SFS HOMES

THE URBAN UTOPIA



K-RERA/PRJ/ERN/070/2021
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Artistic Perspective

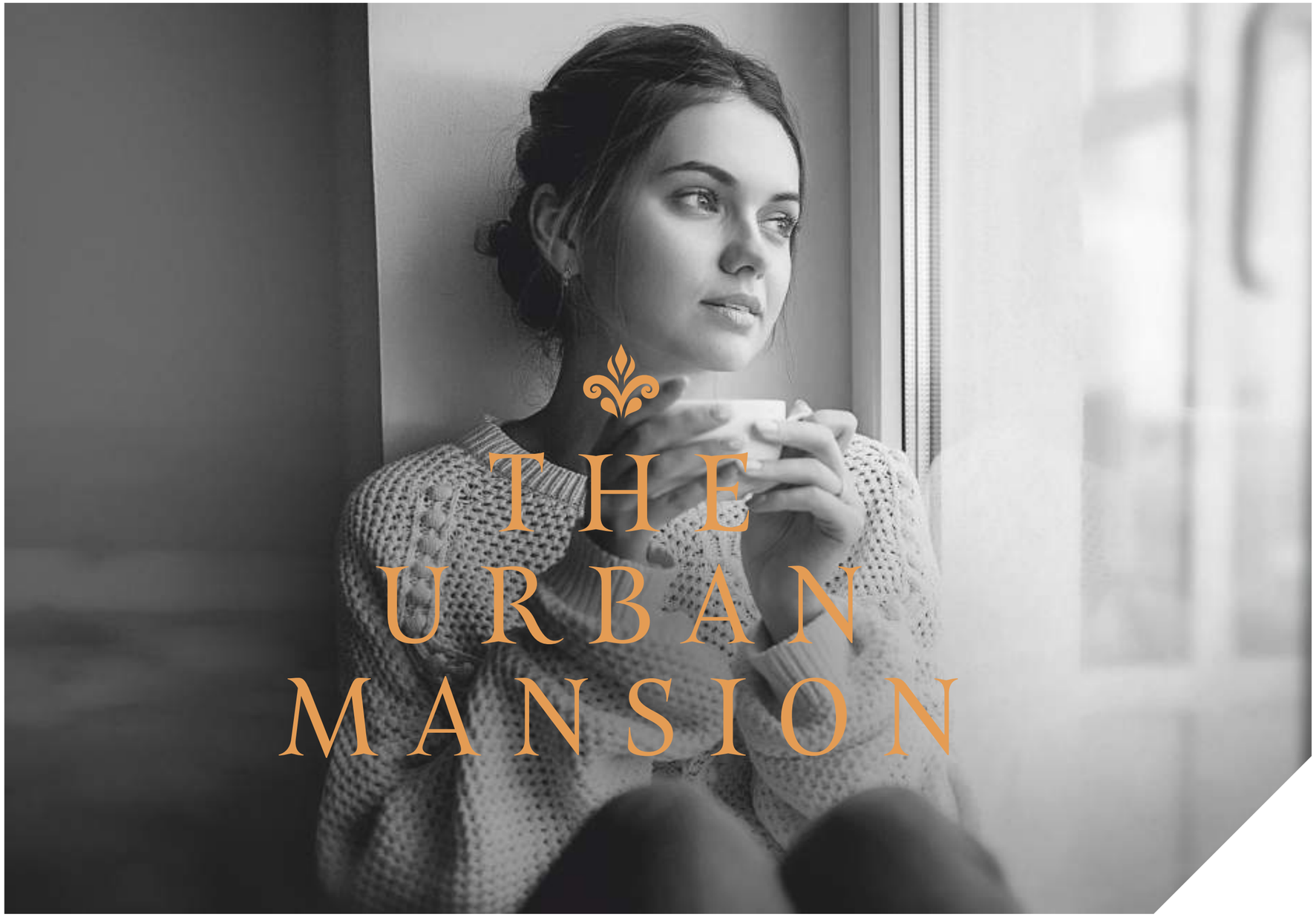


SFS

HAVELI

Urban Heritage Living

NEAR HOLIDAY INN, COCHIN


THE
URBAN
MANSION



Artistic Perspective

Let's travel back in time to an era when homes were large and lavishly designed. To a time when the finest homes were huge,
its living spaces were vast and its architecture was inspired by tradition and culture. The apartments at SFS Haveli
are inspired by this concept and offers large homes with spacious living areas aimed to enhance quality of life in an urban setting.

The 'muttam' or courtyard of every residence at SFS Haveli is an important design feature of traditional mansions that lets residents enjoy a very private lifestyle while residing in a gated community. It is not just an added feature but a prelude to the amazing lifestyle that one can experience only at SFS Haveli.

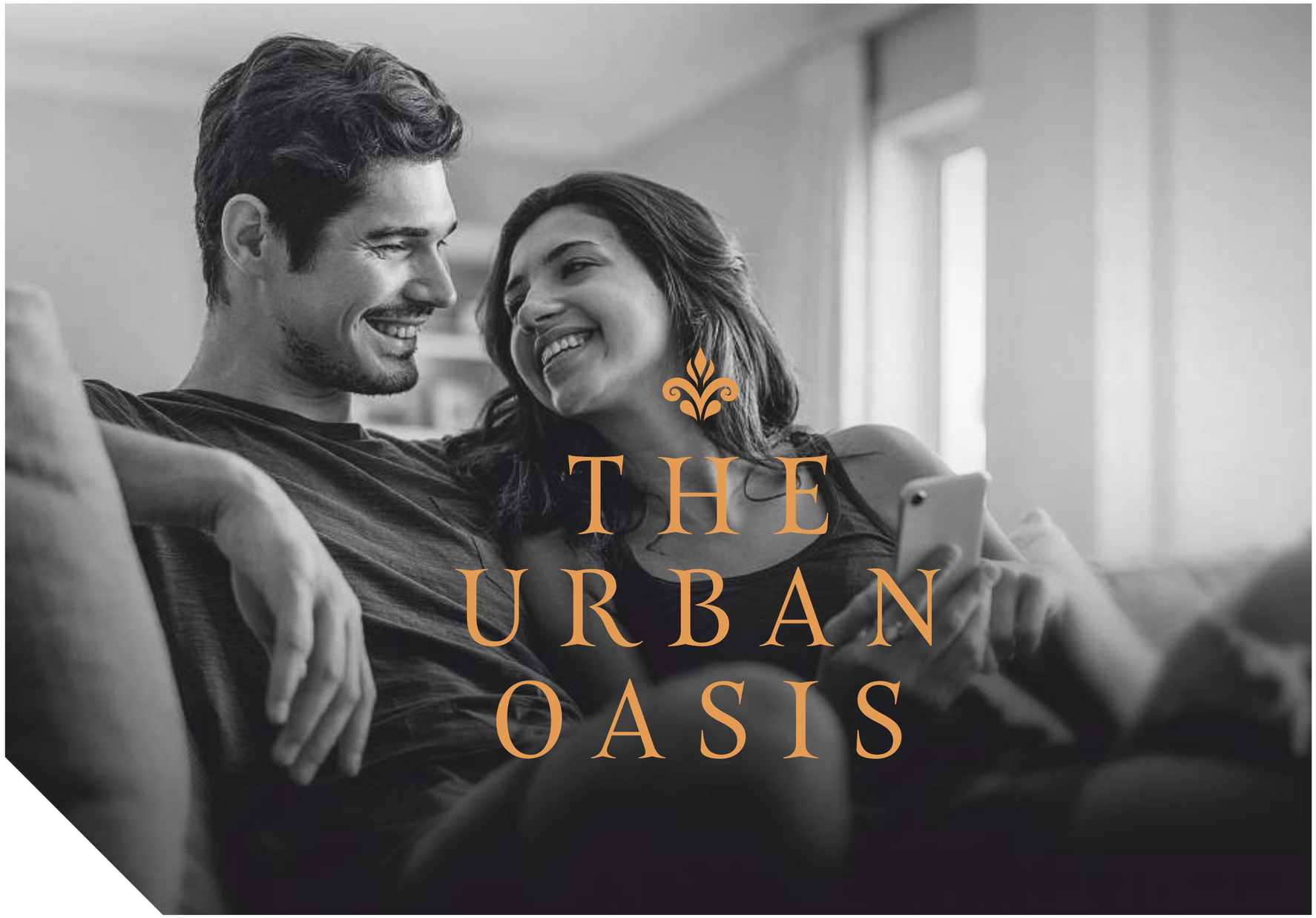


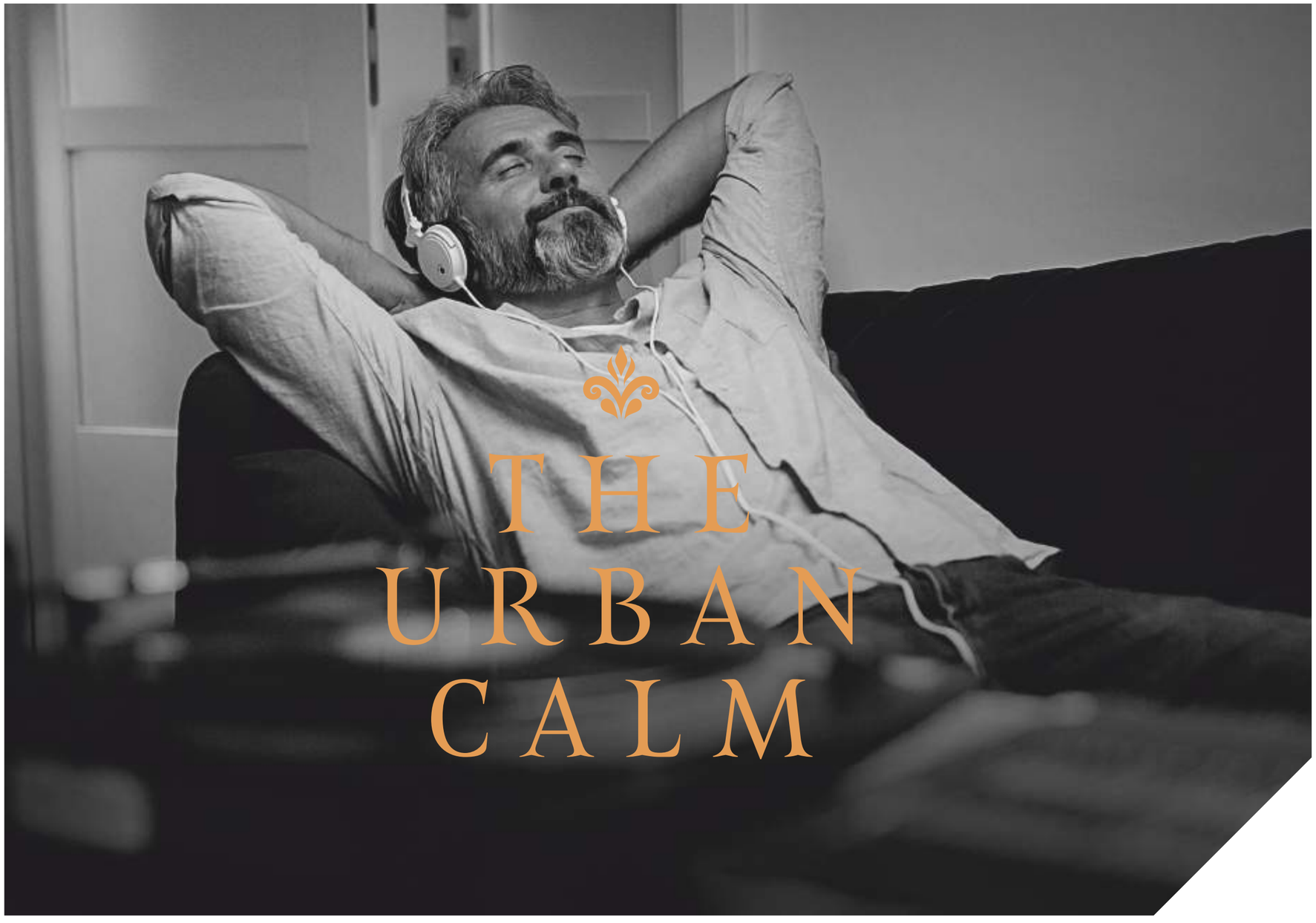
Artistic Perspective



The quest for the perfect place to call home is one of man's most important pursuits. Today with lifestyles being dictated by unforeseen circumstances, it is important that one chooses a home that provides a safe haven for a family at a location that has the best of life's conveniences nearby.

The 18 exclusive boutique bungalow inspired apartments of SFS Haveli form an oasis in the urban landscape of Cochin. They are centrally located at the city's new Central Business District off the NH 66 Bypass, just behind the Holiday Inn Hotel. These large homes are exclusive private getaways for a select few who desire classic lifestyles in a safe and exclusive environment.


THE
URBAN
OASIS


THE
URBAN
CALM



Artistic Perspective

The urban vista of Cochin is mainly a collage of tall buildings, flyovers, wide roads and large shopping malls.
These are the images that are captured in one's mind during a typical day in this bustling metropolis.
But as the day winds down and everyone heads back home, a fortunate few will be going back to serenity.

The Central Courtyard of SFS Haveli is the piece-de-resistance of the project. It is an open space of lush green landscape dotted with short trees, potted plants and flowers creating a surreal calm for its residents. The balconies and living areas of select apartment face the central courtyard providing a much needed change in scenery and a chance to unwind.





Artistic Perspective



In the years gone by, a 'haveli' or large mansion was the perfect example of ethnic architecture with its expansive layout, wide open spaces, spacious living areas and the use of earth-friendly construction materials. It had features like a 'muttam' or courtyard, a spacious foyer, high ceilings, large living spaces and ample greenery in the form of a garden and landscaping.

The transitional design template of the apartments at SFS Haveli draws inspiration from the ethnic architecture of the 'haveli' by being very large in size, providing features like a 'muttam', a spacious foyer leading to the leading room, high ceilings with an earthy finish. The gardens and lawns of the 'haveli' is recreated with the planted central courtyard and green landscaping.


THE
URBAN
DESIGN


THE
URBAN
SANCTUARY



Artistic Perspective

A typical day in urban Cochin is a race against the clock. The pressure of work, study and the routine chores of life can be taxing,leaving very little time for family and friends. This routine can take its toll on the minds and body of a city dweller. An urban family needs a home that can help them relax.

The greenery of the central courtyard and the private gardens on every apartment 'muttam' is a most welcoming sight in an urban setting. The central courtyard of SFS Haveli is dotted with short trees, filled with flowering plants, lush green landscaped lawns and flowing water features. Strolling along its paved walkways or just gazing at the greens would be the perfect way to unwind after a stressful day.



Artistic Perspective



What we see is how we feel. This holds true because modern architectural design has always laid great emphasis on creating working and living spaces that offer great views of natural or manmade beauty. In an urban landscape, it is often difficult to conjure up a view that is soothing to the eye, one that gives a positive vibe.

The vista that every apartment at SFS Haveli presents is a stark contrast of the sights one sees most often in an urban location. The concrete façade of buildings is replaced by the lush greens of the gardens in the central courtyard. The balconies and the tall French windows with Juliet balconies provide serene views of the greenery.


THE
URBAN
VIEW


THE
URBAN
FAMILY

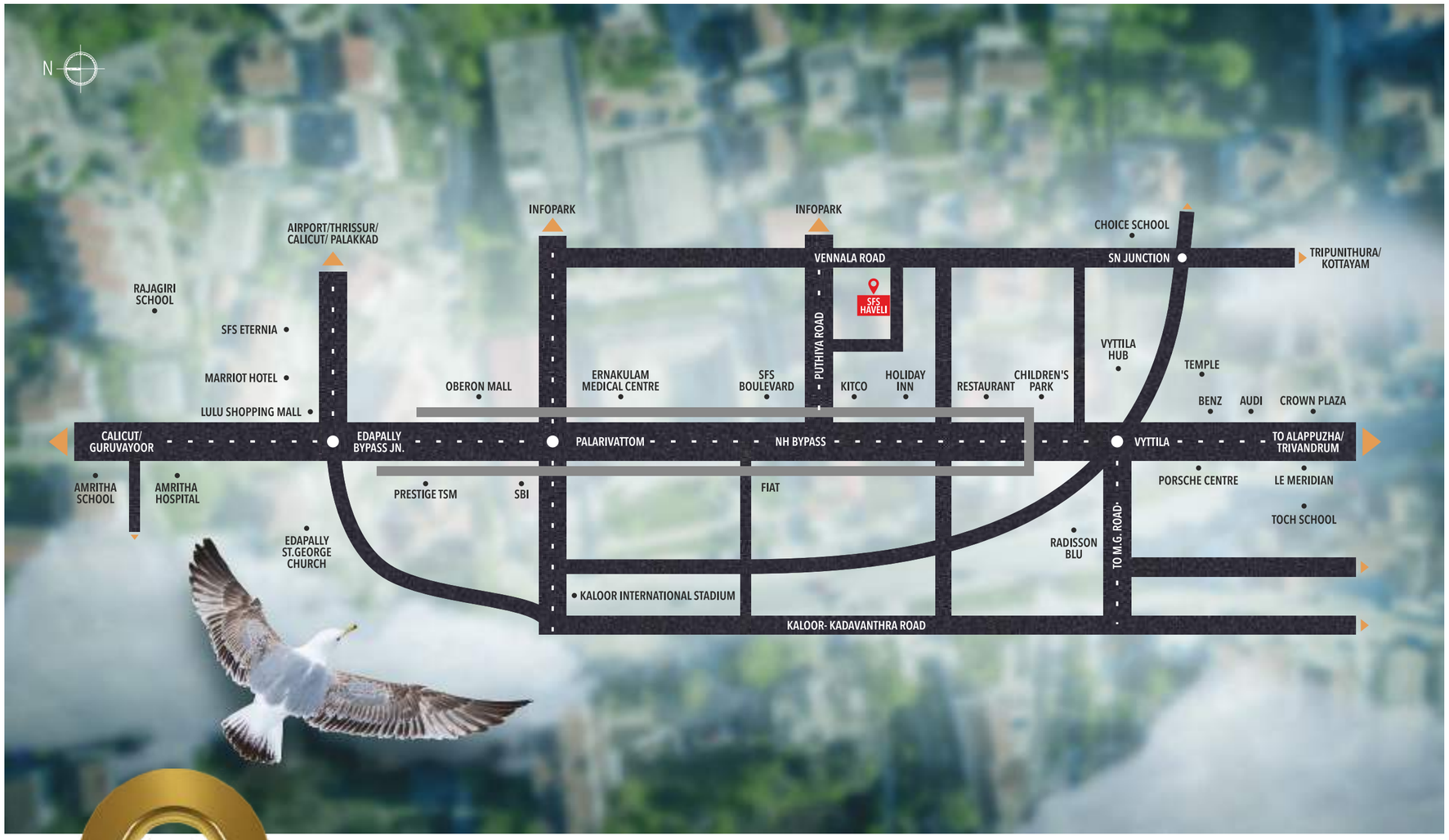


Artistic Perspective

A few decades ago, large homes were commonly found across India with two or three generations of the same family residing together. As time passed and urban areas witnessed rapid development, the youngsters in the family moved to these areas in pursuit of work and for better prospects for their children.

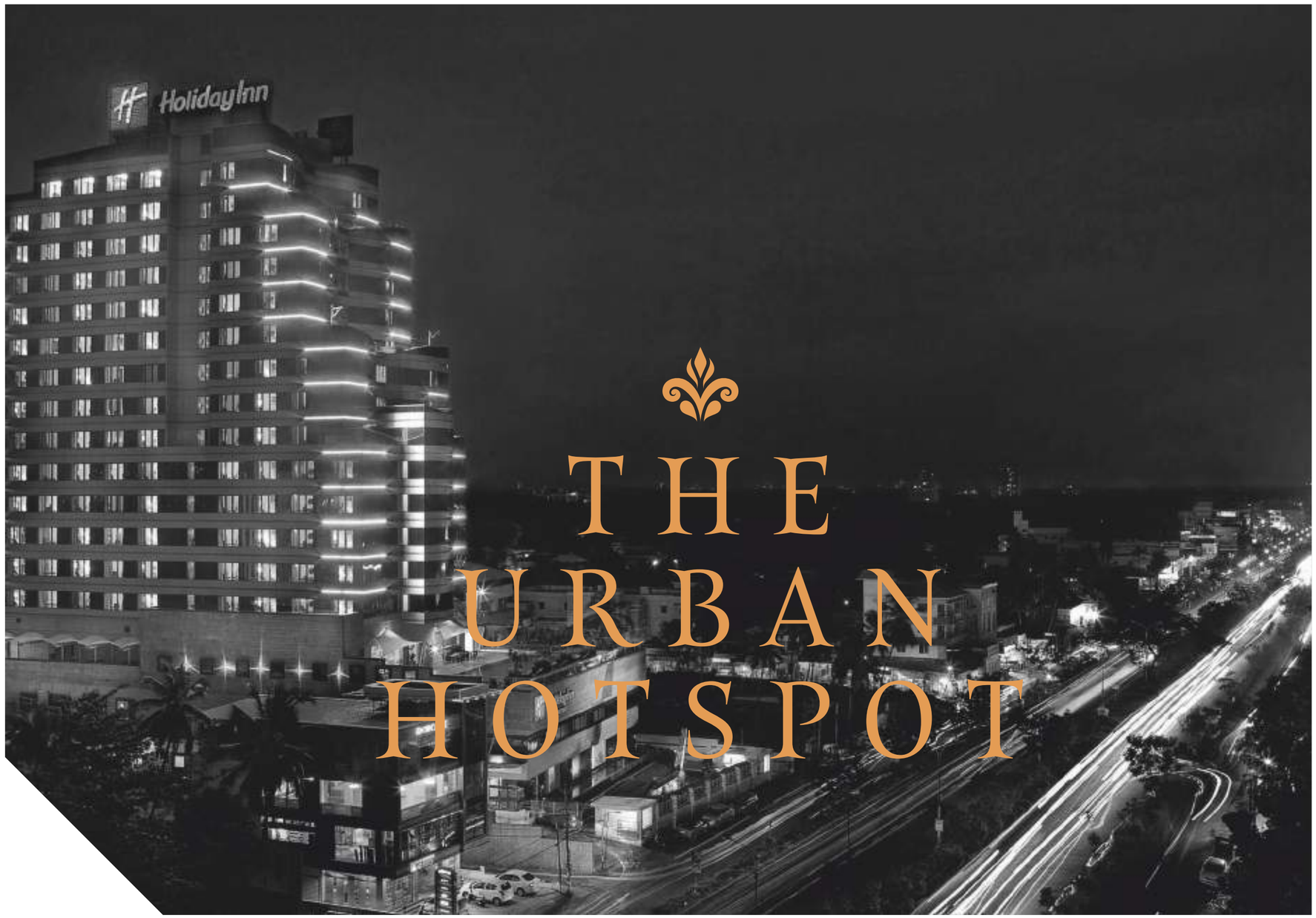
Joint Families are once again in vogue as people have started to appreciate the value of living together during uncertain times. The support of parents and siblings to help overcome difficult situations has once more encouraged families to live together. SFS Haveli with its large and spacious apartments is ideal for such families where two or more generations can live together in harmony and happiness.





Cochin is on the rise. It's progress, unstoppable. The key business area of the city has kept moving along with the city's growth. It has moved from Fort Kochi to Banerjee Road and then to MG Road and now to the NH Bypass Road connecting Edapally with Vytilla. If one drives along its wide four lane roads, the sights of huge malls, 5 star hotels, fancy restaurants, multiplexes and hospitals will leave no doubt in their mind that they are cruising along the Central Business District of modern Cochin.

The location of SFS Haveli is one of its main highlights. It is just off the Bypass Road right behind the Holiday Inn Hotel. It is perhaps the most centrally located project offering easy access to all of life's conveniences just next door.


Holiday Inn
THE
URBAN
HOTSPOT


THE
URBAN
LIFESTYLE







Artistic Perspectives

A dip in the pool after a sweltering day to rejuvenate the mind is a chance few would let go off. To start the day with a workout in the health club gives you the energy to sail through the day. Families who enjoy an active lifestyle like living in gated communities that offer modern amenities.

The amenities at SFS Haveli are one of its finest highlights. The project offers a host of amenities that would make life here a joy to behold for both young and old.

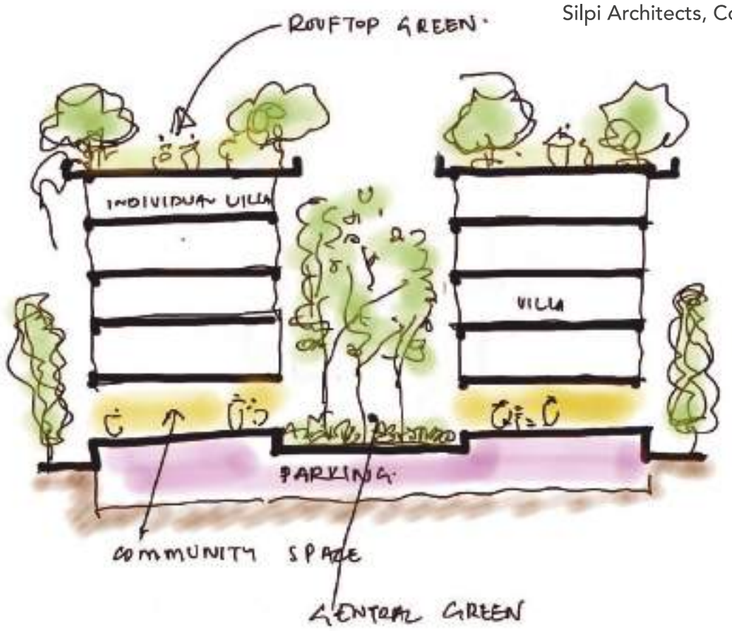
Nadumuttam (Central Courtyard) I AC Recreation Halll I AC Gym I Swimming Pool I Private Party Terrace with BBQ Dock I AC fully furnished Guest Suite/Isolation Room
Children's Play Area I Maid's Room I Driver's Room I 2 Lifts I Ongrid Solar System I STP I Water Filtration I CCTV I Rainwater Harvesting I Fire Fighting System



A VISION OF A MASTERFUL ARCHITECT!



Ar. SEBASTIAN JOSE
Chief Architect
Silpi Architects, Cochin



The architectural style of SFS Haveli is inspired by the expansive mansions of yesteryear that were known for their large, airy spacious rooms, open spaces adorned with beautiful lush gardens and the use of earthy colours and materials. This idea required a visionary architect to take up the project and craft a building that brought together traditional architectural concepts with contemporary luxury home design. To bring SFS Haveli to life, we were happy to bring on board Sebastian Jose of Silpi Architects Cochin. His design has created one of the most iconic residential projects in Cochin and is among the finest SFS projects till date.

ABOUT THE ARCHITECT

Sebastian Jose is the Chief Architect at Silpi Architects Cochin, one of the leading Architectural firms in the country with an accomplished track record since its inception in 2000.

During its 2 decades of existence, Silpi has created a unique niche for itself in the industry on the back of Sebastian's ability to seamlessly weld criticality and pragmatism. This has resulted in the firm being able to build a formidable portfolio of projects with a long list of satisfied clientele while also being able to bag important recognitions on various state and national level platforms.

ARCHITECT'S CONCEPT NOTES

- Upon visiting the site we realised that the project is ideal for premium Town House owing to its proximity to the NH Bypass and also the presence of several premium villas in its vicinity.



- The prime design intent is to offer a premium lifestyle which respects the surrounding environment.

- The project will be energy efficient and as close to nature as possible.

- The most dominant design element is the central green space to which all the villas look into. It is symbolic of a lush tropical rain forest in the middle of the city, with tall trees which ensures that there is enough privacy between the villas.

- The car park will be completely concealed in a semi basement and the visitors' entry directly leads one to the central green space without any car parking being seen.

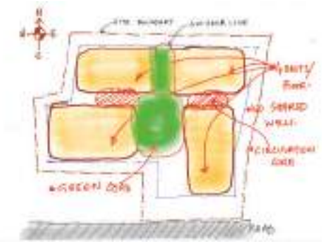
- Visitors who walk in will be introduced to the central green space with the semi open passage around it which leads them to the circulation cores and the common areas. The common areas like clubhouse, gym etc are planned to be around the central green space and are open on both sides to greenery and as such work like pavilions embedded in greenery.

- The two circulation cores located on either side take one to the respective floors. These are connected by bridges which are suspended above the central green and are meant to heighten the green experience. The bridges have varying configurations in each floor thereby adding to the drama.

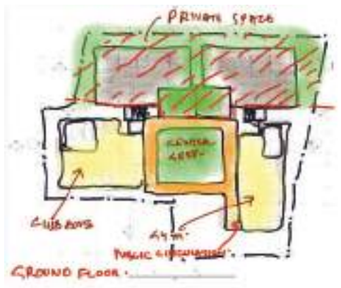
- The rooftop terrace garden shall be the USP of the project. It is visualised as a green space that floats above the surrounding low rise development around and will get plenty of breeze and will provide ample views across the city to the residents.

- The rooftop pool is another highlight of the design.

- The rooftop greenery will absorb the solar radiation and will play its part in reducing the urban heat island effect. The solar panel array being planned at the roof top will also add to the green credentials of the project.

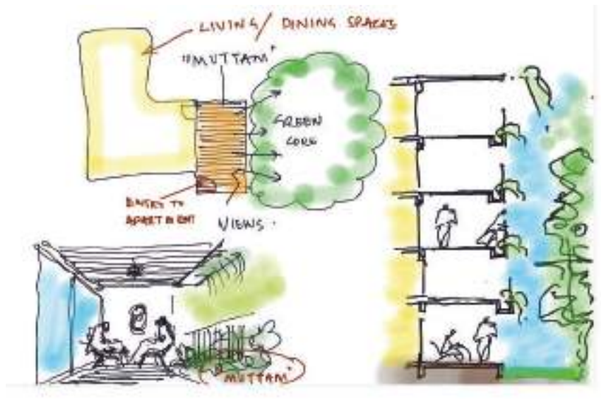


- Waste water recycling for gardening, rainwater harvesting system etc will also be major sustainability components of the project.



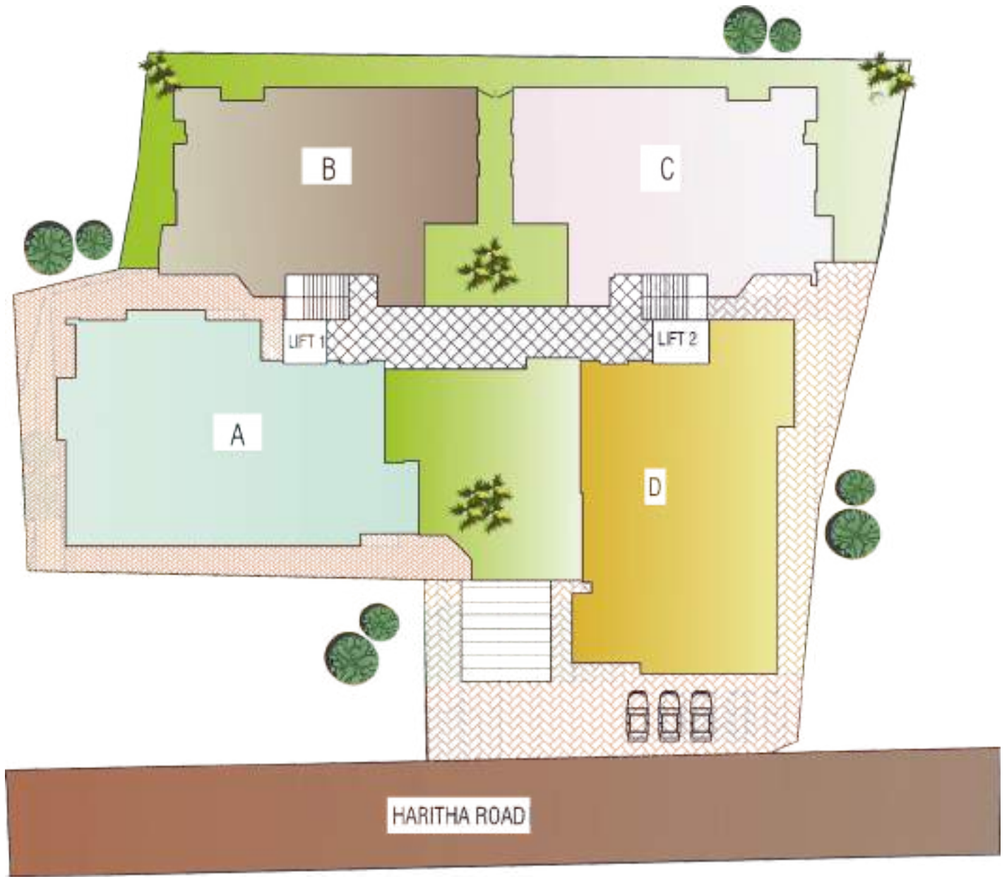
- The individual apartments are visualised as villas that float in the landscape. Each villa is accessed through a "Muttam" which is essentially a green balcony that gives one the feel of being in a villa.
- The ample common living spaces with plenty of cross ventilation and natural lighting, large kitchen & bedrooms and master bedroom suites etc will be the highlight of every villa.





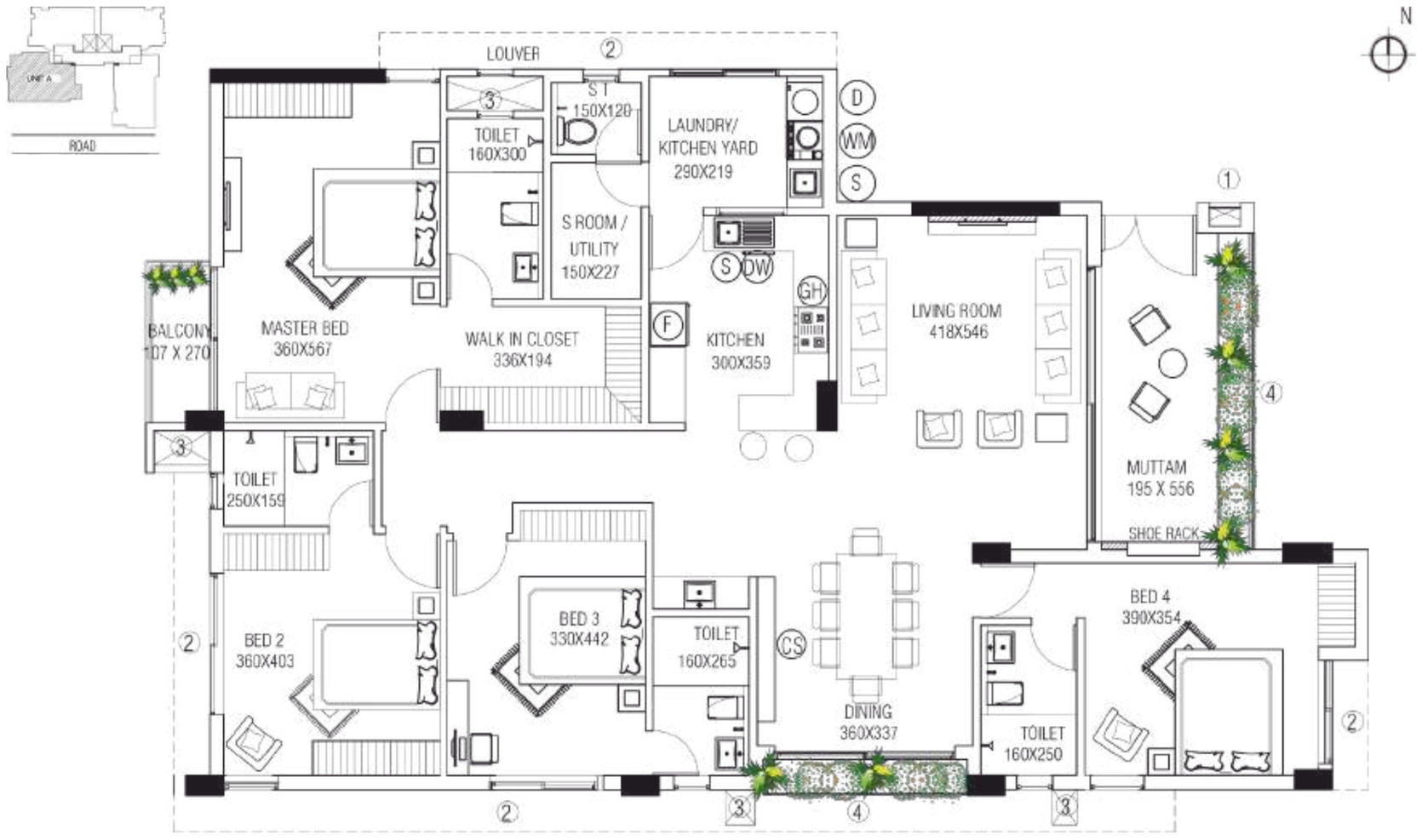
THE URBAN LAYOUT

SITE PLAN



SCHEMATIC PLAN

	OH TANKS			
TERRACE	Swimming Pool, Party Terrace			
4TH FLOOR	A1	B	C	D1
3RD FLOOR	A	B	C	D
2ND FLOOR	A1	B	C	D
1ST FLOOR	A	B	C	D
GROUND	FUNCTION HALL /AC GUEST SUITE	B	C	GYM
LOWER LEVEL CARPARKS	CAR PARKS/STP/UG TANKS			



F	FRIDGE
WM	WASHING MACHINE
DW	DISH WASHER
S	SINK
D	DRYER
GH	GAS HOB
CS	CROCKERY SHELF

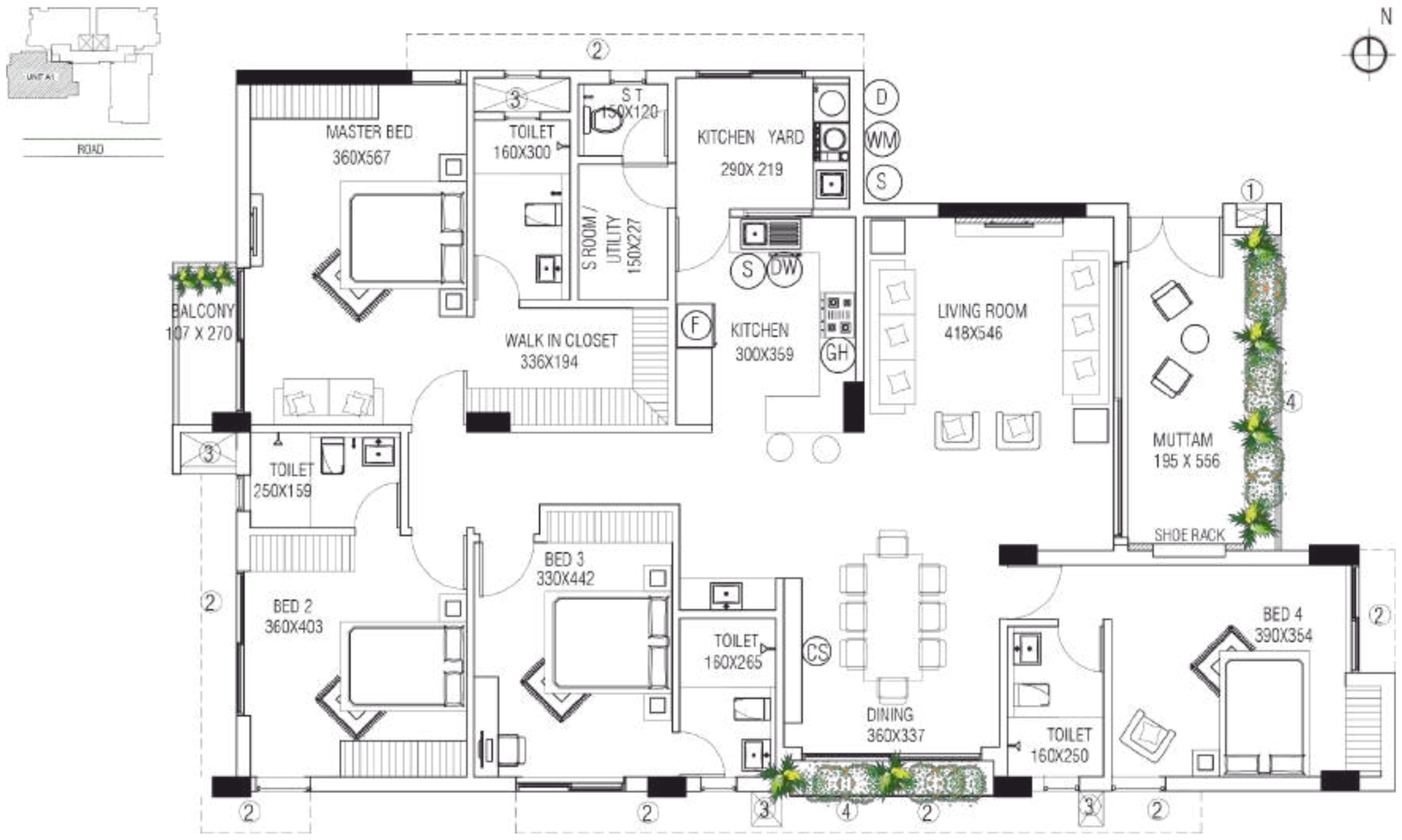
1	NICHE FOR MILK / PAPER
2	SUNSHADE / SERVICE LEDGE
3	UTILITY SHAFT
4	POTTED PLANT AREA
	RCC MEMBER

CARPET AREA AS PER RERA	EXTERNAL WALL AREA	PLINTH AREA	COMMON AREA	SELLABLE AREA	BALCONY AREA	FLOWER BED
171.57 m2 1846.09 sq ft	14.91 m2 160.48 sq ft	206.23 m2 2164.47 sq ft	54.88 m2 986.09 sq ft	255.05 m2 2744.40sq ft	13.75 m2 147.95 sq ft	5.17 m2 55.58 sq ft

Dimensions may slightly vary during construction.Furniture and fixtures are indicative only.All dimensions are in centimeters.

UNIT - A (1 & 3)

AREA - 2744 Sqft



F	FRIDGE
WM	WASHING MACHINE
DW	DISH WASHER
S	SINK
D	SINK
GH	GAS HOB
CS	CROCKERY SHELF

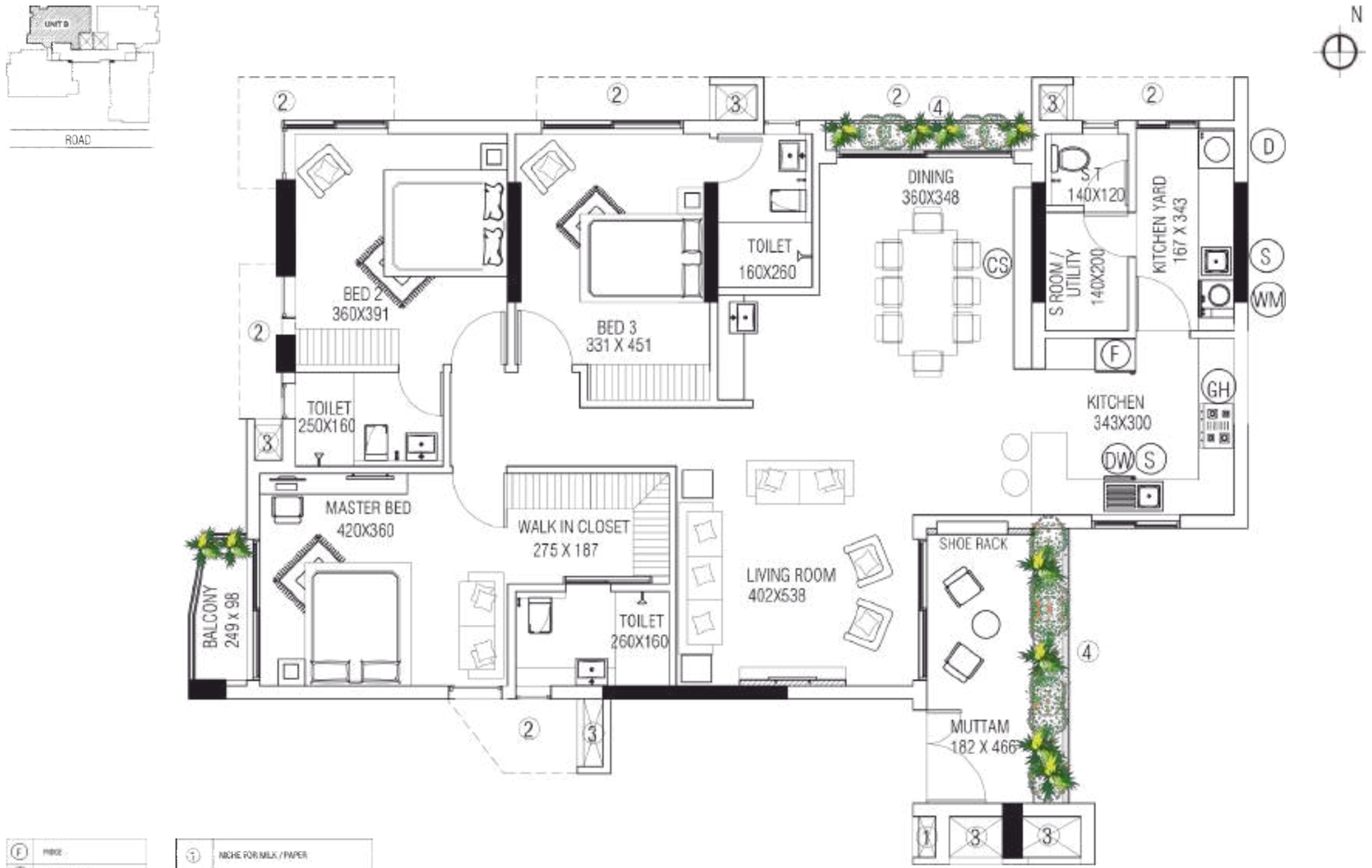
1	NICHE FOR MILK / PAPER
2	SUNSHADE / SERVICE LEDGE
3	UTILITY SHAFT
4	POTTED PLANT AREA
	RCC MEMBER

CARPET AREA AS PER RERA	EXTERNAL WALL AREA	PLINTH AREA	COMMON AREA	SELLABLE AREA	BALCONY AREA	FLOWER BED
171.64 m2	14.62 m2	200.31 m2	54.65 m2	255.16m2	13.75m2	5.17 m2
1848.85 sq ft	160.54 sq ft	2156.47 sq ft	590.1 sq ft	2746.50 sq ft	147.95 sq ft	55.63 sq ft

Dimensions may slightly vary during construction.Furnitures and fixtures are indicative only.All dimensions are in centimeters

UNIT - A1 (2 & 4)

AREA -2745 Sqft



F	FRIDGE
WM	WASHING MACHINE
DW	DISH WASHER
S	SINK
D	DRIER
GH	GAS HOB
CS	CROCKERY SHELF

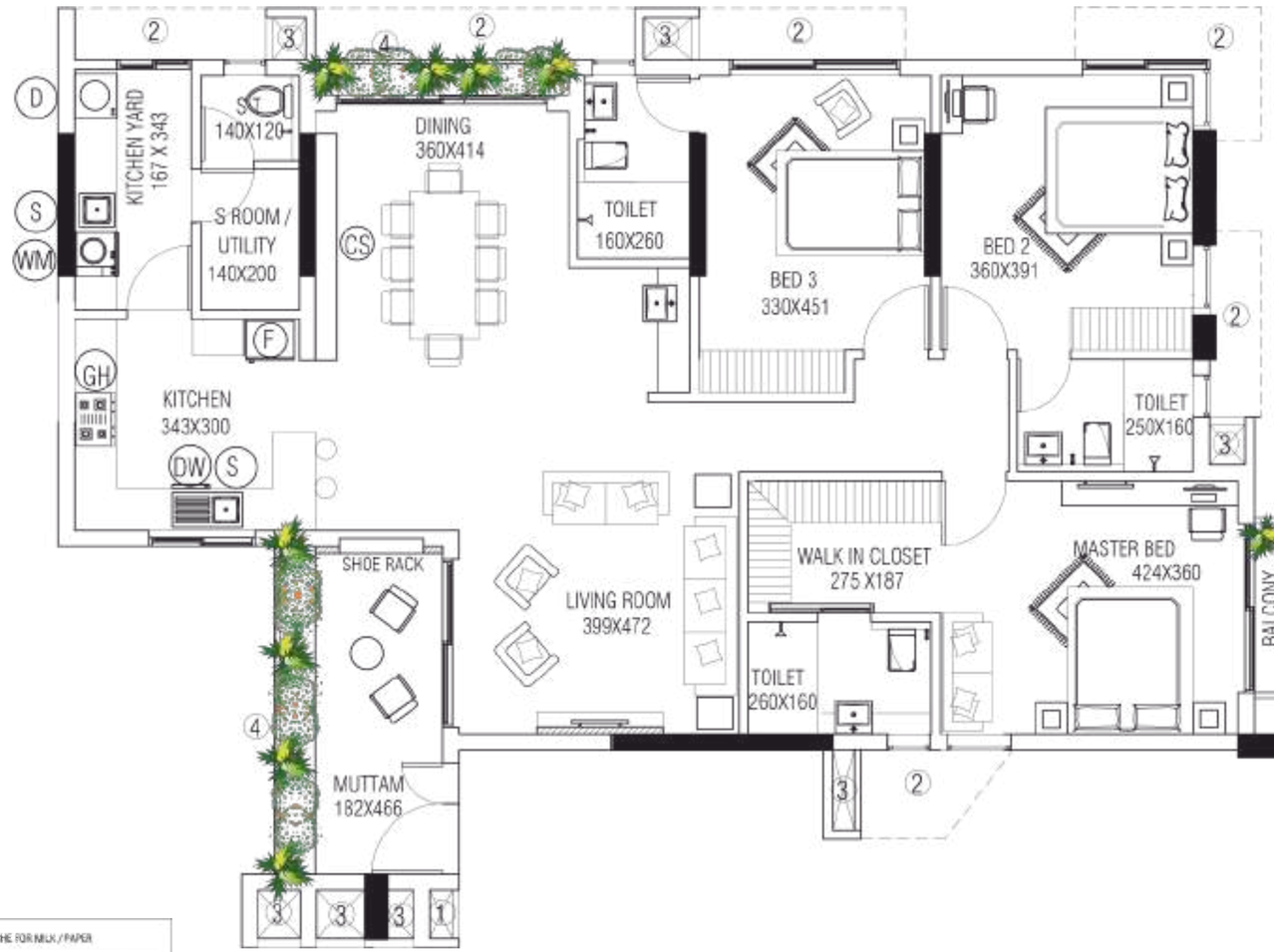
1	NICHE FOR MILK / PAPER
2	SUNSHADE / SERVICE LEDGE
3	UTILITY SHAFT
4	POTTED PLANT AREA
	RCC MEMBER

CARPET AREA AS PER RERA	EXTERNAL WALL AREA	PLINTH AREA	COMMON AREA	SELLABLE AREA	BALCONY AREA	FLOWER BED
136.29 m2	15.16 m2	162.26 m2	44.40 m2	206.69m2	10.82m2	4.54 m2
1466.37 sq ft	163.12 sq ft	1745.92 sq ft	478.08 sq ft	2223.08sq ft	116.42sq ft	48.85 sq ft

Dimensions may slightly vary during construction.Furniture and fixtures are indicative only.All dimensions are in centimeters

UNIT B
(Ground floor to 4th floor)
AREA - 2223 Sqft





F	
WM	
DW	
S	
D	
GH	
CS	

1	NICHE FOR MILK / PAPER
2	SUNSHADE / SERVICE LEDGE
3	UTILITY SHAFT
4	POTTED PLANT AREA
	RCC MEMBER

CARPET AREA AS PER RERA	EXTERNAL WALL AREA	PLINTH AREA	COMMON AREA	SELLABLE AREA	BALCONY AREA	FLOWER BED
138.31 m2	15.32 m2	162.37m2	44.46 m2	206.83m2	11.04 m2	4.52 m2
1488.70 sq ft	161.62 sq ft	1747.13 sq ft	478.38 sq ft	2225.48 sq ft	118.79 sq ft	48.64 sq ft

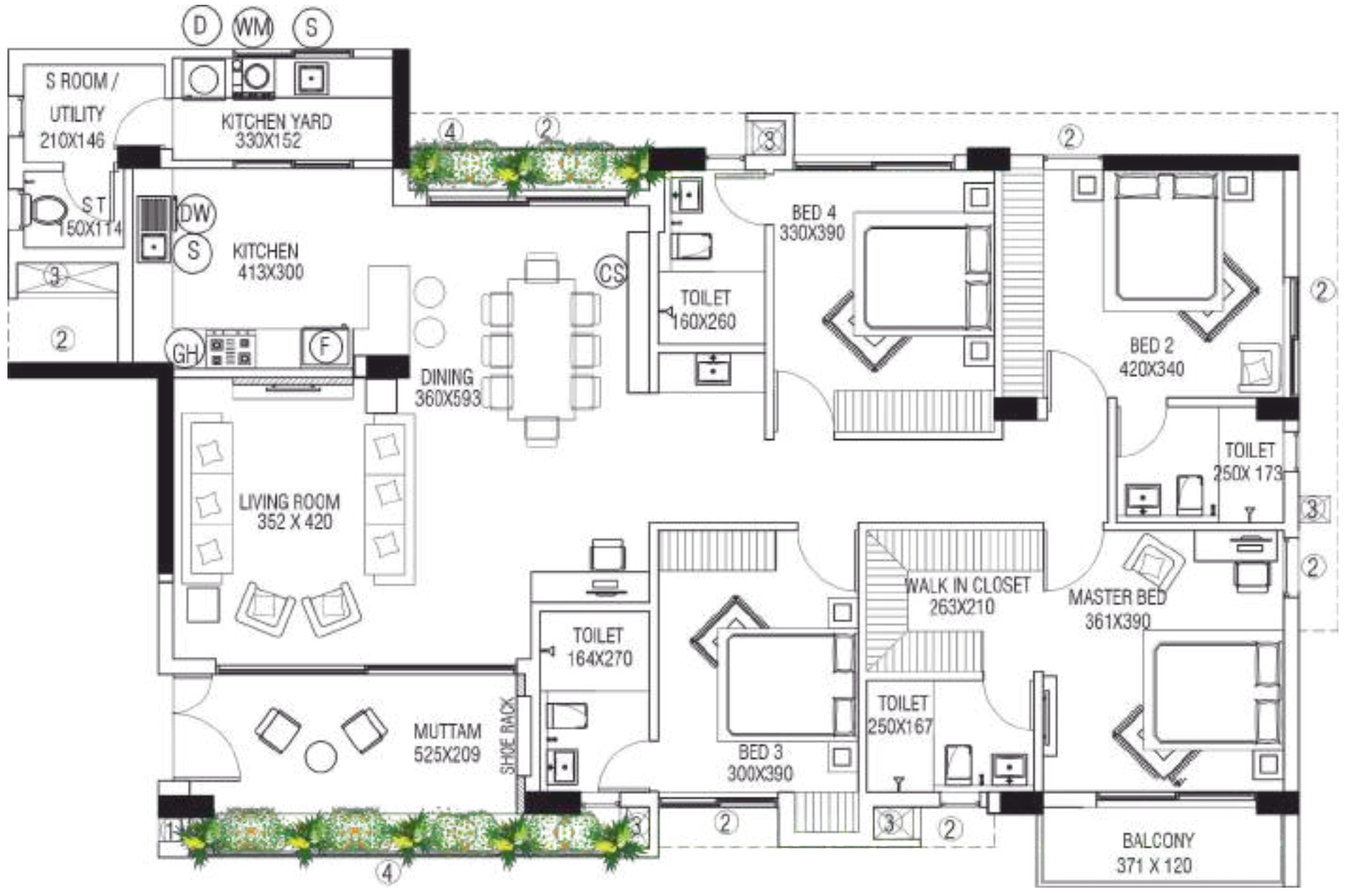
Dimensions may slightly vary during construction.Furnitures and fixtures are indicative only.All dimensions are in centimeters.

UNIT - C

(Ground floor to 4th floor)

AREA - 2225 Sqft





F	FRIDGE
WM	WASHING MACHINE
DW	DISH WASHER
S	SINK
D	DRYER
GH	GAS HOB
CS	CROCKERY SHELF

1	NICHE FOR MILK / PAPER
2	SUNSHADE / SERVICE LEDGE
3	UTILITY SHAFT
4	POTTED PLANT AREA
	RCC MEMBER

CARPET AREA AS PERRERA	EXTERNAL WALL AREA	PLINTH AREA	COMMON AREA	SELLABLE AREA	BALCONY AREA	FLOWER BED
158.21 m2 1702.94 sq ft	16.89 m2 179.58 sq ft	186.19 m2 2046.44 sq ft	52.08 m2 560.35 sq ft	242.27 m2 2606.79 sq ft	15.29 m2 164.62 sq ft	5.52 m2 59.40 sq ft

Dimensions may slightly vary during construction.Furniture and fixtures are indicative only.All dimensions are in centimeters

UNIT - D (1 , 2 & 3)
AREA - 2606 Sqft



F	FRIDGE
WM	WASHING MACHINE
DW	DISH WASHER
S	SINK
D	DRYER
GH	GAS HOB
CS	CROCKERY SHELF

1	NICHE FOR MILK / PAPER
2	SUNSHADE / SERVICE LEDGE
3	UTILITY SHAFT
4	POTTED PLANT AREA
	RCC MEMBER

CARPET AREA AS PER RERA	EXTERNAL WALL AREA	PLINTH AREA	COMMON AREA	SELLABLE AREA	BALCONY AREA	FLOWER BED
158.21m2	16.47 m2	196.01 m2	53.67 m2	249.68 m2	21.33 m2	5.52 m2
1702.34 sq ft	177.22sq ft	2109.07 sq ft	577.48 sq ft	2686.56 sq ft	229.51 sq ft	59.48 sq ft

Dimensions may slightly vary during construction.Furniture and fixtures are indicative only.All dimensions are in centimeters

UNIT - D1 (4)

AREA - 2686 Sqft

BUILDING SPECIFICATIONS

ITEM	LOCATION	SPECIFICATION
STRUCTURE	RCC framed structure with masonry wall partitions. The structure surface including masonry walls shall be cement plastered /exposed concrete finish /gypsum plastered / finished with coarse putty as per design. Walls in common areas like Gym, Recreation hall will be dry wall partition.	
INTERNAL AND EXTERNAL MASONRY	The masonry shall be cement concrete hollow blocks/cement concrete solid blocks /Autoclaved Aerated Concrete (AAC) light weight blocks.	
FLOORING	General floor	Vitrified/Ceramic tiles
	Balcony & Muttam	Vitrified/Ceramic tiles
	Toilet	Vitrified/Ceramic tiles
WALLS AND CEILING	External walls	Combination of exterior paint/texture paint/cladding with tile /cladding with exposed bricks as per design.
	Internal walls	2 coats of interior paint.
	Ceiling	Interior paint for all rooms. False ceiling for toilets.
	Wall for toilets	Vitrified/Ceramic tiles.
	Wall finish for kitchen and kitchen yard	Interior paint on plastered walls. Kitchen and work area shall not be provided with any RCC slab/steel support frames, counter top, steel sink to enable customized and easy fit out of kitchen cabinets.
DOORS AND WINDOWS	Entrance door	Engineered door frame and shutter
	Internal doors	Engineered door frame with laminate flush door/moulded skin door.
	Toilet doors	Engineered door frame with flush door with water resistant coating /ABS doors/UPVC doors.
	Windows	Made of powder coated Aluminum/UPVC sections with combination of fixed and openable/sliding window panels with glass.
	Balcony door	Made of powder coated Aluminum/UPVC sections with combination of fixed and openable/sliding window panels with glass.
GRILLS AND RAILINGS	Window safety grill	Mild Steel grill or handrail at sunshade.
	Balcony railing	Combination of railing of Mild Steel and masonry.

BUILDING SPECIFICATIONS

ITEM	LOCATION	SPECIFICATION
ELECTRICAL	General	Concealed wiring with PVC insulated copper cables, light, fan, 6/16 Ampere power plug points as per attached schedule.
	Switches	Modular Switches of make Legrand/Schneider/Crabtree/equivalent.
	Generator Backup	Power backup provided with diesel fueled power generator of sufficient capacity, subject to maximum limit of 1500W per apartment.
	AC provision	Provision to install split type air-conditioner shall be provided for living room, dining room and all bedrooms with energized power point. Outdoor unit of the split type air-conditioner to be kept in approved and designated location by the builder.
PLUMBING AND SANITATION	EWC/WHB	Water closets- All bathrooms with western style wall hung EWC. Water cistern for EWC- Concealed water cistern - dual flush with wall plate. Wash basins- All bathrooms with Wash basins above/below counter/bowl type/wall mounted. Maid's toilet- Floor mounted two piece EWC. Sanitary fixtures except for maid's toilet shall be of make Roca/American Standard/Hindware/equivalent.
	Taps	Chromium Plated bathroom faucets. All faucets shall be of make Roca/Jaquar/equivalent.
	Hot and Cold water provision	Hot and Cold Water tap provision shall be provided with mixing facility for all bath mixer taps.
WATER SUPPLY	Water Supply through underground sump tank and overhead tank of sufficient storage capacity.	
	Each apartment is provided with plumbing system to supply two qualities of water, namely domestic quality and flush quality water.	
	Individual water metering for domestic water connection for each flat at extra cost.	
CAR PARK	Car park at extra cost. Each apartment has pre-designated car park/parks. Car park/parks is a must buy and non-optional. Car park allotment for individual apartments shall be as per the allotment chart provided by the builder.	
FIRE FIGHTING	Fire Fighting arrangements as per approved plan.	
RETICULATED GAS	Reticulated piped gas with gas leak detection system with shut-off valve and individual consumption gas meter subject to GOVT norms. Gas supply system through centralized gas bank in premises or city gas distribution (CGD) of Adani/IOC shall be at extra cost.	



Artistic Perspective

AMENITIES OF THE PROJECT

- Nadumuttam
- AC GYM
- AC Recreation Hall
- Swimming Pool
- Private Party Terrace with BBQ Dock
- Designer Lift Lobby
- Theme Based Elevation
- AC Fully Furnished Guest Suite/Isolation Room
- Children's Play Area

PROJECT AMENITIES & FEATURES



Artistic Perspective













GREEN FEATURES

- On-grid Solar Power Plant (10 KW)
- Low Flow Water Fixtures
- EV Charging Point: Single phase 16 amps power point for electric vehicle charging, powered by independent power line from apartment energy meter at extra cost (One per apartment)
- Low Volatile Organic Compounds (VOC) paints and material used.
- Building design features for differently abled people-Ramp for lobby, designated car park, braille switch for lift and toilet in common area
- Individual water, energy and gas meters at extra cost
- Use of CFC free and eco-friendly air conditioning units in Recreation Hall and Gym
- Energy efficient lighting design
- Building design to harvest natural daylight and fresh air
- Sewage Treatment Plant as per KSPCB Norms
- Wet Waste Treatment arrangement - Organic Waste Converter
- Rainwater Harvesting System
- Landscaping with native species

GENERAL POINTS

- Designer Landscape
- Guard Room/Estate Manager Room
- Common Toilet for staff
- Designated Visitors Car Parking and Differently Abled Parking
- Fully Automatic Lifts (2 Nos)
- Intercom facility connecting all apartments, lifts, security guards, and service areas
- FTTH (fiber to the home) - Connectivity subject to GOVT norms





SECURITY FEATURES

- CCTV Camera and Access Control at project entry lobby
- Round-the-clock security with Guard Room

PRIZED LOCATION, INCOMPARABLE CONVENIENCE!

The location of SFS Haveli is one of its main highlights. It is just off the Bypass Road, near the Holiday Inn Hotel in the new Central Business District of Cochin. By being centrally located, it is in close proximity to the most sought after lifestyle conveniences that a metro has to offer.

SCHOOLS

Rajagiri School	8 km
Rajagiri Kristhu Jayanti	7 km
Choice School	6.8 km
Nava Nirman Public School	4.5 km
GEMS International School	10 km
TOC H	5 km
Bhavans School	6 km

COLLEGES

Model Engineering College	5.6 km
SCMS	12 km
Sacred Heart	10 km
Rajagiri College	6.4 km
St. Pauls College	3.9 km
CUSAT	7 km
Govt. Medical College	12 km
AIMS	7.4 km

GOVERNMENT INSTITUTIONS

Civil Station	5.5 km
CSEZ	6 km
Infopark-Smart City- Kinfra	8 km

TRANSPORTATION

Edappally Metro Station	4.0 km
South Railway Station	7.0 km
Vytilla Hub	5 km
North Railway Station	6.4 km
Kaloor Bus Stand	5 km
Cochin Airport	25 km

TEMPLE/CHURCH/MOSQUE

Vennala Mahadeva Temple	1.5 km
St. George Church	950 m
Masjid	900 m

HOSPITALS

Welcare	4 km
Medical Trust	7 km
Ernakulam Medical Centre	1 km
Lake Shore Hospital	10 km
Aster Medi City	12 km
Amrita Hospital	7.4 km

CLOSE TO CONVENIENCES

Edappally Junction – Lulu Mall	5 km
Banks	1.2 km
NH Bypass	500 m
M. G. Road	7 km
Oberon Mall	3 km
Grand Mall	4 km
Marine Drive	7.5 km
Wonderla Amusement Park	13 km
Jawaharlal Nehru Intl. Stadium	4 km

EXPERT CARE KEEPS HOMES EVERGREEN!

PROPERTY MANAGEMENT SERVICES

SFS HOMECARE
TAKES EXTRA CARE





RENTAL SERVICES

Identifying Tenants
Rental Analysis/Securing Tenants
Property Inspections
Rent Collection & Remittance
Tenancy Contract





HOME MAINTENANCE & UTILITY SERVICES

Dedicated Property Supervisor
Repairs & Maintenance
Cleaning of Apartments
Bill Remittances
Customer Service Helpline

YOUR SPACE. YOUR VISTA.

SFS VISTA
irresistible interiors



The one-stop solution for everything in interior design from the house of SFS, Kerala's most trusted builder.



SERVICES OFFERED

• Customised Kitchens • Wardrobes with Smart Storage Design
• Remodelling & Renovation of Apartments • Wide Range of Furniture & Light Fittings
• False Ceilings • Aluminium Fabrication • Soft Furnishing like Curtains, Carpets, Cushions etc.
• Wall Portraits/Paintings to Enhance Wall Decor • Shower Cubicles and Glass Partitions for Toilets



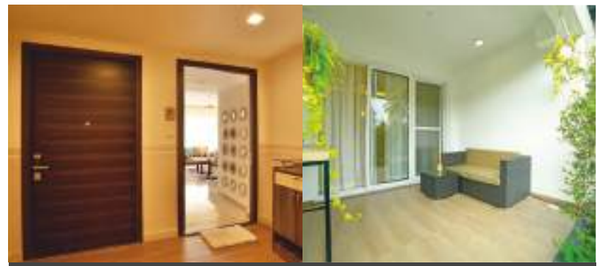
GO GREEN, STARTING WITH YOUR SFS HOME.

SFS are pioneers of sustainable lifestyles in Kerala by being the only builder in the state to deliver three IGBC Rated Green Apartment Projects including two of Kerala's highest Platinum Rated Apartment Projects – SFS Tranquil, Kottayam and SFS Stanford, Trivandrum. Every SFS project has special features that conserve scarce resources like energy and water. Every apartment here is designed to provide ample natural lighting and ventilation creating a healthy environment at home.



LUXURY IS IN THE DETAILS, EVEN WHEN IT COMES TO YOUR BATHROOMS.

Every nook and corner of your SFS home is meticulously designed to reflect your style and taste. Most often, we find that bathrooms are not given the importance they deserve. At SFS, we take great care to use the finest materials, provide the best features and employ an expert workforce to create bathrooms that are stunning to look yet functional and easy to maintain.



PERFECTION, WHY NOT FOR DOORS AND WINDOWS?

Doors and windows are features that can make or break the aesthetics of a home's design. We ensure that we select the finest doors and windows both in terms of quality and looks to elevate a home's functionality and beauty.

SFS HOMES – BUILT TO LAST A LIFETIME!



CLEAN EVIRONS KEEP HOMES HAPPY.

Management of waste is a key issue in most apartment projects. At SFS projects priority is given to waste management through the use of Sewage Treatment Plants and Bio-bins. This ensures that the residents do not have any hassles in waste disposal.



EVERY RAINDROP MATTERS, WE ENSURE THEY DO.

Today the world is facing a situation where the planet's scare natural resources are being depleted. Rainwater is a vital source of water for us and it is our duty to conserve it. SFS projects have rainwater harvesting systems installed to collect this vital resource and reduce the dependence on outside sources for precious water.



OUR HOMES LET THE SUN SHINE THROUGH.

A home that lets in ample sunshine is always wrapped in the glow of happiness. The design of every SFS home ensures that natural sunlight easily enters thereby reducing the use of scare energy. The use of solar panels to generate electricity for lighting and heating reduces energy consumption.



INDIVIDUAL WATER METERING FOR EACH APARTMENT

Consumption of water by each apartment is monitored separately through individual water meters ensuring residents pay for the exact amount of water used.



EVERY DETAIL LOOKED INTO, EVERY NOOK AND CORNER CHECKED.

When it comes to delivering a home that lasts a lifetime, we have to ensure that equal importance is given to every aspect of a home starting with its design, the features, materials used, standard of work and quality controls.



YOUR CAR PARK, AN EXTENSION OF YOUR HOME.

Every apartment has a car park and most often it is just seen as a space to park a car. Not any more, at SFS projects car parks are designed to look good and to have features like motion sensors and electric charging points.

SFS HOMES – BUILT TO LAST A LIFETIME!

CRISIL Real Estate
Skyline Foundations and Structures Private Limited
DA2+
Valid till February 10, 2022
Developer Gradings

SFS IS KERALA'S HIGHEST CRISIL RATED DEVELOPER

CRISIL DA2+ - VERY GOOD
The grading indicates that the developer's ability to execute real estate projects as per specified quality level and within the stipulated time schedule, and to transfer a clean title, is 'Very Good'.

37 YEARS OF TRUST

THE BUILDER MATTERS MOST WHEN YOUR HOME IS CONCERNED.

As we move closer to completing our fourth decade of delivering Kerala's finest homes on time, we have kept on learning how we can improve our work so that we ensure that our homes remain contemporary in style and defect-free for decades.

ISO 9001:2015
BUREAU VERITAS
Certification
BUREAU VERITAS 1828

HIGHEST LEVELS OF QUALITY AND TRANSPARENCY

SFS ensures the highest levels of transparency and quality in all its processes and is an ISO 9001:2015 certified builder.

THE SFS SAGA OF SUCCESS...



P. Krishnan - Founder

Managing Director:

- *Associated Engineering Corporation - Trading Operations*
- *Metropolitan Instruments Ltd. - Manufacturing Electronic Meters and Counters for various applications*
- *Bluefords - Trading and C & F Operations*

1960

1980

P. Krishnan

Bluefords - Undertaking major Government Pipeline Turnkey Contracts in Kerala and Karnataka.

Ventured into the Real Estate sector with construction of Villas and Apartments.



K. SRIKANT & K. LAVA JOIN THE GROUP

1984

SFS HOMES

K. Srikant & K. Lava *form **SFS HOMES** to pioneer new lifestyles across Kerala by building the state's finest residential housing projects*

2006

ISO 9001 BUREAU VERITAS Certification

ISO CERTIFICATION

*SFS has been an ISO certified builder since 2006 and today is **ISO 9001:2015** certified*

2008

SFS VISTA irresistible interiors

SFS HOMECARE TAKES EXTRA CARE

SFS Vista & SFS Homecare - *the creation of the most comprehensive Property Management Services in the state*

2009

CRISIL An S&P Global Company

*SFS was first awarded the **DA3+** rating by CRISIL and has continuously remained a CRISIL Rated Developer*

2010



SFS Green Energy

The company moves into the green energy sector with the commissioning of wind mills

2011

SFS Homebridge HOTEL & SUITES

SFS Homebridge

The group commences operations in the hospitality sector by starting SFS Homebridge – luxury hotel suites at Vellayambalam

2011

CRISIL REAL ESTATE Trivandrum ★★★★★★★ For Cyber Palms Project by SFS HOMES STAR RATINGS

CRISIL 7 Star Rating

SFS Cyber Palms in Trivandrum, one of Kerala's first large scale multi-tower residential townships was awarded the highest 7 Star CRISIL rating of residential projects

78 projects **5700 homes** **Clients from over 40 countries**

2012

CRISIL
An S&P Global Company

*SFS was **upgraded to DA2** by CRISIL*

2012

KERALA'S FIRST IGBC GOLD RATING

SFS Grande in Trivandrum was the first high rise residential apartment project to be awarded the Gold Rating from IGBC

2017



Kerala's Best Builder

SFS Homes is adjudged the best builder in Kerala

2019

SFS Homebridge
HOTEL & SUITES

SFS Homebridge
Opened at a second location on the NH 66 bypass, near Technopark

2019

7 STAR ICRA RATED PROJECT

SFS Olympia near the Sports Hub at Trivandrum is the one and only 7 star ICRA rated project in Kerala

2021

SFS Tranquil



KERALA'S HIGHEST PLATINUM RATED GREEN APARTMENTS

SFS Tranquil, Kottayam is also awarded the highest IGBC Platinum Rating in 2021, making SFS the only builder in Kerala to build two Platinum Rated apartment projects

2022

37 years
joy of living

The saga of success continues...

2012

vedhika
The first designer fashion store from Kerala.

Vedhika *- the group forays into the fashion/ ready-to-wear apparel sectors with the creation of Kerala's first designer fashion store*

2012



BEST RESIDENTIAL PROPERTY AWARD

SFS Aqua Greens, Alwaye was awarded the Residential Property of the Year in the Realty Plus Excellence Awards 2012

2017

CRISIL
An S&P Global Company

*SFS was **upgraded to DA2+** by CRISIL and is today Kerala's Highest Rated Real Estate Developer*

2018

SFS Stanford



KERALA'S FIRST PLATINUM RATED GREEN APARTMENTS

SFS builds SFS Stanford in Trivandrum, the state's first IGBC Platinum Rated Green Apartment project.

2020

KERALA'S 1st K-RERA REGISTERED PROJECT

KERALA'S FIRST RERA REGISTERED PROJECT

SFS Retreat, Opp. Golf Club, Trivandrum was the first residential apartment project to be registered with Kerala RERA.

K-RERA/PRJ/001/2020

2021



SFS opens BLND, one of the most exclusive Restobars in Trivandrum

TRUST
AT ITS HIGHEST

CRISIL
An S&P Global Company

CRISIL Real Estate Developer Gradings

CRISIL
DA2+

Skyline Foundations and Structures Private Limited

The developer's ability to execute real estate projects as per specified quality levels within the stipulated time schedule, and the ability to transfer clear title is

Very Good

This CRISIL Grading is valid from **February 11, 2021 to February 10, 2022**

Binaifer F. Jehani
Business Head – SME Solutions

CRISIL has a practice of keeping all its gradings under continuous surveillance and gradings are revised as and when Circumstances so warrant. For the latest gradings information on any instrument of any company graded by CRISIL, please contact CRISIL RATING DESK at CRISILratingdesk@crisil.com or +91 22 3342 3047 / 3064.



SFS RETAINS KERALA'S HIGHEST DA2+ CRISIL RATING

SFS - CRISIL RATED DEVELOPER SINCE 2009

TERMS AND CONDITIONS

Documentation:

a. On allotment and payment of booking amount agreement will be executed between the Promoter and Allottee. The composite value of the undivided share of land and that of the apartment plus car park will be shown in the payment schedule under the agreement.

b. The sale deed for the undivided share of land together with the value of apartment and car park will be registered in favour of the Allottee on receipt of entire payments. Stamp duty, documentation charges, registration charges and incidental expenses for the registration of the sale deed will be credited to the Allottee's account.

c. Documentation procedures may change depending on Government policies and regulations from time to time.

Maintenance:

Owner's Association / Trust will be formed. Membership in the above Association / Trust is compulsory and not optional. The Owner's Association / Trust will carry out all necessary routine and annual maintenance and repairs to the common area and exterior wall of the building, common installation 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 promoter till the maintenance is taken over by the Owners Association / Trust. Maintenance deposit / advance is collected from all owners by the promoter and after appropriating the expenses incurred by the promoter during the period, the maintenance was done by them, the promoter shall transfer the balance amount to the Association.

Rules and Regulations:

This is a time bound project. In case payments are not made as per the agreement signed, promoter reserves the right to cancel the allotment subject to the terms in the agreements.

Payment Schedule:

Booking amount specified by the promoter to be paid initially at the commencement stage of the project while executing the agreement and balance installment as specified in the agreement.

Disclaimer

- This brochure is not an offer document.
- Visual representations, digital images, models, show flat, illustrations, photographs, drawings, displays and renderings are for representational purposes only. The building and amenities will be constructed and developed as per sanction plan and specifications.
- Colours of the building are indicative only.

For more information, visit K-RERA website: **rera.kerala.gov.in**

Call _____
99973 55555 (CHN)
97470 00001 (KTM)
99470 11111 (TVM)
050 5193008 (DXB)
050 8519309 (DXB)

SFS HOMES®
TRUSTED TO DELIVER

CRISIL Real Estate
Skyline Foundations and Structures Private Limited
DA2+
Valid till February 10, 2022
Developer Gradings

CREATIVE ROUTE

SKYLINE FOUNDATIONS & STRUCTURES (P) LTD.

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TRIVANDRUM: Skyline Plaza, Vellayambalam, Trivandrum - 10. T: 0471 4081000 E: marketing@sfstvm.com
SFS SALES OFFICE: Marketing Office, Near Infosys Campus, Trivandrum. E: marketing@sfstvm.com
KOTTAYAM: SFS Tranquil, Kodimatha, Opp. Windsor Castle, Kottayam - 686 013. M: 97470 00001 E: marketing@sfsktm.com
GURUVAYOOR: Temple Terrace, Mavinchuvadu, East Nada, Guruvayoor. M: 99473 55555 E: marketing@sfscochin.com
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37 years
Joy of living

Member
CREDAI

BUILDERS ASSOCIATION OF INDIA
ESTD. 1941