



PRESTIGE
EDEN
GARDEN
KOCHI

RERA No.: K-RERA/PJR/ERN/002/2022

LOCATION MAP



Shopping Malls

- **Lulu Mall:** 5.5 km
- **Oberon Mall:** 8.1 km

Connectivity

- **Muttom Metro Station:** 800 m
- **Civil Station, Kakkanad:** 9.8 km
- **Cochin International Airport:** 16 km

School and Tech Parks

- **Rajagiri Public School:** 2.3 km
- **Cochin University of Science and Technology (CUSAT):** 3.2 km
- **SCMS Cochin:** 200 m
- **The National University of Advanced Legal Studies (NUALS):** 5.9 km
- **Amrita School of Arts & Science:** 7.2 km
- **Infopark & Smart City:** 10.7 km

Hospitals

- **Renai Medicity:** 7.5 km
- **Amrita Hospital :** 7.5 km
- **Aster Medicity:** 8.4 km
- **Kinder Multispecialty Hospital:** 3.8 km

Hotels

- **Kochi Marriott Hotel:** 5.5 km
- **Holiday Inn:** 9.5 km
- **Grand Hyatt:** 16 km

Convention Halls

- **Chakolas Pavilion Event Centre:** 1.4 km
- **Ashis Convention Centre:** 2.1 km

Sporting

- **Decathlon:** 400 m
- **Rajagiri Sports & Cultural Centre:** 2.1 km
- **RECCA Club:** 9.7 km

 EXTERIOR VIEW



Artist's Impression



Prestige Eden Garden is planned as a blissful residential community set within an acre, located on NH 544, at Kalamasserry, Kochi. It consists of 112 finely crafted premium units, which is a combination of 4 bedroom units and 3 bedroom units.

The architectural intent is to establish a high quality environment and create a sense of place and identity for the development through the creative use of landscape and placement of built structure. The building being set deeper into the property, aids to provide lush landscape that announces one's arrival at Eden Garden and provide a tranquil experience away from the bustle of the main road.

The tower is massed in such a manner that all the units have two or more faces externally which in turn allows for natural light and ventilation to all the habitable spaces as well as encourages cross ventilation. The character of the building is strongly defined by the clean lines which provide a contemporary look and feel to the development.

In order to ensure the privacy of the residents, there is a clear distinction in the way public and semipublic areas of the Club facilities are laid. The Multipurpose Hall is kept at the ground level, which spills out to large deck surrounded by landscape on the periphery. While facilities like the Gym, Indoor Games, Mini Theatre and the Swimming Pool which are exclusively for the residents, have been accommodated at the Sky Deck level which is on the rooftop whilst allowing for fabulous views externally.

Prestige Eden Garden is located within driving distance of well-reputed educational institutions, shopping malls, hospitals and hotels. It is on the Metro route and the Cochin International Airport is a 30-minute drive away. The scenic Container Terminal Road is also close by.





MASTER PLAN



LEGEND

- 1. ENTRY/ EXIT
- 2. ENTRY RAMP
- 3. LANDSCAPED AREA
- 4. EXIT RAMP
- 5. DROP OFF
- 6. VISITORS CAR PARKS
- 7. DRIVEWAY
- 8. SERVICE STAIRCASE
- 9. SERVICES
- 10. MULTIPURPOSE HALL

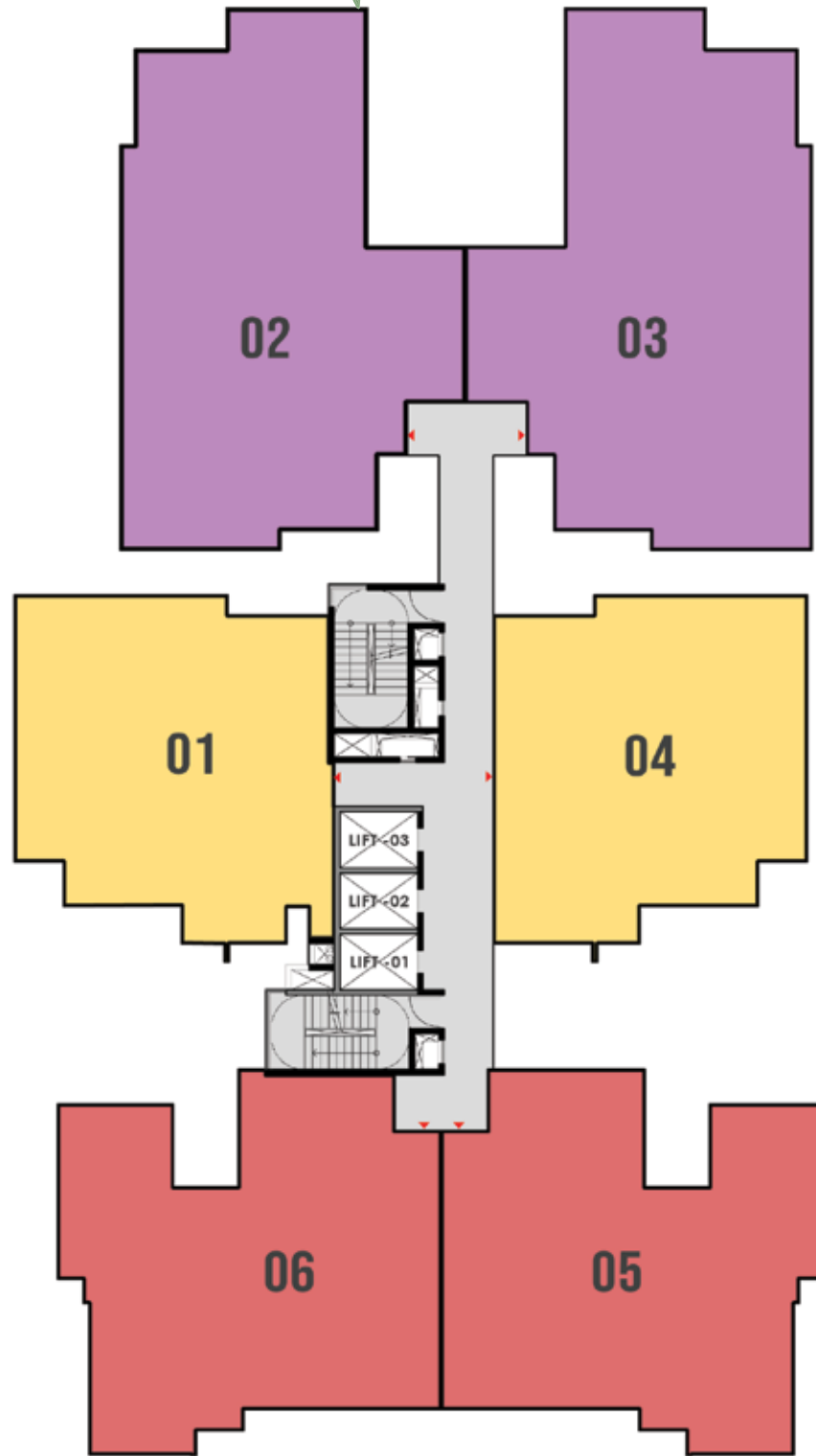





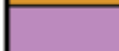
 ENTRANCE VIEW



Artist's Impression

NUMBERING PLAN



LEGEND			SUPER BUILT - UP AREA	
			SQM	SFT
	Type - A	3 BED UNIT	166.52	1792
	Type - A1	2 BED UNIT	138.89	1495
	Type - B	3 BED + MAID'S UNIT	200.98	2163
	Type - B1	3 BED + MAID'S UNIT	211.00	2271
	Type - C	4 BED + MAID'S UNIT	245.95	2647
	Type - C1	4 BED + TERRACE UNIT	257.38	2771



 EXTERIOR VIEW



Artist's Impression

FIRST FLOOR PLAN

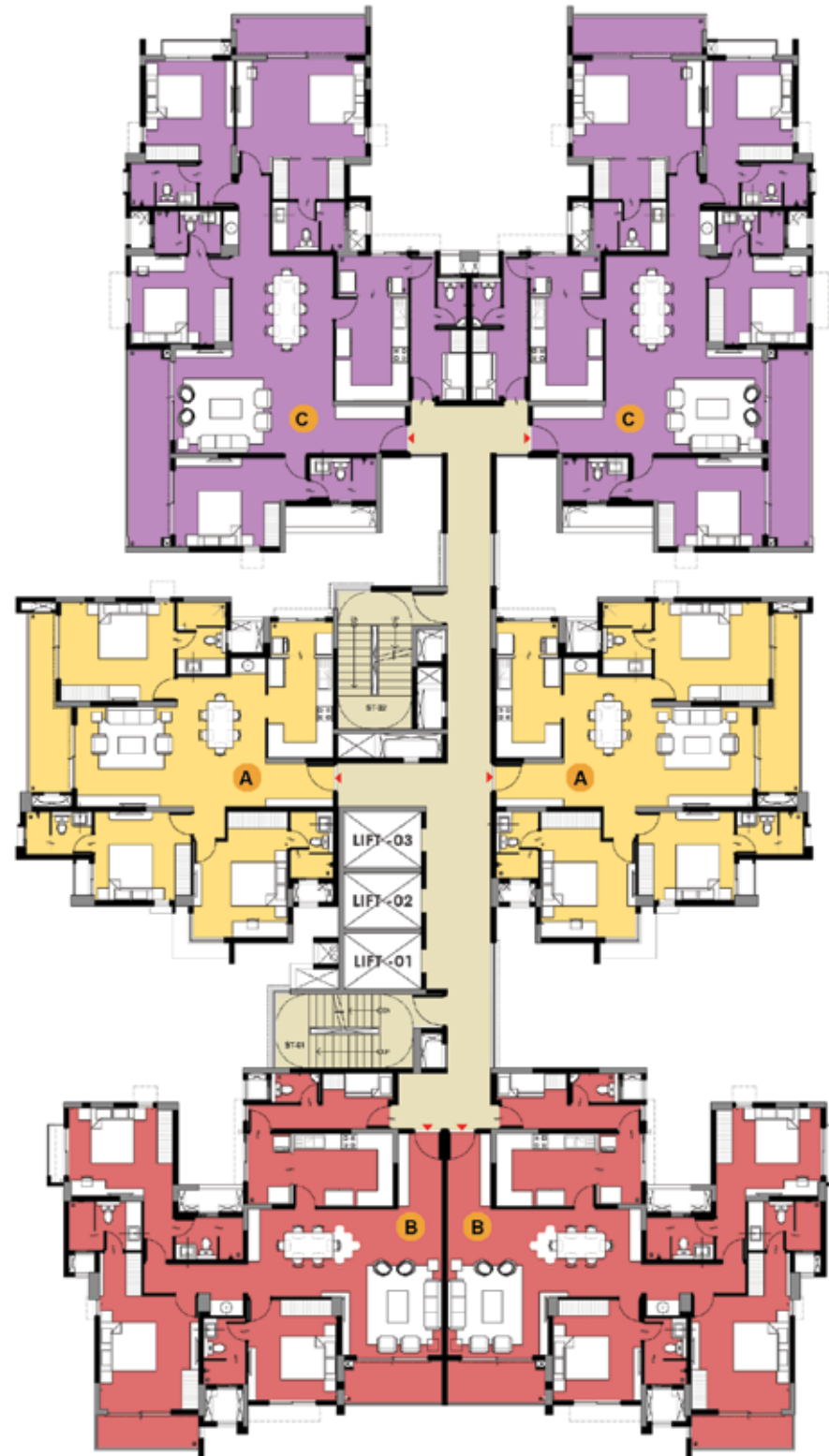


LEGEND			
COLOUR	UNIT TYPE	NO. OF BED	AREA
	A	3B 3T	1792 SFT
	C1	4B 4T+ Maid's+ Terrace	2771 SFT

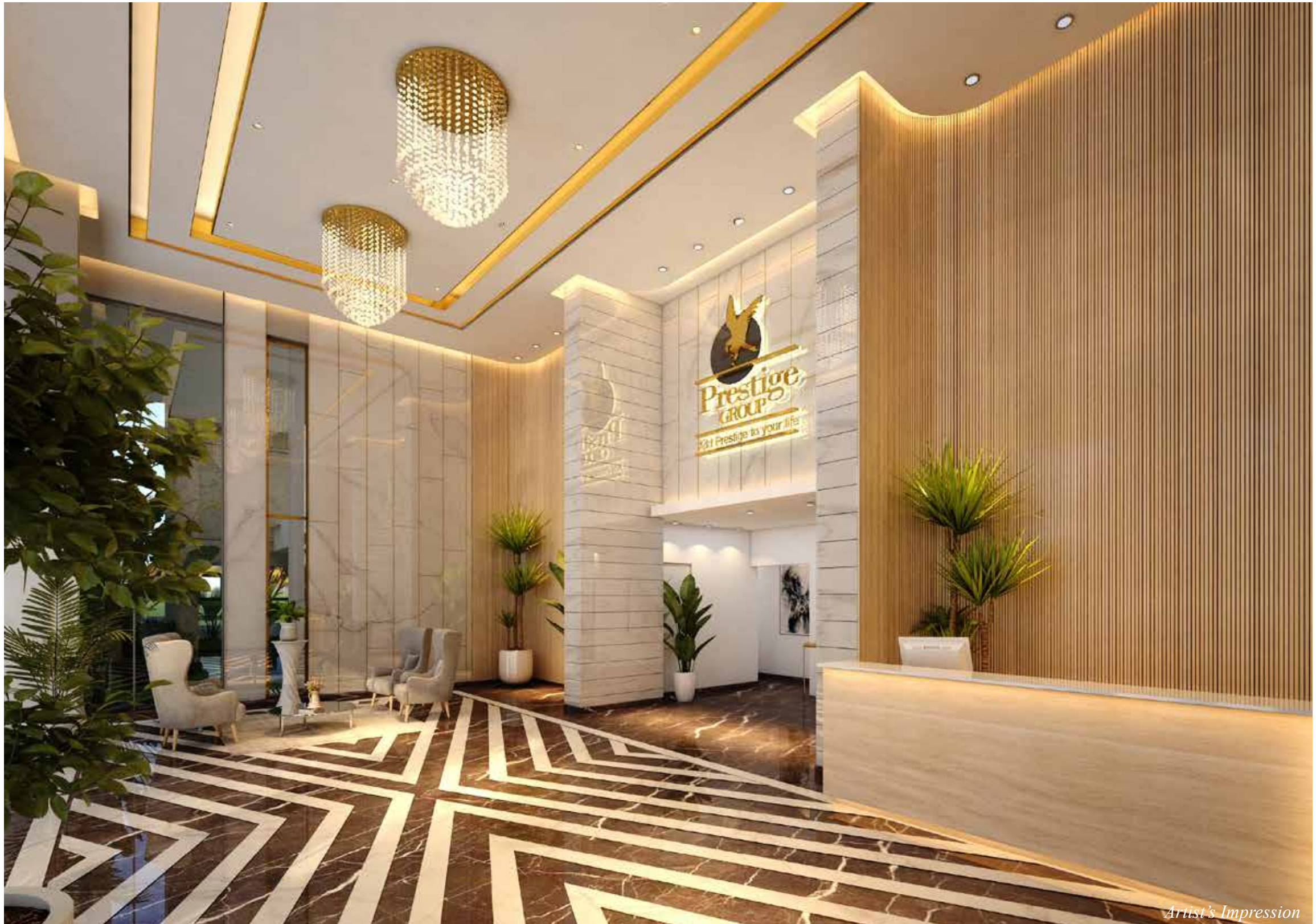




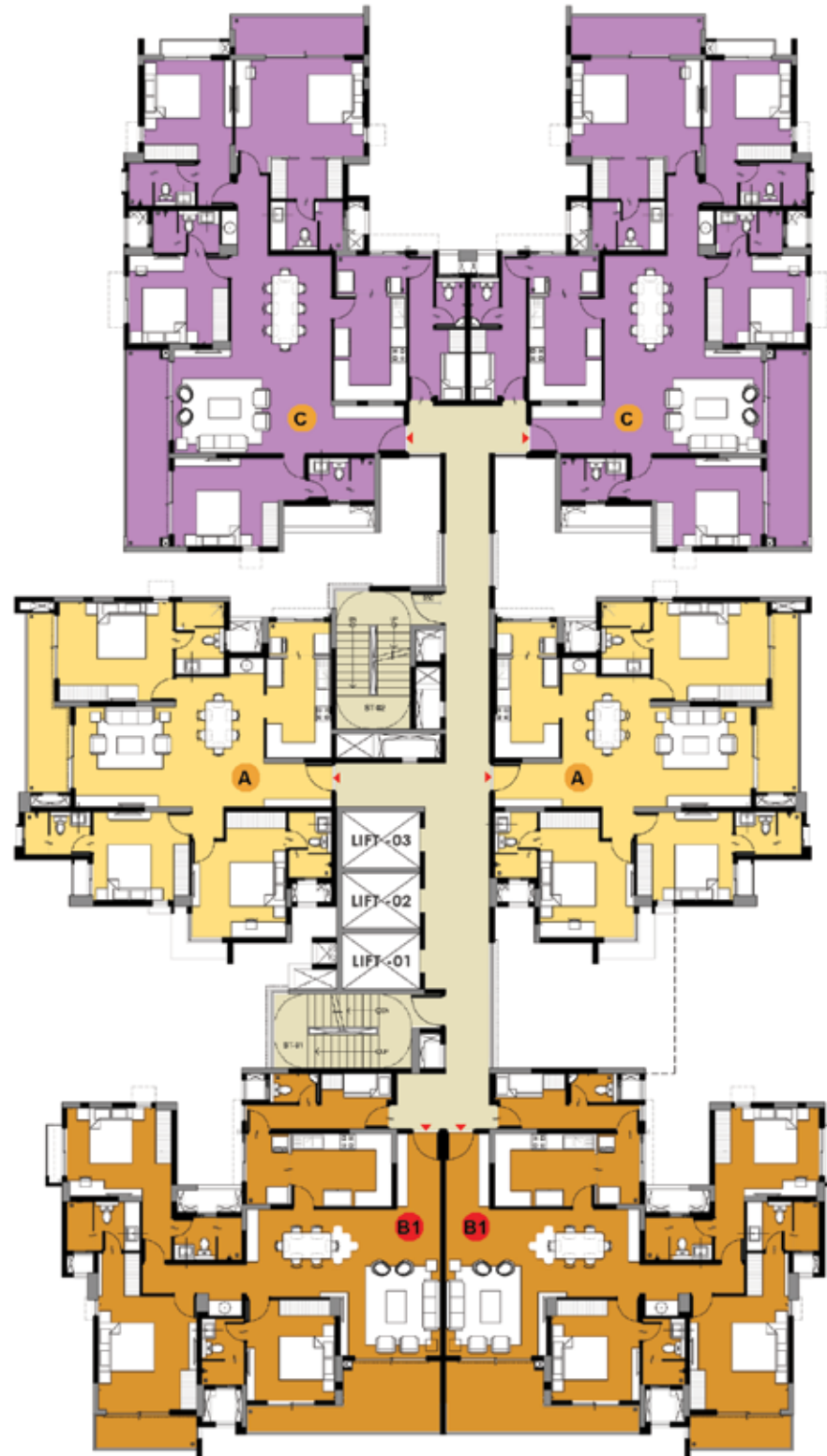
2ND TO 16TH FLOOR PLANS



LEGEND			
COLOUR	UNIT TYPE	NO. OF BED	AREA
Yellow	A	3B 3T	1792 SFT
Red	B	3B 3T+ Maid's	2163 SFT
Purple	C	4B 4T+ Maid's	2647 SFT



17TH TO 18TH FLOOR PLANS




LEGEND			
COLOUR	UNIT TYPE	NO. OF BED	AREA
Yellow	A	3B 3T	1792 SFT
Orange	B1	3B 3T+ Maid's	2271 SFT
Purple	C	4B 4T+ Maid's	2647 SFT



19TH FLOOR PLAN



LEGEND			
COLOUR	UNIT TYPE	NO. OF BED	AREA
	A	3B 3T	1792 SFT
	A1	2B 2T	1495 SFT
	B1	3B 3T+ Maid's	2271 SFT
	C	4B 4T+ Maid's	2647 SFT

20TH FLOOR PLAN



LEGEND

- 1. RECEPTION
- 2. GYMNASIUM
- 3. LADIES HEALTH SPA
- 4. GENTS HEALTH SPA
- 5. TABLE TENNIS
- 6. MINI THEATRE
- 7. INDOOR GAMES
- 8. POOL PLANT ROOM
- 9. LOBBY





TERRACE FLOOR PLAN



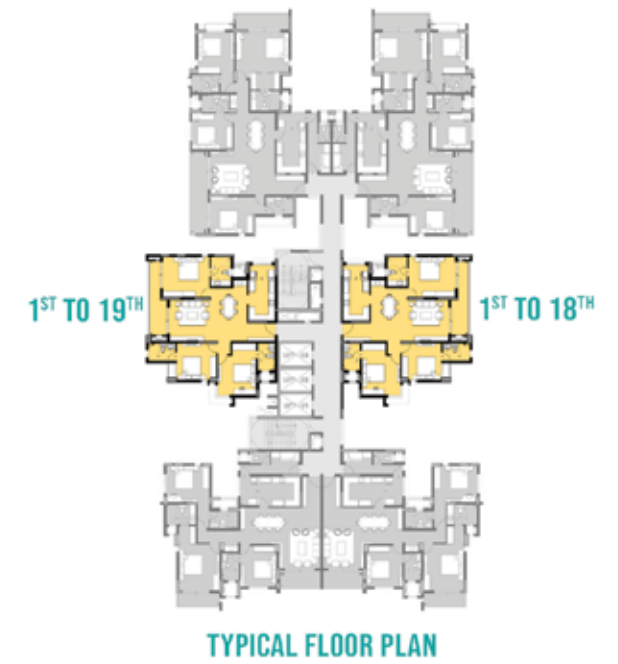
ENTRANCE VIEW



Artist's Impression

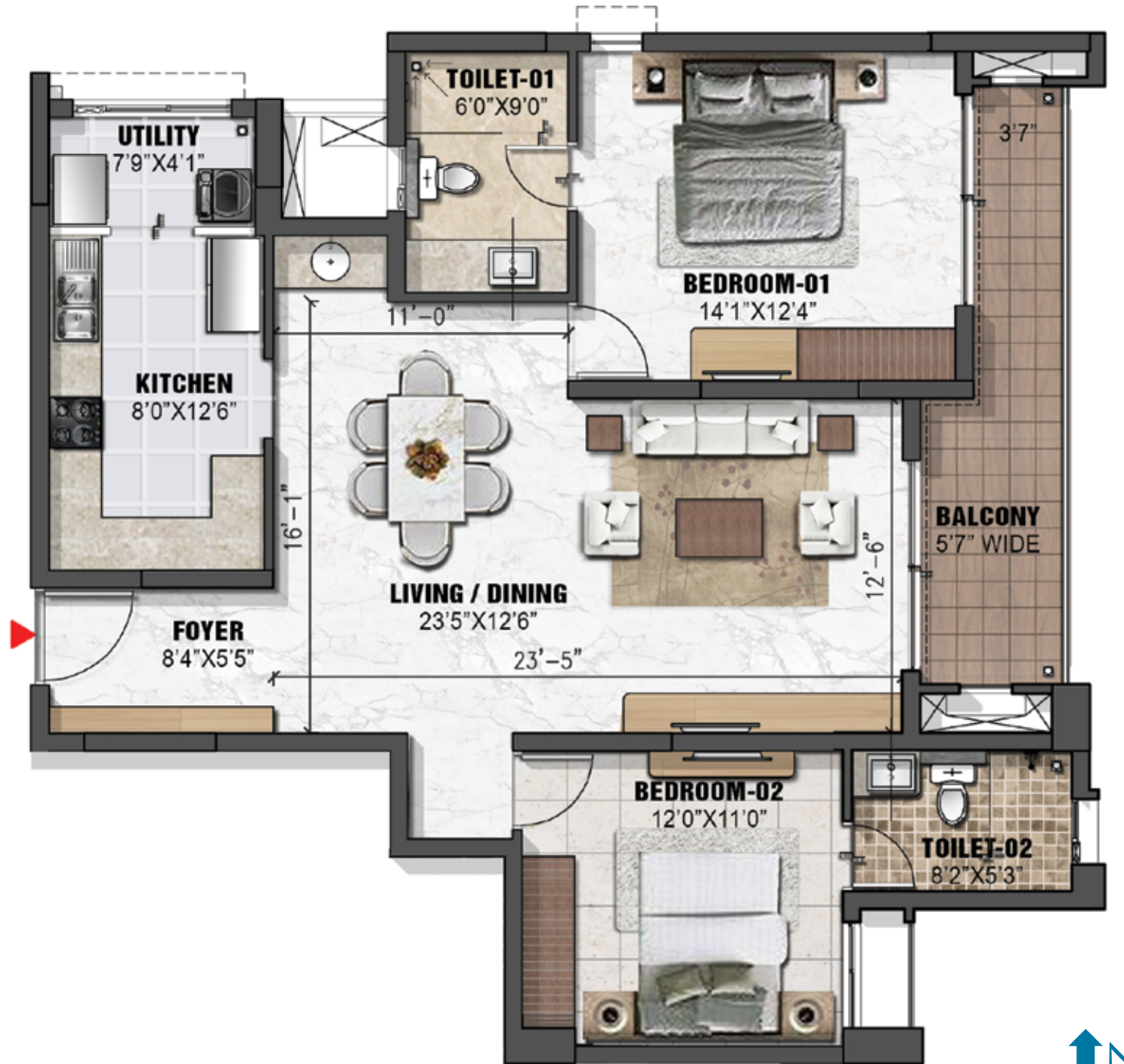


UNIT- A [3B 3T UNIT]



Unit Type - A		
	SFT	SQM
Super built-up area	1792	166.52
Carpet Area	1204	111.85

UNIT- A 1 [2B 2T UNIT]



19TH FLOOR PLAN

Unit Type - A1		
	SFT	SQM
Super built-up area	1495	138.89
Carpet Area	977	90.79





Artist's Impression

UNIT- B [3B 3T + MAID'S UNIT]



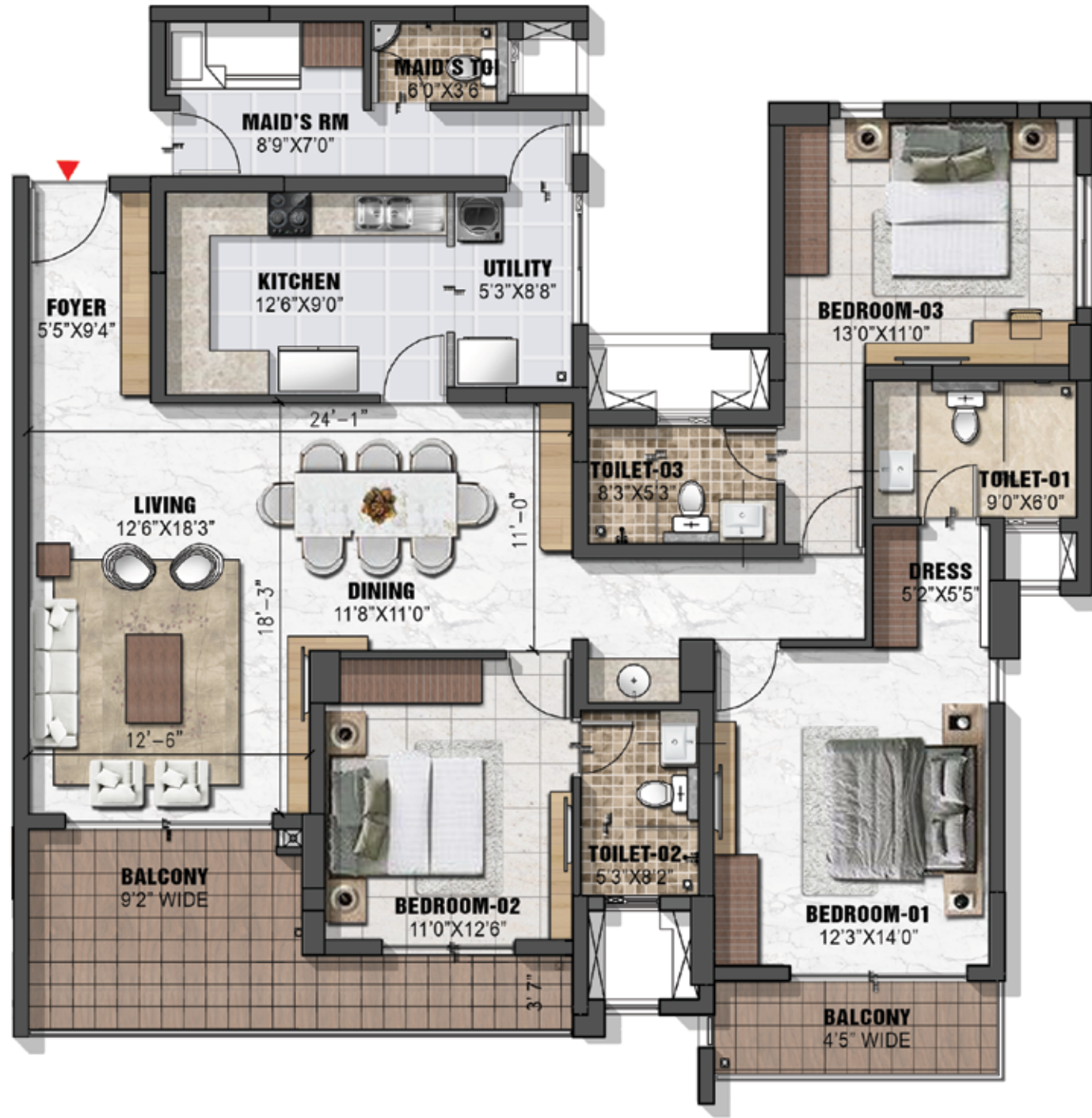
Unit Type - B		
	SFT	SQM
Super built-up area	2163	200.98
Carpet Area	1461	135.76





Artist's Impression

UNIT- B1 [3B 3T + MAID'S UNIT]



17TH . 18TH & 19TH FLOOR PLAN

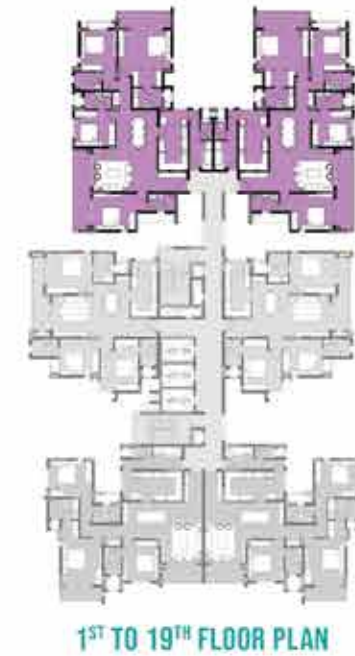


Unit Type - B1		
	SFT	SQM
Super built-up area	2271	211.00
Carpet Area	1461	135.76



Artist's Impression

UNIT- C [4 B + 4T + MAID'S UNIT]



Unit Type - C		
	SFT	SQM
Super built-up area	2647	245.95
Carpent Area	1745	162.07



Artist's Impression

UNIT- C1 [4 B + 4T + MAID'S+ TERRACE UNIT]



Unit Type - C1		
	SFT	SQM
Super built-up area	2771	257.38
Carpet Area	1745	162.07
1/3 Terrace area included in SBA	123.06	11.43



SPECIFICATIONS

Structure

- RCC Framed Structure with RCC Shear Wall
- Cement Blocks for walls wherever required.

Lobby & Staircases

- All Lobbies Flooring and lift Cladding in Granite/Marble
- All Lobby Walls in Texture Paint and Ceiling in Emulsion
- Service Staircase and Service Lobby in Kota

Lifts

- Suitable Size/Capacity Lifts will be provided

Apartment Flooring

- Imported Italian Marble in the Foyer, Living and Dining Area and in Master Bedroom
- Vitrified Tiled Flooring in all other Bedrooms
- Anti-skid Ceramic Tiles in Balconies.

Kitchen

- Ceramic/Vitrified Tiled Flooring
- Double Bowl Stainless Steel Sink with Single Lever tap.

Utility, Maid's Room and Toilet

- Ceramic/Vitrified Tiled Flooring and Ceramic Tile Dado for the Utility
- Ceramic Tiles for the Flooring of the Maid's Room
- Ceramic Tile Flooring and Dado for the Maid's Toilet

Toilets

- Master Toilets will have Imported Marble on the Floor and Walls up to the False Ceiling
- Other Toilets will be done with Ceramic Tiles
- Granite for the Counters with Counter Top Wash Basins

- Wall Mounted EWCs
- Provision for Geysers in all Toilets except the Maid's Toilet within a False Ceiling

Doors and Windows

- Entrance Door – 8 Feet High Opening with Frame and Shutter in Wood, with Architraves and Polished on Both Sides
- Internal Doors – 7ft high openings with Wooden Frames and laminated Flush Shutters
- External Doors- UPVC/Aluminium Frames and shutters
- Windows UPVC/Aluminium Frames with Clear Glass

Painting

- External Walls with Cement/Texture Paint
- Internal Walls and Ceilings in Emulsion
- All MS Railings in Enamel Paint

Electrical

- All Electrical Wiring is concealed with PVC Insulated Copper Wires with Modular Switches
- Sufficient Power Outlets and Light Points will be provided
- Cable TV and telephone Points provided in the Living and all Bedrooms
- Provision for Installation of Split AC in the Living room and all Bedrooms

Security System

- Security Cabins at the Entrance and Exit with CCTV Coverage
- Door Video Phone and Intercom Facility

DG Power

- Generator will be provided for all Common Services

Additional Cost

- 100% Back Up for all Apartments at additional cost.

FREQUENTLY ASKED QUESTIONS



1. Where and what is the proposed development?

Prestige Eden Garden is a residential apartment Project located on NH 544, at Kalamassery, Kochi.

2. What is the land extent and what does the development consist of?

Prestige Eden Garden is being developed on a 1.33 acre land which consist of a residential tower with 112 premium apartments with Club House facilities on the roof top.

3. What is the type of residential development and how many apartments are being built?

The development has 112 units consisting of 2,3 and 4 BHK apartments.

4. What are the different types and sizes of apartment?

PRESTIGE EDEN GARDEN					
BR	Type	Carpet Area		Super Build-up Area	
		Area (sft)	(Sqm)	Area (sft)	(Sqm)
3	A	1204	111.85	1792	166.52
2	A1	977	90.79	1495	138.89
3+ Maid	B	1461	135.76	2163	200.98
3+ Maid	B1	1461	135.76	2271	211.00
4+ Maid	C	1745	162.07	2647	245.95
4+ Maid + Terrace	C1	1745	162.07	2771	257.38

5. Is there different pricing based on the floors or orientation of apartments?

Yes, we have differential pricing based on the level on which the apartments are located (Please refer to the pricing chart)

6. Is there a clubhouse and what are the facilities?

Like any other development, facilities at Prestige Eden Garden will be feature rich.

The club house will have the following amenities:

- Gymnasium
- Ladies health Spa
- Gents health Spa
- Table Tennis
- Mini Theatre
- Indoor Games

- Swimming Pool
- Multipurpose Hall

7. How do I book my home at Prestige Eden Garden?

Two steps really!

Step 1: Fill the booking application form.

The forms can be collected from our Kochi or Bangalore office.

Make sure you specify your choice of Apartment Number, Apartment size and Floor.

You may also fill in the digital booking form. The link for the same will be shared by the respective representative.

Step 2: Enclose the booking amount with the booking form and give it to our representative.

8. What happens thereafter?

We will issue an intimation letter acknowledging the receipt of the booking form and amount. You are then requested to handover the PDCs for the balance instalments till possession pre – requisite of the allotment within 30 days against which a formal letter of allotment will be issued. Agreements will follow.

9. When do I get confirmed allotment?

On payment of 10% and handover of post-dated cheques for the balance payment till possession.

10. How are installments to be paid and is it time bound?

The schedule of payment is mentioned in the pricing list.

Instalments are to be paid by a way of post-dated cheques /Home Loan/NEFT/RTGS. In case you are availing a Home Loan, the PDC's are considered as collateral security.

The payment is not linked to the progress of construction but on a time bound basis as the delivery date has been established.

11. Will there be validity for the Price List?

Yes, the prices are subject to change.

12. What happens if I cancel my booking?

Why would you want to miss out on such an unprecedented product offering? However if you do cancel after booking before executing the Agreement To Sell, then Cancellation fees will be 2% of the sale value along with its GST and GST paid to the authority for the previously billed invoices. The balance amount, if any, will be refunded within 12 weeks without interest from the date of written cancellation request. After execution of the Agreement to Sell the cancellation charge will be as per the agreement executed.

13. Can two flats be bought and combined into one?

Sorry, we really want to complete the project on schedule. Hence no combinations can be done.

14. Are modifications permitted in the apartments

The specifications and designs have been carefully worked out. Considering the number of apartments and the delivery date, customization will not be possible in the collective interest of the purchaser.

15. What about Car Parking Space?

We can provide one carparking space for every apartment. Additional car parking will be allotted at additional cost at the time of possession depending on the availability only.

16. Is the title of the property clear?

Of course, you are dealing with Prestige Group. The land is freehold, marketable and free from all encumbrances. The development has been approved by all reputed financial institutions.

17. Has the sanctioned plan been obtained?

Yes, the development plan has been sanctioned by Choornikkara Grama Panchayat.

18. What are the types of agreements to be signed by the purchaser?

Standardized Agreement to Sell. The Sale Deed will be registered on completion of the entire development and on payment of all amounts at the purchasers cost.

19. What is the process of registration and when does the registration take place?

- Within four months from the date of Agreements, the Agreement to Sell has to be registered at the Aluva Sub Registrar Office on payment of all amounts which will be intimated then at the purchasers cost.
- The final Sale Deed Registration will be done only on the completion of the development and on the payment of the entire sale consideration, including the additional amounts.

Both Registrations will be facilitated by us through an advocate appointed by Prestige Group.

20. What is the process of assignment?

Assignments can be done only after the Agreements have been signed, PDC's given and the first three instalments are cleared and the new party complies with the terms and conditions of the Principal Agreements. Transfer fee as applicable will be required to be paid. The Assignor is to retrieve and hand over to Prestige all letters and documents issued by Prestige to the HFI's to facilitate the loan if any, availed by the Assignor.

21. What are the additional amounts to be paid?

Sinking Fund, Advance Maintenance Charges, Generator Charges, KSEB & KWA Charges, Labour Welfare Charges and Taxes as applicable

22. What is the purchaser's responsibility for disbursement of instalments through HFIs?

It is the purchaser's responsibility to ensure timely disbursement of instalments from HFIs and no demand will be made by us to the HFIs for the disbursal of instalments. To facilitate smooth payments, customers are required to issue a consent letter. Post- dated cheques for the instalments will be returned on receipt of the institutional payment.

23. Who will take care of the maintenance of the development?

Prestige Property Management Services will be taking care of the property for the first year from the date of obtaining Occupancy Certificate. You can be rest assured that the development will be cared professionally.

24. What is the scheme of maintenance?

The annual maintenance fee is Rs. 48/- per sq.ft. The purchaser is required to pay Rs. 48/- per sq.ft towards advance maintenance charges. Maintenance Charges after the deployment of the advance payment, maintenance charges will be collected quarterly in advance based on the cost and management fee incurred.

Additionally, all purchasers will be required to pay a sum of Rs. 48/- per sq.ft towards the sinking fund which will be maintained in a separate "Escrow Account", and the same will be transferred to the Owners Association which will be used for any major maintenance in future.

25. What happens if I have more questions/ clarifications

You may email us at: cochin@prestigeconstructions.com and meet us at our Cochin Office : Prestige TMS Square, 8th Floor, NH 66 Bypass, Padiyattom, Edapally - 682024.

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The furniture shown in the plans is only for the purpose of illustrating a possible layout and does not form a part of the offering or specifications. All Apartment interior views do not depict the standard wall, color & ceiling finishes and are not part of the offering.

Further, the dimensions mentioned do not consider the plastering thickness and there could be marginal variation in carpet areas.