ÉLEVÉ MAISON
URBAN LUXURY

WWW.GALAXY-BUILDERS.COM
GALAXY IDEOLOGY

VISION
Our vision is to be the most leading and honest real estate company, persistently providing our customers with the highest quality developments.

MISSION
As a real estate company, our mission is to provide our customers with iconic and technologically advanced luxury spaces.

We aim to develop outstanding social environment with the core value of bringing people closer. We are in pursual of urban living spaces that integrates residential, commercial and entertainment spaces that will enhance the quality of life and constantly evolve to suit customer demands.

VALUES

- Quality
- Transparency
- On Time
- Sustainability
- Customer Centric
- Iconic Designs
A GALAXY OF URBAN LUXURY

Renowned all over for Quality, Prestige and Luxury, Galaxy Builders have built a strong name over the years in the realm of housing development and construction. Completing over 13 lakh sq.ft. constructed space and bringing home happiness to more than 650 happy customers in Calicut, Galaxy Builders have taken utmost care in adding a touch of creativity, aesthetics and ethics to every architectural excellence achieved so far. The Ritz Marina, Pallazio Azure and Magnum Opus are luxury landmarks across Calicut that continues to encompass happiness and a luxury lifestyle for the fortunate few.
ÉLEVÉ MAISON
URBAN LUXURY

EXCLUSIVE LUXURY APARTMENT

Taking luxury to the sky like never before. Eleve Maison which directly translates to ‘mansion in the sky’, takes it up a notch with its top of the line ultra-luxury apartments. Eleve Maison promises to fulfill the dream of having a home that stands apart from the rest. With 52 of the city’s most sought after apartments spread across 23 floors of vertical living space in 76.2 cents of land, it fulfills your desire for the most accessible, pleasurable living that comes with top of the line features and automation enhancements.

With our various range of apartments to choose from, you can pick the kind of apartment you dream of calling a home. Located near Sarovaram biopark, Eranhipalam, it comes with its rich connectivity to everything you need, from transportation to restaurants and other daily necessities.

Eleve Maison with all the characteristics of Galaxy builders’ luxurious homes, state-of-the-art luxury living spaces and the latest technological accessibility enhancements makes it the ultimate home for someone who doesn’t settle for anything but the best.

SAROVARAM BIO PARK ROAD, ERANHIPALAM, CALICUT
GRAND LOBBY
FOR THE URBANISTA

Walk into Eleve Maison and experience a refreshing urban design laced with luxury in every detail. Everything from the beautiful high ceiling interiors to the comfortable air-conditioned seating areas with cozy furnishings, the lobby sets the standard for a complete luxury experience.

PROJECT HIGHLIGHTS

1. MODERN FACADE DESIGN
2. FLOOR TO CEILING GLASS AREAS FOR EVERY APARTMENT
3. NIGHT TIME FACADE ILLUMINATION
4. SMART HOME AUTOMATION FOR APARTMENTS
5. GRAND LOBBY WITH HIGH CEILING & AC
6. LUXURIOUS CLUB HOUSE
7. SOCIAL SPACE / PARTY AREA WITH AC
8. BUSINESS CENTRE
9. CONFERENCE ROOM
10. GLASS SHEATHED BALCONIES
11. INDOOR GAMES
12. PRIVATE MOVIE LOUNGE
13. WATERFALL FROM INFINITY SWIMMING POOL
14. CHILDREN'S PLAY AREA
15. HIGH SPEED ELEVATORS
16. ENERGY EFFICIENT COMMON AREA LIGHTING
17. NEW GENERATION SECURITY SYSTEMS
18. PIPELINE LPG

DISCLAIMER

BY INDICATING INTEREST IN ANY OF THE PROPERTIES, YOU ARE EXPRESSING YOUR INTENTION TO Procure Information IN COnSULTATION WITH THE ELeve MAISON GROUP FOR THE PROPERTIES AS DESCRIBED ABOVE. FURTHER, ANY ADJUSTMENTS, CHANGES, AND MODIFICATIONS TO ANY OF THE PRECEDING SPECIFICATIONS, DESCRIPTIONS OF THE BUILDING, CONSTRUCTION, FINISHES, AND OTHER DETAILS SPECIFIED HEREIN ARE SUBJECT TO THE ULTIMATE DISCRETION OF THE ELeve MAISON GROUP, OR THEIR AGENT/AGENTS OR DESIGNER/S, AND WILL REFLECT IN THE SAME AGREEMENT.

PAGE 8

GRAND LOBBY

PAGE 9
CLUB HOUSE
FOR THE URBANISTA

Dedicated to take away all your stress, relaxing with your family and friends or hitting your fitness goals, the Elve Maison trendy and upscale club house is equipped with all the facilities that make it ideal for residents with different interests to come together and do what helps them have a great time.

LUXURIOUS CLUB HOUSE

CLUB HOUSE FEATURES

1. INFINITY SWIMMING POOL
2. POOL VIEW ZEN GARDEN FOR YOGA
3. POOL SIDE CAFE
4. SPA ROOM
5. AC GYM WITH CROSS TRAINING / HIT EQUIPMENTS
6. JACUZZI ON POOL DECK
7. STEAM BATH
8. SAUNA
9. INDOOR GAMES
10. VIDEO GAMING AREA

DISCLAIMER

The above information is subject to change or modification without notice in accordance with the design and construction of the project. Actual photographs may differ from drawings and illustrations. Information herein is based on current information available as of the date of publication. Improvements, modifications, and changes in specifications, prices, and other information may be made by the developer without notice. Any errors or omissions in this document will not affect the rights of the developer or the rights of the buyer. This is a marketing brochure only and is not to be considered an offer to sell except as provided by law. All the units are subject to prior sale, lease, or withdrawal. The information herein is not intended to limit any legal rights of the developer or the buyer. The developer reserves the right to make changes, improvements, modifications or corrections without notice.
ENTERTAINMENT ZONE FOR THE URBANISTA

Let your competitive spirit run wild at Eleve Maison’s entertainment zone that offers various indoor games, dedicated video gaming area and a home theater. Immerse in a luxurious cinematic experience on a large screen with 18 reclining sofas and 7.1 audio surround system for your action-packed movies. For adults and children alike, this indoor entertainment zone is a guaranteed spot to have a ton of fun.

LUXURIOUS CLUB HOUSE
FITNESS ROOM FOR THE URBANISTA

The concept of a gym has evolved, and our customers like different forms of workouts that suit them personally. The Eleve Maison fitness center is equipped with all the modern fitness methods like cross training/High Intensity Interval Training (HIIT) equipment in addition to the traditional weight training and cardio equipment.
SMART HOME AND SECURITY FOR THE URBANISTA

With a smart security automation implemented home, you have the option of controlling everything from the palm of your hand. Mobile apps help you keep your home and family secure throughout the day wherever you are while also allowing you to have the simple luxuries of controlling things like lighting or air conditioning.

SMART HOME

1. MOBILE APP FOR SMART HOME CONTROL
2. LIGHTING CONTROL
3. AC CONTROL
4. SMOKE / FIRE ALERT
5. BIO METRIC DOOR LOCK
6. USB CHARGING POINTS

OPTIONAL FEATURES*:
7. CURTAIN CONTROL
8. MOOD LIGHTING
9. IP CAMERA APARTMENT MONITORING

SMART SECURITY

1. CCTV SURVEILLANCE
2. ACCESS CONTROLLED LOBBY
3. BOOM BARRIER
4. BIO METRIC TENANT ENTRY
5. VIDEO DOOR PHONE WITH CCTV INPUT
6. ON DEMAND GUEST ACCESS FROM VOP
7. BIO METRIC APARTMENT MAIN DOOR LOCK
8. 24HRS SECURITY GUARDS

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PHOTOGRAPHS AND ARTWORKS ARE FOR ILLUSTRATION PURPOSES ONLY. NO PART OF THIS BROCHURE MAY BE REPRODUCED, DUPLICATED, COPIED, OR DISCLOSED TO ANYONE OTHER THAN THE EXPRESS OWNER. OWNER MAY MAKE CHANGES TO ANY PART OF THE PROJECT WITHOUT ADVANCE NOTICE OR DISCUSSION. ALL INFORMATION CONTAINED WITHIN THIS BROCHURE IS SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION PROVIDED IS SUBJECT TO MUNICIPALITY APPROVAL AND CONSTRUCTION CHANGES. INNOVATION DESIGN LTD. BEAR NO RESPONSIBILITY FOR ANY MISTAKES OR ERRORS.
Eleve Maison is all about fulfilling your dreams of living in the most luxurious apartment. With multiple sizes of apartments available, you can opt for the size you need without missing out on any of the features that make your home incredible.

**APARTMENT FEATURES**

1. SMART HOME AUTOMATION
2. BIO METRIC/ FINGER PRINT MAIN DOOR LOCK
3. APARTMENTS RANGING FROM 1510 SQFT TO 3485 SQFT
4. WELL LIT & VENTILATED ROOMS WITH LARGE WINDOWS
5. FLOOR TO CEILING GLASS IN PRE DESIGNATED BEDROOM
6. UPVC / HEAVY GRADE ALUMINIUM SLIDING WINDOWS & FRENCH WINDOWS
7. LUXURY RANGE CP & SANITARY FITTINGS
8. AESTHETIC LAYOUT
9. GLASS SHEATHED BALCONIES
10. FLOORING CUSTOMISATION - MATT/GLOSSY/SATIN/WOOD
11. VIDEO DOOR PHONE & CCTV SURVEILLANCE
12. GUEST ACCESS CONTROL
13. FIRE/SMOKE/ GAS DETECTORS
14. FIRE SAFETY SPRINKLERS

**OPTIONAL FEATURES**

15. FURNISHED KITCHEN
16. AUTOMATED CURTAIN
17. IP CAMERA APARTMENT MONITORING
18. HOME AUTOMATION CUSTOMISATION
19. JACUZZI / WHIRLPOOL

**DISCLAIMER**

All the features mentioned are subject to availability and are indicative only. The final design of the apartment will be finalized in consultation with the buyer.
SKY MANSION HIGHLIGHTS

1. MANSION LIKE APARTMENT OF 3485 SQFT, 4BHk
2. SMART HOME ENABLED
3. DUPLEX
4. ONE APARTMENT ENTRY PER FLOOR
5. FLOOR TO CEILING GLASS FACADE FOR 3 BEDROOMS & KITCHEN
6. 2 MASTER SUITE BEDROOMS
7. 2 LIVING ROOMS UPPER/LOWER
8. TERRACE GARDEN WITH DOUBLE FLOOR HEIGHT
9. IN-HOUSE MAID’S ROOM, TOILET & WORK AREA
   EXTRA OPTIONAL FEATURES±:
10. PRIVATE IN-HOUSE ELEVATOR
11. JACUZZI ON TERRACE GARDEN

DISCLAIMER:±

WHERE THIS IS AN ARTWORK CONCEPTION OF THE CONSTRUCTION PLAN REFERRED, THIS MODEL IS PRESENTED EXACTLY AS A THEOPHAN TO ACCURACY CHANGES CAN BE MADE ACCORDING TO CHANGES IN CONSTRUCTION.

* FLOOR PLANNING DETAILS ARE PRELIMINARY OFFER. THE FINAL PHASE OF THE BUILDING COMPLEX CAN BE MADE AT THE DISCRETION OF THE BUILDER CHANGES WILL BE INFORMED AND WILL BE SEEN ON THE SITE AGREEMENT.
± OPTIONAL FEATURE / AVAILABLE AT AN EXTRA COST ON REQUEST.
SKY MANSION, 4BHK
TYPE LOWER LIVING

ISOMETRIC VIEW

UPPER

LOWER

4BHK DUPLEX - LOWER FLOOR WITH LIVING AREA - UPPER FLOOR BEDROOMS
SUPER BUILT UP AREA : 3485 sqft  CARPET AREA : 2440 sqft
ACCESS FLOOR : 13,15,17,19 AND 21st FLOOR

With Eleven Maison’s signature urban design, each floor consists of an entry to a single apartment; only. The living spaces are on the lower floor while the bedrooms are on the upper floor.

DISCLAIMER™
ENTIRELY AN ARTISTIC PERCEPTION OF THE CONSTRUCTION WHEN COMPLETED. THE ABOVE REPRESENTATIVE PICTURES ARE ONLY TO HELP UNDERSTAND THE IMAGE OF THE UNIT. THE PLAN AND SPACE MAY ALTER ACCORDING TO CHANGES IN CONSTRUCTION.

PAGE 28

PAGE 29
SKY MANSION, 4BHK
TYPE UPPER LIVING

ISOMETRIC VIEW

UPPER

LOWER

4BHK DUPLEX, UPPER FLOOR WITH LIVING AREA, LOWER FLOOR BEDROOMS
SUPER BUILT UP AREA : 3485 sqft  CARPET AREA : 2440 sqft
ACCESS FLOOR : 14, 16, 18, 20 AND 22ND FLOOR

With Eleve Maison's signature urban design, each floor consists of an entry to a single apartment only. The living spaces are on the upper floor while the bedrooms are on the lower floor.

DISCLAIMER:
PAGES AND ARTWORKS ARE FICTITIOUS OF THE CONSTRUCTION WITHOUT COMPUTER. THIS IS PURPORTED BROCHURE FOR INFORMATIONAL PURPOSES ONLY AND MAY VARY ACCORDING TO CHANGES IN CONSTRUCTION.
LOCATION FOR THE URBANISTA

The location of Eleven Maison is what makes its ultraluxury apartments the perfect place to call home. With instant access to the main roads right outside, it makes accessibility to transport and distance from anything you need, extremely simple. The prime location also gives you walkable access to everyday necessities like grocery stores, banks, hospitals, etc.
SPECIFICATIONS

1. Flooring
   Customisable on owner’s choice or pick from our standard options of high-quality Ceramic / Porcelain / Vitrified / Glossified wood with an array of finishes like Glossy / Matt / Cable from leading brands. Vitrified ceramic tiles in common areas and staircases. Italian Marble in Entrance lobby.
   Standard Brands: Nilco, Kajaria, Simpolo, Q tone, RAK

2. Kitchen
   Owner’s choice from our display for flooring. Choose plated tap from a leading brand, granite-topped counter platforms, stainless steel washing sink with a single bowl and drain board are used in the kitchen.
   Designated work area in all apartments with a single bowl stainless steel basin. Electric points for all appliances, water inlet and outlets for washing machine, centralised gas supply, gas leak detector.
   Standard Brands: Tiling - Nilco, Kajaria, Simpolo, Q tone, RAK
   Sinks - Franke, Cerafil, Hafele

3. Toilet
   Luxurious vitrified ceramic tiles with matte/glossy finish for flooring and wall dado from our standard collection. Premium branded sanitary ware, concealed flush tank, press button flush, wall-hanging closets, chrome faucets, premium branded C.P fittings, hot and cold mixer unit with shower facility.
   Standard Brands: Tiling - Nilco, Kajaria, Simpolo, Q tone, RAK
   Chrome Plated fittings & Sanitary ware - Kohler, TOTO, Grohe

4. Doors, windows & hand rails
   Treated country hardwood frames and door for the main entrance, high-quality branded panel shutters for inside doors with hardware frames. UPVC / Heavy grade electroplated aluminium sliding windows and French frames for balconies. SS/MS safety grilles with a/c repair access, glass sheeted balcony hand rails.
   Standard Brands: Windows & grills - Fenesta, Jindal, TATA
   Doors - Natural wood, Pvc, Masonite
   Glass - Saint Gobain, Asahi

5. Smart Home Automation
   Internet based Wireless Home automation System installed in all apartments as a standard feature. App to be downloaded from play store / app store will assist you with controlling lighting and air-conditioning and other various electrical points in your apartment.
   Brand: Echol, Control 4

6. Electricity
   Three-phase system with concealed wiring. Separate meter for each apartment. 5-15 Amp power points for household appliances. Direct generator back-up for all electrical points excluding a/c, iron box and water heaters; in case of power failure.

7. Painting
   High-quality branded putty (2 coats), primer and paint (2 coats) for internal walls and all weather elastic paint for external walls.
   Standard Brands: Berger, Dulux, Asian Paints

8. Elevators
   2 high speed elevators with built-in rescue device and 24 hours generator back-up
   Standard Brand: KONE, Mitsubishi, Schneider

9. Generators
   Round the clock standby generator for uninterrupted power supply; sound proof casing; Diesel fuel with energy-efficient settings.

10. Water Supply
    Open well and KWA water supply through separate sumps and overhead tanks. Additional water purification plant for peace of mind.

11. Internet, TV & Communication
    High-speed optical fibre internet connection* & Wi-Fi integration to each apartment. Pre-selected DTH and cable connection*, 1 supplier each for TV, Video intercom facility for apartment to apartment, to lobby and to gate-keeper communication. Landline Phone connection*.
    *Connection/packages to your preference and needs to be purchased from the designated service providers.
    Standard Brand: Airtel, Asient, BSNL

12. Car Parking
    Reserved car parking spaces available for purchase. Allotment number is as per the purchase sequence number of the apartment. Selection can be made at the time of delivery as per the purchase sequence. Sufficient guest & handicap parking available with in the premises.

13. Security Arrangements & Video door Phone
    CCTV, RFID access controlled lobby entrances, boom barriers, round the clock personnel security service. Video door phone system for easy communication and security. Pre-designated CCTV inputs to monitor common areas. Guest access control.
    Standard Brands: LG, Grandstream, Panasonic

14. Fire Safety
    Fire fighting equipment as per Kerala Building rule. Advanced water sprinklers, Smoke detectors, fire extinguishers, water hose reel and fire alarm system installed for your safety.

15. Waste Disposal
    Garbage pick-up service, sewage treatment plant as per norms of Pollution Control Board.

CORPORATION BUILDING PERMIT NUMBER:

DISCLAIMER
Standard brands shall be replaced to a similar category brand at the discretion of the builder.
TERMS & CONDITIONS

Payment terms

20% advance at the time of booking. Balance in 32 Equal Monthly Installments / Number of months towards project completion.

The prices are final once the apartment is allotted.

Dated EMI cheques for Six months to be submitted in advance and repeated 1 month prior to the date of the last cheque.

All payments should be done by Cheque, RTGS, NEFT or Demand Draft favouring “Galaxy Builders Eleven Maison” drawable/ receivable at Kozhikode.

Govt. Taxes and levies extra.

GST/ Other GOVT taxes prevailing on the date to be paid extra with each payment.

Documentation

The agreement is in respect of the construction between the builder, land owner and the purchaser, consolidation of contract value of the building as well as undivided share.

The sale deed for the undivided share in land and ownership rights of the constructed property will be registered by the builder & land owner to the purchaser on receipt of the entire payment, Taxes, Extra work expenses (if any) and registration expenses as per the contract.

Taxes, Registration charges, documentation charges, and any other expenses related to the registration and taxes to be borne by the buyer.

Both carpet area and super built-up Area are clearly informed in the brochure as well as the agreement. The super built-up area is inclusive of the common areas and wall thickness. Documentation amount will be the total amount payable for the Carpet Area, Wall thickness, Share of Common Area, Car parking (if any) and undivided share in the land. Govt. Taxes and Levies Extra.

Other Conditions

All transactions are subjected to Kozhikode jurisdiction.

All measurements and specifications given in the brochure are subject to minor variations. Variations/alterations shall be at the discretion of the builder.

The Sale deed will supersede the brochure. Any changes/alteration made in plan, construction, design, features and facilities constructed will be the final product and will reflect in the sale deed.

In case, payments are not made as per agreement, the builder reserves right to cancel the allotment, in which case the amount will be returned without any interest, only after re-allotment to a new buyer.

Owners Association will be formed while handing over the Building. The President, Secretary, Treasurer and executive committee members will be selected at the handing over to run the association.

Association will have an option of appointing organisations capable of providing security, maintenance and cleaning for the building recommended by the builder or carry out the same independently according to their decision.

The Owners Association will be in charge of carrying out the complete maintenance and repairs of exclusive common facilities. Membership in the association is compulsory. Maintenance charges and Association deposits are to be paid by each owner.

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FEATURES: ABOVE MENTIONED DETAILS ARE PRELIMINARY OFFER ON THE CONCEPTUAL STAGE OF THE BUILDING. CHANGES CAN BE MADE AT THE DISCRETION OF THE BUILDER. CHANGES WILL BE INTIMATED AND WILL REFLECT IN THE SALE AGREEMENT.

* OPTIONAL FEATURE: AVAILABLE AT AN EXTRA COST ON REQUEST.