



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 Scholar Avenue is a great leap in this strive.





The essence of Accord Scholar Avenue



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 -be it CUSAT, Model Engineering College or Infopark or CSEZ (to mention a few), make Accord Scholar Avenue very unique & convenient for the modern day scholars.



Ideally located at the heart of Kalamassery, between NH 47 & NH 17, just a stone's throw away from Rajagiri Public School, AIMS and CUSAT, Accord Scholar Avenue is where convenience meets modern lifestyle.

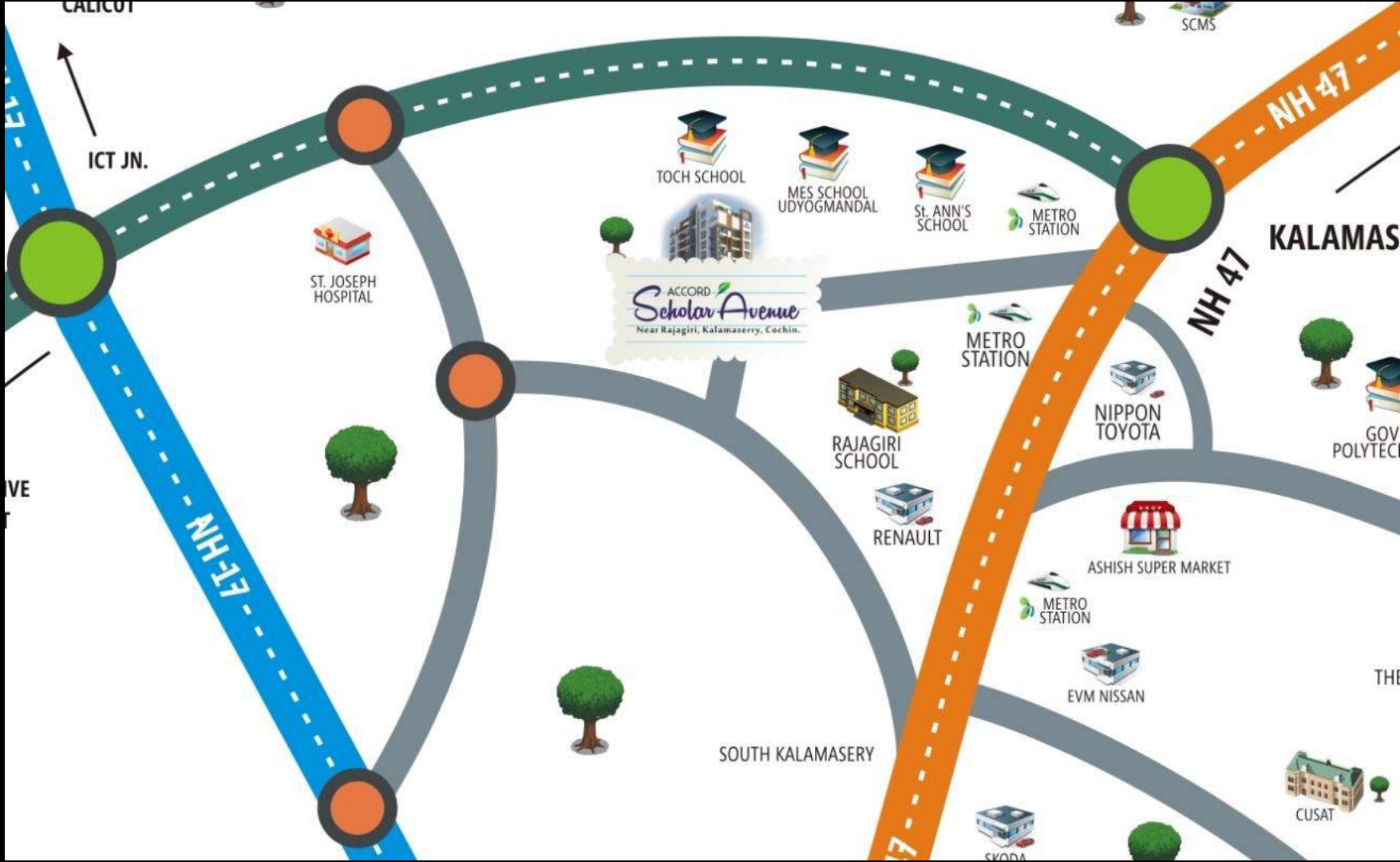
- Just 10 minutes walk from Rajagiri Public School, one of the best schools in Kerala
- Close to CUSAT, an internationally acclaimed University offering courses like M Tech, PhD & MBA etc
- Close proximity to some of the most prestigious institutions like Model Engineering College, SCMS, NUALS, Govt. Polytechnic, St. Ann's School, St. Paul's College & more
- Amritha Institute of Medical Science, Co-operative Medical College, KIMS & St. Joseph's Hospital etc. are within 5 minutes' drive

Excellent

Location Benefits

- The Cochin's IT-Hub, Kakkanad with Infopark, CSEZ, Technopolis and the upcoming Smart City etc. are just 15minutes away via Seaport-Airport Road
- India's first Public - Private Partnership model Technology Business Incubator, Startup Village is easily accessible from Accord Scholar Avenue





Exceptional Lifestyle

Love shopping? You are just 10 minutes away from the country's largest mall, the Lulu Mall. Not to mention the favorite hangout destinations of modern families like Oberon Mall & The Gold Souk Grande, etc. Prefer local window shopping? Don't worry, the retail shops at South Kalamasserry and the North Kalamasserry offer enough opportunity for the Shopaholic.



V. Good

Connectivity

Be the beat of the city and stay well connected to your destinations. Accord Scholar Avenue promises you direct entry to main road, with NH-17, NH-47, Container Terminal road and Seaport-Airport roads merely minutes away from you. Relish the new means of transport – Kochi Metro with easy access to the Kalamassery and Cochin University Metro station. Frequent fliers, treat yourself with the easy driving distance to Cochin International Airport and the showrooms of prominent car dealers - Nippon Toyota, Nissan, Renault, Skoda, Honda, Ford, Hyundai etc.

Also, the shopping centers at MG road are easily reachable through the container road & NH-47.





Image: Basak - SW92761

First Class Amenities

- 24 / 7 security
- Well connected intercom facilities
- Signature entrance lobby
- Fitness Center
- Recreation hall / Games room
- Fully automatic lift
- Rainwater harvesting

A collage of images showcasing interior features: a large window with a view, a living room with a wall-mounted TV and blue sofa, a laundry area with a washing machine, and a kitchen area with a wooden cabinet and glassware.

ACCORD
Scholar Avenue
Near Rajagiri, Kalamassery, Cochin.

Accord Scholar Avenue

Features that make sense and more...

- 270 degree view windows.
- Wall mounted LCD TV compatible TV points
- Dedicated work area laundry yard adjacent to kitchen in all flats
- Uninterrupted ventilation optimum air passage
- Exclusive private party area in 4 bed flats

Entrance Lobby & Recreation Hall

Fun time is party time!

You have a party to host and having a hard time looking for venues? Accord Scholar Avenue has the perfect solution for it. The party hall lets you host parties and event with ease and convenience. It's the ideal place for conducting recreational activities and get together.



Special Walk-in wardrobe area cum study of 4 bed of 4 bed

Who doesn't want a walk in wardrobe? At Scholar Avenue we make your dream come true, a closet to put all your clothes in and organized according to your convenience and taste.



Living Dining with exclusive private party area and double balcony of 4 bed flat

The entire family can converge at the spacious living-dining for a good time together. And when you friends staying back for dinner, it does not matter. The extra spacious private party area can entertain up to 20 guests. This way, you are always ready for the best things in life.



Kitchen

Kitchen-Everyone's favorite room in the house

Cooking is an art and Accord Scholar Avenue's kitchen is the perfect place to celebrate that art. Artfully designed modular kitchens allow you to cook as you never had cooked before. Enjoy and make your cooking a fun time.

living, family-living & dining - A Type

Let your living space underline your personality. Make a personal statement even without speaking a word.



Bed Room of 2 Bed Flat

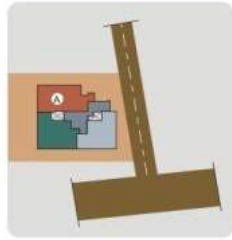
Rise and shine

Rise up and enjoy your morning fresh and alive. The aesthetically designed bedroom conditions your body and mind to have a good night and start up another day like a new day. Live up to the saying 'Rise and Shine'.





Typical Floor Plan



ACCORD
Scholar Avenue
Near Rajagiri, Kalamaserry, Cochin.

2 BHK-1223 sqft.

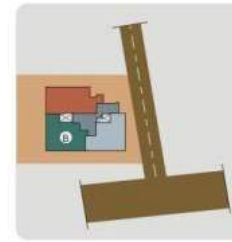


Typical Floor Plan 1 to 4 Floors

All sizes given above are structural & actual sizes may vary, design is tentative and may change. The furniture, fixtures and cupboards may not be provided. They are for indicative purposes.



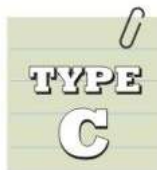
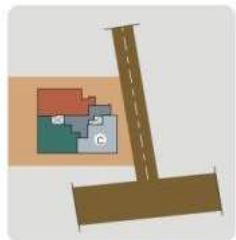
**TYPE
B**



2 BHK-1113 sqft.



Typical Floor Plan 1 to 4 Floors



ACCORD
Scholar Avenue
Near Rajagiri, Kalamaserry, Cochin.

2 BHK-1045 sqft.



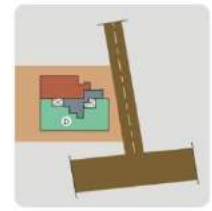
Typical Floor Plan 1 to 4 Floors

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TYPE D

4 BHK-2158 sqft.



Architectural & Civil specification



Structure



RCC framed, Earth Quake resistant, multi storied structure developed on a strong concrete foundation, the sturdily framed structure includes columns and beams that provide a secure framework for the entire building.

CarParking



Covered / open car parking at extra cost.

Wall



High quality concrete blocks safeguard your home from natural harshness of elements.

Windows



Contemporary and trendy high quality sliding UPVC / powder coated anodized aluminium windows with fixtures.

Doors



Entrance Door: Hard wood door with SS fixtures and branded locks that will safeguard your world of happiness.
Internal Doors: High quality engineered wooden door frame with molded panel door shutters.
Bedroom Toilet Doors: PVC doorframe and shutter
Balcony Doors: Made of powder coated anodized aluminium / UPVC sliding doors with fixtures.

Grill & Railing



Window Grill: MS for sliding windows or handrails on the wall.
Balcony Railing: MS railing and masonry.

Hard ware

Stainless steel matte finished hardwares for all doors except balcony door.

Water supply

KWA water supply through underground and overhead tanks in the kitchen subject to rules and regulations of KWA. For other purpose ground water supply from open well / bore well.

Flooring



General: Premium quality Vitrified tiles for floor and skirting.
Toilet for Bedrooms:
Maid's Toilet:
Balcony: Anti-Skid Ceramic Tiles.

Toilet dado



Bedroom Toilets High quality well glazed Ceramic tiles upto 180cm height
Maid's room Premium quality glazed Ceramic tiles upto 180cm's height.

Kitchen



Cooking Platform Classy matching colour granite slab makes the cooking platform with trendy stainless steel single bowl sink with drain board. Splash guard premium quality Ceramic tiles of matching colour shall be provided above cooking platform up to 45cm's height.

Painting



Entrance Door: Entrance door frame and shutter shall be melamine polished / painted.
Internal Doors: Provided with 2 coat enamel painting.
Internal Bedroom doors: Provided putty with 2 coat enamel painting.
Internal Walls: Putty and plastic emulsion for internal walls and putty and OBD for ceiling.
External Walls: Good quality weatherproof acrylic exterior emulsion, keeps your investment looking as good as new.
MS Railing: Good quality enamel paint on all MS railing.

Electrical



Three phase power supply with concealed PVC conduits and high grade copper conductor with sufficient power outlet and light points controlled by ELCB and MCB and independent energy meters for each apartment.
Cable T V: TV and internet provision in Living and Master bedroom.
Exhaust fan: Provision for exhaust fan in all bedroom toilets.
Geyser: Provision for geyser in all bedroom toilets and utility room.
Split AC: Provision for installation of A/C in all bedrooms and living room keep your apartment at optimum temperature and keep you cool in the summer heat.

Switches



Sophisticated and trendy looking modular / equivalent switches adding more modernity in Lighting in your home environment.
Security Safety features The intercom facility helps make a well networked community and shall be provided in all apartment, common area and security cabin.

Rain water harvest

Provision for rain water harvest as per rules.

Generator



Provision for generator backup for lights/ fans/ 6 amps sockets in all rooms and refrigerator for a total load up to 700W in each apartment linked to a generator to be used in case of emergency with auto trip facility in case the consumption beyond the limits. 100% power backup for common area facilities.

Sanitary & Plumbing



Concealed plumbing with PVC pipes. Sanitary fixtures of reputed make and good quality in all toilets. Stainless steel sink, single bowl with drain board in kitchen and single bowl without drain board in utility. Hot and Cold water provision in utility room and all bath mixer taps.

CP Fittings



Fashionable, chromium plated tap fittings are used for the toilets and kitchen.

Fire Fighting



Fire fighting arrangements as per the National Building code and Kerala Fire Fighting Norms. Every floor has been provided Hose reels, Emergency Push Fire Alarm Button and special Fire escape stair to open ground.

Terms & Conditions

Documentation

Documentation of an apartment comprises of two parts

- On allotment, of two agreements will be executed between the builder and the purchaser, one for the sale of undivided share of land and another for execution of a construction contract to build an apartment. Though separate consideration is specified in each agreement, the composite value of the undivided share 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 undivided share of the land and apartment will be registered in favour of the purchaser on receipt of the entire 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 apartments. 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 and exterior wall of the building, 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 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 apartment.

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. Allotment of car park will be at extra cost.

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. Floor areas 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 apartments 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 floors/flats 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.



Adorable Homes on Offer from Accord Habitat



Another ongoing project from Accord Habitat



Accord Ferry Bay, a unique gated community development at Eloor Ferry, Cochin where you and your family live in a magnificently planned neighborhood that offers you the benefits of modern life with a host of contemporary facilities.

For Accord Experience, please call

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