

casagrand Galileo TOWERING LIFESTYLE. TASTEFUL LUXURY.





SOUTH INDIA'S LEADING REAL ESTATE COMPANY

Casagrand Builder Private Limited is a real estate enterprise committed to building aspirations and delivering value. In the last seventeen years, we have developed over 30 million sq.ft of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 22,000 happy families across 125+ landmark properties stand testimony to our commitment.

In the seventeen years of our journey, we at Casagrand are all set to progress further forward with projects worth over ₹8000 crores in the pipeline.

THE NEW BENCHMARK OF HIGH-RISE LIFESTYLE...

Standing on a balcony and witnessing the cityscape with the wind in our hair. It's always everybody's favourite moment whenever we are inside a high-rise. But, living this moment everyday of your lives in a picturesque setting and a home that sets a benchmark for high-rise living is a different league altogether. Something beyond our imagination. But we've made it possible.

Casagrand Galileo. For those whose aspirations reach for the stars.

A towering block with an exclusive collection of just 104 premium 2, 3 and 4 BHK apartments, this highrise lifestyle is located in K R Puram. Get easy access to everything you need – schools, hospitals, colleges, workplaces, IT firms, entertainment zones, malls, supermarkets and many more. Traffic will no longer be a complaint. Travel is a breeze from here with the Bangalore-Thirupathi Highway (OMR) just 120 m and metro & railway stations in proximity.

Imagine relaxing at the 19th floor after a long day. This refreshingly unique home offers 50+ worldclass amenities and a rooftop clubhouse to elevate your experience. And the best part is that most homes have unrestricted views to the nearby lake. What a way to make your mornings more enjoyable! Every home has been planned with exceptional attention to detail and every space, maximised. Uncompromised living for the discerning buyer starts here. Right at Casagrand Galileo.

SALIENT FEATURES

- Outstandingly crafted 104 premium apartments sprawling over 1.6 acre
- Basement + Stilt + 18 floors design structure
- Meticulously designed 2, 3 & 4 BHK high-rise units
- Offers 50+ world-class amenities & features like multi-tier security system, interactive gym, jacuzzi, indoor games room, mini bowling alley, etc.
- Luxurious clubhouse with a rooftop swimming pool overlooking the lake
- 85% open space with landscaped greenery for maximum light & ventilation

- High-end specification and CP/ sanitary fittings from reputed brands
- 100% Vaastu compliant homes with zero dead space design
- Located at KR Puram, 10 mins from Indiranagar
- Perfect choice for anyone who is looking to buy a home in Indiranagar, Marathahalli, Whitefield, Mahadevapura, Banaswadi & nearby areas



Aerial View

1

~ 1 - -

.



50+ WORLD-CLASS AMENITIES & FEATURES

FEATURES & ENTERTAINMENT

Entertainment

- 1 Open air theatre
- 2 Multipurpose stage with gobo lights
- 3 Leisure play lawn
- 4 Seating plaza
- 5 Tree plaza with seating
- 6 Senior citizens alcove
- 7 Star gazing corner
- 8 Viewing decks
- 9 Reflexology walkway

Features

- 10 Grand entry plaza
- 11 Double height entry lobby
- 12 Entry lobby pickup/ drop off plaza
- 13 Grand entrance arch with security cabin
- 14 School bus/ Ola / Uber pickup point
- 15 Pedestrian walkway
- 16 Community gardens
- 17 The floral boulevard
- 18 The palm boulevard
- 19 Feature wall with water fountain

OUTDOOR AMENITIES

Sports

- 20 Cricket pitch
- 21 Adventure rock climbing wall
- 22 Half basketball court
- 23 Mini golf putting
- 24 Ping pong tables
- 25 Outdoor gym
- 26 Bicycle rack with bicycles
- 27 Bicycle track
- 28 Walking / jogging track

Kids

- 29 Bocce ball courts
- 30 Adventure scramble
- 31 Ladder ring toss
- 32 Board game plaza
- 33 Caretaker's pavilion
- 34 Kids play pit
- 35 Kids play area

CLUBHOUSE AMENITIES

Indoor

- 36 Multipurpose banquet hall / AV room
- 37 Gym

- 38 Interactive gym / digital workout
- 39 Indoor games room
- 40 Snooker room
- 41 Wellness centre yoga & meditation
- 42 Kids indoor play area
- 43 Club reception & waiting lounge

Terrace

- 44 Swimming pool
- 45 Kids pool
- 46 Jacuzzi
- 47 Kids interactive water play
- 48 Terrace garden deck
- 49 Gazebo seating
- 50 Mini bowling alley

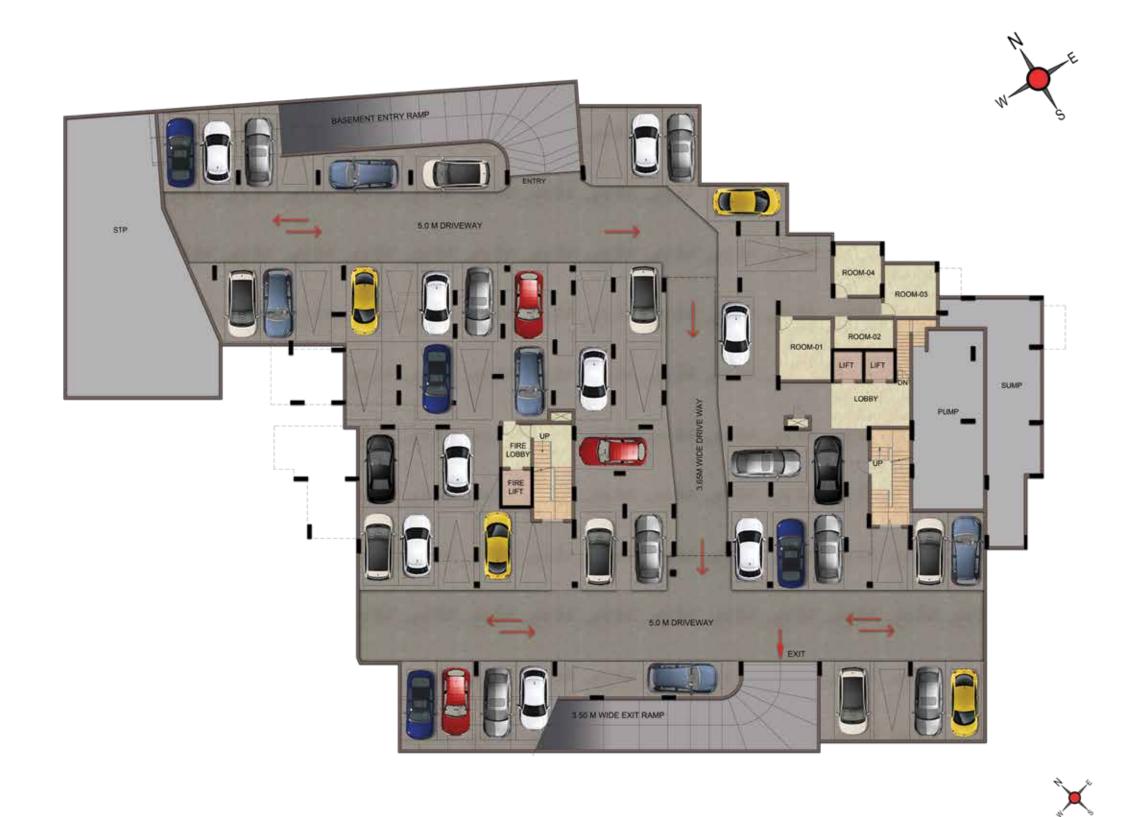
FACLILITIES & SERVICES

- 51 Car wash & charging bay
- 52 Association room
- 53 Laundry/ ironing room
- 54 Multi-tier security system



.

SITE PLAN



BASEMENT FLOOR PLAN

KEYPLAN



AMENITIES:

- 1. GRAND ENTRANCE ARCH WITH SECURITY CABIN
- 2. GRAND ENTRY PLAZA
- 3. DOUBLE HEIGHT ENTRY LOBBY
- 4. ENTRY LOBBY PICKUP / DROP OFF PLAZA
- 5. SCHOOL BUS / OLA / UBER PICKUP POINT
- 6. PEDESTRIAN WALKWAY
- 7. COMMUNITY GARDENS
- 8. THE FLORAL BOULEVARD
- 9. THE PALM BOULEVARD
- 10. FEATURE WALL WITH WATER FOUNTAIN
- 11. OPEN AIR THEATRE
- 12. MULTIPURPOSE STAGE WITH GOBO LIGHTS
- 13. LEISURE PLAY LAWN
- 14. SEATING PLAZA
- 15. TREE PLAZA WITH SEATING
- 16. SENIOR CITIZENS ALCOVE
- 17. STARGAZING CORNER
- 18. VIEWING DECKS
- 19. REFLEXOLOGY WALKWAY
- 20. CRICKET PITCH
- 21. ADVENTURE ROCK CLIMBING WALL
- 22. HALF BASKETBALL COURT
- 23. MINI GOLF PUTTING
- 24. PING PONG TABLES
- 25. OUTDOOR GYM
- 26. BICYCLE RACK WITH BICYCLES
- 27. BICYCLE TRACK
- 28. WALKING/ JOGGING TRACK
- 29. BOCCE BALL COURTS
- 30. ADVENTURE SCRAMBLE
- 31. LADDER RING TOSS
- 32. BOARD GAME PLAZA
- 33. CARETAKER'S PAVILION
- 34. KIDS PLAY PIT
- 35. KIDS PLAY AREA
- 36. CAR WASH & CHARGING BAY
- 37. ASSOCIATION ROOM
- 38. LAUNDRY /IRONING SHOP
- 39. MULTI TIER SECURITY SYSTEM
- 40. SWIMMING POOL
- 41. KIDS POOL
- 42. JACUZZI
- 43. KIDS INTERACTIVE WATER PLAY
- 44. TERRACE GARDEN DECK
- 45. GAZEBO SEATING
- 46. MINI BOWLING ALLEY
- 47. MULTIPURPOSE BANQUET HALL / AV ROOM
- 48. GYMNASIUM
- 49. INTERACTIVE GYM / DIGITAL WORKOUT
- 50. INDOOR GAMES ROOM 51. SNOOKER ROOM
- 52. WELLNESS CENTER YOGA & MEDITATION
- 53. CLUB RECEPTION & WAITING LOUNGE
- 54. KIDS INDOOR PLAY AREA





The best of Product Superiority

- Casagrand's remarkable High-rise development in KR Puram
- A community with the best of Architecture & Finesse
- 104 premium apartments spread across in 1.6 acres
- Apartments with either Lake view or City road view
- Premium 3BHK and 4BHK units having a 360 degree wide lake view
- 50+ amenities & a rooftop clubhouse
- Efficiency in space planning
- Vaastu compliant homes
- Signature apartments to upgrade your lifestyle

Proudly presenting you a High community with the best of Architecture & Finesse...

- 1. A Basment + Stilt + 18 floor structure complemented by the Contemporary façade design in brick and Concrete finish.
- 2. The Premium Apartment tower stands tall with the elevation being Highlighted by a Dynamic Facade lighting
- 3. A grand entrance archway, double-height arrival plaza & water cascade as a premium welcoming element
- 4. The tower hosts an ultra-modern 4800 sq.ft clubhouse designed with a lake viewing luxurious rooftop swimming pool
- 5. Kids & senior citizen friendly community designed with ramps & handrails
- 6. Meticulously planned flow of circulation with basement parking and driveway plazas with bicycle & pedestrian tracks all around the site
- 7. Building orientation ensuring maximum wind flow and minimum heat gain for every apartment

A neighbourhood one with nature

- 8. The community boasts of an efficient building footprint where 85% of land area is open space
- 9. 17,000 sq.ft of landscape is planned around the apartment tower with a lake view
- 10. Enjoy the serenity of the flowing spaces around the apartment tower with viewing decks, floral boulevard, palm boulevard, feature wall with water fountains, seating plaza and tree plazas

Believe it or not... 50+ amenities to keep you pumped!

- Cricket practice net, half basketball court, adventure rock climbing and mini golf putting for active outdoor sports in the community
- 12. Children's play area is sprawled across the project in the open landscaped parks with tot-lot, bocce ball courts, Adventure scramble, ladder ring toss, board games plaza, kids play pit, etc.
- The clubhouse spaces are facilitated with multipurpose party hall / AV room, gym, interactive gym, yoga meditation wellness centre, indoor kids play, etc.
- 14. Snooker, table tennis, foosball & air hockey in Indoor games spaces for teens & young adults
- 15. Rooftop swimming pool with kids pool, poolside jacuzzi, kids interactive water play and poolside lounge
- 16. Outdoor gym, walking / jogging track, reflexology pathway and bicycle racks with bicycles are provided for engaging residents in outdoor activities
- 17. Dedicated car wash and charging bay in the ground floor
- Association room, ironing / laundry shop and lumber rooms are provided for the convenience of the residents

Know why our apartments are superior

- Secured gated community with MyGate facility at the entry & exit, providing 24x7 security CCTV surveillance across the site
- 20. Sleek looking designer main door facilitated with a digital door lock system

- 21. Video door phone to monitor your visitors
- 22. Wireless mobile charging pod provided in the living & bedroom-1 for hassle-free charging
- 23. Specification of interiors are upgraded to meet your lifestyle requirements right from flooring to premium sanitary fixtures
- 24. SS matte finish sink with drainboard in the kitchen
- 25. Pullout drying string for hassle-free drying in kitchen
- 26. Luxurious counter with counter-top washbasin in all the toilets
- 27. Fixed glass shower partition provided in master toilet
- 28. 2 feet long designer trench grating and pest-free SS gratings are provided in the master toilet and other toilets/ kitchen respectively
- 29. Cloth drying provision in the balcony for convenience and an uninterrupted view experience

Efficiency in space planning

- 30. Uninterrupted visual connectivity as all the bedrooms & balconies will be having lake view or city view facing the exterior
- 31. An apartment tower which is designed with no overlooking between the apartments
- 32. Most apartments provided with hand wash in the dining
- 33. Spacious bedrooms and kitchens
- 34. OTS/cutouts and shafts with convenient AC ODU spaces are planned for services and ventilation

Considering Vaastu? We got that sorted too.

- 35. Most units having North or East facing entrance
- 36. All apartments with kitchen placed in SE & NW
- 37. All apartments with SW bedrooms
- 38. No apartments have bed headboard in the North
- 39. No apartments have toilets in SW or NE





KEY PLAN

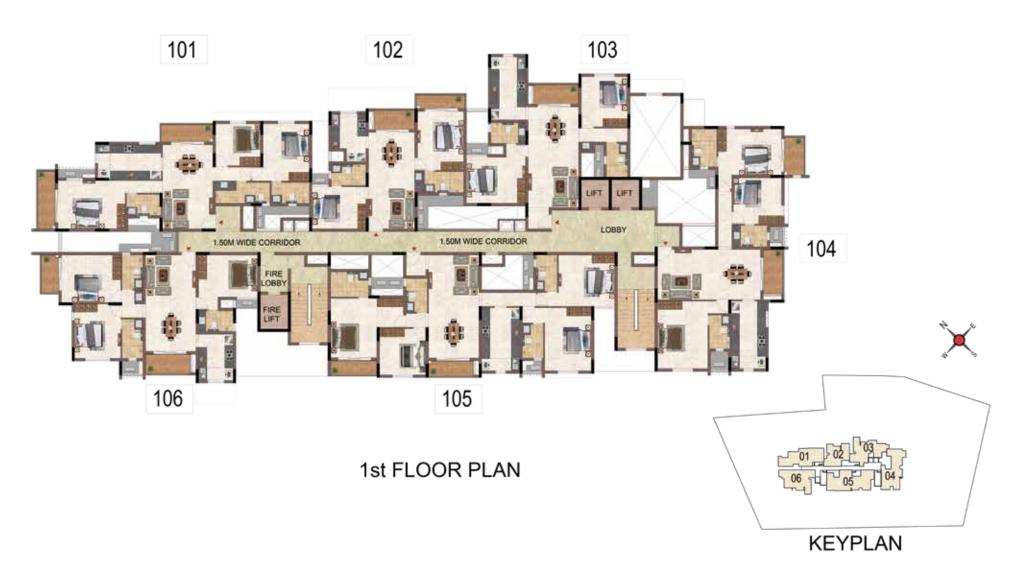


FLOOR PLAN

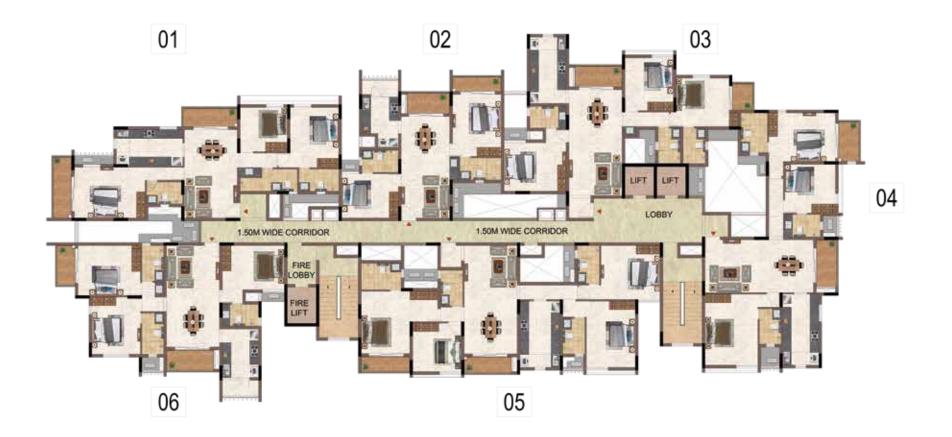




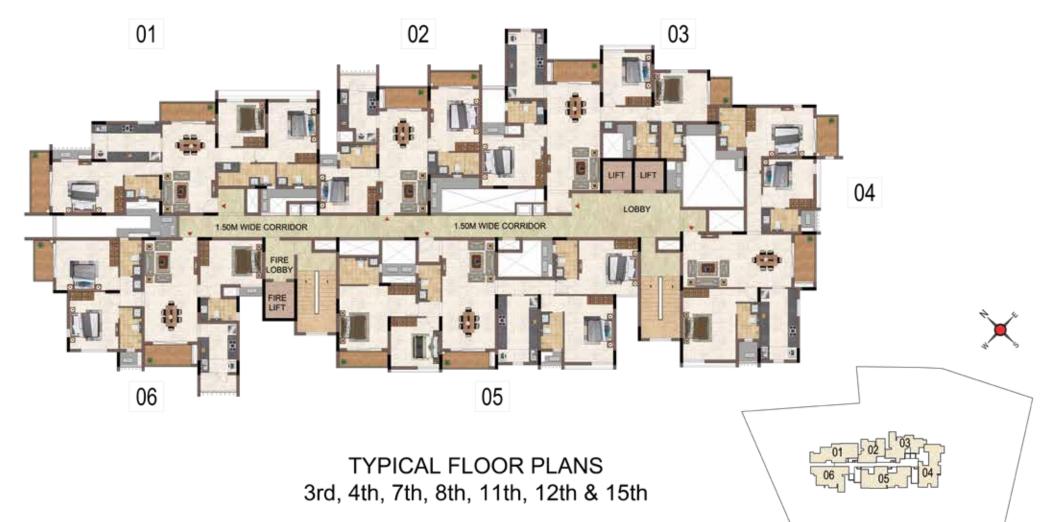








TYPICAL FLOOR PLANS 5th, 6th, 9th, 10th, 13th & 14th



KEYPLAN



17th FLOOR PLAN





TERRACE FLOOR PLAN

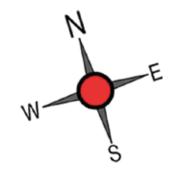


- SWIMMING POOL
 KIDS POOL
 JACUZZI
 KIDS INTERACTIVE WATER PLAY
 TERRACE GARDEN DECK

- GAZEBO SEATING
 MINI BOWLING ALLEY
 MULTIPURPOSE BANQUET HALL / AV ROOM
 GYMNASIUM
 INTERACTIVE GYM / DIGITAL WORKOUT

- INDOOR GAMES ROOM
 SNOOKER ROOM
 SNOOKER ROOM
 WELLNESS CENTER YOGA & MEDITATION
 CLUB RECEPTION & WAITING LOUNGE
 KIDS INDOOR PLAY AREA

2BHK-2T - 102-1702





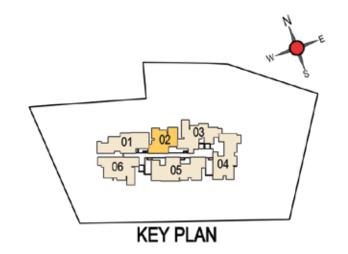


UNIT NO - 102

FIRST FLOOR

UNIT NO - 202- 1702

TYPICAL FLOOR



UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	
102	2BHK-2T	759	93	852	1212	
202 - 1702	2BHK-2T	790	88	878	1257	

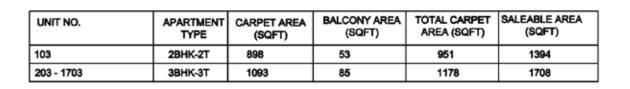
2BHK-2T- 103 3BHK-3T - 203 -1703



TYPICAL FLOOR

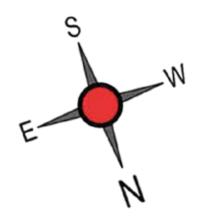
UNIT NO - 303- 403 703- 803 1103- 1203 1503- 1603





KEY PLAN

3BHK-3T- 106-1806





ENTRY

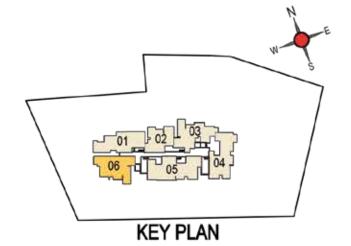


UNIT NO - 106

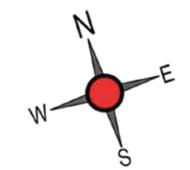
FIRST FLOOR

UNIT NO - 206- 1806

TYPICAL FLOOR



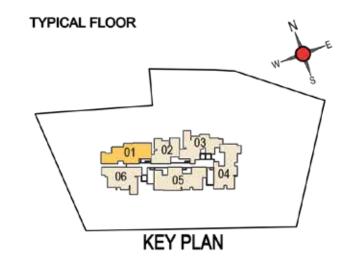
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)		
106	ЗВНК-ЗТ	1044	95	1139	1615		
206- 1806	3BHK-3T	1078	95	1173	1664		



3BHK+3T - 101-1801



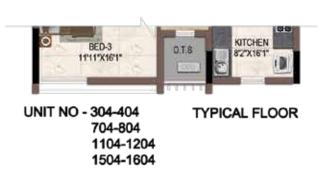


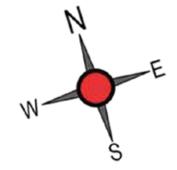


UNIT NO -	101
	301-401
	701-801
	1101-1201
	1501-1601

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	
101- 1801	3BHK-3T	1114	120	1234	1740	

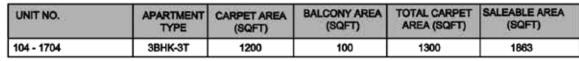
3BHK-3T- 104-1704











KEY PLAN





UNIT NO - 205 & 1705

SECOND & SEVENTEENTH FLOOR



FIRST FLOOR

UNIT NO - 105

UNIT NO.	APARTMENT	CARPET AREA	BALCONY AREA	TOTAL CARPET	SALEABLE AREA
	TYPE	(SQFT)	(SQFT)	AREA (SQFT)	(SQFT)
105-1705	4BHK-4T	1456	84	1540	2193

KEY PLAN

PAYMENT SCHEDULE

Booking Advance	10%
Agreement Signing	35%
On Commencement of Foundation	10%
On Commencement of Basement Roof	5%
On Commencement of Ground Floor Roof	5%
On Commencement of 1st Floor Roof	5%
On Commencement of 3rd Floor Roof	5%
On Commencement of 5th Floor Roof	5%
On Commencement of 7th Floor Roof	5%
On Commencement of 9th Floor Roof	5%
On Commencementof 13th Floor Roof	2%
On Commencement of 15th Floor Roof	2%
On Commencement of 17th Floor Roof	2%
Completion of Flooring Respective Unit	2%
Handing Over	2%

SPECIFICATIONS

1. STRUCTURE

	Structural System	•	RCC Framed Structure designed for seismic compliant (Zone 2)	4.	<mark>K</mark> Ki
	Masonry	:	200mm for external walls & 100mm for internal walls		
	Floor - Floor height (incl. slab) ATT	:	Will be maintained at 3000mm Anti-termite treatment will be done		El C
•		•			Si
2.	WALL FINISH				
	Internal walls	•	Finished with 2 coats of putty, 1 coat of primer & 2 coats of Emulsion	5.	B, H
	Ceiling	•	Finished with 2 coats of putty, 1 coat of primer & 2 coats of Emulsion	6.	B
	Exterior walls	•	Exterior faces of the building will be finished with 1 coat of primer &		S
			2 coats of Emulsion paint with color as per		С
			architect design		Be
	Bathroom	:	Glazed/Matte ceramic Tile up to false ceiling height of size 300x600mm & above false ceiling will be finished with a coat of primer		0
	Kitchen	•	Ceramic wall tile of size 600x600mm for a height of 600mm above the counter top finished level		0
	Washing Machine area	•	Glazed/Matte ceramic wall tile of size 600x600mm for a height of 1200mm from finished floor level (Wherever applicable)	7.	J M
	Toilet ceiling	:	Grid type false ceiling		
3.	FLOOR FINISH				
	Living, Dining, Bedrooms & Kitchen	•	Vitrified tiles of size 600 x 1200mm		Be
	Bathroom	•	Anti-skid ceramic tiles of size 300x300mm		
	Balcony	:	Anti-skid ceramic tiles of size 600x600mm		Bo
	Private open terrace	:	Pressed tiles finish		

(if applicable)

4.	KITCHEN & DINING	
	Kitchen	Platform will be finished with granite slab at height of 800mm from the finished floor level
	Electrical point	For chimney & water purifier
	CP fitting	Kohler / Roca /equivalent will be provided
	Sink	Single bowl SS sink with drain board
5.	BALCONY	
	Handrail	MS handrail as per architect's design
6.	BATHROOMS	
	Sanitary fixture	Kohler / Roca /equivalent will be provided
	CP fittings	Kohler / Roca /equivalent will be provided
	Bedroom 1 Bathroom	Wall mounted WC with cistern, Health faucet, Single lever diverter, Rain Shower with hand shower and a Counter mount wash basin
	Other Bathrooms	Wall mounted WC with cistern, Health faucet, Single lever diverter, Overhead shower with a Counter mount wash basin
7.	JOINERY	
	Main door	Good quality main door of size 1050x2100mm with veneer finish
		Ironmongeries like Digital door lock, tower bolts, door viewer, safety latch, door stopper, etc.,
	Bedroom doors	Laminated shutter of size 900 X 2100mm
		Ironmongeries like Godrej or equivalent lock, door stopper, door bush, tower bolt, etc.,
	Bathroom doors	Laminated shutter of size 750 X 2100mm

: Ironmongeries like thumb turn lock of Godrej/ equivalent, door bush, etc

	WINDOWS		
	Windows shutter		Aluminum windows with sliding
			with see through plain glass
	French doors		Aluminum frame and doors with toughened glass
	Ventilators		Aluminum frame of fixed / adjustable louvered / open-able shutter for ODU access
3.	ELECTRICAL POINTS		
	Power Supply		3 PHASE power supply connection
	Safety device		MCB & ELCB (Earth leakage Circuit breaker)
	Switches & sockets		Modular box & modular switches & sockets of Schneider / equivalent
	Wires		Fire Retardant Low Smoke (FRLS) copper wire of a good quality IS brand
	TV		Point in Living & Bed-1 and Provision in other bedrooms
	Telephone		Point in Living & Bed-1
	Data		Point in Living & Bed-1
	Split-air conditioner		Provision in Living / Dining and Point in all bedrooms
	Exhaust fan		Point will be given in all bathrooms
	Geyser		Geyser point will be provided in all bathrooms
	Back-up		800W for 4BHK, 600W for 3BHK & 500W for 2BHK
	VDP		Video door phone will be provided in the entrance - Main door.
	Charging Pod		Mobile charging pod in Bed - 1 & living area
	Bluetooth Speaker		Blue tooth speaker will be provided in kitchen
PE	CIFICATIONS COMMON	1	TO BUILDING COMPLEX
:01	MMON FEATURES:		
	Lift		Elevators of 8 passenger lifts will be provided as per requirement

2. Back-up : 100% Power backup for common amenities such as Clubhouse, lifts, WTP, STP & selective common area lighting

3.	Name board	•	Apartment owner name will be provided in ground floor
4.	Lift facia		Granite cladding / equivalent cladding at all levels
5.	Lobby		Granite flooring/ equivalent@ ground level & Tile flooring @ other levels
6.	Corridor		Tile flooring at all levels
7.	Staircase floor		Granite flooring @ ground level & Tile flooring @ other levels
8.	Staircase handrail		MS handrail with enamel paint finish in all floors
9.	Terrace floor		Pressed tile flooring
OUT	DOOR FEATURES:		
1.	Water storage		Centralized UG sump with WTP (Min. requirement as per water test report)
2.	Rain water harvest		Rain water harvesting site
3.	STP		Centralized Sewage Treatment plant
4.	Intercom		Intercom will be provided
5.	Safety		CCTV surveillance cameras will be provided all round the building at pivotal Locations in ground level
6.	Well defined walkway		Walkway spaces well defined as per landscape design intent
7.	Security		Security booth will be provided at the entrance/exit, facilitated with My Gate app.
8.	Compound wall		Site perimeter fenced by compound wall with entry gates for a height of 1800mm as per design intent
9.	Landscape		Suitable landscape at appropriate places in the project as per design intent
10.	Driveway		Convex mirror for safe turning in driveway in / out

LOCATION MAP



LOCATION ADVANTAGES

SCHOOLS AND COLLEGES

ITI Central School	-	1.2	Km
Cambridge School	-	1.7	Km
Amara Jyothi Public School	-	1.2	Km
The Brigade School	-	6.2	Km
St. Don Bosco's School	-	4	Km
Lowry Memorial High School	-	3.7	Km
The Brilliant School	-	3.3	Km
Sri Chaitanya Techno School	-	5	Km
Gopalan International School	-	6	Km
Ekya School	-	8.4	Km
East Point College of Higher Education	-	8.9	Km
South East Asian College	-	7.6	Km
Sea College of Science, Commerce and Arts	-	2.9	Km
Lowry Adventist College	-	3.7	Km
Gopalan Pre University College	-	6.2	Km
Gopalan College of Commerce	-	7.1	Km
Sampurna Montfort College	-	6	Km
Bangalore City College	-	8	Km
Kristu Jayanti College	-	12.3	Km
Indian Academy Degree Autonomous College in Bangalore	-	9.5	Km

HOSPITALS

Trust-In Hospital	-	5	Km
Janapriya Multispecialty Hospital	-	5.4	Km
Vydehi Hospital - Whitefield, Bangalore	—	8.6	Km
Koshys Multispecialty Hospital	-	3.4	Km
Chinmaya Mission Hospital	-	6.7	Km
Sankara Eye Hospital - Bangalore	-	10.3	Km
Manipal Hospital, Varthur Road	-	12	Km
Rainbow Children's Hospitals & BirthRight by Rainbow	_	9	Km

SHOPPING DESTINATIONS & MALLS

Phoenix Market City	-	5.3	Km
Park Square Mall	-	7.2	Km
Inorbit Mall Whitefield	-	8.5	Km
Gopalan Grand Mall	-	5.4	Km
Gopalan Signature Mall	-	4.9	Km
Orion UPTOWN Mall	_	9.6	Km
Soul Space Arena Mall	-	6.7	Km

METRO STATIONS

Baiyappanahalli Metro Station	-	4.8	Km
Indiranagar Metro Station	_	7.2	Km

SUPERMARKETS

Ratnadeep Supermarket	-	5.5	Km
More Supermarket	-	1	Km
Families Supermarket	-	2.9	Km
Metro Cash and Carry Whitefield	-	5.5	Km

RAILWAY STATIONS AND AIRPORT

KR Puram Railway Station	-	3.7	Km
Sangolli Rayanna Railway Station	-	15.9	Km
Kempegowda International Airport			
Bengaluru	-	35.9	Km

IT TECH PARKS

Manyata Tech park	_	11.7	Km
RMZ Infinity	-	4.3	Km
Bagmane World Technology Center	-	7.6	Km
Bagmane Constellation Business Park	-	8.4	Km
Prestige Tech park	-	13.3	Km
Embassy Tech Village	-	14.7	Km
RMZ Eco Space	-	15.8	Km
International Tech Park Bangalore (ITPB)	_	7.4	Km
GR Tech park	_	8.2	Km





CORPORATE OFFICE:

NPL Devi, New No. 111, Old No. 59, LB Road, Thiruvanmiyur, Chennai – 600 041. Ph: +91-44 4411 1111 Mob: 8939977577 Fax: +91-44 4315 0512

COIMBATORE OFFICE:

Sri Dwaraka, No. 1-A, B.R. Nagar Main Road Singanallur Post, Coimbatore - 641 005 Ph: +91-72993 70001

BENGALUR OFFICE:

Salma Bizhouse, 34/1, 4th Floor, Manee Avenue Road, Opp. Lakeside Hospital, Ulsoor Lake, Bengaluru - 560 042. Ph: +91-80 4666 8666

DUBAI OFFICE:

4th Floor, Block-B, Business Village, Dubai United Arab Emirates, PO Box. 183125 Ph: +971-565302759

Disclaimer: Whilst reasonable care has been taken in preparing the brochure and constructing the model and sales gallery show flat (the materials), the developer and its agents shall not be held responsible for any inaccuracies in their contents or between the materials and the actual unit. All statements, literature and depictions in the materials are not to be regarded as a statement or representations of the fact. Visual representation such as layout plans, finishes, illustrations, pictures, photographs and drawings contained in the materials are artists' impressions only and not representations of fact. Such materials are only and should not be relied upon as accurately describing any specific matter. All information, specifications, plans and visual representations contained in the materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract. The sales and purchase agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified by any statement, representations or more not contained in the materials and/or made by the developer or the agent) made. No part of the materials shall constitute a representation or warranty. Measurements given for kitchen includes utility area also. All measurements for all rooms are in feet, inches and metres.