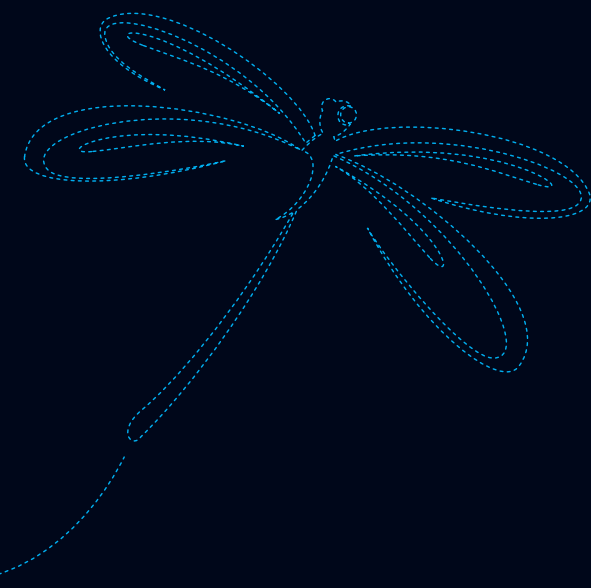




# a place to indulge

exceptional grace and comfort. welcoming and spacious. fabulous fusion of pure luxury, comfort and happiness, reflected in its minute attention to highest standards of details. these villas boast a spectacular list of facilities. homestead serene is truly an innovator in villas for the modern generation.





# facilities

- / mini swimming pool
- / children's play area
- / garden and landscaped areas
- / street lights
- / bituminised internal roads
- / compound wall with 24 hrs security

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.

# lasting impression



villa type a: ground floor : 1171 sq.ft., first floor: 651 sq.ft. total: 1822 sq.ft.



ground floor



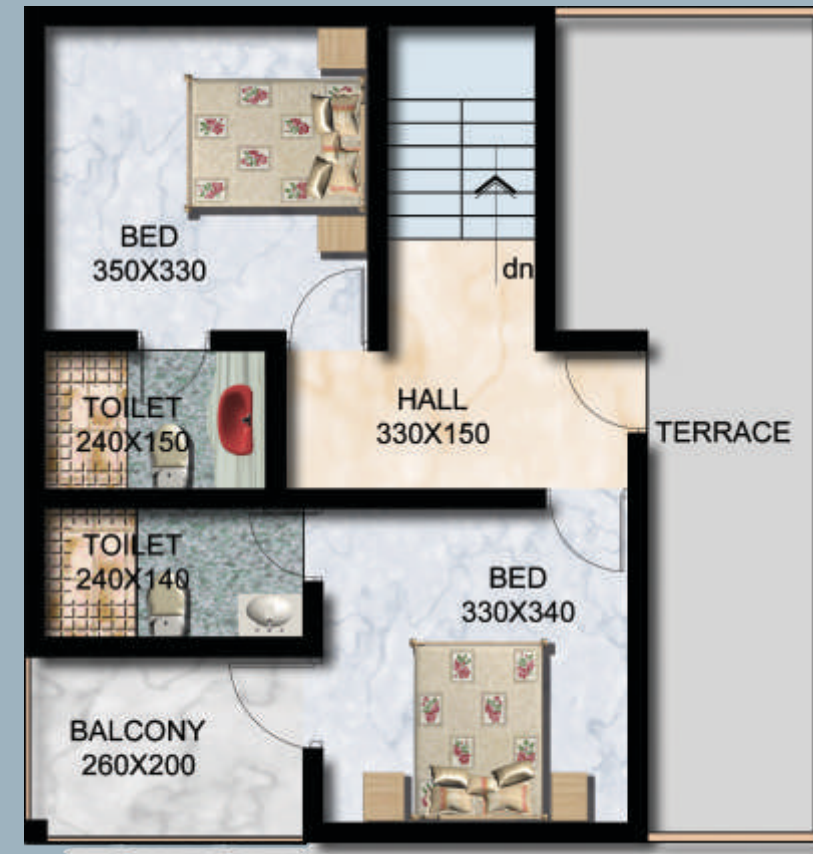
first floor

# specifications

villa type b: ground floor : 833 sq.ft., first floor: 588 sq.ft., total: 1421 sq.ft.



ground floor



first floor

foundation : random rubble masonry

structure : laterite stone masonry

roof slab : reinforced cement concrete with tiles

flooring : vitrified tiles of standard make such as h&r johnson / white house or equivalent

doors : main doors - wooden, paint finished doors  
internal doors - wooden frame with skin doors

windows : powder coated aluminium sliding windows

kitchen : rustic tiled flooring with glazed tile to 45 cms from counter top

toilet : anti-skid tiles on floor and tiles to 7 feet height

plumbing : concealed plumbing with cp fittings of cera, jaquar or equivalent

sanitary fittings : fittings of parryware / cera / or equivalent

painting : putty finished emulsion paint for interiors, weather coat paint for exterior, enamel paint for wood works and grills

electrical : single phase, concealed copper wiring with wire of standard brands like rr, v - guard or equivalent, with modular switches of legrand or equivalent with elcb, mcb.

water supply : 24 hrs water supply from over head tank





tirur heights, luxury apartments, tirur



aqua bay, premium apartments, kuttippuram



misty hills, premium villas, perinthalmanna



peach tree, premium villas, tirur



forzza one, shopping mall, tirur



forzza platinum, shopping mall, tirur



thunchan scapes, smart apartments, tirur



grande, premium apartments, tirur

# projects at a glance

## booking form for homestead serene

- 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) villa no. ....b) type :.....  
c) area.....  
d) 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 layout 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.



# location map