



### Sincere thanks to our customers

None of the milestones we have achieved would have been possible without the confidence & inspiration that our stakeholders have reposed on us. We will strive to continue with our philosophy of seeking - "exceed the expectations of our clients".

CUSTOMER'S SATISFACTION - OUR MOTTO

### CORDIAL FOUNDATION DIVISION OF CORDIAL DEVELOPERS AND BUILDERS PVT. L

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||imax||



# YOU DREAM- WE BUILD IT.



Pongummoodu, Trivandrum



## Terms & conditions

### DOCUMENTATION

Documentation of an apartment comprises of two stages.

A. On allotment, two agreements will be executed between builder and the purchaser, one for the sale of undivided share of land and another for execution of a construction contract to build an apartment. Though separate considerations are specified in each agreement, the composite value of the undivided share of land and that of the construction contract will be shown in the payment schedule. Necessary citation to this effect are given in the agreements.

B. The sale deed for the undivided share of land will be registered in favour of the purchaser on receipt of the entire payment. Stamp duty, documentation charge and incidental expenses for the registration of the sale deed will be to be buyer's account.

### MAINTENANCE

Owners' Association / Trust will be formed on handing over the possession of the apartments within six months. Membership in the above Association / Trust is compulsory, not optional. The Owners' Association / Trust will carry out all necessary routine and annual maintenance and repairs to common area and exterior wall of the building, common installation and fittings, payment of electrical and water charges for common facilities and services. Maintenance and charges / deposits are to be paid by each owner regularly and timely. The maintenance will be carried out by the builder till the formation of the Owners' Association, which will take over the maintenance. 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.

### RULES AND REGULATIONS

Once allotted and agreement signed, the prices are firm. 25% payment initially at commencement stage of project while executing the agreement and balance in equal bimonthly installments vide post dated cheques. Allotment of Car Parking will be at extra cost.

This is a time bound project. If the payments are not made as per agreement signed, the builder reserves the right to cancel the allotment. In such case, the amount paid till such cancellation, will be returned only after re-allotment to another party and without any interest.

All payments are to be made either by Demand Draft or local cheques, favouring Cordial Foundation payable at Trivandrum. Possession shall be given to the customer, on settling of all the dues to the company.

Cordial Foundation reserves the right to accept or reject any application.

Statutory Deposits, Building Tax, Construction Workers' Welfare Fund, VAT, Service Tax etc. are to be paid by the buyer. The company is not responsible for any delay in water / electric connection due to the delay by the concerned departments. All transactions are subjected to Trivandrum jurisdiction only.

Note: All measurements and specifications given elsewhere in this brochure are subject to minor variations without specific or general notice. All such variations / alternations shall be purely at the discretion of the builder. The information contained herein does not form the part of contract and is subject to change. Elevation given is an artistic impression only. The brochure does not constitute either as a legal offer or an invitation to an offer.



Pongummoodu, Trivandrum

## Building specifications

Flooring:	Elegant vitrified tile flooring for the entire apartment except toilets.
Painting:	Putty with acrylic distemper for ceiling. Cornice in foyer, living and dining. Painted finish for doors.
Toilets	: Ceramic tiles for floor and glazed tiles for wall up to door height. Sanitary fixtures matching with tiles. Geyser provision and health faucet in all toilets except servants' toilet.
Kitchen and work area	: Counter with granite top and stainless steel sink, glazed tiles above the counter to a height of 45 cms. Single bowl sink with granite top in work area.
Doors	: Teak wood entrance door. Moulded wooden doors for interiors and toilets.
Windows	: Aluminum powder coated with glazed shutters and safety grills.
Electrical	: All wiring with provision for power plugs. Adequate light and fan points. Points controlled by ELCB and MCB with independent KSEB metre. Modular switches.
Generator	: Generator backup for elevators, common lighting, water pumps and designated points in each apartment.
Elevators	: 3 numbers - fully automatic (including 1 bed elevator)
Cable TV	: Connection in living and master bedroom (subject to prevailing govt. rules)
Telephone	: Wiring for telephone in living and master bedroom.
Water supply	: Through sump and overhead tanks.
Air conditioning	: Split AC provision in all bedrooms. Wired provision in master bedroom for fixing AC.
Fire safety	: Fire protection systems as per rules
Car parking	: Covered car parking (at extra cost)



Pongummoodu, Trivandrum

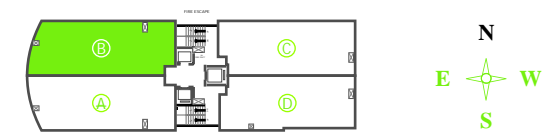
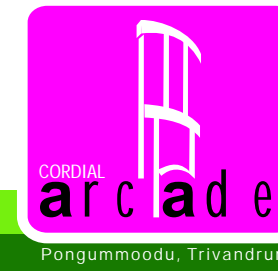
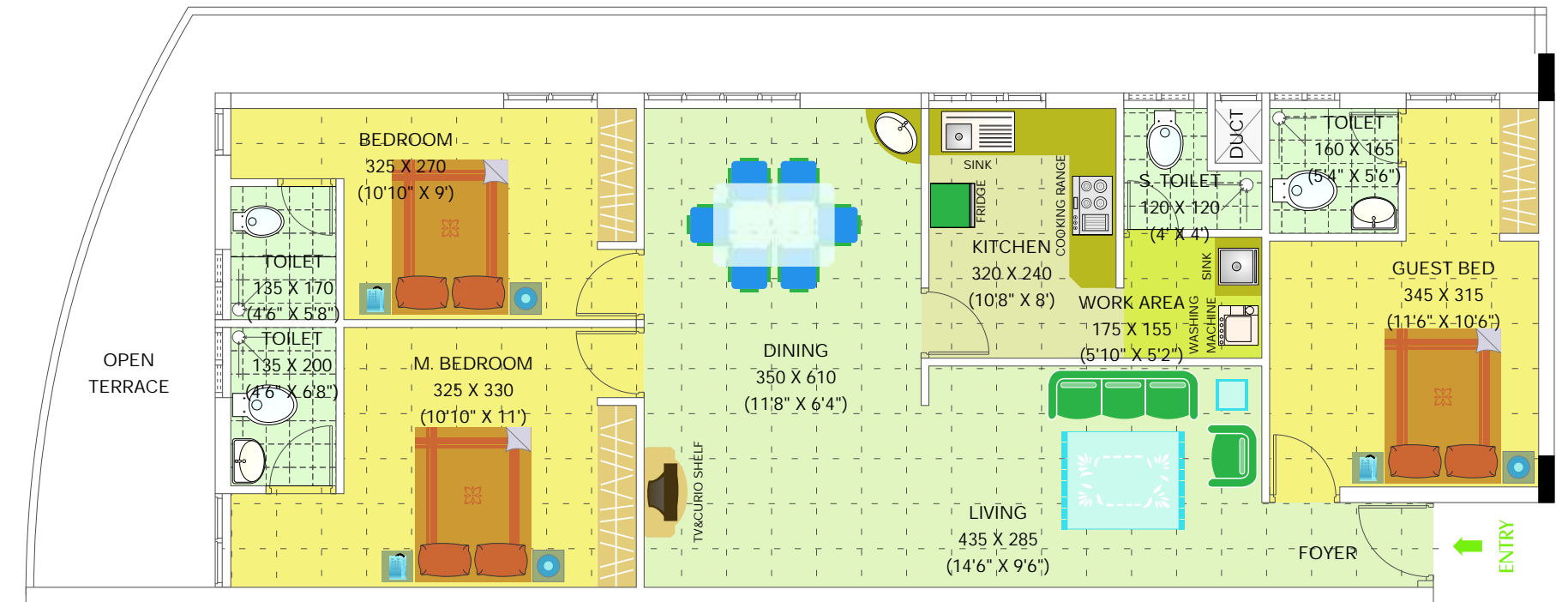
CORDIAL homes display aesthetics, architectural beauty,

enhanced quality of life and delights customers. Our homes are

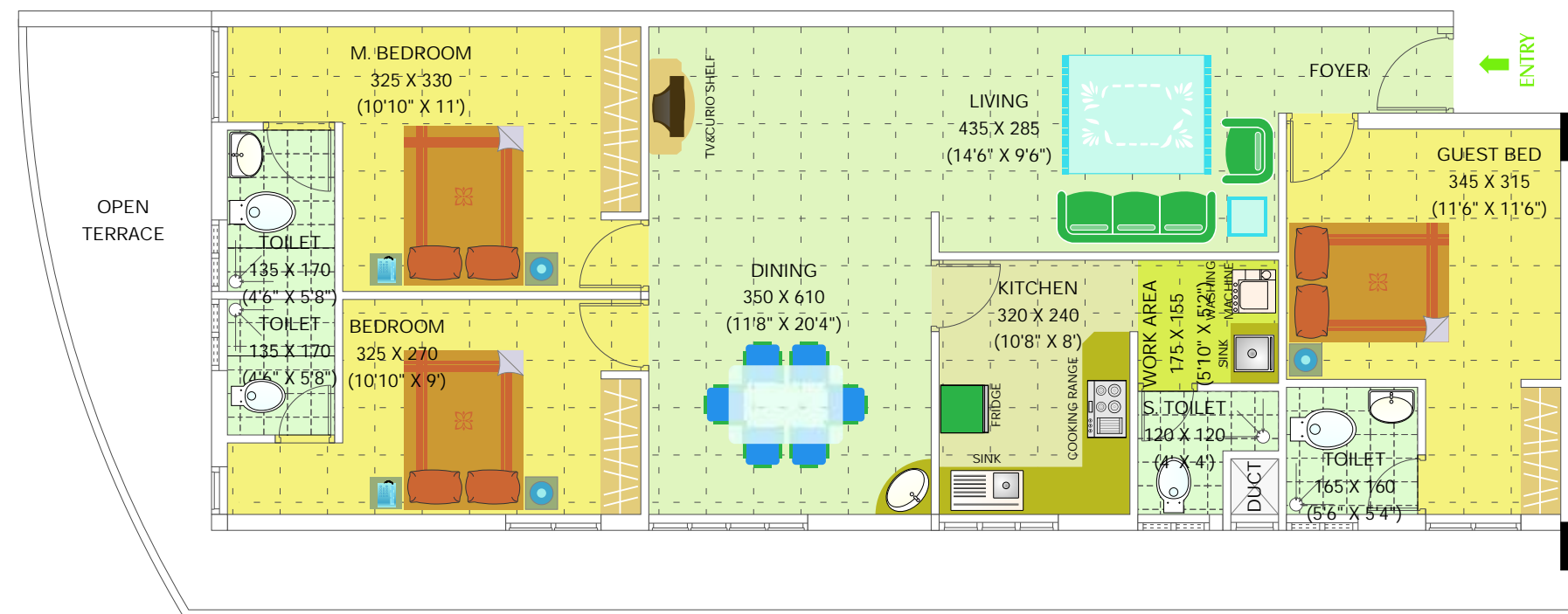
endowed with a personality and charm of its own, which reflects

the style, personality and culture of our stakeholders.





TYPE B9 - 3 Bedroom Area 1410 sq.ft.  
 Typical Floor Plan 9th floor • Dimension may vary during construction. • Furnitures and fixtures are indicative only.



What is so  
special about  
Cordial?

At CORDIAL, we transform the **DREAMS** of customers in to **reality**. We bring in the **best expertise** to promote latest **quality** standards, targeted completion and best facilities to compliment for the shaping of a **premium** residential complex.



Pongumoodu, Trivandrum

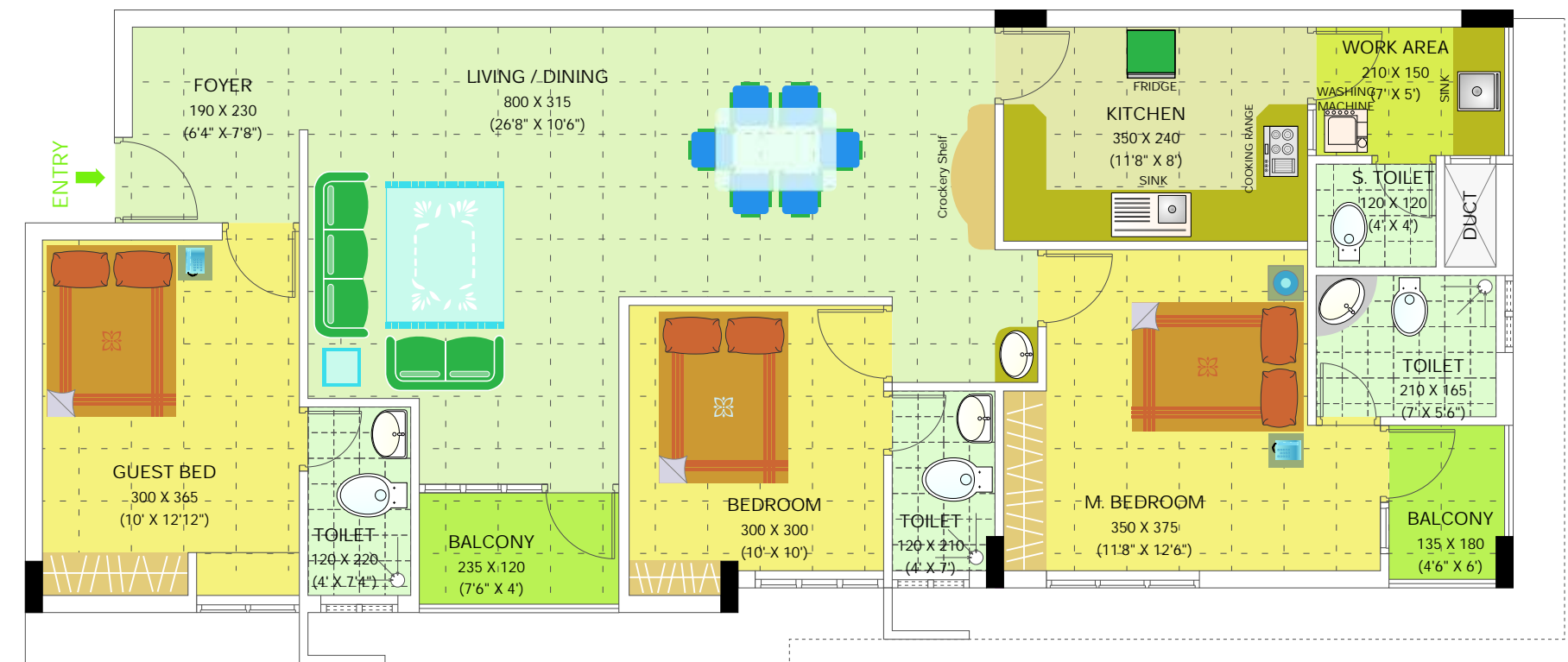


TYPE A9 - 3 Bedroom Area 1410 sq.ft.

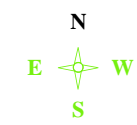
Typical Floor Plan 9th floor • Dimension may vary during construction. • Furnitures and fixtures are indicative only.



Pongumoodu, Trivandrum

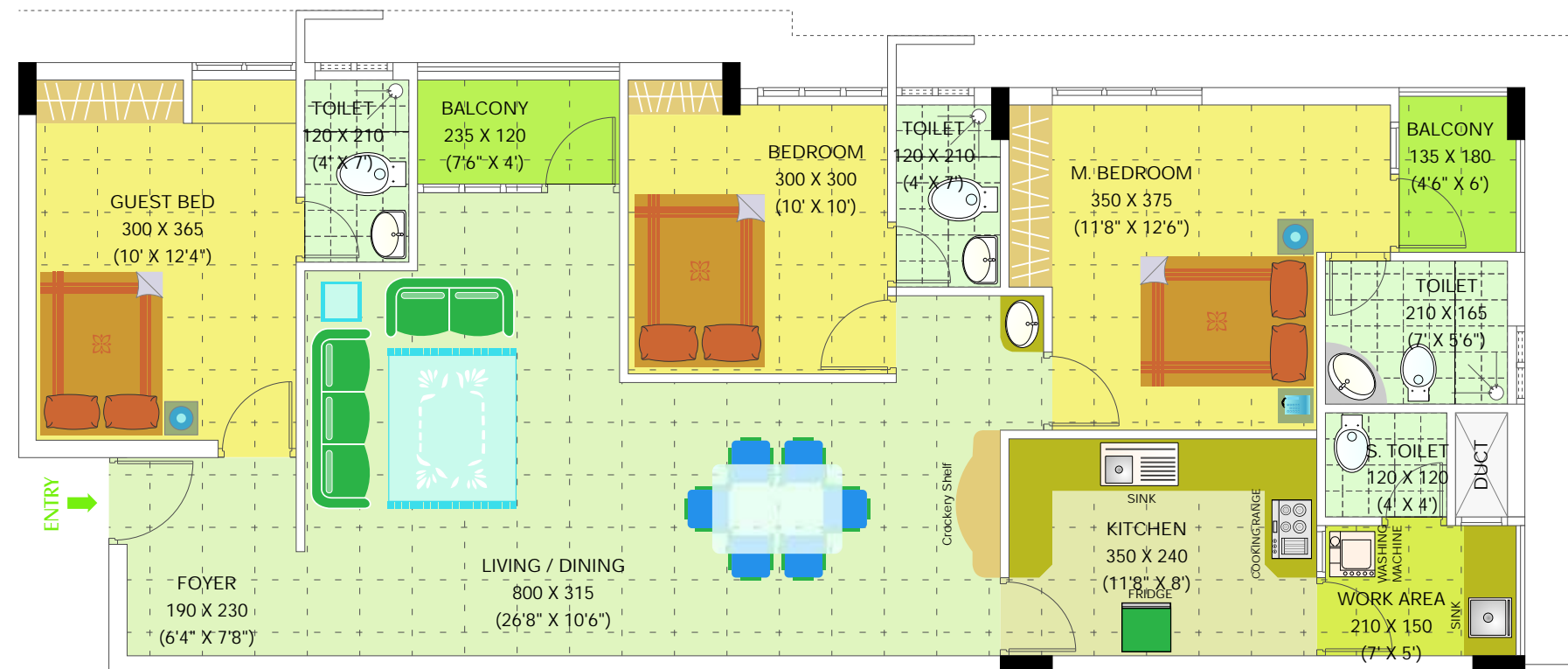


Pongumoodu, Trivandrum



TYPE D - 3 Bedroom Area 1490 sq.ft.

Typical Floor Plan 1st to 8th floor • Dimension may vary during construction. • Furnitures and fixtures are indicative only.



Accessibility  
that is enviable

Cordial Arcade, positioned at Pongummoodu on NH 47, one of the most sought after residential locales in Trivandrum, situated between Medical College and Sreekariyam, is surrounded by hospitals, schools, colleges, banks, shopping malls and further extends easy connectivity to every parts of the city by regular public transport, adds to more convenience and comfortable living. Technopark, Kerala's IT haven is just 3 km from Cordial Arcade.

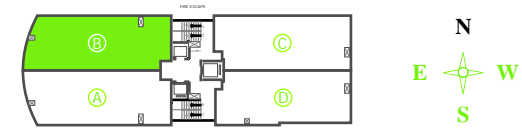
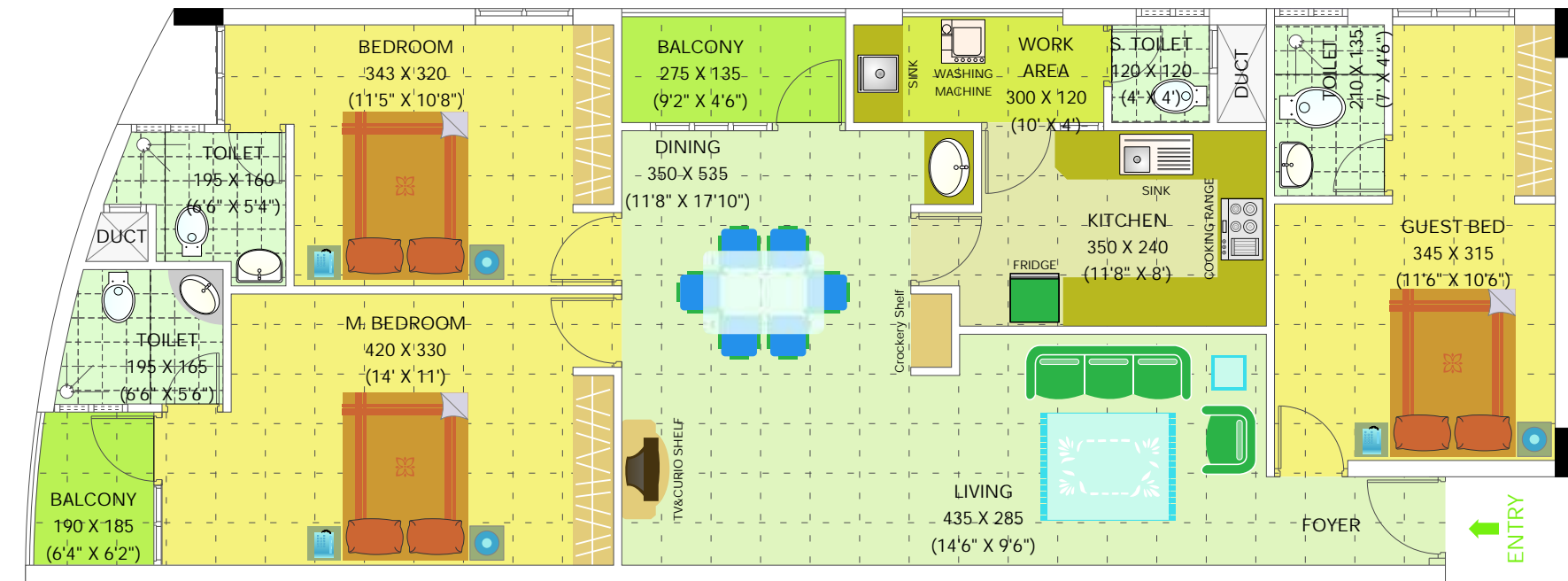


Pongummoodu, Trivandrum

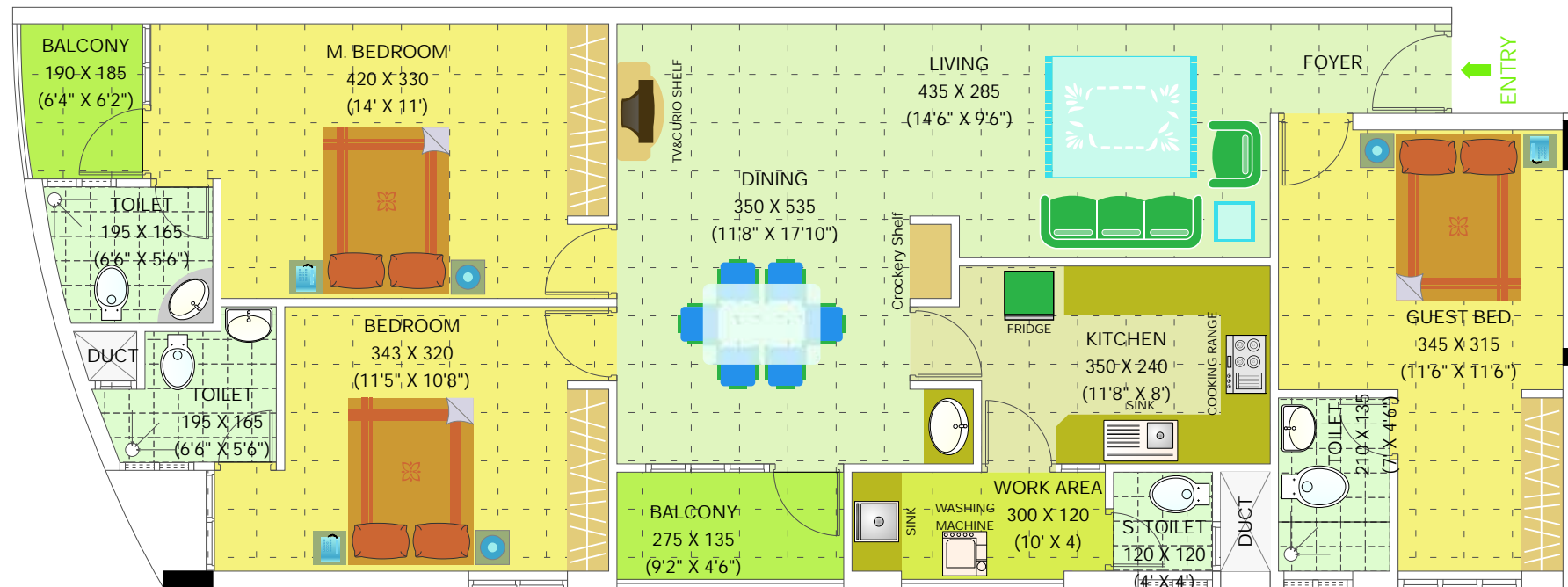


TYPE C - 3 Bedroom Area 1490 sq.ft.

Typical Floor Plan 1st to 8th floor • Dimension may vary during construction. • Furnitures and fixtures are indicative only.



TYPE B - 3 Bedroom Area 1625 sq.ft.  
 Typical Floor Plan 2nd to 8th floor • Dimension may vary during construction. • Furnitures and fixtures are indicative only.



Pongumoodu, Trivandrum



TYPE A - 3 Bedroom Area 1625 sq.ft.

Typical Floor Plan 2nd to 8th floor • Dimension may vary during construction. • Furnitures and fixtures are indicative only.

## A wise investment

Since the past decade and half, the changes and developments that have taken place in Trivandrum was tremendous. The infrastructure offered by Technopark, and stream lining of many IT & BPO companies, have increased the living standards, which in turn have spiralled the demand of housing. Hence needless to say, an investment in

Cordial Arcade will multiple the investment level in many folds.



## Amenities

- Elegant Lobby
- Roof top party area
- Fitness Centre with most modern equipments
- Multi-purpose Hall
- Cyber Comer
- Sewage treatment plant
- Reticulated gas supply
- Intercom facility for safety and security
- Drivers and servants toilet
- Reading Room and provision for Reference Library
- Fully furnished Air conditioned guest suite
- Children's Play Area (Indoor)
- Individual letter box and decorative name board
- Generator backup for elevators, common lighting, water pumps and designated points in each apartment



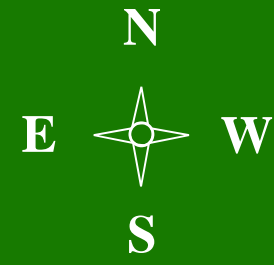
## CORDIAL HOME CARE

CORDIAL OFFERS THE FOLLOWING PROPERTY MANAGEMENT SERVICES.

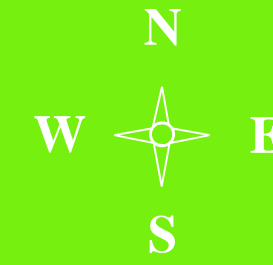
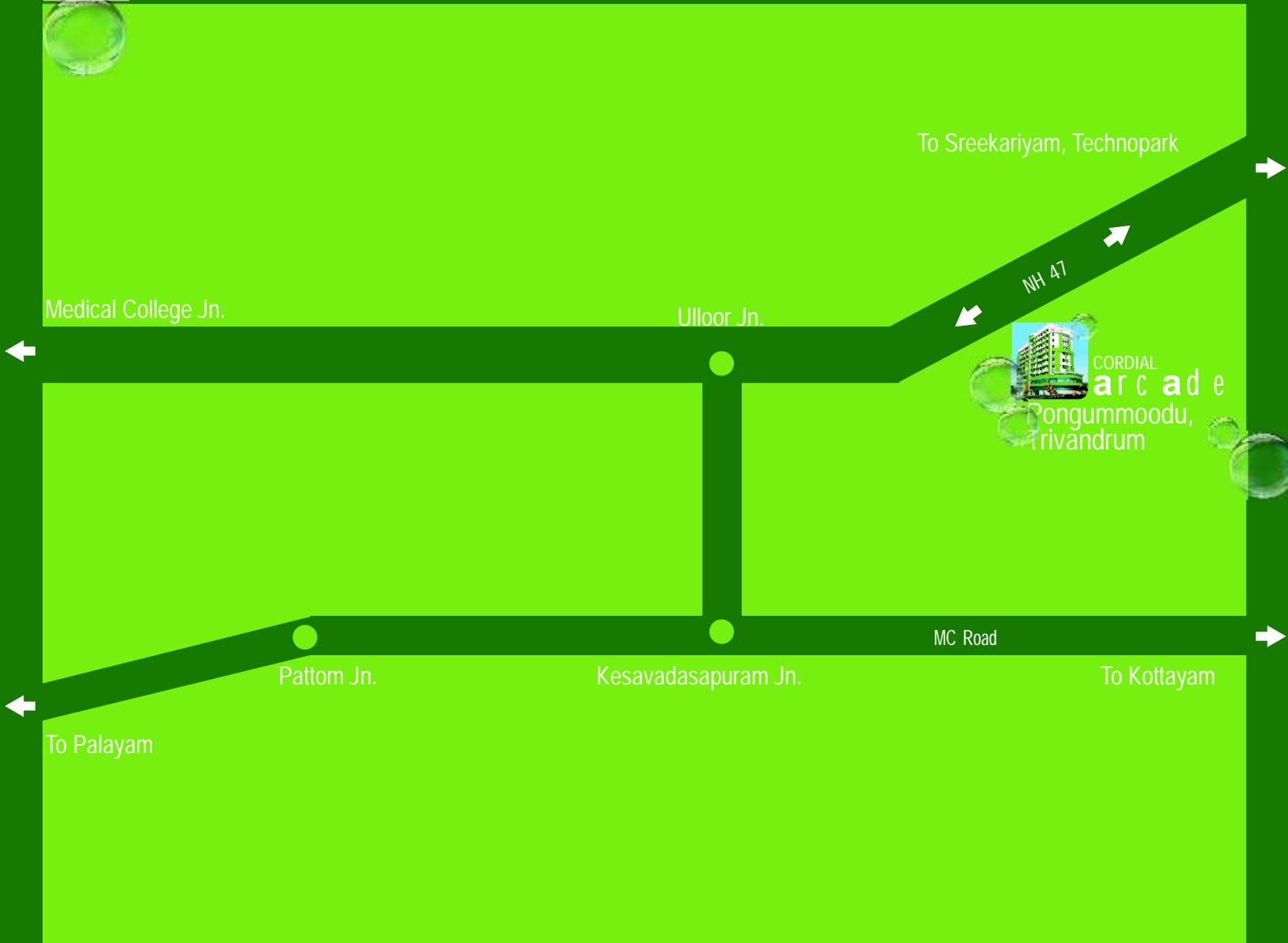
- Safeguarding of property
- Advertising for rent outs & arranging rentals
- Signing up lease agreement with the tenants
- Remittance of statutory taxes, telephone and electricity bills
- Assistance in obtaining gas and telephone connections
- Periodical cleaning of flat and its premises.
- Repairs and maintenance for electrical and plumbing fixtures

## Deeds, not words

Since inception, Cordial has attained **strength** from its customers and has turned to be one of the most **trusted** names in the field of construction and real estate. Promotion of **over 65 lakhs sq. ft.** stands testimony to our **achievements** with the trust of our stake holders, complimenting to our **credibility** and **commitment**.



### Location Map



### Site Plan

