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40 YEARS
OF EXPERTISE
& EXCELLENCE
★★★★★

CORDIAL
Magnolia



WELCOME TO
**CORDIAL
MAGNOLIA**



Luxury Apartments
Near Jagathy

THE NEW BENCHMARK
IN ICONIC LIVING

133RD Project



CORDIAL
CONSTRUCTING EXCELLENCE
Since 1981

PRESENTING **CORDIAL MAGNOLIA** OUR
133rd PROJECT

AN OUTCOME OF DETERMINATION,
EXPERTISE & TRUST ON OUR
PAST 132 PROJECTS

Here, Cordial Magnolia brings out a sense of longevity, nobility, elegance and magnificence to this dream home.

Cordial Magnolia, 18-Storeyed Architectural Marvel is the only project in the heart of the Capital City for those who desire to have a serene life close to nature.





- 132 Completed Projects
- 40 Years of Trust, Expertise and Excellence
- Completed More Than 90 Lakh Sq. Ft
- 3,000 Happy & Satisfied Clients
- All Projects in Strategic Locations
- Constructed Major Landmarks Across Kerala
- Experience in Major Government, Private, and Apartment Projects
- Excellent & Positive Customer Service
- Prompt & Timely After-Sales Service
- Quality Oriented Construction
- Strong Team of Future-Ready Professionals
- Updated About Latest Technologies
- Fast and Transparent Documentation
- Timely Completion and Prompt Delivery



EMBRACE THE BEST IN AMENITIES

Expect The Exceptional - This G+17 Floors High Rise Apartment presents its residents with modern amenities like never before. When choosing Cordial Magnolia, you get the privilege to live a noble life among endless amenities.

- ▶ Elegant A/C Lobby with Furnished Reception Area
- ▶ Terrace Party Area Provision
- ▶ Apartment Owners Association Office
- ▶ Furnished Caretaker Room
- ▶ Fire Control Room
- ▶ Two Fully Furnished Air-Conditioned Guest Room
- ▶ Provision for Internet connectivity in Living & Master Bedroom in Each Apartment
- ▶ Air-Conditioned Fitness Centre with Modern Equipments
- ▶ A/C Multi-Purpose Hall
- ▶ Air-Conditioned Mini Home Theatre
- ▶ Fully Automated Passenger Lift & Bed Lift
- ▶ Garbage Disposal-Incinerator & Bio Bin as per Requirement
- ▶ Intercom Facility in Apartments, Lifts & Security Cabins
- ▶ Outdoor Children's Play Area
- ▶ Indoor Games Room

- ▶ Provision for Cable TV Connection in Living & Master Bedroom in Each Apartment
- ▶ Name Boards
- ▶ Letter Boxes
- ▶ Generator Backup for Lifts, Water Pumps, & Common Lightings as per rules
- ▶ Generator Backup for Designated Points in Each Apartment as per rules
- ▶ Sewage Stilling Chamber/ Primary Settling Tank
- ▶ Biometric Access System at Entrances
- ▶ Individual Water Meter system in Each Apartment
- ▶ Security System - CCTV Cameras in Entrances, Gate Portion & Lifts
- ▶ Water Supply System Through Sump & Overhead Tank
- ▶ Refreshing Room for Drivers
- ▶ Changing Room with Attached Toilet for Servants
- ▶ Automatic Gate or Boom Barrier System for Entry/Exit
- ▶ Lighted Drive-Ways Towards Parking Areas
- ▶ Car Wash in Two Points at Ground Floor
- ▶ Solar Assisted Lighting in The Common Area for Designated Points as per Rules



MINI HOME THEATRE



MULTI GYM



PARTY HALL



INDOOR GAME ROOMS



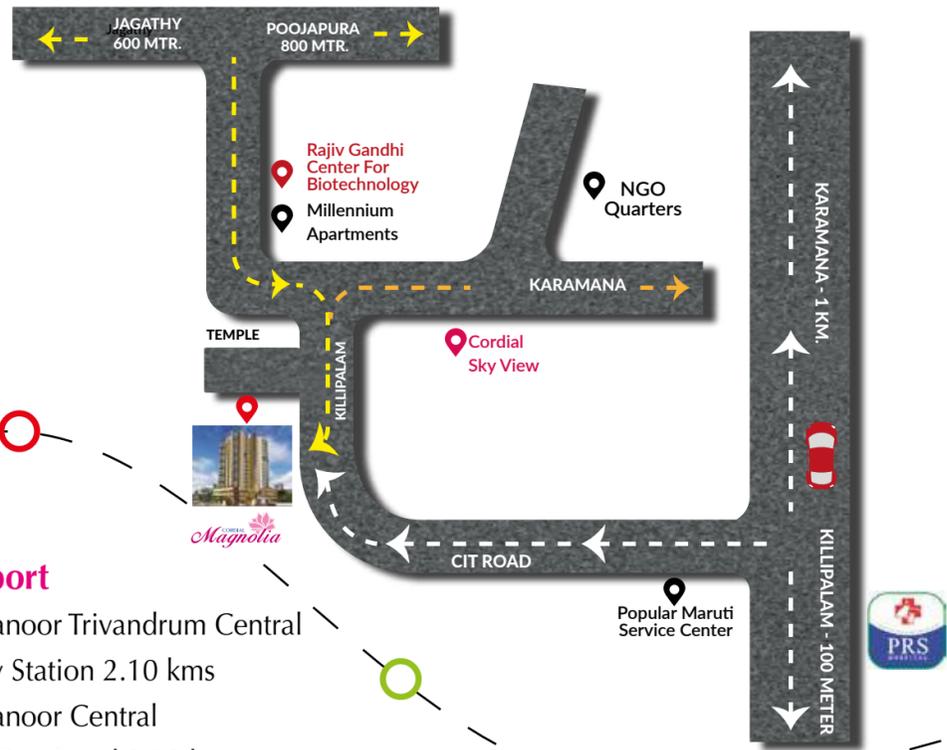
CHILDRENS PLAY AREA (OUT DOOR)

BUILT FOR THE ELITES, BUILT LIKE THE ONE
CORDIAL MAGNOLIA IS
NOT JUST THE ONE BUT THE '**only one**'
that defines what
true luxury should be!



Be it the amenities, be it the location, or be it
the price, Cordial Magnolia is unbeatable.
Every Cordial project embodies a rich legacy
of experience and expertise.

EXPLORE THE BEST IN LOCATION



Transport

- Thampanoor Trivandrum Central Railway Station 2.10 kms
- Thampanoor Central KSRTC Bus Stand 2.10 kms
- International Airport 5.75 kms

Hospital

- Government Medical College 6.40 kms
- PRS Hospital 1.15 kms
- General Hospital 3.50 kms
- Ananthapuri Hospital and Research Institute 5 kms

Shopping, Dinning, Sports & Leisure

- Mall of Travancore 5.20 kms
- Central Mall 4.80 kms
- Sree Chithira Thirunal Stadium 1.0 kms
- Central Mall 4.80 kms
- Lulu Grand Hayath Hotel 1.75 kms

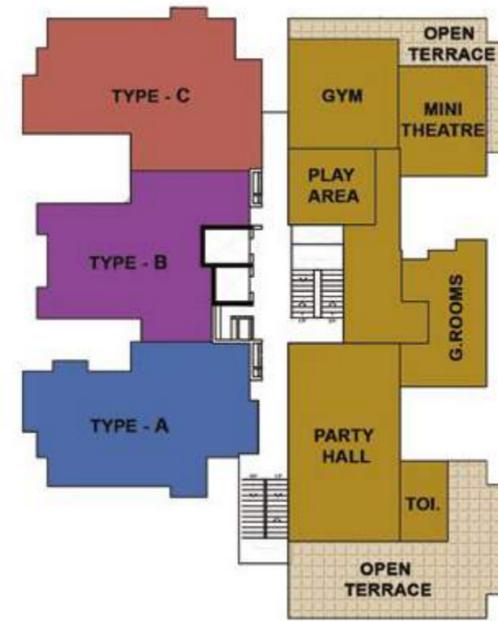
- Shangumugham Beach 15kms
- Kovalam Beach 13.25 kms
- Veli Beach 11.20 kms
- Musuem and Zoo 3.1 kms

Worship

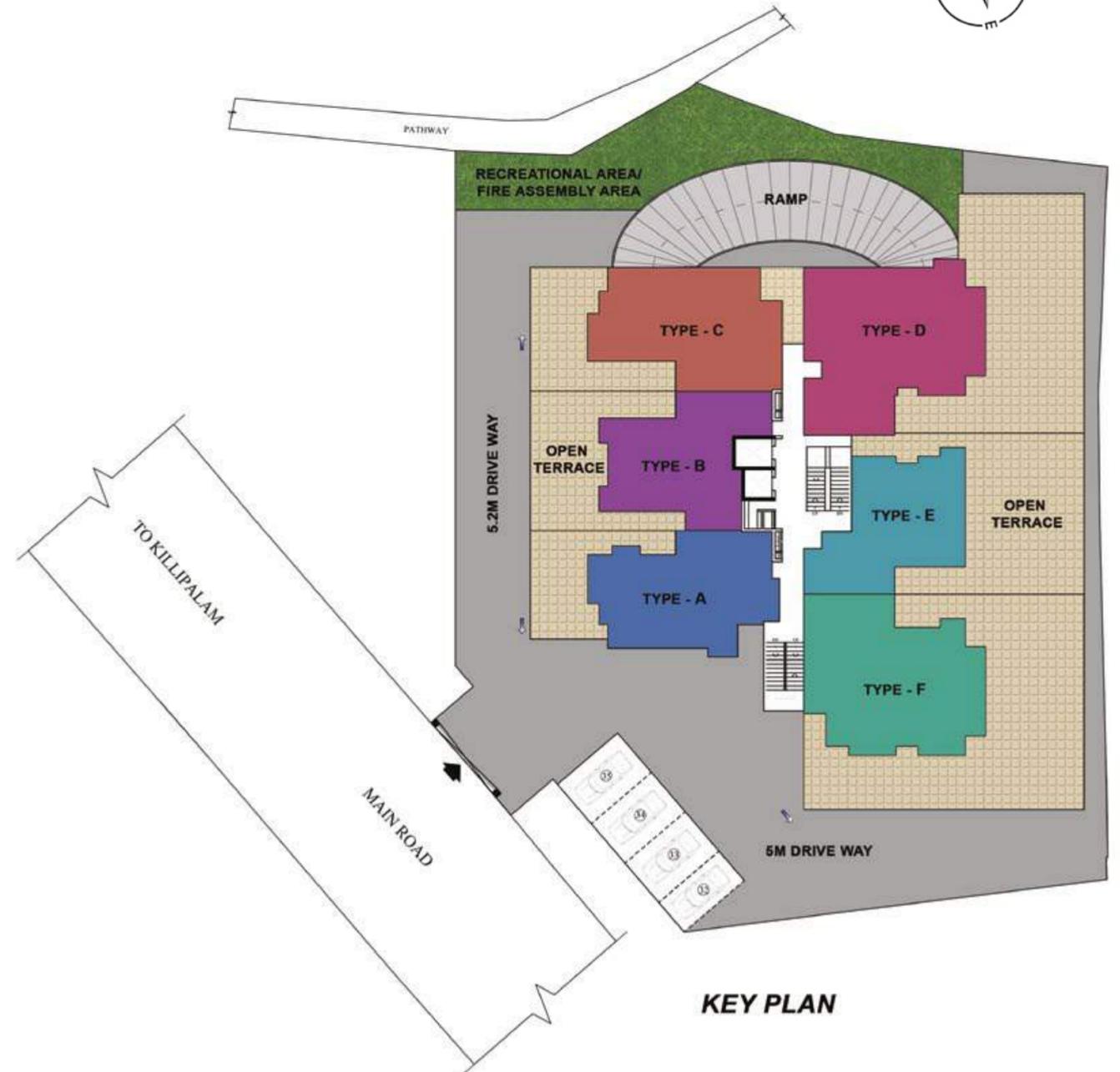
- Sree Padmanabhaswamy Temple 2.80 kms
- Attukal Bhagavathy Temple 2.40 kms
- Carmel Hill Monastery Roman Catholic Latin Church 2.20
- Palayam Church 2.60 kms
- Thampanoor Juma Masjid and Musafirkhana 2.40 kms
- Vazhuthacaud Juma Masjid 2.30 kms

Education

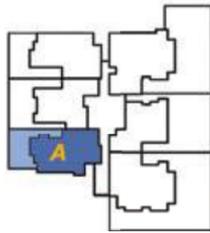
- Govt. Model Boys Higher Secondary School 2.10
- Carmel Girls Higher Secondary School Tvm 1.60 kms
- Cotton Hills Higher Secondary School for Girls 2.00 kms
- LBS Institute of Engineering 2 kms
- Government Arts College 2.8 kms
- Swathy Thirunal Music College 2.5 kms
- Womens College 1.65 kms



AMENITIES FLOOR
KEY PLAN-16th FLOOR

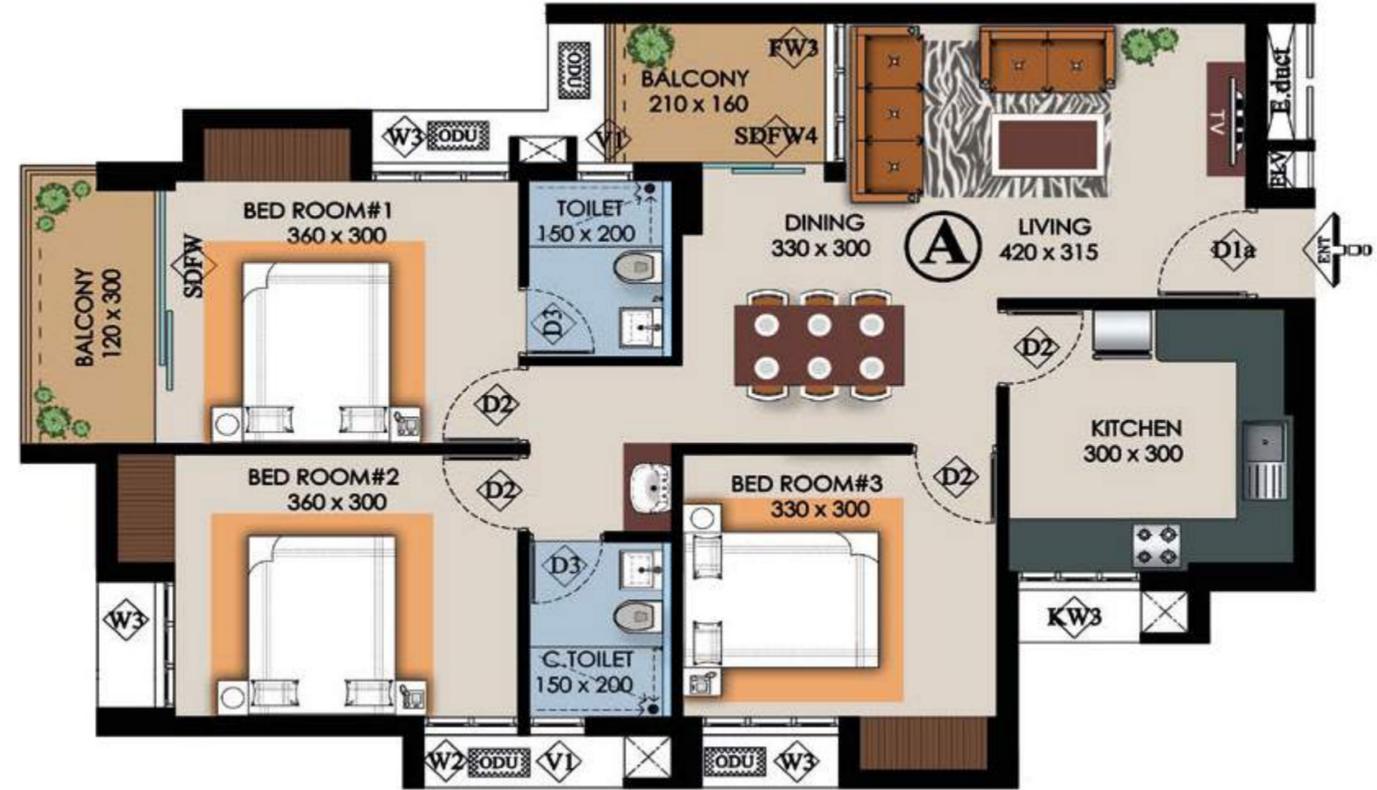


KEY PLAN



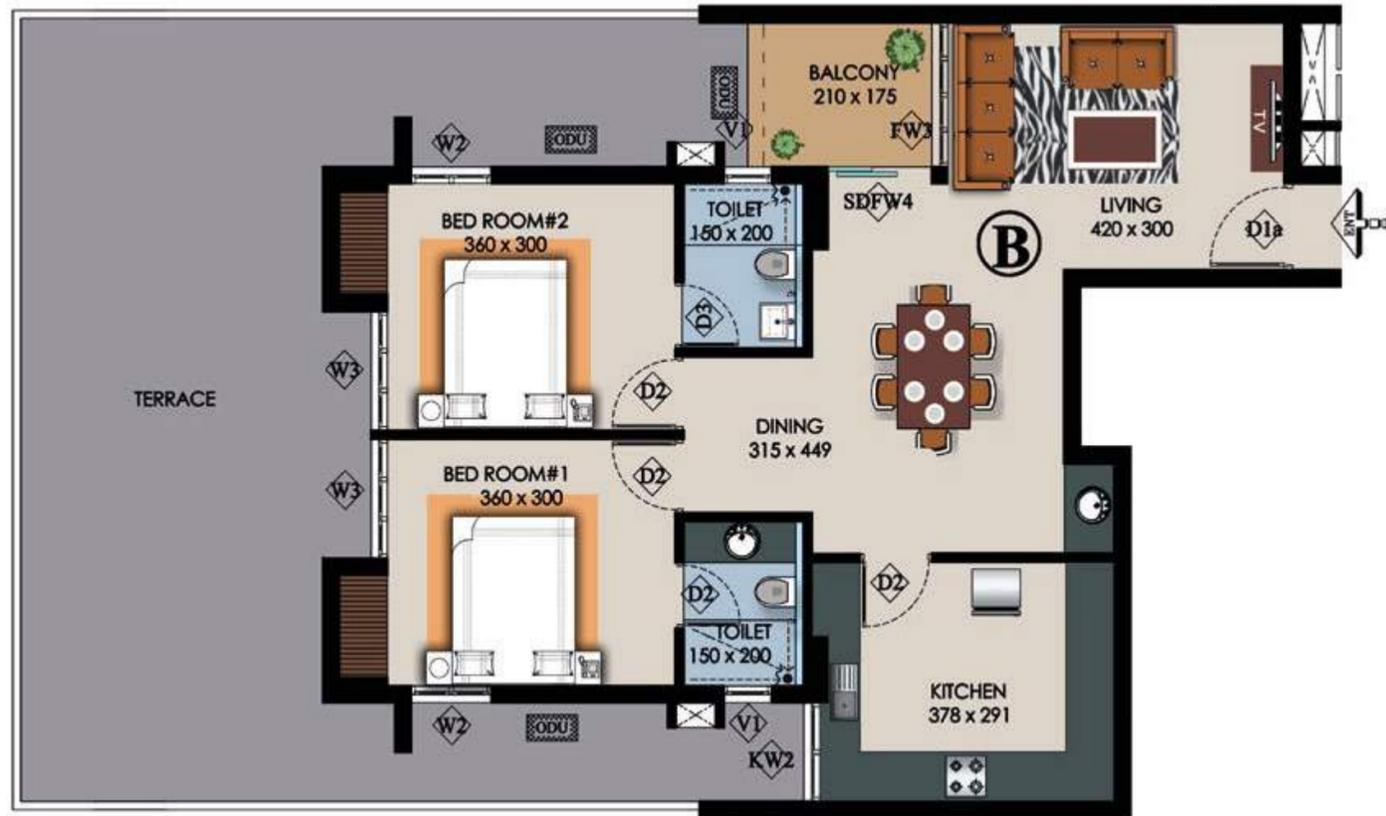
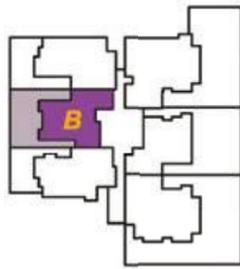
FLOOR PLAN

TYPE - A 3 BHK (3 rd floor)	
CARPET AREA	825 SQFT
BALCONY AREA	75 SQFT
SUPER BUILT UP AREA	1226 SQFT
TERRACE AREA	407 SQFT



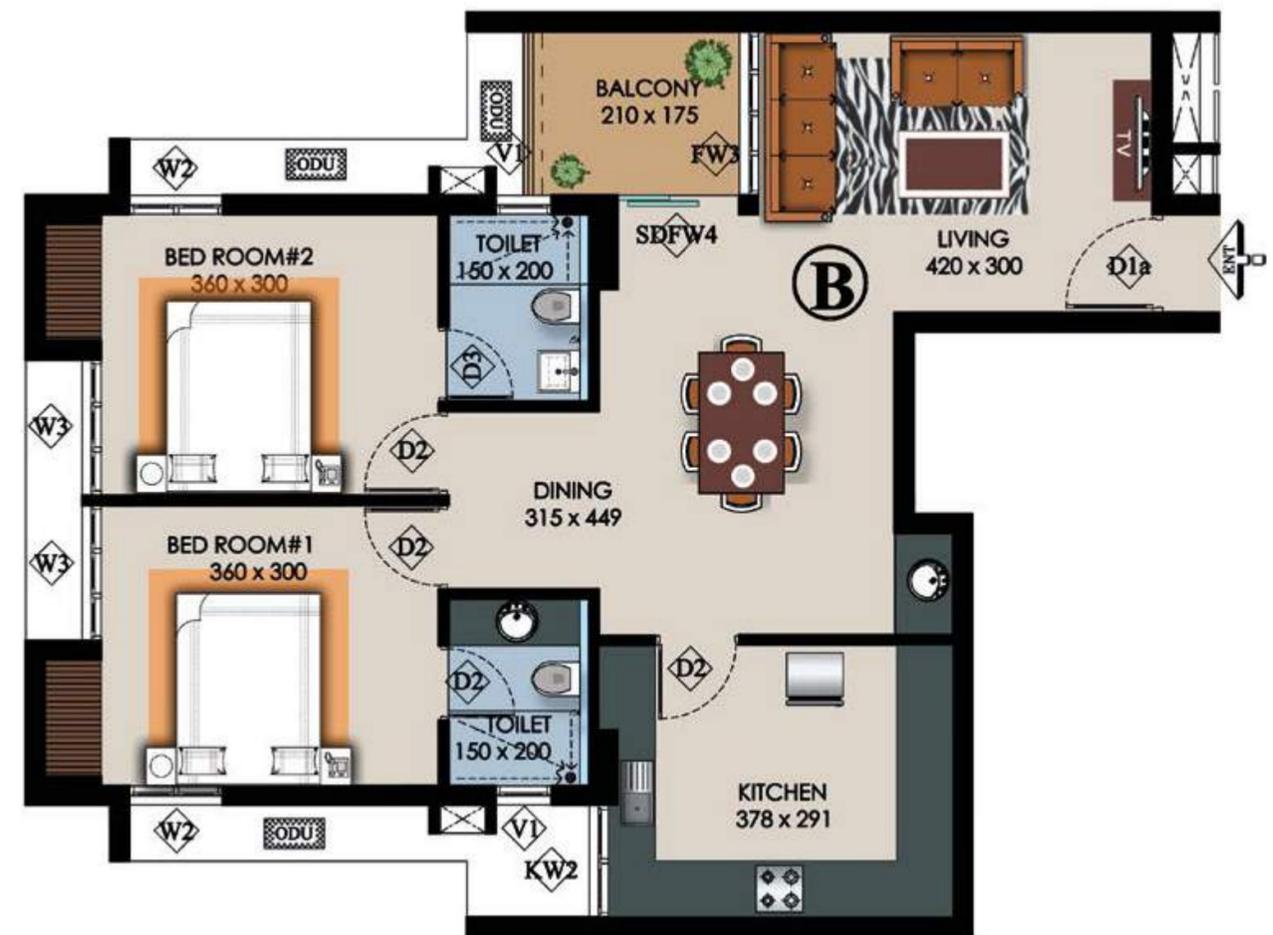
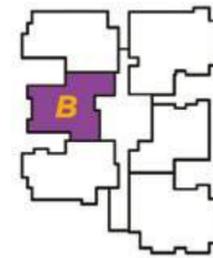
FLOOR PLAN

TYPE - A 3 BHK (4 th to 16 th floor)	
CARPET AREA	825 SQFT
BALCONY AREA	75 SQFT
SUPER BUILT UP AREA	1226 SQFT



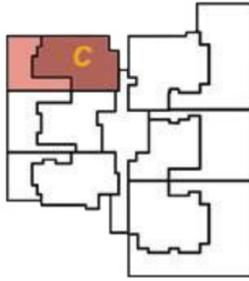
TYPE - B 2 BHK (3 rd floor)	
CARPET AREA	766 SQFT
BALCONY AREA	40 SQFT
SUPER BUILT UP AREA	1109 SQFT
TERRACE AREA	580 SQFT

FLOOR PLAN



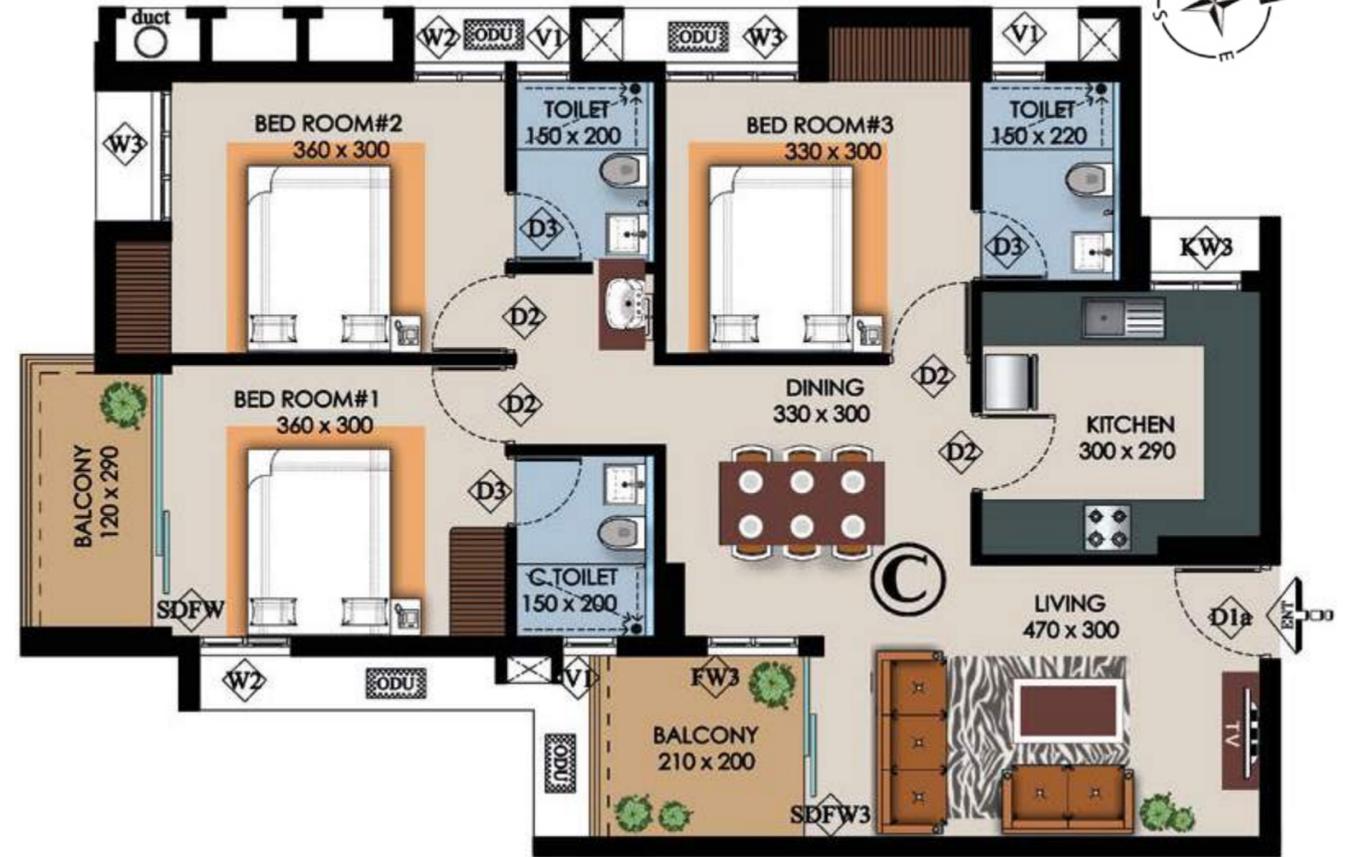
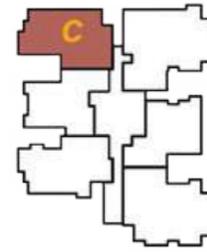
TYPE - B 2 BHK (4 th to 16 th floor)	
CARPET AREA	766 SQFT
BALCONY AREA	40 SQFT
SUPER BUILT UP AREA	1109 SQFT

FLOOR PLAN



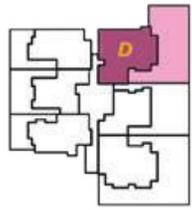
FLOOR PLAN

TYPE - C 3 BHK (3 rd floor)	
CARPET AREA	850 SQFT
BALCONY AREA	83 SQFT
SUPER BUILT UP AREA	1280 SQFT
TERRACE AREA	475 SQFT



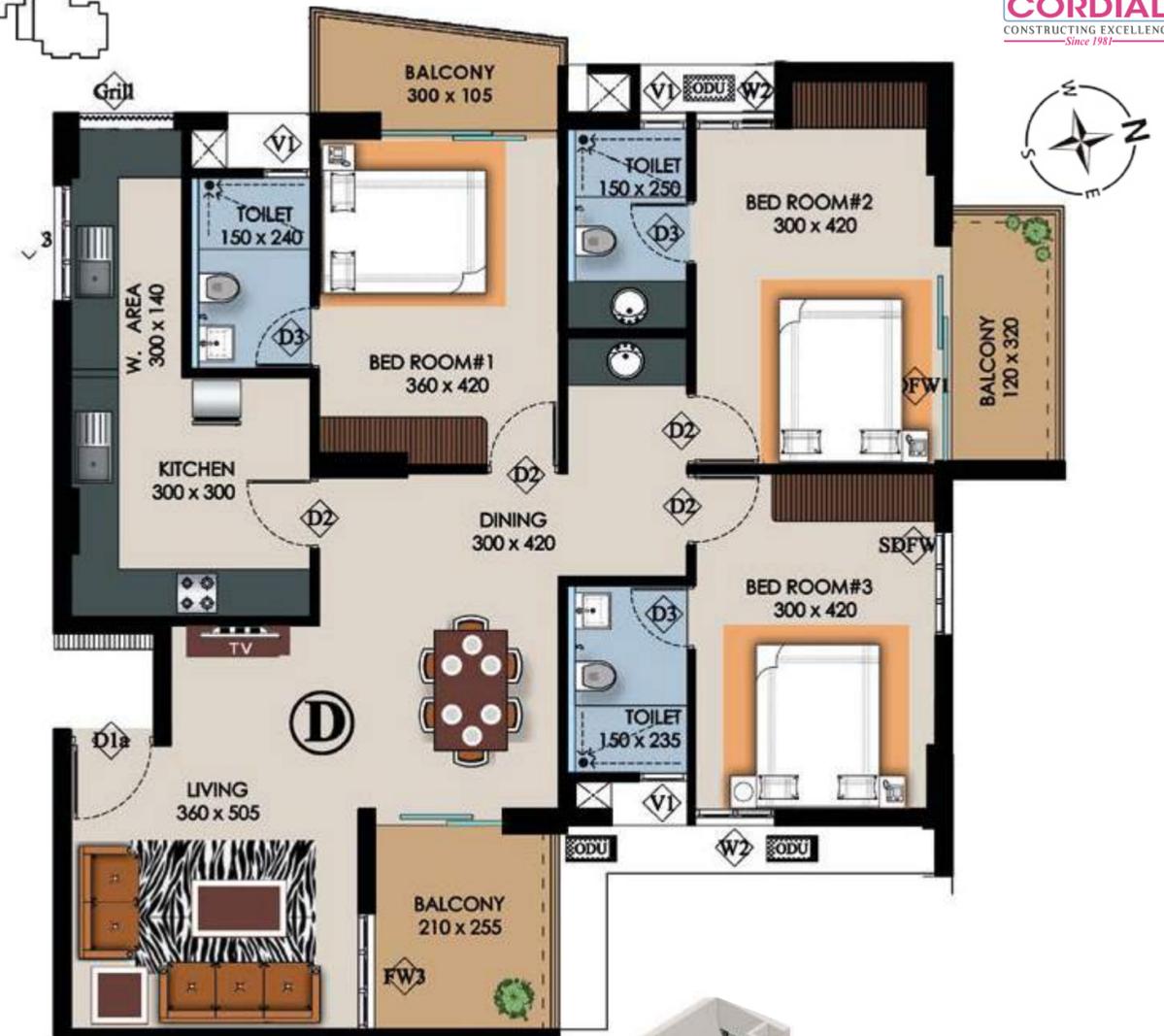
FLOOR PLAN

TYPE - C 3 BHK (4 th to 16 th Floor)	
CARPET AREA	850 SQFT
BALCONY AREA	83 SQFT
SUPER BUILT UP AREA	1280 SQFT



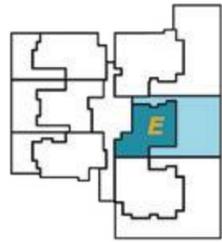
TYPE - D 3 BHK (3 rd floor)	
CARPET AREA	1065 SQFT
BALCONY AREA	130 SQFT
SUPER BUILT UP AREA	1643 SQFT
TERRACE AREA	1543 SQFT

FLOOR PLAN



TYPE - D 3 BHK (4 th to 14 th Floor)	
CARPET AREA	1065 SQFT
BALCONY AREA	130 SQFT
SUPER BUILT UP AREA	1643 SQFT

FLOOR PLAN



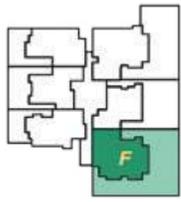
TYPE - E 2 BHK (3 rd floor)	
CARPET AREA	740 SQFT
BALCONY AREA	41 SQFT
SUPER BUILT UP AREA	1088 SQFT
TERRACE AREA	1068 SQFT

FLOOR PLAN



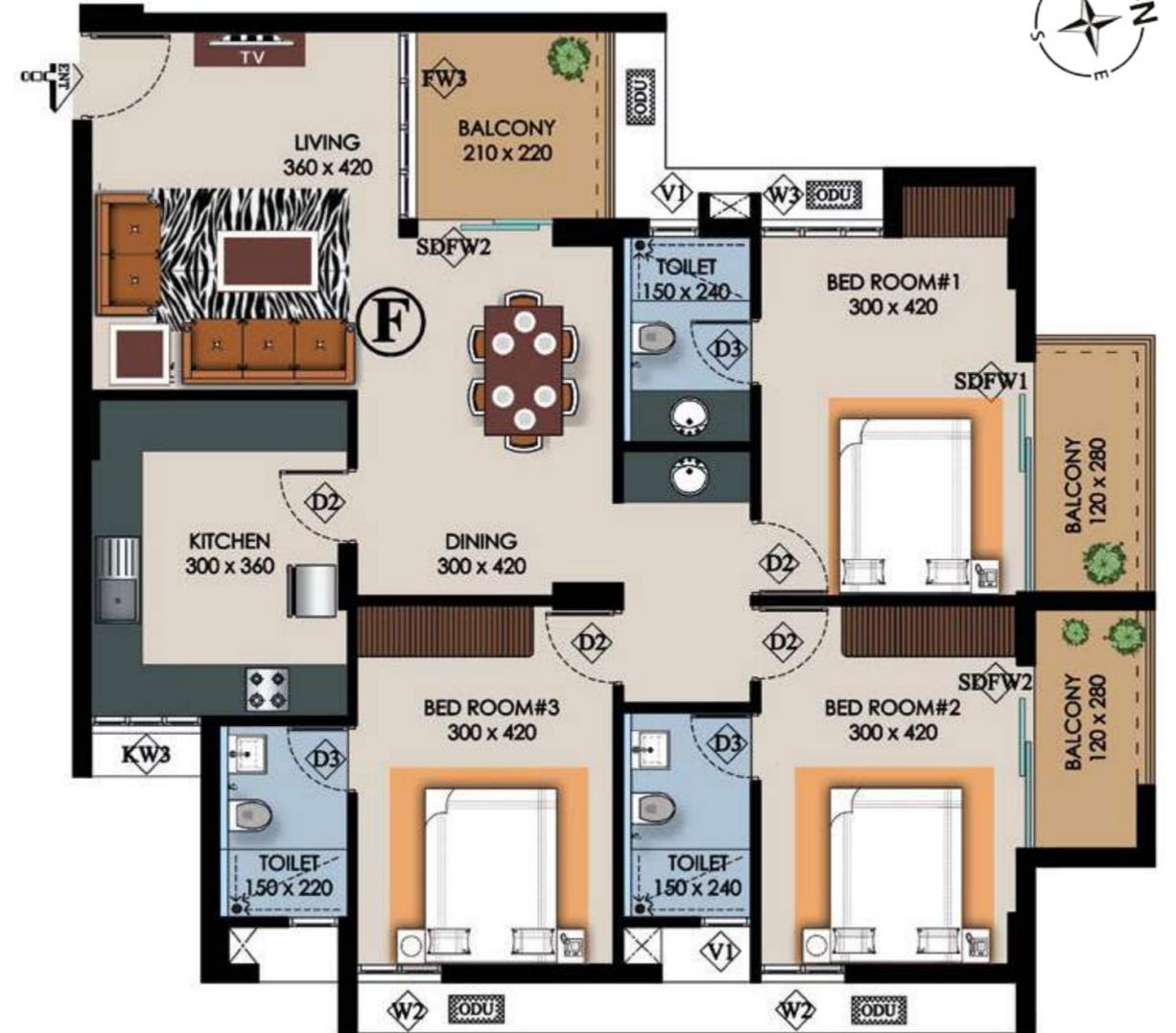
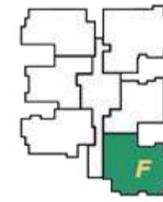
TYPE - E 2 BHK (4 th to 15 th Floor)	
CARPET AREA	740 SQFT
BALCONY AREA	41 SQFT
SUPER BUILT UP AREA	1088 SQFT

FLOOR PLAN



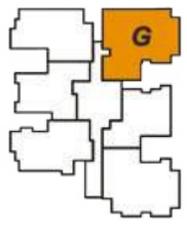
TYPE - F 3 BHK (3 rd floor)	
CARPET AREA	1023 SQFT
BALCONY AREA	122 SQFT
SUPER BUILT UP AREA	1543 SQFT
TERRACE AREA	1695 SQFT

FLOOR PLAN



TYPE - F 3 BHK (4 th to 15 th Floor)	
CARPET AREA	1023 SQFT
BALCONY AREA	122 SQFT
SUPER BUILT UP AREA	1543 SQFT

FLOOR PLAN



TYPE - G 3 BHK (15 th floor)	
CARPET AREA	1053 SQFT
BALCONY AREA	130 SQFT
SUPER BUILT UP AREA	1626 SQFT

FLOOR PLAN

TOTAL NUMBER OF FLOORS							
FLOOR DETAILS	TYPE	AREA DETAILS (SQFT)					NO. OF APARTMENTS
		CARPET AREA	BALCONY AREA	PLINTH AREA	SUPER BUILT UP AREA	OPEN PRIVATE TERRACE AREA	
3rd floor	A	825	75	1005	1226	407	1
3rd floor	B	766	40	909	1109	580	1
3rd floor	C	850	83	1049	1280	475	1
3rd floor	D	1065	130	1347	1643	1543	1
3rd floor	E	740	41	892	1088	1068	1
3rd floor	F	1023	122	1265	1543	1695	1
TYPICAL FLOOR DETAILS							
4th - 16 th floor	A	825	75	1005	1226	Nil	13
4th - 16 th floor	B	766	40	909	1109	Nil	13
4th - 16 th floor	C	850	83	1049	1280	Nil	13
4th - 14 th floor	D	1065	130	1347	1643	Nil	11
4th - 15 th floor	E	740	41	892	1088	Nil	12
4th - 15 th floor	F	1023	122	1265	1543	Nil	12
15th floor	G	1053	130	1333	1626	Nil	1
Total							81





DETAILED TECHNICAL SPECIFICATIONS

The detailed technical specification to be adopted in the project is given under:

Structures:

RCC framed structure designed for higher seismic consideration with Pile Foundation/ RCC Footing.

Flooring:

Good quality Granite or vitrified or equivalent flooring in entrance lobby.

Elegant vitrified tiles for the remaining area, except toilets and staircase.

Main Entrance Door:

Engineered polished frame and both side veneered polished flush door shutter.

Engineered laminated door frame & laminated flush door for bedroom and kitchen doors. Wood polymer composite material frame with both side mica laminated HDF flush doors for toilet doors-as per the choice of the promoter.

Staircase:

Flooring with vitrified tiles and hand rails in G.I Pipe & MS Balusters.

Kitchen & Work Area:

Counter with granite top on MS frame support and superior quality stainless steel sink with drain board in kitchen. Glazed tiles above the counter to a height of 40 cms. Provision for water purifier and dish washer. Provision for Hot water in kitchen.

Electrical:

All wiring with superior quality copper wires inside apartments including PVC conduits of ISI standards. Power plugs with adequate light and fan points. Points controlled by ELCB and MCB with independent KSEB meter. Branded Modular switches of good quality. Provision for Washing Machine, Fridge etc. and provision for internet connection in one bed room and living room.

Air-Conditioning:

Wired provision for AC in master bedroom and living.

Toilets:

Good quality anti-skid Ceramic tiles for the floor and modern glazed tiles for wall up to the door height. Geyser provision and health faucet in all toilets.

Generator:

Generator backup for elevators, water pumps and designated points in each apartment and common area light points as per rules.

Fire Safety:

Fire Protection Systems as per rules.

Painting:

Premium quality putty finish with plastic emulsion for internal walls and ceilings. Balcony handrails painting with enamel paint. Outside walls painting with superior quality weather shield paint.

Sanitary Ware & CP fittings:

Branded Sanitary fixtures matching with tiles, wall-mounted closet of good quality brands/ types. Concealed flushing system and CP fittings of good quality brands/ types.

Windows:

Powder coated Aluminum frame with glazed sliding shutters and MS safety grills.

Cable TV:

Provision for Cable TV Connection in living room and master bedroom (subject to prevailing Government rules).

Water Supply:

Water supply arrangements through sump and overhead tank. Individual water meter for each apartment.

Telephone:

Wiring for Telephone in living and master bedroom.

Balcony:

Flooring with anti-skid ceramic/vitrified tiles and MS Balusters with GI top rail.

COMPLETED FEW MAJOR RESIDENTIAL PROJECTS



Cordial Corona
Nanthencode



Cordial Bharathi
Nanthencode



Cordial Adhithya
Ambalamukku



Cordial Dhanuss
Sasthamangalam



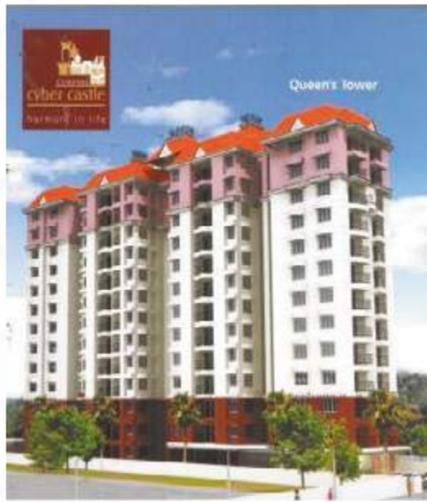
Cordial Amity
Peroorkada



Cordial Skyview
Jagathy



Cordial Prabha
Pattom



Cordial Cyber Castle
Kazhakuttom



Cordial Casilda
Ulloor



Cordial Arcade
Pongumoodu



Cordial Emerald
Kesavadasapuram



Cordial Estates, TVM

COMPLETED FEW MAJOR GOVT. PROJECTS



Govt. Ayurveda Medical College
Payward Block, Trivandrum



Secretariate Annex 2

COMPLETED FEW MAJOR COMMERCIAL & OTHER INSTITUTIONAL PROJECTS

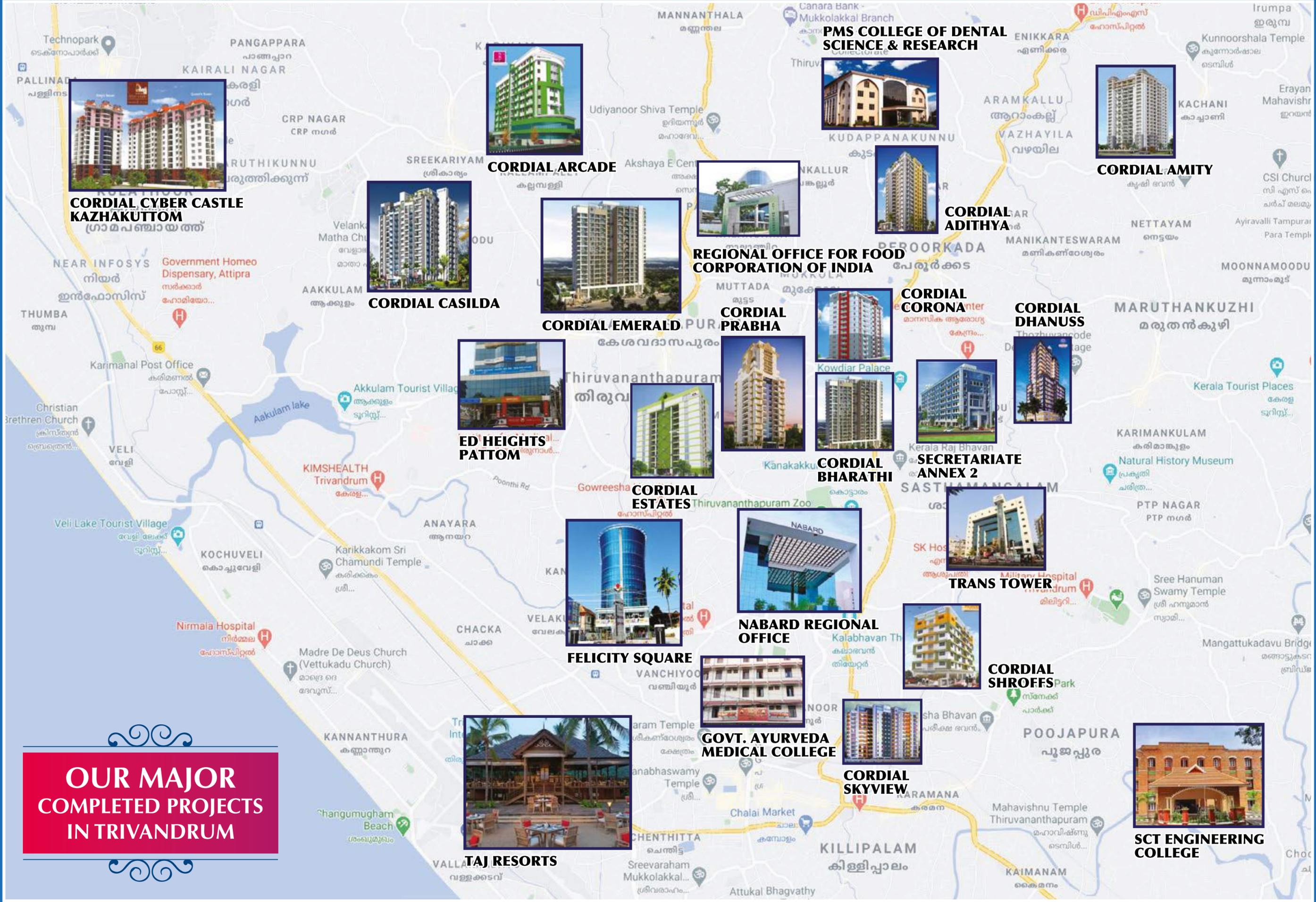


PMS College of Dental Science & Research
Vattappara



Felicity square, Near
Secretariat





CORDIAL CYBER CASTLE KAZHAKUTTOM

CORDIAL ARCADE

PMS COLLEGE OF DENTAL SCIENCE & RESEARCH

CORDIAL AMITY

CORDIAL ADITHYA

REGIONAL OFFICE FOR FOOD CORPORATION OF INDIA

CORDIAL CASILDA

CORDIAL EMERALD

CORDIAL CORONA

CORDIAL DHANUSS

ED HEIGHTS PATTOM

CORDIAL PRABHA

CORDIAL BHARATHI

SECRETARIATE ANNEX 2

CORDIAL ESTATES

TRANS TOWER

FELICITY SQUARE

NABARD REGIONAL OFFICE

CORDIAL SHROFFS

GOVT. AYURVEDA MEDICAL COLLEGE

CORDIAL SKYVIEW

TAJ RESORTS

SCT ENGINEERING COLLEGE

OUR MAJOR COMPLETED PROJECTS IN TRIVANDRUM

TERMS & CONDITIONS

A. Documentation

Documentation of an Apartment comprises of following stages:

- On allotment, the agreements will be executed between the builder and the purchaser for the sale of an undivided share of land and a construction contract to build an apartment. Though separate considerations are specified in the agreements, the composite value of the undivided share of land and that of the construction contract will be shown in the payment schedule. Necessary citations to these effects are given in the agreement.
- The agreement for the sale of an undivided share of land will be registered in favor of the purchaser on receipt of an advance payment. On completion of construction and receipt of full payment as per the agreements, the required sale deed will be executed in the mutually agreed format approved by the registering authority. Stamp duty, documentation charge, and incidental expenses for the registration of the sale deed etc., will be at the buyer's account.
- Documentation procedures may change depending on the Government policies of registration from time to time.

B. MAINTENANCE

- Owners Association will be formed within six months after handing over the possession of the apartments. Membership in the said

association is compulsory. The Owners Association will carry out all necessary routine and annual maintenance and repairs to the common areas and the exterior walls of the building, common installations and fittings, electrical and water charges for common facilities of services. Maintenance 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 by the builder for a period of six months. The Maintenance charges-deposit/advance is collected from all the owners by the builder and after appropriating the expenses incurred by the builder for the maintenance done, during the said period, the builder shall transfer the balance amount to the owners association account after its formation. Formation of the association will be the joint responsibility of the buyer and the builder.

C. RULES & REGULATIONS IN BRIEF

- Once allotted and the agreements are signed, the prices are firm. 20% payment of the total cost including the cost of car park shall be paid at the time of agreement and the balance will be as per the schedule of payment given in the agreements and all the payments are by post-dated Cheques/Demand Draft/Bank Loan. This is a time-bounded project. If the payments are not made as per agreement terms, the builder reserves

the right to cancel the allotment. In such cases, the amount paid will be returned only after re-allotment to another buyer without any interest and after deducting expenses and damages. All payments are to be made by either Demand Draft or local cheque, favoring Cordial Developers Pvt. Ltd. payable at Trivandrum. Possession of the booked apartment to the buyer shall be on settling of all dues to the builder. Statutory Deposits, Building Tax, Construction Workers' Welfare Fund, GST, Revenue Tax, etc are to be paid by the buyer. The builder is not responsible for any delay in water/electric connection due to delay by the concerned departments. All the transactions are subjected to Trivandrum jurisdiction only.

NOTE: All measurements and specifications given elsewhere in this brochure are subject to minor variations without specific or general notice. All such variations/alterations shall be purely at the discretion of the builder. The information contained herein does not form part of the contract and is subject to change. Elevation given is an artistic impression only. Elevation, number of floors, floor plans, amenities & specifications are subject to minor variations. Dimensions may vary slightly during construction. All dimensions are in centimeters. Furniture & fixtures are indicatives only. Taxes and deposits may vary as per Government rules and differences if any will be borne by the buyer.

DISCLAIMER

Whilst reasonable care has been taken to accuracy in the preparation of the information in this brochure, no warranty

is given and interested parties should rely on the Buyer's sale agreement. Visual representations including models, drawings, illustrations, photographs, and art renderings (The Visual Representation) are portrayed artistic impressions only. The information contained herein, the fittings, finishes, features, and other display in the show units or elsewhere (The Materials) are for general guidance only and are subject to change and should not be relied upon as accurately describing any specific matter. Floor areas are approximate measurements and are subject to the final survey. We reserve the right to modify features, any units, the development of any part thereof, as may be approved or required by us or our architects or by the relevant authorities. We have not authorized anyone to make any promises or assurances on our behalf about the specifications of the apartments in question. Purchasers are requested to rely only upon the terms of the buyer's sale agreement which is a comprehensive document containing all the terms and conditions applicable between the parties.

This brochure does not constitute either a legal offer or an invitation to an offer.


CORDIAL
Magnolia

CORDIAL CARE HOME CARE AT IT'S BEST

The commitment and responsibility of Cordial Developers towards our clients go beyond the handover of their dream home.

At Cordial Care, we have a professional after-sales team to assist you in your dilemmas and needs, so that you enjoy a comfortable stay in your new space.

Home Maintenance

All your essential home maintenance requirements will be taken care of by the team of Cordial Care. Our team takes special care in ensuring that all the maintenance issues are solved efficiently and promptly.

Rental Service

Cordial Care will help you get the right tenant for your apartment. Right from getting proper enquiries to all the paper works will be taken care of by the team on actual cost basis.

House Cleaning

We would like our residents to live in a clean and pristine environment so that they experience a serene lifestyle. We have an excellent housekeeping team to keep your space clean and neat.

Home Owners Association

The department of Cordial Care will facilitate the formation of the Home Owners Association to ensure the proper management of each project.

Hassle-Free Service Payment

Cordial Care will assist in the payment of all essential services like bills, maintenance, and other services at the owner's cost.

Redressal Of Customer Grievances

Cordial Care will be always there to address the complaints and concerns of our clients efficiently.

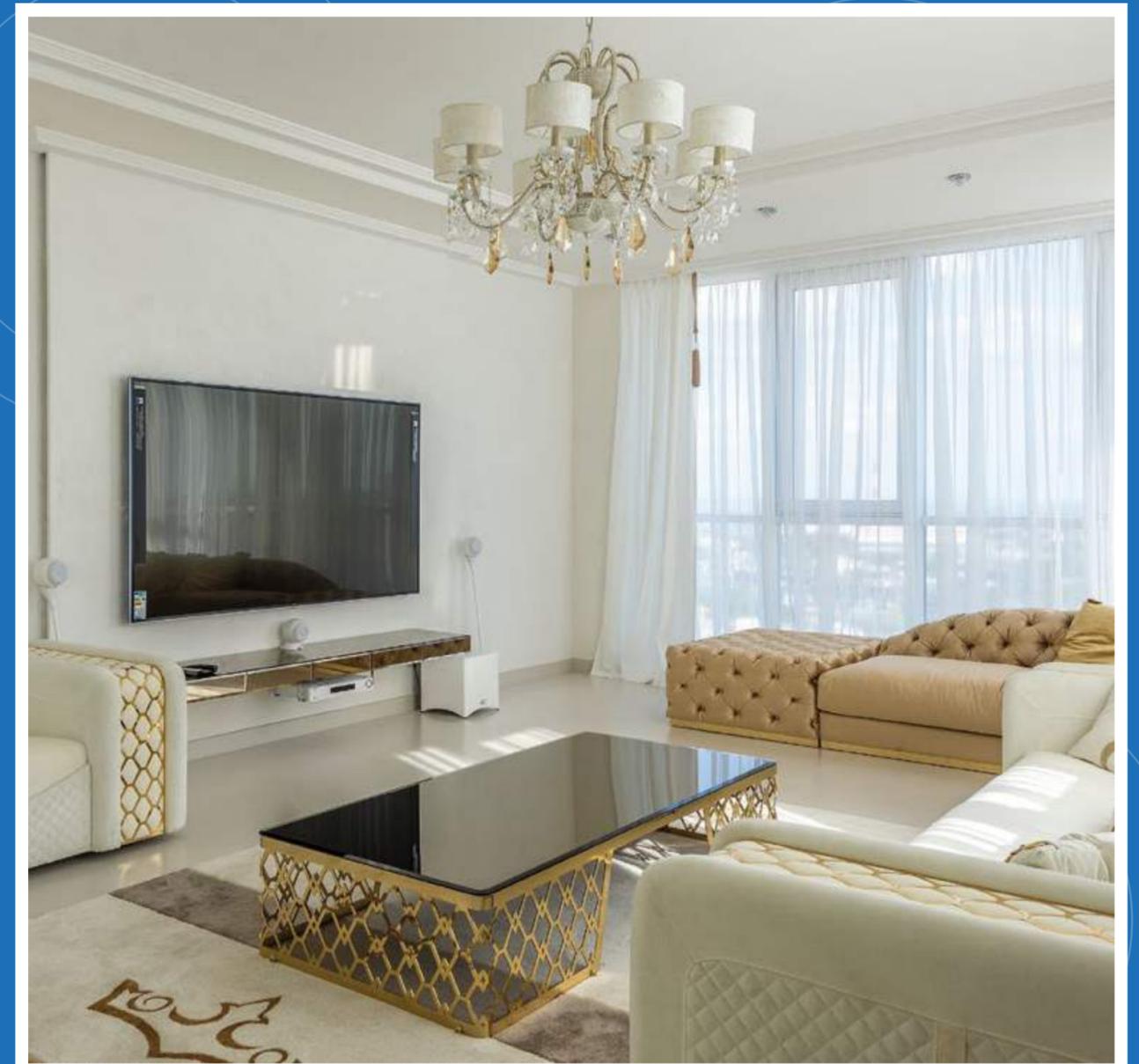
Home Loans

With our home loan service, you should no longer have to sacrifice the dream of a new home. Cordial Care is all about providing excellent home care services that exceed your expectations.

INTERIOR DESIGNING

Interiors are always considered the nucleus of living space. It is the interiors that make a space magnificent and elegant. They play a meaningful role in enriching the ambiance by bringing out a positive aura.

We have an expert team of professional interior designers, who can design the interiors of your home the way you desire that too within your budget. They are well experienced in planning and executing designs based on the taste and budget of our clients. We at Cordial Developers, encourage the active participation of the clients in designing their dream homes. With our budget-friendly interior designing service, the clients will now have the privilege to take possession of a fully furnished apartment.





CORDIAL
CONSTRUCTING EXCELLENCE
Since 1981



CORDIAL DEVELOPERS PVT. LTD.

Karthika, EVRA 431, Eshwara Vilasam Rd, Vazhuthacaud
Thiruvananthapuram, Kerala 695014

Ph: +91 735 660 4433 | +91 735 660 4466 | +91 735 660 4477

Email: marketing@cordialdevelopers.com | Web: www.cordialdevelopers.com



MEMBER

CREDAI
THIRUVANANTHAPURAM

