







We are Casagrand Builder Private Limited, an ISO certified real estate enterprise committed to building aspirations and delivering value. Establised 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 out philosophy of creating superior living spaces that reflect our belief.

In the 16th 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.









Like the spine so vital to the movement of the human body, Mount Road has been one this marvellous city moves around. Millions have passed through these roads on a daily basis. And, now a discerning few will get to call it their home.

Casagrand Monte Carlo, placed ideally along the Mount Road belt, is the perfect haven for those that find peace in the heart of this happening city.

Salient Features

- 100 apartments on a sprawling 1.43 acre expanse
- Luxury high rise apartment with G + 13 design structure and a breath-taking view of the canal on Mount Road
- Signature 2, 3 & 4 BHK apartments with spacious living room, dining room and bedrooms
- · Located bang on the main road but secured for a peaceful living
- Designed for abundant ventilation and views
- · Zero dead space design
- · Double foyer for privacy into the house
- High-end fittings and fixtures like Kohler & Bravat, with wooden flooring for master bedroom
- · Exclusive lifestyle amenities and features
- Just 200 mtr from metro station and surrounded by reputed colleges and schools











Site Plan & Floor Plan

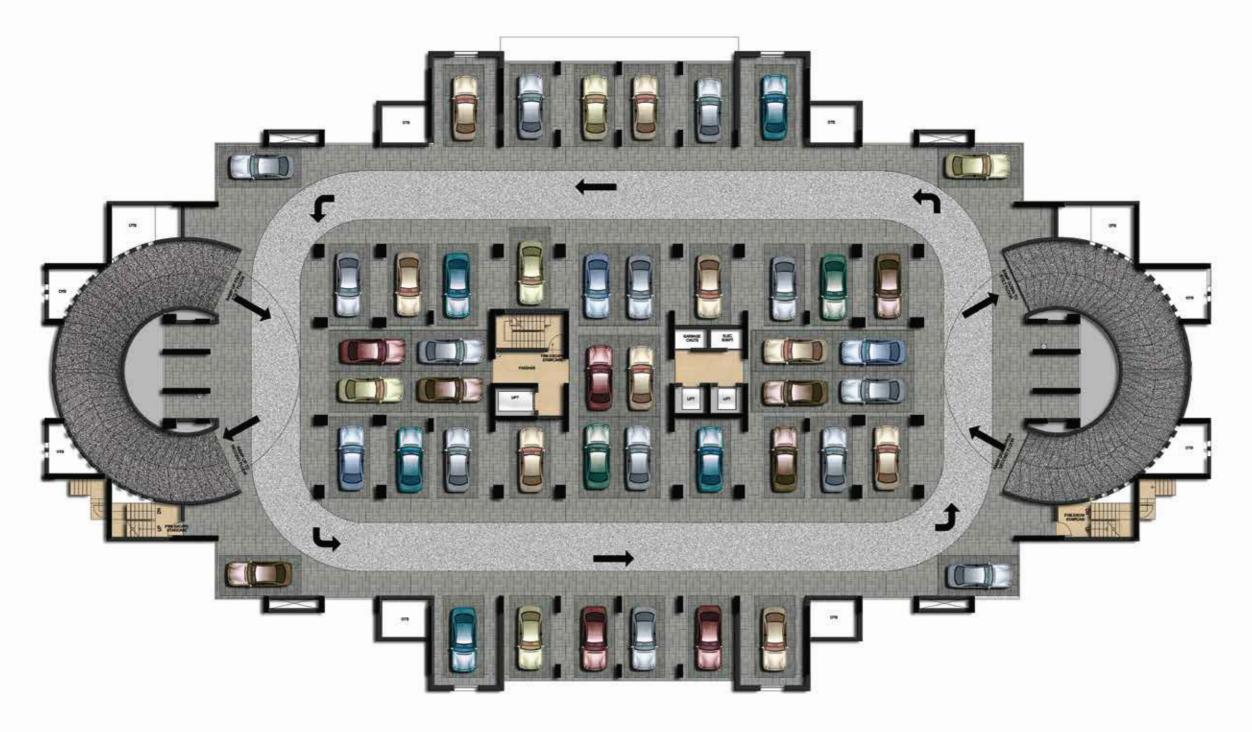


Site Plan







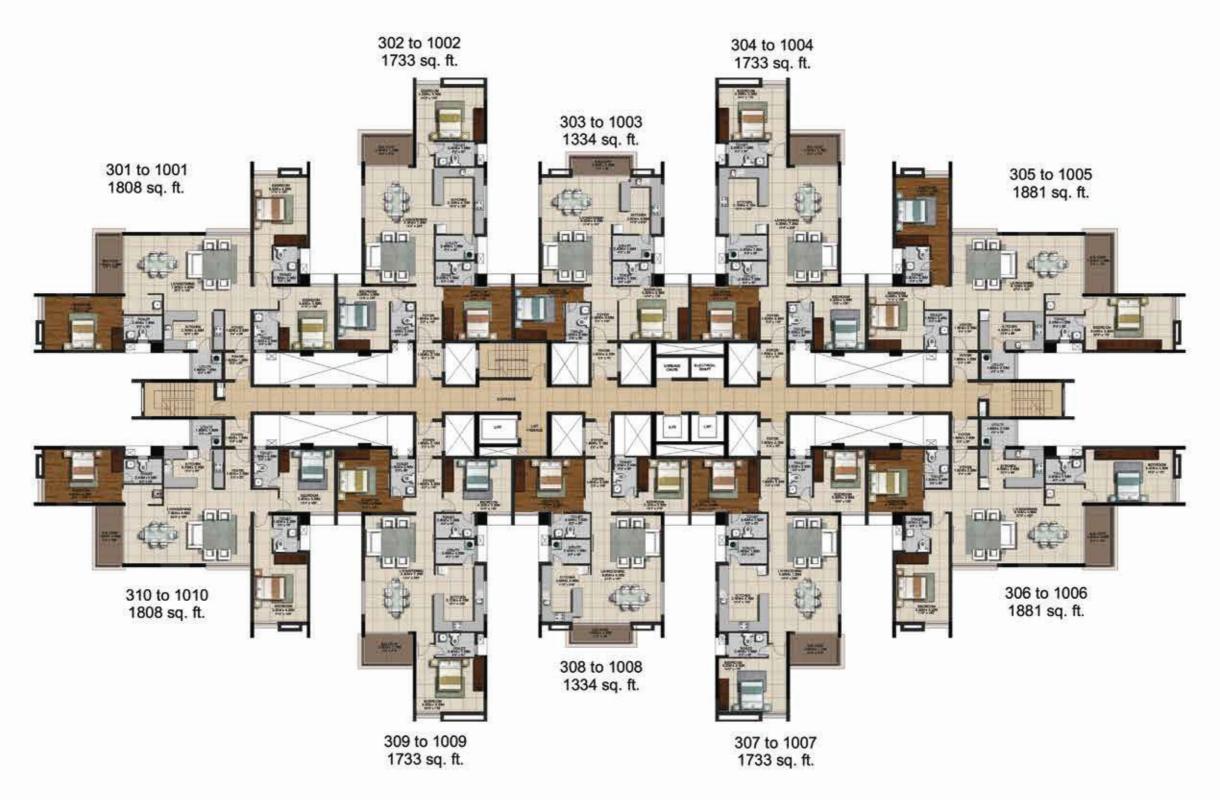




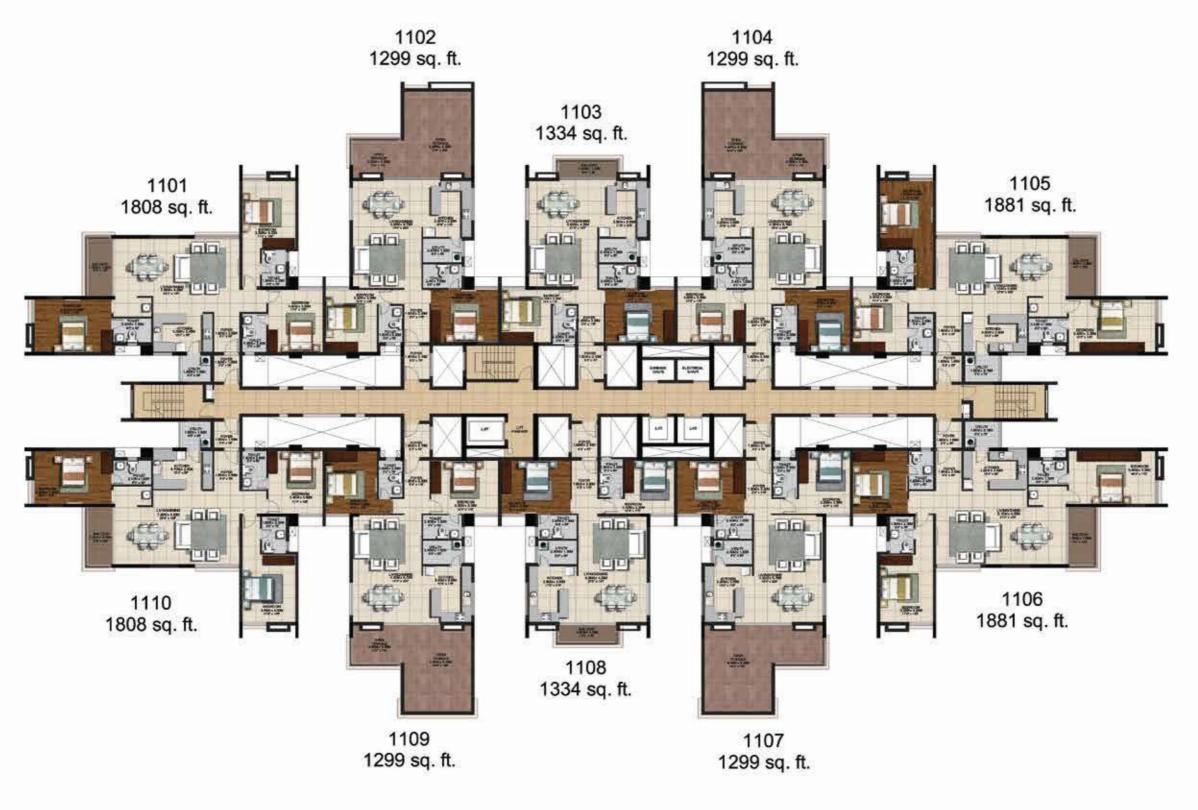










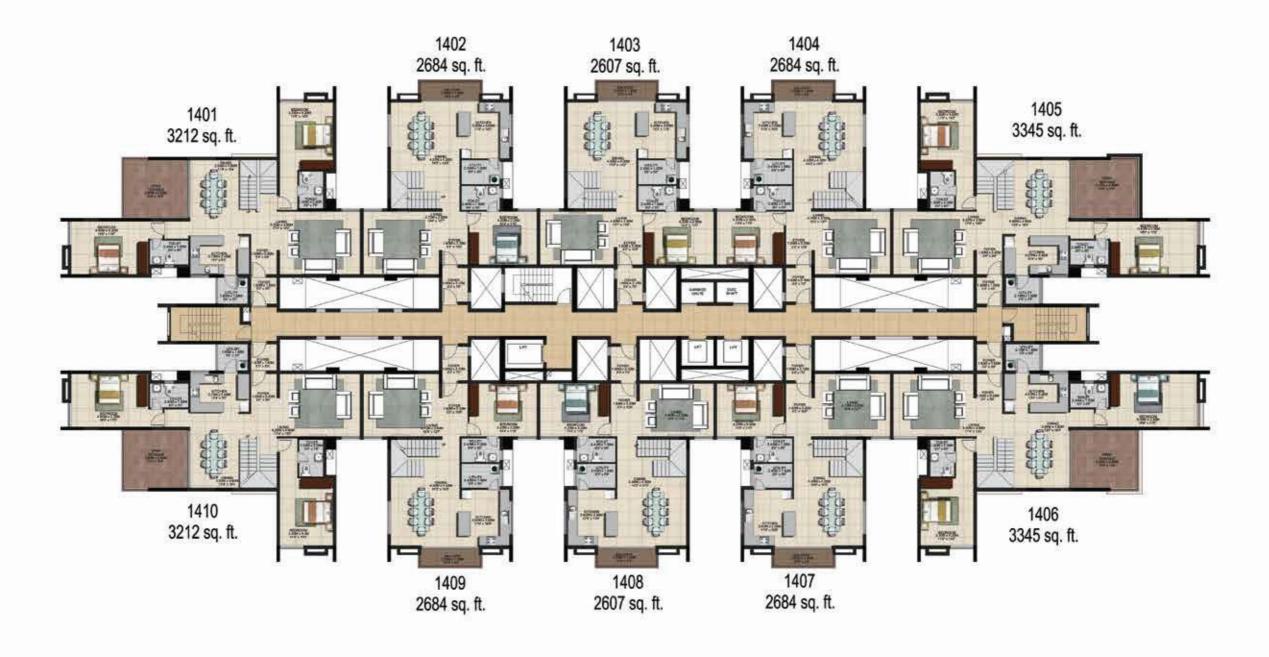














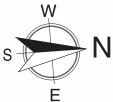




Unit No.: 303-1203

Type : 2 BHK

Size : 1334 sft







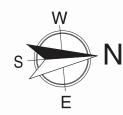
Unit No.: 308-1208

Size : 1334 sft

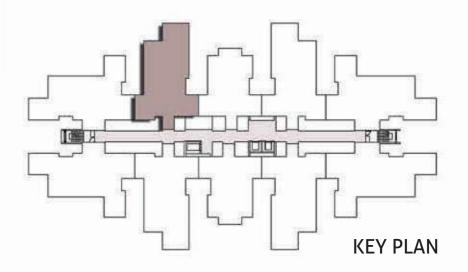




Unit No. : 1102 Type : 2 BHK



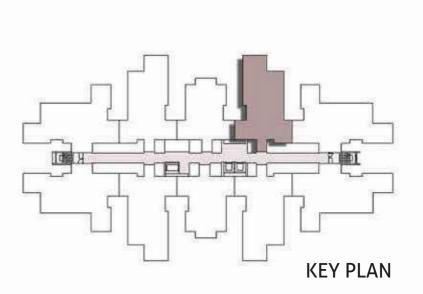




Unit No. : 1104 Type : 2 BHK







Unit No. : 1107 Type : 2 BHK

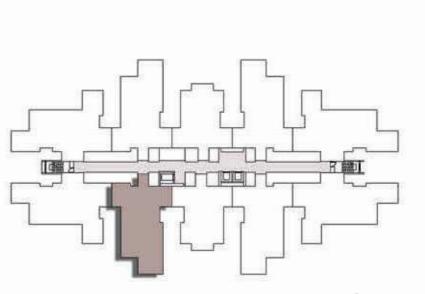




Unit No. : 1109 Type : 2 BHK



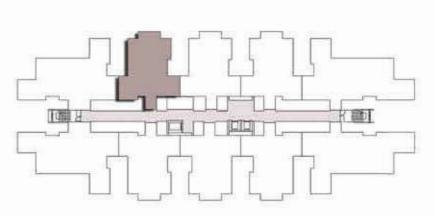




Unit No. : 1202 Type : 2 BHK Size : 1361 sft







Unit No. : 1204
Type : 2 BHK
Size : 1361 sft







Unit No.: 1207 Type : 2 BHK Size : 1361 sft







Unit No.: 1209 Type : 2 BHK Size : 1361 sft





Unit No.: 301 - 1201

Type : 3 BHK

Size : 1808 sft



KEY PLAN



Unit No.: 302 - 1002

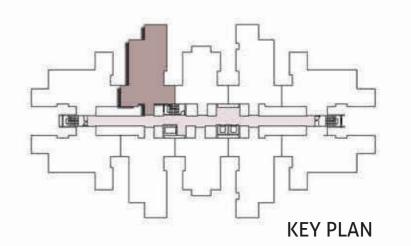
Type : 3 BHK

Size : 1733 sft









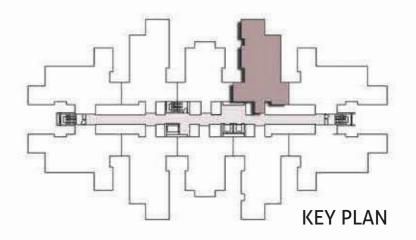
Unit No.: 304 - 1004

Type : 3 BHK
Size : 1733 sft









Unit No.: 305 - 1205

: 3 BHK Type Size : 1881 sft





Unit No.: 306 - 1206

Type : 3 BHK
Size : 1881 sft







Unit No.: 307 - 1007

Type : 3 BHK Size : 1733 sft

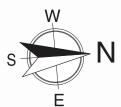


KEY PLAN



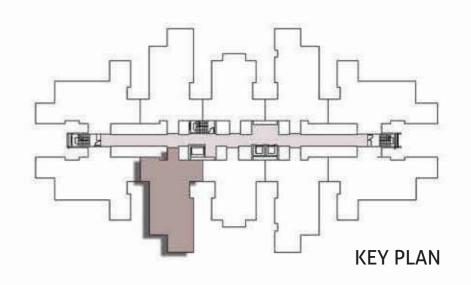
Unit No.: 309 - 1009

Type : 3 BHK
Size : 1733 sft









Unit No.: 310 - 1210

Type : 3 BHK
Size : 1808 sft





Type : 4 BHK (Level 1)

Size : 3212 sft + 166 sft private terrace







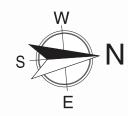
Type : 4 BHK (Level 2)





: 4 BHK (Level 1) Type

Size : 3345 sft + 172 sft private terrace

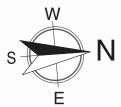




BEDROOM 3.30M x 4.20M 11'0" x 14'0"



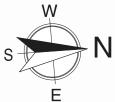
Type : 4 BHK (Level 2)





Type : 4 BHK (Level 1)

Size : 3345 sft + 172 sft private terrace







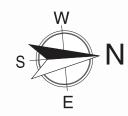
Type : 4 BHK (Level 2)





Type : 4 BHK (Level 1)

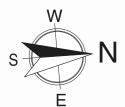
Size : 3212 sft + 166 sft private terrace



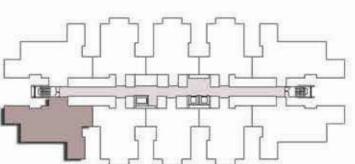




Type : 4 BHK (Level 2)



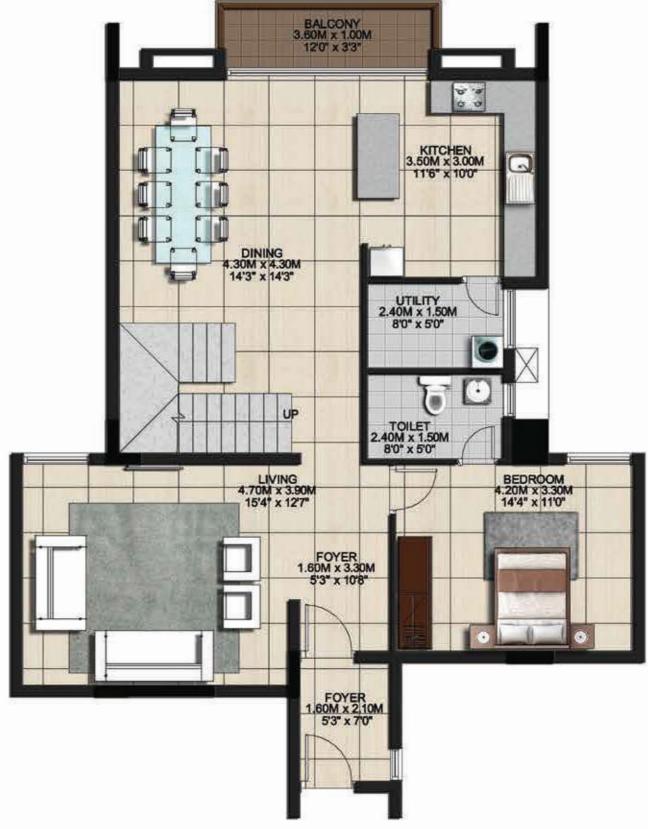


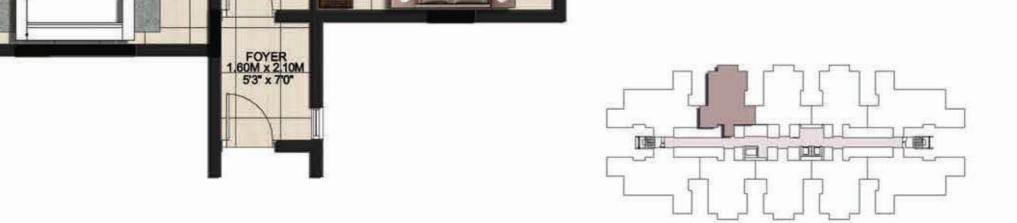


Unit No.: 1402 (Level 1)

Type : 4 BHK
Size : 2684 sft





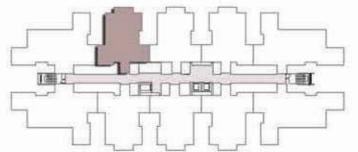


Unit No.: 1402 (Level 2)









Unit No.: 1403 (Level 1)

Type : 4 BHK
Size : 2607 sft







Unit No.: 1403 (Level 2)

Type : 4 BHK





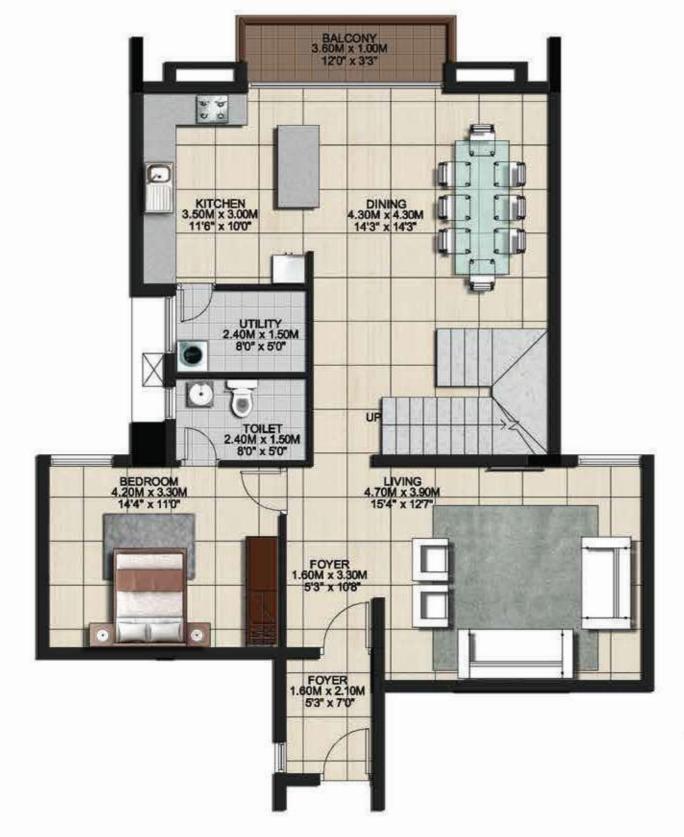


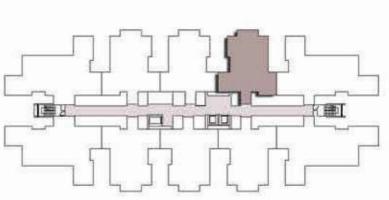
KEY PLAN

Unit No.: 1404 (Level 1)

Type : 4 BHK
Size : 2684 sft







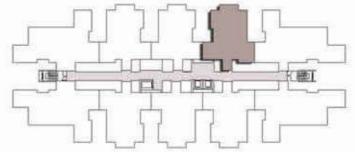


Unit No.: 1404 (Level 2)









Unit No.: 1407 (Level 1)

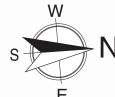
: 4 BHK Type Size : 2684 sft







Unit No.: 1407 (Level 2)





Unit No.: 1408 (Level 1)

Type : 4 BHK
Size : 2607 sft







Unit No.: 1408 (Level 2)





Unit No.: 1409 (Level 1)

Type : 4 BHK
Size : 2684 sft







Unit No.: 1409 (Level 2)







Specifications & Amenities

STRUCTURE

- · RCC framed structure with Raft foundation
- Designed seismic resistant structure zone III using Fe 500 steel TMT bars
- Anti-termite treatment
- · Concrete Block walls 200mm / 100mm
- · Floor to Floor height will be maintained at 3000mm

WALL FINISH

- Internal wall in the living, dining, bedrooms, kitchen, toilets, lobby and utility will be finished with 1 coat of primer,
 2 coats of putty & plastic emulsion paint
- Ceiling will be finished with 1 coat of primer, 2 coats of putty & plastic emulsion paint
- Exterior faces of the building will be finished with 1 coat of texture paint and 2 coats of weather resistant paint
- Toilet & Utility walls will be finished with double glazed ceramic tiles up to false ceiling height

FLOORING

- Living, dining, kitchen and bedrooms will have vitrified tile flooring of 800mm x 800mm
- · Master bedroom will have laminated wooden flooring
- · Bathroom and utility will have rustic finish ceramic tile
- Balcony/ Private terrace will be finished with anti- skid ceramic tiles
- · Terrace floor will have clay tiles
- · Common areas and staircase will have granite flooring

KITCHEN

- Space will be left for modular kitchen with plumbing and electrical provisions
- Provision for chimney and water purifier will be provided
- CP fittings will be Bravat / Kohler or equivalent

BATHROOM

- Polished granite slab with counter top wash basin in master bathroom
- Wall mounted wash basin in all remaining toilets
- · Floor mounted WC and health faucet in all bathrooms

- All CP and sanitary fittings will be Bravat / Kohler or equivalent
- · Concealed water mixer with shower for hot and cold water
- Provision for exhaust and geyser will be provided in all bathrooms
- False ceiling in all the bathrooms

ENTRANCE DOOR

 First quality African Teak wood frame and double side veneer finish skin shutter of 2350mm height which will have tower bolt, door viewer, safety latch, door stopper and Godrej or equivalent lock

BEDROOM DOOR

 First quality solid wood frame and double side veneer finish skin shutter of 2350mm will have Godrej or equivalent locks, thumb turn with key, door stopper etc.

BATHROOM DOOR

 First quality solid wood frame and single side veneer panel door shutter of 2350mm will have thumb turn with key.

WINDOW

- Windows will be UPVC with see-through plain glass and MS grills on inner side
- French door will be UPVC with toughened glass and without grills
- Ventilators will be UPVC with suitable louvered glass panels

ELECTRICAL FITTING

- · Finolex / Poly cab or equivalent cables and wiring
- Switches and sockets will be Anchor Roma / Schneider or equivalent
- Split air conditioner points will be provided for all the bedrooms and living room
- Modular plate switches, MCB and ELCB (Earth leakage circuit breaker) system
- Telephone points will be provided in master bedroom and living room, TV (DTH) will be provided in all bedrooms and living room & data points will be provided in living room.

- USB charging port as a part of switchboard in master bedroom and living area
- Master electrical control switch near to main entrance to control all major electrical points

OTHER

- Overhead Tank (OHT) with Sump
- 24 X 7 Generator backup for lifts and common area
- 24 X 7 Generator backup for all apartments up to 1000 watts for 2BHK and 1500 watts for 3BHK & duplex
- CCTV cameras for all pivotal locations
- LV room provided to Single vendor. Plan charges will be applicable

EXTERNAL FEATURE

- Elevator: 8 Passenger automatic lift will be provided
- Power Supply: 3 Phase power supply will be provided for all apartments
- Suitable Landscaping will be done at required areas
- Driveway will be Interlocking paver blocks

Special Add On Option @ RS.350 per sq. ft.

- 1. Living, dining will have Italian Marble flooring
- 2. Master bedroom will have Parque Wooden flooring
- 3. Shower partition in all the bathrooms
- 4. Polished granite slab with counter top wash basins in all the bathrooms

AMENITIES

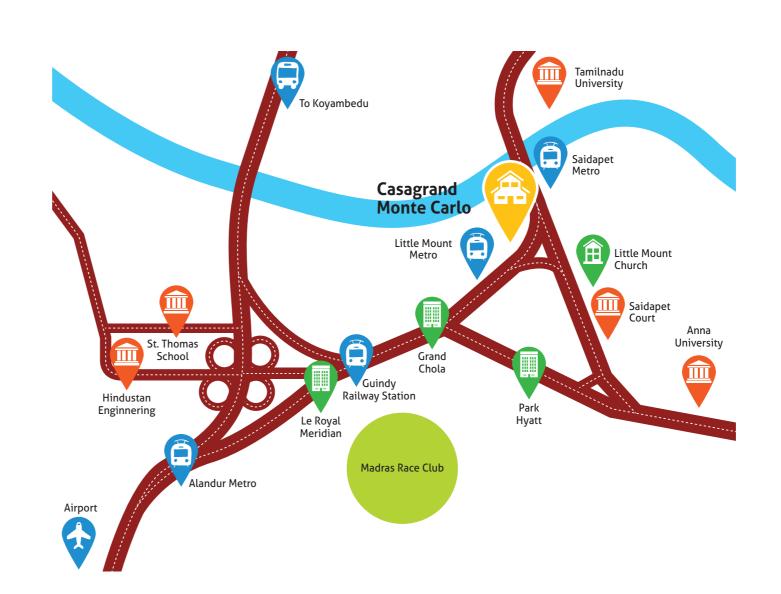
- 1. Swimming pool
- 2. Gymnasium



Road Map and Landmarks

Location Advantages:

- Chennai International Airport 10 Km
- Little Mount Metro station 140 Mtr
- Fathima High School, Saidapet 3.5 Km
- The Indian Public School, Saidapet 4.5 Km
- Chellammal Women's College, Guindy 1.4 Km
- Anna University, Guindy 2.1 Km
- Alagappa College of Engineering, AC Tech campus – 2.9 Km





Awards



'Marketer of the Year', 2013 Realty Plus Magazine



'Top 50 Brands in Chennai', 2013 Paul Writer Magazine



'Excellence in Customer Engagement', 2013, CEF



'Real Estate Developer of the Year', 2013 Brand Academy



'Creative Real Estate Company', 2013 Paul Writer Magazine



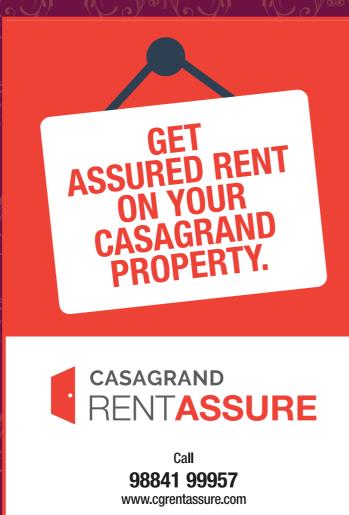
Casa Grande Arena, Most Admired Project in Southern Region 2014 by Worldwide Achievers



Best Realty Brand 2015, Economic Times

Payment Schedule	
Booking Advance : 10%	Eighth floor Roof : 7.5%
Agreement Stage : 30%	Tenth floor Roof : 7.5%
Foundation : 10%	Twelth floor Roof : 7.5%
Second floor Roof : 5%	Brick & Plastering : 5%
Fourth floor Roof : 5%	Handing Over : 5%
Sixth floor Roof : 7.5%	







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This project has been funded by

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www.casagrand.co.in

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