

CALICUT.  
A HERITAGE OF EXPLORATIONS.

K-RERA/PRJ/KKD/128/2023    [www.rera.kerala.gov.in](http://www.rera.kerala.gov.in)

Global  
MISTY HILLS  
LUXURY VILLAS

Off. Moozhikkal, Calicut





Mananchira Park with a man made lake was made by Samoothiri King Manava Vikrama.  
It is 2 km away from the sea coast and 12 km from Global Misty Hills



## Cosmopolitan by Tradition

The terrain of Calicut has always been fertile for enterprising lives. The port city has a glorious history of global trading and multi-ethnic tradition. It has been a welter of different cultures and faiths: Arabs, Portuguese, French, Dutch, Chinese, Jews and Phoenicians, besides the British.

Be it for a business initiative or just to relocate your family in Kerala soil, Calicut is a lovingly hospitable choice.

From the days of Vasco da Gama, who docked at Kappad beach in 1498 to the modern settlers, Calicut holds out the promise of a lovely, healthy living.









Welcome to

Global  
**MISTY HILLS**  
LUXURY VILLAS

Welcome to a whole new life of  
comfort and convenience

Imagine waking up to the chirping of birds, the sunlight streaming through your windows, and the smell of fresh morning air and earth that enliven the ambience. Feast your eyes on the breath-taking views of the surrounding mountains.

Misty Hills is the perfect place to escape the hustle and bustle of everyday life. It is a place where you can relax, rejuvenate, and enjoy the finer things in life. This is what you'd call HOME. Your own little paradise. A place filled with peace, serenity and tranquillity.

The villas at Misty Hills offers you a lifestyle of exclusivity and luxury. Each villa is designed to provide the utmost in comfort and convenience by way of insightful features and amenities.









## Global MISTY HILLS LUXURY VILLAS

### A Lifestyle of Luxury and Exclusivity

Misty Hills is designed to maximize your privacy and serenity. The streets are 5-meter wide with lush greenery, creating a sense of seclusion and tranquillity.

You'll admire the wide green spaces between the villas, perfect for playing games, sunbathing, or just relaxing in the fresh air. The wide streets and ample open space creates a sense of spaciousness and freedom.

Misty Hills offer you a choice of regular 3/4 BHK villas. No matter what your choice is, you'll realize that this is the place where you can truly feel at peace and at home.









## Global MISTY HILLS LUXURY VILLAS

### Reputation Built on Solid Foundation

Designed with high-end features and amenities, combining functional advantages and aesthetics, every villa is a standing testimony to quality.

Our reputation for uncompromising quality, strict adherence to schedules and regulations make your investment a solid asset for generations to come. Our quality parameters also play a key role in ensuring appreciation of your property value.



Club House







Global  
**MISTY HILLS**  
LUXURY VILLAS

A Lifestyle Reserved For A Select Few,  
Like You!

A professionally built property with comprehensive features and an eco-perfect location with ideal connectivity. If you're looking for one such in Calicut, then look no further.

A host of facilities like swimming pool, club house, kids' park, library, party hall, fully equipped gymnasium, badminton court, CCTV surveillance cameras, etc. makes your life at Misty Hills a truly memorable one.



Type - A, 3 BHK, Total Area - 1499 Sq. Ft.



Ground Floor - 908 Sq. Ft.



First Floor - 591 Sq. Ft.





Type - B, 3 BHK, Total Area - 1623 Sq. Ft.



Ground Floor - 983 Sq. Ft.



First Floor - 640 Sq. Ft.





Type - C, 4 BHK, Total Area - 1864 Sq. Ft.



Ground Floor - 983 Sq. Ft.



First Floor - 979 Sq. Ft.





Type - D, 4 BHK, Total Area - 2010 Sq. Ft.



Ground Floor - 1079 Sq. Ft.



First Floor - 931 Sq. Ft.





Type - E, 3 BHK, Total Area - 1793 Sq. Ft.



Ground Floor - 1023 Sq. Ft.



First Floor - 770 Sq. Ft.





Type - F, 4 BHK, Total Area - 2244 Sq. Ft.



Ground Floor - 1149 Sq. Ft.



First Floor - 1095 Sq. Ft.



Site / Key Plan

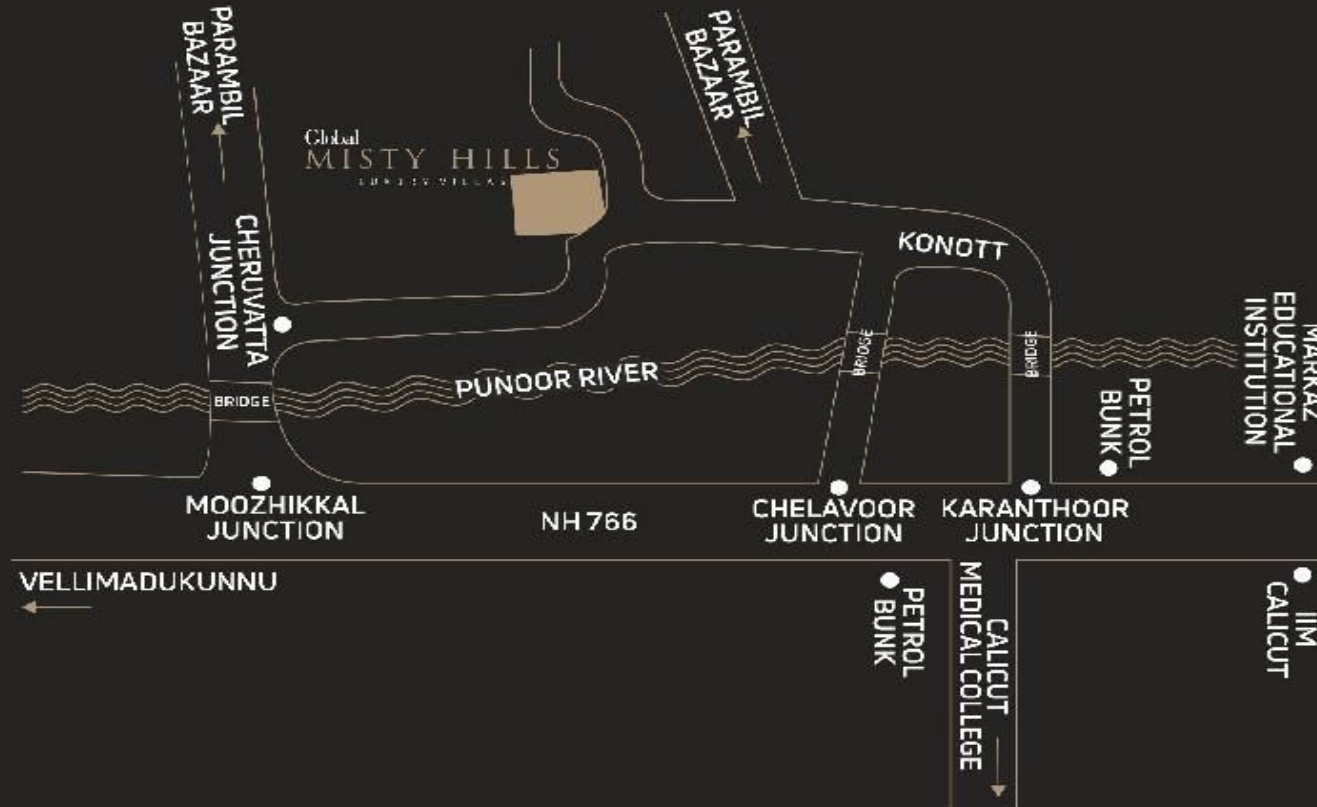


SITE AREA STATEMENT		
TOTAL LAND AREA - 134 CENTS		
UNIT	PLOT AREA	UNIT TYPE
PLOT NO - 01	4.45 CENTS	TYPE - A
PLOT NO - 02	4.17 CENTS	TYPE - C
PLOT NO - 03	4.05 CENTS	TYPE - B
PLOT NO - 04	4.04 CENTS	TYPE - B
PLOT NO - 05	5.55 CENTS	TYPE - C
PLOT NO - 06	5.16 CENTS	TYPE - C
PLOT NO - 07	4.68 CENTS	TYPE - A1
PLOT NO - 08	4.09 CENTS	TYPE - B
PLOT NO - 09	4.09 CENTS	TYPE - B
PLOT NO - 10	4.33 CENTS	TYPE - A1
PLOT NO - 11	4.89 CENTS	TYPE - A1
PLOT NO - 12	5.97 CENTS	TYPE - F
PLOT NO - 13	4.17 CENTS	TYPE - B
PLOT NO - 14	4.10 CENTS	TYPE - B
PLOT NO - 15	4.12 CENTS	TYPE - B
PLOT NO - 16	4.24 CENTS	TYPE - C
PLOT NO - 17	4.92 CENTS	TYPE - C
PLOT NO - 18	4.56 CENTS	TYPE - A2
PLOT NO - 19	4.83 CENTS	TYPE - A2
PLOT NO - 20	4.88 CENTS	TYPE - D
PLOT NO - 21	4.31 CENTS	TYPE - E
PLOT NO - 22	4.11 CENTS	TYPE - A1





## Location Map











## Amenities

- ◆ Gated Community with round-the-clock security.
- ◆ Club House
- ◆ Swimming pool
- ◆ Fully equipped gymnasium
- ◆ Badminton court
- ◆ Party hall
- ◆ Children play area
- ◆ Indoor games
- ◆ CCTV surveillance system
- ◆ 5m wide internal roads
- ◆ Exquisite landscaping

## Distance Chart

- ◆ Calicut Railway Station – 14 Kms
- ◆ Moffusil Bustand – 12 Kms
- ◆ Silver Hills School – 5.1 Kms
- ◆ Markaz Educational Institutions – 3 Kms
- ◆ IIM Kozhikode – 3.5 Kms
- ◆ Devagiri College – 8.5 Kms
- ◆ Hi Lite Mall – 12 Kms
- ◆ Gokulam Mall – 11 Kms
- ◆ Nirmala Hospital – 4.7 Kms
- ◆ IQRAA Hospital – 6.7 Kms
- ◆ Calicut Medical College – 7.2 Kms
- ◆ Petrol Bunk – 2.3 Kms
- ◆ ATM – 2 Kms
- ◆ Calicut Airport – 32 Kms



Scan the QR for location





## Specifications

1. Foundation: Random Rubble Masonry, as per structural drawings.
2. Superstructure: Load-bearing Laterite masonry with RCC slabs, beams, and Columns as per structural drawing.
3. Flooring:
  - a. Living, Bed, and Dining: Premium quality vitrified tiles with skirting. (Kajaria / RAK / Somany / Johnson or equivalent).
  - b. Kitchen & Balcony: Premium quality Ceramic tiles with skirting.
  - c. Toilets: Premium quality Anti-skid Ceramic tiles flooring, Ceramic wall tiling upto 2.1m Height.
4. Kitchen: Superior quality Granite slab for countertop. Ceramic wall tiling upto 60cm above the counter.
5. Doors:
  - a. Main Door: Teak wood frame with Teak finish shutters.
  - b. Bedroom: Fully finished flush doors in veneered finish with frames in MDF (Ferro, Jacsons or equivalent).
  - c. Toilet Door: Fully finished flush doors in Laminate finish with frames in WPC/LVL (Ferro, Jacsons or equivalent).
6. Windows: High-quality Aluminium sliding windows with necessary safety grill.
7. Ventilators : Aluminium
8. Painting :
  - a. Interiors: Premium emulsion over putty and primer. (Asian, Berger or Equivalent).
  - b. Exteriors: Weatherproof exterior grade emulsion.
  - c. Grills: Premium enamel paint over the primer.
9. Plumbing: Concealed plumbing with high-quality CP fittings and Sanitary wares. (Jaquar, Hindware, Cera or equivalent).
10. Electrical :
  - a. Three phase connection, with concealed cabling.
  - b. Premium quality modular switches (Legrand, GM or equivalent).
  - c. Air conditioning provisions for all the bedrooms.
  - d. Provisions for geysers and exhaust fans in all the toilets.
  - e. Provision for TV in the living room and Master bedroom.
11. Water Supply: Common open well / Bore well water supply through overhead tank along with individual KWA Connection (depending on availability).



## Terms & Conditions

1. M/s Global Habitat PVT. LTD reserves the right to accept or reject any application.
2. Land Registration and necessary agreements as per K-RERA for the effectiveness of this booking have to be executed within 15 days from the date of booking. The prices shall be firm once the agreement is executed and unit is allotted.
  - a) A unit can be blocked by paying an amount of Rs.2 lakhs as part payment of booking advance.
  - b) The balance of booking amount totaling to 10% of the unit cost along with applicable GST to be paid within 15 days.
3. The company reserves the right to cancel this allotment and forfeit the booking advance if the allottee fails to execute the agreements and make payments within the specified time as agreed herein. Any extension of time will be the sole discretion of the company and the allottee doesn't have the right to question the same.
4. If the allottee proposes to cancel / withdraw from the project without any fault of the company, the company reserves the right to forfeit the booking amount paid for the allotment. The balance amount of money paid, if any, by the allottee shall be returned without interest within the stipulated days specified by K-RERA rules prevailing on the day of receipt of such cancellation request.
5. The basic sale price of the unit includes amount towards super built up area / carpet area and for the selected plot of Land and it doesn't cover:
  - a. All local taxes, One time Building tax and Building tax, applicable GST on works contract, Construction Workers Welfare fund or similar social security fund contributions (if any, or made applicable during the period of contract or after its completion in relation to this project), all other statutory payments with respect to the construction work carried out etc.
  - b. Security deposits, installation charges and other incidental expenses of electric posts, lines, Cabling, transformer, electric connection and water connection charges.
  - c. The stamp duty, registration charges, legal and all other incidental expenses thereto incurred in connection with the documentation, execution and registration of agreement to sell and sale deed.
  - d. Any other charges or levies as may be specially referred to in the agreement.
6. The basic sale price of the unit depends on the prevailing rates at the time of acceptance of the application by the builder and built up area of the allotment.
7. All payments shall be made by DD /CTC Cheque /Wire Transfer in favour of M/s. Global Habitat PVT.LTD and the customer shall be liable to bear the bank charges, if any. There shall be no acceptance of Cash.
8. After allotment, proper agreement will be executed between the allottee and the Builder.
  - a. As per Section 10 of the Real Estate Regulation Act, the customer shall execute a Sale Agreement with the Land Owner and the Builder, which contains the details of the plot of land selected by the allottee, it's value, payment schedule, the details of the unit, cost of the unit, it's specifications etc.
  - b. At the time of agreement, equal number of postdated cheques should also be provided as per the payment schedule both for self as well as bank funding. If it is bank loan, the PDCs will be returned on receipt of the amount from the bank.
  - c. The Sale Deed of the land will be registered in favour of the purchaser on receipt of the 40% of the total sale value of the unit.
9. Possession of the unit shall be given to the customer only on settling all the dues to the company.
10. Membership in Owners Association is mandatory and maintenance deposits and maintenance charges are payable by the owners on a monthly basis.
11. All disputes relating to/arising out of this application form are subject to the exclusive Jurisdiction of the courts in Calicut.





## Global Habitat Pvt. Ltd.

2nd Floor, "ONYX", Golf Link Road, Chevayur, Calicut - 673 017  
Phone : +91 495 3543871 | [www.globalhabitat.in](http://www.globalhabitat.in)  
Tamilnadu • Kerala

For Bookings, Please contact :

**+91 98468 30300 / 99468 30300**

Email: [sales.calicut@globalhabitat.co.in](mailto:sales.calicut@globalhabitat.co.in)

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