



*If flowers could talk...*

*If flowers could talk they would sing your name  
Whether it is warm or cold, they would stand in the rain  
And they would sing to you in a circle,  
Making a picture Surrounding you in a mural  
They would covet you, and shower you in riches,  
They would be glued around you, roots in niches,  
Ejecting pleasant fragrances of carnation springs.  
Hundreds of bees fly to carnations and cling  
Some carnations are red and others are pink  
And the bees sing along with the beautiful melody....*



At Global Habitat we believe that life is something to be celebrated about.  
You embrace it with passion and enjoy its gifts.  
Home making is a key phase of your life and is a search for one's own habitat in a comfortable milieu.  
We endeavour to bring into home this positive faith in the beauty of living, in terms of insightful planning, aesthetic designing, architectural skill and careful construction.

Life is beautiful



Vast greenery bordered by distant hills contrast with glass clad towers of the software hubs and technical institutes. The laid back village life goes unhurried, while the cerebral centres work round-the-clock for a seamless world. We have thoughtfully chosen this locality at Saravanampatti, to give the best of both worlds to a dweller. Pace as well as leisure. Convenience of locality as well as comfort of surroundings. After all, if not from nature whence do you get your inspiration for a beautiful living!

Inspired by nature



Global  
Carnation  
Inspired by nature

Hands can build a house. But, it takes hearts, to make a home. Home is a place where love abides. Where strong affections and unreserve co-exist with distance and privacy. Home is all about the space called life and dimensions that aspect it.

We realize that even a window that opens up to the garden can let in a lot of energy to your life and the niche for the deities that you worship can relieve your stress.

For us home-building is the holy profession of making space for your life, for you and your loved ones to live blissfully, flourish and advance.

The space called life



Global  
Carnation  
Inspired by nature



There is the backdrop of hills and the venerable presence of Nilgiri mountains at a distance, casting a lovable spell on the climate. There is a vast expanse of greenery enhanced by lonely multi-storey towers and sparse dwellings. The ambience is lovely and healthy.

Nevertheless, the area is lively with thousands of students and IT technocrats going about their daily routine in a brisk pace. Four prominent education institutions and half a dozen IT majors in the neighborhood make the place quite vibrant and youthful.

Yes, your home at Global Carnation is sure to recharge you for a dynamic routine. Every day, day after day.

Ambience

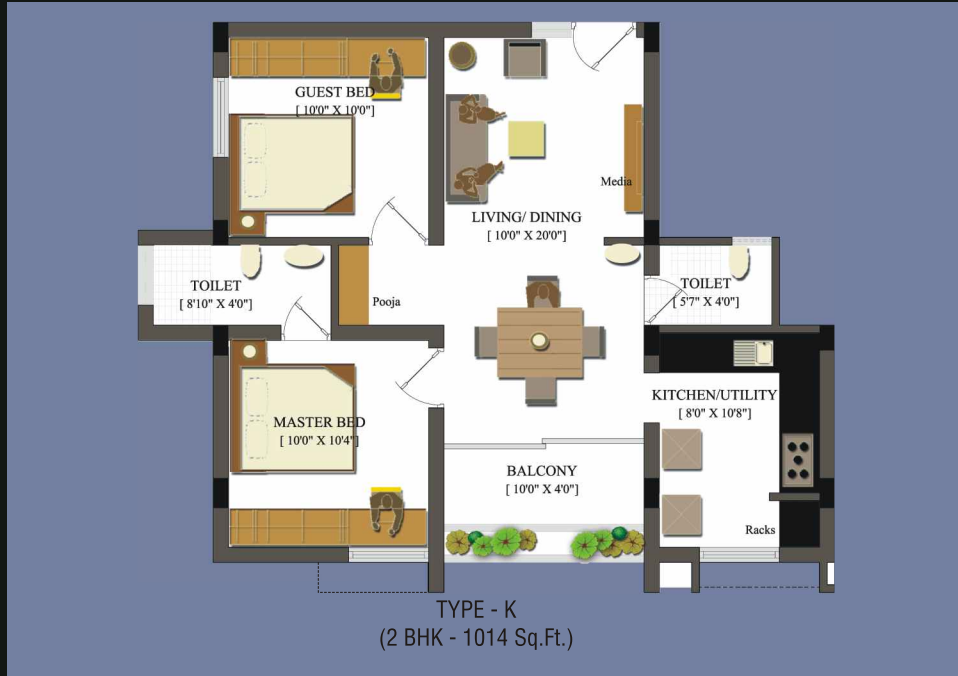
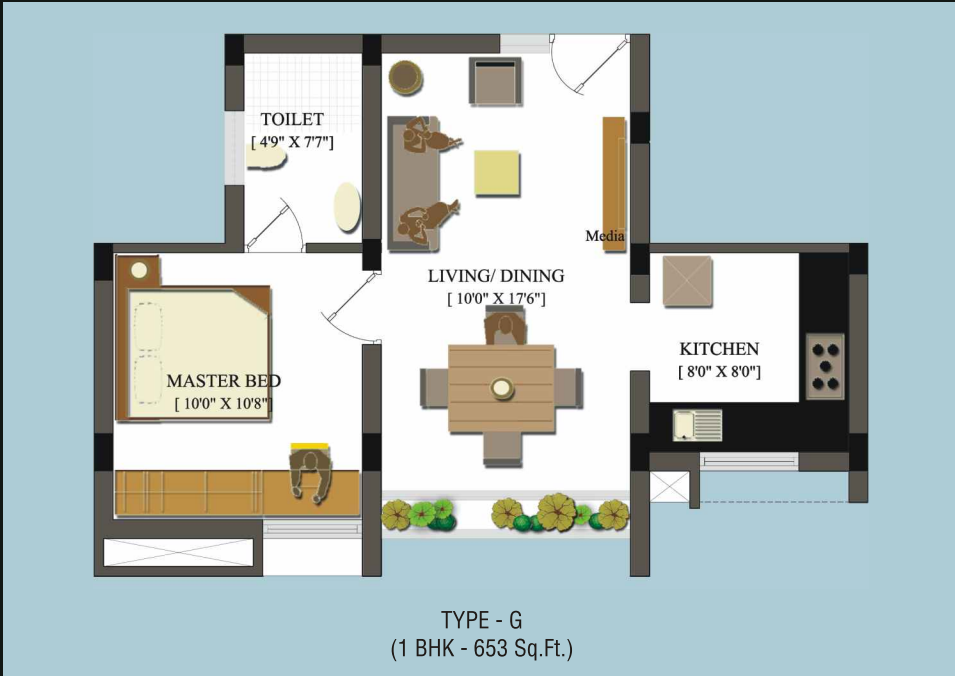
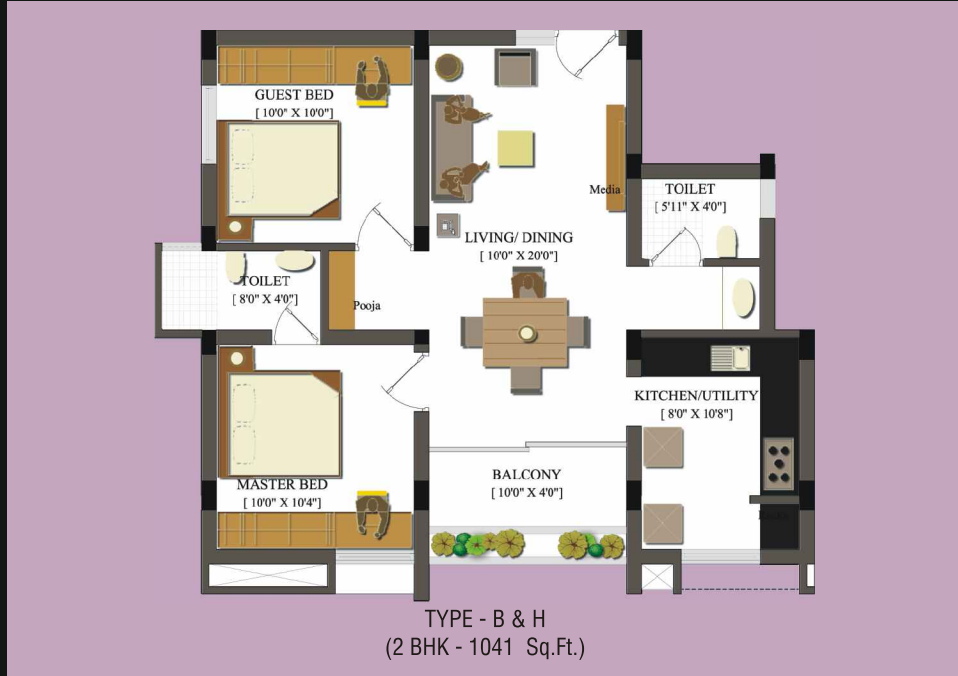
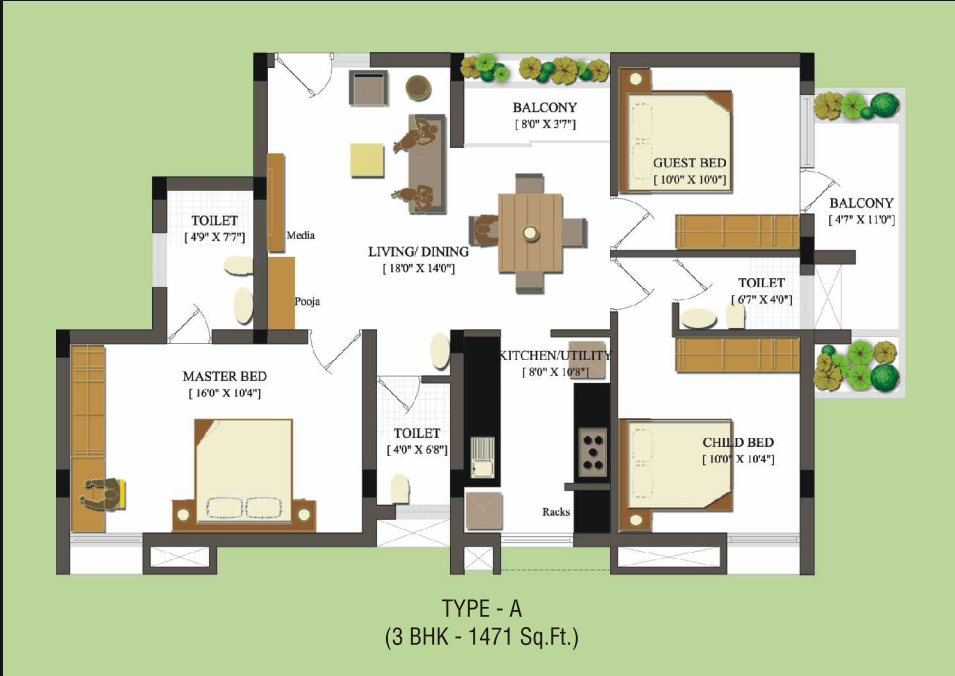


Global Habitat brings to Carnation a decade of experience in the designing and construction of residential properties. At Carnation functionality goes very well with style. Utility of space synchs with the grandeur of appearance.

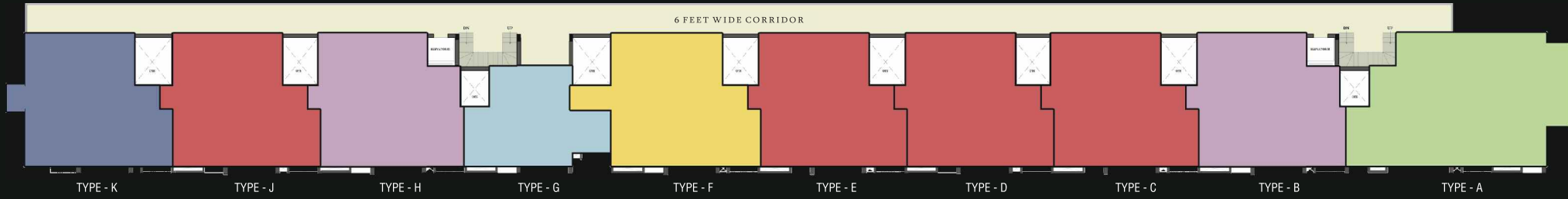
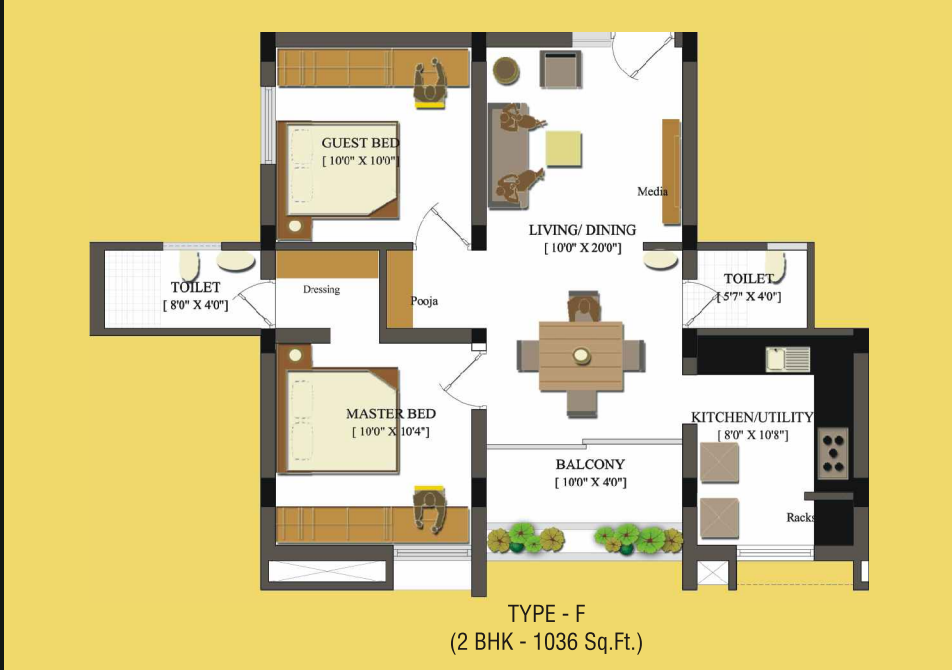
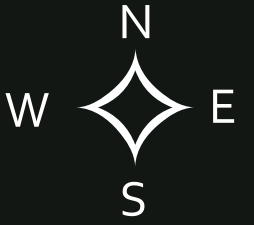
From the sourcing of materials, to skilled manpower to an uncompromising adherence to professional standards Global Habitat, gives fastidious attention to quality.

## Design & construction









# Floor Plans

## SPECIFICATIONS

<b>Structure</b>	RCC framed structure with brick walls
<b>Flooring</b>	
Living, Dining & Bed	Premium quality 2' x 2' Vitrified tile flooring
Kitchen & Balcony	Premium quality 1' x 1' Ceramic tile flooring
Toilets	Premium quality 1' x 1' Anti skid Ceramic tile flooring. Glazed Ceramic wall tiling up to 7' height
Stairs & Lobby	Marble / Granite flooring
Common areas	Premium quality 1' x 1' Ceramic tile flooring
<b>Doors &amp; Windows</b>	
Entrance & Bedroom doors	Engineered solid wood frame with skin moulded panel door with paint finish
Toilet door	Engineered solid wood frame with skin moulded panel door with paint finish on one side and white laminate finish on the other side.
Windows	UPVC windows with necessary safety grill
Ventilators	Aluminum adjustable louver ventilators
Bathrooms	Premium quality Closets, washbasins & faucets
Kitchen	2' wide granite counter Glazed Ceramic wall tiling up to 2' height above the counter Stainless steel sink with drain board
Utility	Provision for Washing machine
Electrical	3 phase connection Concealed cabling with premium quality cables Air conditioner provision for Master bedroom TV point in Master bedroom Power back up of 600W for each apartment through standby diesel generator
<b>Painting</b>	
Internal	Two coats of emulsion paint over wall putty and primer
External	Two coats of exterior grade emulsion paint over base coat of white cement
Grill	Two coats of enamel paint over zinc chromate primer
Driveway	Interlock paving
Car park	Covered with grano flooring

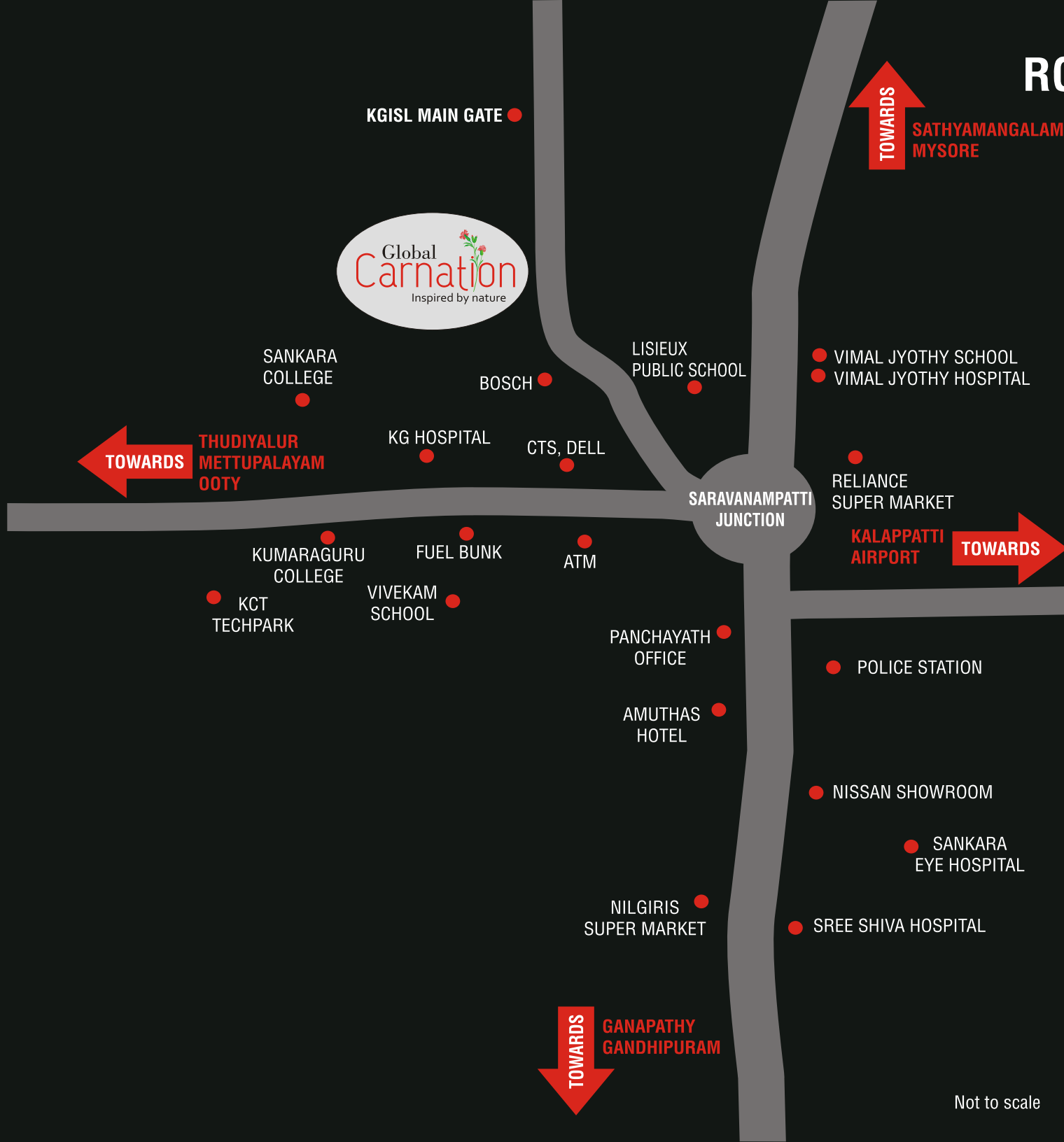
### SALIENT FEATURES/ AMENITIES

- More than 50% of open space
- Equipped Gymnasium
- Club House
- Water softening Plant
- Reverse Osmosis plant
- Wi- Fi Connectivity
- Centralized gas connection
- DTH provision
- Power back up through standby diesel Generator
- Children play area
- Drivers toilet
- Intercom facility
- Fully automatic lift
- Round the Clock Security

### PAYMENT SCHEDULE

On booking	10% of the total Cost
On registration of UDS	30% of the total Cost
On completion of Stilt floor roof slab	10% of the total Cost
On completion of 1st floor roof slab	10% of the total Cost
On completion of 2nd floor roof slab	10% of the total Cost
On completion of 3rd floor roof slab	10% of the total Cost
On completion of 4th floor roof slab	10% of the total Cost
On completion of brick work	05% of the total Cost
Prior to handing over	Balance 5%

# ROUTE MAP



## DISTANCE CHART

Bosch, CTS, Dell	1.0 Km
KGISL Main Gate	1.0 Km
Existing KGISL	2.0 Kms
Proposed SEZ	2.7 Kms
KCT Info Park	2.0 Kms
Airport	11.5 Kms
Railway Station	11.5 Kms

Bus Stand	1.9 Kms
Hospital	2.1 Kms
School	2.2 Kms
Fuel Bunk	2.1 Kms
College	2.9 Kms
Super Market	1.9 kms
Bank & ATM	1.9 Kms
Family Restaurant	2.0 Kms

Not to scale

## TERMS & CONDITIONS

- The builder reserves the right to cancel/ reject a booking without assigning any reason whatsoever. In such cases booking amount would be refunded within 20 days without interest.
- The brochure / marketing materials are for information only and do not constitute any legal invitation to an offer.
- Plans shown in the brochure/ marketing materials are not to scale and that the elevation shown is artists expression only, which may vary according to the site regulations. The dimensions and other details provided in the brochure / marketing materials are subject to minor alterations without notice, and shall be purely at the discretion of the builder.
- SBA is inclusive of common areas and wall thickness.
- Choice of flat only is given to the client and allocation of car parks will be done only on the basis of car park drawing given by the architect.
- 10% of the total amount of the apartment to be paid at the time of booking, with duly filled booking form. Agreement for Sale and Construction to be executed within a period of 2 weeks from the booking date. Registration of the UDS to be done within 30days of booking by paying 40% of the total cost. The balance amount to be paid as per the payment schedule mentioned in the construction agreement.
- In addition to the amount mentioned in this form, the Purchaser would have to pay for the cost of the car park, registration expenses, stamp duty, Govt. Taxes, E.B & Water connection charges, Maintenance deposit, Club House Membership Fee etc. and all such other statutory taxes, fees and charges which are at present applicable and chargeable, and what may be levied in the future by the said authorities.
- All payments to be made in favour of Global Habitat Pvt. Ltd., Coimbatore.
- In case payments are not made as per the agreement signed, the builder reserves the right to cancel the allotment. In such cases refund to the client will be made only after re-allocating the unit to another party and such refund shall be without any interest and premium and will be subject to deductions of expenses and damages.
- In the event of the builder deciding not to proceed with the project, they will be entitled to do so and in such an event the Purchaser(s) will only be entitled to receive back the amounts paid without any interest.
- In case of Cancellation/ Withdrawal of the Application for ANY reason whatsoever, an amount of Rs. 50,000/- shall be forfeited from the booking advance as Cancellation charges.
- In case of a cheque bounce, a fine of Rs. 1000/- (One Thousand only) shall be charged as cheque dishonour charges. Any subsequent payment to Global Habitat Pvt. Ltd shall be made by pay Order / Demand Draft.
- Interest @ 24% will be charged and collected by the builder on all overdue bills.
- The maintenance will be carried out by the builder till the formation of the owners association or such other alternate body. Membership in the association is compulsory. The maintenance charges would be payable by the owner's on monthly basis. In addition an amount of Rs. 15,000/-, would have to be paid as Corpus fund before possession. This would be transferred by the builder to the association or such other body formed, after deduction of expenses incurred by them towards maintenance till such period.
- Builder will be entitled to vary the price at its discretion. The rates agreed with the purchaser at the time of booking will be firm and no escalation will be charged after booking.
- Legal Jurisdiction will be at Coimbatore.
- Oral commitments will NOT be entertained by the builder.

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### Disclaimer

Whilst reasonable care has been taken in preparing the brochure, the developer and its agents shall not be held responsible for any inaccuracies in their contents or between the materials and the actual unit. Visual representation such as layout plans, finishes, illustrations, pictures, photograph and drawings contained in the materials are artists impressions only and not representation of fact. Such materials are for guidance only and should not be relied up on as accurately describing any specific matter. All informations, specifications, plans and visual representations contained in the materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract. No part of the materials shall constitute a representation or warranty.



Door No. 25 B, 1st floor, Ramalinga Nagar 4th Cross, Saibaba Colony, Coimbatore - 641 011  
Telefax: +91 422 2437373 E mail: [info@globalhabitat.in](mailto:info@globalhabitat.in) [www.globalhabitat.in](http://www.globalhabitat.in)

For bookings, please contact: 76678 38041 / 95009 03100



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