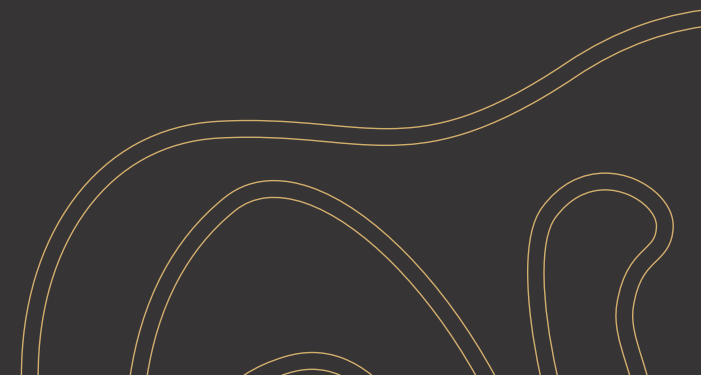




GRAND  
RIVIERA



BEYOND LUXURY





## A LIFE BEYOND DREAMS.

Imagine a life that is set beyond your dreams, beyond expectations, beyond convenience, beyond elegance, beyond comfort and beyond perfection. Yes, that's a life beyond all luxuries and that's the Grand Riviera life. It is not just a home. The sensational architecture with outstanding craftsmanship makes it a home of impeccable grandeur and inimitable style. Grand Riviera is a blend of timeless elegance, class, quality and sophistication that assures an ultimate fine living experience. It helps to entice your desires, it inspires to unwind your inner self and it narrates your dreams.

Grand Riviera is warm, inviting and a masterpiece with striking views and urban facilities. These details make it a special place with everything you want to live luxuriously. Come and live a life beyond everything.

# A LIFE BEYOND EXPECTATIONS.

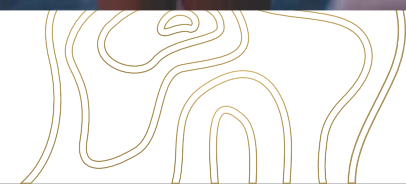
Osko Builders is a name that speaks of extraordinary quality, unparalleled expertise and sound business ethics. Being centred at Calicut, Osko has developed a special skill in identifying the pulse of Kerala. Osko plays a constructive role in the development of residential and commercial properties with a team of professionals dedicated to ensure perfection in every single detail. It cultivates a unique balance of expertise and a personal touch to make it peerless. Let it be the quality, facility, location, delivery, anything and everything stand beyond your expectations here.

Grand Riviera is the third project in Trivandrum, which is as unique as previous projects with architectural innovations and incredible quality. In 15 floors with 59 apartments, which include both 3 and 2 BHK apartments, Grand Riviera stands magnificent and appealing to give you the best life, a life beyond all your expectations.



# A LIFE BEYOND CONVENIENCE.

Nestled in lush greenery, Grand Riviera secludes you from the hustles and bustles of the city, but takes you closer to the brighter side of urban life. It is located at Anayara, near KIMS hospital, a stunning and prestigious location which is one of the most exclusive and coveted neighbourhoods of Trivandrum. It introduces you to an idyllic landscape and serenity along with breathtaking panoramic city views. Also, provides an easy access to important places like Airport, Technopark, Medical College, Lords Hospital, Good Shepherd School, Upcoming Lulu Mall, Kochuveli Railway Station and World Market. Its central position allows quick access to all parts of the city, which gives you a real feel of staying connected as soon as you start living.



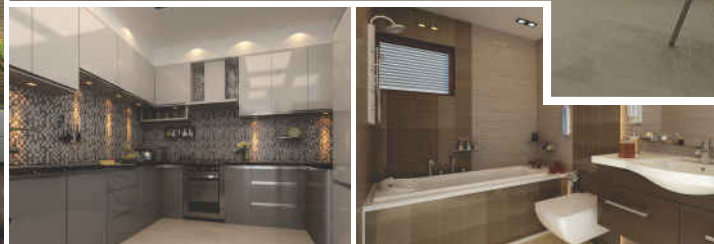
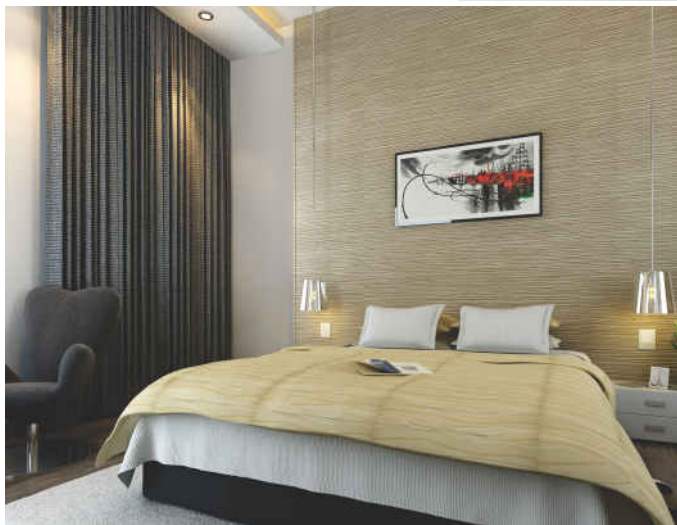


## A LIFE BEYOND ELEGANCE.

Grand Riviera is a rare home crafted carefully with extensive living, dining and entertaining areas. This luxuriously appointed home boasts exquisite and chic interiors along with extravagant spaces. The contemporary design and architecture are so rich, vibrant and inspirational, all of which embellish this home. It is tailored with teakwood finished door, super sliding powder coated aluminium windows, superior quality vitrified flooring and many more incredible and stunning features. Here, rooms are reserved to retreat a new and intimate experience that caters exclusive privacy. The open, light-filled space is a work of art that gives a refreshing and tranquil life. Here, one can experience a glamorous living which is beyond just elegance.

# A LIFE BEYOND COMFORT.

Grand Riviera is a fusion of elegant architecture and luxurious contemporary amenities that offer a mesmerising setting. The coziness gives a playful and modern twist with comforting and interesting living experience. Equipped with rare amenities, it offers a space where you can rediscover yourself.



This is an artistic impression of Type B apartments. For standard offerings, please refer specifications.





Swimming pool with change room and toilets | Indoor games - snooker/table tennis and card tables  
 Air-conditioned fitness centre with equipments | Reading room-cum-library | Biometric access card entry | Children's play area | 24 hrs security with CCTV surveillance cameras | CCTV monitoring room  
 Association room | Drivers' rest room | Servants' dress changing room | Caretaker room | Fully furnished studio apartment for guests | Kids' pool | Multi-purpose function hall | Sauna/steam bath  
 Area for final rites and rituals | Air-conditioned Wi-Fi enabled business centre | Kids' indoor game zone  
 Telephone connection with intercom facility | Premium furnished entrance lobby | Generator backup for common areas and designated points inside the flat with auto start





# IYER & MAHESH

architects | engineers | interior designers

## A LIFE BEYOND PERFECTION.

The uncompromising nature of Osko is clearly evident from the close relationship with the eminent design and engineering consultancy Iyer & Mahesh. This is to make sure that the architectural plans are carefully created with matchless quality and perfection. This adds a professional touch to every detail right from the beginning. Iyer & Mahesh helps to translate Osko's specific requirements to innovative ideas and then to a perfect design. This rare amalgamation of unrivalled care, transparency and uniqueness makes Grand Riviera your perfect home. Here, a promising and luxurious future awaits to gift a life beyond perfection.



# LOCATION MAP

## Distance from Grand Riviera

- Airport - 5.3 km
- Veli Boat Club - 3 km
- Kochuveli Railway Station - 2.5 km
- Medical College - 1.5 km
- Upcoming Lulu Mall - 1.7 km
- World Market - 1 km
- Technopark Campus Phase II - 5 km
- MGM School - 3 km
- Good Shepherd School - 2 km



# FLOOR PLANS



GROUND FLOOR

\*Dimensions may vary slightly during construction. Furniture and fixtures are indicative only. All dimensions are in centimeter. Plans and areas are subject to minor changes. The area mentioned in this brochure is inclusive of proportionate share of common areas and also the wall thickness.



# FIRST FLOOR

\*Dimensions may vary slightly during construction. Furniture and fixtures are indicative only. All dimensions are in centimeter. Plans and areas are subject to minor changes. The area mentioned in this brochure is inclusive of proportionate share of common areas and also the wall thickness.



## 13th FLOOR

\*Dimensions may vary slightly during construction. Furniture and fixtures are indicative only. All dimensions are in centimeter. Plans and areas are subject to minor changes. The area mentioned in this brochure is inclusive of proportionate share of common areas and also the wall thickness.



Trellis wall



3 BED UNIT (A)  
Area: 1515 sq. ft.



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3 BED UNIT (B)  
Area: 1725 sq. ft.



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ENTRY



2 BED UNIT (C)  
Area: 1130 sq. ft.



KEY PLAN NOT TO SCALE





3 BED UNIT (D)  
Area: 1572 sq. ft.



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3 BED UNIT (E)  
Area: 1605 sq. ft.



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**3 BED UNIT (12 A)**  
Area: 1460 sq. ft.



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**3 BED UNIT (12 B)**  
Area: 1685 sq. ft.



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ENTRY



2 BED UNIT (12 C)  
Area: 1095 sq. ft.



KEY PLAN NOT TO SCALE

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3 BED UNIT (12 E)  
Area: 1535 sq. ft.



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# BUILDING SPECIFICATIONS

ITEM	BRAND	SPECIFICATIONS
<b>STRUCTURE</b>		
Foundation		Deep pile foundation complying to structural consultant design.
		Super structure built with good quality cement, steel and bricks/cement blocks and standard thickness for RCC structure.
Internal masonry	10/15 cm thick	Bricks/solid cement blocks.
External masonry	20 cm thick	Solid cement blocks.
Painting finish	Asian/ICI/Jotun/Berger or equivalent	Premium emulsion over putty finish on internal walls, weather/waterproof emulsion finish for external walls and enamel paint for internal doors, grills & handrails.
Tiling	RAK/Kajaria or equivalent	Inside flat with premium vitrified tiles. Designer tiles in lobby. Premium tiling for master bedroom toilet and ceramic tiles upto false ceiling height in other toilets. Granite slab with dadoing tiles to 60cm height in kitchen.
Doors & Frames	Teak wood	Teak wood with architrave for main door, hard wood frame with flush/moulded shutters of 25mm thick Masonite/Jacson doors or equivalent.
Windows	Super slide powder coated aluminium windows	Super sliding powder coated aluminum/UPVC windows with 5mm glass and MS grill.
CP fittings	Grohe/Kohler/Jaquar or equivalent	Concealed mixture spout with head shower, health faucet, concealed stop-cock with spout for wash basin in bathroom. Concealed stop-cock with spout for wash bowl in dining area. Sink with drain board (Nirali/Metro/equivalent) and sink cock in kitchen.
Sanitary fittings	Toto/ROCA/Kohler/American Standard or equivalent.	Wall mount EWC with concealed tank. Wash bowl on granite top in all bathrooms and dining area. Bathub in master bedroom's bathroom and glass partitions in bathrooms (at extra pay).
<b>ELECTRICAL</b>		
Wiring	RR Kabel/Finolex or equivalent	Concealed copper wiring with modular plate switches.
Switches	Legrand/Schneider or equivalent	Wiring shall be done for adequate lighting , 5 Amps and 15 Amps.
Generator backup	Kirloskar Green/Cummins or equivalent	Generator backup for common areas and 400 Watts for 2BHK and 450 Watts for 3BHK flat with auto start.
ELCBB/MCB	Havells/Schneider or equivalent	Adequate ELCB and MCB in each apartment.
Geyser provision		Provision for geyser points in master bedroom toilets.
Telephone/Internet		Provision for telephone and internet in the living room and master bedroom.
Cable TV		Provision for cable TV in the living and master bedroom.
Air conditioning		Provision for AC point in master bed.
Fire & safety provision		As per NBC/KMBR
Elevators	Johnson/Kone or equivalent	2 Lifts, one bed lift and other eight pax lifts.



# TERMS AND CONDITIONS

## Documentation

- a. On allotment, agreement will be executed between the builder and the purchaser; one for the sale of undivided share of land and another for the apartment and car park. Though separate considerations are specified in each agreement, the composite value of the undivided share of land and that of the apartment plus car park will be shown in the payment schedule. Necessary citations to this effect are given in the agreements.
- b. The sale deed for undivided share of land together with the fair value of apartment (car park, if any) will be registered in favour of the purchaser on receipt of the entire payments. Stamp duty, documentation charges, registration charges and incidental expenses for the registration of the sale deed will be to the buyer's account.
- c. Documentation procedures may change depending on Government policies and regulations from time to time.

## Maintenance

Owners' association will be formed on completion of the project. Membership in the above association is compulsory, not optional. The owners' association will carry out all necessary routine and annual maintenance and repairs to common area and exterior wall of the building, common installation and fittings, payment of electrical and water charges for common facilities and services etc. Maintenance and charges/deposits are to be paid by each owner regularly and timely. The maintenance will be carried out by the builder till the formation of the owners' association, and thereafter the maintenance shall be taken up by the association. However, the initial six months shall be treated as the defect liability period during which the Builder shall fix all defects and deficiencies free of cost.

## Rules and Regulations

This is a time bound project. In case payments are not made as per agreement signed, the builder reserves the right to cancel the allotment, in which case the amount paid till such cancellation will be returned only after re-allotment to another party subject to terms and conditions of the agreement.

## Payment Schedule

Amount specified by the builder to be paid by the purchaser while executing the agreement and balance upon the stages of construction.

Service Tax, KVAT, Cess, KSEB Deposit, Transformer and Cabling charges, KWA Water connection charges and deposit, Association and Maintenance deposit etc. shall be extra payable by the purchaser on actuals, which may be approximately 12% -14% of the total cost, of which 12.5% is collected along with each installment and settled at final with actuals. Any increase or decrease in the above said charges or imposing of new levies or taxes by the Government or resulting from any statutory obligations shall also be met by the purchaser.

## Disclaimer

Whilst reasonable care has been taken to ensure accuracy in the preparation of information in this brochure, no warranty is given and interested parties should rely on the Buyers Sale Agreement. Visual representations, including models, drawing, illustration, photographs and art renderings (the "Visual Representation") are portray artistic impressions only. The information contained herein, the fittings, finishes, features and other display in the shown units or elsewhere (the "Materials"), which are of general guidance only, and are subject to change and should not be relied upon as accurately describing any specific matter. Dimensions may vary slightly during construction and floor areas subject to minor changes. We reserve the right to modify features, any unit, the development or any part there of as may be approved or required by the builder or by the relevant authorities.

We have not authorized anyone to make any oral promises or assurances on our behalf with regard to the specifications of the apartments in question. Purchasers are requested to rely only upon the terms of the Buyers' Sale agreement which is a comprehensive document containing all the terms and conditions applicable as between the parties.

# OTHER PROJECTS

## ONGOING PROJECTS



TRABOS, TRIVANDRUM



TRAVANCORE MERIDIEN  
TRIVANDRUM



TRAVANCORE HEIGHTS  
CALICUT



METRO MAGNA, CALICUT



ORBIT PLAZA, CALICUT

## UPCOMING PROJECT AT CALICUT



## HOSPITALITY DIVISION



METRO TOURIST HOME  
CALICUT



Trivandrum: TC 2/2532, Opp. Traffic Station, Pattom Palace PO, Pattom 695 004

Calicut: 27/97E, Second Floor, F.C.C. Building, Near Federal Tower, Arayidathupalam 673 016

M: +91 81570 00333, +91 81570 44333 E: [infotvm@oskobuilders.com](mailto:infotvm@oskobuilders.com) [www.oskobuilders.com](http://www.oskobuilders.com)