

Homestead
Riverine
Malappuram

LIVE WITH THE STARS

 **Homestead**[®]
Strong Foundations
AN ISO 9001 - 2008 CERTIFIED COMPANY

Homestead Projects & Developers Pvt. Ltd.

Admn. Office: 4/184 QRS, Alinchuvadu, Tirur- 1 Ph: +91 494 3220444, 2426633

Marketing Office: Aysha Complex, Perinthalmanna Ph: +91 4933 314100, 4933 314200

Call: 098475 40000, 096056 00550

www.homesteadprojects.com

A Joint Venture of

 **Veekay**

 **Kalliyath**
1983-1984

 **Kainikjara**

 **Lillis**

 **Dr Kutty's**



THE SKY HIGH LIFE. WITH STARS, CLOUDS AND THE MOON.

Reaching sky high is now made possible. Homestead Riverine. Located at the centre of Malappuram Town alongside a serene Kadalundi river, this one will be the tallest residential twin tower in Malappuram upon its completion. Up here, life will be too luxurious to live with shining stars and floating clouds.





TOO TALL, THAT YOU CAN EVEN TOUCH THE SKY.

A grand experience of estate living in the sky-sphere is beyond your imagination. The view from this soaring 20 floored tower will take in the entire city below. The developer's dream was to design and construct a soaring luxury structure, a sky-scraping icon that would position as the emblematic pride of Malappuram. That is precisely the role Riverine fills.





THE SKY HIGH PRIDE OF MALAPPURAM

Riverine will be the tallest residential twin tower in the centre hemisphere of Malappuram, and truly a spectacular feat of design, engineering and construction. Designed with perfection, the Riverine is sleek, refined and exceptionally luxurious, featuring stunning amenities with unparalleled, awe-inspiring views of the nature and beyond.





HIGH IN LUXURY TOO

Riverine sets your living spaces aglow with the thoughtfully adapted designs of luxury. Comprising 20 floors with spacious 2 & 3 BHK apartments, Riverine is all set to elevate your life to a new level. Settled in the skysphere, is the top most level, the Sky Lounge. Here is where fun and excitement finds its true meaning. Where you can even dine with the stars.





WALK DOWN FROM SKY TO THE LUXURY 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 luxuries to enthrall the residents of Riverine. In the centre of the city, here life is as green as a village. More charm abounds with the Kadalundi river streams calmly beside. Living in a riverfront home is like constantly being on vacation.





A HIGHLIGHT, THAT COOLS YOU DOWN.

One of the most enticing parts of Riverine is the premium covered swimming pool, making privacy and security, a sure luxury. 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.





EVERY FEATURE YOU COULD POSSIBLY ~~EVER~~ WANT.

- Covered Swimming Pool
- Health Club
- Furnished Lobby
- Digital Surveillance System
- Intercom
- 24 Hrs Generator Backup for Common Areas
- Children's Play Area
- Association Room
- Guard Room
- Service Lift
- Wide Interlocked Roads and Passages
- Landscaped Areas
- Street Lights
- Compound Wall
- Round-the-clock Security





HOMESTEAD. THE STAR BUILDER

Homestead Projects and Developers Pvt. Ltd. the renowned and most trusted homemaker in North Kerala region having glorious legacy and proven track-record, is a joint venture of the Veekay, Kalliyath, Kainikkara, Lillis and Dr. Kutty's. Inspired from the belief that 'homes are the most significant purchase anyone will ever make', Homestead focuses on commercial and 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.



SPECIFICATIONS

- Structure : RCC framed structure
- Flooring : Vitrified flooring of H&R Johnson, White house or equivalent brands for apartments
- 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 : Anti-skid tiles on floor, ceramic tiles on walls to 7 ft 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.





Type: A | 3BHK
Super built up area: 925 sq.ft.

Type: B | 3BHK
Super built up area: 925 sq.ft.



Type: C | 2BHK
Super built up area: 743 sq.ft.

Type: D | 2BHK
Super built up area: 754 sq.ft.



Ground floor plan



First floor plan (Podium)

BOOKING FORM

SELECT THE TOWER ☒

TOWER 1 TOWER 2

- 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 or in event of booking cancellation by the clients 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.

Signature of the Applicant

PROJECTS AT GLANCE



Tirur Heights, Luxury Apartments, Tirur



Grande & ZTown, Deluxe Apartments, Tirur



Aqua Bay, Premium Apartments, Kutippuram



Thunchan Scapes, Smart Apartments, Tirur



Peach Tree, Premium Villas, Tirur



Serene, Premium Villas, Kutippuram



Misty Hills, Premium Villas, Perinthalmanna

