

For Accord Experience, please call
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ACCORD HABITAT PRIVATE LIMITED

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Home is
where your heart is...
Compact Functional Villas



An initiative of
ACCORD Habitat



Young, Modern & Responsible



Accord Habitat was born when an engineer who has been instrumental in the growth of one of Kerala's leading builders and a management graduate who runs a reputed family owned construction business joined hands together, for a shared vision.

Accord Habitat, now known to be a fast emerging housing and construction company based in Cochin, is rooted in the ideals of these two individuals-driven by passion and experience in housing and construction. Today, they have built up a professional team at Accord Habitat, to follow their legacy and leave contributions to the ever growing Cochin sky line.

With a combined experience of more than 40 years and having proven themselves to be successful leaders in the past, this team is on a mission to redefine the concept of comfortable living for those who seek it. The Accord Ferry Bay is a great leap in this strive.





*P*ease, tranquility & affordability

Welcome to Ferry Bay, a unique gated community development at Eloor, Cochin where you live in a well-planned gated neighborhood that offers you the benefits of modern life with a host of contemporary facilities. Located just a stone's throw from the magnificent Periyar River, Ferry Bay comes with 16 limited edition compact functional villas spread over 70 cents forming a habitat that offers environment friendly living in the midst of green lush surroundings.

Come, enjoy the relaxed lifestyle of living by the River whilst being only 20 minutes from Cochin City.





Living by a serene river...

There are places you should visit and there are places you should live, and Eloor- where Ferry Bay is located, is just the right place to build your dream home. Built on 70 cents of lush green land in close proximity to the Periyar River, Ferry Bay blends into its natural surroundings ensuring you have easy access to nature. A stroll through the neighborhood takes on a new meaning when you can breathe the fresh air along the project's winding perimeter roadway that leads to the Eloor Ferry on the banks of Periyar River, where nature still retains its purity and elegance.



- Lulu Mall & Edapally Jn. - 6.7Kms
- Amrita Hospital - 5.7Kms
- Aster Medicity - 6.3Kms
- St. Joseph's Hospital, Manjummel - 2.5Kms
- TocH Public School, Eloor - 2Kms
- MES (ICSE) School - 2.5Kms
- St. Ann's School - 3.5Kms
- Rajagiri School, Kalamasserry - 4Kms
- CUSAT - 5.5Kms
- Infopark & CSEZ - 12 Kms
- Cochin Intl Airport - 20Kms Drive
- Marine Drive & MG Road - Easy Drive via container Terminal road

Location Map



Compact Functional Villas at Ferry Bay Concept & Design

Ferry Bay has been conceptualized on three levels 1. Affordability 2. Connectivity and 3. Close to nature. The homes have been designed with privacy in mind, giving importance to the best use of space to maximize functionalities while providing amenities that are essential in a community setting. Great care has been taken to provide and use quality materials in construction so that your homes remain practical and robust.











*K*itchen of Villa A & B*



Specifications

Structure

Foundation as per the specific site conditions, suggested by the Structural Engineer. Concrete Blocks Masonry plastered with cement mortar.

Flooring

Vitrified tiles flooring for the entire area. Anti-Skid ceramic tiles for floor and Glazed tiles upto 180cms height for the wall of toilets.

Doors and Windows

Main door frame & shutter and internal door frames shall be of Hardwood. Moulded panel shutter shall be used for internal doors with Godrej / equivalent Mortise lock. Powder coated Aluminium Windows / Ventilators with grill. Stainless Steel Handrails for Internal Stair.

Painting

Interior Walls : Putty with Emulsion for all inside walls. Ceiling : Emulsion finish. Exterior : Exterior Emulsion over the sand face plastered walls. Enamel Paint : Wood work and MS Grill.

Kitchen

Polished granite kitchen counter top. 2 feet dadoing above kitchen counter with ceramic glazed tiles. Stainless steel single bowl sink with drain board. Suitable number of electrical points for kitchen appliances. Provision for aqua guard point.

Electrical

Concealed wiring using PVC conduits. Quality copper wiring – Finolex / Havells / equivalent. TV point in Living Room. Provision for AC in Ground floor Bedroom. Telephone points in Living and Ground floor Bedroom. Premium modular switches. Provision for exhaust fan points in all bathrooms. 5A & 15A points in kitchen. Single Phase Meter connection. Inverter Provision.

Toilets

Wash basin with half Pedestal of Parryware or equivalent for Dining Wash and wall hung wash basin in all toilets. Floor mounted EWC of Cera / Parryware or equivalent in all toilets. Geyser provision in Ground Floor Toilet. Medium quality CP fittings Cera / Parryware or equivalent.

Water Supply

Water through individual sump and overhead tank provided with KWA and ground water for each villa.

Exterior

Interlocking Paver tiles in the car porch. Independent Septic tank and Soak pit.

Power Back up

Generator back up for common areas including club house.

Modifications

Alterations / additions works may be executed, if specified during or before the stage wise progress of work, whichever is earlier. Estimate for the works shall be given and got confirmation prior to the execution of work. The estimated amount shall be paid before commencing the works. Amenities provided at extra cost are fans, light fittings, furniture, wardrobes, kitchen cabinets, home appliances etc.....





*A*menities and Facilities

- Adequate street lights.
- Guard room near main gate for 24 hours security.
- All round compound wall and gate for entire project.
- Health Club with modern equipments.
- Club house including indoor games area.
- Mini badminton / shuttleton court.
- Children's play area.
- Exquisite landscaped area with palms, lawn and shrubs.
- Tared internal roads.



Stylish yet also tranquil, Ferry Bay is lined with



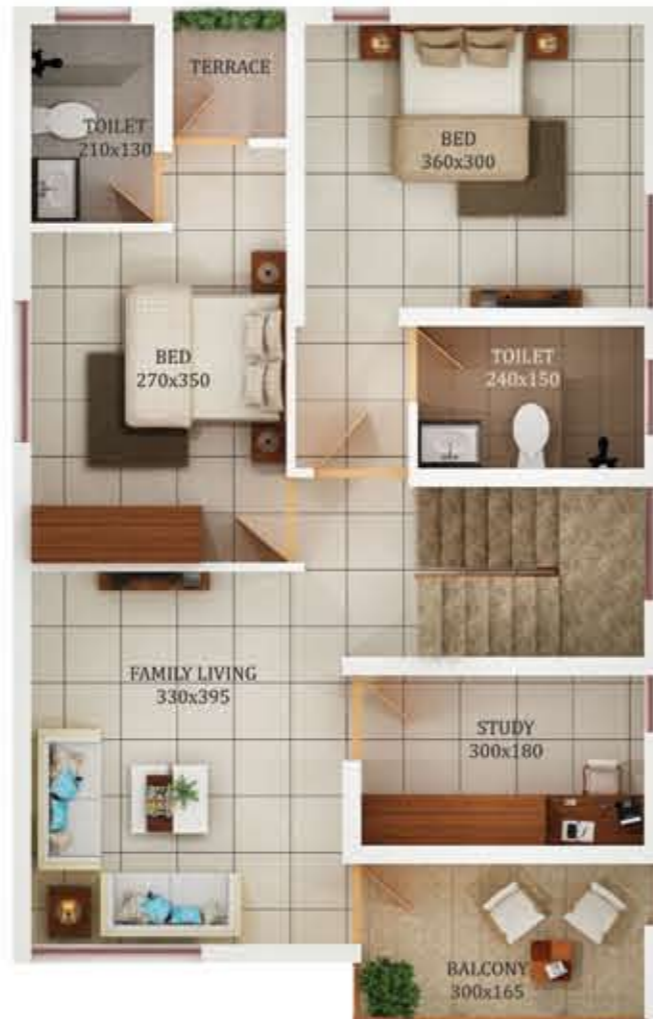
SITE MAP

You can access the project through a wide tarred road from the Eloor ferry road. You enter into a landscaped open space that is shared by the residents.

Home plan A
(Plot No: 1,2,3 & 4) - 1533 Sq.ft



Ground Floor Plan
Area - 776 Sq.Ft



First Floor Plan
Area - 757 Sq.Ft

Home plan B
(Plot No: 5,6,8,9 & 12) - 1865 Sq.ft



Ground Floor Plan
(Area - 776 Sq.Ft)



First Floor Plan
Area - 757 Sq.Ft



Second Floor Plan
Area - 332 Sq.Ft

Home plan C
(Plot No: 7) - 1633 Sq.ft



First Floor Plan
Area - 835 Sq.Ft



Ground Floor Plan
(Area - 798 Sq.Ft)

Home plan D
(Plot No: 10 & 11) 1327 Sq.ft x 2



First Floor Plan (Area - 608 Sq.Ft)



Ground Floor Plan (Area - 542 Sq.Ft)



Second Floor Plan (Area - 177 Sq.Ft)

Home plan E (Plot No: 14 & 15)
1054 Sq.ft x 2



FIRST FLOOR PLAN (Area - 564 sq.ft)



GROUND FLOOR PLAN (Area - 490 sq.ft)

Home plan F
(Plot No: 16 & 17) - 1125 Sq.ft x 2



Ground Floor Plan (Area - 542 Sq.Ft)



First Floor Plan Area - 583 Sq.Ft

Terms & Conditions

Documentation of a villa comprises of two parts

- On allotment, two agreements will be executed between the builder and the purchaser, one for the sale of land and another for execution of a construction contract. Though separate consideration is specified in each agreement, the composite value of the land and that of the construction contract will be shown in the payment schedules. Necessary citation to this effect is given in the agreements
- The sale deed for the land and villa will be registered in favour of the purchaser on receipt of the 50% payments. Stamp duty, documentation charge, registration charge and incidental expenses for the registration of the sale deed will be to the buyer's account.
- Changes in the above documentation procedure and rates will be applicable per Government rules and regulations from time to time

Maintenance

Owners Association/Trust will be formed on handing over the possession of the villa. 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, common installations 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 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

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

Payment Schedule

30% of the total contract value to be paid initially at the commencement stage of the project while executing the agreement and balance bimonthly instalments via postdated cheques.

Disclaimer

Whilst reasonable care has been taken to ensure accuracy in the information in this brochure, no warranty is given and interested parties should rely on buyer's sale agreement. Visual representations including models, drawing, illustrations, photographs and art renderings (the "visual representation") portray artistic impressions only. The information contained here in, the fittings, finishes, features, floor (size, finish, colour) and other display in the show units or elsewhere (the material), which are for general guidance only are subject to change and should not be relied upon accurately describing any specific matter. Units are approximate measurements and may change on final survey/design. We reserve the right to modify area, sizes, features, any units, the development or any part thereof as may be approved or required by the builder or relevant authorities. We have not authorized anyone to make any oral promises or assurances on our behalf with regard to the specifications of the villas in question.

Purchasers are requested to rely only up on the terms of the Buyers Sale Agreement which is comprehensive document, containing all the terms and conditions applicable as between the parties.

Builder reserves the right to increase/reduce/change the number of units/area subject to the sanction/permit/approval by relevant authorities.

Plans specification mentioned in the Buyer-Seller Agreement supersedes this brochure.

Elevation and all pictures not a legal offer. This brochure does not contribute a legal offer. *design concept for interiors.

OTHER ADORABLE HOMES ON OFFER FROM ACCORD HABITAT



ACCORD
Scholar Avenue
Near Rajagiri, Kalamaserry, Cochin.
2BHK & 4BHK Luxury Apartments



The name speaks it all. Cosmopolitan by nature and contemporary in outlook, the Accord Scholar Avenue is primarily conceptualized for Techies, Doctors, Professionals, Businessmen and Students. The proximity to high end education centers and professional work space make Accord Scholar Avenue very unique & convenient for the modern day scholars.