

ELEVATED
living experience



DOWNTOWN
CRESCENT
LUXURY HOMES

THONDAYAD BYPASS, CALICUT

CRESCENT[®]
BUILDERS
Preferred. Trusted.



Over 1 million sq.ft.
OF LUXURY LIVING SPACES



Over 20 projects
DELIVERED ON TIME



Over 1000
HAPPY FAMILIES

THE MOST
preferred.
THE MOST
trusted.

At crescent builders, quality has no compromise. Each of our projects epitomizes this statement. For nearly two decades, we have been building homes for those who value functional design, superior craftsmanship and the finest finishes.

We are renowned for combining luxury with the highest standards of construction and architectural design. Our passion for quality, service and customer satisfaction have made us the most preferred home makers of Calicut.



**DOWNTOWN
CRESCENT**
LUXURY HOMES

Downtown Crescent, the finest and most premium residential project in Calicut. A well-planned home for those who value greenery and luxury alike.

ELEVATED serenity

Nellikode - a location that puts you at the intersection of everything. A tranquil environment within the vibrancy of Calicut city which offers a peaceful ambience. The ideal destination to relax, unwind and grow. Closer to Cyber Parks and shopping malls. The most livable and down to earth location to nest in. It has the convenience of the city embellished with all natural and rustic charm.



The ideal destination to relax, unwind and grow

K-RERA/PRJ/KKD/199/2022
rera.kerala.gov.in



**DOWNTOWN
CRESCENT**
LUXURY HOMES



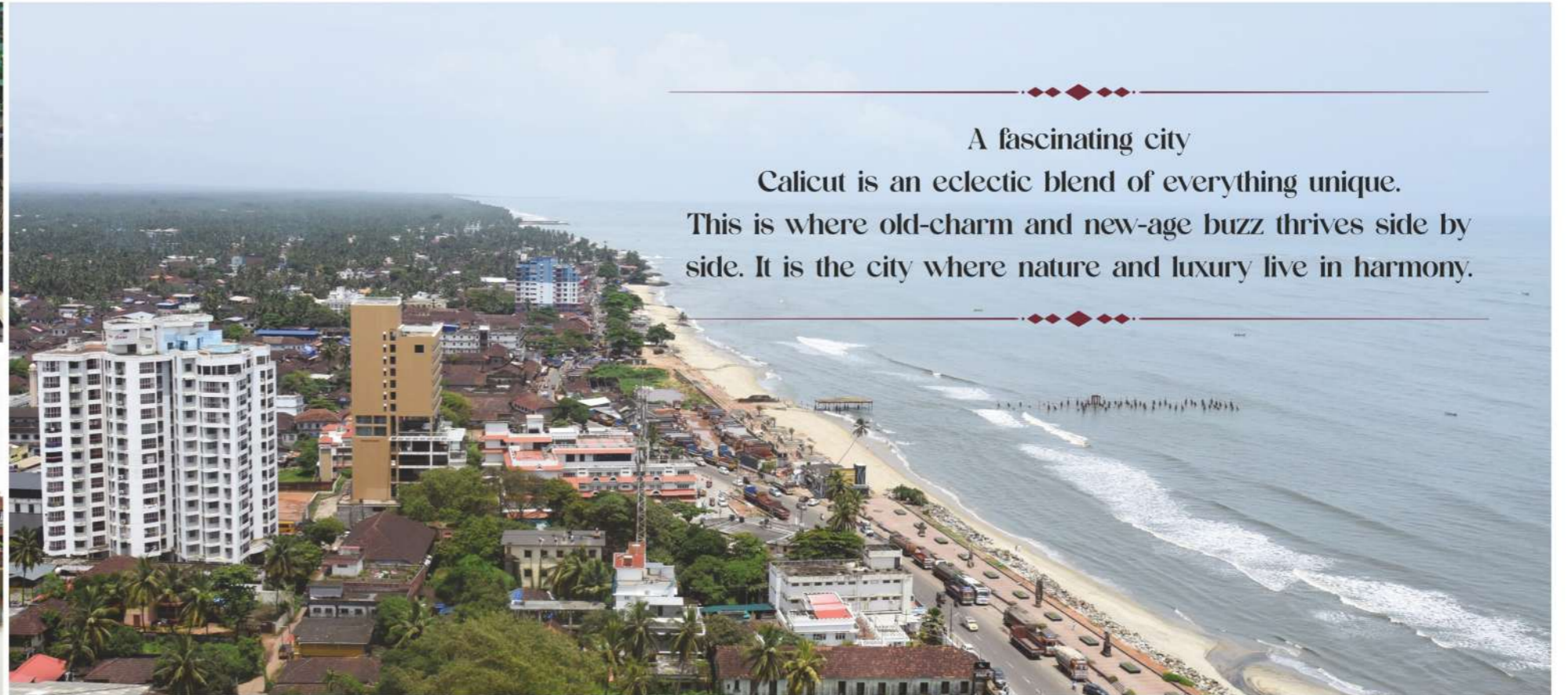
Downtown Crescent. The most iconic luxury residences in Calicut. An elite address in the heart of the city. A personal home, merging thoughtful design and impeccable detailing in an incredibly charming location. A collection of 58 exquisite 2, 3 and 4 BHK apartments spread over ground plus 24 floors, perfectly designed for luxurious and elevated living.

ELEVATED
lifestyle

An entire floor is set apart for recreational activities comprising gym, spa, indoor game area, home theatre etc. These magnificent residences offer you panoramic views, unparalleled greenery and easy access. Experience a splendid living in Downtown Crescent. An elevated living experience awaits you here!

ELEVATED connectivity

With ample green spaces, fresh air and sunlight, Down Town stands just 5 minutes drive from city, making it the most sought after property in Calicut. This idyllic neighbourhood has easy access to the city's renowned shopping hubs, educational institutions and promotes ideal balance between people, nature and convenience.

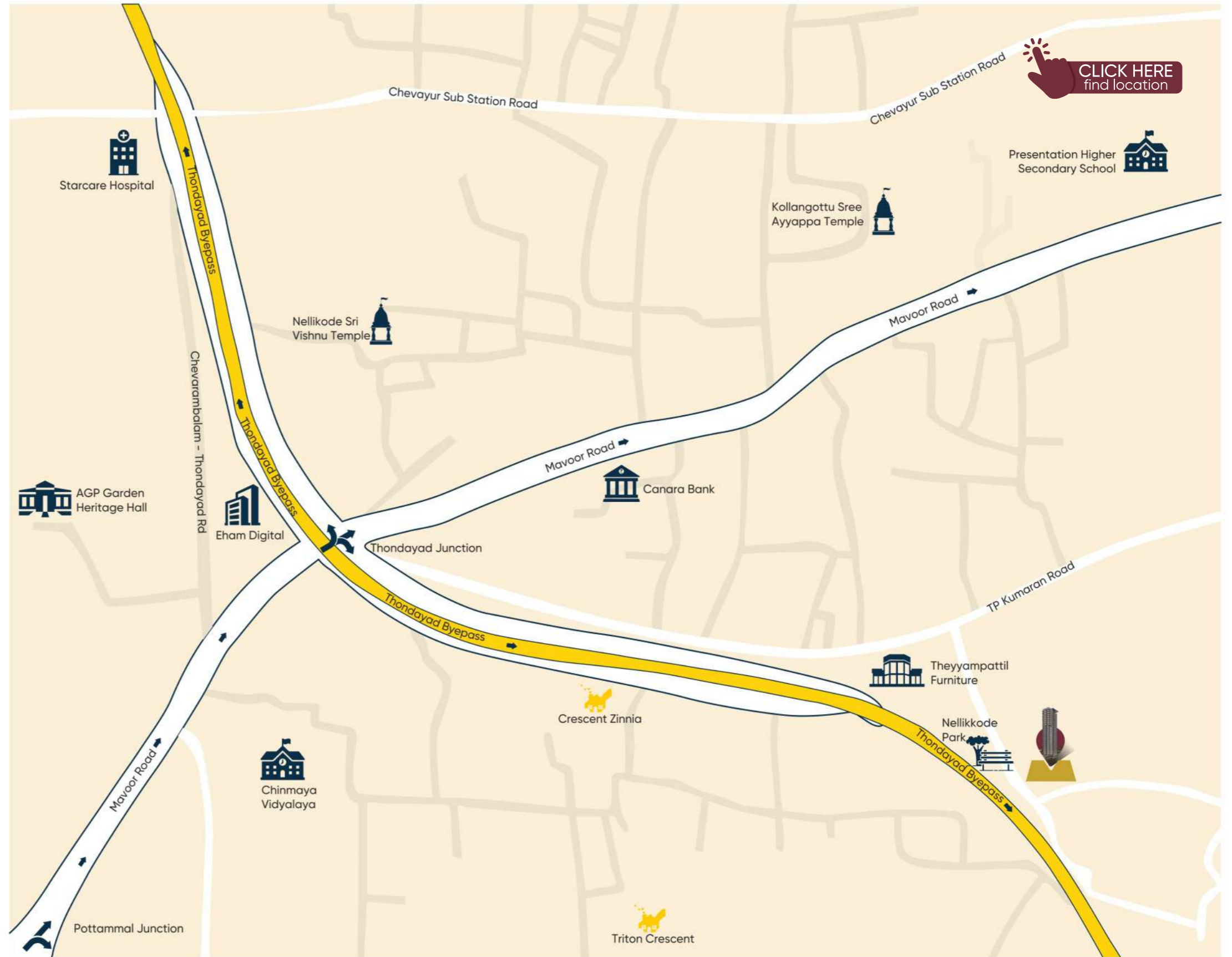


A fascinating city
Calicut is an eclectic blend of everything unique.
This is where old-charm and new-age buzz thrives side by side. It is the city where nature and luxury live in harmony.



LOCATION advantages

▶ UL Cyber Park	: 1.3 Kms
▶ Cyber Park	: 1.6 Kms
▶ Hi Lite Mall	: 2.2 Kms
▶ Focus Mall	: 4.4 Kms
▶ Thodayad Jn.	: 1.2 Kms
▶ New Bus Stand	: 4.2 Kms
▶ KSRTC Bus Stand	: 4.8 Kms
▶ Railway Station	: 8.5 Kms
▶ Calicut Beach	: 6.9 Kms
▶ Airport	: 23.3 Kms
▶ Devagiri College	: 2.9 Kms
▶ Presentation School	: 2.4 Kms
▶ Bhavans School	: 2.2 Kms
▶ Starcare Hospital	: 1.7 Kms
▶ Medical College	: 2.7 Kms
▶ Baby Memorial Hospital	: 3.9 Kms
▶ Aster MIMS Hospital	: 4.5 Kms
▶ Meitra Hospital	: 8.3 Kms





ELEVATED amenities

- ▶ Swimming Pool
- ▶ Spacious High Ceiling Lobby Area
- ▶ Conference Room
- ▶ Indoor Party Hall
- ▶ Children's Play Area
- ▶ Gymnasium
- ▶ Indoor Games
- ▶ Spa
- ▶ Home Theatre
- ▶ 24x7 Security

- ▶ CCTV Surveillance.
- ▶ Association Office & Manager's Room
- ▶ Roof-top Party Area
- ▶ Backup Power for selected points inside the apartment.
- ▶ Optical Fiber connectivity for TV & Internet Connection in living room & Master bedroom.
- ▶ High Speed Wi-Fi connectivity in common area
- ▶ Intercom facility in living room, master bedroom & toilets.
- ▶ Biometric Access Control System for common entrance doors.
- ▶ Water Treatment system
- ▶ Furnished Guest Rooms

Ground Floor Plan



First Floor Plan



Typical Floor Plan 2nd-15th



16th Floor Plan



Typical Floor Plan 17th to 19th - 21st to 24th

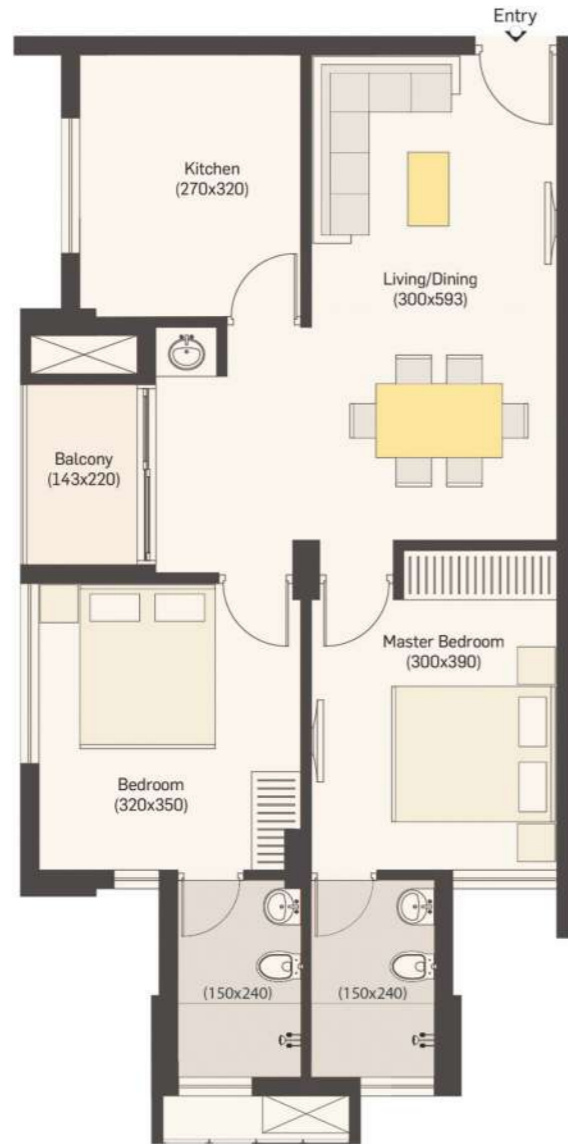


20th Floor Plan

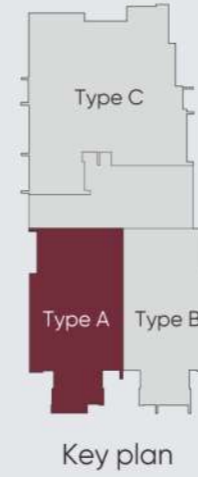


Terrace Floor Plan





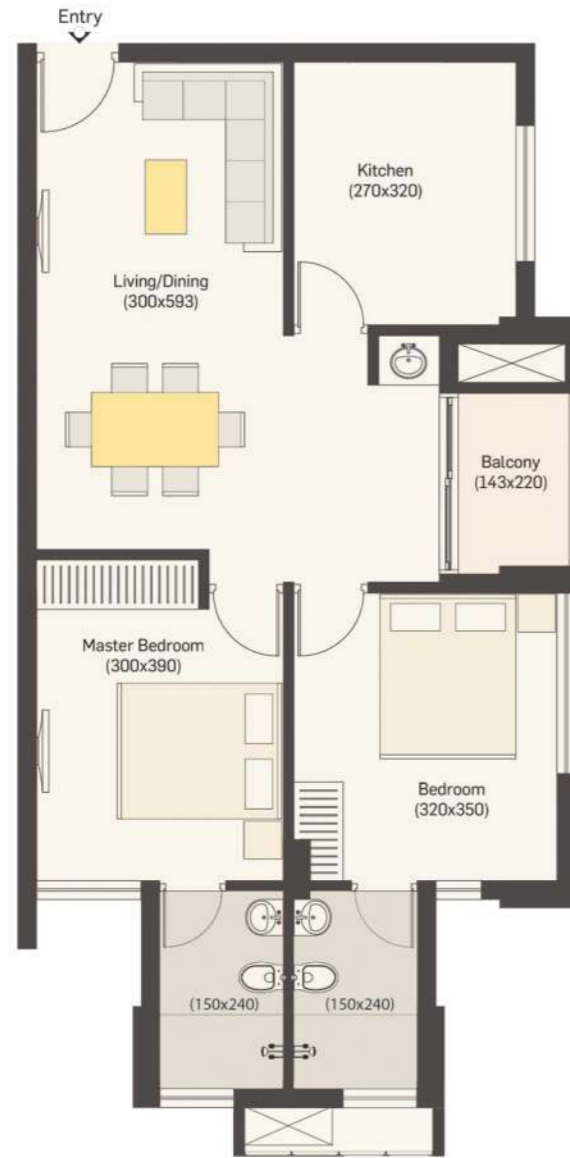
TYPE A | 2nd - 15th Floor | 2BHK | 1057 Sq.ft



* Furniture & Fixtures shown are only indicative.

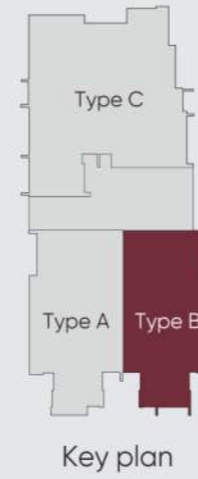
RERA Carpet Area (Sqm)	Balcony Area (Sqm)	External Wall Area (Sqm)	Total Plinth Area (Sqm)	Share of Common Area (Sqm)	Total Area (Sqm)	Saleable Area (Sqft)
64.70	3.15	8.09	75.94	22.25	98.19	1057

Rera carpet area is defined as 'the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment'.



TYPE B | 2nd - 15th Floor | 2BHK | 1057 Sq.ft

RERA Carpet Area (Sqm)	Balcony Area (Sqm)	External Wall Area (Sqm)	Total Plinth Area (Sqm)	Share of Common Area (Sqm)	Total Area (Sqm)	Saleable Area (Sqft)
64.7	3.15	8.09	75.94	22.25	98.19	1057



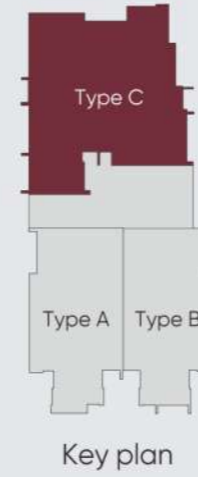
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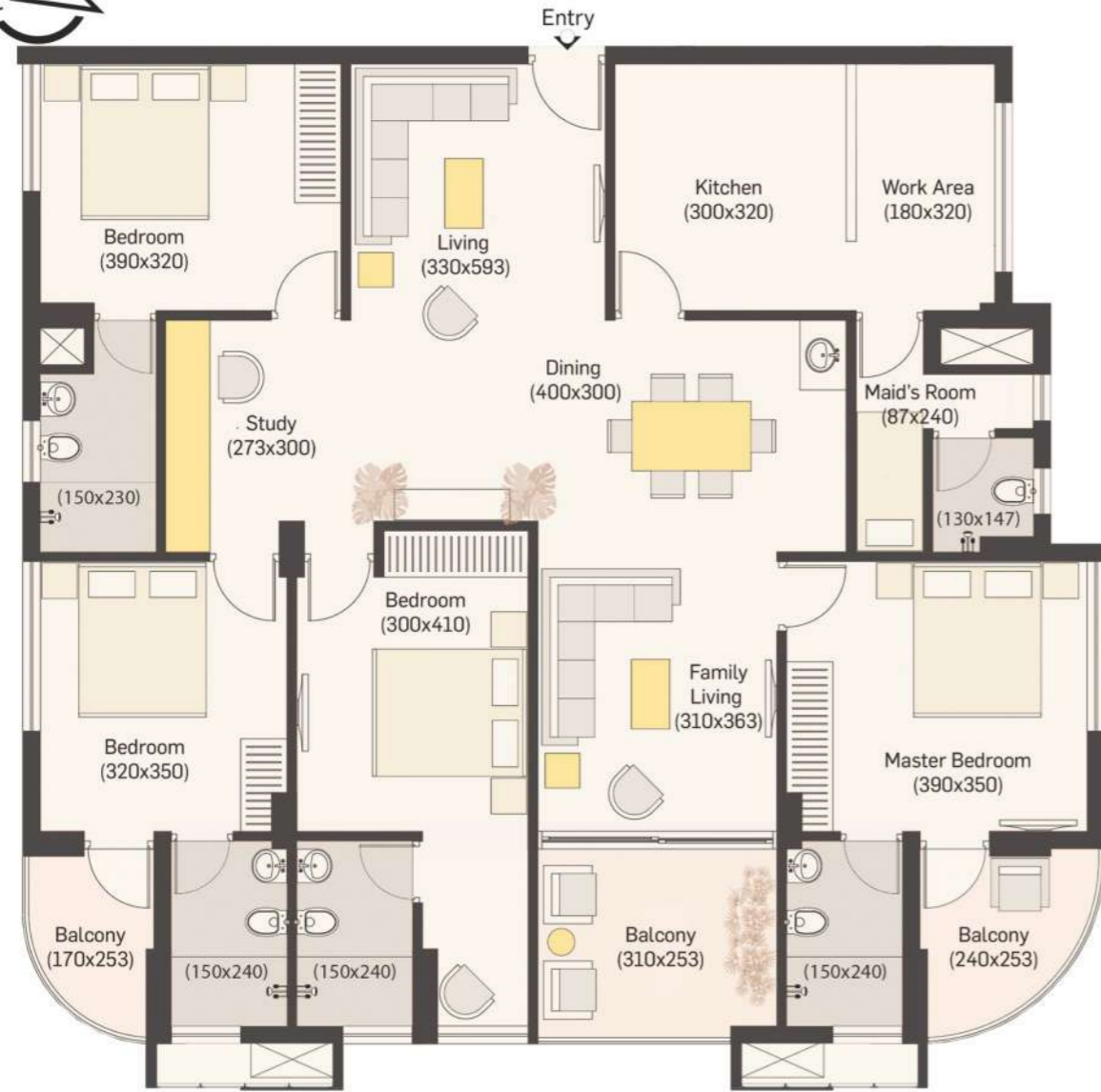
TYPE C | 2nd - 15th, 17th - 19th & 21st - 24th Floor
3BHK | 1695 Sq.ft

RERA Carpet Area (Sqm)	Balcony Area (Sqm)	External Wall Area (Sqm)	Total Plinth Area (Sqm)	Share of Common Area (Sqm)	Total Area (Sqm)	Saleable Area (Sqft)
104.68	5.61	11.51	121.80	35.69	157.49	1695

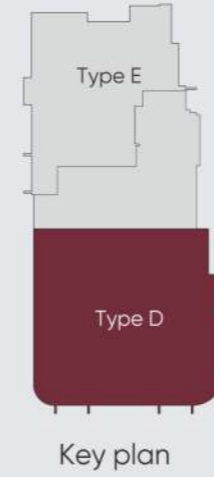


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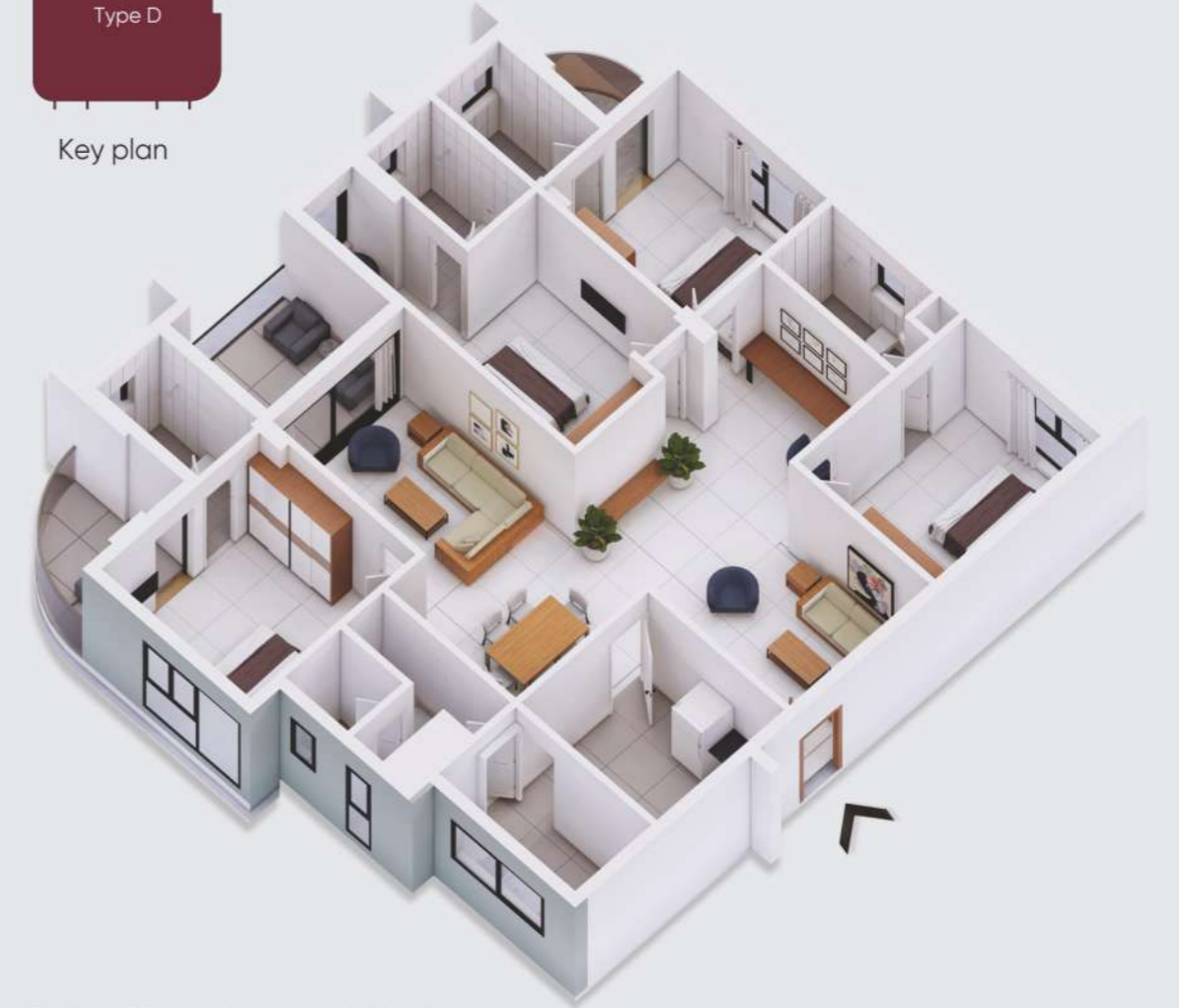
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TYPE D | 17th - 24th Floor | 4BHK | 2396 Sq.ft



Key plan



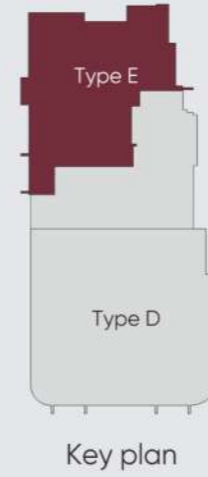
* Furniture & Fixtures shown are only indicative.

RERA Carpet Area (Sqm)	Balcony Area (Sqm)	External Wall Area (Sqm)	Total Plinth Area (Sqm)	Share of Common Area (Sqm)	Total Area (Sqm)	Saleable Area (Sqft)
144.63	8.51	19.09	172.23	50.46	222.69	2396

Rera carpet area is defined as 'the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment'.



TYPE E | 20th Floor | 2BHK | 1373 Sq.ft



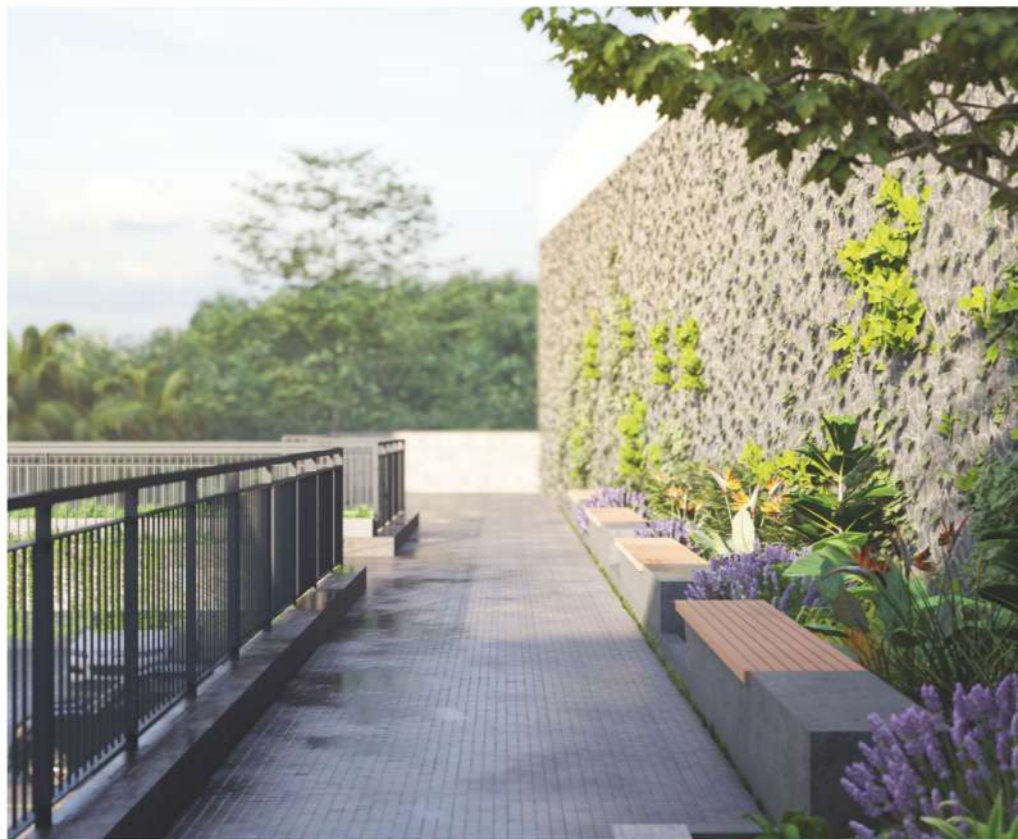
Key plan



* Furniture & Fixtures shown are only indicative.

RERA Carpet Area (Sqm)	Balcony Area (Sqm)	External Wall Area (Sqm)	Total Plinth Area (Sqm)	Share of Common Area (Sqm)	Total Area (Sqm)	Saleable Area (Sqft)
83.32	5.61	9.73	98.66	28.97	127.63	1373

Rera carpet area is defined as 'the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment'.



ELEVATED specifications

- ▶ All structural RCC works shall abide by IS 456 standard and latest code.
- ▶ Engineered wood front door with view finder. Engineered wood frames with paneled shutters for interior doors.
- ▶ UPVC/Aluminum for balcony door cum window & Aluminum window systems with MS Grills.
- ▶ All exterior & interior walls are in solid concrete block/Laterite.
- ▶ All cement mortar plastering in 1:3, 1:5 or as applicable.
- ▶ Vitrified tiles for entire apartment and rustic tiles for kitchen and balcony area.
- ▶ Emulsion over putty for interior walls & exterior. Enamel paints for grills and handrails, internal ceiling finish with fine putty over coarse putty.
- ▶ Concealed copper wiring, light, fan and plug points, modular switches, three -phase connection with independent KSEB meters.
- ▶ Bare Kitchen with provision for sink, dish washer and washing machine in kitchen/work area.
- ▶ KWA/Well/Water from outside sources through sump and overhead tank.
- ▶ Granite /Vitrified tile finished lobbies.
- ▶ Ceramic tile for the floor and wall tiles upto 210 cm height in bathrooms. Concealed piping with ceramic sanitary fittings and c/p fitting with diverter for hot and cold water, soap dish, towel rod and provision for exhaust and geyser in toilets.
- ▶ Fire fighting arrangements as per KMBR and Kerala Fire Service Rules.

ELEVATED excellence

Over the years, we have built a solid reputation and have earned the trust of discerning home buyers. With an unflinching focus on quality, honesty, transparency and a constant commitment to excellence, every Crescent Project is a standing testament to its deep-rooted values.



OUR services



Finance Arrangements

All our projects have approval of leading financial institutions & banks and our experienced team offers you assistance in finalizing the best home loan option.



Value-added Services

We assist in rental and resale of apartments.



Home Care

Being boundlessly fortunate to earn the trust and recognition from our valued customers, we are indeed glad to extend exclusive services for your home care, which we hope will make life easier for you.



Interior Design

We have a team which can design and execute interiors to suit our customer's choice and budget. Our customers now have the opportunity to take possession of a fully furnished apartment at the time of project completion itself.

TERMS & CONDITIONS

- ▶ Once allotted and agreement signed, the prices are fixed.
- ▶ All payments are to be made only by demand draft/local cheques or RTGS in favour of **Crescent Builders**, payable at Calicut.
- ▶ In case the payments are not made as per the agreement signed, the Builder reserves the right to cancel the allotment.
- ▶ Acceptance of application for provisional allotment of Apartments shall be entirely at the discretion of the Builder.
- ▶ Statutory deposits and payments such as deposit for Power, Water and Apartment Owners' Association, share of cost of Transformer and its cabling, Construction Workers' Welfare Cess, Land Tax, Corporation Building Tax, One Time Building Tax (Revenue), GST, Monthly Maintenance Charges/advance, Sale Agreement Registration Charges, the charges for extra work, if any are to be paid by the Purchaser.
- ▶ Possession shall be given to the Purchaser only after settling all the dues to the Builder.
- ▶ Builder shall not be held responsible for any delay in water/electric & other service connection due to the delay by the concerned departments.
- ▶ The plans shown may not be to scale and are included only for the purpose of identification. Furniture layout is only an indication for space utilisation.
- ▶ **Crescent Builders** has the right to accept or reject any application.
- ▶ All transactions are subject to Calicut Jurisdiction.

DOCUMENTATION

- ▶ An agreement/s for sale will be executed between the Builder and the Purchaser. The contract value in the agreement/s cover the cost of construction of the super structure as well as that of undivided share in the land. The agreement/s for sale is to be registered.
- ▶ A registered sale deed for the undivided share in land and apartment will be executed in favour of the Purchaser on receipt of the entire payment. Stamp duty, registration fees, documentation charges and incidental expenses for the registration of undivided share in the land and apartment will be to the Purchaser's account and are to be paid at the time of registration.

MAINTENANCE

- ▶ An Owners' Association will be formed on handing over of the possession of the apartments. Membership in the above association is mandatory, not optional. The Owners Association will carry out all necessary routine and annual maintenance and repairs of the common areas and exteriors of the building, common installations and fittings, payment of electrical and water charges for common facilities and services.
- ▶ Maintenance charges are to be paid by each owner regularly and on time. The maintenance will be carried out by the Builder till the formation of the Owners' Association, who will take over the maintenance of the complex. Maintenance charge /advance collected from all the owners by the Builder and after appropriating the expenses incurred by the Builder during the period of maintenance done by them, the Builder shall transfer the balance amount to the Association after its formation.

Call: +91 9744 999 888

 www.crescent-builders.com

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Disclaimer: All information and contents as contained herein, including but not limited to all designs, layouts, specifications, plans, services, facilities and infrastructure are illustrative and subject to change, without notice, as per prevailing government norms. The fixtures and furnishing shown are representative and do not form part of the apartment. This brochure is purely conceptual and not a legal offering.

RERA registration no.: K-RERA/PRJ/KKD/199/2022