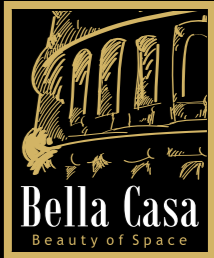




**Global
Habitat**
life is beautiful

Welcome to an Italian - inspired living..



**Global
Habitat**
life is beautiful



GLOBAL HABITAT PVT. LTD.

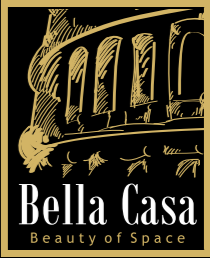


26/181, SR Complex, 3rd Floor, Raja Annamalai Road, Saibaba Colony, Coimbatore - 641 011.

Telefax: +91 422 2437373 | E mail: info@globalhabitat.in | www.globalhabitat.in

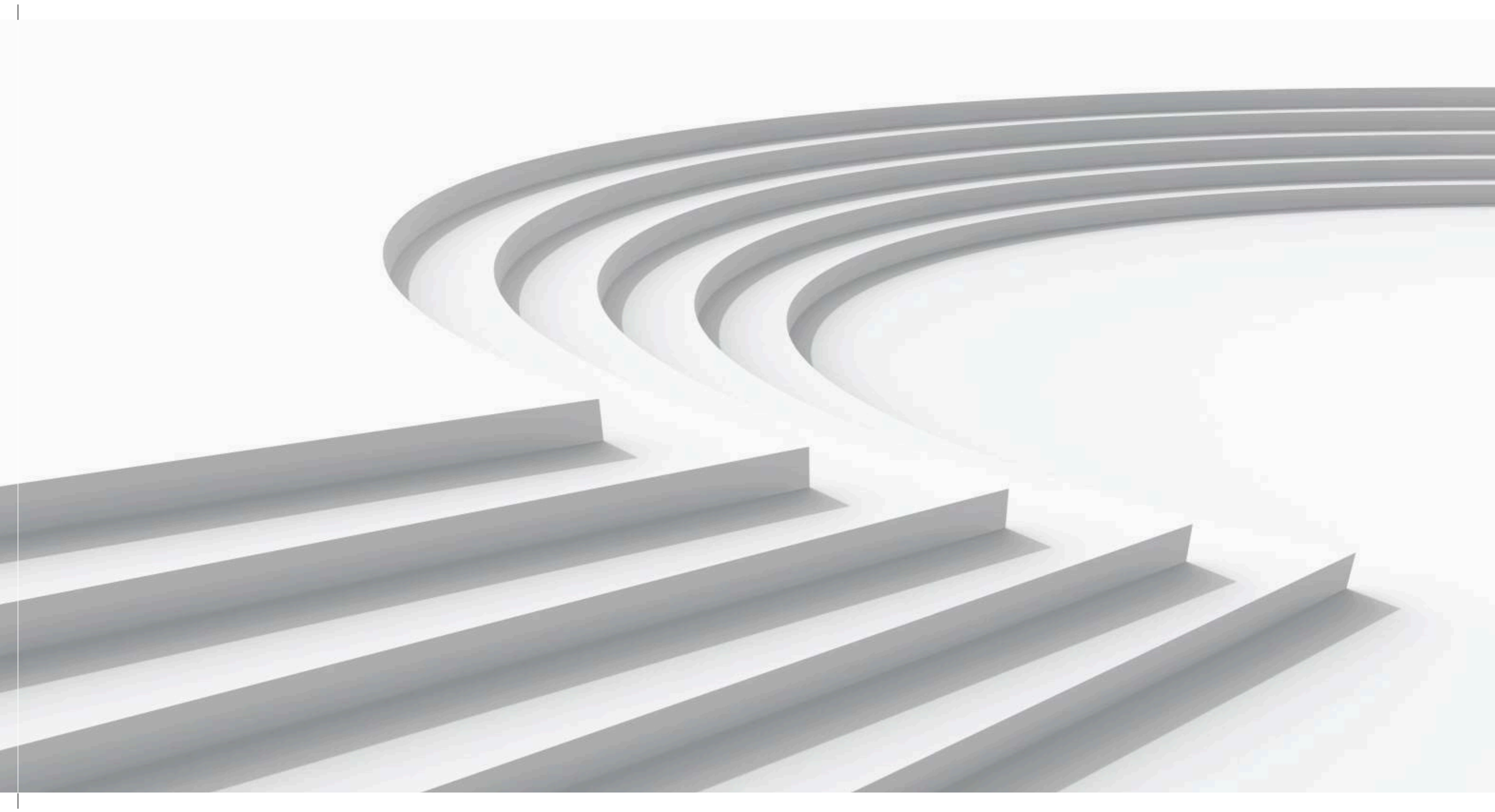
For bookings, please contact: **76678 38041 / 76678 38042 / 95009 03100**

This brochure is only a conceptual presentation of the project, not a legal offering. The developers reserve the right to make change in the elevation, plans and specifications as deemed fit. All images used here are for representation purpose only and do not depict the actual finished product.



LIFE IS BEAUTIFUL

At 'Global Habitat' we believe that life is a work of beauty. One has to embrace it with passion and joy. We see our profession of home making in this totality of aesthetics. We seek to bring into practice this faith in the beauty of living, in terms of insightful planning, imaginative designing, inspiring architecture and careful construction.

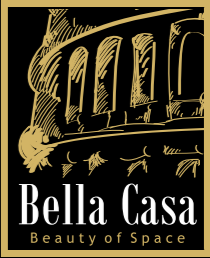


BEAUTY OF SPACE

Architecture is the thoughtful making of space. Space has always been the spiritual dimension of architecture. It is not the physical statement of the structure so much as what it contains that moves us. Great Architecture is the design of space that contains, cuddles, exalts or stimulates the persons in that space. 'Bella Casa' is all about the aesthetics of space.

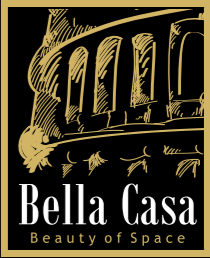
" I call architecture frozen music"

- Johann Wolfgang Von Goethe



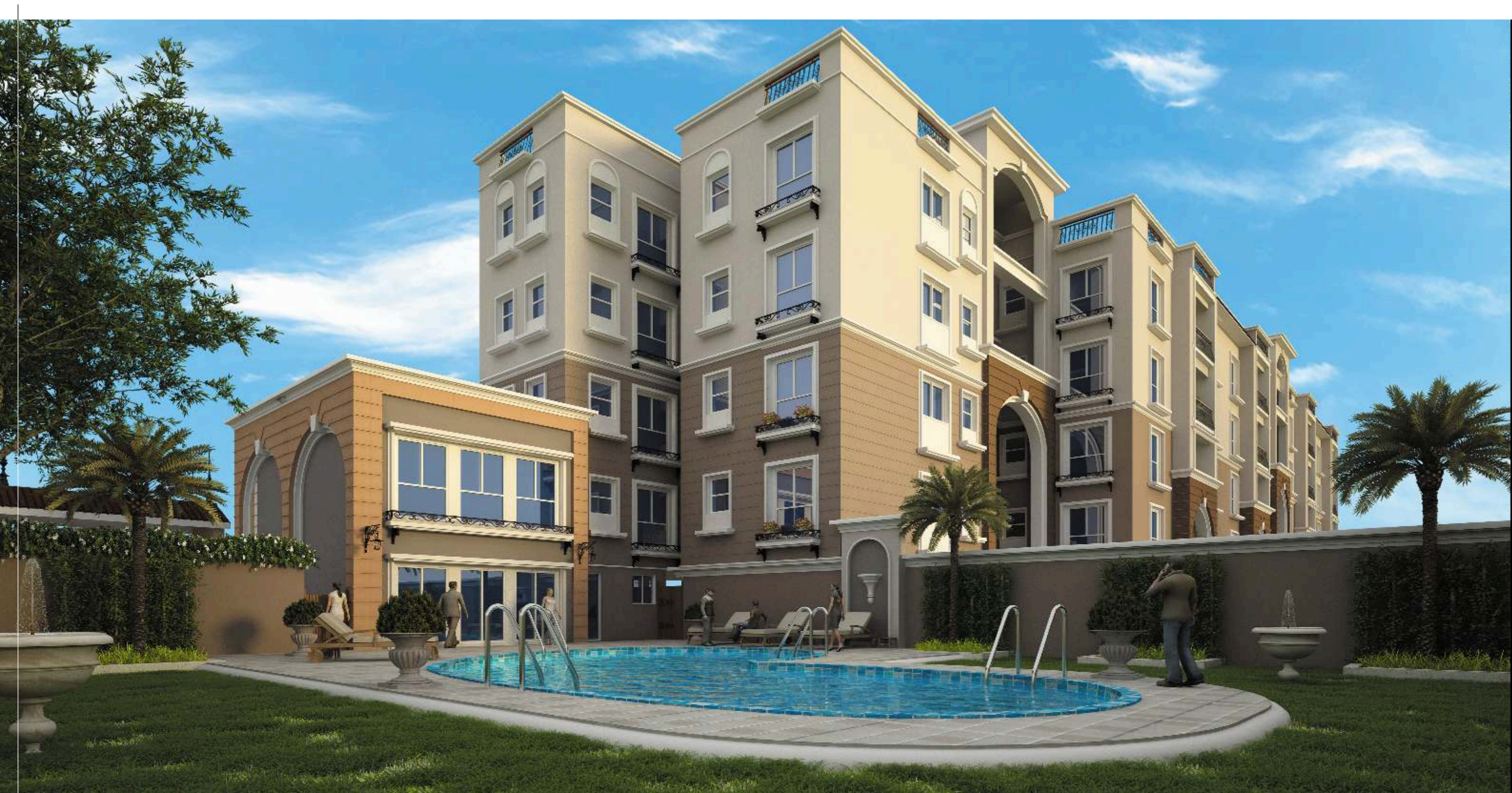
IN REVERENCE TO MASTERS

From the grandeur of Michelangelo to the modernism of Renzo Piano, there has been a characteristic elegance about Italian Architecture. In scale and styles they have the signature of genius. We bow before the masters and try to capture in 'Bella Casa' the true Italian aesthetics, with contextual adaptations.



DISTINGUISHED LIVING

Join a birthday bash in the tony Club house. Work out in the gym or go for a swim in the pool. Laze in the lawn while your kids sweat out in the play area. With features strictly relevant for people like you, Bella Casa holds out the promise of a distinguished living.



A POSSESSION OF PRIDE

From the cornice to the colonnade, 'Bella Casa' is a blend of Italian aesthetics and modern functionality. These exquisite apartments have been carefully crafted encompassing world-class design and facilities in order to create a living space you will be proud to call home.



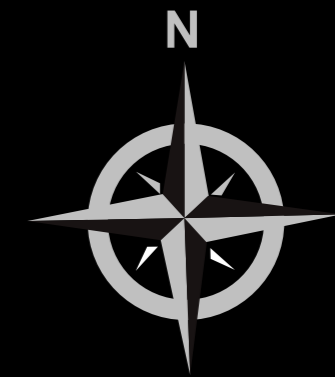
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL FLOOR PLAN



SPECIFICATIONS

Structure	RCC framed structure with brick walls
Flooring	
Living, Bed , Dining & Kitchen	Premium quality 2' x 2' Vitrified tiled flooring
Balcony	Premium quality 1' x 1' Ceramic tiled flooring.
Toilets	Premium quality 1' x 1' Ceramic tiled flooring. Glazed Ceramic wall tiling upto ceiling
Stairs & Lobby	Granite/ Marble flooring
Common areas	Premium quality 1' x 1' Ceramic tiled flooring
Doors & Windows	
Entrance Door	Hard wood frame with veneered finish shutters
Bedroom/ Toilet doors	Engineered solid wood frame with skin moulded panel door with paint finish
Windows	UPVC windows with necessary safety grill
Ventilators	Aluminium/ UPVC adjustable louver ventilators
Bathrooms	Premium quality Closets, washbasins & faucets
Kitchen	Ceramic wall tiling up to a height of 7' from the FFL.
Utility	Provision for Washing machine
Electrical	3 phase connection. Concealed cabling with premium quality cables Air conditioner provision for bedrooms. TV point in Living & Master bedroom Power backup of 1300 W. for each apartment through standby diesel generator
Painting	
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

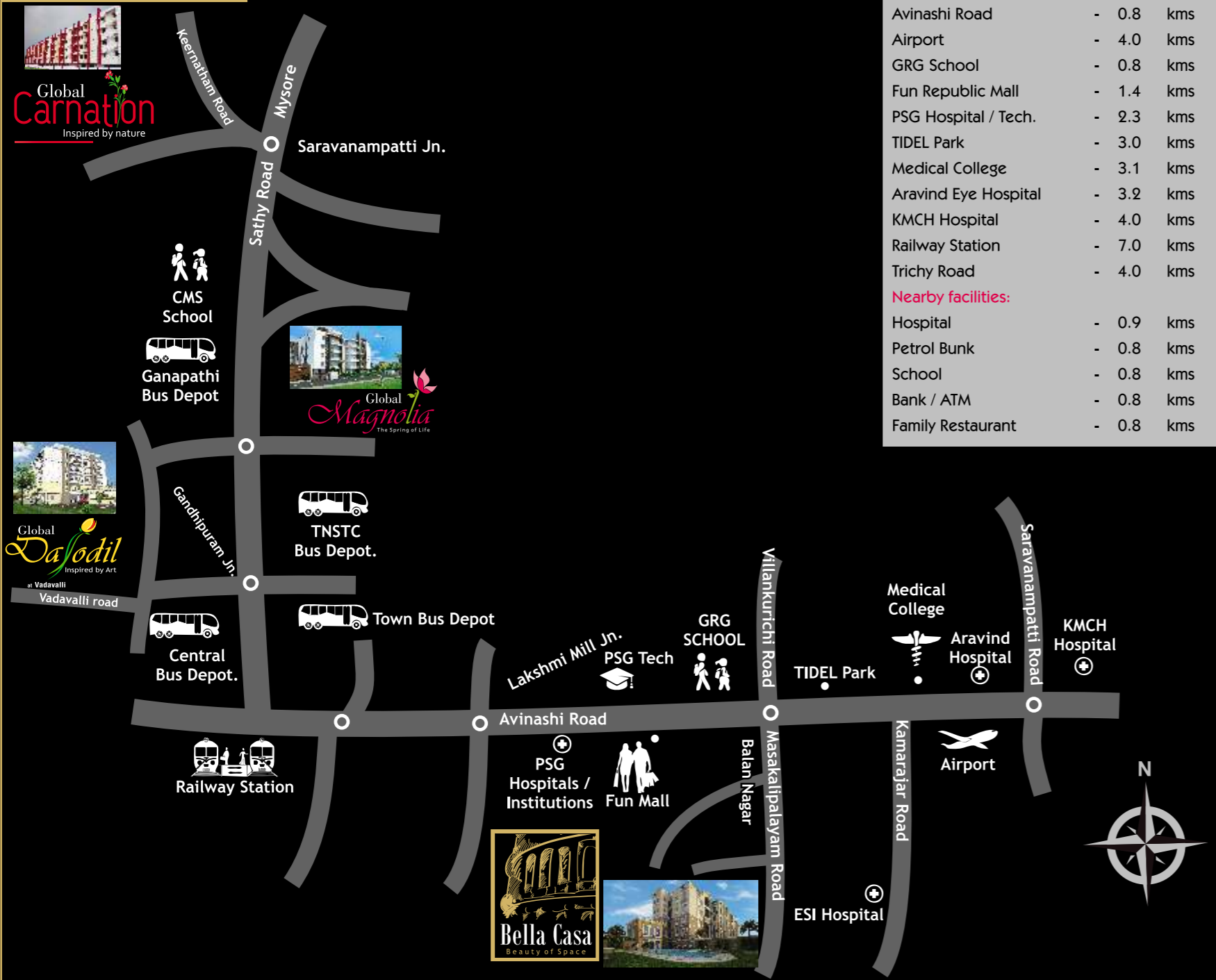
MAIN FEATURES /AMENITIES

- More than 50% of open space
- Swimming pool
- Centralized gas connection
- Club House
- Equipped Gymnasium
- Water Softening Plant
- Reverse Osmosis Plant
- Power back up through standby diesel generator
- Round the clock Security
- Manicured Garden
- Intercom Facility
- Children Play Area
- Driver's Toilets
- Fully automatic lifts

PAYMENT SCHEDULE

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

ROUTE MAP



DISTANCE CHART

Avinashi Road	- 0.8	kms
Airport	- 4.0	kms
GRG School	- 0.8	kms
Fun Republic Mall	- 1.4	kms
PSG Hospital / Tech.	- 2.3	kms
TIDEL Park	- 3.0	kms
Medical College	- 3.1	kms
Aravind Eye Hospital	- 3.2	kms
KMCH Hospital	- 4.0	kms
Railway Station	- 7.0	kms
Trichy Road	- 4.0	kms
Nearby facilities:		
Hospital	- 0.9	kms
Petrol Bunk	- 0.8	kms
School	- 0.8	kms
Bank / ATM	- 0.8	kms
Family Restaurant	- 0.8	kms

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 artist's 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 booking, with duly filled booking form. Agreement for Construction to be executed/ registered 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 agreement for sale and construction.
- 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, property tax and assessment charges, Govt. Taxes, E.B & Water connection charges, maintenance charges, 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 dishonor 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.
- An amount of Rs.25000/- would have to be paid to the builder towards maintenance of the building for the first three months from the date of handing over. After the first three months, the maintenance will be carried out by the builder at the the cost of the owners, till the formation of the owners association or such other alternate body, but to a maximum of 6 months,beyond which the maintenance shall be handed over to the owners of the building, Membership in the association is compulsory. The maintenance charges will be payable by the owners on monthly basis.
- 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.

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 its contents or between the materials and the actual unit. Visual representation such as layout plans, finishes, illustrations, pictures, photographs and drawings contained in the materials are artist's impressions only and not representation of facts. Such materials are for guidance only and should not be relied upon for accuracy of any specific matter. All informations, specifications, plans, and visual representations contained in the material 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 material shall constitute a representation or warranty.