THE ESSENCE OF WELLNESS LIVING

LAND
OWNED
BY SFS

SFS WHISPERING HILLS

PREMIUM WELLNESS LIVING

NEAR LULU MALL, COCHIN

K-RERA/PRJ/ERN/097/2023 | rera.kerala.gov.in

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Nestled amidst lush greenery and towering trees,

SFS Whispering Hills, near Lulu Mall, offers an unparalleled sanctuary

for those seeking a life of tranquility and wellness.

Step into our thoughtfully designed 4 and 3 BHK premium wellness apartments, where every corner whispers a tale of elegance and comfort. The architecture seamlessly blends modern aesthetics with timeless charm, creating a space that effortlessly caters to your every need.

Conveniently located in the heart of the city, SFS Whispering Hills ensures that you are never far from life's necessities. Explore the vibrant neighbourhood, with a myriad of shopping centers, gourmet restaurants, healthcare facilities, educational institutions, places of worship and entertainment options just a stone's throw away.

SFS Whispering Hills is not just an apartment project—it's a lifestyle choice. Embrace a life where every moment is an ode to blissful living and create memories that will resonate for a lifetime.

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SFS WHISPERING HILLS

PREMIUM WELLNESS LIVING

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Artistic impression

B

the BUILDING

At SFS Whispering Hills, natural resources such as light, air, and space are thoughtfully optimised to create living spaces that foster your health, well-being, and modern lifestyle, offering a seamless blend of tranquillity and convenience in the heart of the city.

THE DOORWAY TO DELIGHT



ENTRANCE PLAZA

Artistic impression

On reaching SFS Whispering Hills, you will be greeted by a secure and safe entry way. Safety and exclusivity ensure that only authorised individuals have access to the premises.

WELCOME TO HOME, HEART, AND HAPPINESS.

ARRIVAL ZONE

Artistic impression

Come home in style with a grand entrance, setting the stage for a life of utmost luxury.

IN THE LAP OF NATURE.

LANDSCAPED GARDEN

Artistic impression

The landscaped garden is a vibrant canvas of life, where every bloom tells a story, and every tree whispers tranquillity.

THE GRAND ENTRANCE TO A GRAND LIFESTYLE







LOBBY

Artistic impression

Your first impression speaks volumes, and the lobby ensures it's a lasting one. A tasteful blend of aesthetics and comfort, it's the perfect introduction to your new home.

A WALK IN BLOOMING BLISS

LANDSCAPED GARDEN WITH ARTIFICIAL GRASS

Artistic impression

This scenic garden is designed to promote an active lifestyle, featuring spaces for walking, meditation or quiet contemplation.



WELLNESS

SFS Homes is committed to the idea that holistic well-being is the essence of a happy and meaningful life. The facilities here are thoughtfully designed to help you make time for each element of your well-being, laying the foundation for a more fulfilling life.

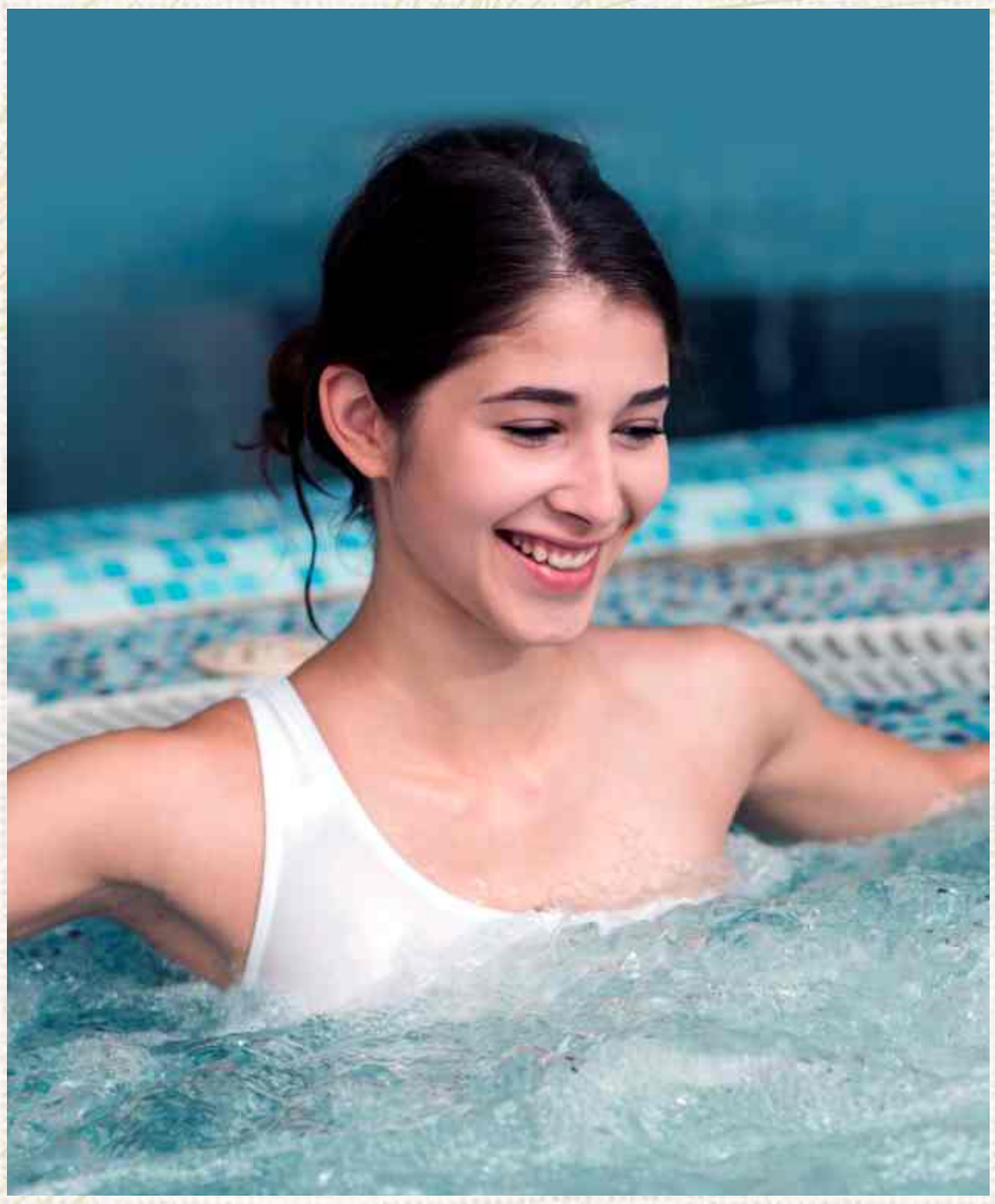
SPLASH
INTO INFINITY.

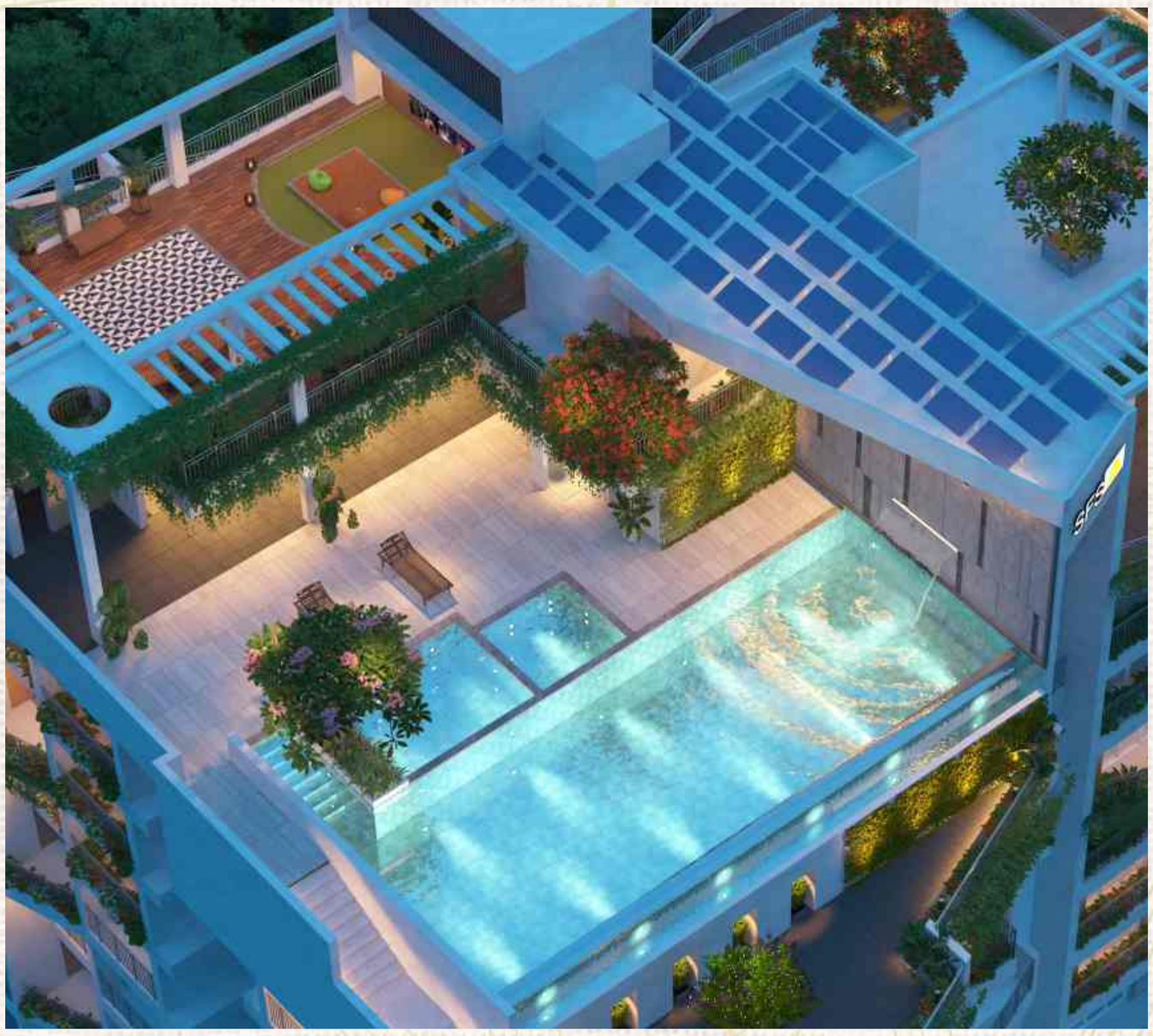
SWIMMING POOL

Artistic impression

Step into the pool, and step out of stress. Dive in and let the strokes of tranquillity refresh you.

EVERY DAY IS A SPA DAY





JACUZZI JET POOL

Indulge in spa-like luxury right in your own apartment. The Jacuzzi Jet Pool offers a touch of opulence, allowing you to pamper yourself whenever you desire.

It's the ideal setting for a special evening of relaxation and connection.

A SPACE FOR EVERY OCCASION.











THE ARENA

Artistic impression

Like a magical wardrobe, this multipurpose facility opens the door to countless adventures.

Be it a sports event or a love filled reception, birthday parties or a community event, it's your gateway to your dreams.

BRING FRESHNESS HOME.



HERBAL GARDEN

Artistic impression

Cultivate your own farm-to-table experience. Elevate your dishes and health with the fragrance and taste of freshly harvested herbs.

UNWIND, RECHARGE AND DIVE INTO BLISS.

SPA ROOM

Artistic impression

Indulge in serenity where tranquil aromas and soothing melodies transport you to a world of relaxation. Unwind in luxurious comfort, recharge your spirit, and dive into blissful rejuvenation.

FITNESS AT ITS FINEST.

HEALTH CLUB

Artistic impression

The health club is where you rewrite your fitness story. With top-notch amenities and a serene ambiance, it's the canvas for sculpting a healthier, happier you.

CELEBRATE UNDER THE STARS.



TERRACE PARTY AREA

Artistic impression

Under the stars, amidst laughter and clinking glasses, the terrace party area is where every day is a celebration.

SIP, SAVOUR, AND CELEBRATE!



FUNCTION HALL

Artistic impression

Whether it's a birthday bash, a dinner, or a game night, this area is the heartbeat of social life in the community. It's a stage for the extraordinary moments that make community living unique.

GAMES
AND GIGGLES.

Kids' Play Area

Artistic impression

The kids' play area is a magical wonderland, where laughter fills the air and imagination knows no bounds.

PLAY, LEARN,
AND GROW TOGETHER







A vibrant hub where little minds explore, friendships bloom, and laughter fills the air. It's the heart of the community, nurturing growth, and making lasting memories for the little residents.

STARS & SCREENS

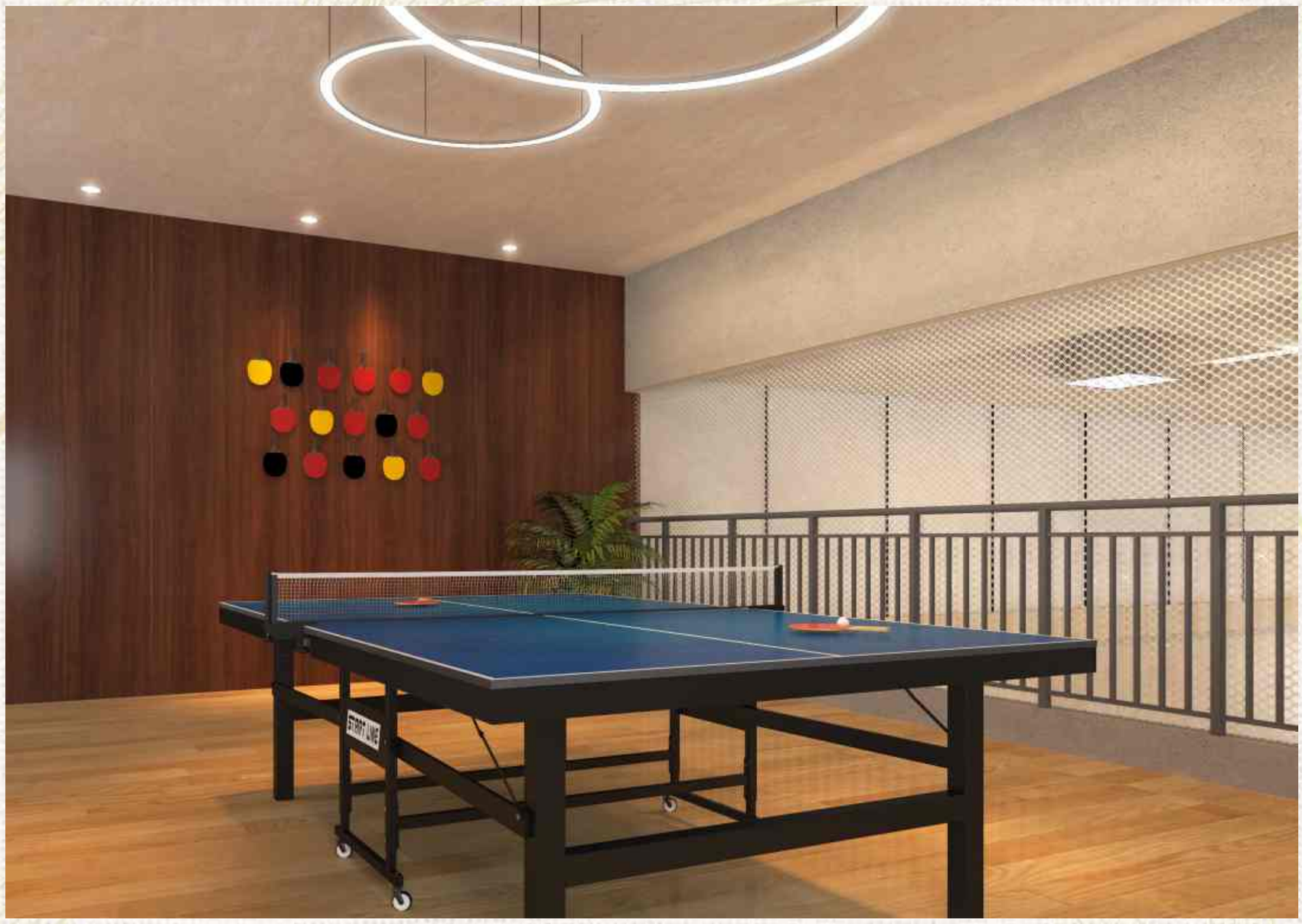
SKY CINEMA

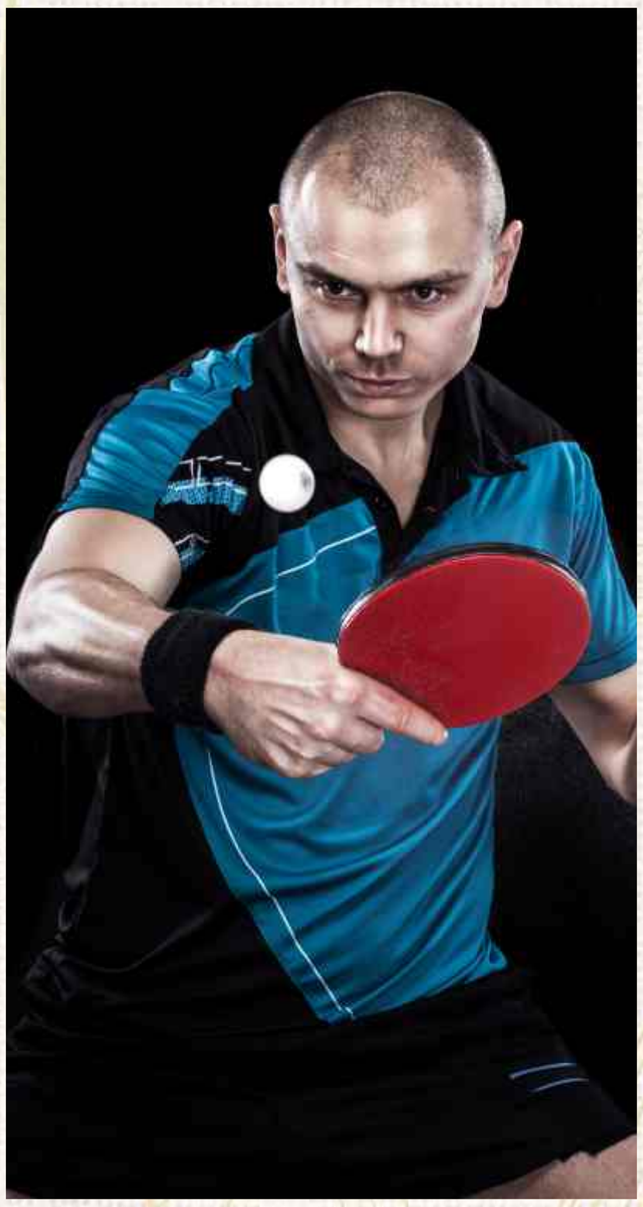
Artistic impression

Indulge in the perfect balance of entertainment and tranquillity at the rooftop sky cinema.

It's where you can watch movies, practice mindfulness, and enjoy the benefits of wellness, all in one.

STAY IN. GAME ON.





INDOOR GAMES ROOM

Artistic impression

Discover the heart of recreation in the indoor games room. A place where old friendships grow stronger and new ones are forged. Get ready to level up your leisure time.

AIR

The quality of indoor air is a crucial factor for good health, given that we spend about 90% of our time inside. Ensuring a continuous flow of fresh air throughout each apartment will contribute to the residents' well-being.

MOVEMENT

By granting immediate access to vast open spaces and being situated within a highly walkable community, residents can enjoy the physical and mental health benefits of increased physical activity.

WATER

Despite Kerala's abundance of water resources, including groundwater, river water, and substantial annual rainfall (averaging 3.5 meters over 8 months), studies suggest a future risk of water scarcity. This paradox involves being surrounded by water yet lacking access to safe drinking water. As a solution, wellness homes are intricately crafted with comprehensive water management systems, covering water collection, storage, treatment, distribution, measurement, treatment of used water, and the recycling of treated water.

MIND

SFS Whispering Hills provides residents with access to nature, opportunities to connect with the community, and a tranquil place to rest and rejuvenate. These elements combine to create an environment where residents can live up to their fullest potential, effectively manage daily stresses, work productively, and experience a sense of belonging. The exceptional location, with amenites of Whispering Hills play a crucial role in achieving the desired balance of mind and body.

THERMAL COMFORT

Creating an environment that promotes thermal comfort starts with excellent design. Many apartments offer dual aspects, allowing residents to benefit from natural cooling through breezes and optimal sunlight according to the seasons. Deeper balconies, sunshades and performance glass windows provide additional protection against extreme temperatures, that allow occupants to maintain a comfortable living environment.

THE SFS WELLNESS PROJECT BENCHMARKS

COMMUNITY

SFS Whispering Hills brings together a vibrant and diverse group of individuals. The open spaces and recreation centre foster stronger connections between residents and visitors. SFS Whispering Hills offers an enjoyable gathering place, facilitating the formation of friendships among neighbours and fostering a sense of belonging.

NOURISHMENT

In a world where convenience often takes precedence over nutrition, easy access to fresh produce is crucial for making healthy food choices. Thoughtfully designed kitchens cater to this need. With an abundance of fresh produce available nearby, residents can easily make the healthiest choices.

SOUND

To mitigate external noise, performance windows are utilized, careful consideration is given to the placement of bathrooms, bedrooms, and living rooms during the design process to enhance comfort and convenience.

INNOVATIONS

As pioneers of wellness homes in Kerala, SFS Homes are venturing into new dimensions of sustainability, taking into account the impact of the built environment on physical, mental, and community health.

LIGHT

To cultivate an environment that aligns with the natural circadian rhythm, enhances sleep quality, and positively affects mood and productivity, careful consideration has been put into amplifying natural sunlight and designing artificial lighting. Each apartment is designed to maximise access to natural light, combined with well placed electrical light points to give better experience from dawn to dusk.

MATERIAL

Our dedication to selecting safe materials begins with meticulous site preparation and extends throughout the construction process. Rigorous procurement processes and quality control checks ensure that both interior and exterior materials meet high standards. That's what sets SFS Homes apart.

WELLNESS CHECKLIST



AMENITIES	SPIRITUAL WELLNESS	PHYSICAL WELLNESS	EMOTIONAL WELLNESS	INTERPERSONAL WELLNESS	INTELLECTUAL WELLNESS	ENVIRONMENTAL WELLNESS	CULTURAL WELLNESS
Grand Double Height Arrival Lobby			✓	✓			✓
Drop Point		✓	✓	✓		✓	
Entrance Gate Plaza		✓	✓	✓		✓	
Designer Landscape	✓	✓	✓	✓		✓	✓
Designer Water Feature - Reflective Pool	✓		✓			✓	✓
Indoor Badminton Court	✓	✓	✓	✓	✓		✓
Gym and Yoga Room	✓	✓	✓	✓	✓		
Swimming Pool		✓	✓	✓			
Kids' Pool		✓	✓	✓			
Spa Room with Massage Table	✓	✓	✓				
Cricket Nets		✓	✓	✓	✓		
Herbal Garden	✓	✓	✓		✓	✓	
Select Apartments with Garden Terrace	✓	✓	✓	✓		✓	
Foot Reflexology Pathway	✓	✓	✓	✓			
Jacuzzi Water Jet in Water Pool		✓	✓	✓			
Zen Garden	✓	✓	✓			✓	
Outdoor Gym Equipment		✓	✓		✓		
Kids' Play Area		✓	✓	✓			✓
Function Hall			✓	✓			✓
Party Terrace with BBQ Dock			✓	✓			✓
Games Room		✓	✓	✓			✓
Rooftop Party Area with Open Air Projector			✓	✓			✓

INTERIORS

SFS Whispering Hills presents residents with an exquisite retreat of opulent comfort and serenity, characterised by abundant natural light and refined elegance. The interiors are thoughtfully curated with an elegant colour palette, meticulous craftsmanship, and well thought lighting design, enhancing the overall pleasure of living in apartments designed with your well-being as the top priority.

ROOM FOR LOVE,
LAUGHTER, AND LIFE.

LIVING

Artistic impression

The unique, tall and wide angle design make the living space modern, chic, and inviting! It's where memories are made, and dreams find their foundation.

EVERY MEAL IS A CELEBRATION.





DINING

Artistic impression

Savour the joy of togetherness in the dining area, where every meal is a celebration of family, friends, and the art of delicious cuisine.

IN AWE OF EVERY DETAIL.

FAMILY LIVING

Artistic impression

Every room tells the story of elegance and flexiblity with attention to details, ensuring a space that's as unique as you are.

SERENITY
WRAPPED IN STYLE

PATIO

Artistic impression

This versatile area serves as a seamless connection between your indoor dining space and the outdoor balcony. It's the perfect place to savour your morning coffee, practice yoga, or simply soak in the serene garden view from your high-rise sanctuary.

FRESH AIR. FRESHER VIEWS.



BALCONY AND GARDEN TERRACE

Artistic impression

Experience the bliss of living in a sky villa, right on your balcony; where sunset toasts and midnight stargazing create a luxurious, elevated lifestyle experience.

EVERY MEAL IS A CELEBRATION.



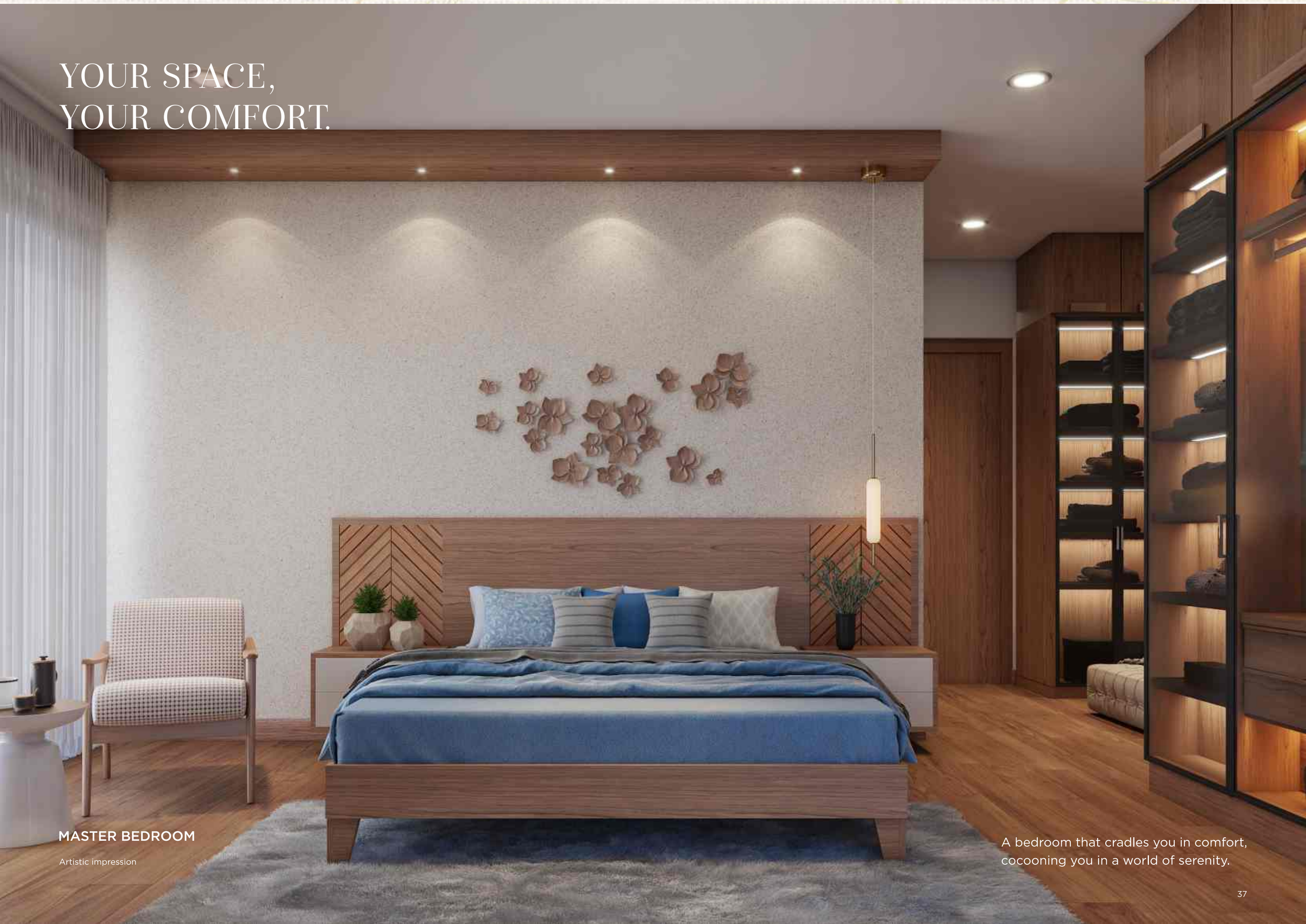
KITCHEN

Artistic impression

The main kitchen is the heart of the home, a space that will not only make you fall in love with cooking but also inspire you to make flavourful dishes. Explore the culinary wonders where health and vitality are the secret ingredients of every happy meal.

With a second kitchen that extends into a charming yard, you can savour the best of both worlds.

YOUR SPACE,
YOUR COMFORT.



MASTER BEDROOM

Artistic impression

A bedroom that cradles you in comfort, cocooning you in a world of serenity.

YOUR COMFORT MATTERS MOST

BATHROOM

Artistic impression

Flooded with an abundance of natural light, the large windows in the spacious bathroom allow sunlight to stream in, illuminating the space and making it airy and warm.

The clean and modern design features high-quality fixtures and finishes, creating a sense of luxury and comfort.

WHERE WORK AND LIFE FLOURISH TOGETHER!





HOME OFFICE

Artistic impression

Customise your bedroom for the life you lead; ready to switch from a peaceful retreat to a productive workspace, a serene meditation room, or anything you desire.

LOCATION

SFS Whispering Hills is perfectly located between urban vitality and peaceful living. It embraces the essence of its location, allowing you to savour the vibrant energy of Cochin while providing a sanctuary where you can retreat and recharge.

Located near Lulu mall, this dynamic part of Edappally provides excellent connectivity to other parts of Cochin. The neighbourhood is well-connected with road and metro networks, making commuting a breeze. The presence of major transportation hubs ensures easy accessibility to the rest of the city, allowing residents to navigate Cochin with utmost convenience. Within a stone's throw, residents can explore a world of shopping, dining, entertainment, and leisure.

The wide range of educational institutions, healthcare facilities, wellness parks and business centers make an apartment near Edappally a preferred choice for families and professionals alike. The area fosters a vibrant community with a perfect blend of residential, commercial, and recreational spaces.

PRIZED LOCATION, INCOMPARABLE CONVENIENCE!

SCHOOLS

Nava Nirman Public School	1.9 Km
Naipunnya Public School	2.4 Km
Bhavans School	2.5 Km
Assisi School	2.5 Km
Rajagiri Public School	4 Km
Vidyajyothi School	4 Km
Vidyodaya School	5.7 Km
Rajagiri Christu Jayanthi	7.5 Km
Gems School	8.5 Km
Cochin International School	9.5 Km
Choice School	11 Km

COLLEGES

CUSAT	1.3 Km
Model Engineering College	1.7 Km
Bharata Mata College	2.2 Km
Rajagiri College of Social Sciences	3.4 Km
Government Medical College	5.5 Km
Rajagiri College	7.5 Km

GOVERNMENT INSTITUTIONS

Civil Station	4.3 Km

TRANSPORTATION

Edapally Metro Station	1.9 Km
CUSAT Metro Station	2.1 Km
Kaloor Bus Stand	6 Km
Ernakulam Town Railway Station	6.9 Km
Vyttila Mobility Hub	7.5 Km
Ernakulam Junction Railway station	9.3 Km
Cochin Airport	20 Km

HOSPITALS

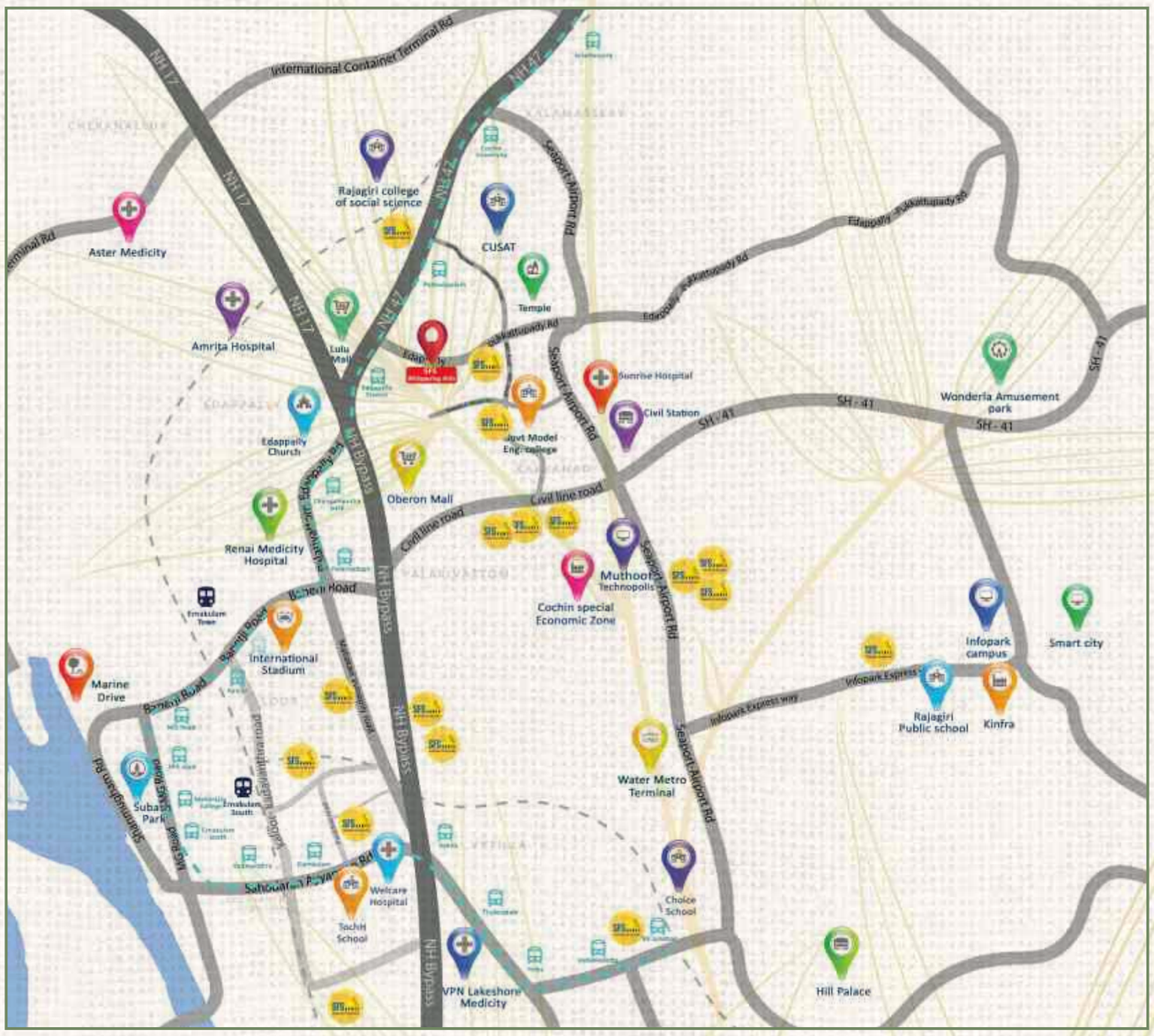
B & B Memorial Hospital	1 Km
Kinder	1.5 Km
Sunrise Hospital	2.9 Km
Amrita Hospital	5.3 Km
Govt. Medical College Hospital	5.5 km
Aster Medcity	10 Km
Rajagiri Hospital	13.5 Km

CLOSE TO CONVENIENCES

NH Bypass	1.5 Km
Grand Mall	2 Km
Edapally Junction - Lulu Mall	2.5 Km
Chittilappilly Square	2.7 Km
Oberon Mall	2.8 Km
Jawaharlal Nehru Intl. Stadium	6 Km
CSEZ	6 Km
Infopark	7 Km
Marine Drive	9.7 Km
MG Road	10 Km
Wonderla	10 Km

Scan for Location

LOCATION MAP



EXPLORE YOUR SURROUNDINGS

Discover a vibrant lifestyle where every convenience is just steps away. The prime location ensures that your weekends will be filled with excitement and activity. With so much to explore right at your doorstep, every day becomes an adventure.











FOOD AND LIFESTYLE GALORE.

Embrace the ultimate in convenience at your doorstep! Relish a range of dining experiences, shop at bustling malls, stay entertained, and access lifestyle essentials, all conveniently located just steps away from your home.


Lulu Mall


Lulu Hypermarket




Oberon Mall


Marriot Kochi



Starbucks Kochi


Prestige TMS Square

LIVE WHERE LEARNING THRIVES.

Educational Institutions

Enjoy proximity to quality education, making mornings stress-free for students and parents.


CUSAT


Model Engineering College



Bharata Mata College


Rajagiri Public School


GEMS School


Vidyodaya School


Bhavan's Varuna Vidyalaya



Naipunnya Public School

IT HUB
Kochi is Kerala's IT hub with Infopark and Smart City, backed by two submarine cable landing stations, promoting IT growth.





CULTURAL HUB
Experience rich cultural diversity in Kochi, where traditions and modernity harmoniously coexist.

VIBRANT LIFESTYLE
Kochi offers a refined lifestyle with all necessities right at your doorstep.



POTENTIAL FOR NEXT GENERATION GROWTH



SMART FUTURE
Kochi is one among the 100 Indian cities to be developed as a Smart City under the PM's flagship Smart Cities Mission.

EVERYTHING AT YOUR DOORSTEP
Enjoy a wide array of recreational activities, from serene parks to bustling shopping malls, cultural festivities, sports centers, and world-class healthcare, schools, and colleges.





SEAMLESS CONNECTIVITY
Kochi has an international airport, and stands out with rail metro and water metro systems, enhancing citywide accessibility.



PRISTINE WATER
With the nearby Periyar River in Aluva, Kochi enjoys superior water quality compared to other cities.



TOURIST HAVEN
Explore stunning tourist destinations and quick weekend getaways like beaches, backwaters, islands, and waterfalls, all enhancing the city's natural beauty.

YOUR HEALTH MATTERS.

Healthcare Facilities

Your health and convenience matter to us. The prime location near healthcare facilities ensures that you and your loved ones can receive medical attention promptly and conveniently.



Aster Medcity


Amrita Hospital



Ernakulam Medical Centre Hospital



Sunrise Hospital



Renai Medicity Hospital


Rajagiri Hospital



Cochin International Airport


Vyttila Mobility Hub


Water Metro



A LIFESTYLE THAT KEEPS YOU ON THE MOVE.

Urban Mobility

Apartments here offer you the luxury of having public transport, metro stations, railway access, and the airport within easy reach. Say farewell to traffic and enjoy a more connected lifestyle.





Edapally Metro Station



Ernakulam South Railway Station



Museum of Kerala History



Chittilappilly Square


Kayaking


Fishing

MORNING RUNS, EVENING STROLLS, WEEKEND ADVENTURES.

Energise your mornings with refreshing runs, unwind with peaceful evening strolls, and embark on exciting weekend adventures - all within the welcoming confines of the apartment project. Embrace the active lifestyle you've longed for.


Fort Kochi


Cherai Beach



CIAL Golf Club


Kumarakom


Athirappilly


Hill Palace

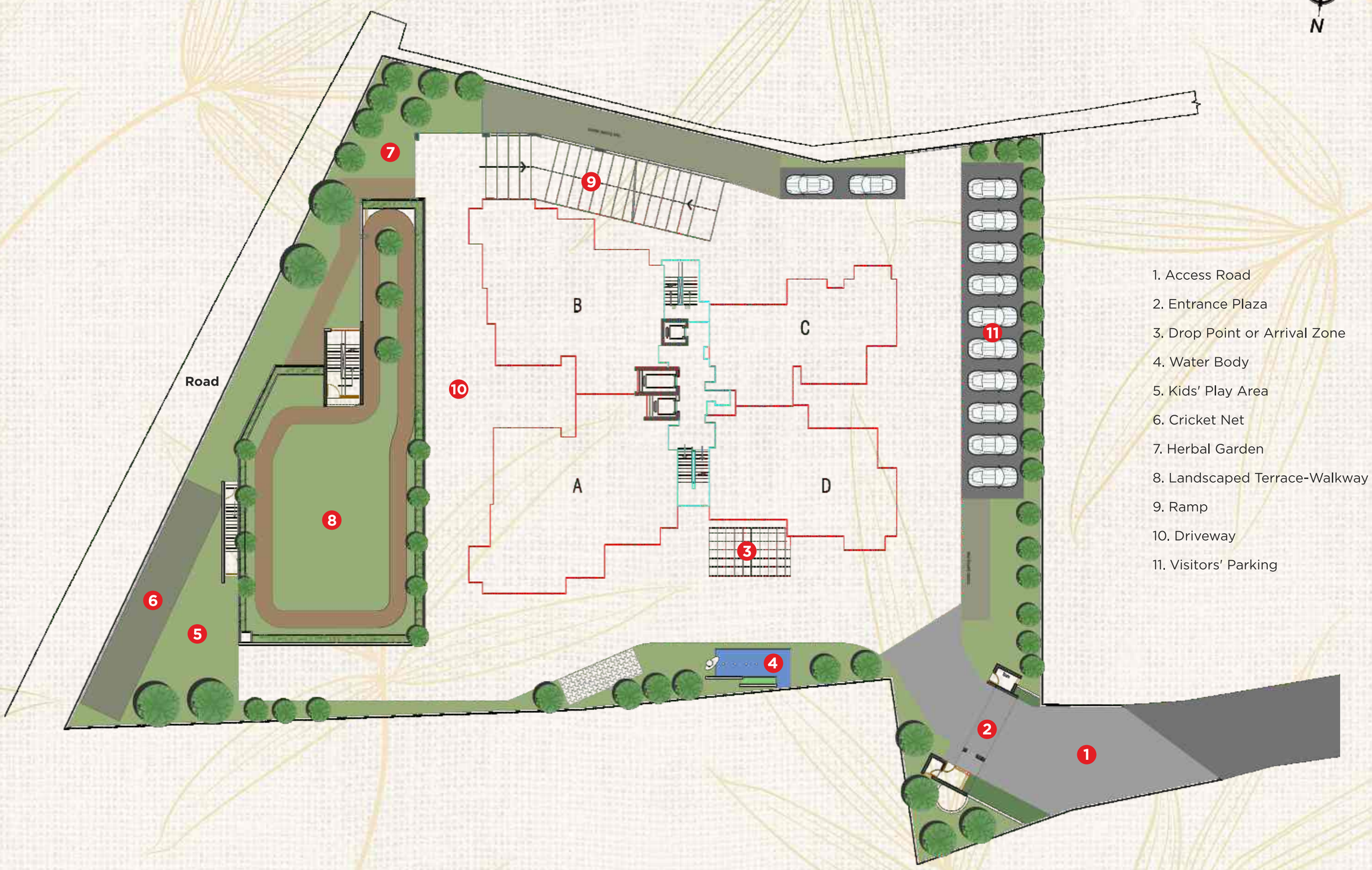

Mangalavanam

EMBARCE THE FUTURE - HAVE LESS HOUSE MORE HOME

Ensure your home is ready for future life changes with a diverse range of functional unit types and adaptable layouts. Forward-thinking facilities promote socialisation, fostering a sense of community. Additionally, create an environment conducive to remote work, ensuring each family member can thrive and make the most of their living space.

Artistic impression

SITE PLAN



1. Access Road
2. Entrance Plaza
3. Drop Point or Arrival Zone
4. Water Body
5. Kids' Play Area
6. Cricket Net
7. Herbal Garden
8. Landscaped Terrace-Walkway
9. Ramp
10. Driveway
11. Visitors' Parking

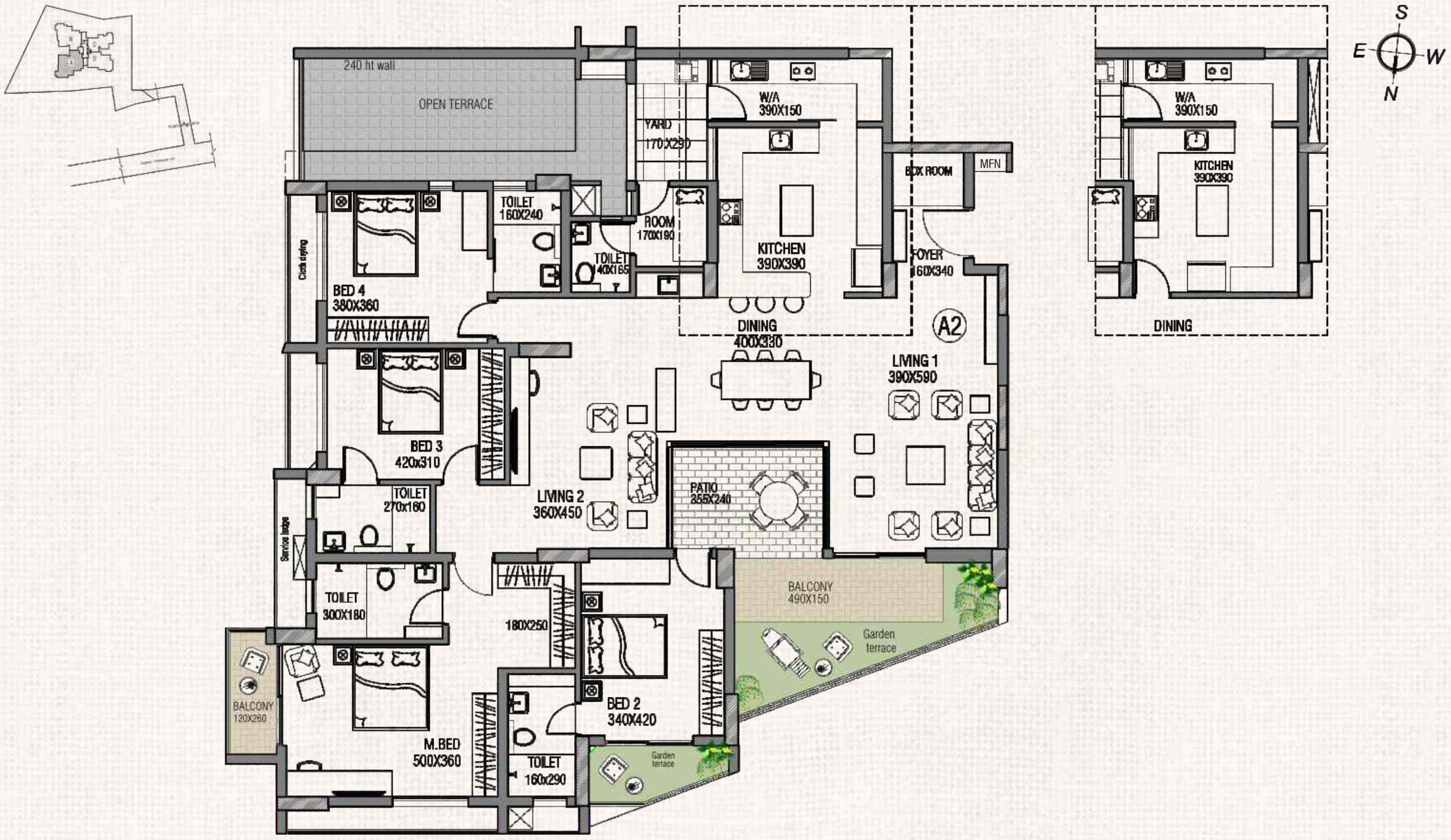
SCHEMATIC PLAN

F18				Open Recreation Function Hall and Party Terrace			Open Terrace			Gym/Massage Room and Open Terrace			
F17	Swimming Pool Service Floor					B Type with additional balcony			C Type with large dining balcony				D Type with additional balcony
F16			A Type with additional balcony	B Type with G T for Living			C Type with GT for B2/MB			D Type with GT for B2/MB			
F15	A Type with G T for MB/B3			B Type with G T for B2 /MB				C Type with GT for Living			D Type with GT for Living and B3		
F14		A Type with G T for Living/B2			B Type with G T for Living		C Type with GT for B2/MB			D Type with GT for MB/B2			
F12-1	A Type with G T for MB/B3			B Type with G T for B2 /MB				C Type with GT for Living				D Type with GT for B3	
F12	A Type with G T for Living /B2			B Type with G T for Living			C Type with GT for B2/MB			D Type with GT for B2/MB			
F11	A Type with G T for MB/B3			B Type with G T for B2 / MB				C Type with GT for Living			D Type with GT for Living and B3		
F10		A Type with G T for Living/B2			B Type with G T for Living		C Type with GT for B2/MB			D Type with GT for MB/B2			
F9	A Type with G T for MB/B3			B Type with G T for B2 /MB				C Type with GT for Living				D Type with GT for B3	
F8	A Type with G T for Living /B2			B Type with G T for Living			C Type with GT for B2/MB			D Type with GT for B2/MB			
F7	A Type with G T for MB/B3			B Type with G T for B2 / MB				C Type with GT for Living			D Type with GT for Living and B3		
F6		A Type with G T for Living & B2			B Type with G T for Living		C Type with GT for B2/MB			D Type with GT forMB/ B2			
F5	A Type with G T for MB/B3			B Type with G T for B2/MB				C Type with GT for Living				D Type with GT for B3	
F4	A Type with G T for Living /B2			B Type with G T for Living			C Type with GT for B2/MB			D Type with GT for B2/MB			
F3	A Type with G T for MB/B3			B Type with G T for B2/MB				C Type with GT for Living			D Type with GT for Living and B3		
F2		A Type with Open Terrace & G T for Living & B2			B Type with Open Terrace & G T for Living		C Type with GT for B2/MB			D Type with GT for B2/MB			
	A BLOCK A -3064 Sqft A 16- 3146 Sqft			**B BLOCK** B2- 2787 Sqft B- 2738 Sqft B17- 2832 Sqft			**C BLOCK** C1- 1927 Sqft C- 1876 Sqft C17- 1925 Sqft			**D BLOCK** D- 2124 Sqft D17- 2223 Sqft			
F1	CAR PARK			CAR PARK		STAFF ROOM			C Type with Terrace	Association Room / Guest Suite			
G	INDOOR SHUTTLE COURT	GAS BANK	CAR PARK	STAFF ROOM	FIRE COMMAND CENTRE	ELECTRICAL ROOM			CAR PARK		GROUND FLOOR LOBBY		CAR PARK
Lower Parking	CAR PARK			CAR PARK		BIO GAS PLANT	CAR PARK			CAR PARK			

* GT - Garden Terrace
* F represents Floor, F7 means 7th Floor
* A Type with GT for Living & B2 means Garden Terrace for Living Balcony & Bed 2

*12-1 Means 13th Floor

*12-1 A Means 13th Floor Type A



Unit - A/3064 Sq. Ft./2nd Floor

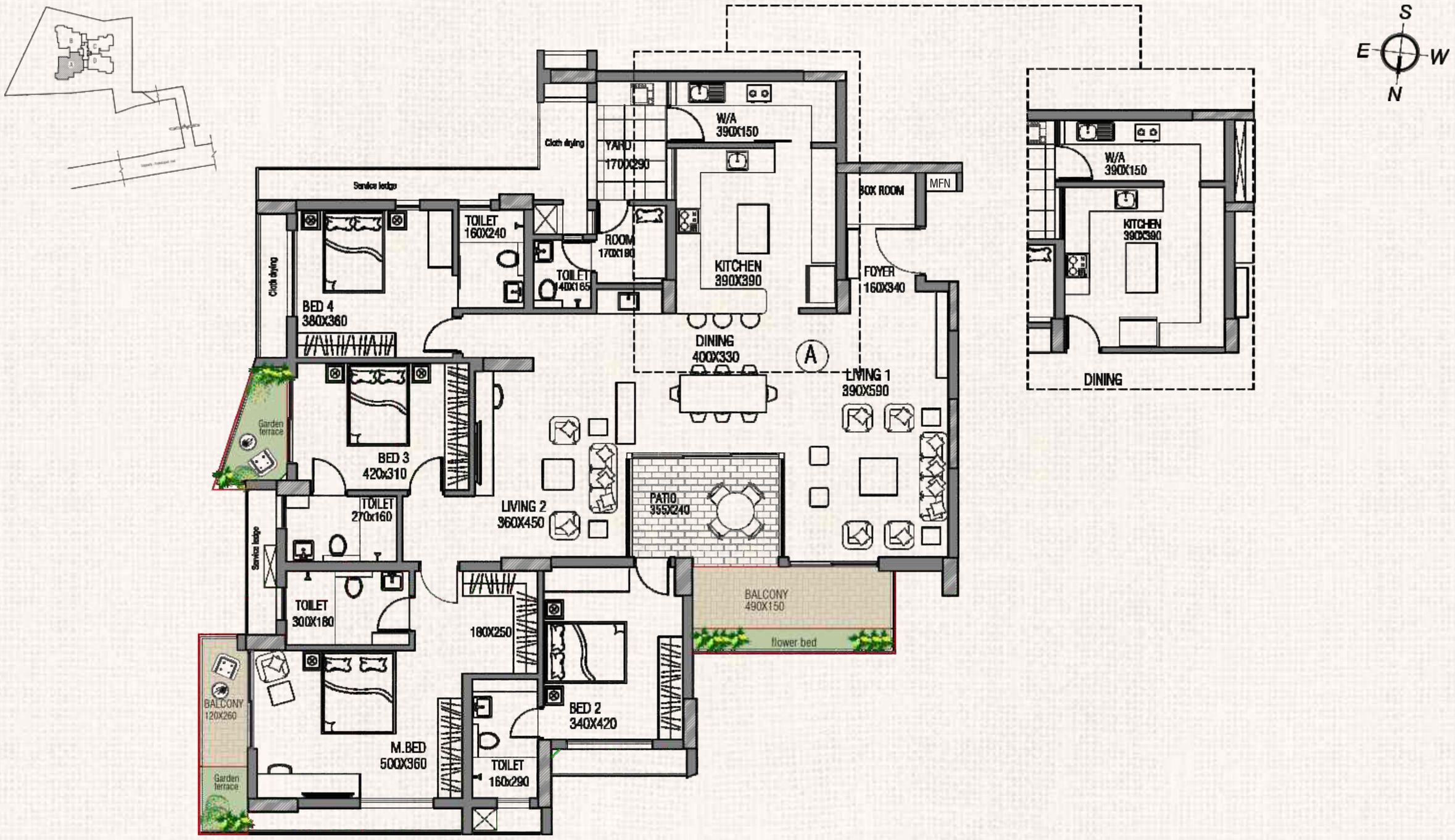
(Not to scale)

Carpet area as per RERA	Balcony area	External wall area	saleable area	Garden terrace	terrace
(205.61 sqm) 2212 sqft	(10.83 sqm) 117 sqft	(17.01 sqm) 183 sqft	(284.72 sqm) 3064 sqft	(13.40 sqm) 144 sqft	(22.0 sqm) 237 sqft

MFN - Multipurpose niche for milk, footwear & newspaper

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

The external elevation/facades of the apartment including but not limited to service ledge, sunshade, louvers, solid wall and/or any features relevant to the facades are positioned, installed and/or subject to random rhythmic combination of architectural treatment. As such, the external elevation/facade/features /sunshade/service ledge/louvers/installations are modular and fluid and all in apartments may vary some way or another as size/shape/design and/or pattern.



Unit - A/3064 Sq. Ft./3, 5, 7, 9, 11, 13, 15th Floor

(Not to scale)

Carpet area as per RERA	Balcony area	External wall area	saleable area	Garden terrace	Flower bed
205.61 sqm 2212 sqft	10.83 sqm 117 sqft	17.01 sqm 183 sqft	284.72 sqm 3064 sqft	5.68 sqm 61 sqft	2.95 sqm 32 sqft

MFN - Multipurpose niche for milk, footwear & newspaper

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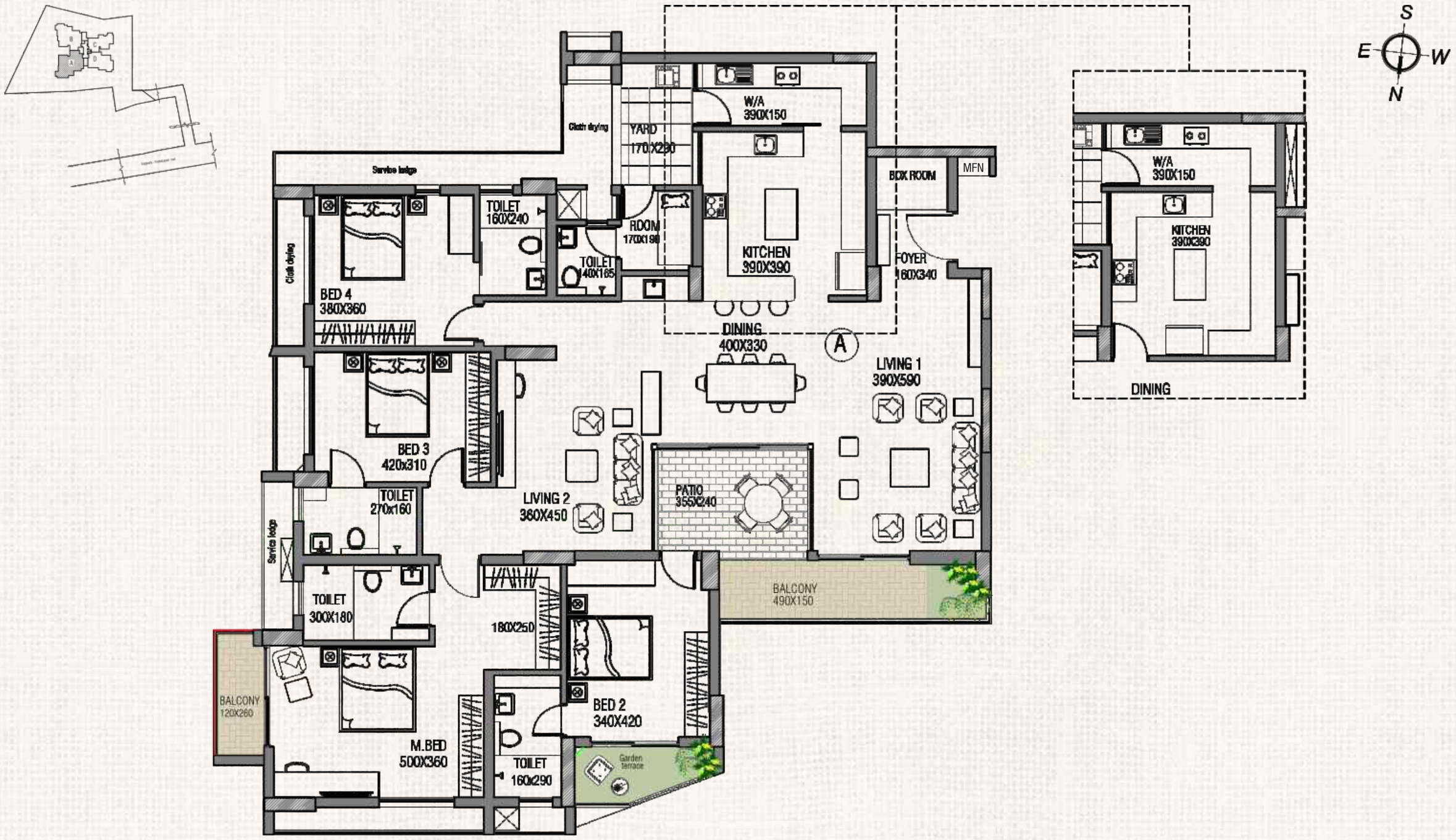

Unit - A/3064 Sq. Ft./4, 8, 12th Floor

(Not to scale)

Carpet area as per RERA	Balcony area	External wall area	saleable area	Garden terrace
205.61 sqm 2212 sqft	10.83 sqm 117 sqft	17.01 sqm 183 sqft	284.72 sqm 3064 sqft	5.88 sqm 63 sqft

MFN - Multipurpose niche for milk, footwear & newspaper

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

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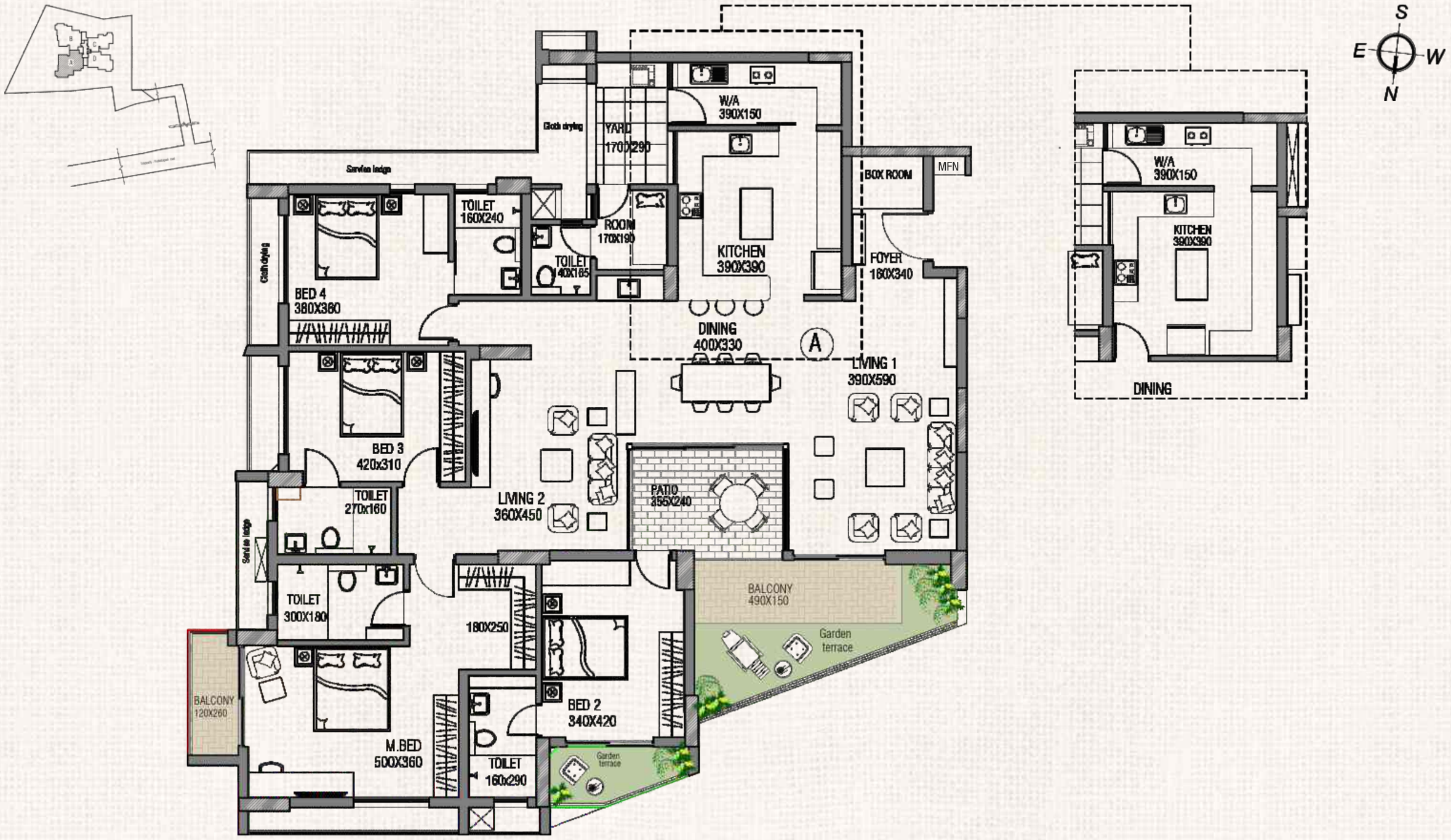

Unit - A/3064 Sq. Ft./6, 10, 14th Floor

(Not to scale)

Carpet area as per RERA	Balcony area	External wall area	saleable area	Garden terrace
205.61 sqm 2212 sqft	10.83 sqm 117 sqft	17.01 sqm 183 sqft	284.72 sqm 3064 sqft	(13.40 sqm) 144 sqft

MFN - Multipurpose niche for milk, footwear & newspaper

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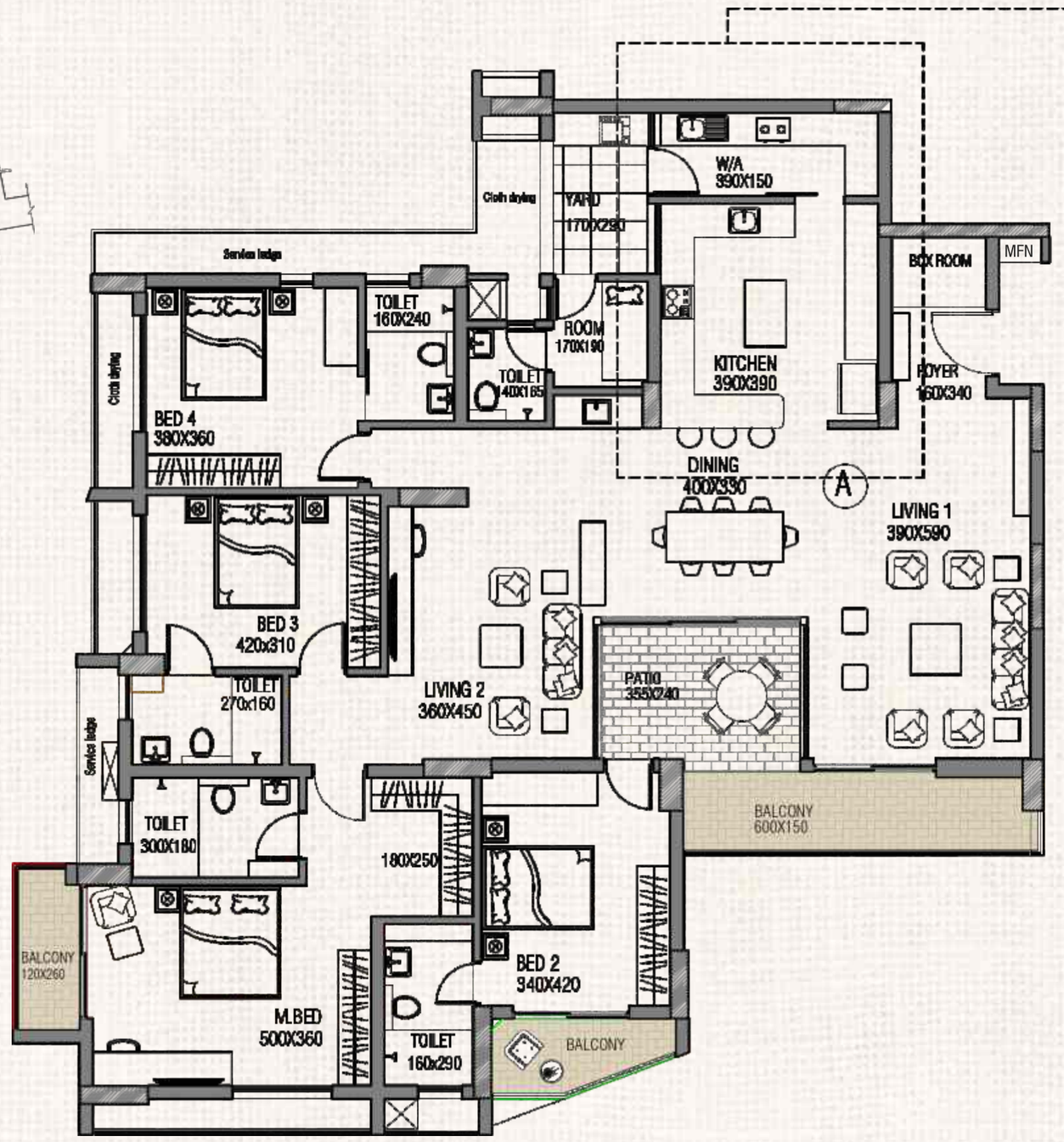

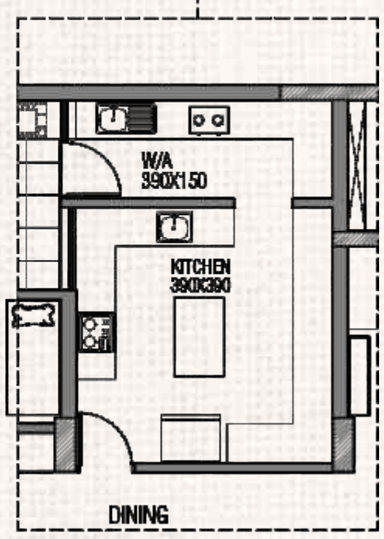



Unit - A/3146 Sq. Ft./16th Floor

(Not to scale)

Carpet area as per RERA	Balcony area	External wall area	saleable area
205.61 sqm 2212 sqft	16.73 sqm 180 sqft	17.46 sqm 188 sqft	292.43 sqm 3146 sqft

MFN - Multipurpose niche for milk, footwear & newspaper

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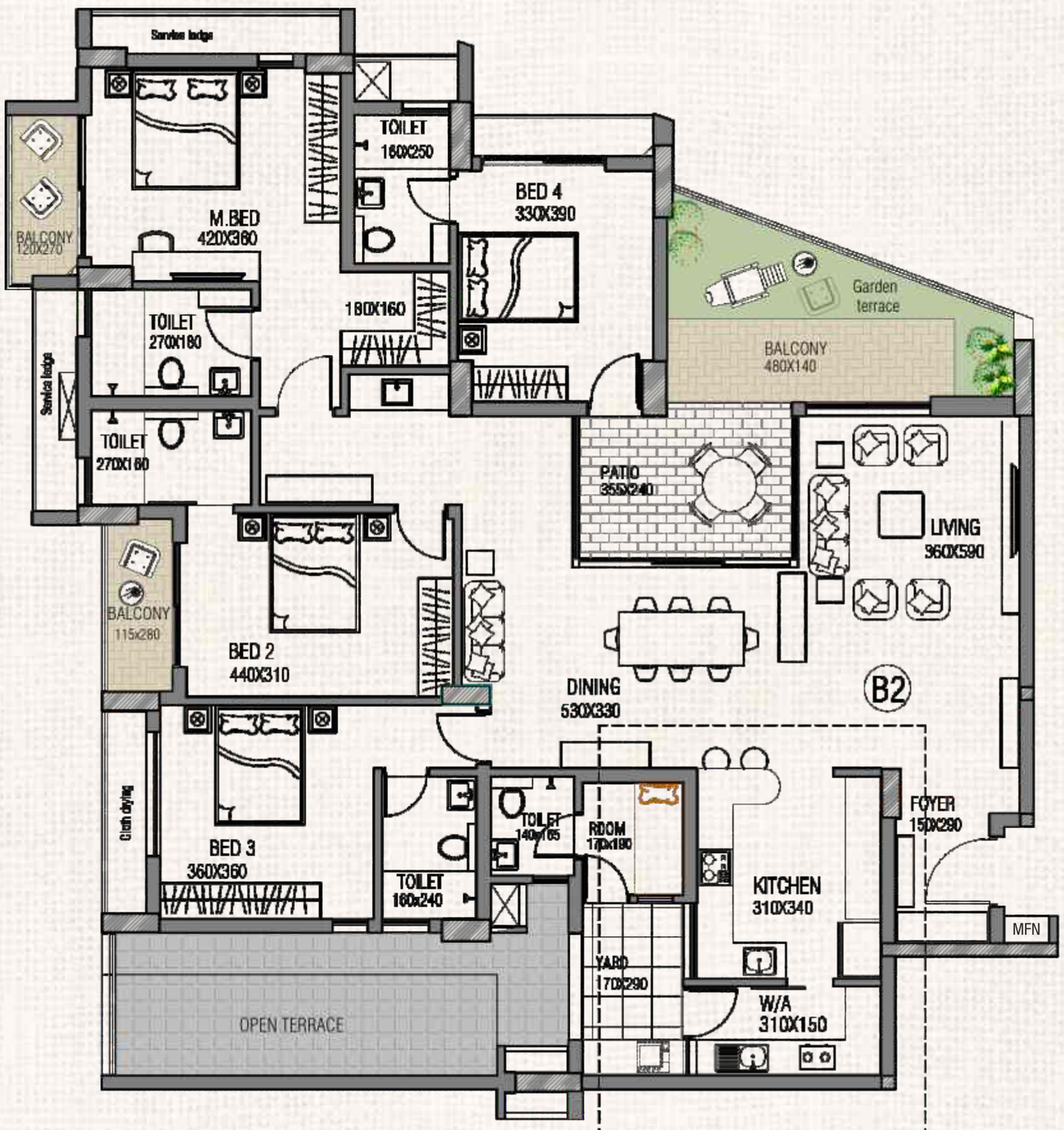

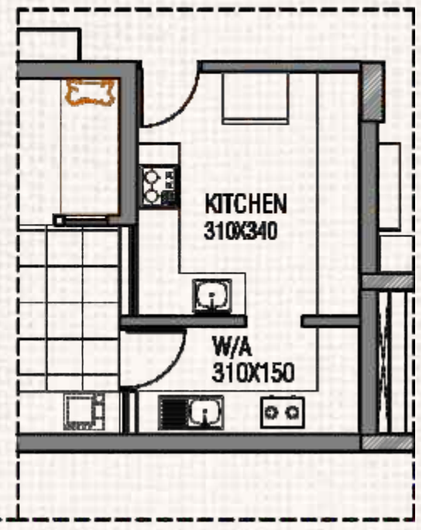



Unit - B/2787 Sq. Ft./2nd Floor

(Not to scale)

Carpet area as per RERA	Balcony area	External wall area	saleable area	Garden terrace	terrace
182.21 sqm 1960 sqft	13.40 sqm 144 sqft	16.81 sqm 181 sqft	259.07 sqm 2787 sqft	8.2 sqm 88 sqft	18.1 sqm 195 sqft

MFN - Multipurpose niche for milk, footwear & newspaper

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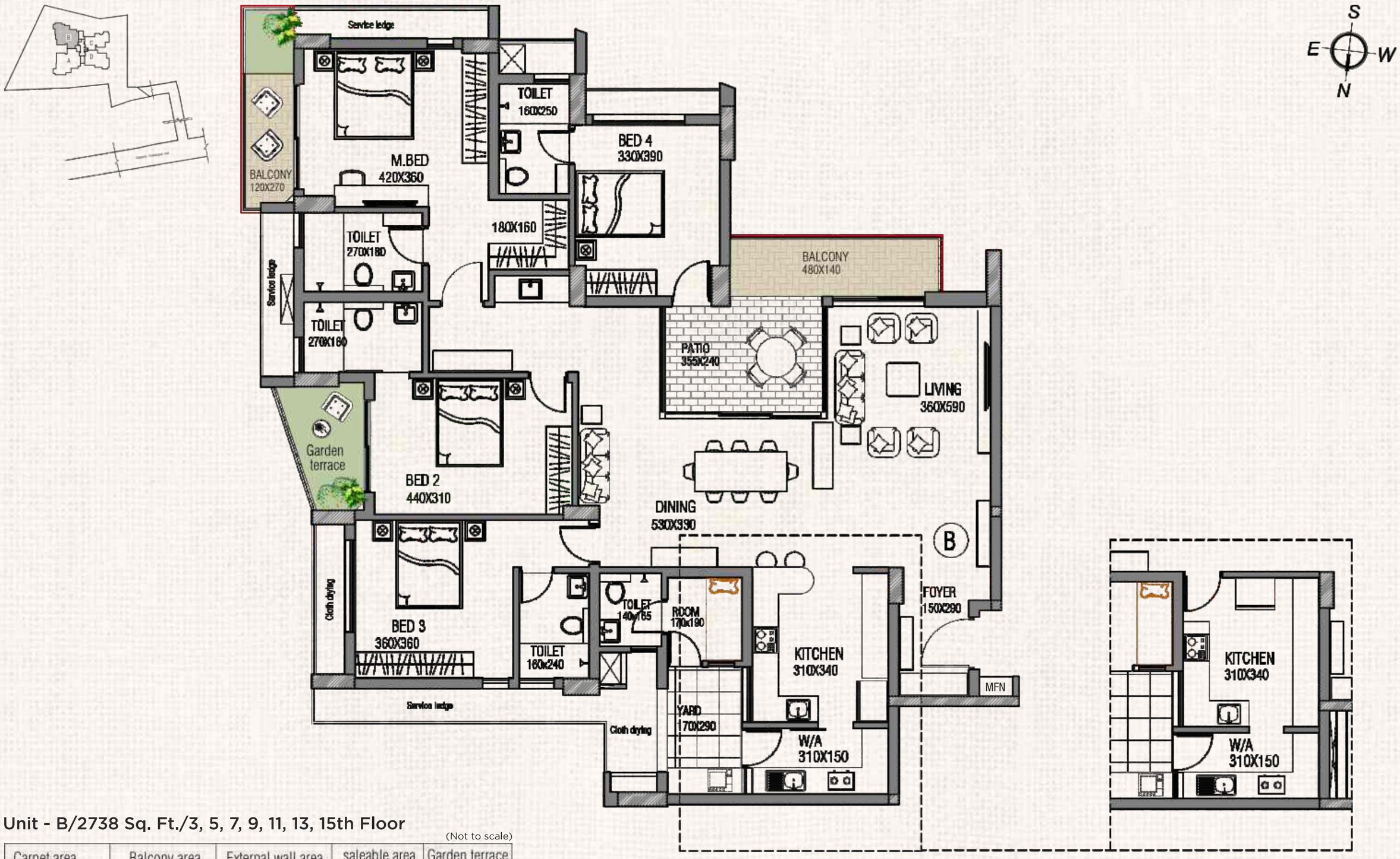
The external elevation/facades of the apartment including but not limited to service ledge, sunshade, louvers, solid wall and/or any features relevant to the facades are positioned, installed and/or subject to random rhythmic combination of architectural treatment. As such, the external elevation/facade/features /sunshade/service ledge/louvers/installations are modular and fluid and all in apartments may vary some way or another as size/shape/design and/or pattern.



Unit - B/2738 Sq. Ft./3, 5, 7, 9, 11, 13, 15th Floor

(Not to scale)

Carpet area as per RERA	Balcony area	External wall area	saleable area	Garden terrace
182.21 sqm 1960 sqft	10.06 sqm 108 sqft	16.41 sqm 177 sqft	254.51 sqm 2738 sqft	6.50 sqm 70 sqft

MFN - Multipurpose niche for milk, footwear & newspaper

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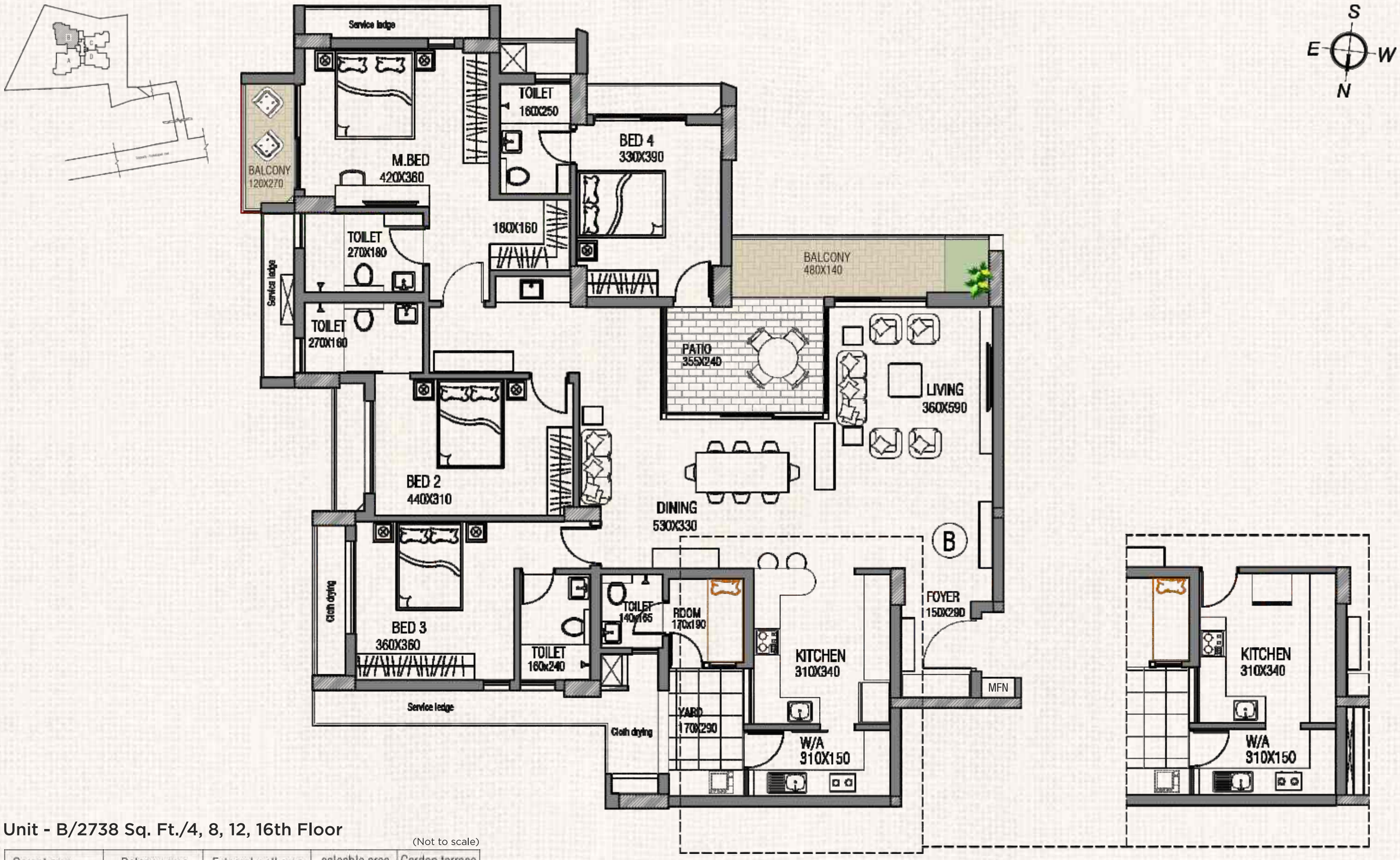
The external elevation/facades of the apartment including but not limited to service ledge, sunshade, louvers, solid wall and/or any features relevant to the facades are positioned, installed and/or subject to random rhythmic combination of architectural treatment. As such, the external elevation/facade/features /sunshade/service ledge/louvers/installations are modular and fluid and all in apartments may vary some way or another as size/shape/design and/or pattern.



Unit - B/2738 Sq. Ft./4, 8, 12, 16th Floor

(Not to scale)

Carpet area as per RERA	Balcony area	External wall area	saleable area	Garden terrace
182.21 sqm 1960 sqft	10.06 sqm 108 sqft	16.41 sqm 177 sqft	254.51 sqm 2738 sqft	1.3 sqm 14 sqft

MFN - Multipurpose niche for milk, footwear & newspaper

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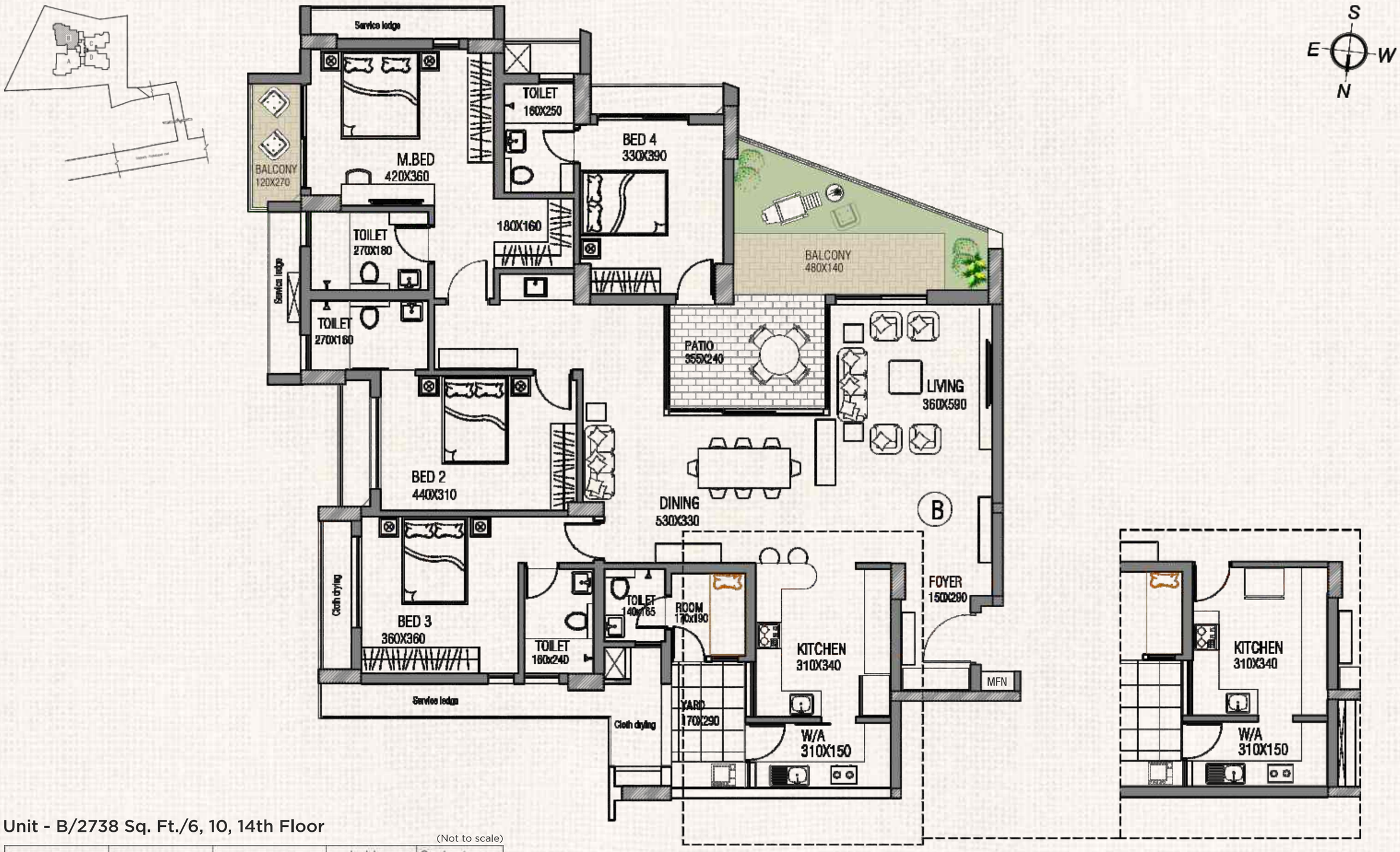

Unit - B/2738 Sq. Ft./6, 10, 14th Floor

(Not to scale)

Carpet area as per RERA	Balcony area	External wall area	saleable area	Garden terrace
182.21 sqm 1960 sqft	10.06 sqm 108 sqft	16.41 sqm 177 sqft	254.51 sqm 2738 sqft	8.2 sqm 88 sqft

MFN - Multipurpose niche for milk, footwear & newspaper

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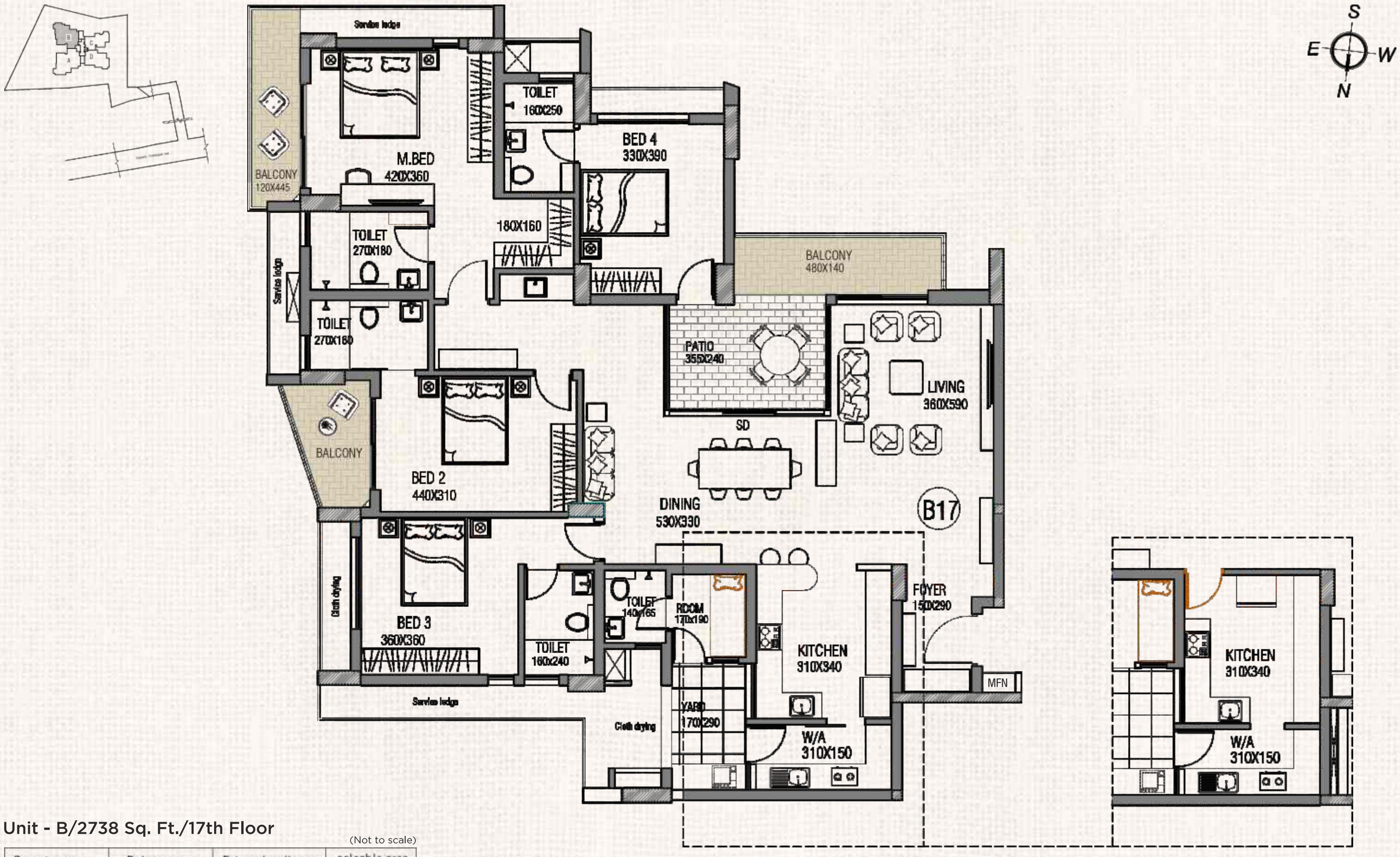

Unit - B/2738 Sq. Ft./17th Floor

(Not to scale)

Carpet area as per RERA	Balcony area	External wall area	saleable area
182.21 sqm 1960 sqft	16.83 sqm 181sqft	16.83 sqm 181 sqft	263.27 sqm 2832 sqft

MFN - Multipurpose niche for milk, footwear & newspaper

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Unit - C/1927 Sq. Ft./1st Floor

(Not to scale)

Carpet area as per RERA	Balcony area	External wall area	saleable area	terrace
118.46 sqm 1275 sqft	13.09 sqm 141 sqft	15.30 sqm 165 sqft	179.1 sqm 1927 sqft	46.9 sqm 504 sqft

MFN - Multipurpose niche for milk, footwear & newspaper

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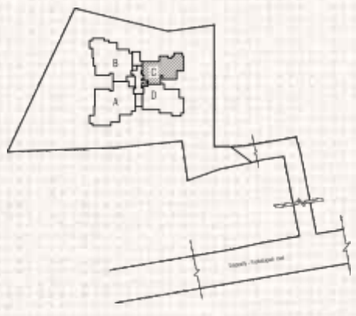

Unit - C/1876 Sq. Ft./2, 4, 6, 8, 10, 12, 14, 16th Floor

(Not to scale)

Carpet area as per RERA	Balcony area	External wall area	saleable area	Garden terrace	Flower bed
118.46 sqm 1275 sqft	9.5 sqm 102 sqft	14.96 sqm 161 sqft	174.32 sqm 1876 sqft	(5.03 sqm) 54 sqft	(2.1 sqm) 22 sqft

MFN - Multipurpose niche for milk, footwear & newspaper

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

The external elevation/facades of the apartment including but not limited to service ledge, sunshade, louvers, solid wall and/or any features relevant to the facades are positioned, installed and/or subject to random rhythmic combination of architectural treatment. As such, the external elevation/facade/features /sunshade/service ledge/louvers/installations are modular and fluid and all in apartments may vary some way or another as size/shape/design and/or pattern.



Unit - C/1876 Sq. Ft./3, 7, 11, 15th Floor

(Not to scale)

Carpet area as per RERA	Balcony area	External wall area	saleable area	Garden terrace
118.46 sqm 1275 sqft	9.5 sqm 102 sqft	14.96 sqm 161 sqft	174.32 sqm 1876 sqft	(11.90 sqm) 128 sqft

MFN - Multipurpose niche for milk, footwear & newspaper

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The external elevation/facades of the apartment including but not limited to service ledge, sunshade, louvers, solid wall and/or any features relevant to the facades are positioned, installed and/or subject to random rhythmic combination of architectural treatment. As such, the external elevation/facade/features /sunshade/service ledge/louvers/installations are modular and fluid and all in apartments may vary some way or another as size/shape/design and/or pattern.



Unit - C/1876 Sq. Ft./5, 9, 13th Floor

(Not to scale)

Carpet area as per RERA	Balcony area	External wall area	saleable area	Garden terrace
118.46 sqm 1275 sqft	9.5 sqm 102 sqft	14.96 sqm 161 sqft	174.32 sqm 1876 sqft	3.6 sqm 38 sqft

MFN - Multipurpose niche for milk, footwear & newspaper

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Unit - C/1925 Sq. Ft./17th Floor

(Not to scale)

Carpet area as per RERA	Balcony area	External wall area	saleable area
118.46 sqm 1275 sqft	13.11 sqm 141 sqft	15.14 sqm 163 sqft	178.93 sqm 1925 sqft

MFN - Multipurpose niche for milk, footwear & newspaper

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Unit - D/2124 Sq. Ft./2nd Floor

(Not to scale)

Carpet area as per RERA	Balcony area	External wall area	saleable area	Garden terrace	flower bed
135. sqm 1453 sqft	(11.23 sqm) 121 sqft	(15.64 sqm) 168 sqft	(19 7.42 sqm) 2124 sqft	(9.9 sqm) 106 sqft	(2.1sqm) 22 sqft

MFN - Multipurpose niche for milk, footwear & newspaper

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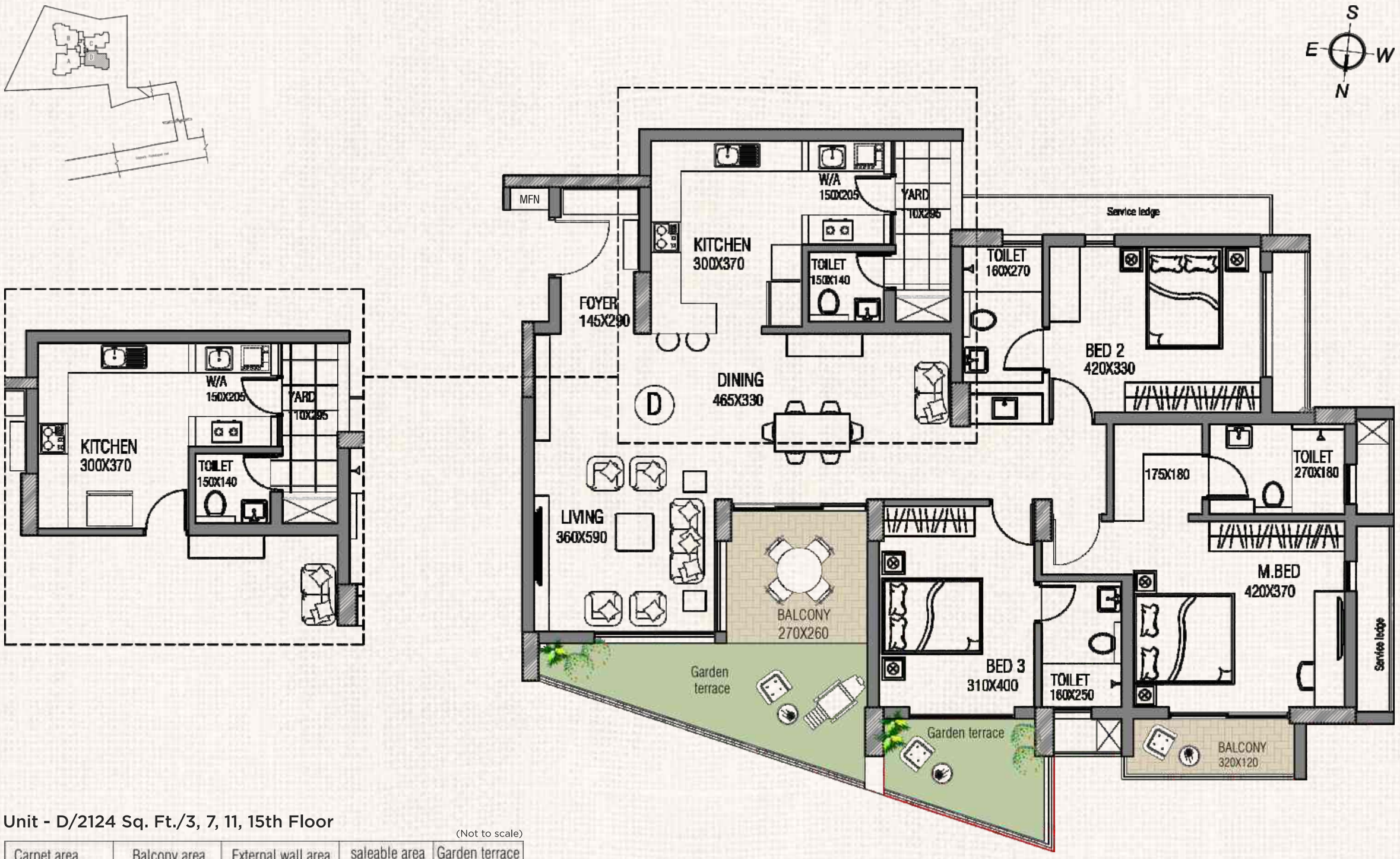
The external elevation/facades of the apartment including but not limited to service ledge, sunshade, louvers, solid wall and/or any features relevant to the facades are positioned, installed and/or subject to random rhythmic combination of architectural treatment. As such, the external elevation/facade/features /sunshade/service ledge/louvers/installations are modular and fluid and all in apartments may vary some way or another as size/shape/design and/or pattern.



Unit - D/2124 Sq. Ft./3, 7, 11, 15th Floor

(Not to scale)

Carpet area as per RERA	Balcony area	External wall area	saleable area	Garden terrace
135. sqm	(11.23 sqm)	(15.64 sqm)	(19 7.42 sqm)	(18.6 sqm)
1453 sqft	121 sqft	168 sqft	2124 sqft	200 sqft

MFN - Multipurpose niche for milk, footwear & newspaper

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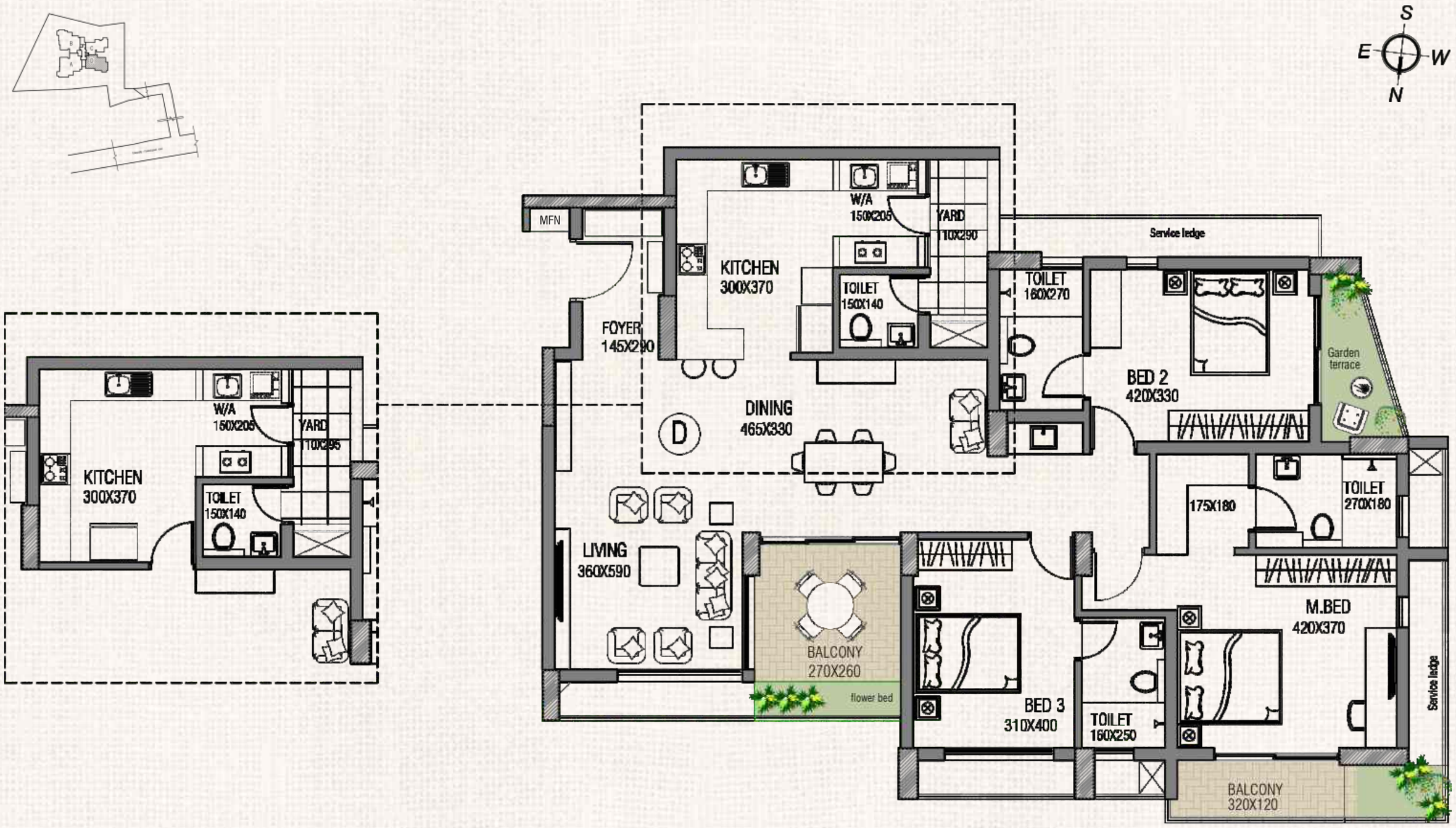

Unit - D/2124 Sq. Ft./4, 6, 8, 10, 14, 16th Floor

(Not to scale)

Carpet area as per RERA	Balcony area	External wall area	saleable area	Garden terrace	flower bed
135. sqm	(11.23 sqm)	(15.64 sqm)	(19 7.42 sqm)	(5.67 sqm)	(2.1sqm)
1453 sqft	121 sqft	168 sqft	2124 sqft	61 sqft	22 sqft

MFN - Multipurpose niche for milk, footwear & newspaper

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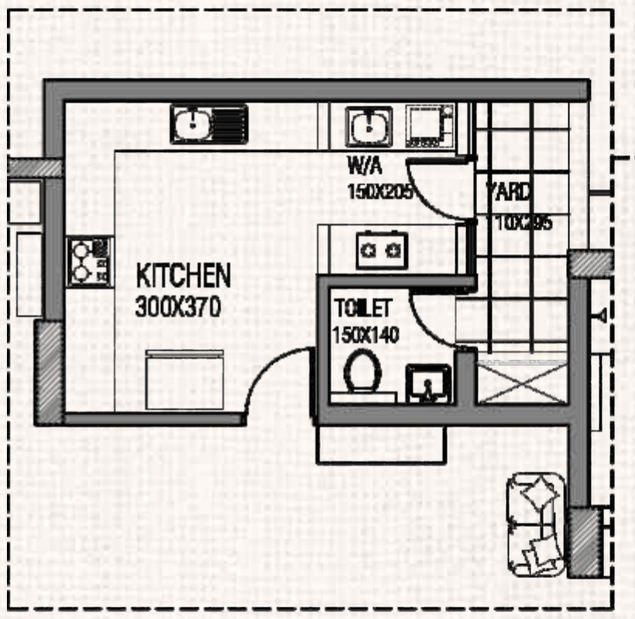

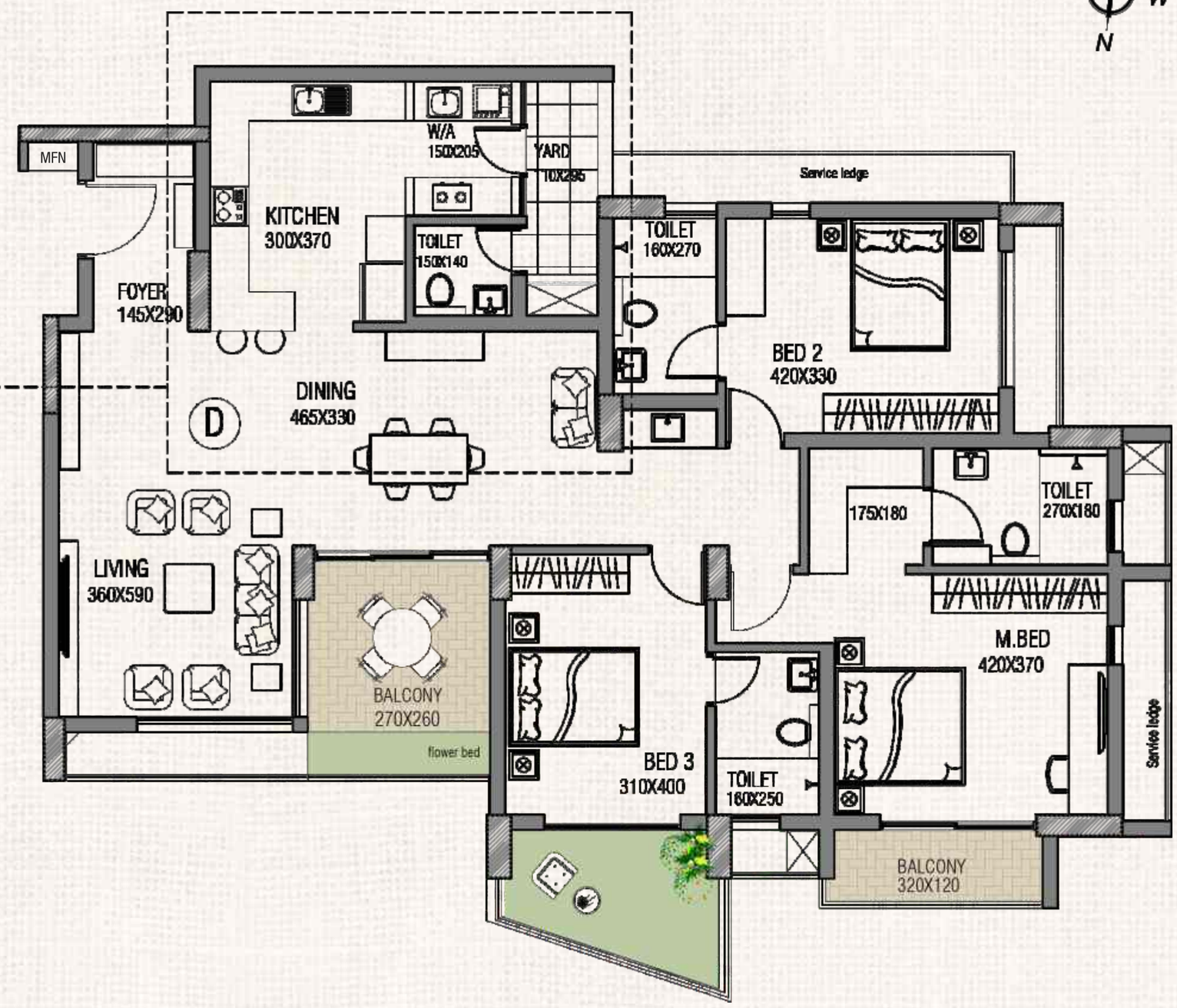

Unit - D/2124 Sq. Ft./5, 9, 13th Floor

(Not to scale)

Carpet area as per RERA	Balcony area	External wall area	saleable area	Garden terrace	flower bed
135. sqm 1453 sqft	(11.23 sqm) 121 sqft	(15.64 sqm) 168 sqft	(19 7.42 sqm) 2124 sqft	(6.75 sqm) 72 sqft	(2.1sqm) 22 sqft

MFN - Multipurpose niche for milk, footwear & newspaper

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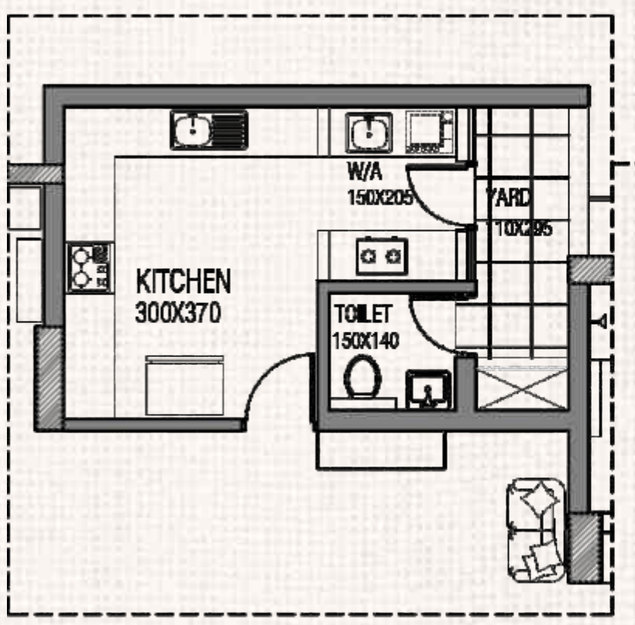

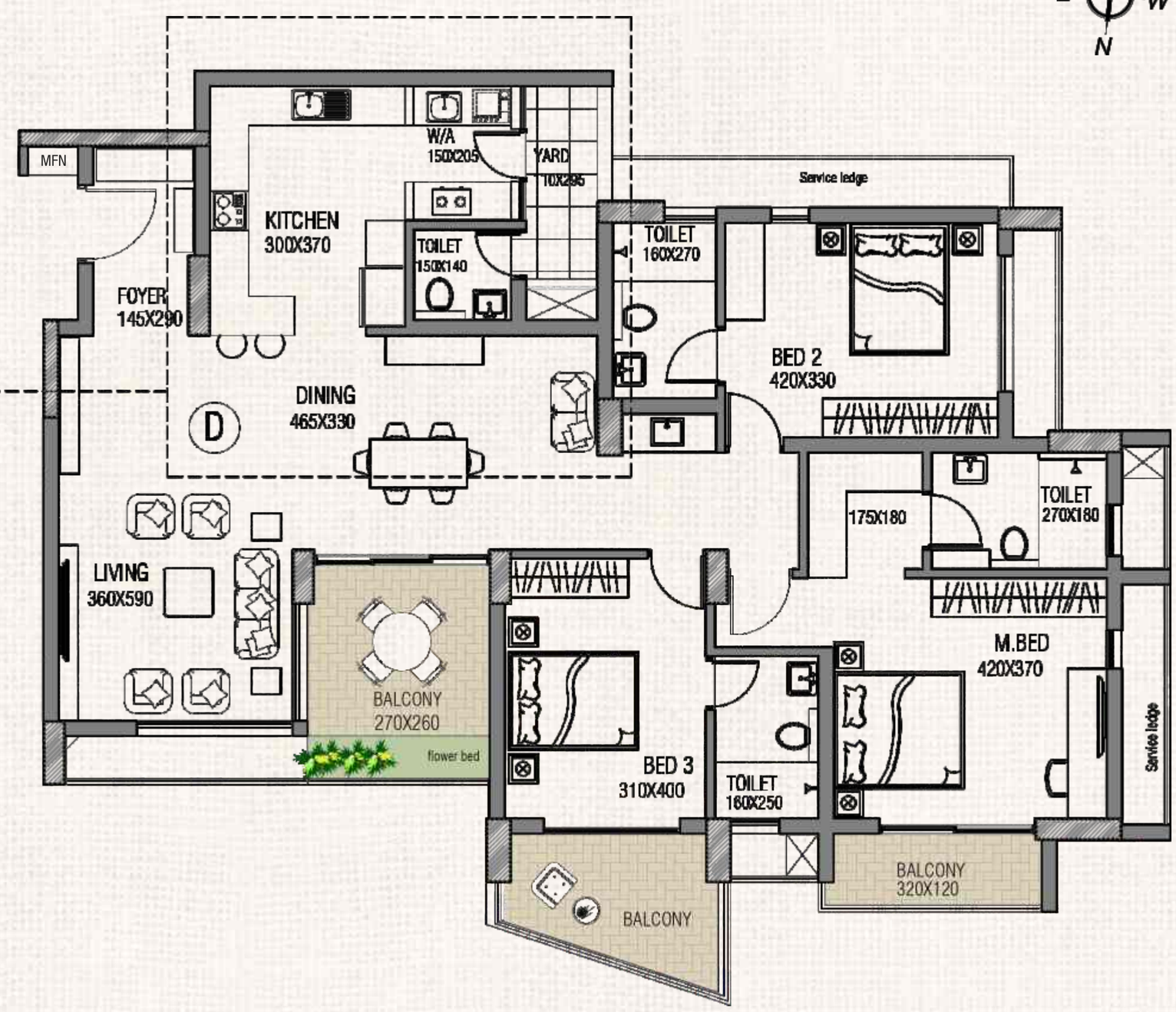

Unit - D/2124 Sq. Ft./17th Floor

(Not to scale)

Carpet area as per RERA	Balcony area	External wall area	saleable area	flower bed
135. sqm 1453 sqft	(18.23 sqm) 196 sqft	(16.16 sqm) 174 sqft	206.59 sqm 2223 sqft	(2.1sqm) 22 sqft

MFN - Multipurpose niche for milk, footwear & newspaper

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

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MATERIALS

At SFS Homes, we believe that quality living begins with quality construction. Our apartments are a testament to this belief, featuring the finest materials and top notch fittings and fixtures from trusted brands. Discover a haven of happiness and tranquility within our beautifully crafted spaces.

BUILDING SPECIFICATIONS

GREEN SPECIFICATIONS –OPTION 1

STRUCTURE OF THE BUILDING	RCC framed structure/composite structure with wall partitions. The structure surface including walls shall be cement plastered/exposed concrete finish/gypsum plastered/cladded/finished with coarse putty
INTERNAL AND EXTERNAL WALL	Walls shall be cement concrete hollow blocks masonry/cement concrete solid blocks masonry/Autoclaved Aerated Concrete (AAC) light weight blocks masonry/Porotherm bricks (burnt hollow clay bricks)/Gypsum dry wall partition
FLOORING	**GENERAL -** Vitrified/Ceramic tiles • **BALCONY -** Vitrified/Ceramic tiles • **TOILET -** Vitrified/Ceramic tiles
WALLS AND CEILING	**EXTERNAL WALL -** Exterior paint/texture paint and or combination of both • **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, faucet and steel sink to enable customised and easy fit out of modular kitchen
DOORS AND WINDOWS	**ENTRANCE DOOR -** Engineered door frame with veneered flush door **INTERNAL DOORS -** Engineered door frame with laminate flush door/moulded skin door. Door shall be swing/sliding as case may be **TOILET DOORS -** Engineered door frame with flush door with water resistant coating/ABS doors/UPVC doors. Door shall be swing/sliding as case may be **WINDOWS -** Made of powder coated Aluminium/UPVC sections with combination of fixed and swing/sliding window panels with glass **BALCONY DOOR -** Made of powder coated Aluminium/UPVC sections with combination of fixed and swing/sliding window panels with glass
GRILLS AND RAILINGS	**SAFETY FOR WINDOWS -** Mild steel grill for windows or handrail at sunshade, painted with enamel paint **BALCONY RAILING -** Combination of railing of mild steel/masonry/concrete. Enamel paint for mild steel sections
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/equivalent **GENERATOR BACKUP -** Generator power back up for common facilities such as lifts, common lighting and water pumps - Following power back up for apartments, electrical points. • Light and fan in all rooms, entrance light, bell push, TV point and fridge • 6A point for water purifier in kitchen • Master bed split air conditioner with load of 2000 W • The total load limited to 3000 W in apartment • Generator power back up shall not be metered **AC PROVISION -** Provision to install split type air-conditioner for living room, dining room and all bedrooms with energised electrical power point - Outdoor unit of the split type air-conditioner to be kept only in the approved and designated location by the builder
PLUMBING AND SANITATION	**SANITARY FITTINGS CERAMIC -** Sanitary fixtures shall be of Roca/Jaquar/equivalent **TAPS -** Chromium plated bathroom faucets. All faucets shall be of make Roca/Jaquar/equivalent **HOT AND COLD WATER PROVISION -** Hot and cold water provision shall be provided with mixing facility for all bath mixer taps
WATER SUPPLY	Water supply with underground sump tank and overhead tank Each apartment is provided with plumbing system to supply of two qualities of water, namely domestic quality and flush quality water Individual water metering for domestic water connection only for each flat (Cost included in deposit - infrastructure and other utility charges)
CAR PARK	Car parking shall be provided for every apartment as per the allotment chart of the builder
FIRE FIGHTING	Fire Fighting arrangements as per the prevailing rules of Kerala Fire and Rescue Department. The Owners' Association should take the AMC (Annual maintenance contract) and the fire NOC every year

SEWAGE TREATMENT PLANT	Sewage Treatment Plant shall beprovided as per the Kerala Pollution Control Board norms. The Owners' Association should take the operational and maintenance contract for SewageTreatment Plant. Consent to operate shall be renewed on its expiry by the Owners' Association
RETICULATED GAS	Reticulated gas/city gas distribution system shall be provided (Cost included in deposit - infrastructure and other utility charges) subject to the prevailing rules. The Owners' Association should take the AMC (Annual maintenance contract)
LUXURY FEATURES	• Grand double height arrival lobby • Drop point • Entrance gate plaza • Designer landscape • Designer water feature - reflective pool
WELLNESS FEATURES	• Indoor badminton court • Gym and yoga room • Swimming pool • Kids' pool • Spa room with massage table • Cricket nets • Herbal garden • Select apartments with garden terrace • Foot Reflexology pathway • Jacuzzi water jet in water pool • Zen garden • Outdoor Gym equipment
SUSTAINABLE FEATURES	• On-grid solar power plant - 30 KW • EV charging point: Single phase 16 amps power point for electric vehicle charging, powered by independent power line from apartment energy meter. (One per apartment). Cost included in deposit - infrastructure and other utility charges • Organic waste converter for wet waste treatment • Rainwater harvesting system as stipulated in Kerala Municipal Building Rules • Landscaping with native species • All landscape maintained through recycled treated water • Auto level control for storage water tank
UTILITY FEATURES	• Multi-level car park • All-purpose business centre for owners • Ladies staff room and toilet • Janitor's room • Gents staff room and toilet • Caretakers' room/fire command room • Designated visitors' car parking • Fully automatic passenger lifts (3 Nos). One among passenger lift shall be dedicated for servicemen and solid waste movement • Water filtration plant • Building design features for differently-abled people - 1) Ramps are provided to reach to lift lobbies from all car park levels 2) Designated car park 3)Toilet in ground floor lobby • Furnished guest suite
SOCIAL FEATURES	•Kids' play area • Function Hall • Party terrace with BBQ dock • Games room • Rooftop party area with open air projector
SECURITY AND SAFETY FEATURES	• Guard room and toilet • Boom barrier • Building access video door phone at main entry to control access from apartment • Access control at other entry points to building • CCTV camera for common area, lifts, ground floor, and car park floors at strategic location • ARD (Automatic Rescue Device) in the lift

PURPLE SPECIFICATIONS - OPTION 2

UPGRADED - NON STANDARD SPECIFICATION AT EXTRA COST

All specifications/amenities mentioned in green specification with changes in respective areas as mentioned below.

ITEM CHANGE NO.	DESCRIPTION
1	General flooring - imported stone floor with wood skirting instead of vitrified tiling. (Excluding master bed, work area and yard).
2	Bathroom shall be provided with toughened glass shower partitions, swing/sliding as case may be. (Excluding servant toilet).
3	Bed 3 toilet shall be provided with thermostatic body jets (6 nos).
4	Bathroom mirror cum storage unit, vanity under counter, bath accessories like towel rod and soap dish in all bathrooms except servant toilet.
5	Bug mesh for all external sliding windows and French windows except for bathroom windows and casement windows.

Note:-

Buyer needs to confirm the specification that he/she wants during the time of booking, to select from option 1 listed as green specification or option 2 listed as purple specification.

The item mentioned in purple specification option 2 shall be offered as full items (from item change no. 1 to 5 as above) and not as part.

TEAM

In the heartland of Kerala, where the tranquility of nature meets the bustling energy of urban life, SFS Homes stands tall as the visionary pioneers of wellness living. With a commitment to creating spaces that nurture the mind, body, and soul, SFS Homes has redefined the concept of modern living by seamlessly blending sustainability, nature-inspired design, and state-of-the-art amenities.

SFS is Kerala's most trusted builder with the highest DA2+ CRISIL rating and an unmatched 38 year legacy of on-time delivery, unmatched quality, pioneering lifestyles, and utmost transparency. At SFS, homes are designed with innovative concepts like wellness, sports, next-gen living, work from home features etc.
Our unmatched record of on-time delivery affirms our commitment towards our clients. The quality of construction with the inclusion of world-class amenities and high-end features assure SFS homes are built to last a lifetime.

With SFS Homes, you're not just investing in a home; you're embracing a way of life; a life that prioritises your health, the environment, and a sustainable future.

7 DIMENSIONS OF WELLNESS

Wellness gives opportunities to explore and develop yourself, focusing on seven dimensions ultimately fostering wellness communities. Each dimension affects the others. Furthermore, the process of achieving wellness is constant and dynamic, involving change and growth. Ignoring any dimension of wellness can have harmful effects on one's life.

PHYSICAL WELLNESS

Your physical wellness includes not just your body's overall condition and the absence of disease but also your fitness level and your ability to care for yourself. The higher your fitness level, the higher your level of physical wellness will be.

Similarly, as you take better care of your own physical needs, you ensure greater physical wellness. To achieve optimum physical wellness, you need to make choices that help you avoid illness and injuries. The decisions you make now and the habits you develop over a lifetime will largely determine the length and quality of your life.

EMOTIONAL WELLNESS

Your emotional wellness reflects your ability to understand and deal with your feelings. Emotional wellness involves attending to your own thoughts and feelings, monitoring your reactions, and identifying obstacles to emotional stability.

INTELLECTUAL WELLNESS

Those who enjoy intellectual wellness continually challenge their minds. An active mind is essential to wellness because it detects problems and finds solutions. People who enjoy intellectual wellness never stop learning. They seek out and relish new experiences and challenges.

INTERPERSONAL WELLNESS

Satisfying and supportive relationships are important to physical and emotional wellness. Learning good communication skills, developing the capacity for intimacy, and cultivating a supportive network are all important to interpersonal (or social) wellness. Social wellness requires participating in and contributing to your community and society.

CULTURAL WELLNESS

Cultural wellness refers to the way you interact with others who are different from you in terms of ethnicity, religion, gender, sexual orientation, age, and customs (practices). It involves creating relationships with others and suspending judgment on others' behavior until you have lived with them or "walked in their shoes."
It also includes accepting, valuing, and even celebrating the different cultural ways people interact in the world. The extent to which you maintain and value cultural identities is one measure of cultural wellness.

SPIRITUAL WELLNESS

To enjoy spiritual wellness is to possess a set of guiding beliefs, principles or values that give meaning and purpose to your life, especially in difficult times. A person who attains wellness uses spirituality to focus on the positive aspects of life and to fend off negative feelings such as cynicism, anger, and pessimism. Organized religions help many people develop spiritual health. Religion, however, is not the only source or form of spiritual wellness. Many people find meaning and purpose in their lives on their own — through nature, art, meditation, or good works — or with their loved ones.

ENVIRONMENTAL WELLNESS

Your environmental wellness is defined by the livability of your surroundings. Personal health depends on the health of the planet, from the safety of the food supply to the degree of violence in society. To improve your environmental wellness, you can learn about and protect yourself against hazards in your surroundings and work to make your world a cleaner and safer place.

FASTER. STRONGER. HIGHER

Awards, Accreditations & Milestones

By delivering on every promise and by maintaining the highest levels of corporate good governance, SFS has been bestowed with the highest awards and accolades in the industry.

CRISIL reaffirms DA2+ Rating for SFS Homes, the highest developer rating awarded in Kerala

SFS Tranquil, Kottayam - the highest IGBC Platinum Rated Green Residential Apartment Building in Kerala

SFS Stanford, Trivandrum - the first and highest IGBC Platinum Rated Green Residential Apartment Building in Kerala

SFS Olympia, Opp. Greenfield International Stadium, Kariavattom, Trivandrum is the first and only 7 star ICRA Rated Residential Project in Kerala

Kerala's First RERA Registered Project
SFS Retreat, Trivandrum
K-RERA/PRJ/001/2020

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- The interior views depicted in the brochure are presented with furnishings, both soft and hard, fixtures, lighting fixtures, wall finishes, cladding, renders, surface treatments, and wall art. It's important to note that these elements are not included in the standard offering. Buyers are required to reference the specifications and standard offering outlined in the sales agreement.

- The trees, plants, and shrubs shown in representative pictures and computer-generated images are depicted in a fully grown condition for artistic impression purposes. However, the final design, species, height, and size will be determined by the promoter. These will be delivered to the owners' association as small-sized nursery-grown saplings, not as fully grown plants/trees/shrubs etc

- Prospective buyers should note that, in accordance with the guidelines of Kerala Building Rules, no structural alterations are permitted in the patio, garden terrace, or balcony areas of the allotted property. It is important to understand that the building's elevation and exterior facade, as depicted in the SFS Whispering Hills brochure, define the theme and character of the complex. As a buyer, you are expected to refrain from making any modifications to these areas or deviating from the approved facade, elevation, and drawings authorized by the competent authorities. Any alterations such as enclosing balconies or covering terrace gardens would infringe upon the collective rights enjoyed by other allottees within SFS Whispering Hills. Please be aware that only approved alterations, like the installation of sun cutters, rain cutters, bug mesh, bird mesh, and child safety accessories, are allowed. These alterations must conform to the approved design, pattern, colour, and model, which can be observed in the sample apartment. If buyers choose to use the promoter's services for such alterations, they will be treated as optional and incurred at an extra cost. This information is provided to ensure that prospective buyers are fully informed about the limitations and possibilities within SFS Whispering Hills.

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TRIVANDRUM: Skyline Plaza, Vellayambalam, Trivandrum - 10. E: marketing@sfstvm.com
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GURUVAYOOR: Temple Terrace, Mavinchuvadu, East Nada, Guruvayoor. M: 99473 55555 E: marketing@sfscochin.com
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