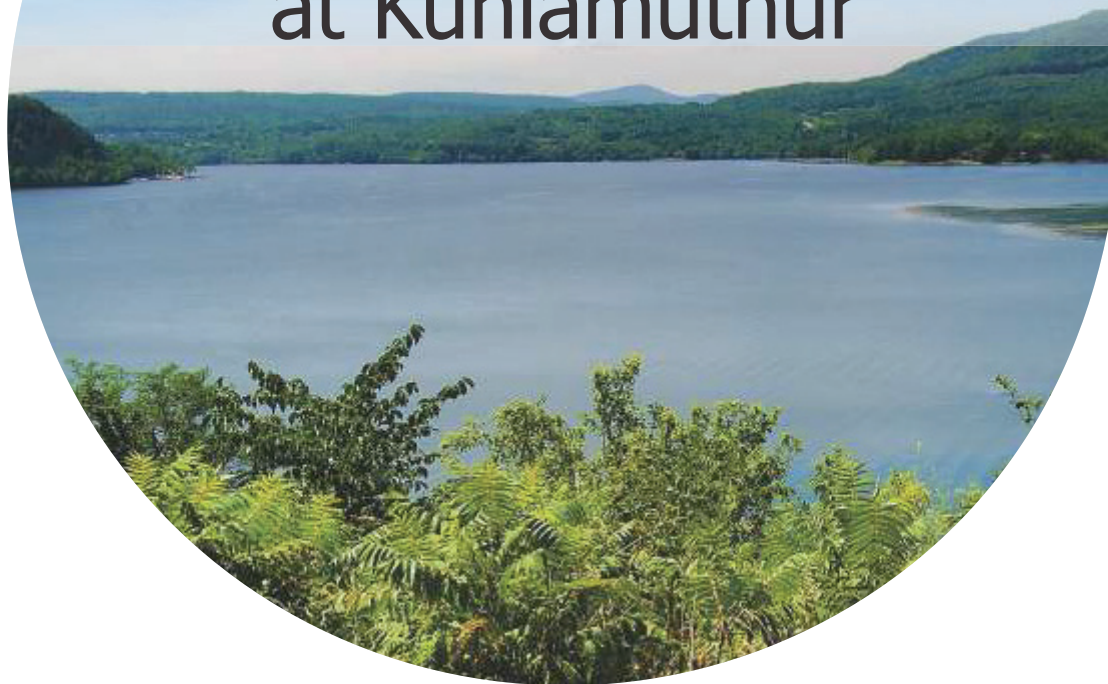




# Lake View Villas & Apartments at Kuniamuthur







We are Casagrand Builder Private Limited, an ISO certified real estate enterprise committed to building aspirations and delivering value. Established in 2004, we have developed over 20 million square feet of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 17,000 happy families across 100+ landmark properties stand testimony to our commitment, which is in line with our philosophy of creating superior living spaces that reflect our belief.

In the 16<sup>th</sup> year of our journey, we are all set to progress further with projects worth over ₹6500 crores in the pipeline with lasting value, integrity and quality.



### **Salient Features:**

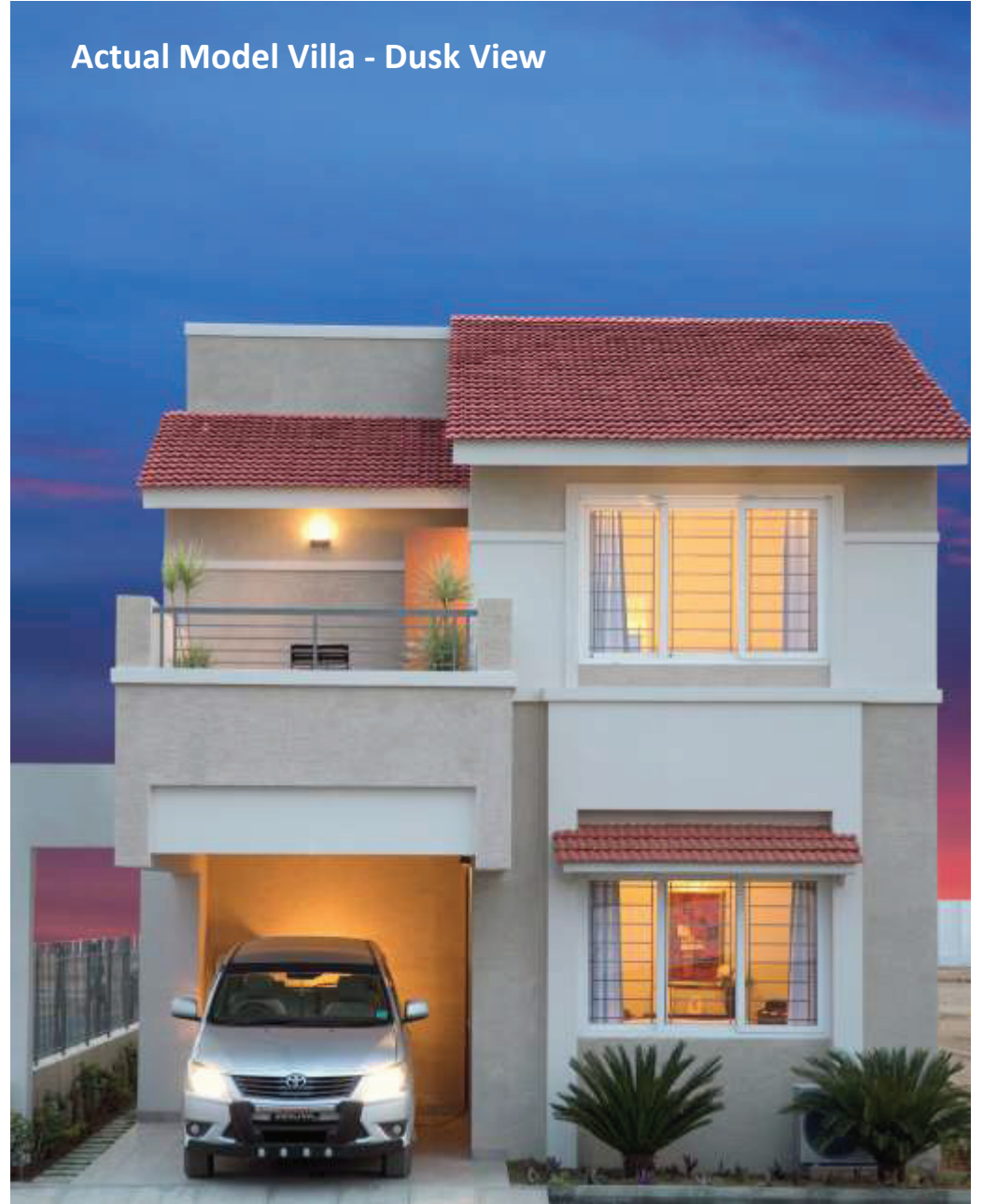
- ? 78 Independent villas with exclusive garden ? 16 regular 2 BHK apartments ? 40 smart 2 BHK apartments
- ? Secure Gated Community ? Contemporary New Age Architecture ? Designer landscape with every villa ? Grand Entrance
- ? Located within corporation limits ? Vaasthu Compliant ? Just 400 mtr off Palakkad main road @ Kuniamuthur
- ? Loaded with lifestyle amenities ? Overlooking the picturesque Kurichi Lake



Actual Model Villa - Day View



Actual Model Villa - Dusk View



# Features & Amenities\*

- » Club House with Lounge
- » Park with Seating Facilities
- » Multi-Purpose Hall / Party Area with Pantry
- » Sandpit
- » Mini Theatre
- » Fully Equipped Gym
- » Indoor Games Room
- » Gazebo
- » Outdoor Children's Play Area
- » Half Basket Ball Court
- » Walking Track
- » Association Room
- » Sewage Treatment Plant (STP)
- » 100% Power backup for all common areas
- » Treated water for domestic purposes
- » Intercom
- » CCTV Security across Common Areas
- » Rain Water harvesting
- » Earth Quake Resistant Structures

\*Subject to approvals





Club House



Model Villa - Living Room





Model Villa - Living Room (First Floor)



Model Villa - Dining Room





**Model Villa - Kitchen**





**Model Villa - Bedroom**



**Model Villa - Master Bedroom**



## PRODUCT SUPERIORITY

### 1. Classic Mediterranean Architecture

- a. It has been designed to give a traditional touch to the villas with sloping roofs, private gardens, spaces and serene environment
- b. Most units have living area looking outside on to the roads

### 2. Traditional living style

- a. A lot of concentration has been given on landscape with wide roads, greenery and play areas for kids
- b. It has been designed to be with close knit to the neighborhoods

### 3. Open spaces/Recreational spaces

- a. As an attempt to create a spacious product we have planned most of the open spaces towards the lake
- b. Rear side setbacks for bigger sizes are there which can be used as a garden or for evening sit outs

### 4. Senior citizen friendly

- a. Conscious efforts to make community senior citizen friendly having all the places as wheelchair accessible, seaters in landscape courtyards etc.

### 5. Vaastu compliant

Conscious efforts have been taken during design phase to have most of the units complying with Vaastu like

- a. Maximum units have SW bedrooms
- b. Kitchen in NW or SE corner

### 6. Covered car parks

- a. All villas have fully covered car parks

### 7. Ventilation

- a. We have given utmost importance to ventilation for all habitable spaces, every internal and external space is well ventilated and you will always get fresh air in all spaces
- b. All living, dining and bedrooms are well lit with proper orientation of windows and cutouts to provide uninterrupted cross ventilation in the villas
- c. The wide driveways in between provide a comfortable two way road maintaining privacy between opposite villas and avoid any overlooking

### 8. Secured Community

- a. Design has been done in such a way that entry and exit of project is having security room for controlled entry and exit to project

- b. Compound wall of 7 feet height and CCTV at pivotal points across the community

### 9. No dead space

- a. Internal spaces have been designed with zero dead space
- b. External turns and odd plots have been designed efficiently

### 10. Interior planning

We have ensured that your house is detailed with smart, ethical, safe and friendly spaces and furniture. Thus we have defined the following to avoid any unused space

- a. Defined wardrobe locations for every unit
- b. TV position for every unit
- c. Bed location with side tables
- d. Appropriate location for Electrical layout

### 11. No crossover in living

- a. We have tried to design in a way where living room works private without any crossover and we are able to achieve in maximum units

### 12. Privacy to bedrooms

- a. Villas - All the units have bedrooms designed in such a way that they are private and visitors in living does not directly look into bedrooms while sitting in living

### 13. Bedrooms and balconies / private terrace planning

- a. All bedroom and private terrace are planned in such a way that they look outside onto the landscaped garden at their entrance or the road
- b. None of the bedroom and private terrace look into small cutouts and non-ventilated spaces
- c. Majority of the villas have walk in wardrobes for all bedrooms
- d. All villas have private terrace on the first floor and few have rear side private garden space
- e. Regular apartments are also provided with sit outs attached with 11 feet wide living and dinning

### 14. Premium fittings – High end CP, sanitary fittings and high end door with architrave

### 15. Lake views

- a. Project has been designed in such a way that clubhouse and landscaped open spaces are facing the lake
- b. The lake view can also be enjoyed from maximum villa terrace and few apartments

### 16. No bedroom having dimension lesser than 10 feet.





# Site plan



- 4BHK Villas - 25 Nos
- 3BHK Villas - 53 Nos
- 2BHK Apartment - 16 Nos
- Smart 2BHK Apartment - 40 Nos





Type A Villa Elevation



Type A - East Facing - Ground Floor Plan

Type	A
Villa Nos.	1 - 10
Land Area in Sft	2619 - 3348
Built-up Area in Sft	2606
Carpet Area in Sft	1968





## Type A - East Facing - First Floor Plan





## Type A - East Facing - Terrace Floor Plan

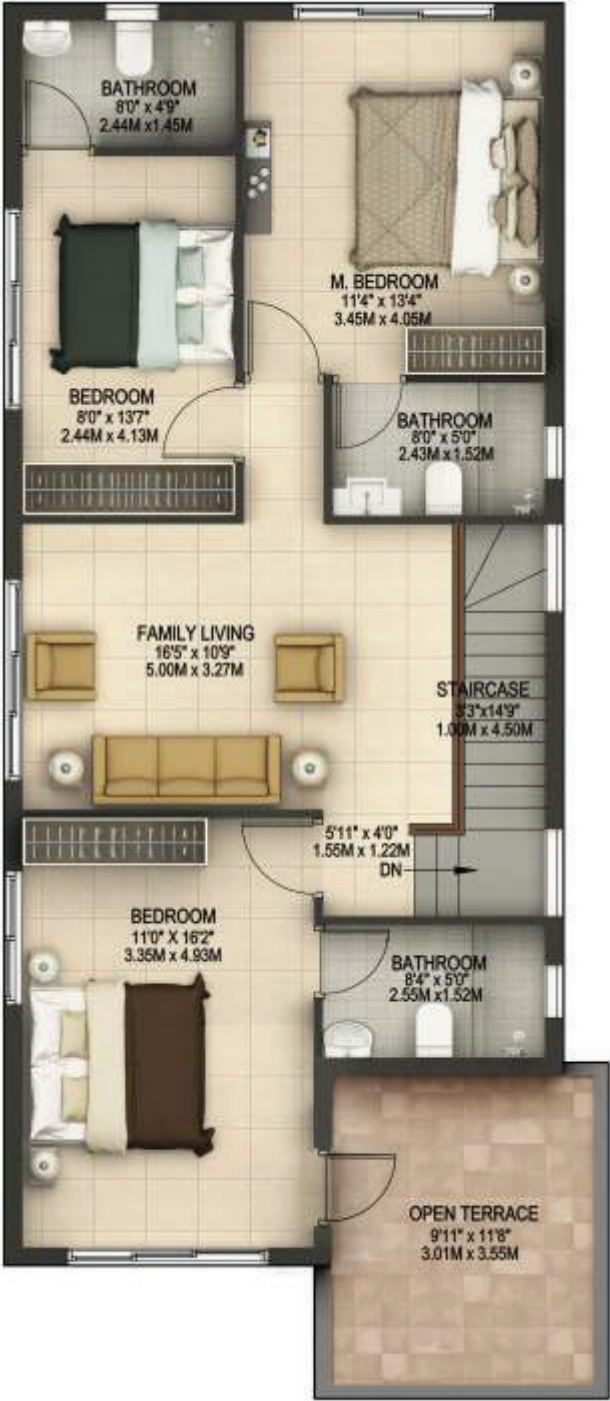


# Type B - East Facing - Ground Floor Plan



Type	B
Villa Nos.	77
Land Area in Sft	2963
Built-up Area in Sft	2113
Carpet Area in Sft	1654

Type B - East Facing -  
First Floor Plan



Type C - East Facing -  
Ground Floor Plan



Type	C
Villa Nos.	76
Land Area in Sft	2196
Built-up Area in Sft	2092
Carpet Area in Sft	1631



Type C - East Facing -  
First Floor Plan



Type D - East Facing -  
Ground Floor Plan



Type	D
Villa Nos.	75
Land Area in Sft	2629
Built-up Area in Sft	2376
Carpet Area in Sft	1821

Type D - East Facing -  
First Floor Plan





Type E - East Facing -  
Ground Floor Plan



Type	E
Villa Nos.	74
Land Area in Sft	2408
Built-up Area in Sft	2165
Carpet Area in Sft	1578



Type E - East Facing - First Floor Plan



Type E - East Facing - Terrace Floor Plan





Type F Villa Elevation



Type F - East Facing - Ground Floor Plan

Type	F
Villa Nos.	19-30, 45-55, 72, 73
Land Area in Sft	1746
Built-up Area in Sft	1723
Carpet Area in Sft	1337

Type	F
Villa Nos.	43
Land Area in Sft	1779
Built-up Area in Sft	1842
Carpet Area in Sft	1424



Type F - East Facing - First Floor Plan





Type G - East Facing -  
Ground Floor Plan



Type	G
Villa Nos.	70
Land Area in Sft	2108
Built-up Area in Sft	2209
Carpet Area in Sft	1635

Type G - East Facing - First Floor Plan



Type G - East Facing - Terrace Floor Plan





Type H - East Facing -  
Ground Floor Plan



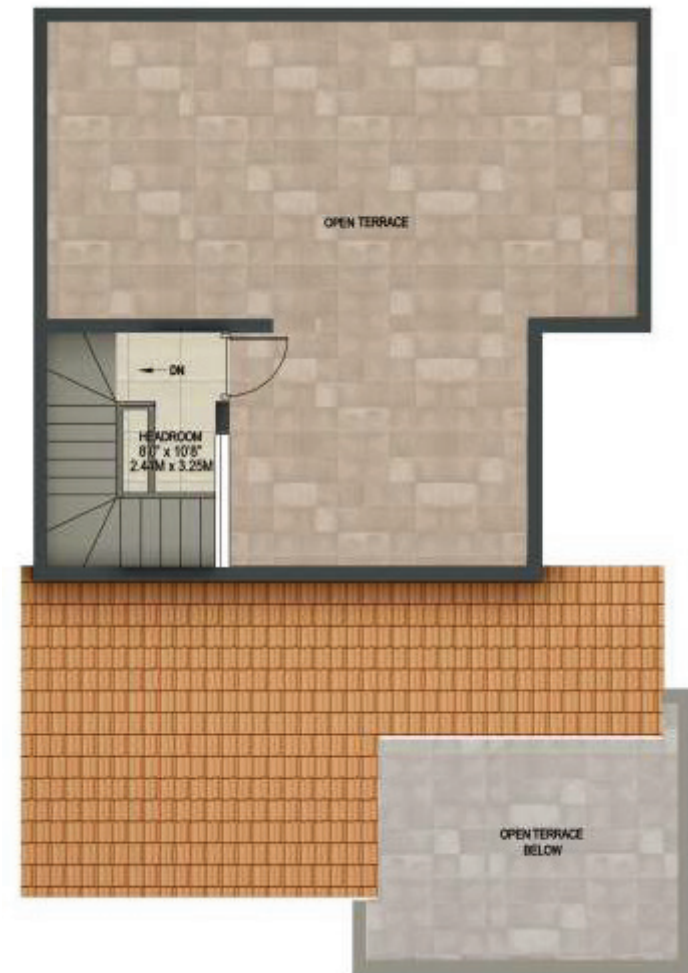
Type	H
Villa Nos.	68, 69
Land Area in Sft	2470, 2562
Built-up Area in Sft	2345
Carpet Area in Sft	1764



Type H - East Facing - First Floor Plan



Type H - East Facing - Terrace Floor Plan



Type J Villa Elevation





Type J - North Facing -  
Ground Floor Plan

Type	J
Villa Nos.	78 - 83
Land Area in Sft	2310 - 2959
Built-up Area in Sft	2276
Carpet Area in Sft	1675



## Type J - North Facing - First Floor Plan





**Quench  
your thirst for  
privacy and  
exclusivity.**



Type K Villa Elevation



Type K - East Facing -  
Ground Floor Plan

Type	K
Villa Nos.	84-88
Land Area in Sft	2208 - 2495
Built-up Area in Sft	2277
Carpet Area in Sft	1670





## Type K - East Facing - First Floor Plan





A

**Majestic  
sunrises on  
the banks of  
Kurichi  
lake**



Type L Villa Elevation





Type L - East Facing -  
Ground Floor Plan



Type	L
Villa Nos.	31-42, 56-67
Land Area in Sft	1748, 1749
Built-up Area in Sft	1723
Carpet Area in Sft	1341



## Type L - East Facing - First Floor Plan



Street View



Type M - East Facing -  
Ground Floor Plan



Type	M
Villa Nos.	11, 12
Land Area in Sft	2717, 2719
Built-up Area in Sft	2769
Carpet Area in Sft	2121



Type M - East Facing - First Floor Plan



Type M - East Facing - Terrace Floor Plan



Type N - East Facing -  
Ground Floor Plan



Type	N
Villa Nos.	14
Land Area in Sft	2623
Built-up Area in Sft	2654
Carpet Area in Sft	2018

Type N - East Facing - First Floor Plan



Type N - East Facing - Terrace Floor Plan





Type P - East Facing -  
Ground Floor Plan

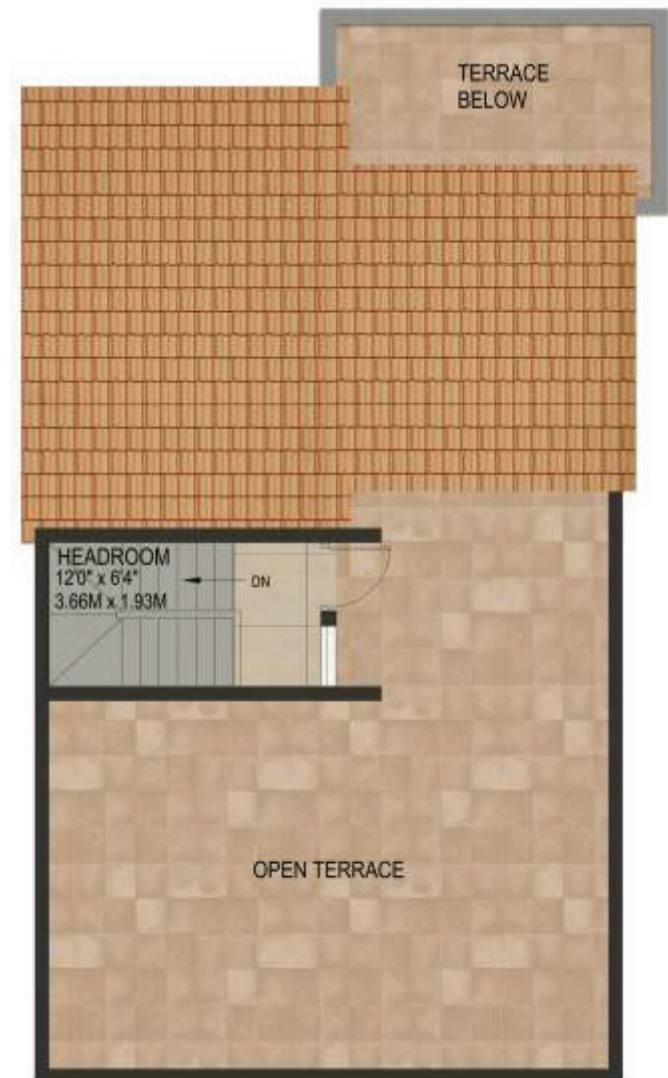


Type	P
Villa Nos.	15
Land Area in Sft	2511
Built-up Area in Sft	2489
Carpet Area in Sft	1885

Type P - East Facing - First Floor Plan



Type P - East Facing - Terrace Floor Plan



Type R - East Facing -  
Ground Floor Plan



Type	R
Villa Nos.	16
Land Area in Sft	2563
Built-up Area in Sft	2557
Carpet Area in Sft	1970

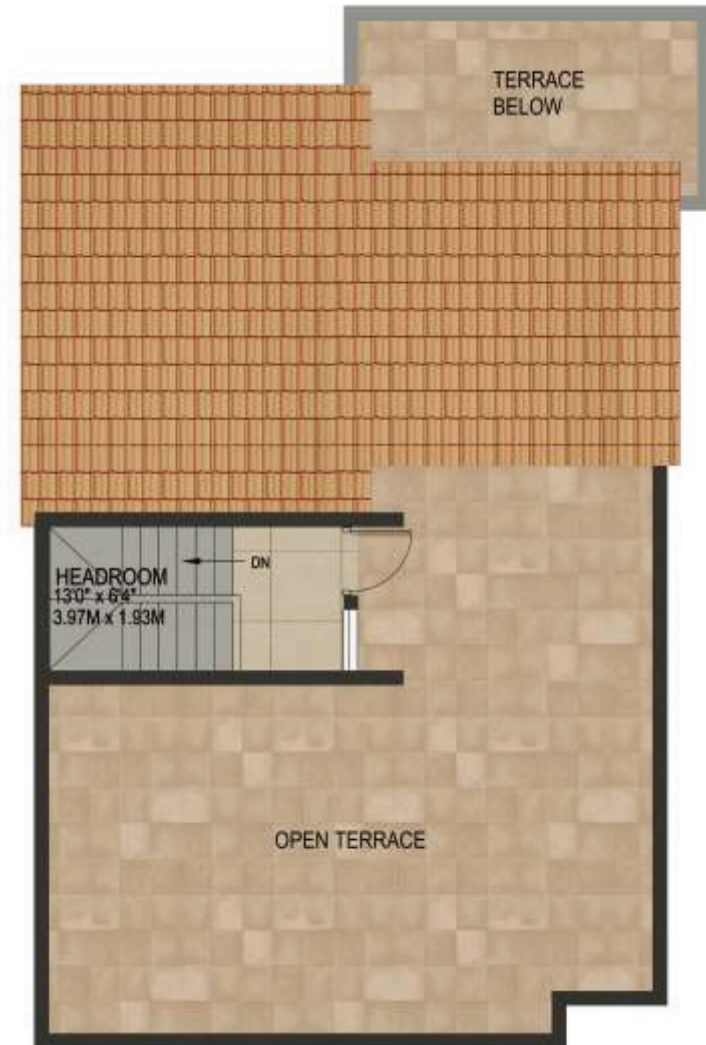




Type R - East Facing - First Floor Plan



Type R - East Facing - Terrace Floor Plan



Type S - East Facing -  
Ground Floor Plan



Type	S
Villa Nos.	18
Land Area in Sft	2328
Built-up Area in Sft	2020
Carpet Area in Sft	1492

Type S - East Facing - First Floor Plan



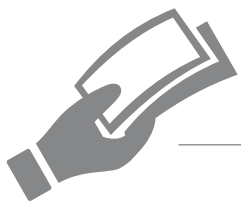
Type S - East Facing - Terrace Floor Plan





Entrance view





## PAYMENT PATTERN

### Villa

Booking Advance	-	10%
Agreement Stage	-	40%
Foundation Stage	-	10%
Ground Floor Roof stage	-	10%
1st Floor Roof	-	10%
Brick work & Plastering	-	15%
Handing Over	-	5%

### Apartment

Booking Advance	-	10%
Agreement Stage	-	40%
Foundation Stage	-	10%
1st Floor Roof	-	5%
2nd Floor Roof	-	5%
3rd Floor Roof	-	5%
4th Floor Roof	-	5%
Brick work & Plastering	-	15%
Handing Over	-	5%



2 BHK Apartment View

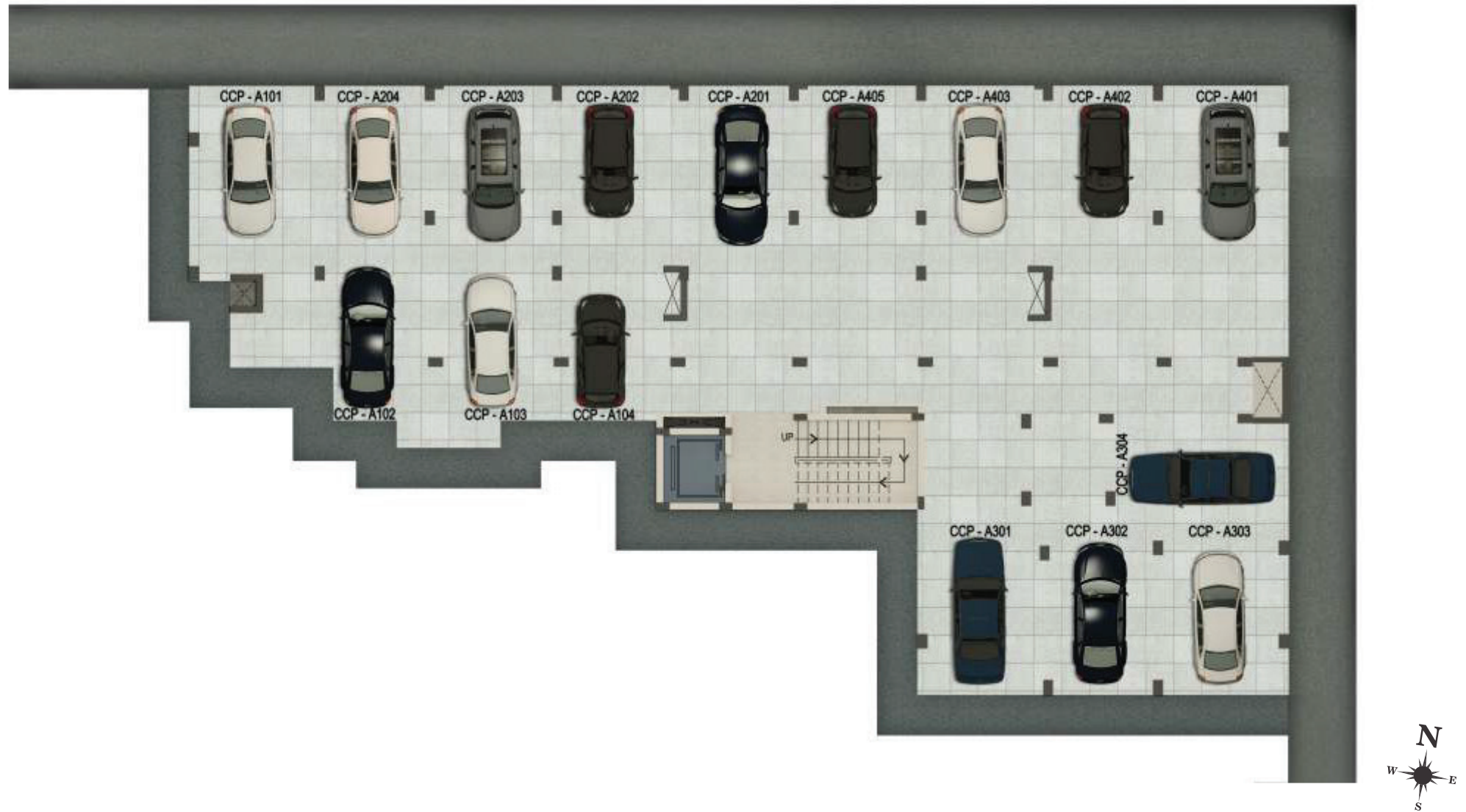




## Typical Floor Plan - 2BHK Apartment



## 2 BHK Apartment - Stilt Floor Plan







**Steeped in  
nature, yet  
minutes away  
from the heart  
of the city.**





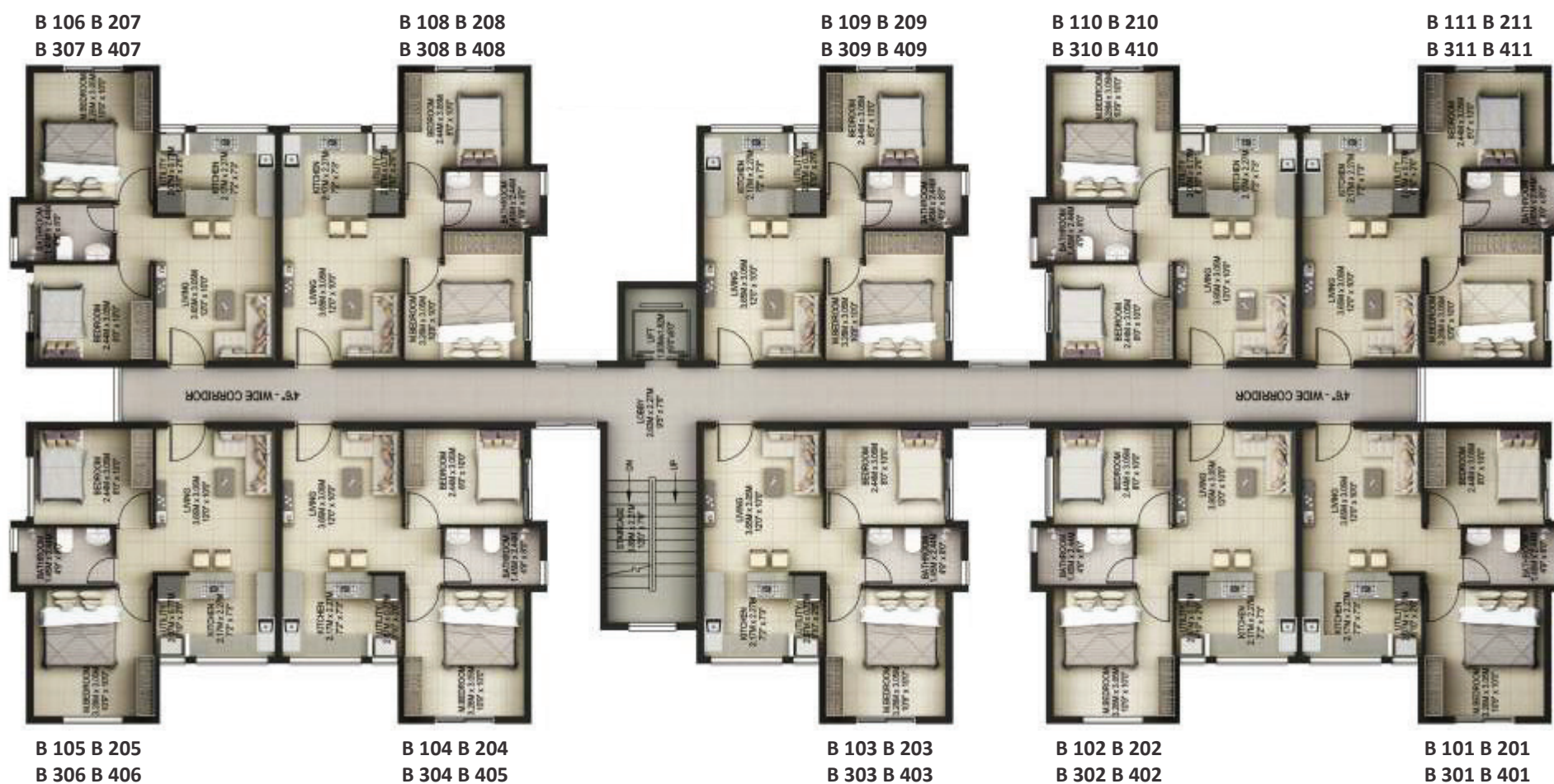
## Smart 2BHK Apartment View



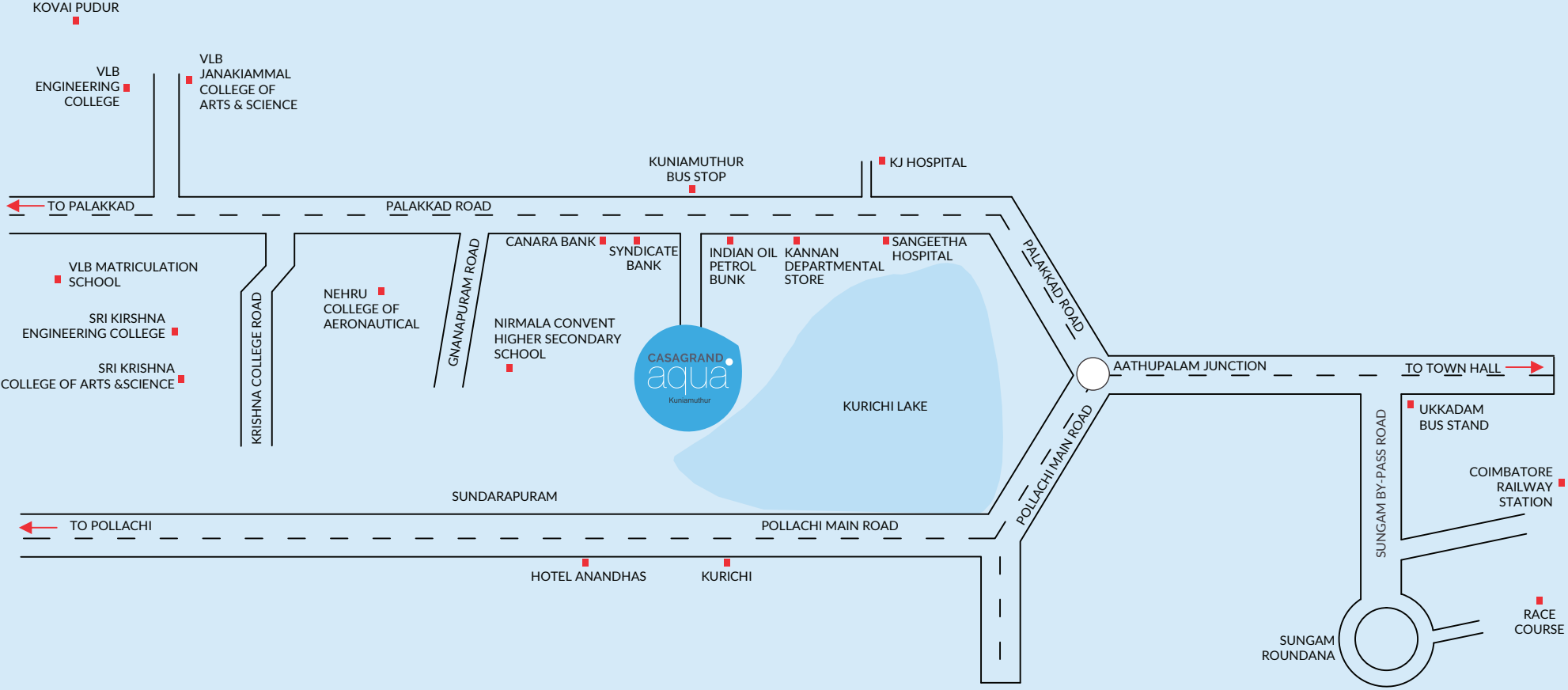
## Typical Floor Plan - Smart 2BHK Apartment

Smart 2 BHK Apartment - Area Statement

Flat No.	Entrance Facing	Built-up Area	Carpet Area in Sft
B101, 201, 301, 401	East	623	448
B102, 202, 302, 402	East	623	448
B103, 203, 303, 403	East	630	448
B104, 204, 304, 405	East	623	448
B105, 205, 306, 406	East	623	448
B106, 207, 307, 407	West	623	448
B108, 208, 308, 408	West	623	448
B109, 209, 309, 409	West	630	448
B110, 210, 310, 410	West	623	448
B111, 211, 311, 411	West	623	448



# Location Map





**Location Advantages:**

The project is strategically located in Kuniamuthur which is the most rapidly developing neighborhood within the city. Located on Palakkad main road, the accessibility from the City Centre and key locations like Ukkadam, Race Course, Railway Station, R.S Puram & Avinashi Road are all within a drive of 15 – 20 Minutes from Casagrand Aqua.

- Just 400 mtrs off Palakkad Main Road & Kuniamuthur bus stop
- 10 Minutes drive from Ukkadam Junction
- 15 Minutes drive from Race Course & Railway Station
- 20 Minutes drive from Brookefields Mall, R.S Puram & Avinashi Road

**Schools & Colleges Nearby:**

- C S Academy International School
- Peepal Prodigy CBSE Campus
- Gedee Public School
- CMC International School
- Ashram Matriculation Higher Secondary School
- Nirmala Matha Convent Higher Secondary School
- CBM School
- TV Shekaran Memorial Matriculation Higher Secondary School
- Rukmani Kannan Vidhyalaya Matriculation Higher Secondary School

- Sri Krishna College Of Engineering & Technology
- Sri Krishna Arts & Science College
- Nehru College of Aeronautics & Applied Science
- VLB Janakiammal College of Arts & Science.
- VLB Janakiammal College of Engineering & Technology

**Hospitals Nearby:**

- Sree Abirami Hospital
- Sangeetha Hospital
- Sri Meenakshi Hospital
- Gowtham Hospital
- K Link Health Care
- KJ Hospital

Apart from the above, the daily neighborhood stores including Kannan Departmental Store, Pazhamuthir Nilayam, Sri Krishna Sweets, A1 Chips are located within 5 minutes reach.



## CG Aqua Specifications - Villas



### STRUCTURE

- |           |   |
|-----------|---|
| Floors    | - Ground + 1 Floor - 3 BHK & 4 BHK Villas                       |
| Structure | - RCC Framed Structure with isolated footing foundation         |
|           | - Blocks neatly finished with Cement Plastering                 |
|           | - Designed as Earthquake resistant structure - Seismic Zone III |
|           | - Floor to Floor height will be maintained at 3 Meters          |
|           | - Anti-termite treatment will be provided                       |



### FLOORING

- |                          |   |
|--------------------------|---|
| Living & Dining          | - 2 x 2 Vitrified Tiles (600mm x 600mm)           |
| Kitchen                  | - 2 x 2 Vitrified Tiles (600mm x 600mm)           |
| Bedrooms                 | - 2 x 2 Vitrified Tiles (600mm x 600mm)           |
| Toilets                  | - Anti-skid Ceramic tile                          |
| Open Terrace - 2nd Floor | - Pressed clay tile                               |
| Utility                  | - Anti-skid Ceramic / Natural Stone               |
| Car Park                 | - Parking Tiles / Anti-Skid ceramic tile Flooring |
| Balcony & Open Terrace   | - Anti-skid Ceramic Tile                          |
| Staircase                | - Granite Flooring                                |



### WALL & CEILING FINISHES

- |                      |  |
|----------------------|--|
| Ceiling in all rooms | - 2 Coats of Putty, 1 Coat of Primer & 2 Coats of Premium Emulsion Paint |
|----------------------|--|

- |                          |  |
|--------------------------|--|
| Living, Dining, Bedrooms | - 2 Coats of Putty, 1 Coat of Primer & 2 Coats of Premium Emulsion Paint |
|--------------------------|--|

- |                |   |
|----------------|---|
| Walls Exterior | - 1 Coat of Primer and 2 Coats of Weather Proof External Emulsion Paint |
|----------------|---|

- |                   |  |
|-------------------|--|
| Grills / Railings | - Zinc chromite non corrosive primer with enamel paint |
|-------------------|--|



### BATHROOMS

- |                  |  |
|------------------|--|
| Wall Dado        | - Wall Tiles upto 7' Height                        |
| Inner Pipe Lines | - Concealed CPVC Pipe Lines for hot and cold water |
|                  | - UPVC for other plumbing Lines                    |
|                  | - PVC Line for under ground drainage               |

- |                        |   |
|------------------------|---|
| Sanitary & CP Fittings | - Leading good quality brands                             |
| Others                 | - Provision for Exhaust will be provided in all bathrooms |

- |  |  |
|--|--|
|  | - Provision for Solar Water Heater on Terrace (Plumbing & Electrical Only) |
|  | - No Provision for Geyser inside the bathrooms                             |



### DOORS

- |           |   |
|-----------|---|
| Main Door | - Seasoned Wood Frame with Designer Moulded Shutter of 7' height with leading good quality brand locks, handles, tower bolts & door stopper |
|-----------|---|

- |               |   |
|---------------|---|
| Bedroom Doors | - 7' High - Seasoned Wood Frame with Plain Moulded door (or) Fiberglass reinforced (FRP) Door Frame & shutters with leading good quality brand locks, handles, & door stopper |
|---------------|---|



#### **WINDOWS**

- |                              |   |
|------------------------------|---|
| Bathroom Doors               | - 7' High - Seasoned Wood Frame with Moulded door shutter with Waterproof enamel finish on the inner side (or) Fiberglass reinforced (FRP) Door Frame & shutters - Waterproof |
| Balcony, Head Room & Utility | - 7' High - Seasoned Wood Frame with Moulded door shutter (or) Fiberglass reinforced (FRP) Door Frame & shutters - Waterproof   |
| Windows                      | - UPVC Windows with see-through Plain Glass & MS Safety grill,  |
| French Doors / Windows       | - UPVC with see-through Plain Glass & MS Safety grill (or) Toughened Glass and without Grills   |
| Ventilators                  | - UPVC with Suitable louvered Glass Panels & MS Safety grill  |



#### **ELECTRICAL FIXTURES & FITTINGS**

- |                            |  |
|----------------------------|--|
| Power Supply               | - 3 Phase Power supply will be provided      |
| Cables / Wires             | - Leading good quality brand -Fire Retardant |
| Modular Switches & Sockets | - Leading good quality brand                 |
| MCB, ELCB and DB           | - Leading good quality brand                 |



#### **ADDITIONAL FEATURES**

- |                        |  |
|------------------------|--|
| Air Conditioner Points | - Split AC Points will be provided for Master & Ground Floor Bed Room (Electrical & Core-Cutting provision Only)<br><br>Note: Does not involve any Copper / Drain Piping |
| Chimney Point          | - Only Electrical provision and Opening for Chimney in Kitchen   |
| Water Purifier         | - Electrical provision and Water inlet in Kitchen  |
| Power Backup           | - Electrical Provision for Domestic UPS (Wiring & Conduit Provision Only)  |
| Intercom Point         | - Provision will be given in Ground floor Living room  |
| DTH / TV Points        | - DTH / TV Point will be given in Living & Master Bedroom  |
| Landscaping            | - Suitable External hard / soft Landscaping as per Architect's Plan  |



## CG Aqua Specifications - Apartments



### STRUCTURE

- Floors - Stilt + 4 Floors
- Structure
  - RCC Framed Structure with isolated footing foundation
  - Blocks neatly finished with Cement Plastering
  - Designed as Earthquake resistant structure — Seismic Zone III
  - Floor to Floor height will be maintained at 3 Meters
  - Anti-termite treatment will be provided



### FLOORING

- Living & Dining - 2x2 Vitrified Tiles (600mm x 600mm)
- Kitchen - 2x2 Vitrified Tiles (600mm x 600mm)
- Bedrooms - 2x2 Vitrified Tiles (600mm x 600mm)
- Toilets - Anti-skid Ceramic tile
- Balcony & Utility - Anti-skid Ceramic tile
- Common Areas - Anti-skid Ceramic tile
- Staircase - Granite Flooring with MS Hand rails
- Terrace Floor - Pressed clay tile



### WALL & CEILING PAINT FINISHES

- Ceiling in all rooms - 2 Coats of Putty, 1 Coat of Primer & 2 Coats of Emulsion Paint

- Living, Dining, Bedrooms - 2 Coats of Putty, 1 Coat of Primer & 2 Coats of Emulsion Paint

- Utility Area - Utility Walls will be finished with Glazed Ceramic Tiles upto 4' from FFL

- Walls Exterior - 1 Coat of Primer and 2 Coats of Weather Proof External Emulsion Paint

- Grills / Railings - Zinc chromite non corrosive primer with enamel paint



### KITCHEN

- Counter Top - Polished black granite slab of 600mm width @ 860mm height from the finished floor level

- Wall Dado - Wall Tiles for 600mm Height from Counter Top

- Others
  - Provision for Chimney (Electrical & Opening for Exhaust only)
  - Provision for Water Purifier (Electrical & Water Inlet Only)
  - SS Sink with Sink Faucet — Cold Water Only



### BATHROOMS

- Wall Dado - Wall Tiles up to 2100mm Height from Finished Floor Level (FFL)

- Inner Pipe Lines
  - Concealed CPVC Pipe Lines for hot & cold water
  - UPVC for other plumbing Lines
  - PVC Line for underground drainage

- Sanitary & CP Fittings - Leading good quality brands
- Others - Provision for Exhaust will be provided in all bathrooms
- Electrical Provision for Geyser will be provided in all the bathrooms



### **DOORS**

- Main Door - Seasoned Wood Frame with Designer Moulded Shutter of 7' height with leading good quality brand locks, handles, tower bolts & door stopper
- Bedroom Doors - 7' High - Plain Moulded Skin doors (or) Fiberglass reinforced (FRP) Doors
- Bathroom Doors - 7 High - Chemically Treated Doors with Water Proof Enamel Finish (or) Fiberglass reinforced (FRP) Doors - Waterproof



### **WINDOWS**

- Windows - UPVC/Aluminium Windows with see-through Plain Glass & MS safety grill
- French Doors - UPVC/Aluminium Frame & Shutters with Toughened Glass without Grills (or) UPVC/Aluminium Frame & Shutters with Plain Glass and MS Safety Grills
- Ventilators - UPVC/Aluminium frames with Suitable louvered Glass Panels



### **ELECTRICAL FIXTURES & FITTINGS**

- Power Supply - Three Phase Power supply will be provided
- Cables / Wires - Leading good quality brand - Fire Retardant
- Modular Switches & Sockets - Leading good quality brand
- MCB, ELCB and DB - Leading good quality brand



### **ADDITIONAL FEATURES**

- Air Conditioner Points - Split AC Points will be provided for Master Bedroom Only (Electrical & Core-Cutting Only) - Does not involve any Copper Piping
- Power Backup - Electrical Provision for Domestic UPS (Wiring & Conduit Provision Only)
- Intercom Point - Provision will be given in Living room
- DTH / TV Points - Multi-DTH point will be given in Living room (Cable laid from Terrace with Concealed conduits)

# Awards



Developer of the Year  
Residential - 2015-16  
Realty Fact



Luxury Project of the Year - 2015-16  
Casagrand Aldea  
Realty Fact



Best Archived Project  
Casagrand Aldea  
CIDC Vshwakarma  
Award 2016



Best Realty Brand - 2015  
Economic Times



Most Admired Project  
in Southern Region - 2014  
Casagrand Arena  
Worldwide Achievers



Excellence in  
Customer Engagement - 2014  
CEF



Real Estate Developer  
of the Year - 2013  
Brands Academy



Top 50 Brands i  
n Chennai - 2013  
Paul Writer Magazine



Creative Real Estate  
Company - 2013  
Paul Writer Magazine



Marketer of the Year - 2013  
Realty Plus Magazine



Recognition  
Distinguished Design Awards  
Casagrand Pallaglio



Recognition  
Distinguished Design Awards  
Casagrand ECR14



# BEYOND HOMES

## BUILDING ASPIRATIONS



**Buddy Neighbour Scheme**

**CASAGRANT**  
building aspirations

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