

Another "Value for Money" offer at Udupi from Cozy Group

COZY PARAMOUNT

An Ultra-Modern Apartment Project

RERA
Approved



LOCATION OPP. TO
MUNCIPALITY
PARK
JUST BEHIND
BALIGA HOSPITAL



SERENE RESIDENTIAL
AREA WITH
GREEN
SURROUNDINGS



LUXURIOUS
2 & 3 BHK
APARTMENTS AT
HONEST PRICES

WELL DESIGNED &
VAASTU COMPLIANT
FLOOR PLANS

EARLY POSSESSION BY
MAY 2026

FOR BOOKINGS, CONTACT – 77608 02340 / 72596 43946

PARTNERS FOR YOUR COZY HOME

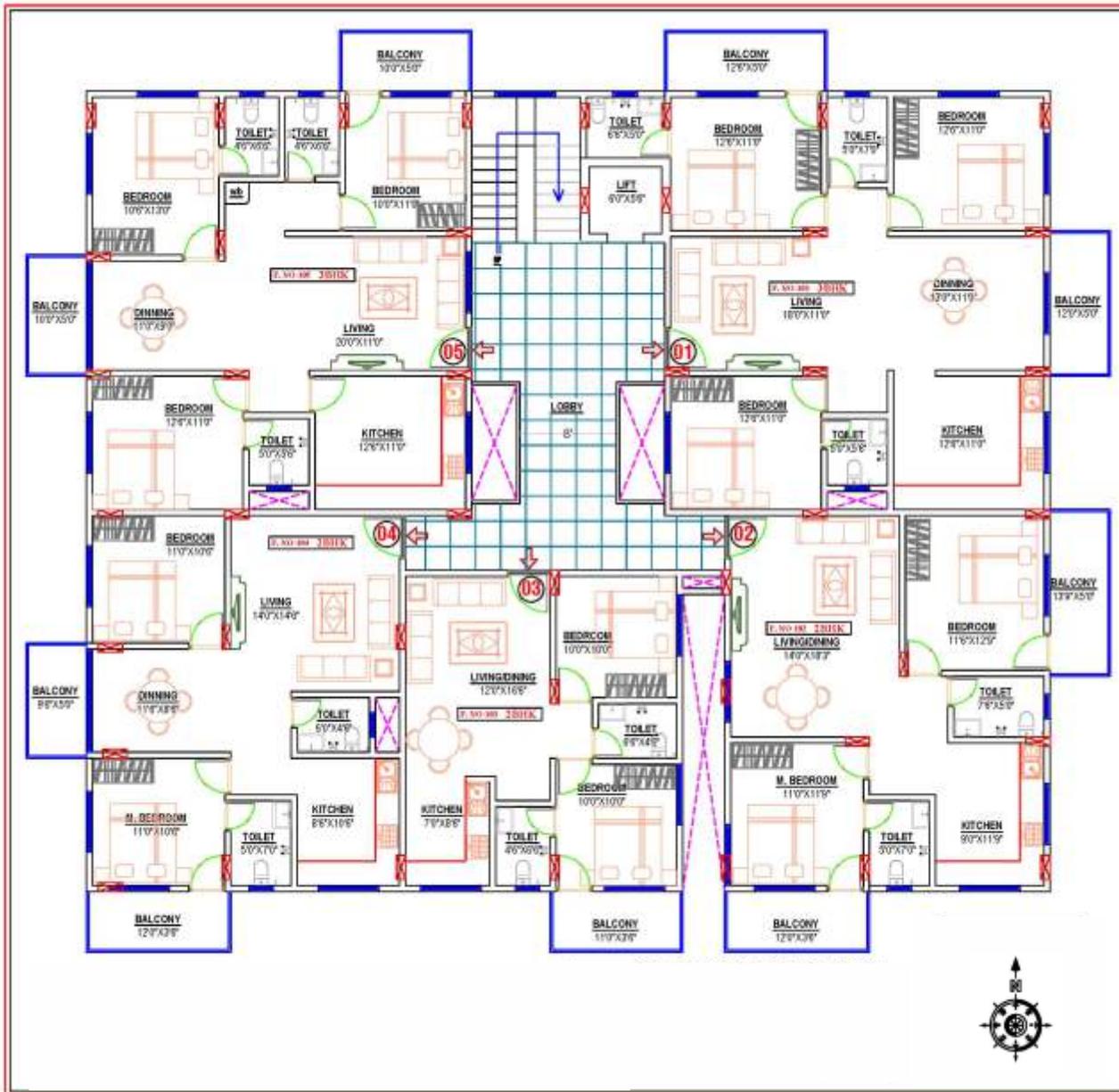
PROJECT HIGHLIGHTS

- * Excellent location with green surroundings
- * Just 1 minute walk from AV Baliga Hospital & Municipal Park
- * Stilt + Four floor Bldg with beautiful elevation & stylish look
- * Well designed & Vaastu compliant floor plans with meticulous space utilisation
- * Spacious 2 & 3 BHK apartments ranging from 755 - 1580 sq.ft
- * High efficiency ratio and maximum carpet area
- * Grand Entrance and spacious covered Lobby area
- * Superb internal & external finish with quality & branded materials
- * Covered parking space for each flat at the ground level stilt floor
- * Safe & secured environment with designer compound wall
- * Host of Roof top amenities like Gym, Indoor Sports, Community Hall etc
- * 24 x 7 Bore well / municipal water supply
- * Direct connection of drainage to the municipal UGD
- * High speed automatic elevator of reputed make
- * CCTV surveillance and Intercom facility
- * Acoustic diesel generator for 24 x 7 standby power supply
- * Early possession by May 2026
- * Automated security gate for entry and exit

ALL THESE AT AN ATTRACTIVE PRICE WITH PROGRESS LINKED PAYMENT STRUCTURE

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TYPICAL FLOOR PLAN



AREA STATEMENT (IN SQ. FT)

FIRST FLOOR

Apt. No.	Type	Main Door	SBA	Carpet
101	3BHK	E	1,415	1026.00
102	2BHK	E	1,070	774.63
103	2BHK	N	755	548.00
104	2BHK	W	1,020	738.50
105	3BHK	W	1,340	972.00

SECOND FLOOR

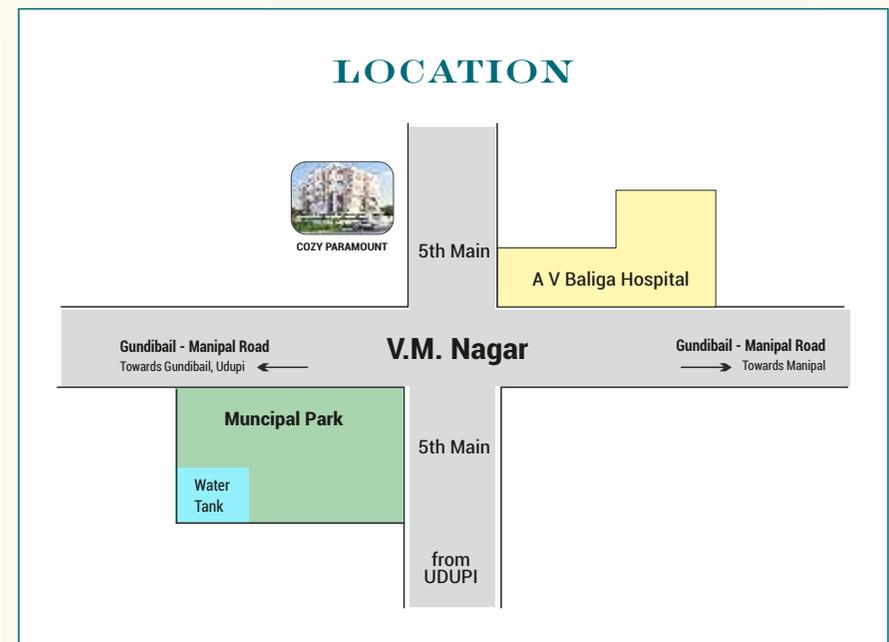
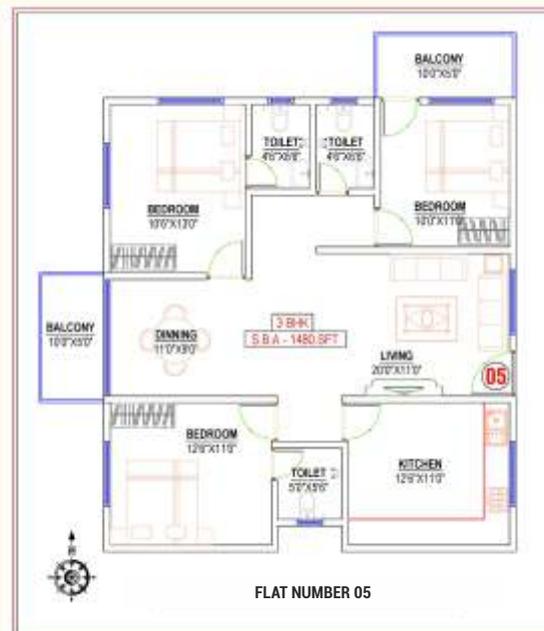
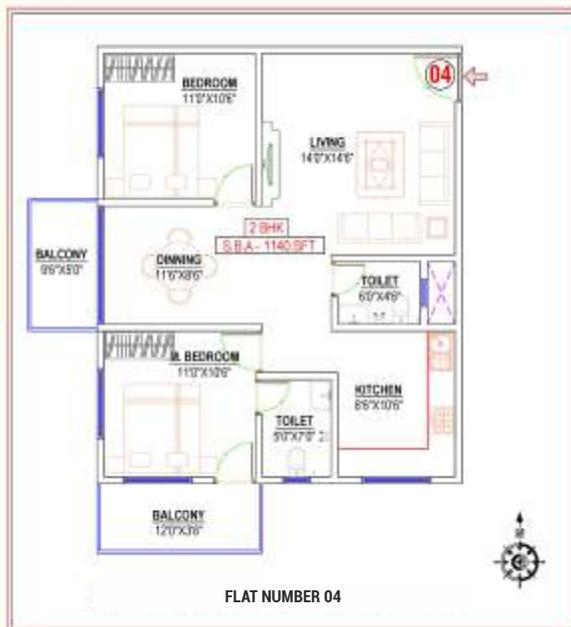
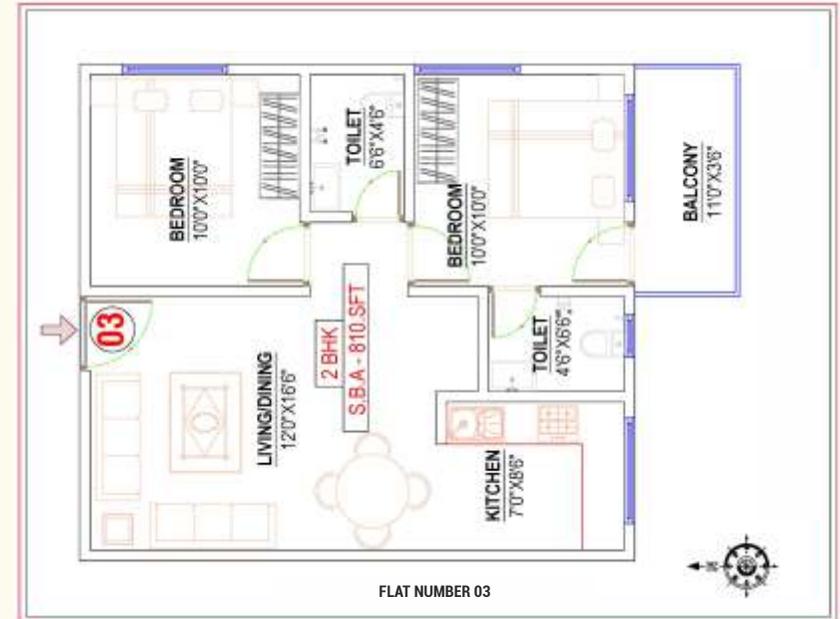
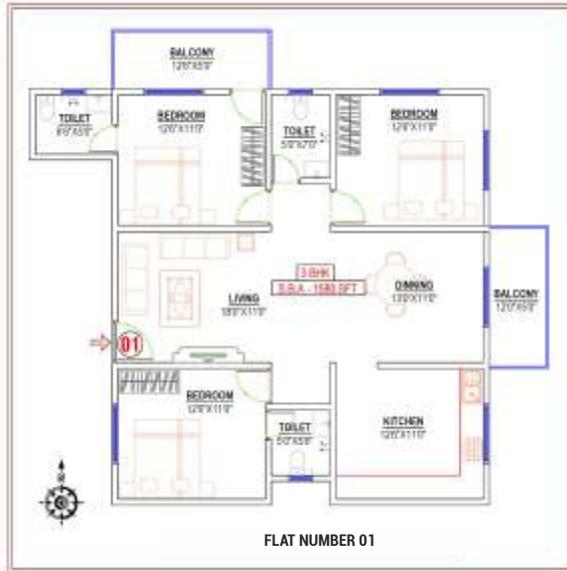
Apt. No.	Type	Main Door	SBA	Carpet
201	3BHK	E	1,530	1111.75
202	2BHK	E	1,180	856.88
203	2BHK	N	810	586.50
204	2BHK	W	1,120	813.75
205	3BHK	W	1,440	1042.00

THIRD & FOURTH FLOOR

Apt. No.	Type	Main Door	SBA	Carpet
301/401	3BHK	E	1580	1,148.50
302/402	2BHK	E	1205	874.13
303/403	2BHK	N	810	586.50
304/404	2BHK	W	1140	828.00
305/405	3BHK	W	1480	1072.00

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INDIVIDUAL APT. FLOOR PLANS FOR TYPICAL FLOOR



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STRUCTURE

- Fully framed RCC structure
- Laterite stone / Solid blocks masonry for the walls
- Amenities on the terrace floor with designer roofing

DOORS & WINDOWS

- Elegant polished wooden main door
- Granite bottom for the windows with safety grill
- UPVC 3 track sliding windows with mesh net



FLOORING

- Superior quality vitrified floor tiles for Living / Dining / Bedrooms
- Anti-skid floor tiles for Corridors / Passages / Toilets / Balcony
- Good quality mat finish vitrified tiles for kitchen
- Granite staircase with Stainless Steel Railings
- Full height wall flooring in the Bathrooms & Kitchen platform walls

KITCHEN

- Fine finished L shape granite counter platform
- Good quality kitchen sink & branded kitchen fittings

ELECTRICAL

- High grade modular switches & fittings of ISI quality
- Superior quality concealed copper cabling as per ISI standards
- Concealed cabling for inverter installation for each apartment
- Adequate number of Light / Fan / Socket / AEH Power points
- AC points in the living room and all the bed rooms
- Adequate sanctioned power load from Mescom for each Apt.
- Adequate DG back up in case of power failures
- Provision for TV / Wi-Fi / Intercom Cabling for each apt.
- Intercom facility to each apartment to stay connected
- CCTV surveillance for the entire building



BATHROOMS

- Sunken type floor level water proof bathrooms
- Box type granite ridge wall with concealed flush tanks
- Hot & cold mixer and shower for all the bathrooms
- Good quality, decent size wash basins in all the bathrooms
- Exhaust fans in all the bathrooms

PAINTING

- Smooth Patti finish for all internal walls & ceiling areas
- Premium Quality painting for all internal areas
- Damp proof Coating with premium paint for the external walls



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OUR COMPLETED PROJECTS

LICENSES & APPROVALS

- All licenses including RERA approval obtained
- No external borrowings for the project
- Project approved by nationalised banks for funding
- Booking collections / Funds utilisation as per RERA norms

PROJECT IMPLEMENTATION

- Meticulous planning for project execution & quality finish
- Early possession by May 2026

PRICING

- Honest & reasonable pricing
- No hidden charges - Only basic price + Car Parking + GST
- Construction progress linked payment structure



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SITE ADDRESS	PROMOTERS	STRUCTURAL & PLANNING ENGINEERS	CONSTRUCTION CONTRACTORS
<p>Plot No. A-42, 5th Main, V.M.Nagar, Doddanagudde, Gundibail – Manipal Road, Udupi -576 102,</p>	<p>Cozy Paramount Developers, Nawazs Heritage, Garadi Road, Bannanje, Udupi – 576 101</p>	<p>M/s Design Point, Vadiraj Complex, Old Post Office Road, Udupi – 576 101</p>	<p>M/s Bharat Constructions # 8, Classic Bldg, Brahmagiri, Udupi – 576 101</p>

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