ABY DEVELOPERS
Redefining your lifestyle

ABY DEVELOPERS PVT.LTD

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Eco Garden

A blend of serenity & greenness

Located in Aluva - the most desirable place to settle down in the ever-growing Kochi, Eco Garden gets you the experience of living in the lap of beautiful nature. This eco-friendly haven, which comes up on the banks of River Periyar is all surrounded by fabulous flora and fauna. Within a walking distance from the famous Aluva Temple yet away from the hustle and bustle of city life, Eco Garden proves to be an apt choice for joyful and peaceful living forever.



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Dream Living
Desirable Destination

Eco Garden is a home seeker's dream. The apartment design is incorporated with modern style and conveniences by retaining the wild charm of the property. The stylish opulence of its interiors is undeniable with an admirable appeal.Eco garden which reflect the assurance of quality construction is going to be one of the most sought-after serene living spaces.

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TYPICAL FLOOR PLAN



Type A: 1761 sq.ft

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Type A1: 1740 sq.ft
Type A2: 1640 sq.ft

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Type B: 1535 sq.ft

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Type C: 1271 sq.ft,

Type C1: 1130 sq.ft

Type C2: 1094 sq.ft

Type C3: 1060 sq.ft

Distance from Site

Airport	6 km
Metro Station	1 km
Aluva Railway Station	2 km
K.S.R.T.C Bus Stand	2 km
Private Bus Stand	1 km
Sivarathri Manalpuram Temple	500 m
Hospital	1 km
Ernakulam Town	15 km





Location Map

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Ideal Location
Intelligent Investment

At Aluva, the serene pace of life and close proximity to major 5 transit service points including International Airport, Railway Station, K.S.R.T.C Bus Station, Proposed Metro Railway Station and Tourism Waterway has heightened Eco Garden's appeal as the perfect location to live. Moreover Aluva is a pleasant mix of rural and urban, of progress and natural environment, of close-knit community and optional seclusion.







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Common amenities

Club-house with gymnasium. Rooftop partyarea. Generator back up with 6 points in each flats including T.V., Two modern elevators. Sewage treatment plant. Solar power for common area lighting. Multi recreation hall

Unique Features

Utmost privacy, excellent cross ventilation being in an exclusive residential ambience. Provisions for cable TV & broadband internet connections. Round the clock security.

Options

Alterations/additions can be provided, if specified while booking, with additional charges.

SPECIFICATIONS

Civil Structure:

RCC earth quake resistant frame work on pile foundation. Semi wire-cut brick masonry.

Flooring:

High quality vitrified flooring. Anti skid ceramic tile flooring in bathrooms and work area.

Doors & Windows:

Teak panelled main door. Moulded panel internal doors. Electro/powder coated aluminium glazed windows and ventilators. UPVC sliding door.

Painting:

Interiors: Putty finish with premium plastic emulsion.

Exteriors: Premium quality weather proof emulsion.

Kitchen:

Granite counter top with 2 ft. wall tile dado above. Stainless steel sink with drain board.

Water purifier and dish washer points.

Toilets:

Concealed plumbing with PVC pipes, provision for water geyser. Cascade or equivalent wash basins & closets, premium quality taps and shower fittings, glazed tiles up to 210 cm height.

Electricals:

Concealed wiring through PVC conduits with Finolex/equivalent wires and premium quality modular switches. A/C points in master bedrooms and provisions for points in other bedrooms. T.V & Telephone points in living rooms/master bedroom.

Water Supply:

Well water and K.W.A. water.

Security / Safety Features:

Bio metric security system . Round the clock security . Intercom system . Standard fire safety features . Lightning arrestor

PAYMENT SCHEDULE	
On Booking	- 30% of the total cost
Completion of Foundation	- 20% of the total cost
Completion of 2nd Floor Slab	- 10% of the total cost
Completion of 5TH Floor Slab	- 15% of the total cost
Completion of 8TH Floor Slab	- 10% of the total cost
Completion of 10TH Floor Slab	- 10% of the total cost
Before handing over the Apartment	- 5% of the total cost

TERMS AND CONDITIONS

1. Once booked and confirmed by signing the agreement, the prices are firm. In the event of cancellation, the amounts advanced shall be refunded without any interest after alternate allotment.
2. Cost of stamp paper, registration charges, legal and miscellaneous expenses in connection with the registration of undivided shares in land are to be borne by the purchasers. Any additional stamp duties, if claimed by the registration department also has to be borne by the purchaser.
3. All statutory deposits and taxes such as sales tax, shares of KSEB/KWA connections, etc as applicable, are to be met by the purchaser.
4. The measurements/specifications given in the brochure could be subject to variations of minor nature, if warranted due to statutory requirements.
5. The area is inclusive of proportionate share of common areas and wall thickness.
6. Sanctioned building plans and all documents pertaining to the land of this projects is available at our office for reference.
7. Monthly maintenance expenses are to be shared among owners, as decided by the owner's association. Essential maintenance will be carried out by the builder till the formation of the owner's association and the due charges are payable by the owner.
8. All payments should be crossed demand drafts or cheques payable at Aluva in favour of M/S Aby Developers Pvt. Ltd. Overseas buyers should make theior payments through normal banking channels, amounts payable at Aluva.
9. 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, the 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 to deduction of expenses and damages.
10. Completion and delivery: By March 2016.
11. Completion and delivery dates are indicated to give an idea of the probable completion of the project. Every effort will be made to complete and handover the project within the stipulated time. The firm is not responsible for any delay in obtaining water/electricity connection due to delay with concerned departments. However no responsibility will be accepted for any delay in completing the project due to unforeseen circumstances and to obtain service connection from statutory bodies due to reasons beyond the control of the builder.
12. Documentation

    a. On allotment, two agreement will be executed between the builder and the purchaser.

    1.For sale of undivided share entrusted in the land and common areas.

    2.For execution of a construction contract to build an apartment

    b. Sale deed for the undivided share in the land will be registered in the name of the client by the builder or the land owner, as the case may be, on receipt of the entire payment as per the agreements.
13. For delayed payments interest will be charged at the prevailing bank rates.
14. The builder/marketing agent reserves the right to accept or reject any application without assigning any reason there to.
15. This brochure is only for information and this does not constitute a legal offer invitation to an offer.
16. Home loan through banks could be arranged, as needed.