

The Indroyal Group is a multinational business turnkey furnishing contracts for residential, entity with diverse interests and expanding commercial and hospitality sectors. market presence. Established in 1991 by Mr. Sugathan Janardhanan in UAE, the Group's first foray was into furniture. The enterprise, named Royal Furniture, is today one of the largest ISO 9001:2008 certified manufacturing and trading companies in furniture and furnishing accessories, across the Middle East and Asia.

The Group has manufacturing facilities in UAE, China and India, and a network of retail showrooms under the brand names 'Royal' and 'Indroyal' in UAE and India respectively. It exports furniture and furnishing accessories to more than 45 countries across Africa, Asia, CIS, Europe and the MENA region. The Group also has expertise in handling

Under the hospitality division, the Group has a 212 room 5 star hotel in Kochi (Holiday Inn) managed by InterContinental Hotels Group (IHG). It also has 5 properties in the UAE, comprising around 600 hotel/apartment suites across United Arab Emirates operating under the reputed Tulip Inn franchise.

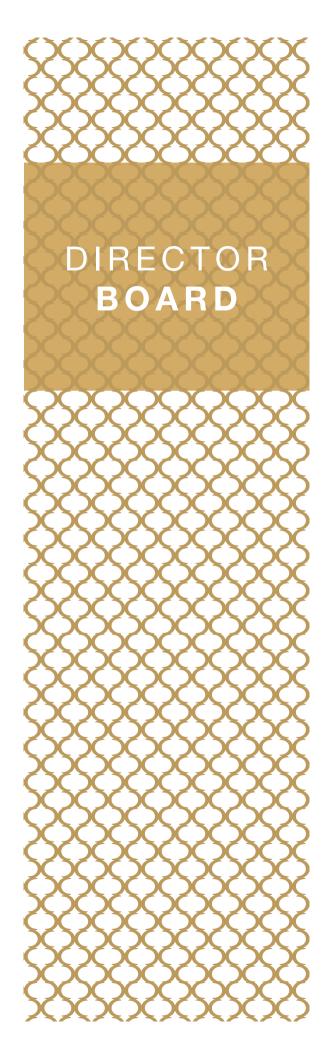
Indroyal Properties, the real estate arm of the Indroyal Group, is one of the leading names in the residential, commercial and hospitality sectors in India and in the Middle East. The company executes high-end luxury projects at par with international standards.





Sugathan Janardhanan, the Founder and Chairman of the Indroyal Group, is one of the successful first generation entrepreneurs in UAE. Combining entrepreneurial spirit with sound industry knowledge, he built a multi-million dollar furniture empire that today spans the Middle East, China and India and employs over 2,000 people.

It is Sugathan's sharp business acumen and vision that saw the venture consolidate through expansion and diversification, making successful forays into new industries and markets. Under his able leadership, the Group has consolidated its core business in furniture manufacturing and retail, and successfully ventured into furnishing accessories, mattresses and allied products, turnkey furnishing solutions, hospitality and property development.





K.S Premkumar Managing Director

InterContinental Hotels Group (IHG) in the Middle Holiday Inn, Kochi. East, Africa and Europe.

A graduate from Bombay University, As a Certified Project Management Professional Mr. Premkumar is a leading expert in the accredited by Parson Brinckerhoff, USA, field of hospitality living and luxury property Premkumar later joined the founding team of one development. In his many roles with leading Dubai of Dubai's premium luxury property developers as based business corporates, with diverse interests Senior Vice President, overseeing the completion in real estate, construction and hospitality. of some of Dubai's most premium towering Mr. Premkumar headed the development of a residential complexes and their FDI venture in number of residential buildings, commercial India as Executive Director. Mr. Premkumar was complexes and five-star hotels, managed by the project advisor and management facilitator international chains such as Sheraton and the of Indroyal's maiden 5 star hospitality project,



Sunny George Executive Director

A Commerce Graduate from Calicut University and a qualified Management Accountant (CMA) holding the associate membership of the Institute of Management Accountants. Adept at financial planning and project implementation, has a track record of successfully implementing projects, be it industrial, residential or hospitality.

Mr. Sunny George has been heading Finance & Operations of the Indroyal Group for the past 15 years, and was instrumental in setting up furniture factories in India and hotel apartments in Dubai. He incorporated off-shore companies and managed the construction of factory building at Jebel Ali Free Zone in Dubai.

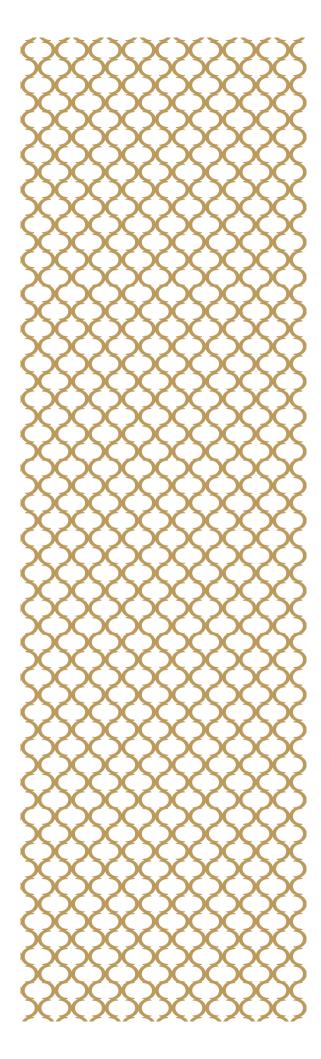
He was also responsible for the successful implementation of the Group's prestigious hospitality project - Holiday Inn, Kochi - the tallest five star hotel in Kerala.



N. Madhusoodhanan Director - Operations

As a qualified Civil Engineer, Mr. Madhusoodhanan has 40 years of experience in the construction field in Mumbai, Dubai and Kerala. He was actively involved in the construction of multistoried apartment complexes in Mumbai.

In Dubai, being the Project Engineer for the Al Shirawi group, has undertaken construction of large apartments, factories, villas etc. Being the Director of Indroyal group, he was instrumental in the construction of their factories at Tenkasi and Trivandrum. Mr. Madhusoodhanan has also undertaken the construction of super luxury villas each measuring more than 20,000 sq. ft. at Trivandrum. Being part of the engineering team he had a lead role in the construction of Holiday Inn, Kochi.



A CAPITAL LIFESTYLE

THIRUVANANTHAPURAM, THE CAPITAL OF KERALA AND THE SEAT OF POWER OF THE ERSTWHILE TRAVANCORE KINGDOM, IS A CITY THAT STILL RETAINS ITS LAID-BACK CHARM. MAJESTIC PALACES, WIDE TREE-LINED AVENUES AND HERITAGE ARCHITECTURE ON THE ONE HAND AND GLITZY, NEW-AGE OFFICES AND SHOPPING MALLS ON THE OTHER, REPRESENT THE BLEND OF OLD-WORLD AMBIENCE AND BIG-CITY COMFORTS THAT THE CITY OFFERS.

THE CITY PROVIDES THE KIND OF INFRASTRUCTURE AND QUALITY OF LIFE EVERY URBAN DWELLER ASPIRES TO. AN INTERNATIONAL AIRPORT. THE PROPOSED MONORAIL NETWORK. EXCELLENT CENTRES OF LEARNING. A WELL-ESTABLISHED IT HUB TEEMING WITH JOB OPPORTUNITIES. AND FOR THE LEISURE SEEKER, THERE ARE WORLD-RENOWNED BEACHES, HILL STATIONS AND PILGRIMAGE CENTRES THAT ARE TEMPTINGLY CLOSE BY. IT'S CITY LIFE MINUS THE HUSTLE AND THE MONOTONY, A LIFESTYLE THAT OFFERS IT ALL, YET IS DELIGHTFULLY LEISURELY.

Indroyal Properties is set to bring world-class living to the capital city with the launch of THE UPTOWN, premium condominiums that combine all the essentials of a great lifestyle - prime location, exceptional amenities and good connectivity to important destinations within the city. The Uptown is a landmark development created specifically for the sophisticated elite. Endowed with rare luxuries, The Uptown is more than an address - it is a reflection of who you are. Coming up at the PMG -Kannammoola road, these luxury condominiums comprise of 3 bedroom condos, garden homes and penthouses in Platinum and Diamond categories. Striking in design, The Uptown features twin towers connected by a skywalk bridge that provides residents an exclusive space to unwind while taking expansive views of the city. It's the high life, quite literally.





THE HIGH LIFE

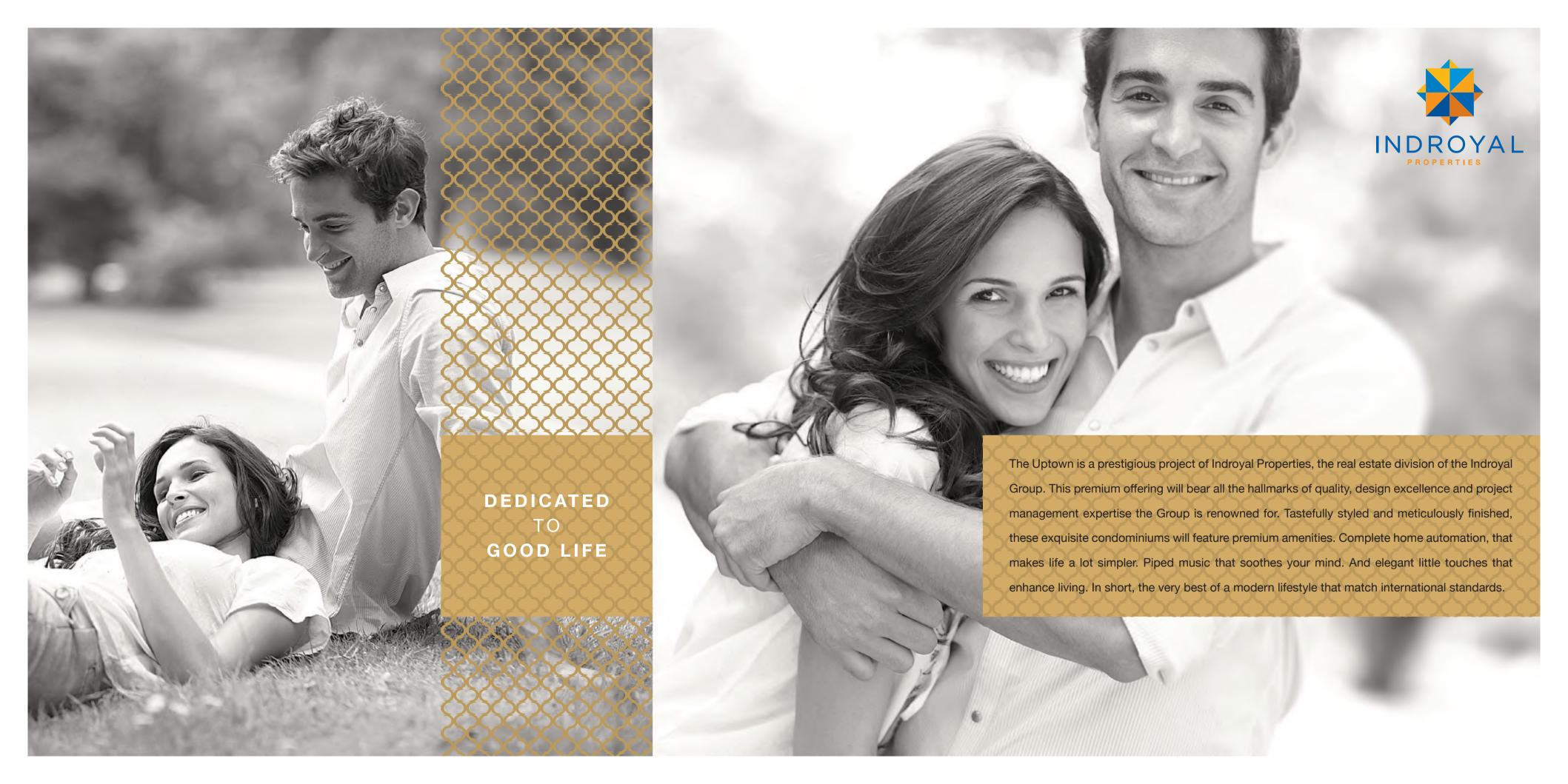






The Uptown has been conceived keeping in mind the discerning tastes and TROT THE lifestyle demands of the connoisseurs of fine living. Your concierge is just a phone GLOBE AND call away - be it for a reservation at the city's new Italian restaurant, tickets to COME HOME a classical concert, or even diaper pins for your bundle of joy. The yoga and TO THE BEST meditation pavilion offers a soul-trip to destressing, while the spa soothes the mind, body and soul.



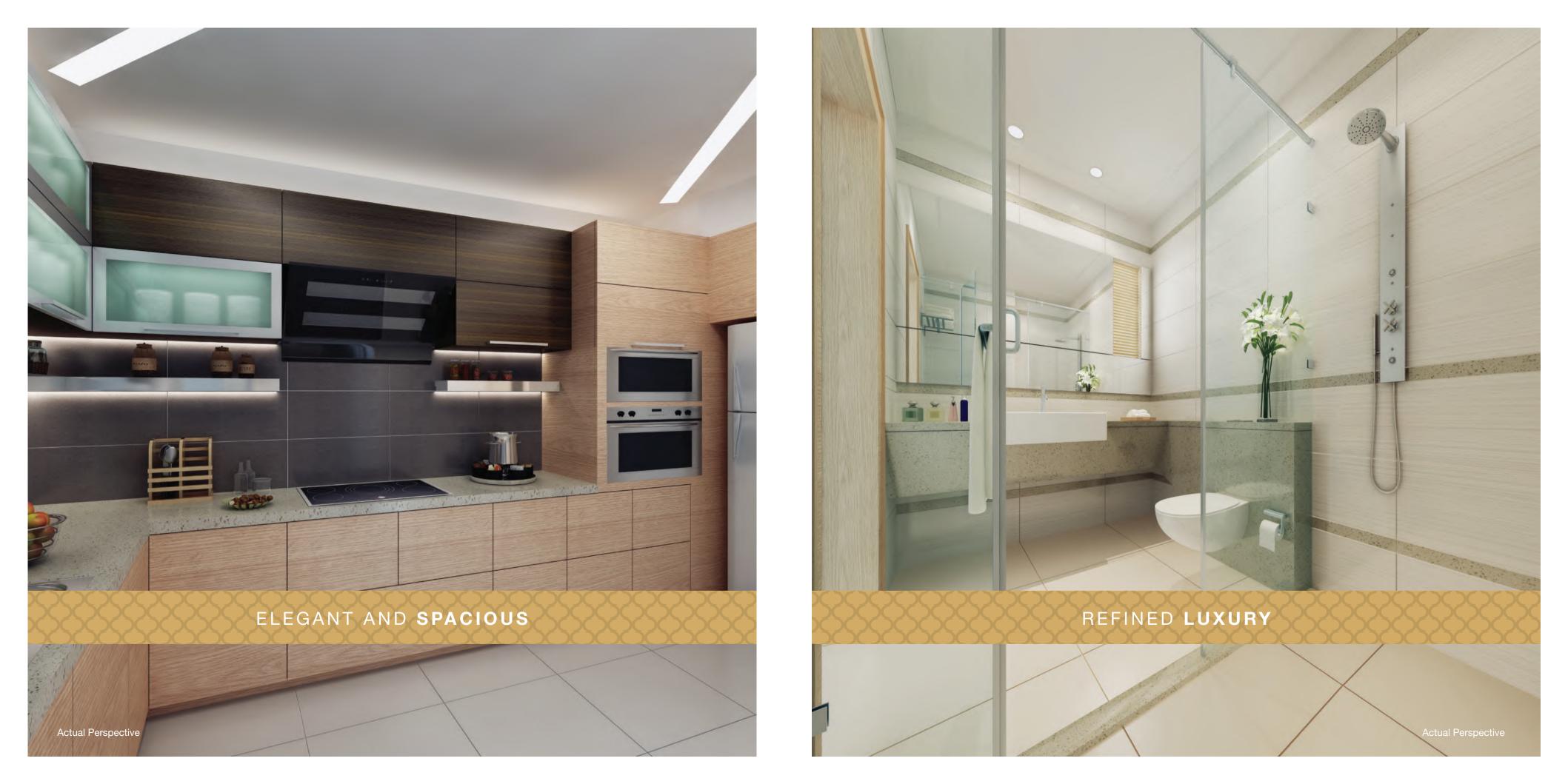












SMART HOMES YOUR WORLD, AT YOUR **FINGERTIPS**

Cool up your bedrooms at the touch of a button, as you step out of your workplace. Watch your soft treads light up the hallways. Let motion sensors take over all the mundane tasks. Flick a remote to operate your appliances or to safeguard your home. Virtual parenting helps keep an eye on kids when you are away. The smart home automation system allows you to preprogram it to your preferences, so you don't have to press buttons everytime. Home automation seamlessly integrates technology into your life, introducing you to new levels of comfort and convenience.



CURTAIN CONTROLS





GAS LEAK DETECTOR



ACCESS CONTROLS



AC CONTROLS



MOOD LIGHTING



DOOR PHONE WITH CAMERA



VIRTUAL PARENTING



FIRE ALARM

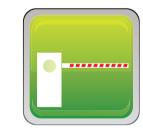


SECURITY SURVEILLANCE

VIDEO SURVEILLANCE



BURGLAR ALARM



REMOTE OPERATED GATE





LIFT CONTROLS



PROXIMITY ACCESS CONTROLS





DIAMOND HOMES

- Provision for Air Conditioning
- Provision for home automation
- Designer kitchen cabinets
- TV points in bedrooms/ living room
- Hi quality wiring accessories
- Sanitaryware of international brands
- Vanity counter with mirror in all bathrooms
- Single lever CP fittings and mixer faucets

- Provision for geyser
- Wall mounted WC with concealed cistern
- Bathroom accessories
- Imported veneer doors
- Imported Iron mongery
- Anodized aluminium windows with tinted glass/ grills
- Powder room in all units
- Vitrified tiled flooring

PLATINUM HOMES

- Fully Air conditioned & furnished
- Home automation
- Imported marble flooring for living and dining
- Premium light fittings
- Shower cubicle in bathrooms
- Parquet flooring for master bedroom





AMENITIES FOR EVERY MOOD

Grand lobby

Business centre

Outdoor pool

Kid's pool

Gym

Sauna/Steam/Jacuzzi

Billiards

Table tennis

Yoga room

State of art home theatre

Smart home

CCTV camera

Landscaped garden

Solar powered outdoor lights

Piped music in common areas

iped masic in common area

Wi-Fi

Public addressing system

Multi purpose hall

Day care centre

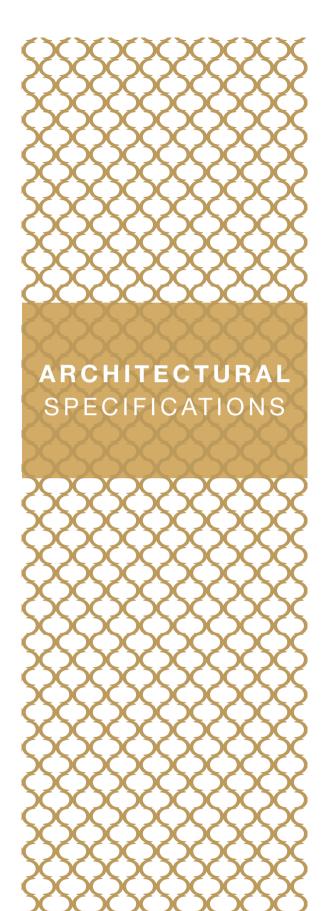
Garbage treatment plant







Disclaimer: The images shown in this brochure are not actual but merely a representation. This brochure is not a legal offering, but purely conceptual. Indroyal Properties reserves the right to amend the layout plans, elevations, specifications and amenities etc. at any point of time.



OPULENCE REVERBERATES

- Luxury entrance to the complex with a grand entry
- Double height air conditioned lobby laid with imported marble with stylish furniture/lighting
- A chauffeur driven Mercedez Benz for the convenience of the residents
- Well equipped health club
- Elegantly furnished Air Conditioned recreation room and business centre
- Concierge
- · Hi speed elevators and bed lifts
- Fully Wi-Fi enabled complex
- · Card room, snooker/billiards, table tennis
- Powder room in all units
- Public addressing system
- · Reticulated gas connection
- · Landscaped garden with solar lighting
- · Children's play area
- · Rest room for drivers and maids
- Automatic gate with proximity sensors

GENERAL SPECIFICATION - STRUCTURE

RCC framed structure with masonry wall partitions. The structure surface including masonry walls will be cement plastered /gypsum plastered /putty plastered. The structure is designed & built as earthquake resistant structure for seismic zone 3.

INTERNAL & EXTERNAL MASONRY

The masonry unit used shall be cement with cement concrete solid blocks/burnt bricks/light weight masonry blocks.

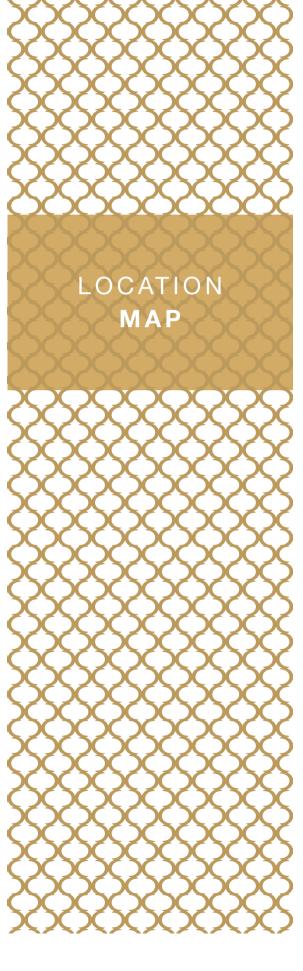
PAINTING

Internal Walls: 2 coats of acrylic emulsion on putty finish. **Ceiling:** Acrylic emulsion on putty finish.

FIRE FIGHTING

Modern fire fighting gadgets and equipments in case of out break of fire. Fire escape staircase and fire extinguishers at easy access locations for emergency support.

HOME AUTOMATION
GENERATOR BACK UP
GARBAGE DISPOSAL FACILITY





PROXIMITY

Mascot

Padmanabha Swamy Temple : 5 KM International Airport : 3 KM **PMG Junction** : 2 KM Secretariat : 4 KM **KSRTC** : 5 KM : 0.5 KM Kannammoola Kesavadasapuram : 3 KM SUT : 2 KM Law College : 0.5 KM University College : 2 KM Mar Ivanios College : 5 KM Big Bazaar / Spencer : 2 KM Railway Station : 2 KM Legislative Assembly : 1 KM

: 2 KM

IN YOUR NEIGHBOURHOOD

EDUCATIONAL INSTITUTES

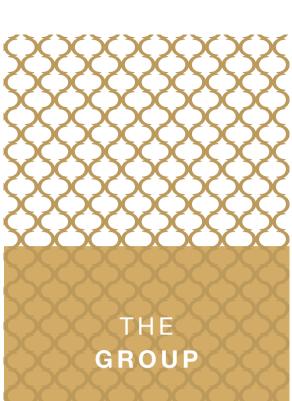
Govt. Law College | Govt. Engineering College
University College | Women's College
Mar Ivanios College | Govt. Arts College
M.G. College | NSS College | Medical
College | Kendriya Vidyalaya | Govt. Girls High
School | St. Mary's, Pattom | Arya Central
School | Holy Angels

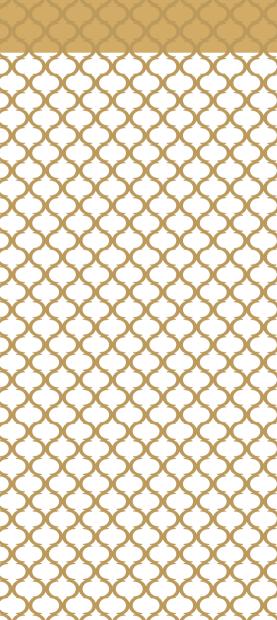
HOSPITALS

General Hospital | SUT | Medical College
Cosmopolitan | KIMS | PRS | Lords
Meditrina | SP Fort | Credence | SK Hospital

SHOPPING CENTRES

Big Bazaar | Saphalyam | Max Fashions Mega Mart







CORPORATE HEADQUARTERS



TULIP INN ACROSS UAE



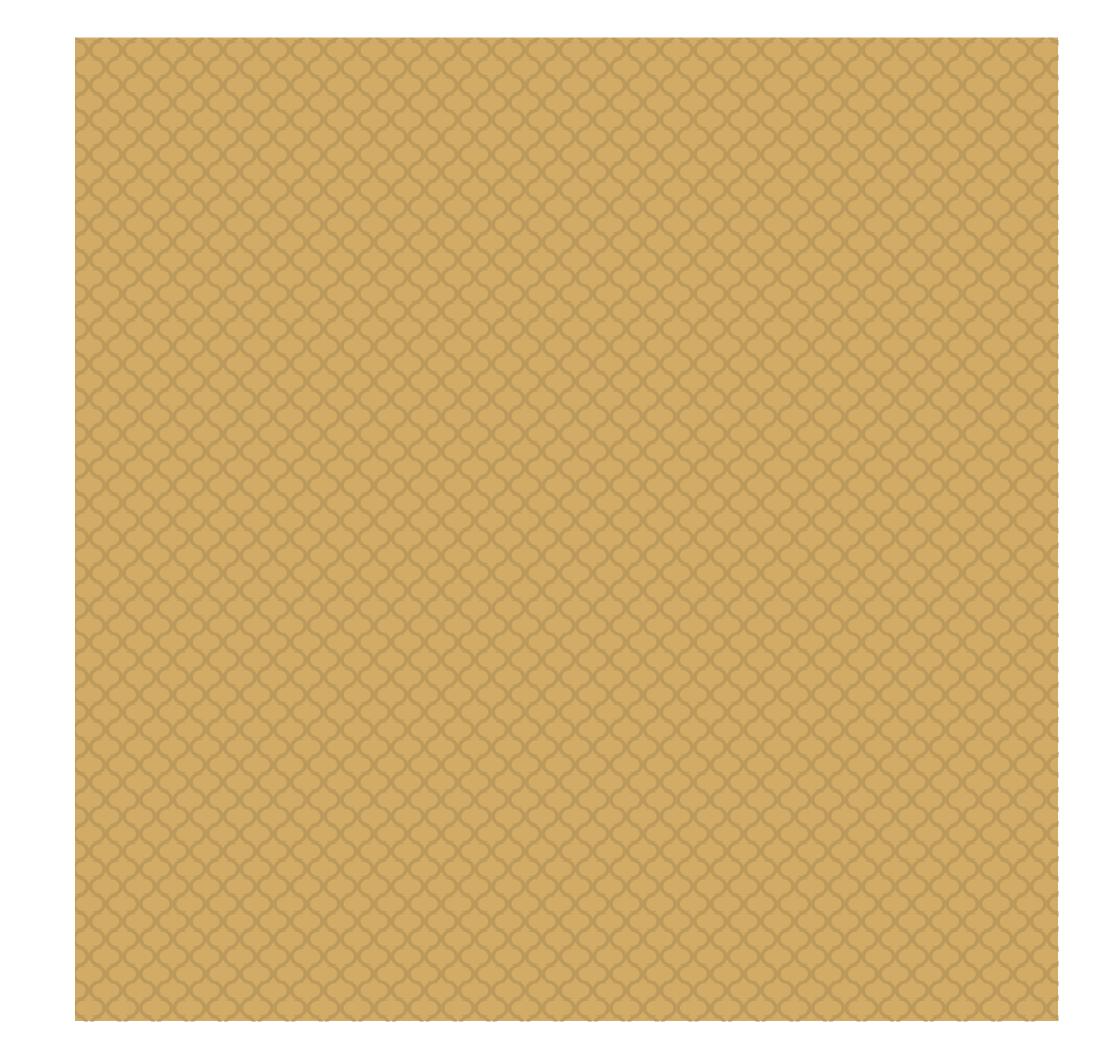
ROYAL FURNITURE ACROSS UAE



INDROYAL HOME SPACES ACROSS SOUTH INDIA



HOLIDAY INN KOCHI





Indroyal Property Developers (P) Ltd., 3rd Floor, Malankara Avenue Pattom P.O, Trivandrum-695 004, T: +91 471 253 4488, M: 94970 12000 E: mail@indroyalproperties.com www.indroyalproperties.com