



Responsibly Yours

#### CORPORATE OFFICE

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(An ISO 9001:2015 Certified Company)

[www.assethomes.in](http://www.assethomes.in)

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**CALL: +91 98464 99999**

ASSET  
**EXOTICA**  
Luxury Residences



Responsibly Yours



BOUNDLESS & BEYOND



Responsibly Yours

# INDIA'S FIRST LIFECYCLE BUILDER

As a Responsible Builder, we cater to our customers evolving needs, based on the different stages in their lives.

## OUR LIFECYCLE LIVING SOLUTIONS



**A BIG SMALL WORLD**  
Selfie, private and self-contained micro-apartments for single residents.



**DOES NOT COST YOU THE EARTH**  
Budget apartments for families who aspire for a better living environment.

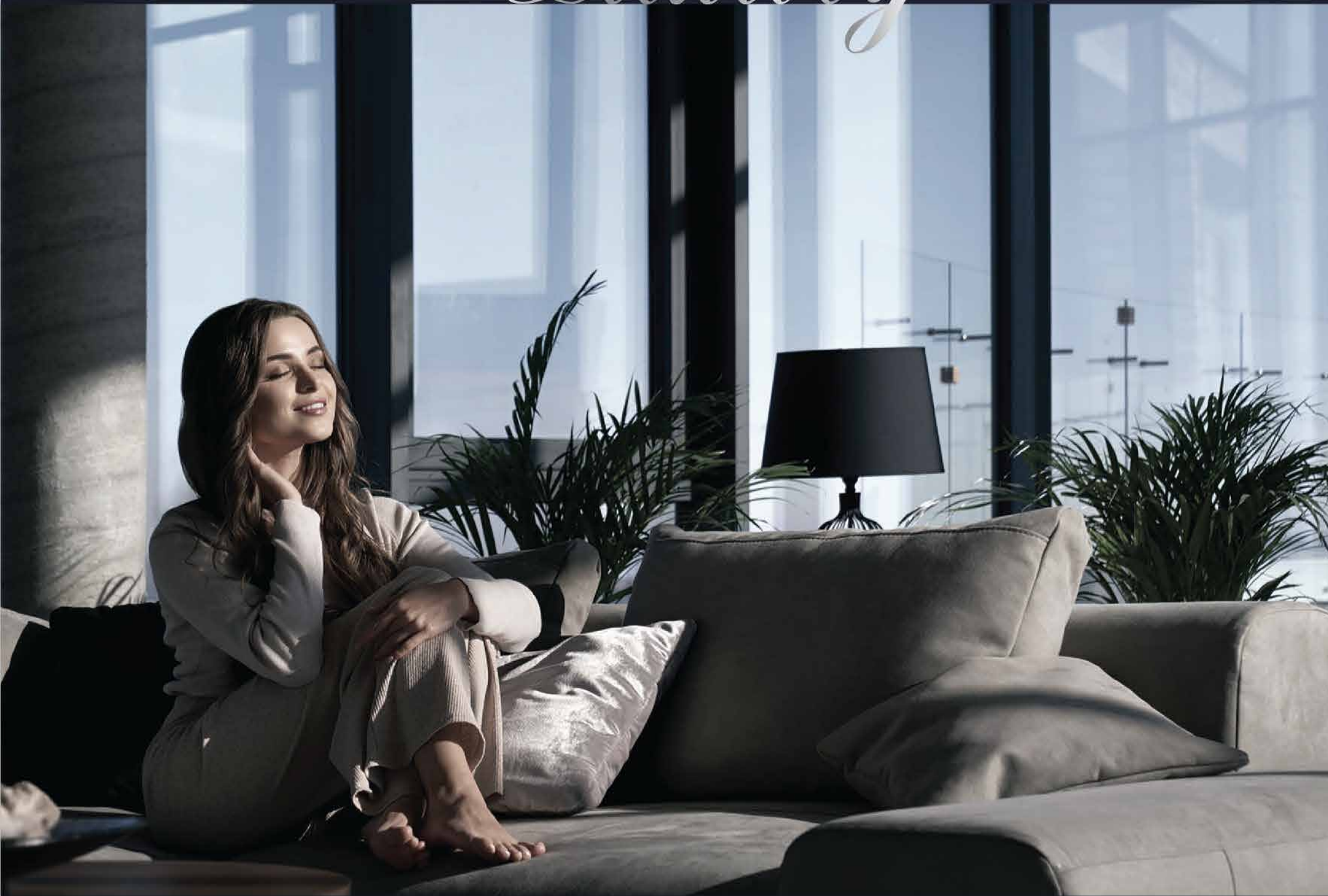


**OUT-OF-THE-WORLD LUXURY**  
Exotic luxury Residences for achievers to upgrade to a charming lifestyle.



**LIVE LIFE'S SECOND SEASON**  
Senior Residences for those who believe that retiring doesn't mean retiring from life.

Boundless is *Luxury*



Experience luxuries that's beyond your expectation at Asset's yet another milestone project Asset Samskriti in the Exotica category. The 11 storey building apartments at Providence Road Jn, Kochi bring in the high-end luxury residences for those who go boundless in dreaming and achieving what they aspire to be.

Boundless is *Lifestyle*



Enjoy a new way of lifestyle that's beyond your imagination. Asset's high-end luxury residences in the Exotica category brings to you a luxurious lifestyle that goes way beyond what you have thought of luxury.

Boundless is *Comfort*



Explore a plethora of amenities that go way beyond your perceptions about luxury. With each amenity at your disposal, you have a higher level of luxury that makes your life easy and comfortable.

Boundless is *Convenience*



Engage yourself to all the accessibilities at hand that's beyond your anticipation. A location that gives you easy access to spots of entertainment, economic centres, educational institutions and much more.



ASSET

# SAMSKRITI

PROVIDENCE ROAD JN., ERNAKULAM NORTH



# LOCATION MAP



ASSET  
**SAMSKRITI**  
PROVIDENCE ROAD JN., ERNAKULAM NORTH

 Greens Angaadi Super Market

St. Benedict Road

 North Railway Station

Old Railway Station Road

 Kerala High Court

 Income Tax Office

IS Press Road

 St. Albert's College

 St. Terasa's Monastery Church

Chittoor Road

High Court Jn.

Banerji Road

Marine Drive Walkway

Shanmugham Road

Market Road

 Saritha, Savitha & Sangeetha Theatre


 Seematti

 M G Road Metro Station

Padma Theatre 

 City Hospital

 St. Terasa's College

 Ernakulam Tirumala Devaswom Temple

TD Road

TD East Sannidhi Road





# BASEMENT FLOOR PLAN



- + Dimensions may vary slightly during construction
- + Furniture and fixtures are indicative only
- + All dimensions are in centimeters
- + Structural members may slightly vary after final design
- + Carpet Area as per Kerala RERA Is the area excluding external walls and balcony/verandah.
- + Carpet area is calculated as per structural measurement and may slightly vary with respect to plastering and tiling thickness.

# GROUND FLOOR PLAN



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# FIRST FLOOR PLAN



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## TYPICAL FLOOR PLAN (2nd-10th)

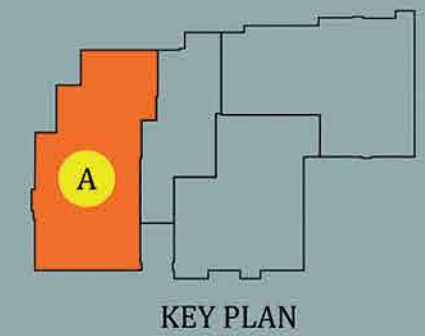


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## **TYPE A - 2nd to 10th FLOOR**

**3BHK - 1662 Sqft**

**CARPET AREA (AS PER KERALA RERA) - 1057 Sqft**



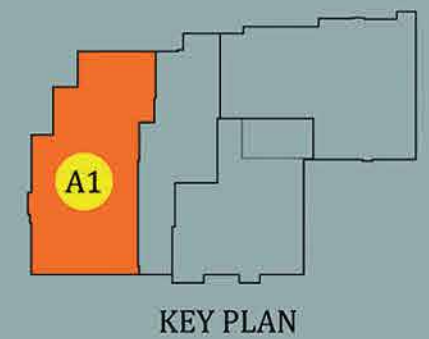
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## TYPE A1 - 1st FLOOR

3BHK - 1662 Sqft

CARPET AREA (AS PER KERALA RERA) - 1057 Sqft

OPEN TERRACE AREA - 80 Sqft

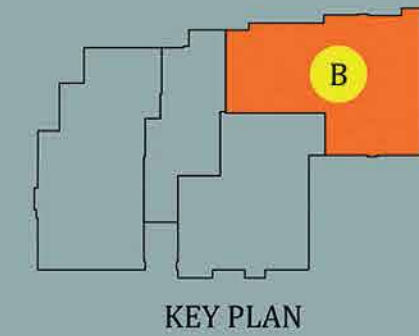


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## TYPE B - 2nd to 10th FLOOR

3BHK - 1661 Sqft

CARPET AREA (AS PER KERALA RERA) - 1042 Sqft

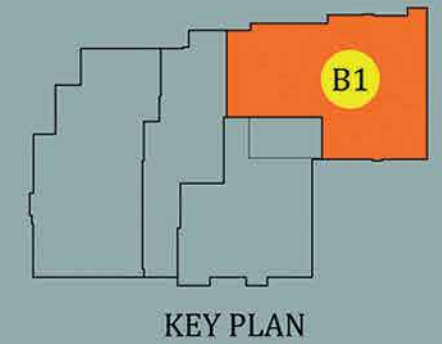
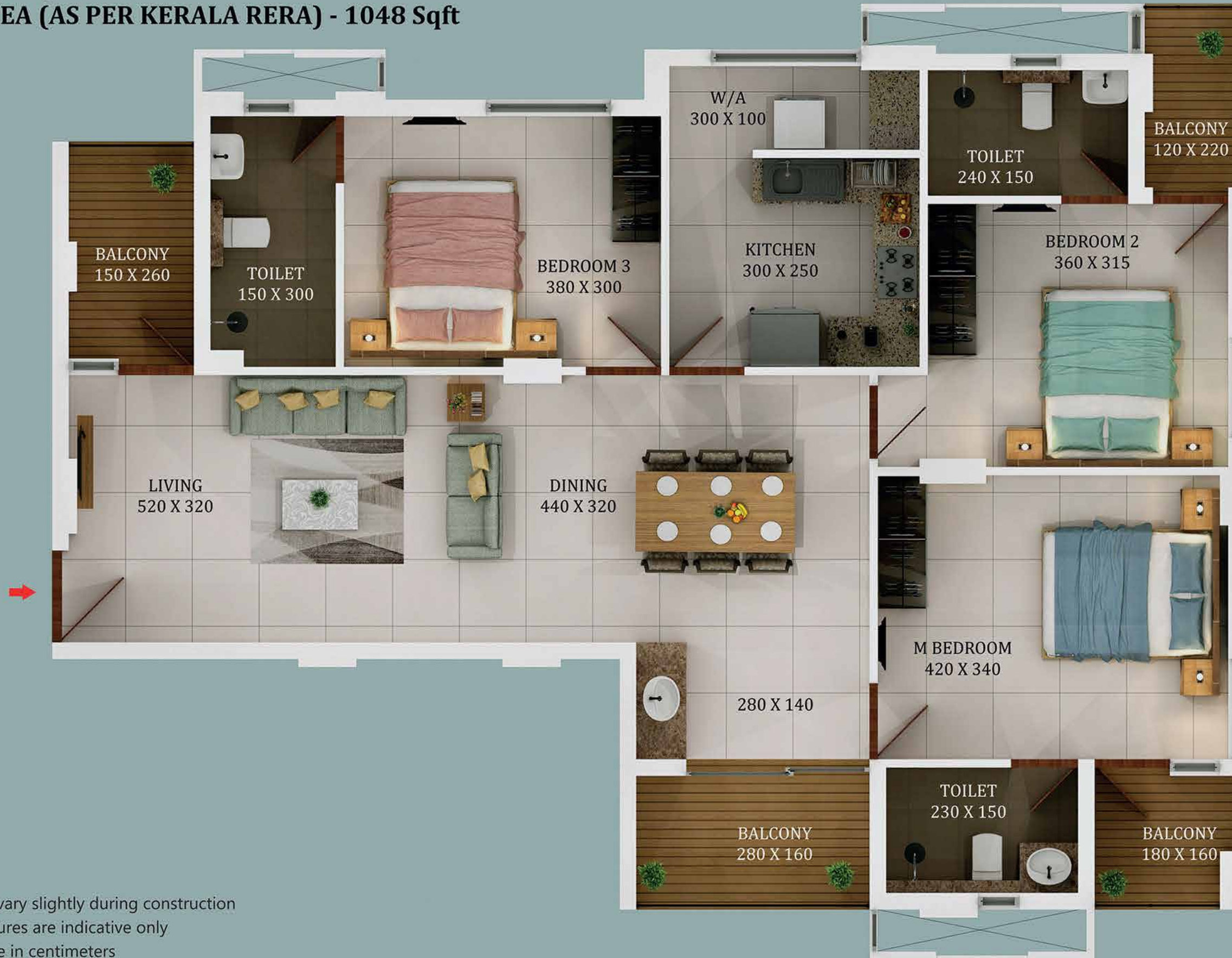


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# TYPE B1 - 1st FLOOR

3BHK - 1690 Sqft

CARPET AREA (AS PER KERALA RERA) - 1048 Sqft



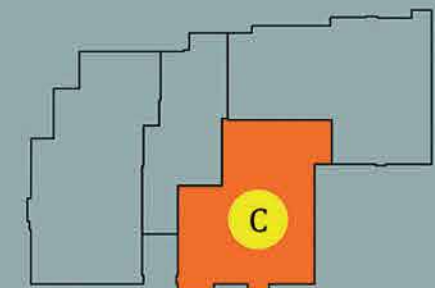
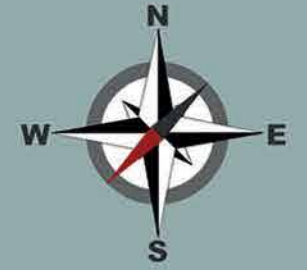
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## TYPE C - 2nd to 10th FLOOR

3BHK - 1402 Sqft

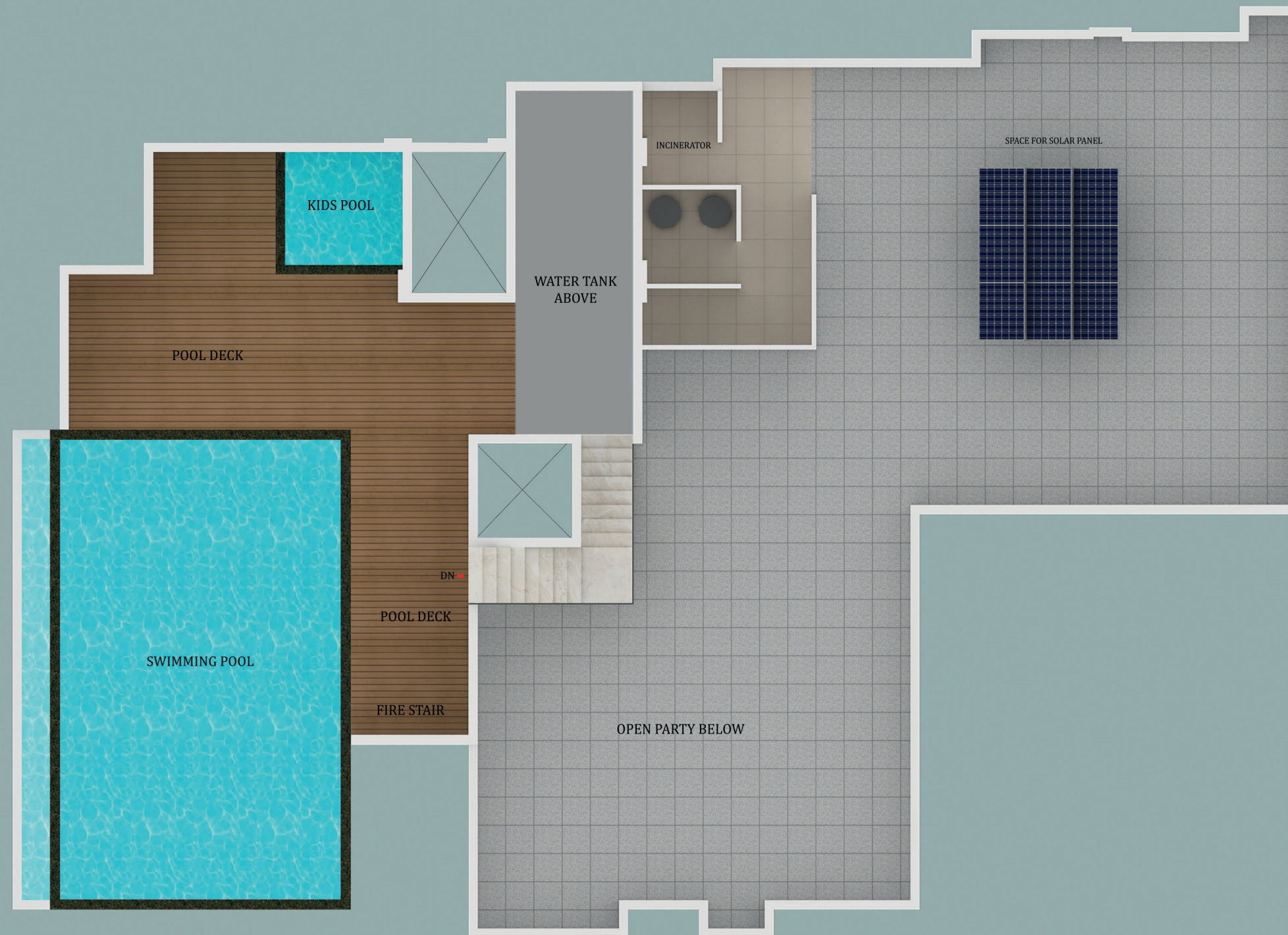
CARPET AREA (AS PER KERALA RERA) - 878 Sqft



KEY PLAN

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## TERRACE FLOOR PLAN



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*Aesthetically  
Yours*



# GOING BEYOND DESIGN



We do more than simply interior design.

We create experiences. We are aware that individuals spend 86% of their lives indoors, and we have a big obligation to make every minute matter.

We design with the lifestyles of the people who will occupy the space in mind. And it is because of this empathy that we have been able to achieve success.

We are a group of empathetic designers who are enthusiastic about creating one-of-a-kind experiences for people. We are inspired by people and we use scientific methods and techniques to do so.



# WHY CHOOSE ASSET INTERIORS?

## EXPERTISE

With the assistance of our dedicated interior designers, you can design the home of your dreams and own the lifestyle you desire to live.

## DESIGN

More than just attractive aesthetics, we offer excellent utility. Our effective, customised home interior designs ensure that your space satisfies all of your needs.

## PERFECTION

Whether it is a house or a workstation, a space is something that you, your family, or your coworkers take pleasure in and enjoy spending time in. We carefully craft each area with "YOU" in mind.

## PRICE

There are affordable options that are tailored to your needs and offer good value.

## QUALITY

We make sure that the plan is carried out with the best equipment possible. A three-year guarantee is included with all custom-made furniture.

## TIME

We have adhered to our goal of completing all projects on schedule by providing frequent updates and approvals.

## SATISFACTION

We assure you that the strategy is carried out while utilizing the best resources. A three-year guarantee is included with all custom-made furniture.

## WARRANTY

For manufacturing flaws, we offer a 3-year warranty on all of our goods. Enjoy lifelong services and constant support from our knowledgeable staff.

#### FOUNDATION

- RCC foundations designed to suit the soil strata

#### STRUCTURE

- Reinforced cement concrete frame with solid cement blocks in fill walls
- Earthquake resistance as per IS code

#### FLOORING

- High quality vitrified tiles with skirting for living and dining areas
- Engineered laminated wooden flooring/ High quality vitrified/rectified tiles flooring for Master bedroom
- High quality vitrified/rectified tiles flooring for other bedrooms
- Antiskid/matt tiles - Ceramic/vitrified for kitchen, balcony and toilets
- Entrance lobby, staircase and common areas will be of granite/vitrified flooring

#### WALL CLADDINGS

- Designed ceramic/glazed wall tile cladding in bathrooms up to false ceiling height
- Ceramic tiles till 2 ft from counter top for wash counters

#### KITCHEN

- Bare kitchen with full wall tiling till ceiling height with sufficient power and water points

#### TOILET FITTINGS

- White sanitary ware including European water closet and wash basin

- Half partition with glass for shower area in bathrooms
- Good quality taps, mixer, shower, soap dish, SS towel rods and towel rings

#### HARDWARE

- Best quality hardware

#### DOORS

- Decorative panelled main entrance door in engineered wood
- Factory made pre-hung doors with laminated/ moulded/flush shutters for bedrooms and toilets

#### WINDOWS

- Fully glazed powder coated aluminium windows/UPVC with MS grills

#### PAINTING

- Putty finished emulsion paint for internal walls and enamel paint for doors and window grills, external walls will be emulsion painted

#### POWER SUPPLY

- Concealed copper wiring
- Adequate light points, fan points, 5 amps and 15 amps points, etc. with independent meters for each flat
- Modular type switches
- Provision for cable TV and telephone point in living room and all bedrooms
- Generator backup up to 1500 watts per apartment
- Provision for EV charging for all car parking except visitors



## FEATURES

#### LEISURE FEATURES

- Air conditioned multi-purpose room
- Air conditioned games room with indoor games like cards, chess, caroms, etc.
- Well-laid out children's play area
- Terrace party area

#### COMFORT FEATURES

- Green rated infinity swimming pool
- Air conditioned fitness centre with world class equipments

#### COMMUNITY FEATURES

- Air conditioned entrance lobby
- Piped in music in lobby and select common areas
- Recreation hall/Association hall
- Care taker's room with toilet facility
- Drivers'/Janitors' room with toilet facility
- One passenger lift and one bed lift
- Access for differently abled
- Centralized gas supply
- 24 hrs Security/Water/Power
- Maintenance on call

#### ECO FEATURES

- Ample green space
- Rain water harvesting
- Landscaped garden
- On grid solar system for reducing common area electricity charges

#### DIGITAL FEATURES

- Broadband internet connection
- Digital Cable TV Connection
- Intercom facility
- Security cameras at entrance gate, lobby and select common areas
- Provision for cable TV and telephone point in living room and all bedrooms

#### TECHNICAL FEATURES

- Metal/fibre strip reinforcement on all joints to avoid cracks
- Sharp edges avoided on all fabrications to provide safety, especially for children
- Rubber fenders on parking area pillars to avoid damage to vehicles
- Garage store stacks in parking area



## BRAND POOL

### FLOORING & TILING

- Master bedroom floor : Quickstep or equivalent RAK/Kajaria/Somany/Simpolo/AGL/Cera/Sunheart or equivalent vitrified/rectified tiles
- Living, dining and other bedroom floors : Simpolo/AGL/RAK/Kajaria/Somany/Sunheart or equivalent vitrified tiles
- Balcony and sit out: Kajaria/RAK/Somany/AGL/Simpolo or equivalent
- Toilet floor tile: RAK/Kajaria/Somany/AGL/Simpolo or equivalent
- Toilet wall tile (glazed): RAK/Kajaria/Somany/AGL/Simpolo or equivalent

### WASHROOMS

- EWC : Roca/Vitra/Kohler/Toto/Duravit or equivalent
- Wash basin :Roca/Vitra/Kohler/Duravit/Toto or equivalent
- Concealed flush tank : Geberit/Kohler/Vitra or equivalent
- Wall plate: Geberit/Kohler/Vitra or equivalent
- Wall mixer : Jaquar/Vitra/Roca/Kohler or equivalent
- Health faucet : Jaquar/Vitra/Roca/Kohler or equivalent
- Angle valve 1/2": Jaquar/Vitra/Kohler or equivalent
- Bottle trap (for dining wash only) : Jaquar or equivalent

### DOORS/ WINDOWS

- Inside door/Toilet door : Fero/Kassa/Fenesta/Sumai/Kalpataru or equivalent
- Main door : Fero/Kalpataru/Fenesta/Kelechandra
- Main door lock : Dorset/Yale or equivalent
- Hinges : AKS/Yale/Magnum or equivalent
- Magnetic catcher: Dorset/Yale/Godrej/Magnum or equivalent
- Door eye: Dorset/Yale/Godrej/Magnum or equivalent
- Safety chain: Hafele/Dorset/Yale or equivalent
- Internal door lock : Dorset or equivalent
- Tower bolt : Megold/Dorset/Madhuram/Premium or equivalent
- Toilet door baby latch : Dorset/Yale or equivalent



### KITCHEN

- Kitchen floor tile : Simpolo/Somany/AGL/Kajaria/Sunheart or equivalent
- Kitchen wall tile : Simpolo/Somany/AGL/Kajaria/Sunheart or equivalent
- Cockroach trap : Chilly or equivalent

### PAINT

- Internal putty: Asian/Berger or equivalent
- Emulsion: Jotun/Asian or equivalent
- Exterior emulsion: Jotun/Asian/Berger or equivalent
- Enamel: Asian/Berger or equivalent.

### ELECTRICAL

- Distribution board: Schneider/Legrand/Hager/Siemens/ABB or equivalent
- MCB : Legrand/Schneider/Siemens/ABB or equivalent
- Switches : Legrand/Schneider/Honeywell or equivalent
- Genset : Kirloskar/Cummins or equivalent
- Transformer : Unipower/Intrans/Resitech or equivalent

### CEMENT

- ISI branded items

### STEEL

- ISI branded items

## PRODUCT CHART


<b>ASSET SAMSKRITI B + G + 10</b>	TOTAL LAND EXTENT IN CENTS	33.11 CENTS		
	NO. OF APARTMENTS	29		
	BASEMENT FLOOR	PARKING + LOBBY + DRIVERS ROOM		
<b>GROUND FLOOR</b>	PARKING + LOBBY + CARE TAKER ROOM + SERVICES			
	<b>TYPE A1</b>	<b>TYPE B1</b>	MULTI RECREATIONAL HALL + HEALTH CLUB	
	<b>3 BHK</b>	<b>3 BHK</b>		
<b>FIRST FLOOR</b>	1662	1690		
<b>OPEN TERRACE</b>	80			
	<b>TYPE A</b>	<b>TYPE B</b>	<b>TYPE C</b>	
	<b>3 BHK</b>	<b>3 BHK</b>	<b>3 BHK</b>	
<b>SECOND FLOOR</b>	1662	1661	1402	
<b>THIRD FLOOR</b>	1662	1661	1402	
<b>FOURTH FLOOR</b>	1662	1661	1402	
<b>FIFTH FLOOR</b>	1662	1661	1402	
<b>SIXTH FLOOR</b>	1662	1661	1402	
<b>SEVENTH FLOOR</b>	1662	1661	1402	
<b>EIGHTH FLOOR</b>	1662	1661	1402	
<b>NINETH FLOOR</b>	1662	1661	1402	
<b>TENTH FLOOR</b>	1662	1661	1402	
<b>TERRACE FLOOR</b>	OPEN PARTY AREA + SWIMMING POOL			

## PIONEERING THE 5-POINT WASTE MANAGEMENT SYSTEM


Asset Homes as a responsible builder has always strived to promote and adopt the best practices in the industry for providing a clean, safe and healthy environment. As part of this great initiative, we are now introducing a unique 5 point waste management system for efficient management of organic and non-organic waste at our projects. This waste management initiative is founded on the principles of Reduce, Recycle and Reuse.

There are broadly 5 types of wastes that can be identified in any location. They are degradable, non-biodegradable, waste to incinerate, e-waste and medical waste. For each kind of waste there is a colour-coded bin that is kept for its collection at the apartment premises. The Green Bin for degradable waste, the Blue Bin for non-biodegradable waste, Orange Bin is for e-waste, the Yellow Bin for wastes to be incinerated and the Red Bin for Medical Waste.


### DEGRADABLE WASTE MANAGEMENT

 The degradable waste management is done through converting the degradable waste into manure with the aid of the special processing unit. The end product can be used for home gardens or for agriculture. It's a system approved and adopted by the CREDAI Clean City Movement.


### NON-BIODEGRADABLE WASTES

 The non-biodegradable wastes include rubber tyres, plastics, glass bottles, fiberglass, styrofoam and metals. These wastes are converted into pellets using a processing unit and then used for paving roads and for other commercial purposes with the help of the CREDAI Clean City Movement in Kochi.


### E-WASTE

 The e-waste include discarded computers, office electronic equipment, mobile phones, television sets and refrigerators. There is a special provision made for collecting and stocking this kind of wastes within the apartment premises.

### WASTE TO BE INCINERATED

 Incineration involves combustion of organic substances contained in waste. High temperature waste treatment systems are installed at the top of all apartment buildings to convert waste into ash.

### MEDICAL WASTE

 It includes all waste of medical or laboratory origin like packaging, bandages, infusion kits and so on. The medical waste due to its contaminated nature and propensity to cause injury is given exclusive provision for safe collection and stocking.

The 5 point waste management system is introduced at our new projects with a view of creating more hygienic and sustainable living environs that facilitate convenient and comfortable living in the city.





## RESPONSIBLE SOLUTIONS FOR WATER MANAGEMENT

Water scarcity is a global phenomenon and combined effort of all stakeholders is essential to evolve a strategy for ensuring water balance. The National Building Code suggests that the daily consumption for person per day for residences should be limited to 135 litres. We believe this can be reduced and further optimized without reducing hygiene standards. This is possible in two ways.

- We will provide LEED compliant water efficient fittings with the possibility of reducing water consumption by 20 to 30 percent vis a vis conventional fittings. The savings in water consumption will directly reduce costs towards:

Water storage > Water generation / sourcing > Water treatment > Water transmission by pumps > Water heating > Sewage treatment translating to lower maintenance costs and reduced impact on environment

- A commitment from you, our valued client, that you will actively encourage a philosophy of saving water by the simple method of shutting off the tap when not in use.

OUR STRATEGY ENVISAGES FURTHER:

- A transparent policy on sourcing water for various uses - Water balancing
- Rain-water harvesting including storage, treatment and reuse of rain water
- Treatment of sewage to recover water for use in flushing and landscape irrigation.

WATER BALANCING				
Sl. No	Water Sources	Onsite Treatment Provision	Usage	Usage of Water
1	• Corporation / Municipality / KWA	Yes	• Drinking water (1 point in kitchen)	Drinking
2	• Bore well • Well water augmented • Rain water from roof during monsoons • Bowser water during emergencies	Yes	• Washbasins • Kitchen sinks • Ablution faucets • Showers • Washing machines • Dish washers • Swimming pool make-up • Water body make-up	Domestic
3	• Treated effluent from STP	Yes	• Flushing of water closets • Gardening • Car wash	Flushing - Subject to technical feasibility

Notes: • Excess rainwater will be disposed off either by ground water recharging, deep well injection or led to external storm water. The procedure adopted may be any one or a combination of the methods outlined above. The strategy for disposal will be as dictated by the underground water table levels and availability of external municipal storm water drains. A similar process will be adopted for disposing off excess treated effluent. Needless to mention adequate treatment facilities will be provided to ensure that the effluent will be treated to levels which will safeguard against contamination of the underground water table. Kerala Pollution Control Board norms will be complied with, in this regard.

- All water supplied for use will be treated suitably ensuring human health is not endangered. Where treated effluent is used as in the case of flushing and gardening, suitable cautionary notices will be provided to protect against inadvertent misuse.
- Drinking water and domestic water will be treated to ensure compliance with drinking water standards.
- Flushing water standards will comply with those laid down by Kerala Pollution Control Board.
- KWA/corporation water will be provided, subjected to availability and government sanction.
- Individual water meters will be provided for each apartment.

DELIGHTFULLY YOURS!



Asset Delight is a bouquet of unique services. Going beyond the property the services are unique because they continue until they are needed. They are unique because they intuitively understand your concerns and rationally address them. By providing 17 amazing services ranging from 10 years free insurance coverage for your property to free airport pick-up to drop you at home, Asset Delight takes care to make your life an absolute delight. Delights that transcend your every need.

### MEDCARE

Health is the biggest concern for all. Medicare offers monthly medical check-ups and delivers medicines at your doorstep at our projects. We have tie-ups with leading medical labs and reputed medical stores in and around our project location. Anybody can avail of these services whenever the need arises. We are just a call away.

### D-LOC

We will make your life easy! Get your laundry done regularly in the easiest way. We have tie-ups with professional laundry service providers. You can avail their services twice/thrice a week.

### PRE-MONSOON CHECK UP

Pre-monsoon check-up is a critical step in the maintenance of your home. We connect with our customers and make them aware of this. Appropriate steps will ensure that the maintenance of the common areas is kept at its minimum year after year. Transform your living destination into a perfect one through following our annual maintenance practices.

### MAINTENANCE CLINIC

Keep your home functionally and aesthetically maintained. Our service personnel are available at your call to rectify issues in your apartment and provide precautionary tips to avoid future problems. All you have to do is to register your maintenance related enquires by mail to [maintenance@assethomes.in](mailto:maintenance@assethomes.in) We associate with all our major vendors to provide you reliable and prompt service.

### FREE INSURANCE

Asset Homes is a pioneer in the Indian realty sector in extending 10 years free insurance coverage against damages caused by fire, earthquake, lightning and explosion air craft damages etc. on all Asset Homes apartments launched after 2016, in association with The New India Assurance Co. Ltd.

### TRANSIT HOME FACILITY

Asset Homes offers all its privileged customers complimentary Transit Home facility in Thiruvananthapuram, Kochi, Thrissur, Kannur and Guruvayoor, while visiting these cities, at fully furnished, well-maintained guest houses at absolutely no cost.

### DELIGHT SERVE

An easy-to-operate mobile application, with a unique customer ID, offers a one-point access for booking all maintenance needs to ensure timely assistance to customers who are in need, making the process easy, time-saving, absolutely effective and hassle-free.

#### DELIGHT DRIVE

What could be more delightful than being picked up from the Airport and getting dropped at your Asset Home? We provide our NRI customers with this facility of getting transported from the Airport to their Asset Home once a year. Just call up the Asset Delight Team, let us know in advance, and be assured of your cab waiting for you to take you to your Asset Home safely.

- Helpline driven
- 24\*7 assistance
- Professional and reliable

#### DELIGHT DE ASSIST

Asset Delight provides services such as payment of your routine bills (KSEB, KWA, Property/Land Tax, Association/Maintenance Charges), and cleaning, renting and resale of apartments. We make sure your home is well taken care of in your absence.

#### DELIGHT SURPRISES

Asset Delight organizes occasional Customer Meets and other events with the participation of Asset Homes customers from around the world. These get-togethers help customers meet and interact with the brand custodians as well as other members of the extended Asset Family.

#### DELIGHT DECOR

Want to refurbish your apartment? Delight Décor services is just a right away. Redo your home to your taste and satisfaction.

- Professional consultants
- Competitive pricing
- 24\*7 assistance

#### DELIGHT SHIFTS

Moving from one home to another has been made easy with Delight Shift services. All that you need to do is call the service partners.

- Helpline driven
- Competitive pricing
- Professional and reliable
- 24\*7 services

#### FAMILY OF THE MONTH

Every month, Asset Delight Team pays a friendly visit to any one of the Asset Family member's homes at each location. This helps the team build a strong relationship with the customers, which further helps in addressing their concerns effectively. Customer's suggestions for improvement of services are duly considered and incorporated.

#### CUSTOMER ON BOARD

The best insight provider of our brand is our customer. Asset Homes considers it a privilege to have one customer take part in the company's Management Meeting held every month. The selected customer is invited to share his or her views about the brand, the projects and the services offered.

#### DELIGHT SHINE

Asset Delight offers vehicle-wash service right at your doorstep. Wash away the grit and grime of a busy day to leave your vehicle with a glowing shine every day.

- Helpline driven
- Professional and reliable
- Service at your own premises

#### DAILY DELIGHT

Your orders for provisions and other routine requirements will be delivered at your doorstep through reliable agencies, thus taking the stress out of your daily grocery and other shopping.

- Helpline driven
- Quick processing
- Quality products & services
- Door delivery & payment
- Reliable partners

#### DELIGHT AID

Asset Delight is with you in times of need. Be it for medical care service or ambulance service, through a helpline number exclusively dedicated to Asset Delight AID. We will cater to your most urgent needs with the least response time and other forms of assistance for the elderly, the ailing and the needy. Collectively with the support of nursing care services provided through our associate international organization and a network of the finest medical care associates we aim to provide for the most authentic, economical and reliable service for your aid.

- Helpline driven
- Professional and Reliable
- 24\*7 assistance

#### PRIVILEGE CARD

The Asset Advantage Privilege Card is an identification card which gives all Asset Homes customers easy access to all the customer-centric services that the company extends, ranging from transit home facility to referral scheme.



# CREATING NEW BENCHMARKS. CROSSING NEW HIGHS.

- THE FIRST BUILDER IN INDIA TO RECEIVE CRISIL DA2+ RATING IN 13 YEARS SINCE INCEPTION
- THE FIRST BUILDER IN INDIA TO RECEIVE CRISIL 7-STAR RATING FOR ITS THREE RESIDENTIAL PROJECTS
- THE FIRST BUILDER IN INDIA TO GIVE 10 YEARS FREE INSURANCE FOR THE VILLAS/APARTMENTS

## CRISIL DA2+ RATED BUILDER



ISO 9001 - 2015 CERTIFIED COMPANY