



ROCKSHIELD®
REALTORS & DEVELOPERS PVT. LTD.
BEYOND A BUILDER

GRANARY NEST

YOUR
DREAM NEST
IS WAITING...

"Welcome to **Granary Nest**
Your **Dream Home** for **Happily Ever After!**"



CREATING EXCEPTIONAL LIVING SPACE

Granary Nest is a luxurious gated villa project in the affluent Cherupulassery locale representing a stunning example of sophisticated architectural beauty. The address is truly everything and it has been designed in synonymous with the serene ambiance of Palakkad district

It is perhaps the visual symphony of nature around Granary Nest that inspired Rockshield Realtors and Developers to create a living space that exudes opulence and elegance.

Having a space in Granary Nest is in synchronous to living among the stars within God's own Country.

This project represents a new level of high-end living- truly the crowning glory of Palakkad



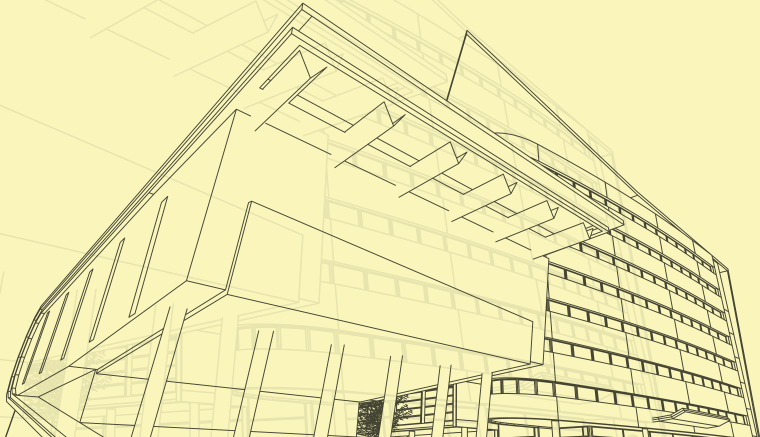
OUR STORY

At Rockshield Realtors and Developers Pvt. Ltd., construction and development are more than just professions - they are passions that flow like a river, blending vision, design, and strength into a refined work of art. With our team of highly skilled and dedicated professionals, we have been crafting exquisite living and workspace experiences since 2016.

From luxurious residential projects to state-of-the-art commercial developments and infrastructure, we approach each project as an opportunity to create a masterpiece. Whether it's Apartment & Villa projects, Corporate offices, Automotive showrooms, institutional high-rise, or Warehouses, we bring superior performance and quality output to every undertaking.

At Rockshield Realtors and Developers, we strive to create art with every project, crafting a masterpiece that stands the test of time.

Rockshield Realtors & Developers - Crowning Blissful Living
& Work Spaces For Years Now!





OUR VALUES

ETHICS

We keep our words – we walk the talk. Reliability, Honesty, and Fairness are the company's core commitments.

SUPERIORITY

We set higher standards. We imply advanced practice and continually innovate and progress. We prosper on challenges and accomplishments.

MUTUAL ESTEEM

We encourage sincerity, teamwork, and trust. We value an integrated culture based on diverse backgrounds, experiences, and views.

SAFETY

Our firm goal is zero accidents—people's lives are of utmost precious.

SUSTAINABILITY

We plan and act considering the future – our company's long term excellence. customers, and the environment.

FAIR EARNING

We gain profits that fairly reward the value we deliver.

OUR VISION

As a dynamic and pioneering company, we always explore new horizons to develop and expand our operations with innovative business practices and management techniques that enable us to have a cutting edge advantage in the marketplace.

OUR MISSION

Maintain a long term relationship with clients by delivering outstanding work results.

Implement the best resources and technological innovations.

To be at par with international standards when it comes to performance and quality.

To be the most favored brand to collaborate with.

Provide the best value out of the client's investment.

To build-on, our client's dream marvelously being beyond just a builder.



Laughter and Love

Cherishing Precious Moments with Family...

| MESSAGE FROM DIRECTORS

Rockshield Realtors & Developers Pvt. Ltd. was incorporated with a rock-solid root under its base in the year 2016. We embrace immense pride in everything that we have done in the last two decades of our civil industry: the projects we have executed stand testimony to our achievements.

Attention to pin-point detailing, adherence to superior artistry, uncompromised quality evaluation, maximization of resources, and aesthetic designing according to evolving trends are few of the values we are committed to instilling throughout our projects, residential to commercial.

The company intends to emerge as a prominent Real Estate Developer in South India, with a handful of projects focused within Tamilnadu and Kerala. Rockshield aims to be positioned amongst the finest and most innovative real estate developers that build value for their clientele through its eminence in corporate etiquette and real estate products.

Our vision has always been to work hard with smart strategies and ideas because we believe that,



Following this principle, the Rockshield team looks forward to continuing to create landmark construction and development that are of optimum value for our clients.



"Growing together
with love,
rooted in
nature's embrace."



COMMON AMENITIES



Access

- Entrance Plaza
- A wide entrance with skyframe
- Central Avenue
The core of Granery Nest community life with tree-lined pedestrian walkways
- Central Core Light sculpture.

Activity Zone

- Kids' Play Area
Encourages outdoor activities and makes your kids' playtime active & engaging
- Leisure Trail
A dedicated area for jogging or walking that is the heart of the Activity Zone
- Outdoor Seating
Dedicated areas to relax, read, and enjoy the outdoors.
Club House cum Gaming Zone and Multi GYM.



CENTRALIZED GAS SUPPLY
WITH GAS LEAK DETECTORS



AUTOMATED GATE STREET LIGHTS
RECREATIONAL YARD LIGHTS
OVERFLOW CONTROLS FOR OHT



CCTV CAMERA AND SECURITY



STATE OF THE ART
WATER PURIFIERS IN KITCHEN



TARRED OR PAVED
INTERNAL ROAD WITH STREET LIGHTS



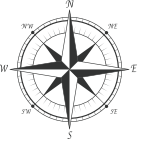
INTERCOM WITH VDU



"Discover the Beauty of
GRANARY NEST
Where Luxury Living Meets Modern Design!"

MASTER PLAN

Land Area - 63.16 cents



- 01 Villa No 1-212.31 sqm.....(5.246 cents)
- 02 Villa No 2-204.6 sqm.....(5.056 cents)
- 03 Villa No 3-217.4 sqm.....(5.373 cents)
- 04 Villa No 4-217.8 sqm.....(5.383 cents)
- 05 Villa No 5-207.9 sqm.....(5.138 cents)
- 06 Villa No 6-219.9 sqm.....(5.434 cents)
- 07 Villa No 7-203.1 sqm.....(5.019 cents)
- 08 Villa No 8-207.1 sqm.....(5.118cents)

PLOT PARTITION

- Dimensions may vary slightly during construction
- Furniture and fixtures are indicative only
- All dimensions are in centimeters
- Mentioned drawing is not to scale



VILLA NO.1



GROUND FLOOR

BUILT UP AREA-92.30 SQM (993.148 SQFT)
 CARPET AREA-78.76 SQM (847.77 SQFT)

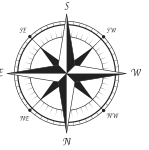


FIRST FLOOR

BUILT UP AREA-98.95 SQM 1064.7 SQFT)
 CARPET AREA-67.38 SQM (725.28 SQFT)

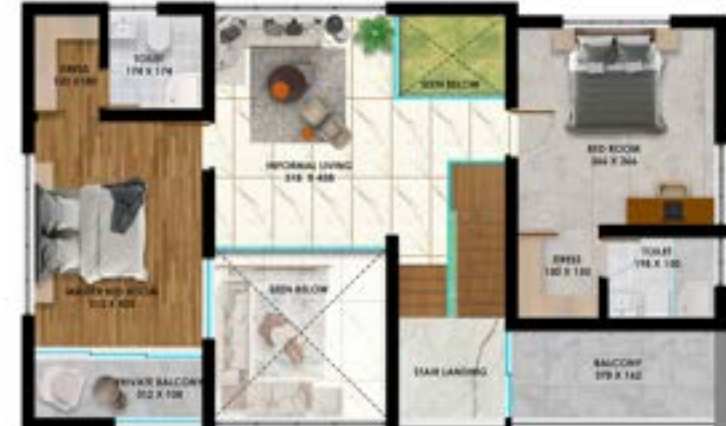
SALABLE AREA 191 25 SQM (2057.58 SQFT)

VILLA NO.2



GROUND FLOOR

BUILT UP AREA-100.08 SQM (1076.86 SQFT)
 CARPET AREA-84.06 SQM (904.82 SQFT)

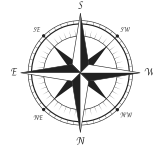


FIRST FLOOR

BUILT UP AREA-103.92 SQM (1118.17 SQFT)
 CARPET AREA-72.40 SQM (779.31 SQFT)

SALABLE AREA - 204 SQM (2195.04 SQFT)

VILLA NO.3



GROUND FLOOR

BUILT UP AREA-110.99 SQM (1194.25 SQFT)
 CARPET AREA -91.05 SQM (979.69 SQFT)



FIRST FLOOR

BUILT UP AREA-110.99 SQM (1194.25 SQFT)
 CARPET AREA -86.55 SQM (931.27 SQFT)

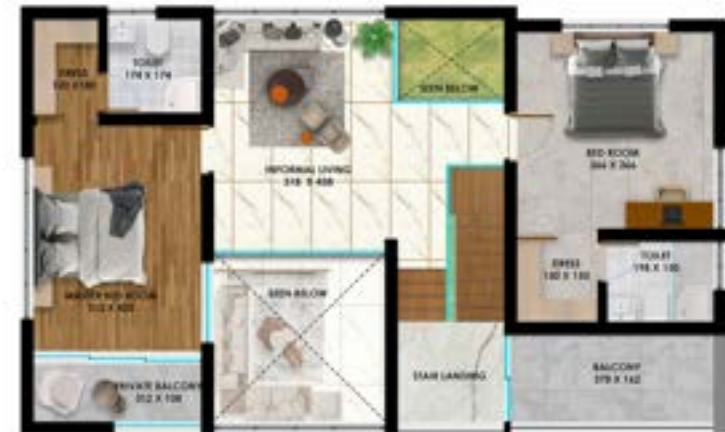
SALABLE AREA-221.98 SQM (2388.5 SQFT)

VILLA NO.4



GROUND FLOOR

BUILT UP AREA-100.08 SQM (1076.86 SQFT)
 CARPET AREA-84.06 SQM (904.82 SQFT)

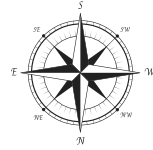


FIRST FLOOR

BUILT UP AREA-103.92 SQM (1118.17 SQFT)
 CARPET AREA-72.40 SQM (779.31 SQFT)

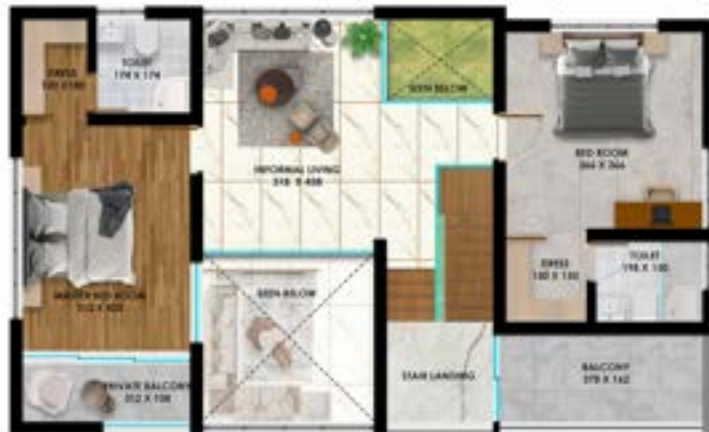
SALABLE AREA - 204 SQM (2195.04 SQFT)

VILLA NO.5



GROUND FLOOR

BUILT UP AREA-100.08 SQM (1076.86 SQFT)
 CARPET AREA-84.06 SQM (904.82 SQFT)



FIRST FLOOR

BUILT UP AREA-103.92 SQM (1118.17 SQFT)
 CARPET AREA-72.40 SQM (779.31 SQFT)

SALABLE AREA - 204 SQM (2195.04 SQFT)

VILLA NO.6



GROUND FLOOR

BUILT UP AREA-100.18 SQM (1077.93 SQFT)
 CARPET AREA -84.15 SQM (905.79 SQFT)

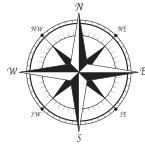


FIRST FLOOR

BUILT UP AREA-100.18 SQM (1077.93 SQFT)
 CARPET AREA 69.72 SQM (750.47 SQFT)

SALABLE AREA-200.36 SQM (2155.87 SQFT)

VILLA NO.7



GROUND FLOOR

BUILT UP AREA-103.23 SQM
(1110.75 SQFT) CARPET AREA-86.95 SQM (935.93 SQFT)

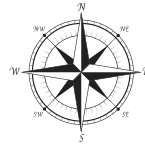


FIRST FLOOR

BUILT UP AREA-106.17 SQM (1142.38 SQFT)
CARPET AREA-73.78 SQM (794.17 SQFT)

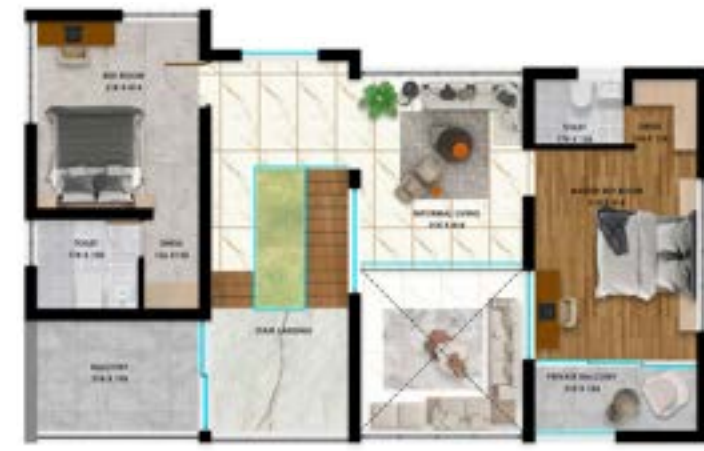
SALABLE AREA 191 25 SQM (2057.58 SQFT)

VILLA NO.8



GROUND FLOOR

BUILT UP AREA-102.5 SQM (1102.9 SQFT)
CARPET AREA -84.65 SQM (910.83 SQFT)



FIRST FLOOR

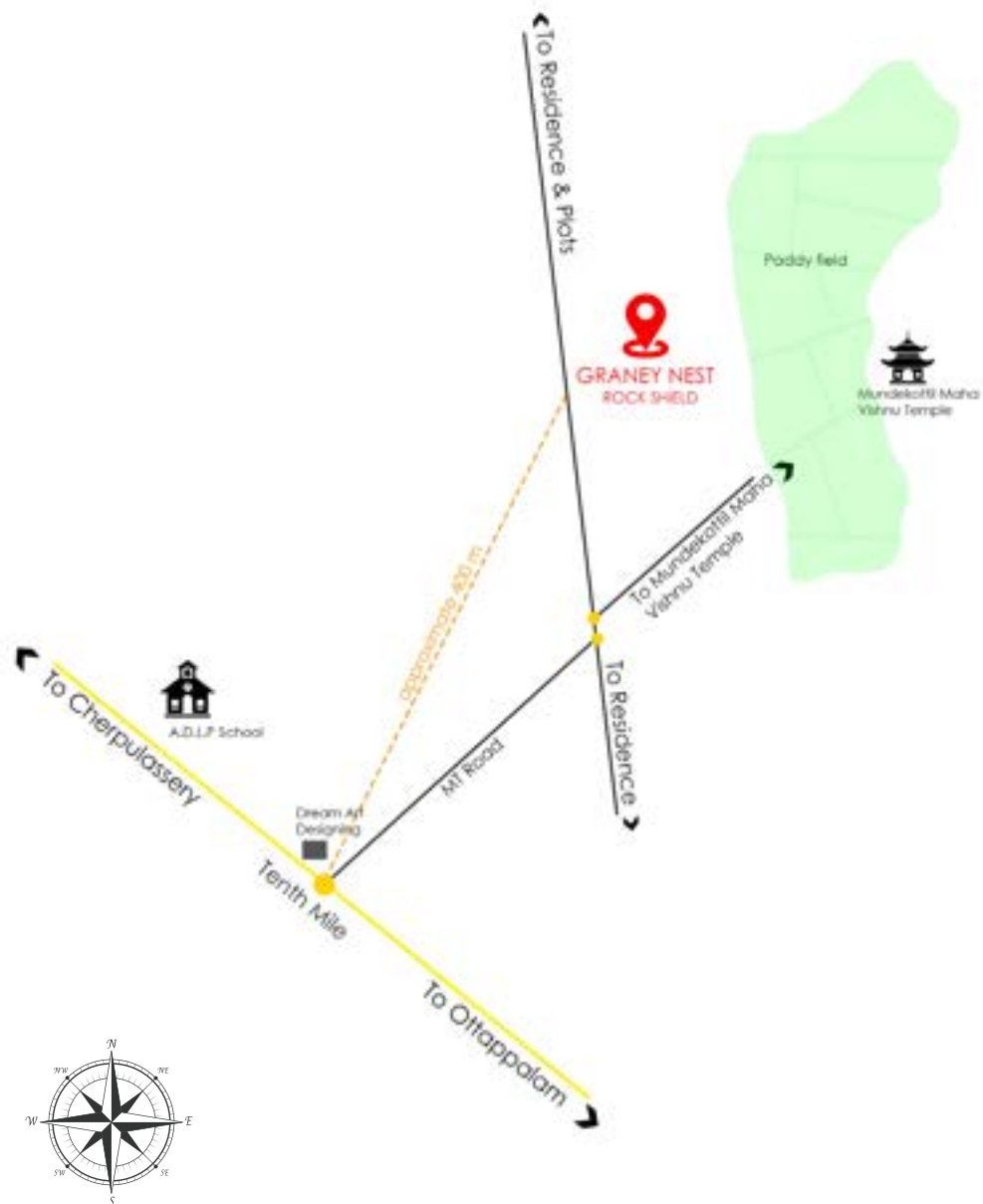
BUILT UP AREA-104.41 SQM (1123.45 SQFT)
CARPET AREA -81.59 SQM (877.90 SQFT)

SALABLE AREA - 204 SQM (2195.04 SQFT)

**DISCOVER THE
ULTIMATE LUXURY LIVING**



LOCATION MAP



DISCOVER THE PERFECT LOCATION

FROM GRANERY NEST

TO CHERPULASSERY.....	1.8 KM
TO OTTAPALAM.....	15 KM
TO PERINTHALMANNA.....	18.3 KM
TO CALICUT INTERNATIONAL AIRPORT.....	63.1 KM
TO OTTAPALAM RAILWAY STATION.....	15 KM
TO SHORANUR RAILWAY STATION.....	16.5 KM





A HOUSE IS MADE OF
WALLS AND BEAMS

**A HOME
IS BUILT WITH
LOVE AND DREAMS.**



SPECIFICATIONS

DESIGN

Competitive design principles meeting international standards,
Designed by reputed team of Architects and Consultants.
First in Kerala Villas with 100% Kerala Vasthu Compliance.

STRUCTURE

Foundation: RR Masonary/Isolated Footing (For Filled Areas)

Walls: Solid block, Laterite as per Architects & Builders Discretion.

TILING

Flooring-Sitout Living, Dining, Kitchen, Bedrooms

Superior Quality 120 x 60 Vitrified Tiles as per Architects design (Johnson, Cera Or Equivalent) in Living, Dining and 1st Floor Hall.

60x60 Vitrified Tiles as per Architects design (Johnson, Cera Or Equivalent) in Bedrooms, Kitchen, Work area and Balconies

Toilets-Superior Quality Vitrified Tiles 60x60 as per Architects design for flooring & walls (up to false ceiling) (Johnson, Cera Or Equivalent)

Work Area: Superior Quality Vitrified Tiles 60x60 as per Architects design for Floor and Kitchen Dado

SANITARY & PLUMBING

Sanitary Fixtures Good Quality fixtures of Grohe/Kohler (or Equivalent)

CP-Fittings (Shower, Taps,Faucets, Health Faucets): Good Quality Fixtures of Jaquar Essco,Cera(or Equivalent)

Plumbing: All water supply lines shall be in ISI marked PVC pipes. Drainage lines and storm water drain pipes shall be in ISI marked PVC Separate Cpvc lines for hot water supply.

Water Supply (Well and or Borewell Water): Water Supply to individual Villas with dedicated Overhead Tanks. Builder may provide individual sump tanks for KWA Water as provision

KWA Water Connection (Not Provided):Customer to Individually Apply & take KWA connection if made available by government authorities in future

KITCHEN

Kitchen Sink: Single Bowl SS sink with Drain board or Equivalent of Nirali (Supply Only No fixing Platform & Granite Top Not included.)

Tile Dado: Superior Quality Vitrified Tiles 60X60 cms above kitchen Counter Area as per Architects Design

DOORS & WINDOWS

Main Door: Teak Wood Door

Rear Door: Steel Door (Tata Pravesh /Curiass or Equivalent)

Bed Room, Kitchen Doors: Laminate or Molded Skin Doors With RCC Frame/WPVC frame.

Toilet Doors: Superior Quality Upvc Slidable Doors

Kitchen Garden: Superior Quality Upvc Slidable Doors Fenesta or equivalent)

Windows: Superior Quality Upvc Windows Slidable or Openable as per architects design(Fenesta or equivalent)

ELECTRICAL

Wiring & Switches: Concealed copper wiring with cables & modular plate switches (using Havells/Schneider or equivalent)

Geyser Points: Only 1 Toilet Heater point Energized Others provision only

AC Points: Provisions in all Bedrooms.

Inverter Provision: Provided for fan and Light Points

Telephone, Internt,Cable TV Provision: Provision in GF Living Room and Master Bedroom

STAIRCASE

Transparent Stairs: GI and Wood (Country Wood) as per Architects Design

Handrails: GI/ROD Handrails With Wooden Capping (or equivalent)

PAINT FINISHES

Internal Walls & Ceiling: Treatment with putty & Emulsion Paint (Asian Berger or Equivalent)

External walls: Treatment with Putty. Exterior Primer & Exterior Paint (Asian Berger or equivalent)

COMPOUND WALL

Landscaping: Landscaping in villa Owners Scope.

Compound Walls: Compound wall on 3 Sides. Front Show wall as per Architects design.

Kitchen Garden: Provision of Kitchen Garden at the rear side of the Project with access from the project. Landscaping in Kitchen garden at Owners Scope.

SECURITY: Intercom with VDU Provision, State of the art Locks for Front Doors (Samsung or Equivalent) with min 3 way access control, Gas Leak detectors, Automated Over flow control for OHT. CCTV Cameras in Common Area, Automated gates (At access to the Villa Layout) with scanner for vehicular commute.



PAYMENT SCHEDULE


BOOKING AMOUNT.....	10%
AGREEMENT.....	25%
FOUNDATION WORK.....	20%
GROUND FLOOR MAIN SLAB.....	20%
PLASTERING LEVEL.....	15%
PUTTIWORK.....	5%
KEY HANDOVER.....	5%



ROCKSHIELD

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