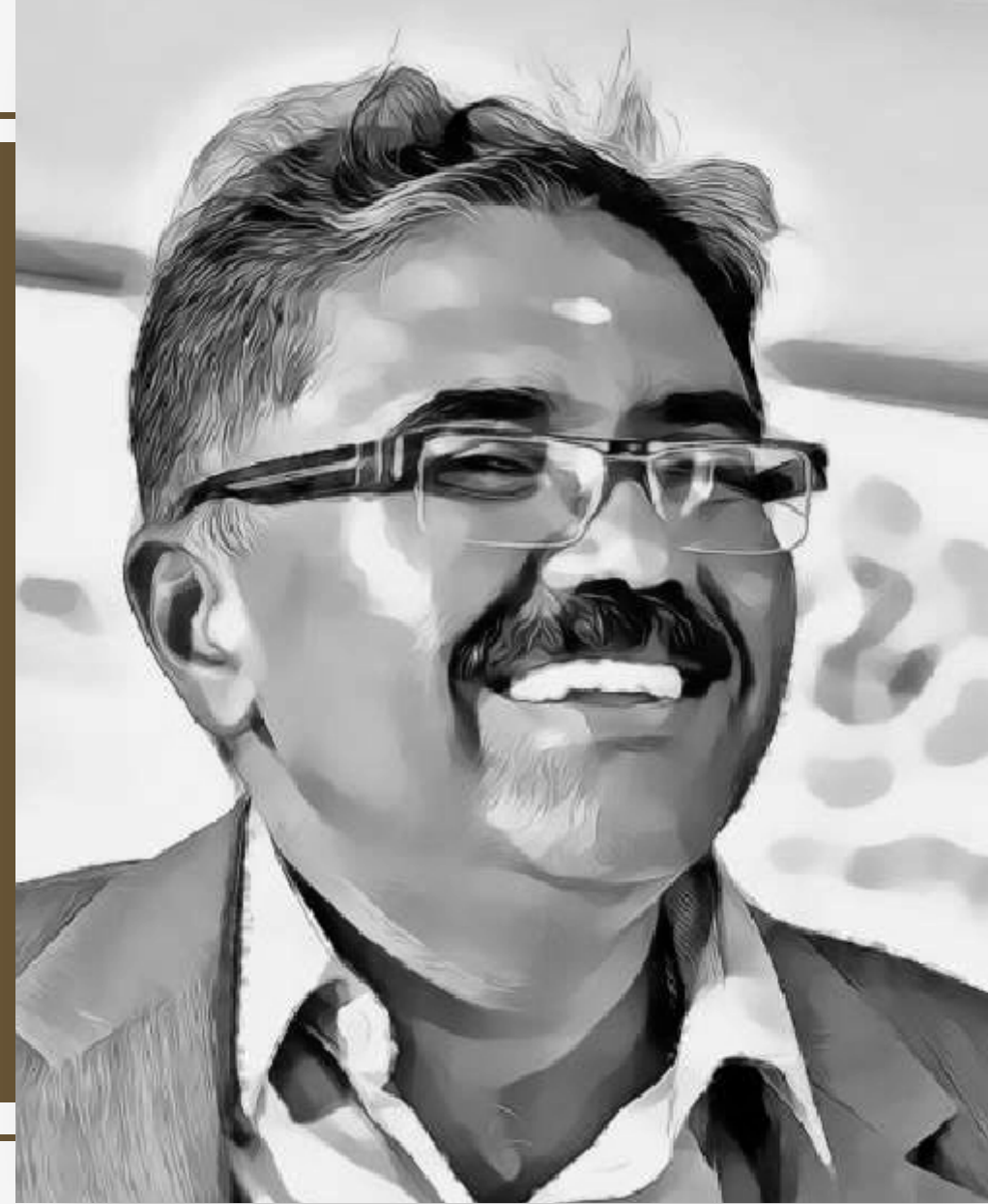




VRX | FETE

SALES KIT





M.R. CHENDILNATHAN

CHAIRMAN - VIJAY RAJA GROUP

It gives me immense pleasure to connect with you, and I would like to begin by thanking you for showing interest in FETE.

Today we have served more than 8477+ happy customers and have delivered 8752700 sqft

As you might be aware, Vijay Raja is one of the most respected names in the real estate industry. For the past 72 years, we have been bringing smiles to thousands of customers with our unmatched quality, service and innovative solutions.

FETE is a very special and unique project from Vijay Raja. We have put together the best of Roman style and architecture to put your dream Roman lifestyle into motion. This project offers you an extensive range of features at an affordable price.

With this project, we want to give you a one-of-a-kind living experience and pamper you with a lifestyle that extends beyond your expectations.

Here's wishing you the best of a Roman lifestyle!

INTRODUCTION

Unlock a fancy Roman lifestyle

FETE is a finely crafted project with 245 apartments featuring Studio Homes, 1 BHK & 2 BHK, inspired by the aesthetics of Roman architecture. These smart homes display a well-designed layout with best-in-class indoor and outdoor amenities for an enriching lifestyle. The 50+ amenities that come with this project are suited for both kids and adults with an exclusive clubhouse to keep them engaged.

Here are some other key takeaways:

- FETE is located in an ideal spot that gives great road connectivity and easy access to reputed schools, colleges, hospitals, banks and many other amenities.
- A smart home located in a futuristic location
- Equipped with best quality CP & sanitary fittings from GROHE, Yale RFID Locks for advanced security, German technology UPVC windows and french doors from Kommerling, Schneider Electricals for efficient and sustainable support
- Modern homes are designed keeping in mind the optimal utilization of space

Get the best returns while making the best investment with us!



Reliving the ancient
history of **ROME**

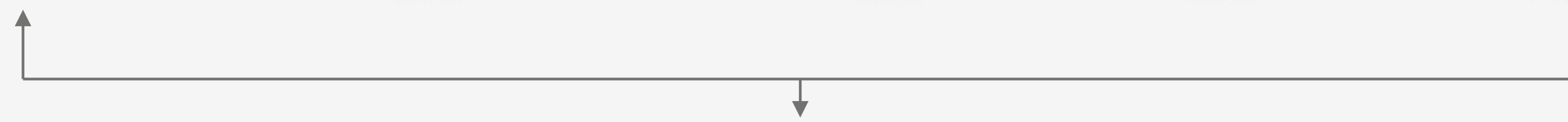
with a touch of modernization



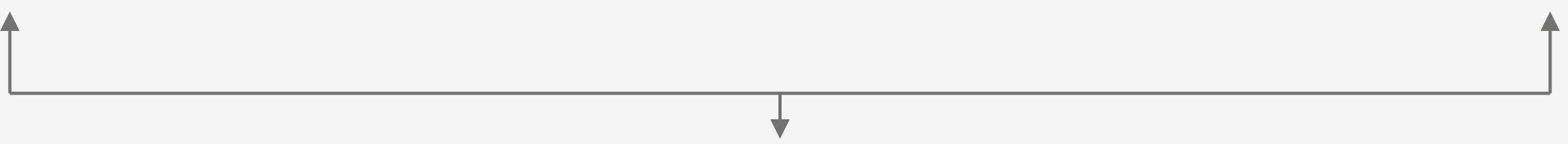
MASTER PLAN



1st Floor



TOWER A



TOWER A1

Typical Floor Plan 2 to 5





STUDIO HOUSES

FUTURISTIC AND COZY

Compact and affordable studio homes designed with gorgeous Roman interiors and state-of-the-art amenities to enhance your quality of living!

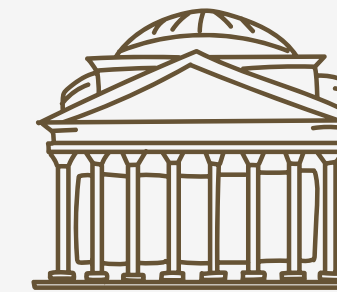


ALCOVE SUITES

CLASSY AND COMFY

Creating a paradigm shift in quality living by incorporating marvelous Roman architecture, we created spacious living catered just for you!



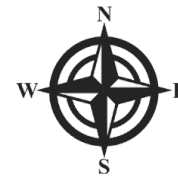


2 BHK HOUSES

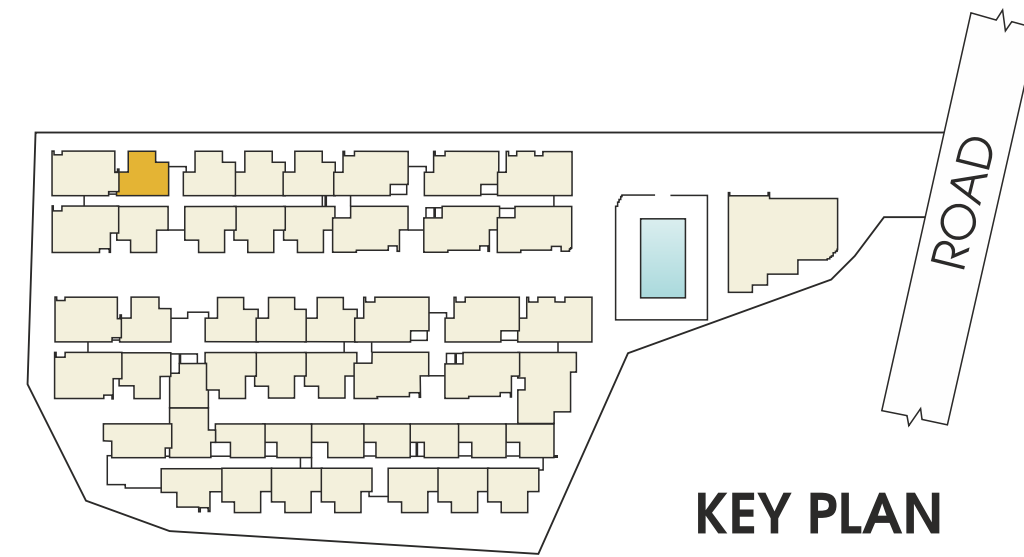
UNDERSTATED YET GRANDEUR

Re-defining international living by bringing
Rome-inspired designs to your doorstep.
The plush abode is all you need to feel grand!

ALCOVE SUITES



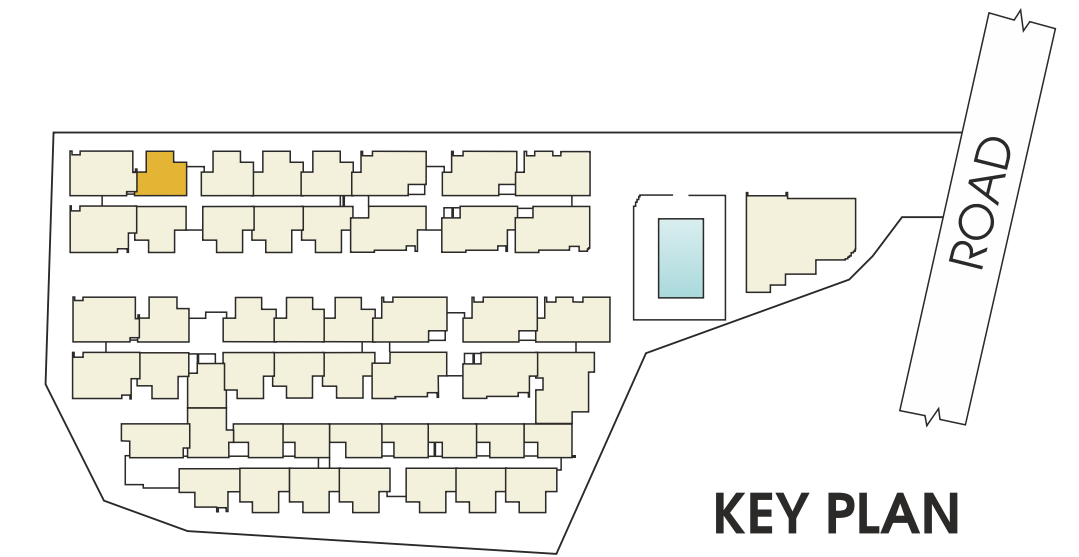
BLOCK A
 UNIT 102
 SQ.FT 472 SQFT
 PRIVATE TERRACE 30 SQFT
 FACING SOUTH



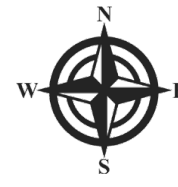
ALCOVE SUITES



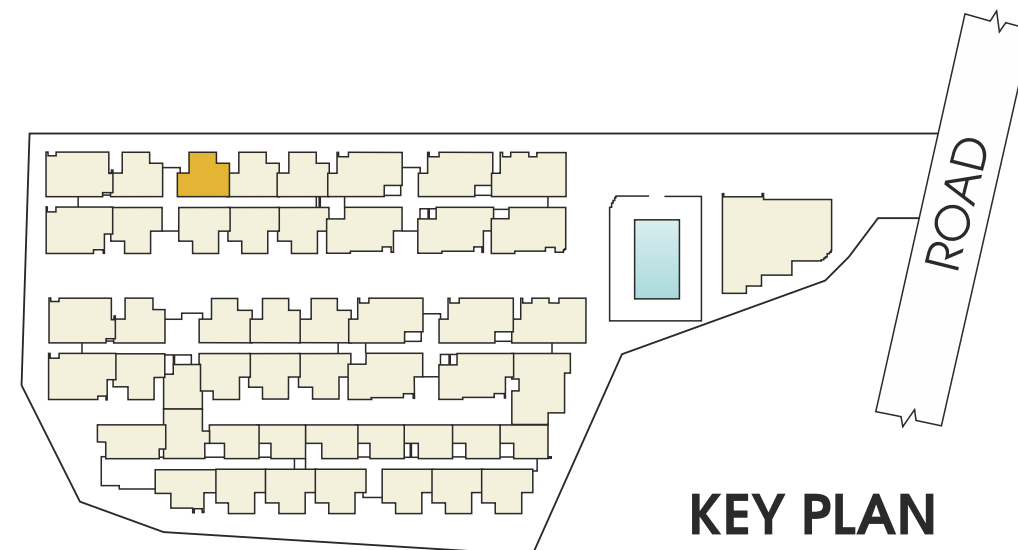
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 402, 502
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ALCOVE SUITES



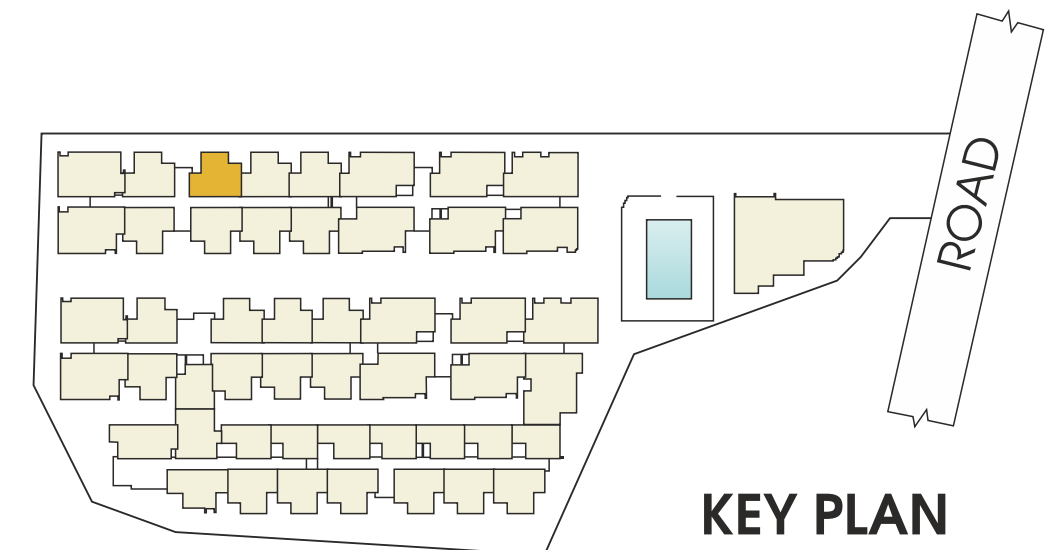
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 PRIVATE TERRACE 45 SQFT
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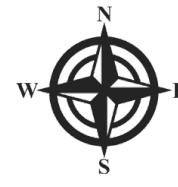
ALCOVE SUITES



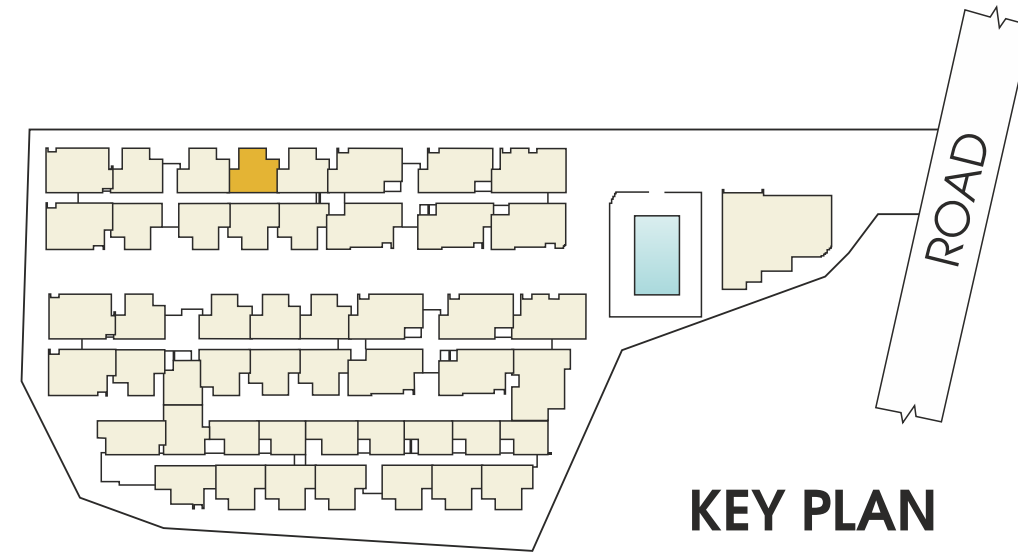
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 403, 503
 SQ.FT 470 SQFT
 FACING SOUTH



ALCOVE SUITES



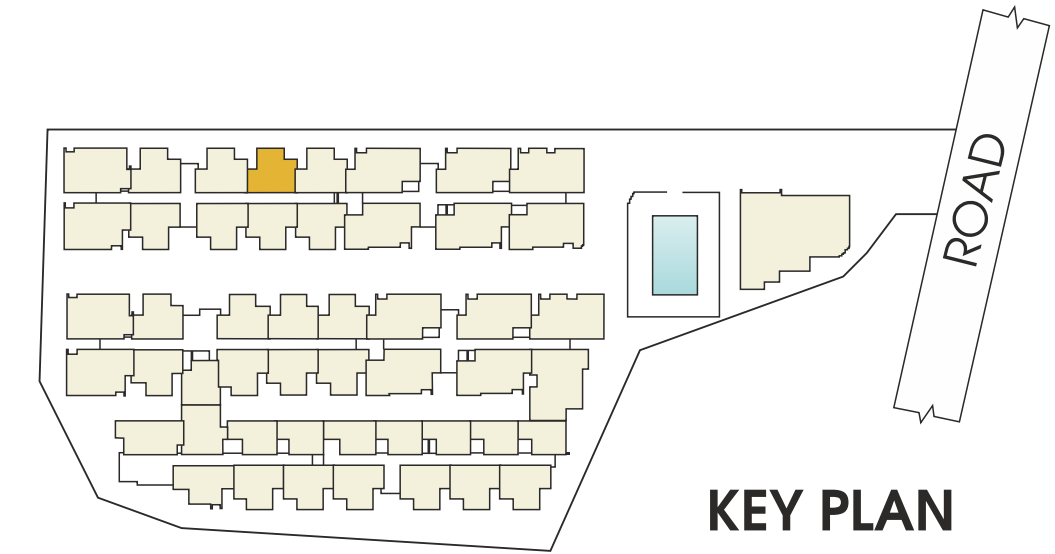
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 PRIVATE TERRACE 17 SQFT
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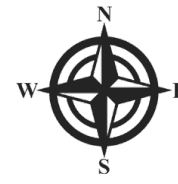
ALCOVE SUITES



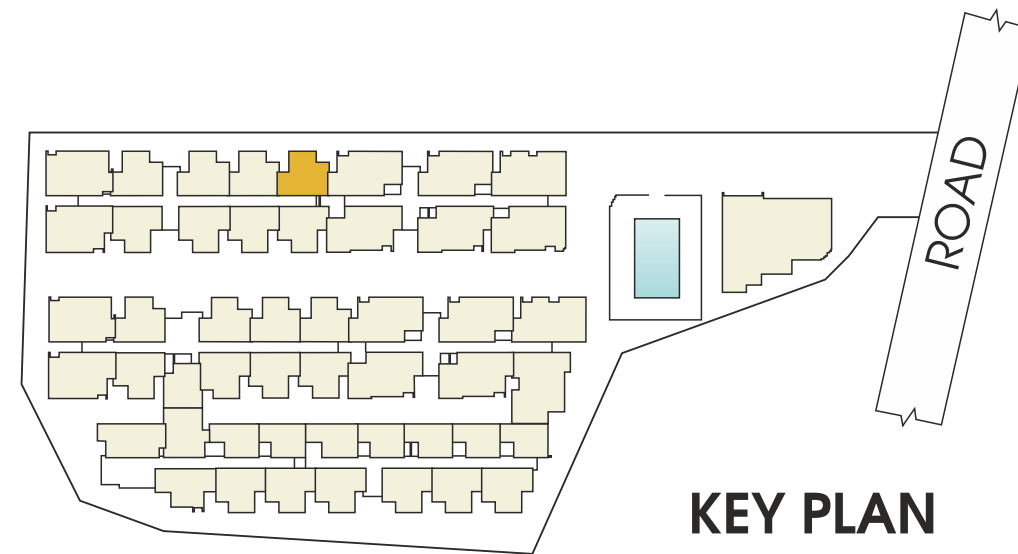
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 UNIT 204, 304
 404, 504
 SQ.FT 466 SQFT
 FACING SOUTH



ALCOVE SUITES



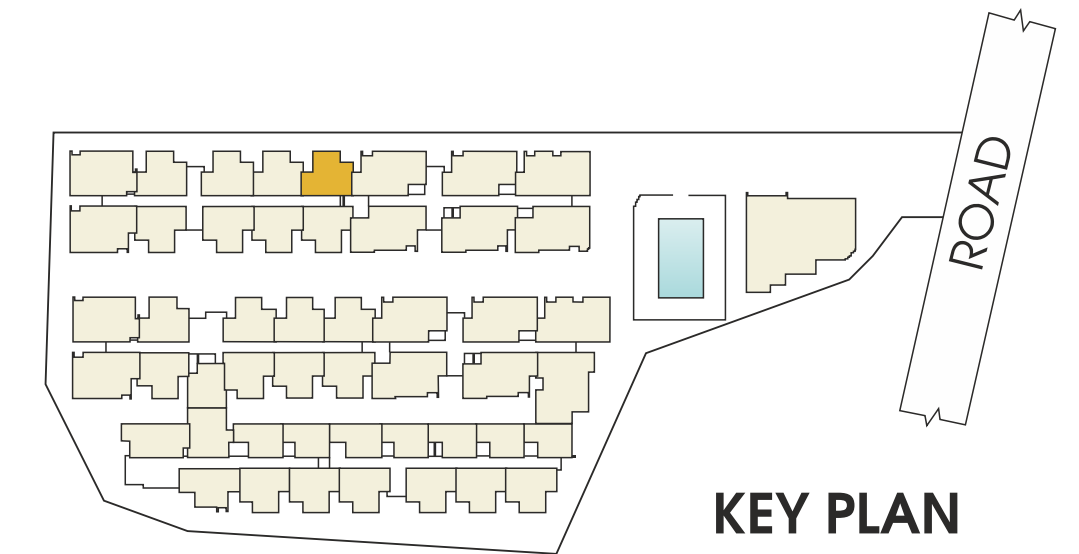
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 PRIVATE TERRACE 17 SQFT
 FACING SOUTH



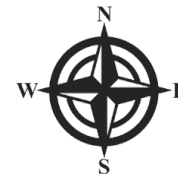
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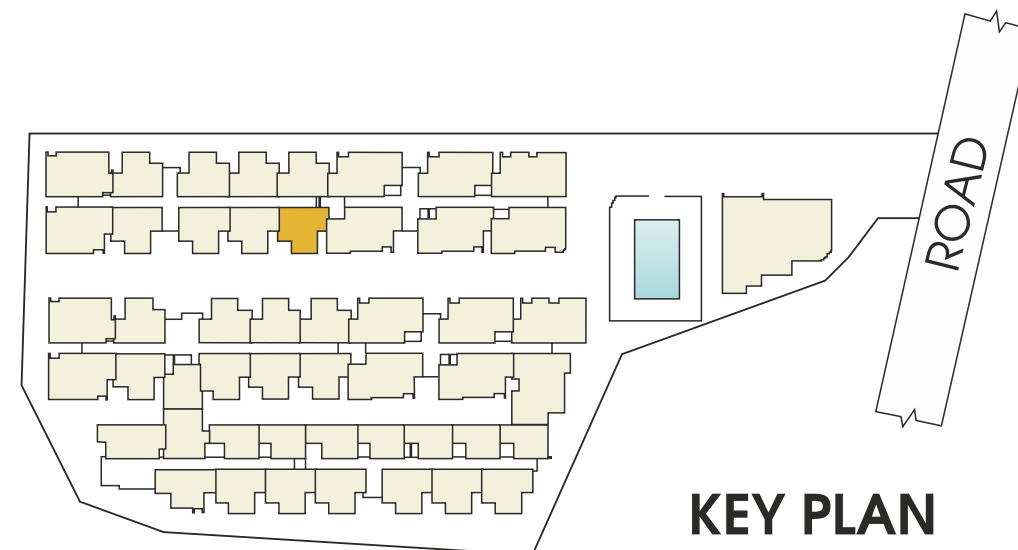
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 SQ.FT 466 SQFT
 FACING SOUTH



ALCOVE SUITES



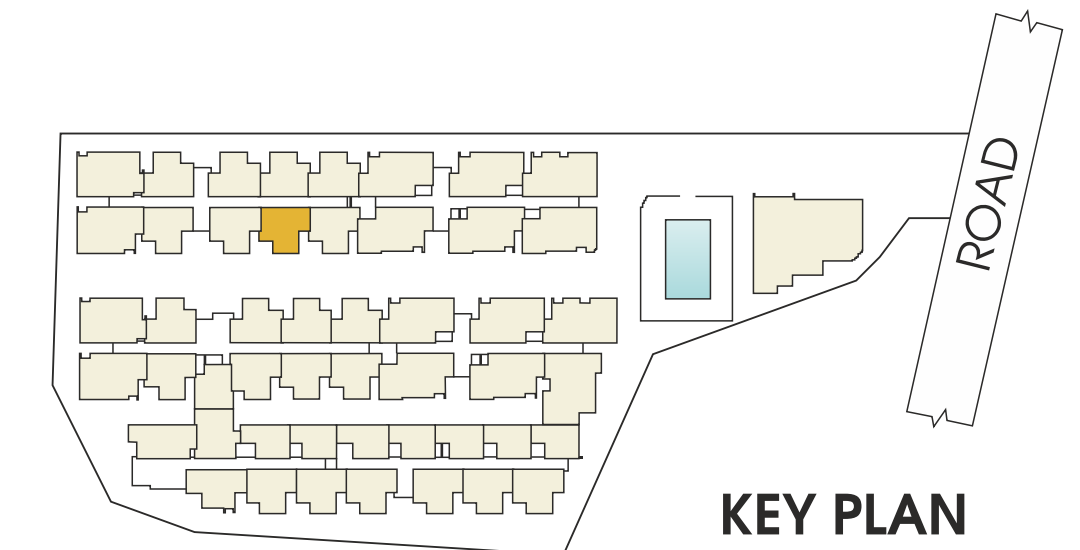
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 UNIT 106, 206, 306
 406, 506
 SQ.FT 468 SQFT
 FACING NORTH



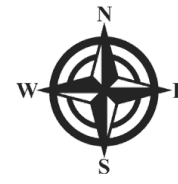
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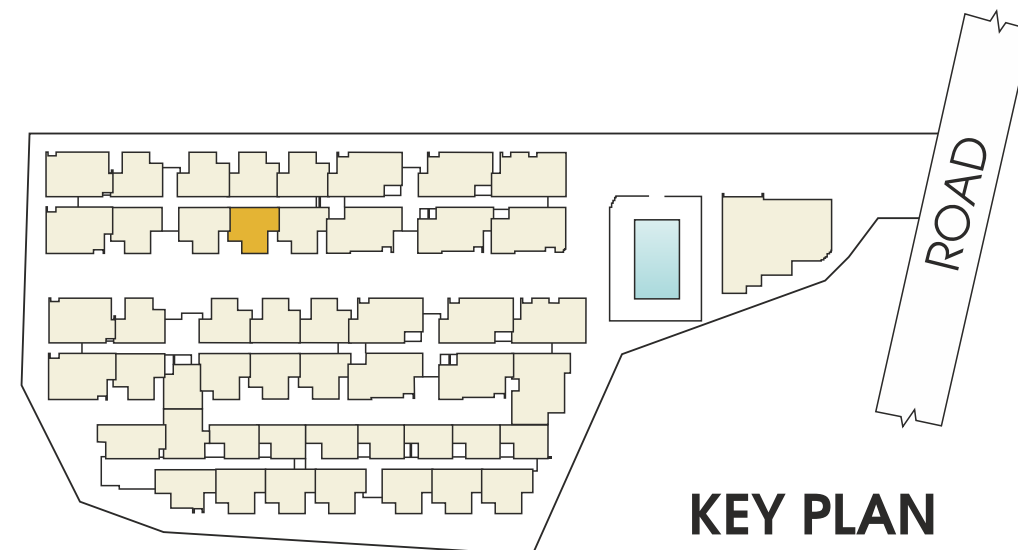
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 PRIVATE TERRACE 17 SQFT
 FACING NORTH



ALCOVE SUITES



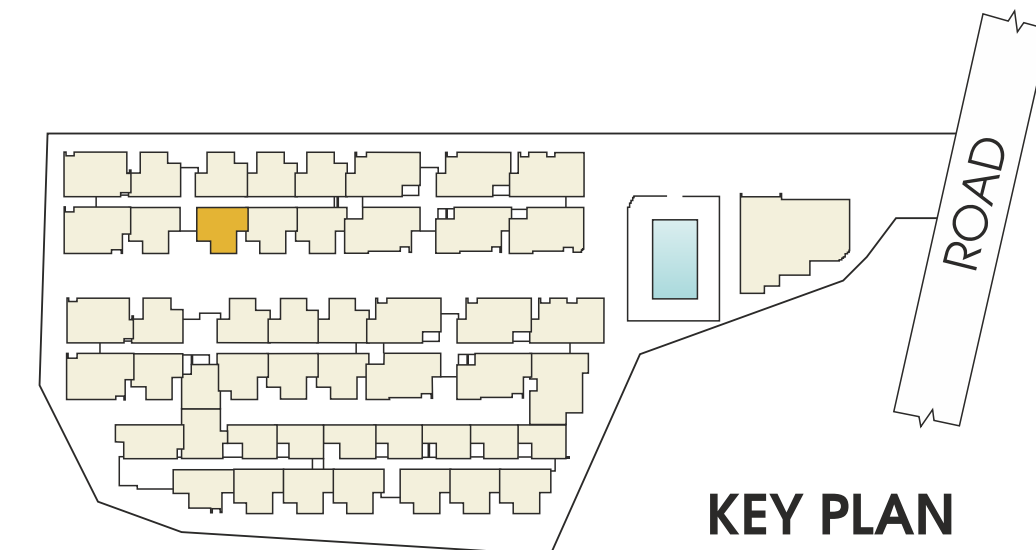
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 UNIT 207, 307
 407, 507
 SQ.FT 466 SQFT
 FACING NORTH



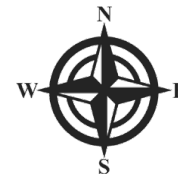
ALCOVE SUITES



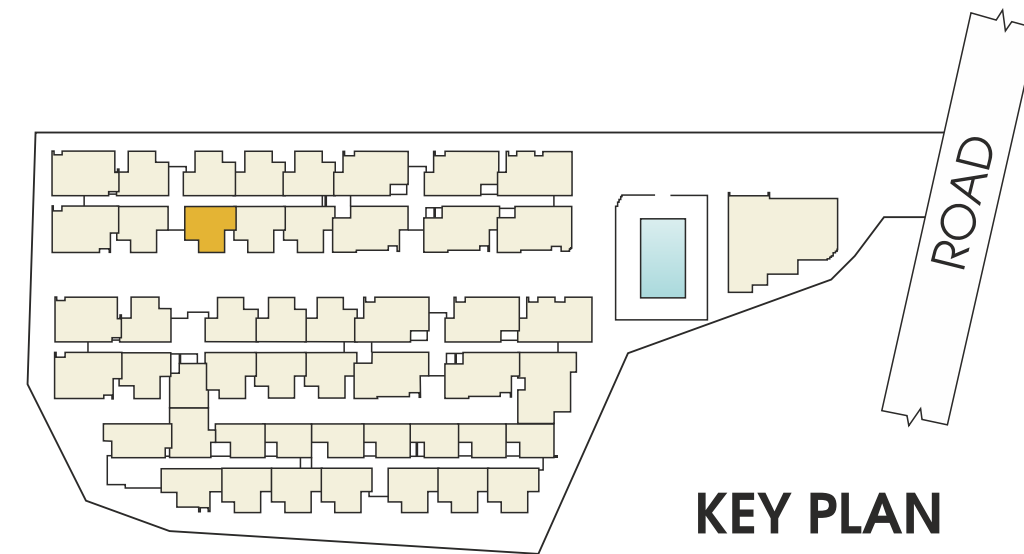
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 PRIVATE TERRACE 17 SQFT
 FACING NORTH



ALCOVE SUITES



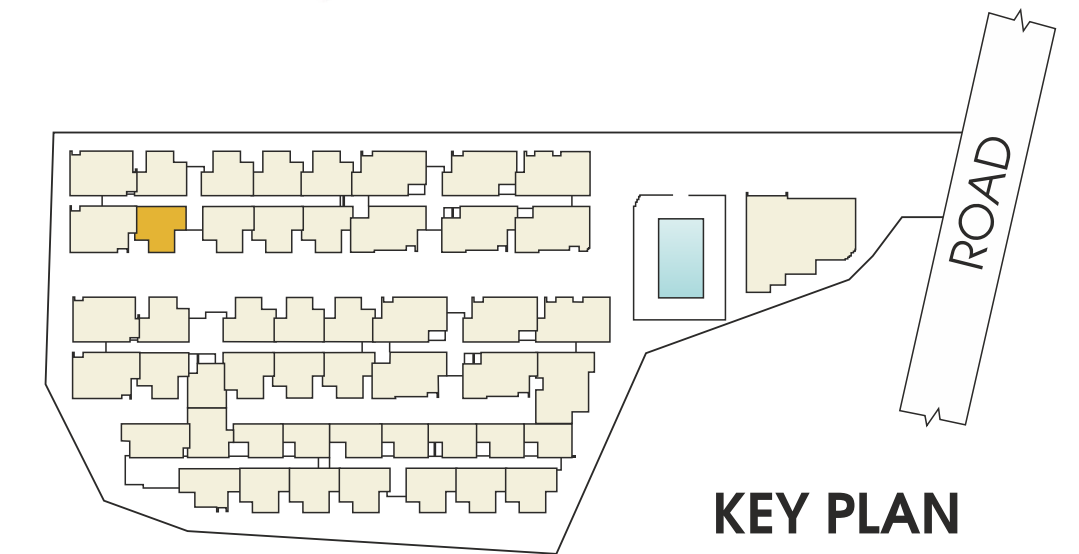
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 UNIT 208, 308
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 SQ.FT 470 SQFT
 FACING NORTH



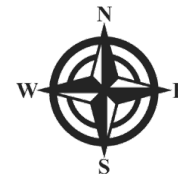
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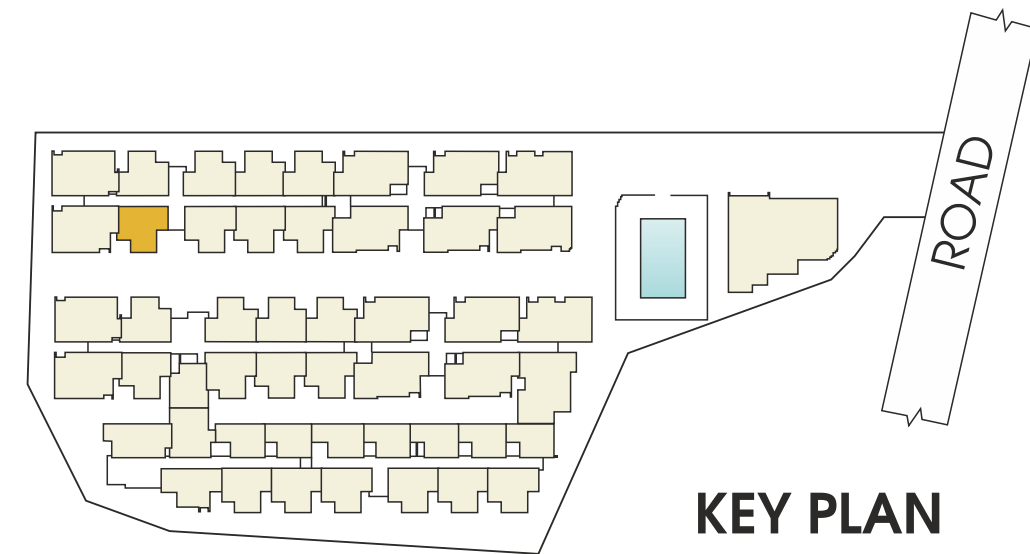
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 PRIVATE TERRACE 50 SQFT
 FACING NORTH



ALCOVE SUITES



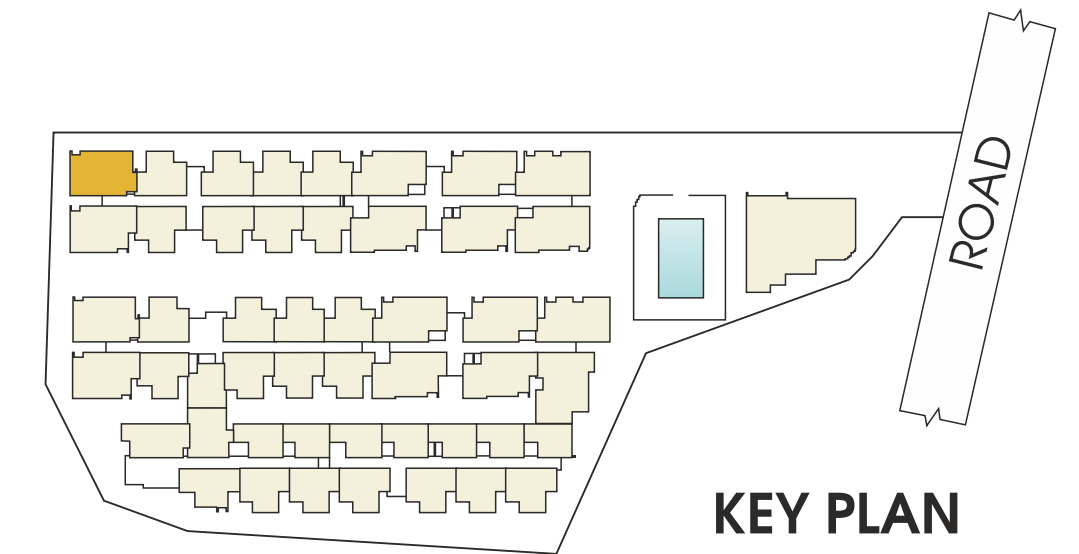
BLOCK A
UNIT 209, 309
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SQ.FT 470 SQFT
FACING NORTH



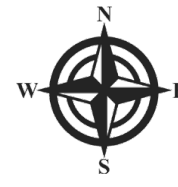
2 BHK



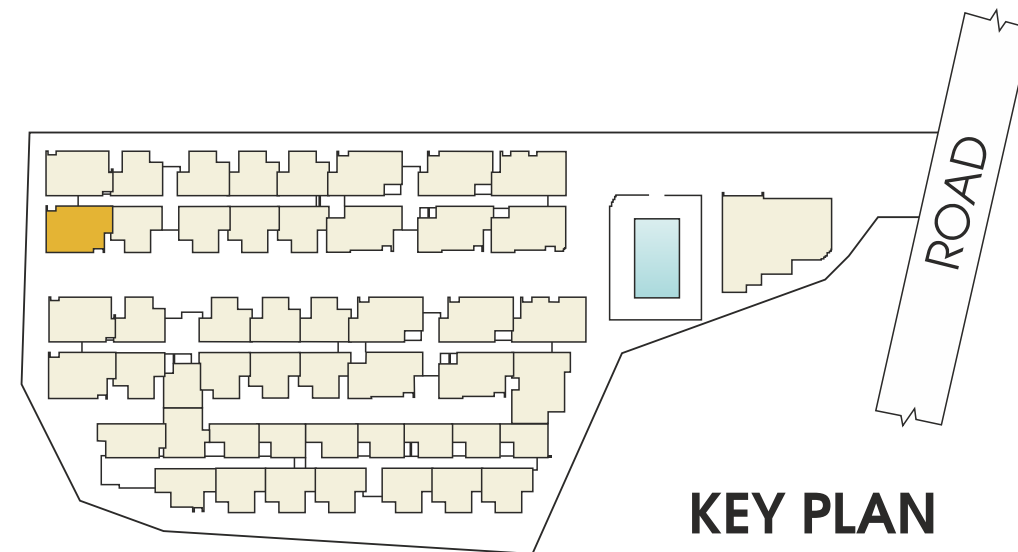
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UNIT 101, 201, 301
 401, 501
SQ.FT 707 SQFT
FACING SOUTH



2 BHK



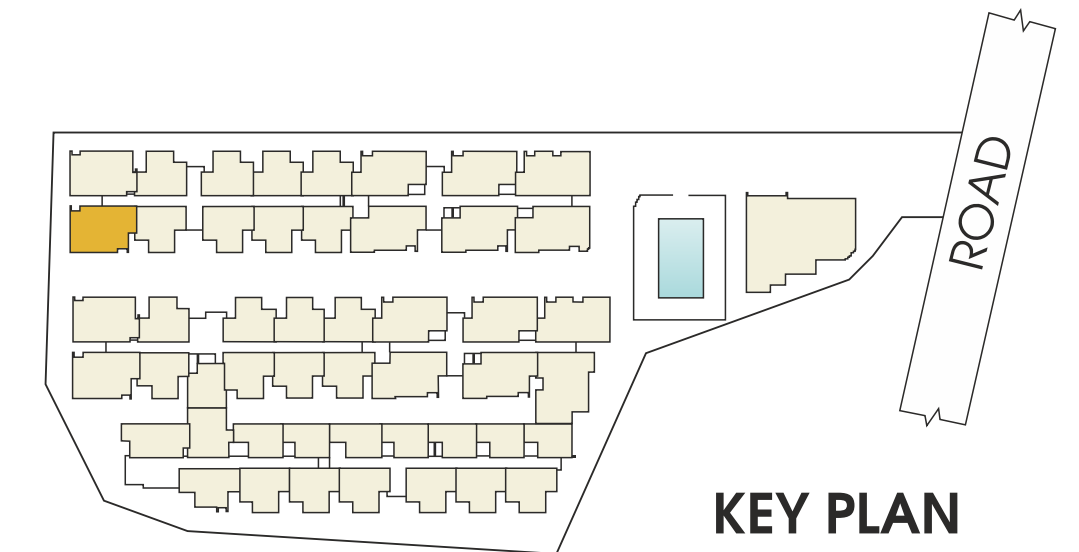
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 UNIT 110
 SQ.FT 694 SQFT
 PRIVATE TERRACE 10 SQFT
 FACING NORTH



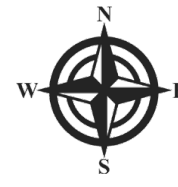
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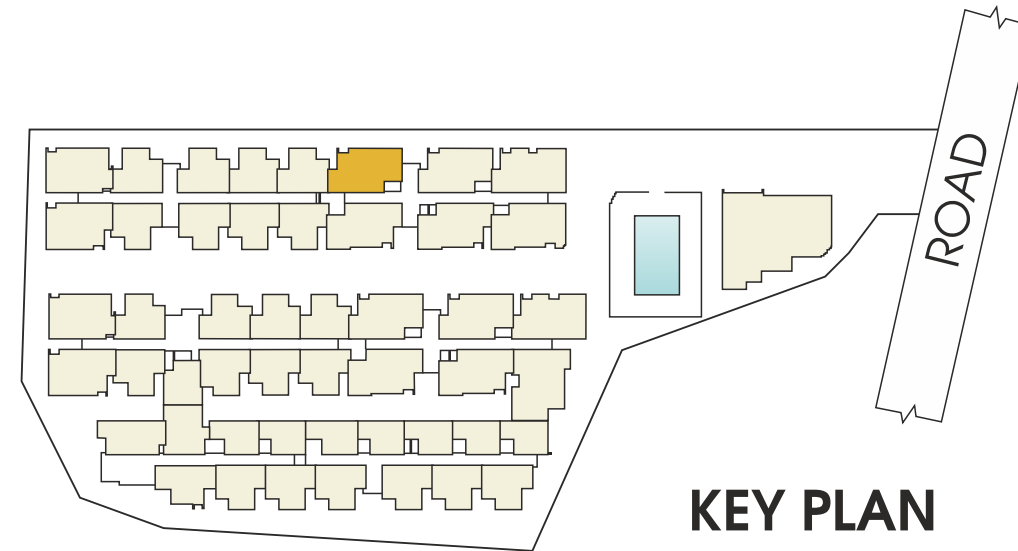
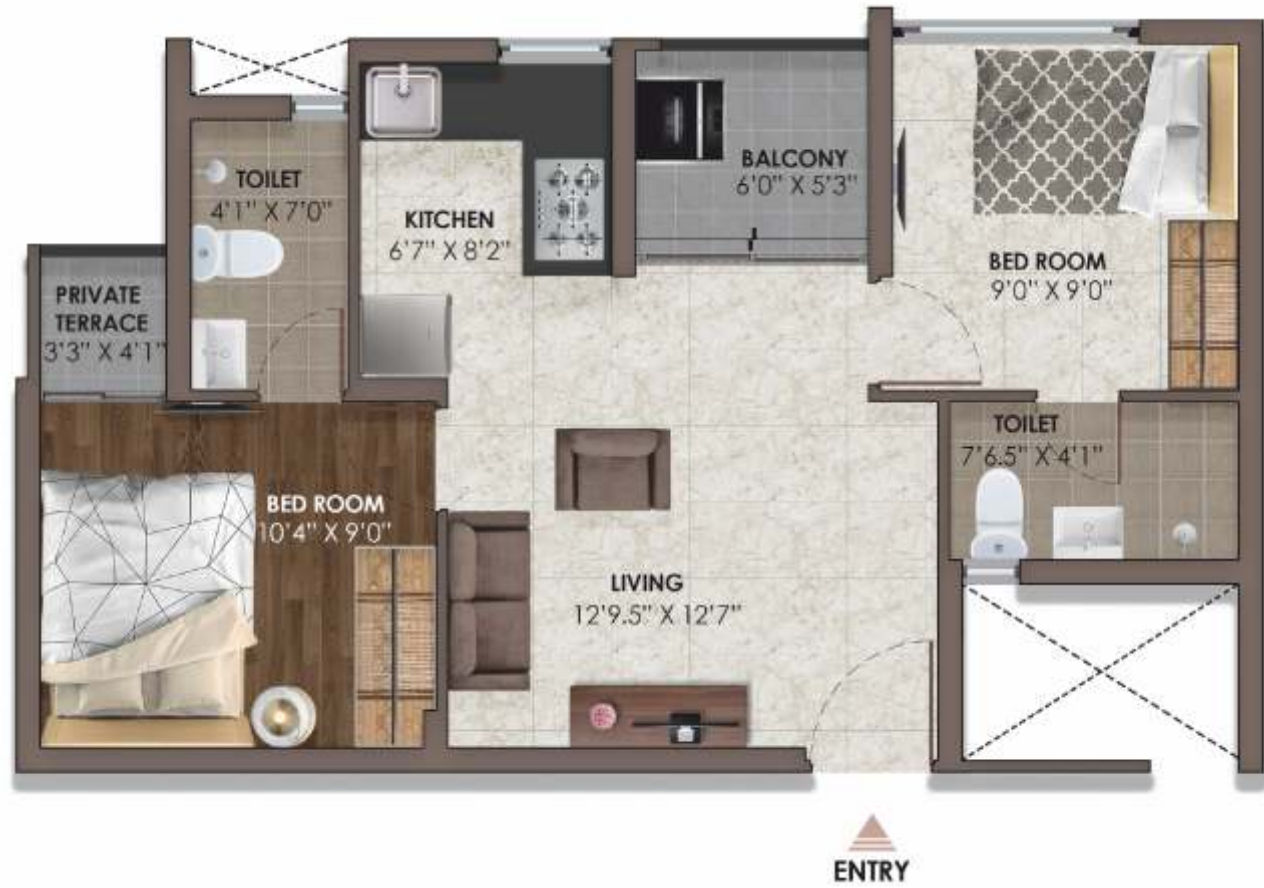
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 FACING NORTH



2 BHK



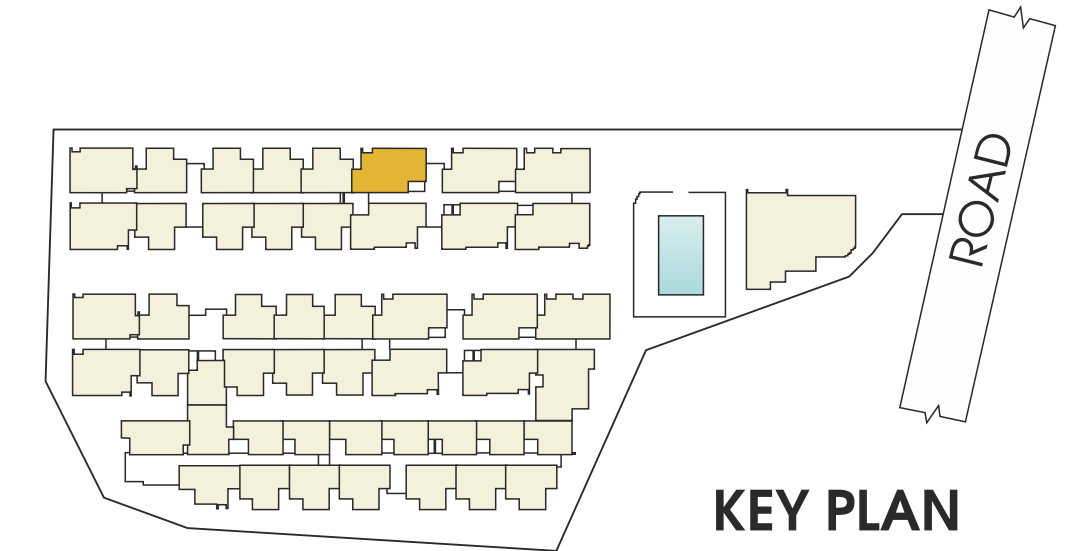
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 UNIT 111
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 PRIVATE TERRACE 13 SQFT
 FACING SOUTH



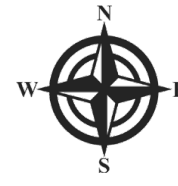
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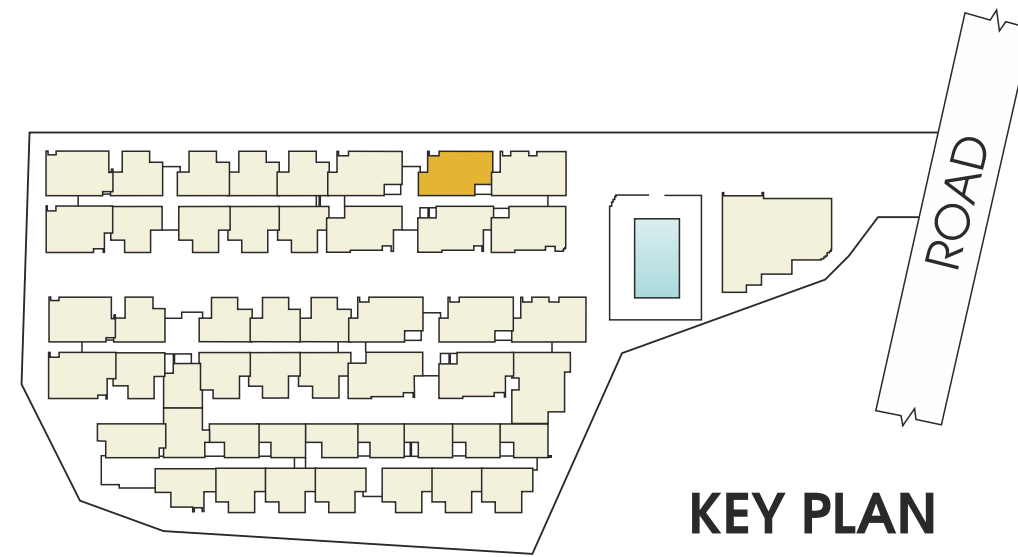
BLOCK A1
 UNIT 211, 311
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 FACING SOUTH



2 BHK



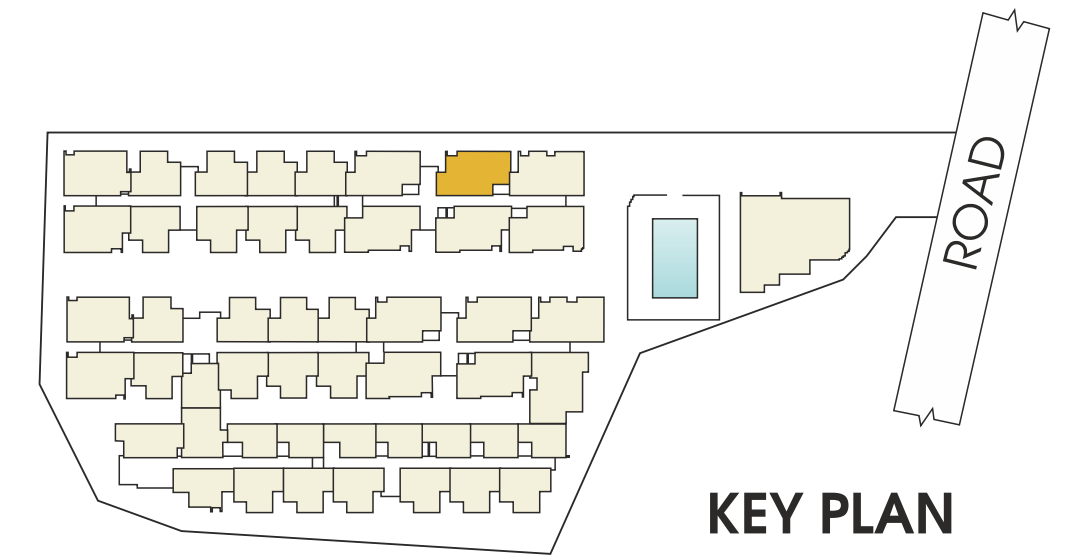
BLOCK A1
 UNIT 112
 SQ.FT 713 SQFT
 PRIVATE TERRACE 33 SQFT
 FACING SOUTH



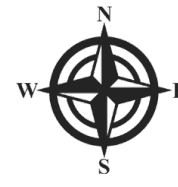
2 BHK



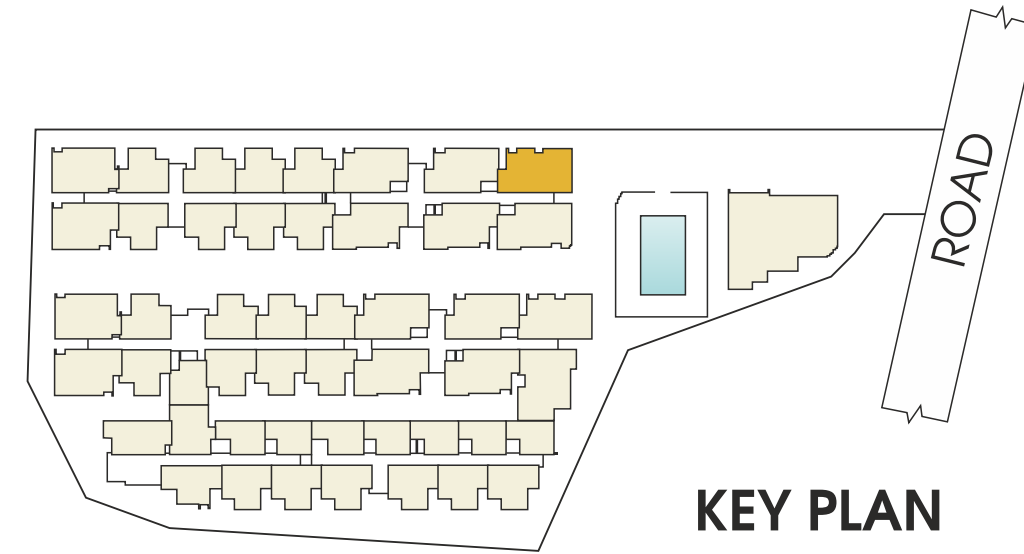
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 FACING SOUTH



2 BHK



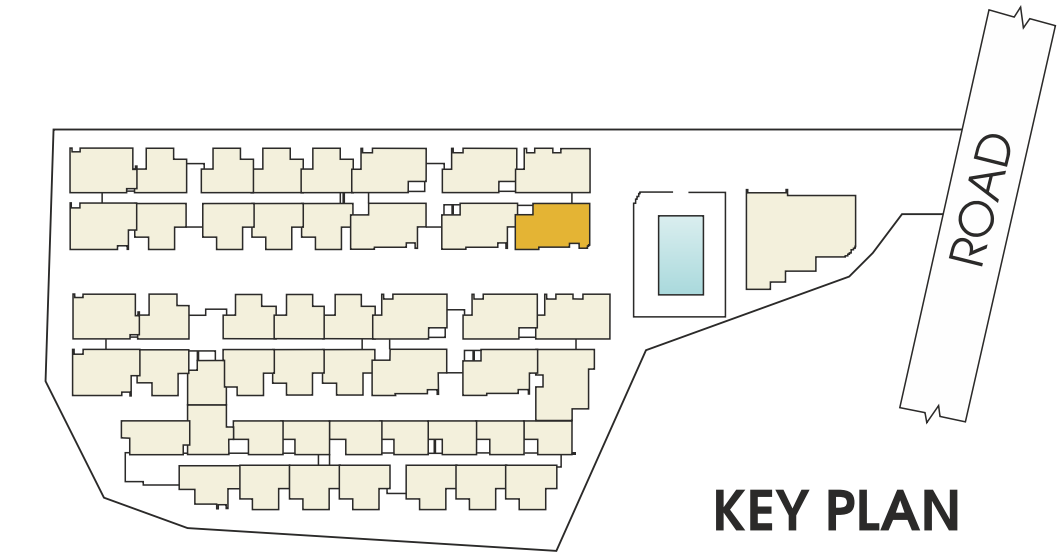
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FACING SOUTH



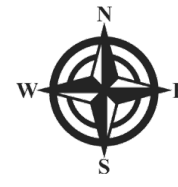
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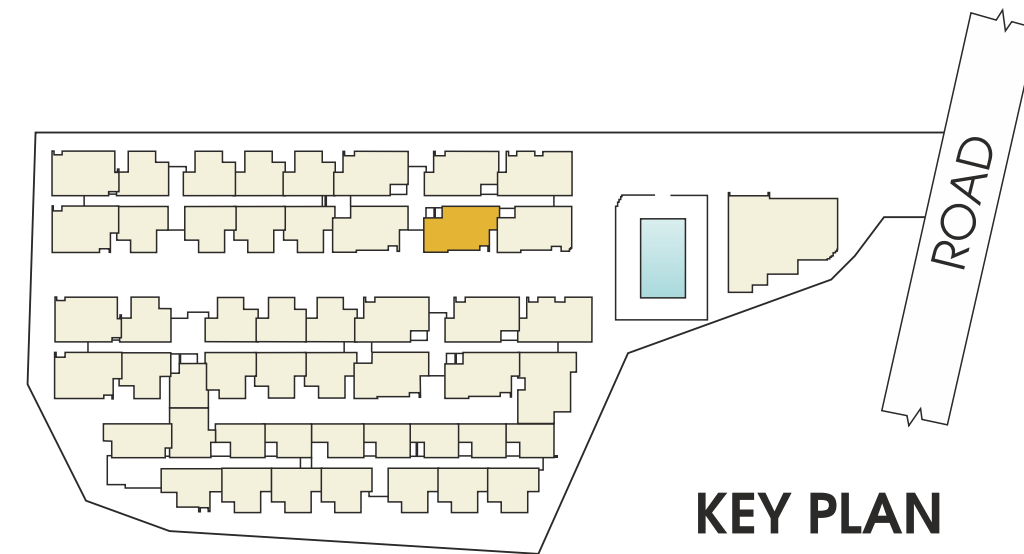
BLOCK A1
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SQ.FT 757 SQFT
FACING NORTH



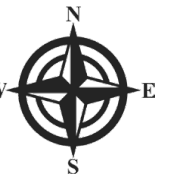
2 BHK



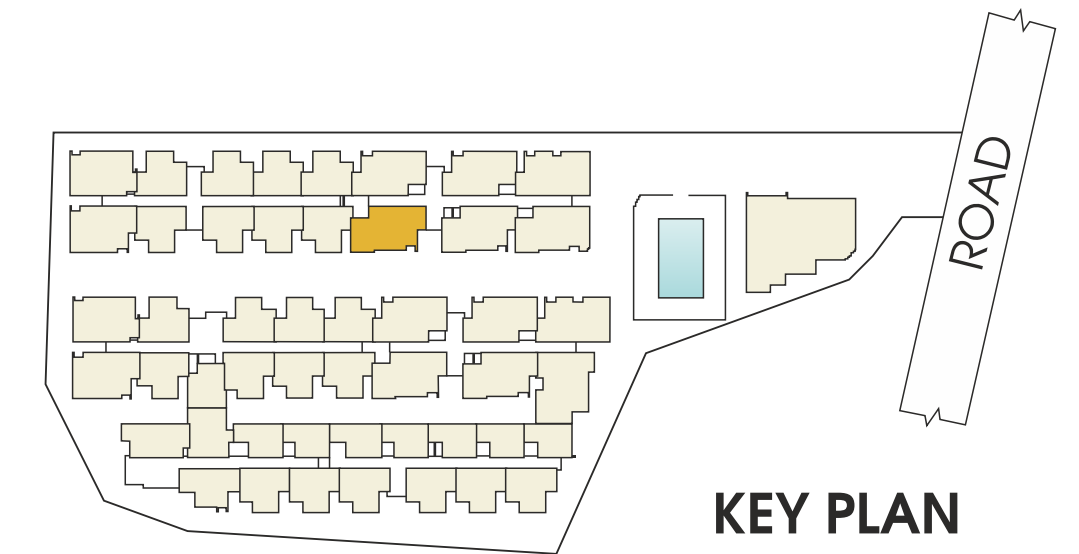
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2 BHK

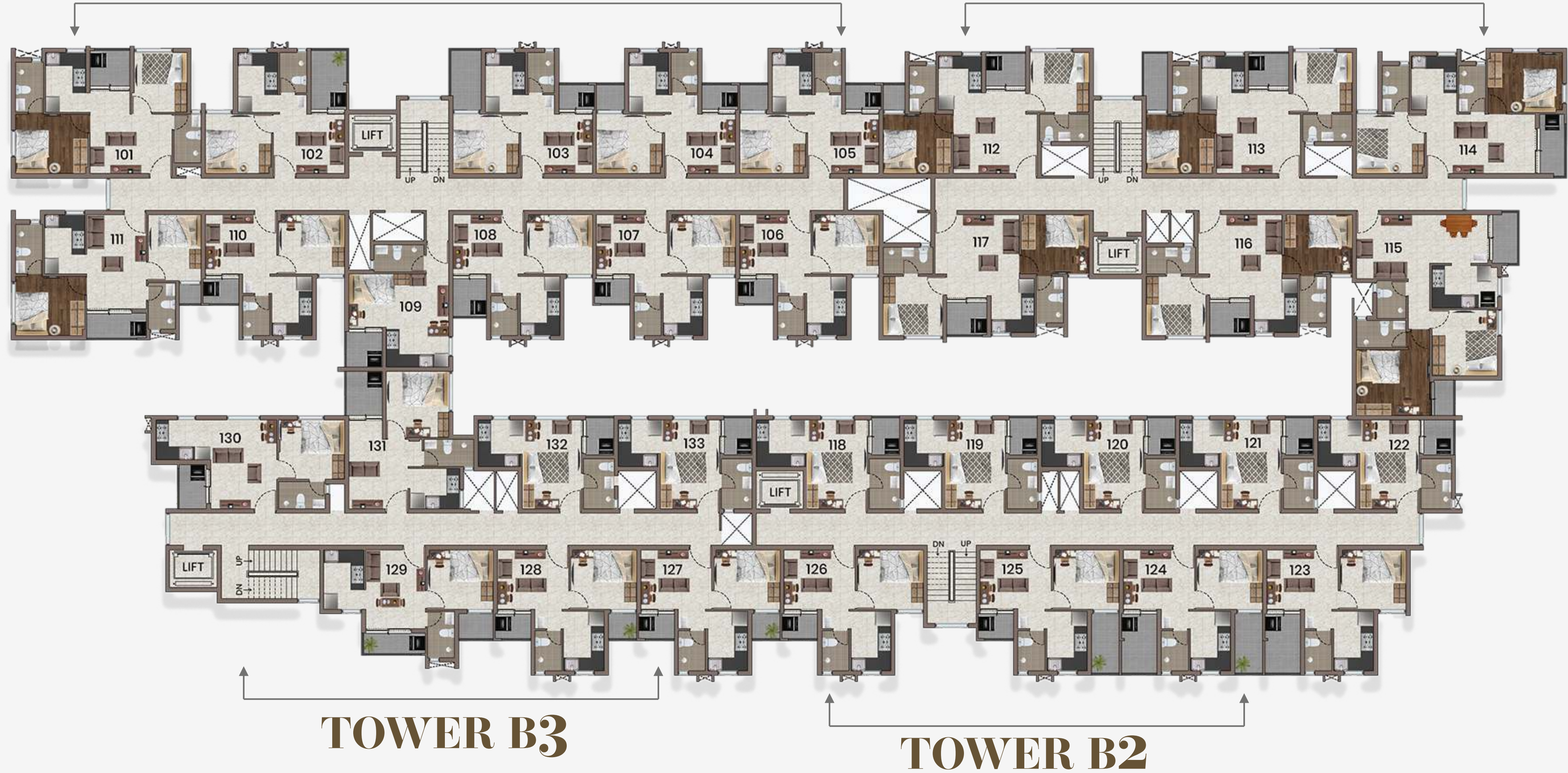


BLOCK A1
UNIT 116, 216, 316,
416, 516
SQ.FT 713 SQFT
FACING NORTH



TOWER B

TOWER B1



1st Floor

TOWER B

TOWER B1



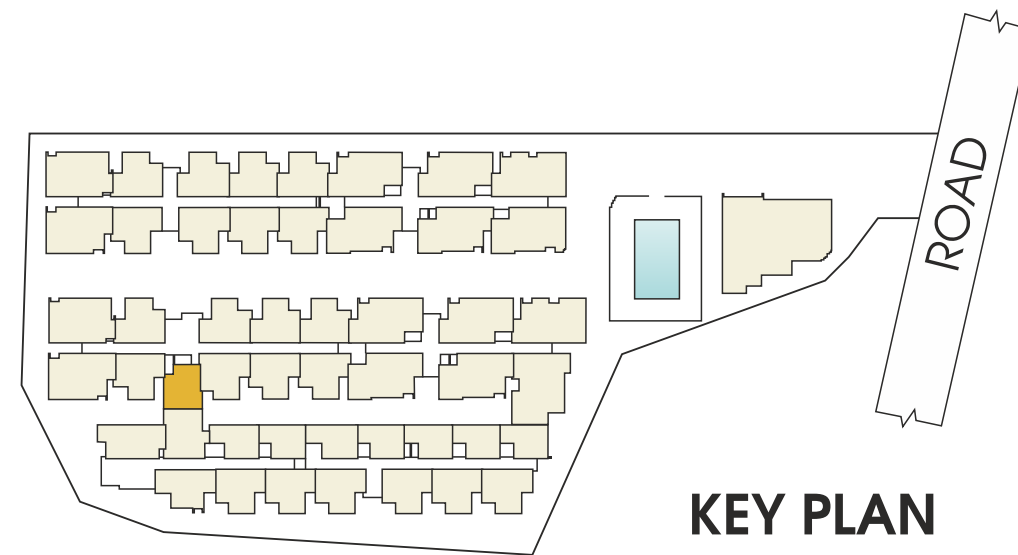
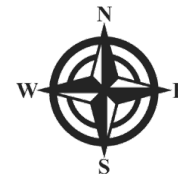
TOWER B3

TOWER B2

Typical Floor Plan 2 to 5

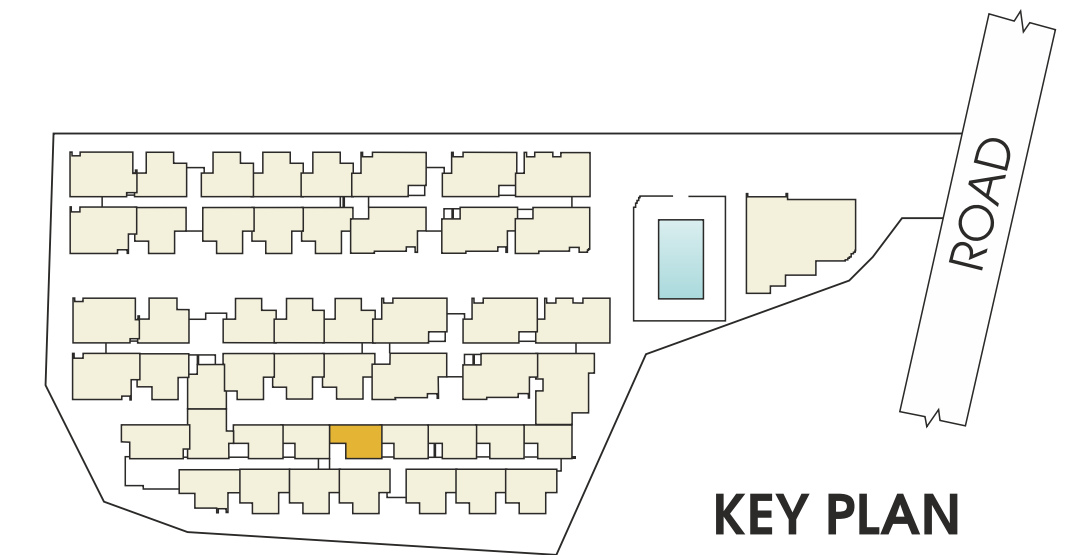
STUDIO

BLOCK B
UNIT 109, 209, 309
409, 509
SQ.FT 392 SQFT
FACING NORTH



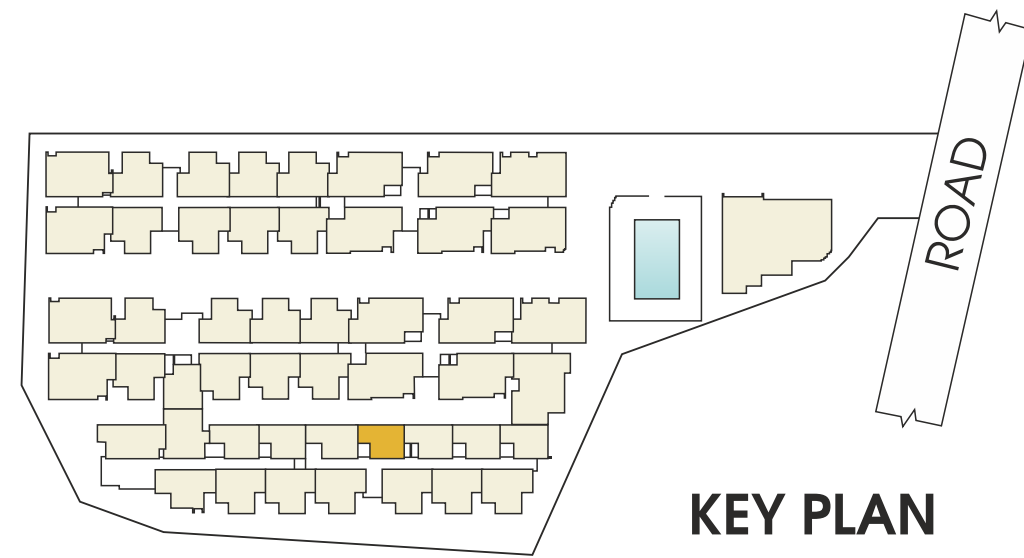
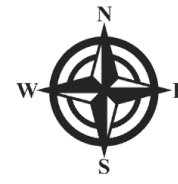
STUDIO

BLOCK B2
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418, 518
SQ.FT 370 SQFT
FACING SOUTH



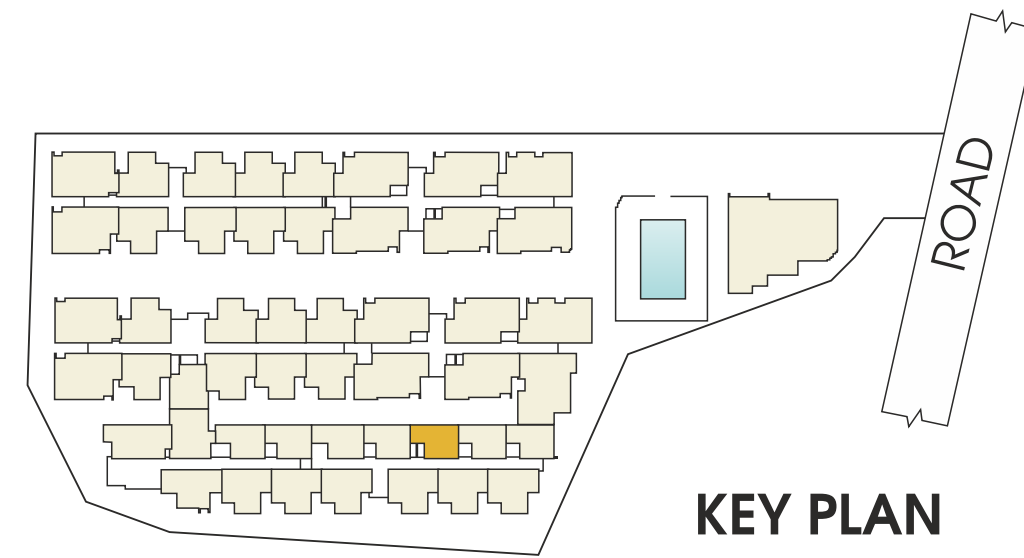
STUDIO

BLOCK B2
UNIT 119, 219, 319
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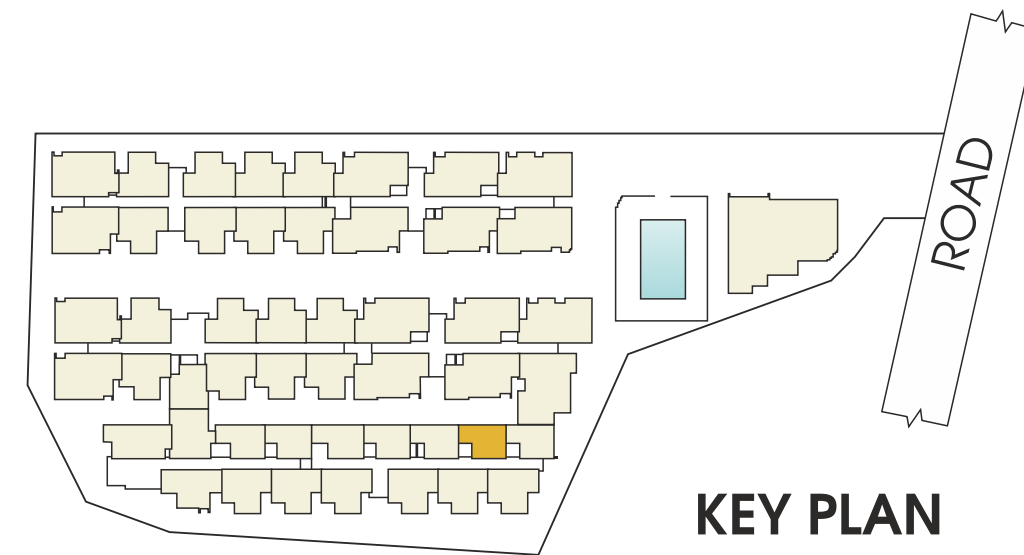
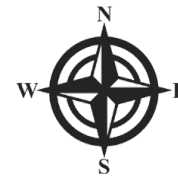
STUDIO

BLOCK B2
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FACING SOUTH



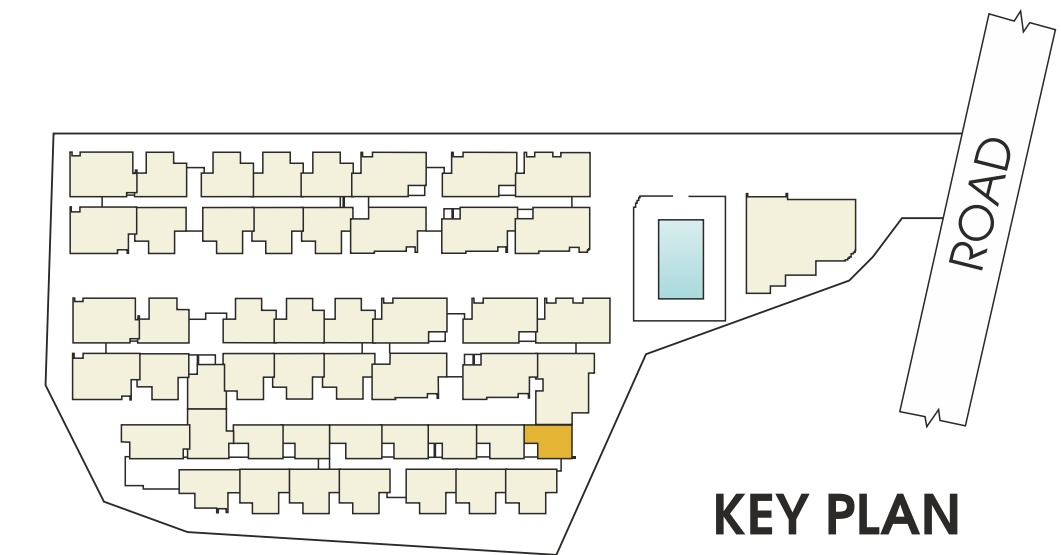
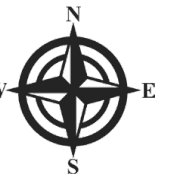
STUDIO

BLOCK B2
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SQ.FT 354 SQFT
FACING SOUTH



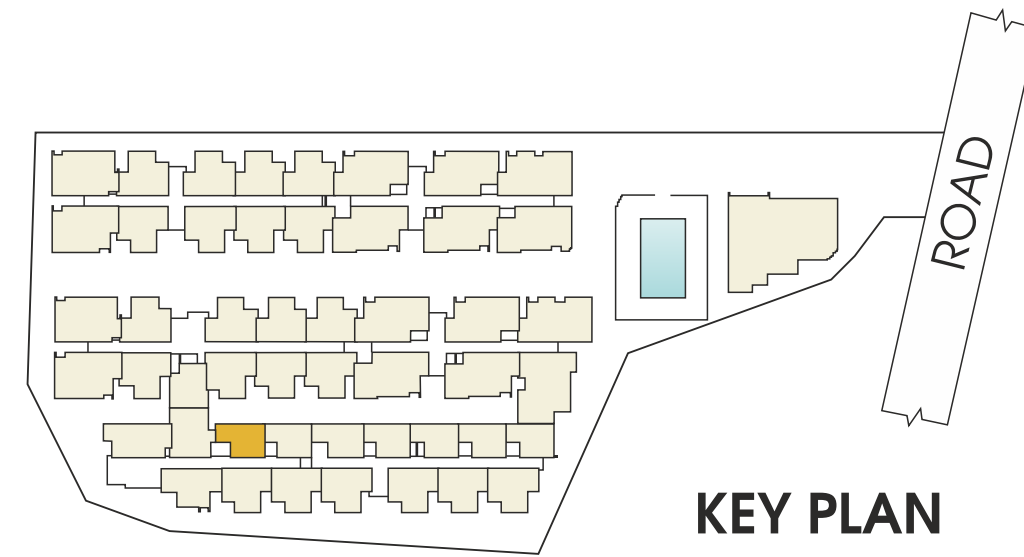
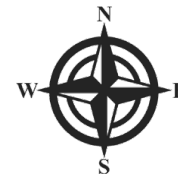
STUDIO

BLOCK B2
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422, 522
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FACING SOUTH



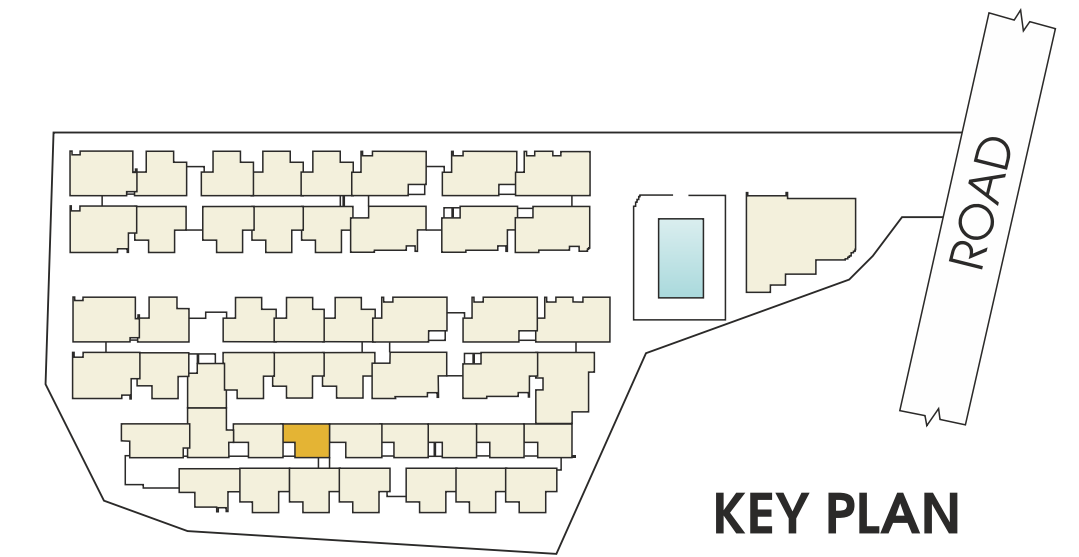
STUDIO

BLOCK B3
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432, 532
SQ.FT 359 SQFT
FACING SOUTH

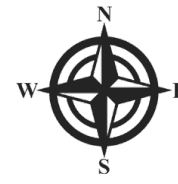


STUDIO

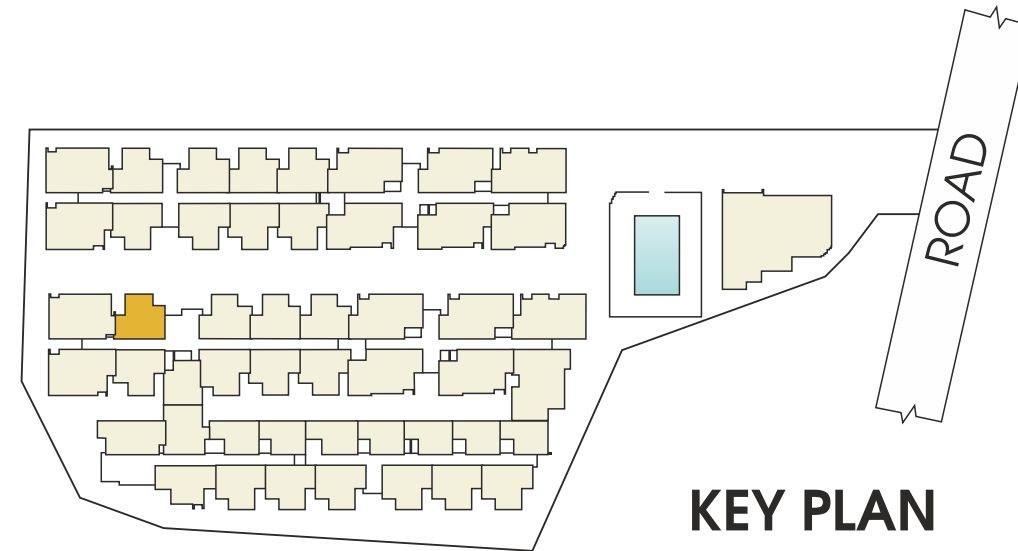
BLOCK B3
UNIT 133, 233, 333
433, 533
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FACING SOUTH



ALCOVE SUITES



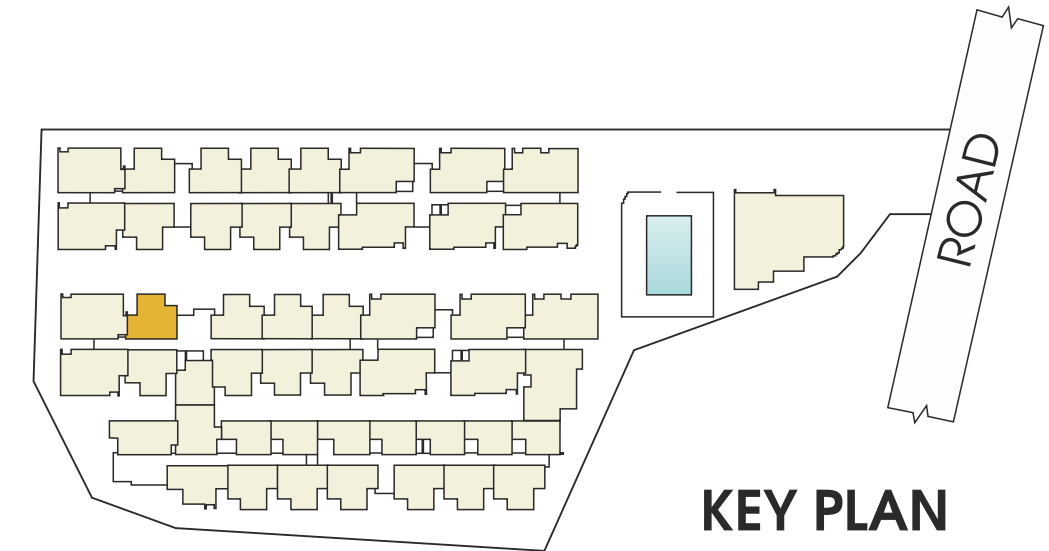
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 PRIVATE TERRACE 30 SQFT
 FACING SOUTH



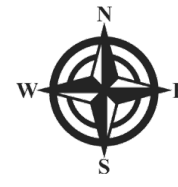
ALCOVE SUITES



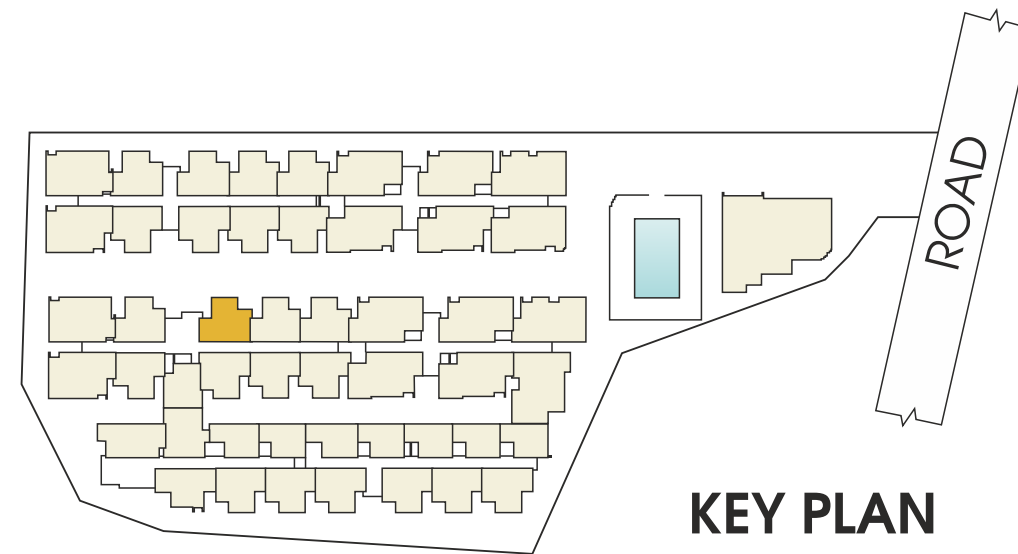
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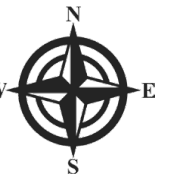
ALCOVE SUITES



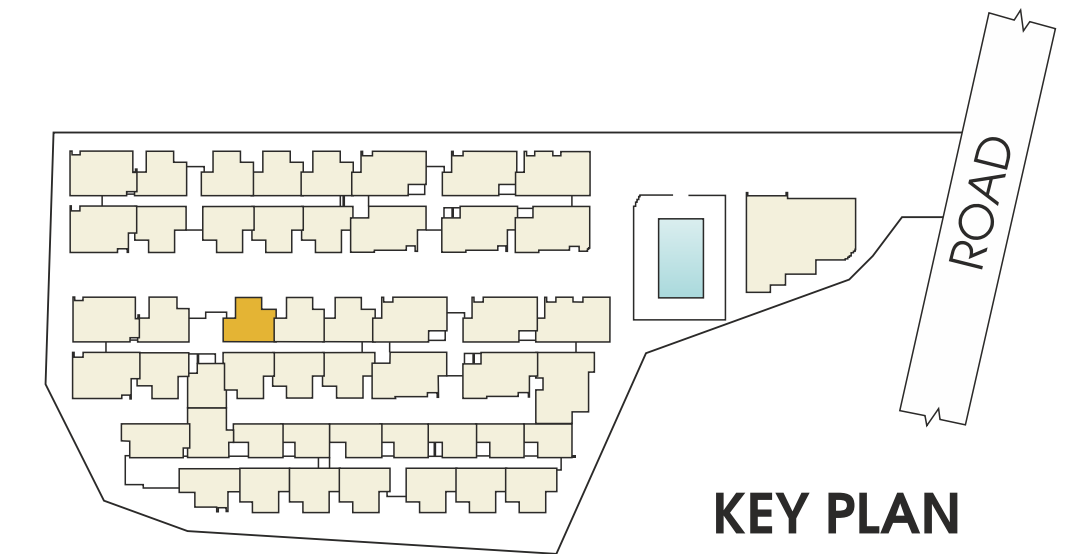
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 UNIT 103
 SQ.FT 470 SQFT
 PRIVATE TERRACE 45 SQFT
 FACING SOUTH



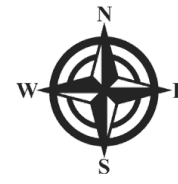
ALCOVE SUITES



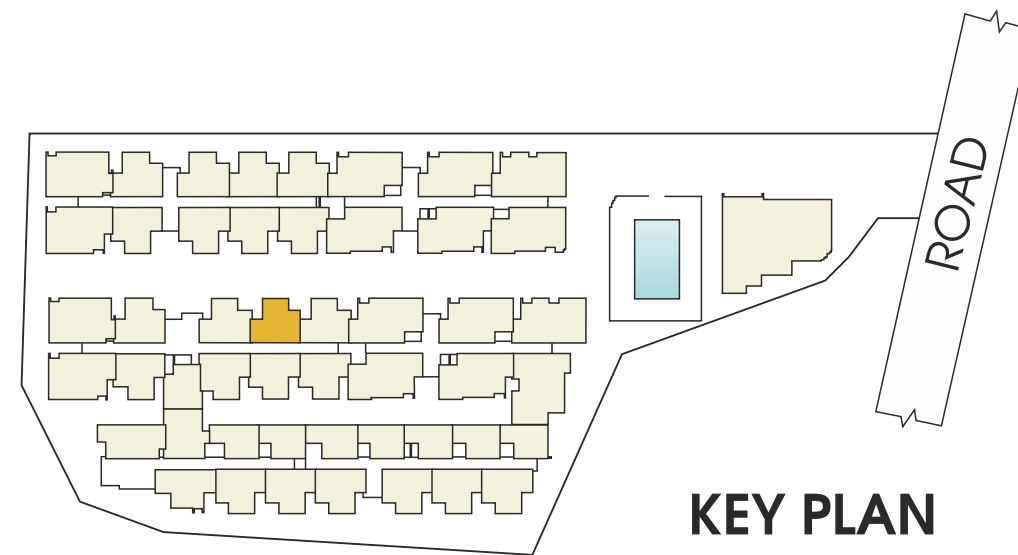
BLOCK B
 UNIT 203, 303
 403, 503
 SQ.FT 470 SQFT
 FACING SOUTH



ALCOVE SUITES



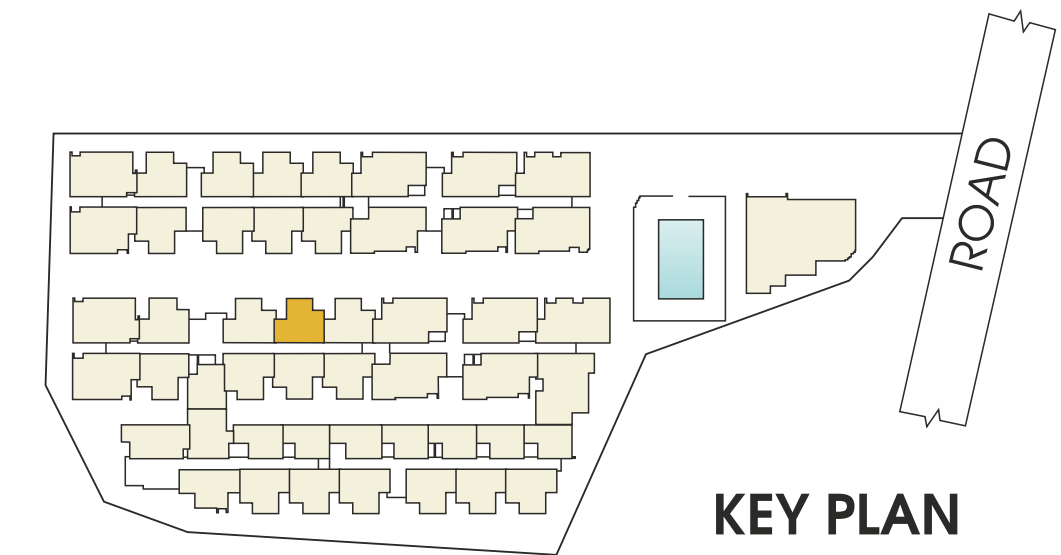
BLOCK B
 UNIT 104
 SQ.FT 466 SQFT
 PRIVATE TERRACE 17 SQFT
 FACING SOUTH



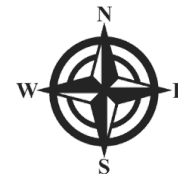
ALCOVE SUITES



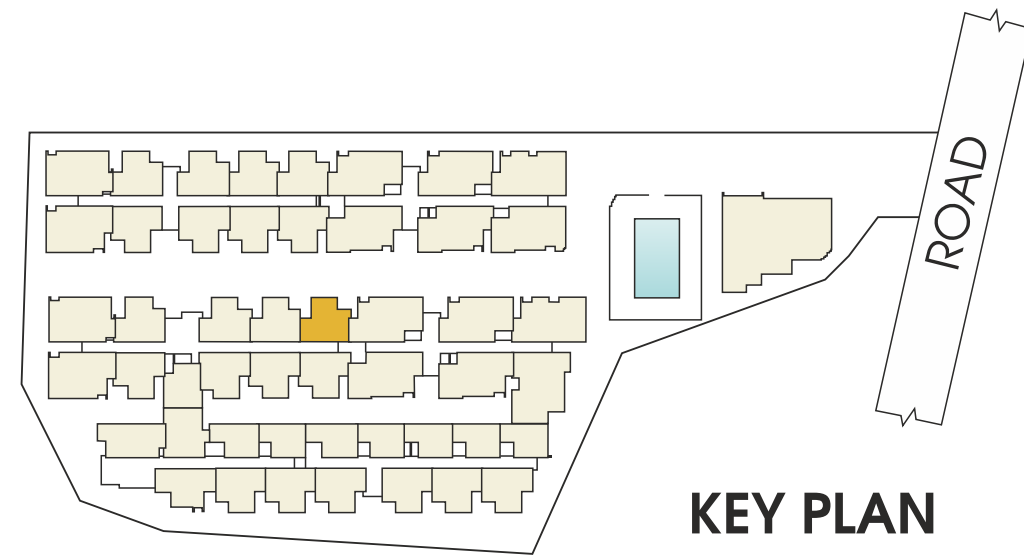
BLOCK B
 UNIT 204, 304
 404, 504
 SQ.FT 466 SQFT
 FACING SOUTH



ALCOVE SUITES



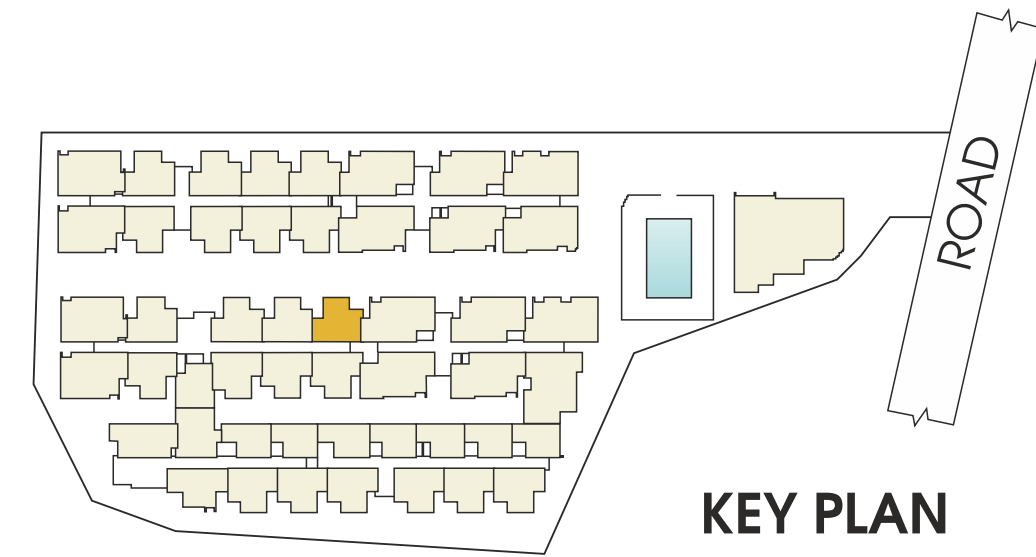
BLOCK B
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 PRIVATE TERRACE 17 SQFT
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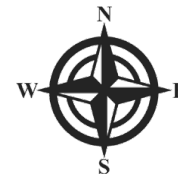
ALCOVE SUITES



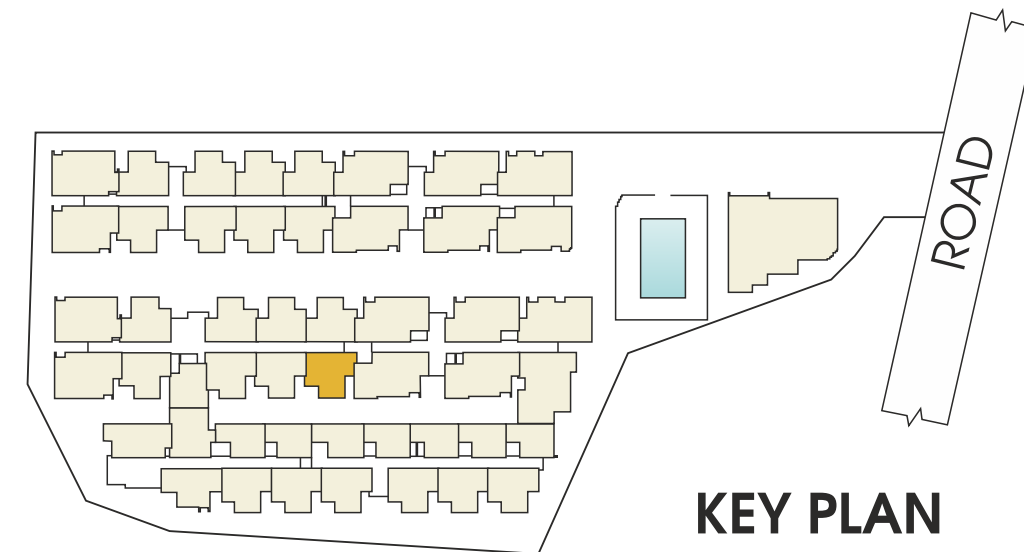
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 SQ.FT 466 SQFT
 FACING SOUTH



ALCOVE SUITES



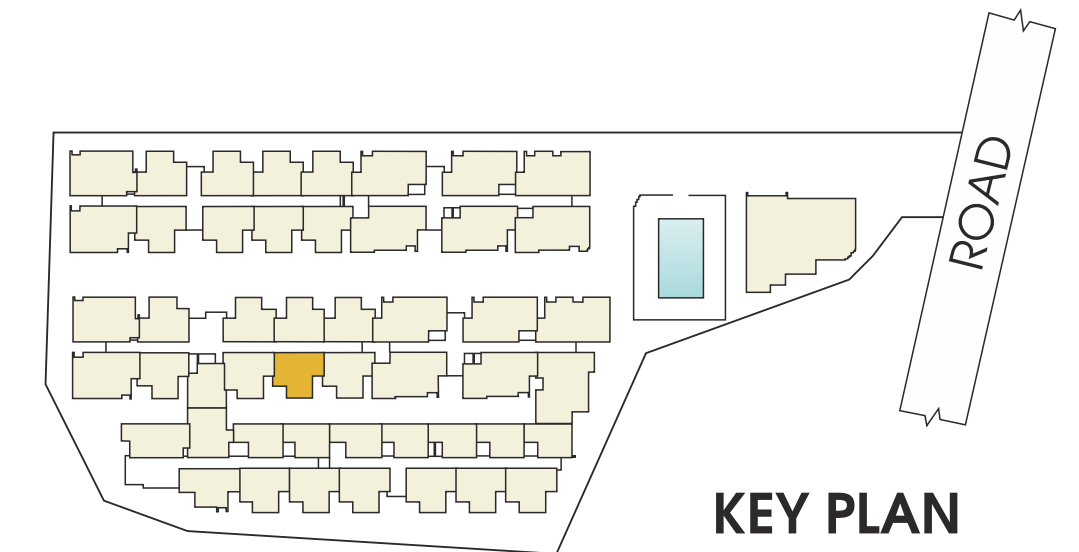
BLOCK B
 UNIT 106, 206, 306
 406, 506
 SQ.FT 468 SQFT
 FACING NORTH



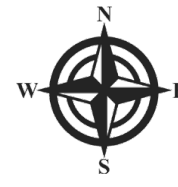
ALCOVE SUITES



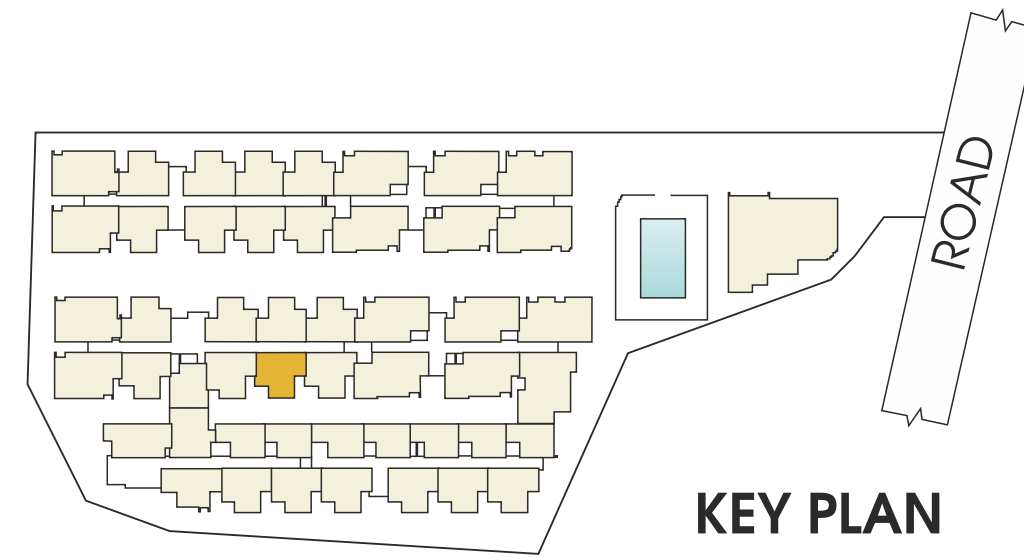
BLOCK B
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 PRIVATE TERRACE 17 SQFT
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ALCOVE SUITES



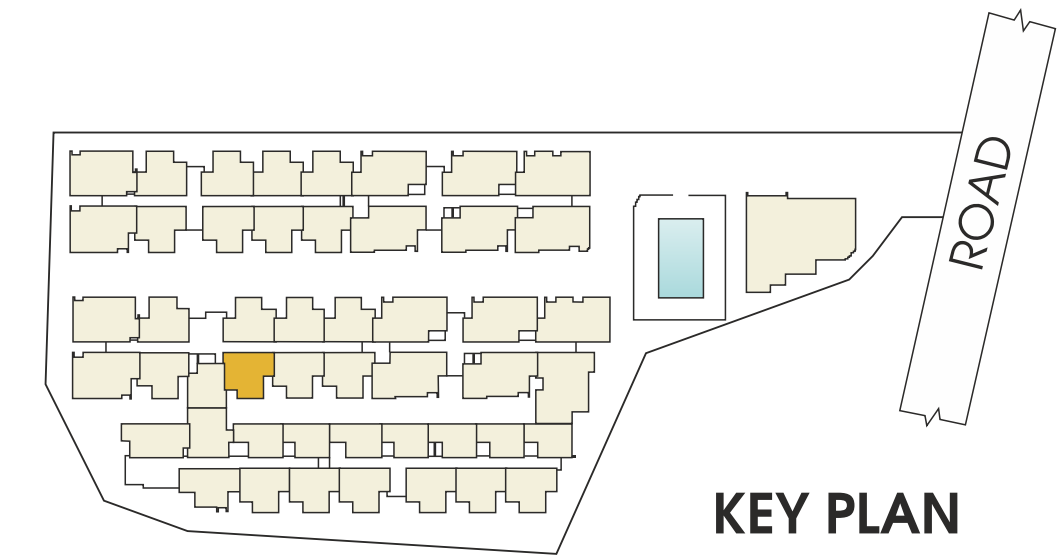
BLOCK B
 UNIT 207, 307
 407, 507
 SQ.FT 466 SQFT
 FACING NORTH



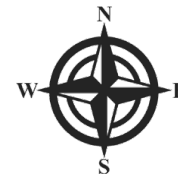
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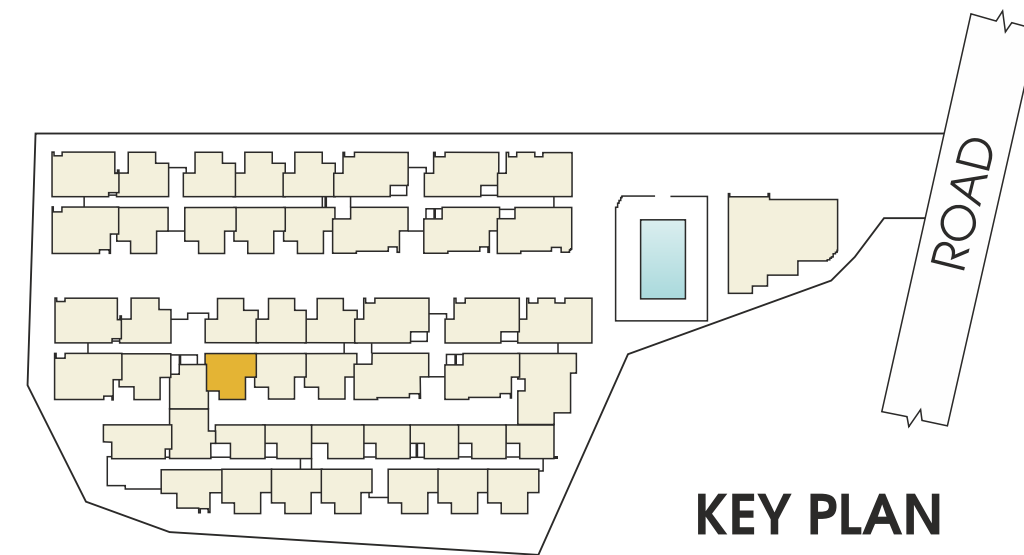
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 UNIT 108
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 PRIVATE TERRACE 17 SQFT
 FACING NORTH



ALCOVE SUITES



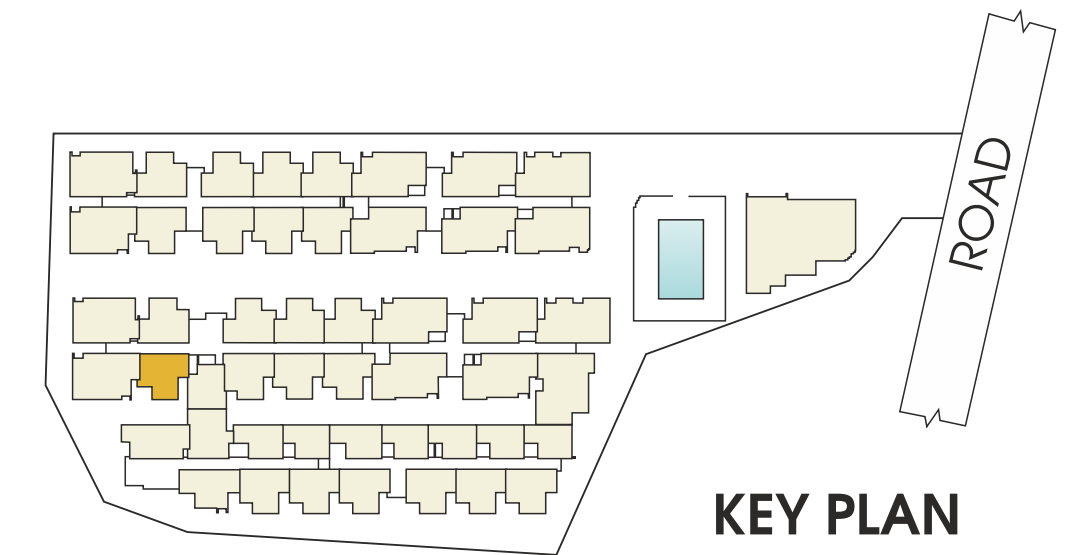
BLOCK B
 UNIT 208, 308
 408, 508
 SQ.FT 480 SQFT
 FACING NORTH



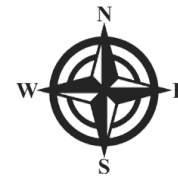
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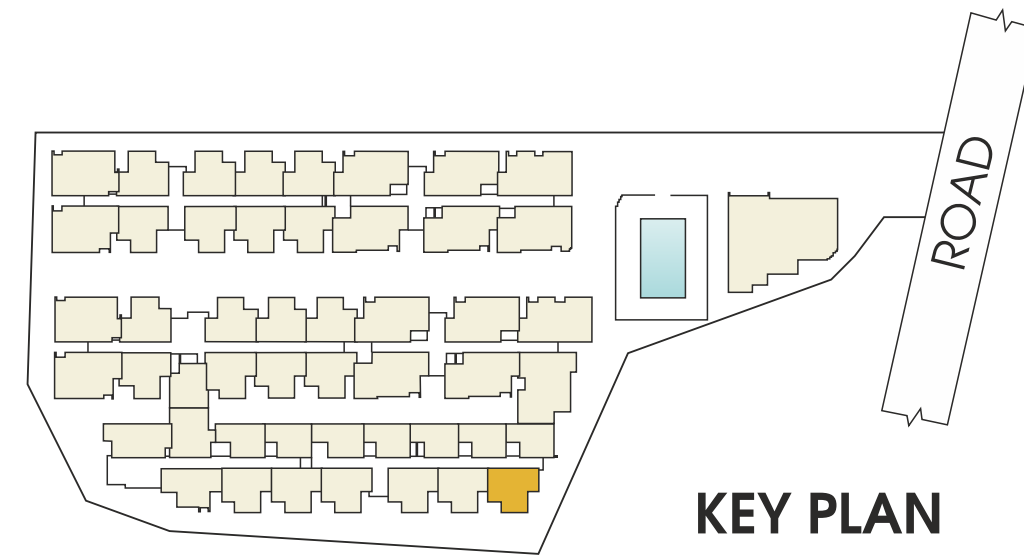
BLOCK B
 UNIT 110, 210, 310
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 SQ.FT 469 SQFT
 FACING NORTH



ALCOVE SUITES



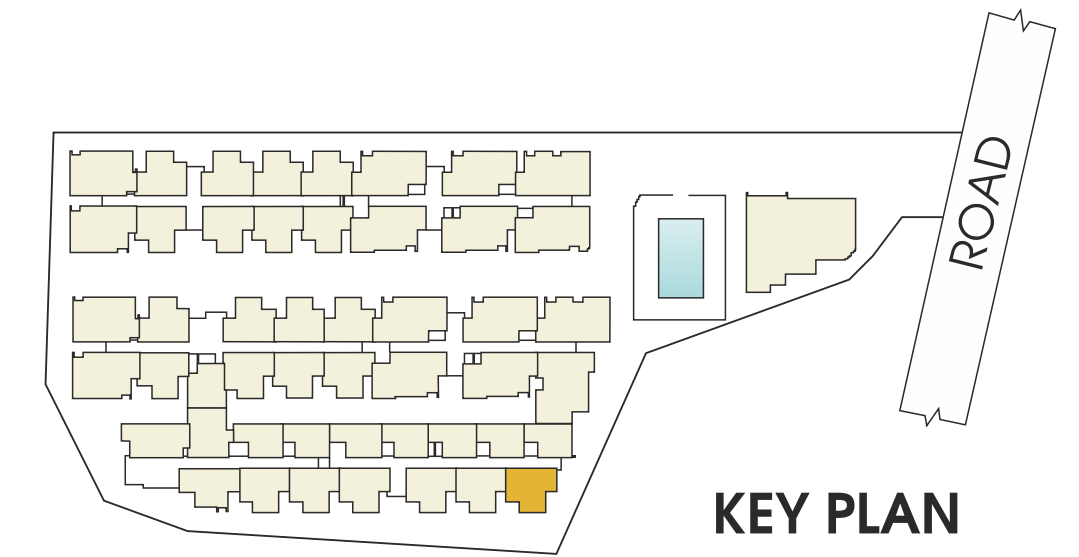
BLOCK B2
 UNIT 123
 SQ.FT 470 SQFT
 PRIVATE TERRACE 30 SQFT
 FACING NORTH



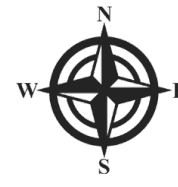
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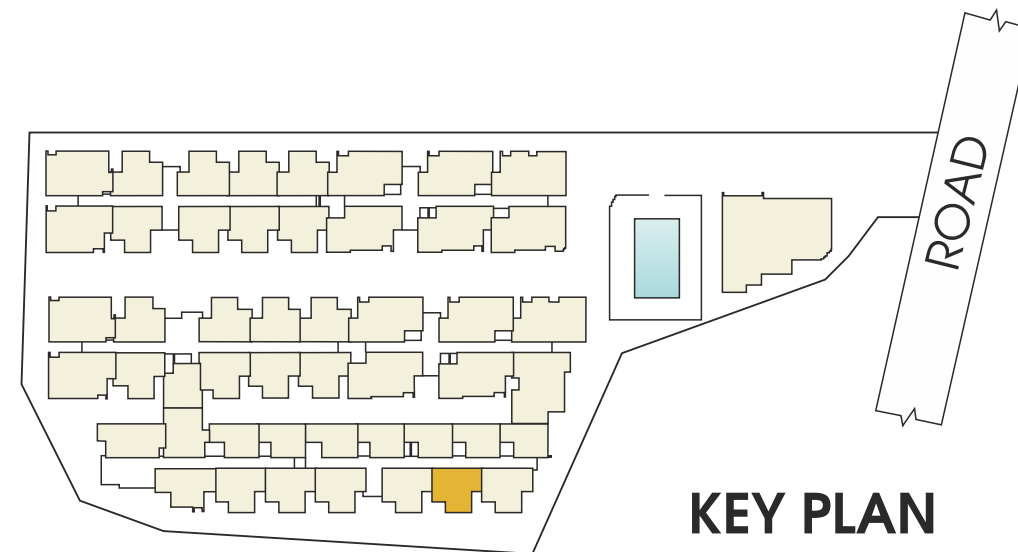
BLOCK B2
 UNIT 223, 323
 423, 523
 SQ.FT 470 SQFT
 FACING NORTH



ALCOVE SUITES



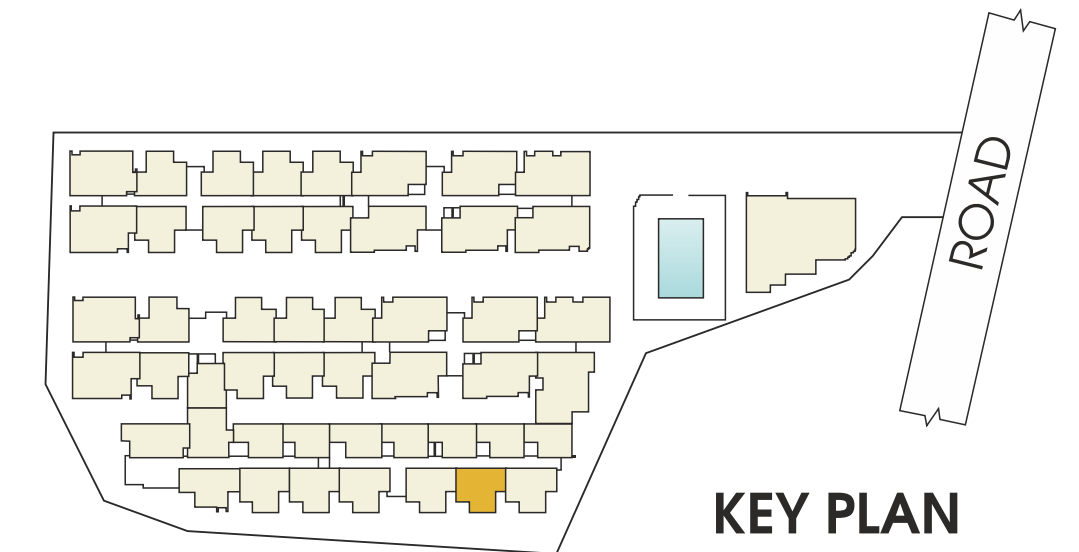
BLOCK B2
 UNIT 124
 SQ.FT 466 SQFT
 PRIVATE TERRACE 70 SQFT
 FACING NORTH



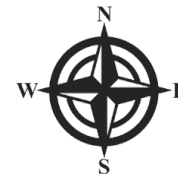
ALCOVE SUITES



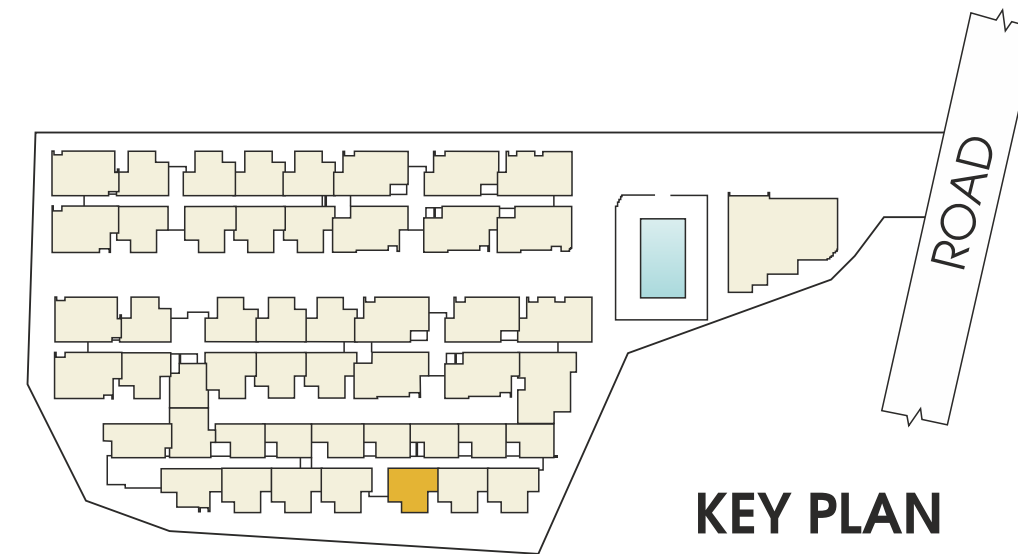
BLOCK B2
 UNIT 224, 324
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 SQ.FT 466 SQFT
 FACING NORTH



ALCOVE SUITES



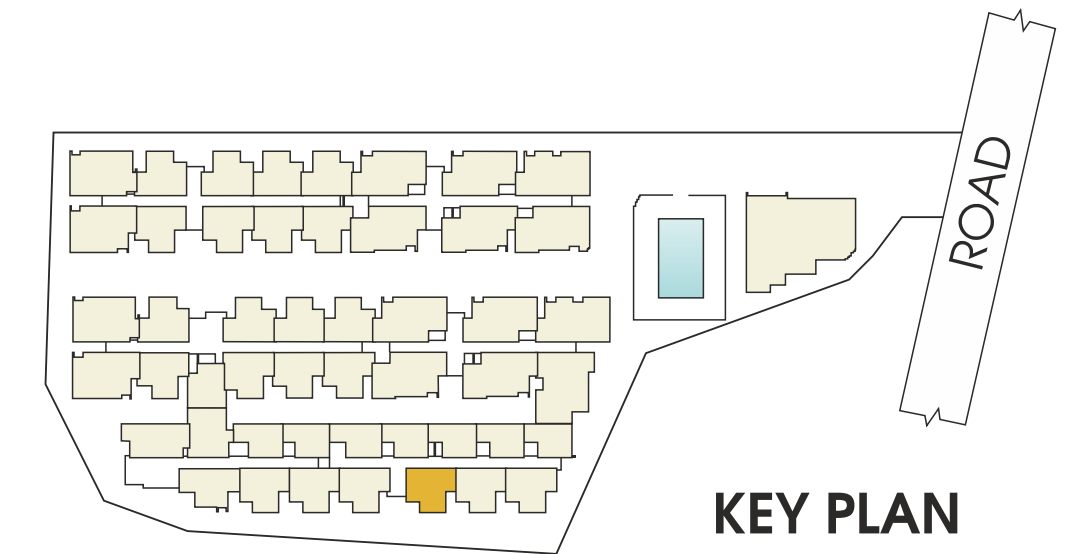
BLOCK B2
 UNIT 125
 SQ.FT 470 SQFT
 PRIVATE TERRACE 40 SQFT
 FACING NORTH



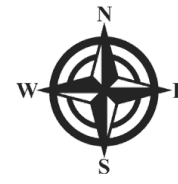
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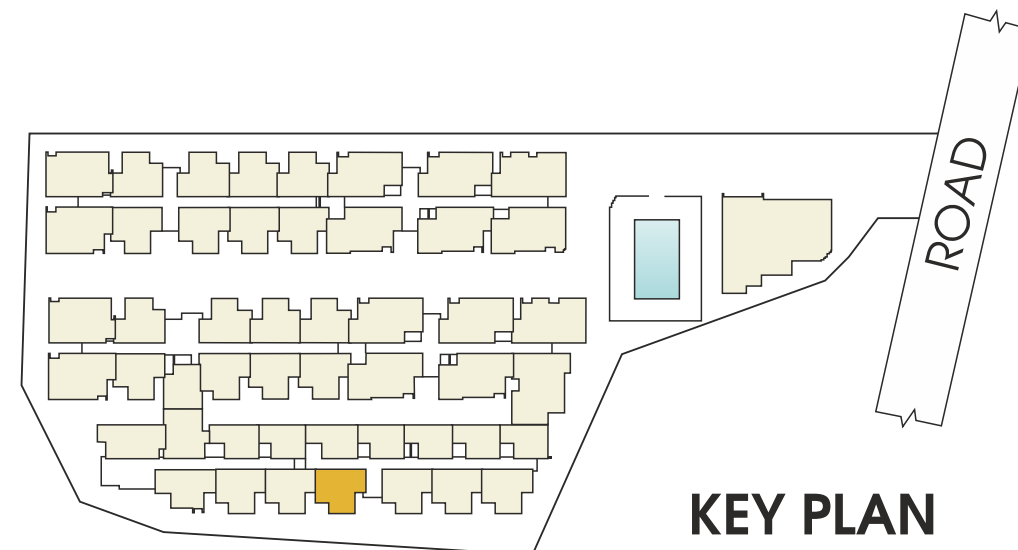
BLOCK B2
 UNIT 225, 325
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 SQ.FT 470 SQFT
 FACING NORTH



ALCOVE SUITES



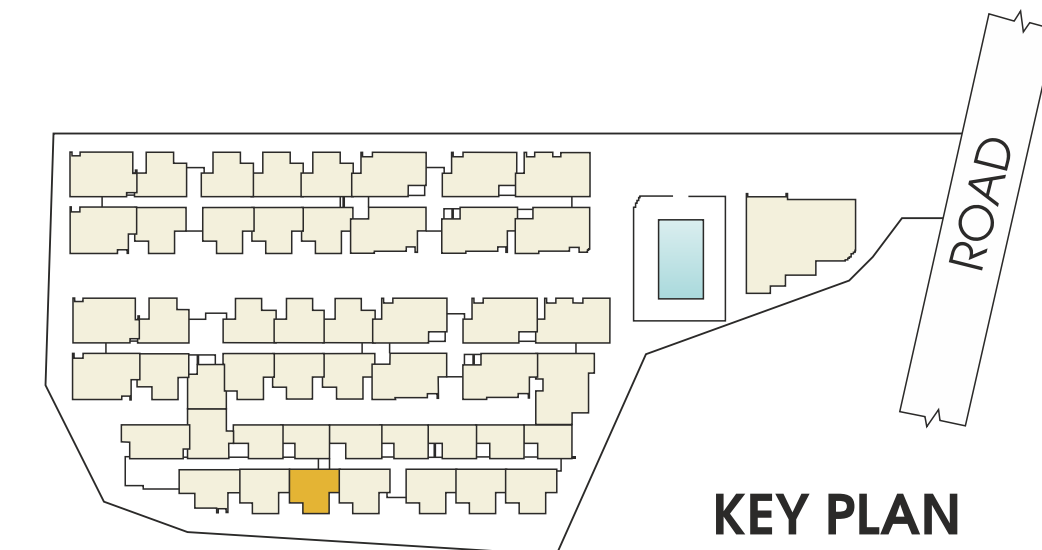
BLOCK B2
UNIT 126, 226, 326
 426, 526
SQ.FT 470 SQFT
FACING NORTH



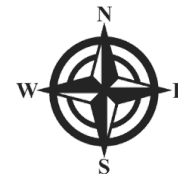
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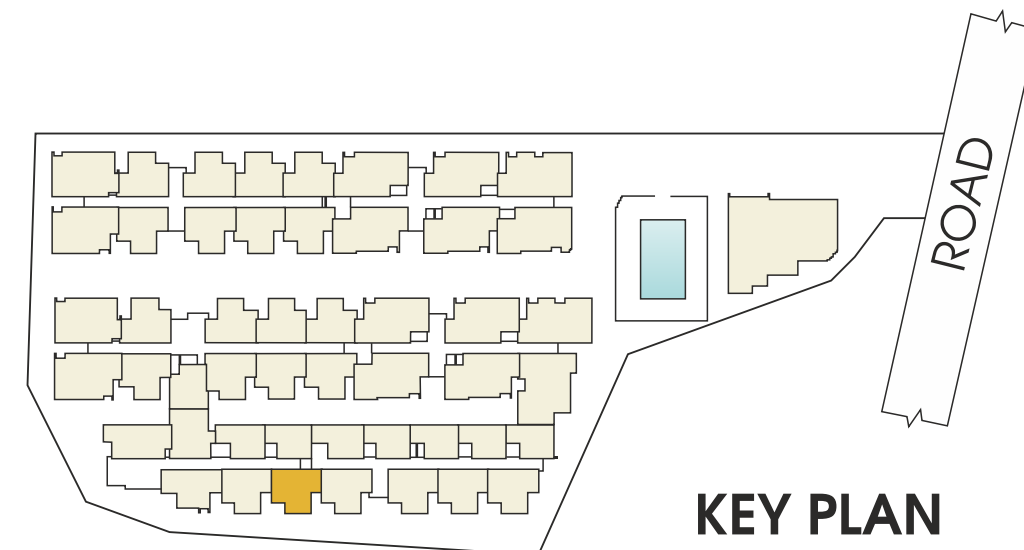
BLOCK B3
UNIT 127
SQ.FT 466 SQFT
PRIVATE TERRACE 14 SQFT
FACING NORTH



ALCOVE SUITES



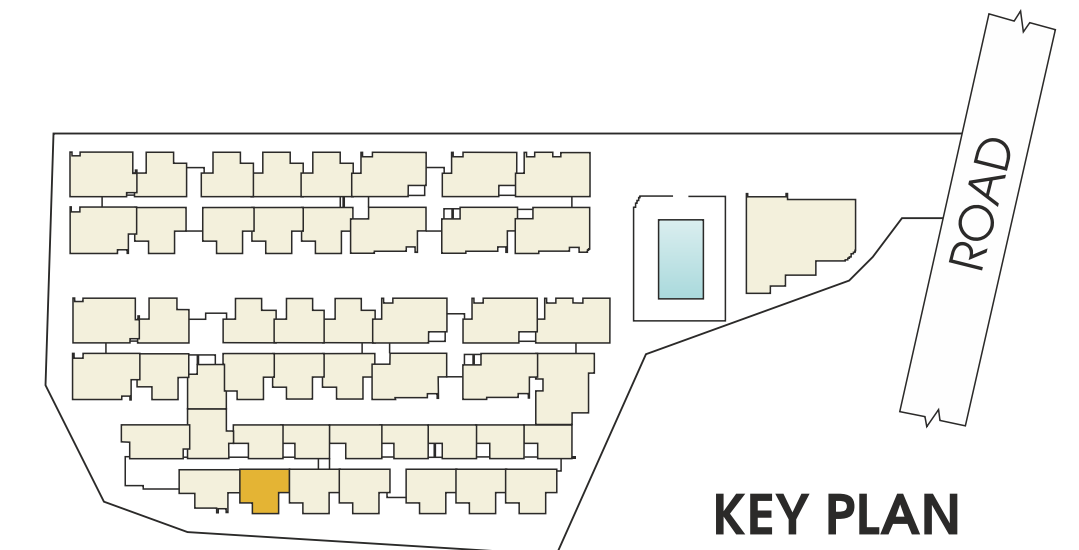
BLOCK B3
 UNIT 227, 327
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 FACING NORTH



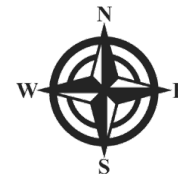
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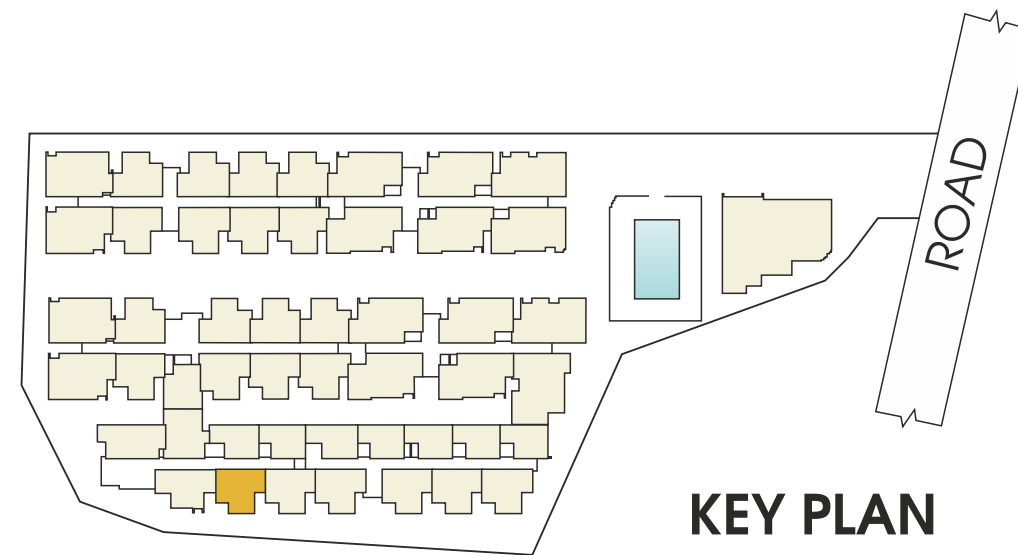
BLOCK B3
 UNIT 128
 SQ.FT 466 SQFT
 PRIVATE TERRACE 14 SQFT
 FACING NORTH



ALCOVE SUITES



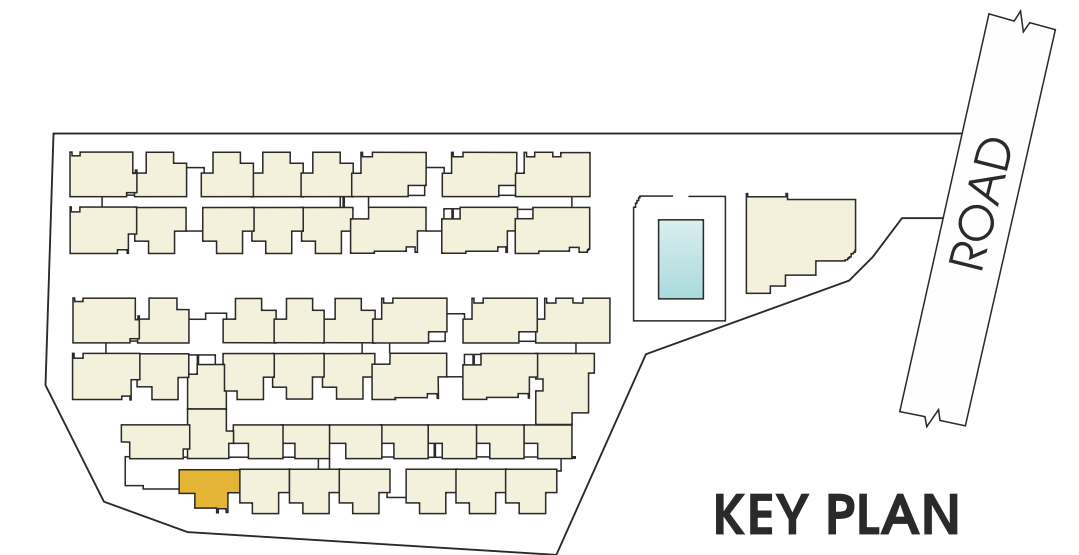
BLOCK B3
 UNIT 228, 328
 428, 528
 SQ.FT 466 SQFT
 FACING NORTH



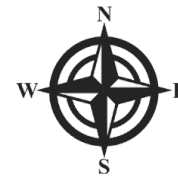
ALCOVE SUITES



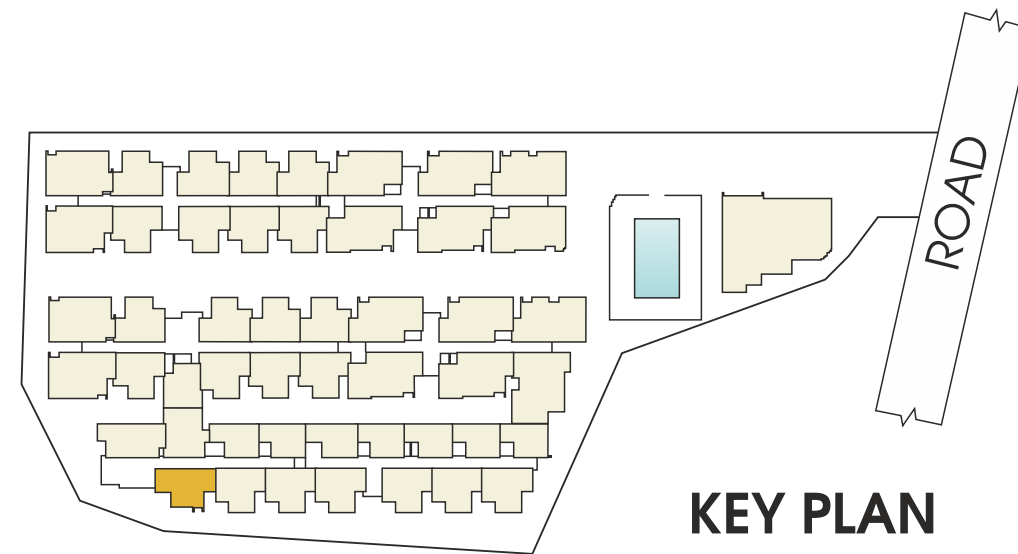
BLOCK B3
 UNIT 129
 SQ.FT 489 SQFT
 PRIVATE TERRACE 22 SQFT
 FACING NORTH



ALCOVE SUITES



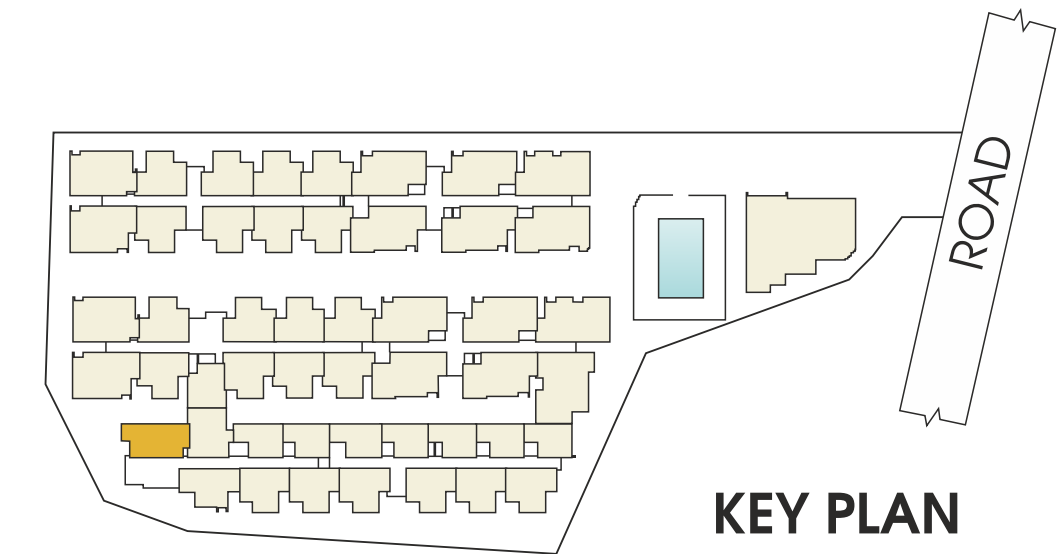
BLOCK B3
UNIT 229, 329
 429, 529
SQ.FT 489 SQFT
FACING NORTH



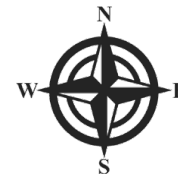
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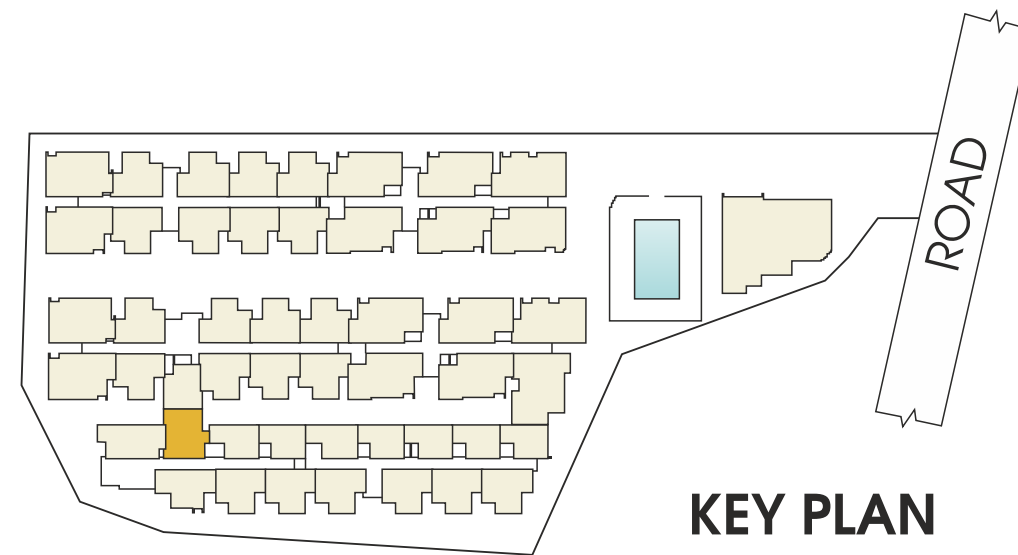
BLOCK B3
UNIT 130, 230, 330
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SQ.FT 516 SQFT
FACING SOUTH



ALCOVE SUITES



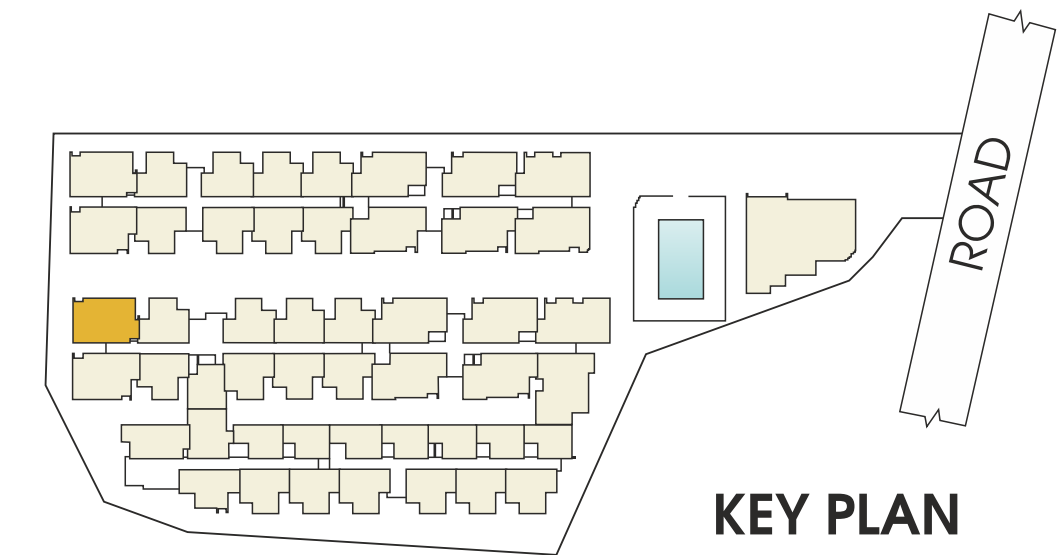
BLOCK B3
UNIT 131, 231, 331
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SQ.FT 503 SQFT
FACING SOUTH



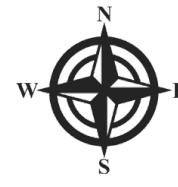
2 BHK



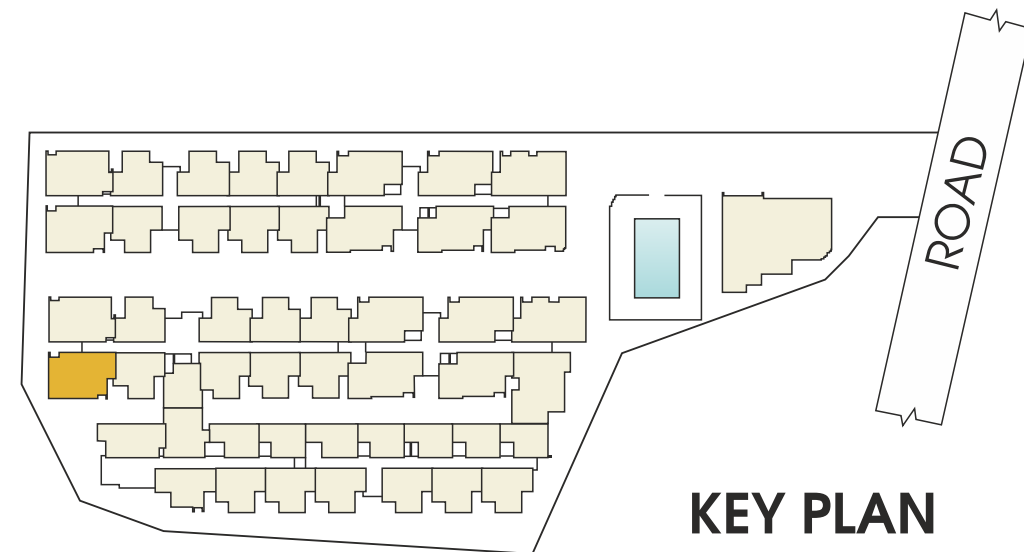
BLOCK B
UNIT 101, 201, 301
 401, 501
SQ.FT 707 SQFT
FACING SOUTH



2 BHK



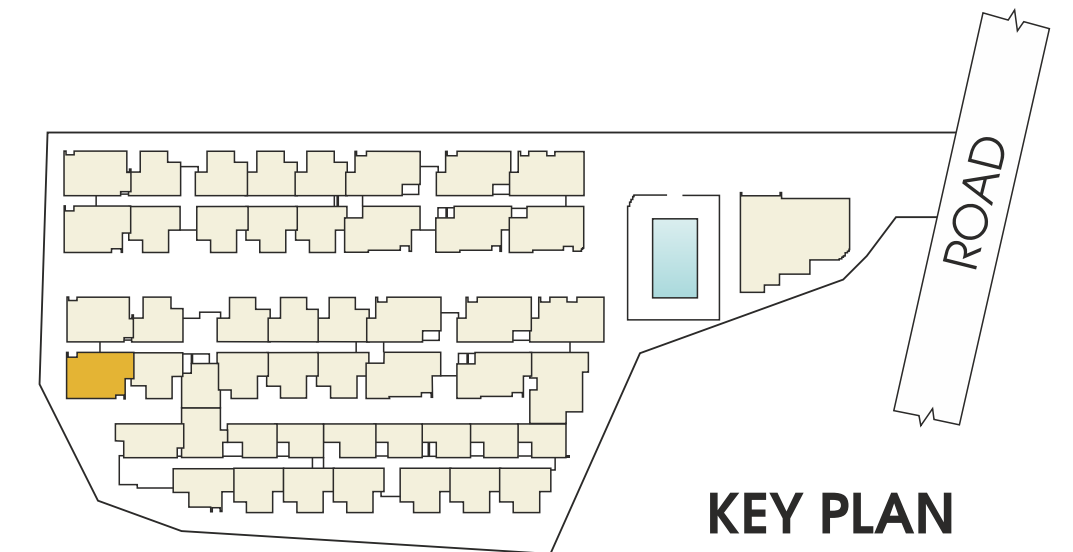
BLOCK B
 UNIT 111
 SQ.FT 694 SQFT
 PRIVATE TERRACE 10 SQFT
 FACING NORTH



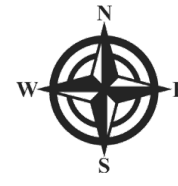
2 BHK



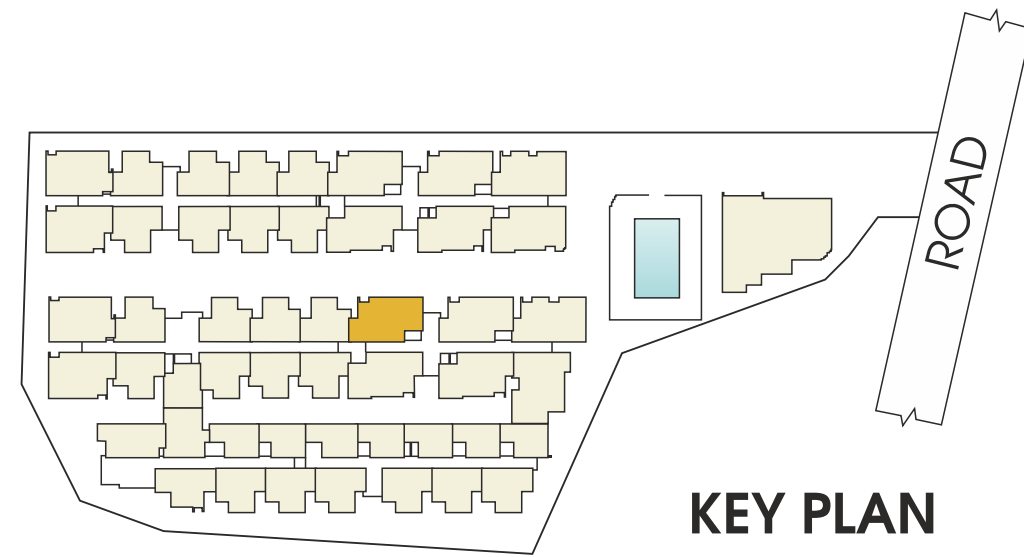
BLOCK B
 UNIT 211, 311
 411, 511
 SQ.FT 694 SQFT
 FACING NORTH



2 BHK



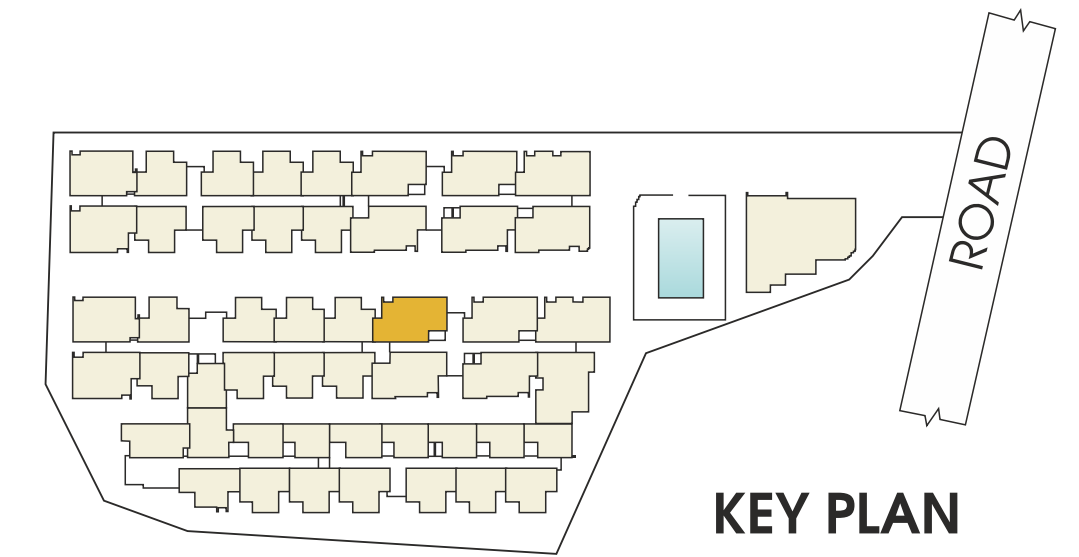
BLOCK B1
 UNIT 112
 SQ.FT 711 SQFT
 PRIVATE TERRACE 13 SQFT
 FACING SOUTH



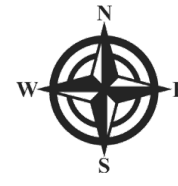
2 BHK



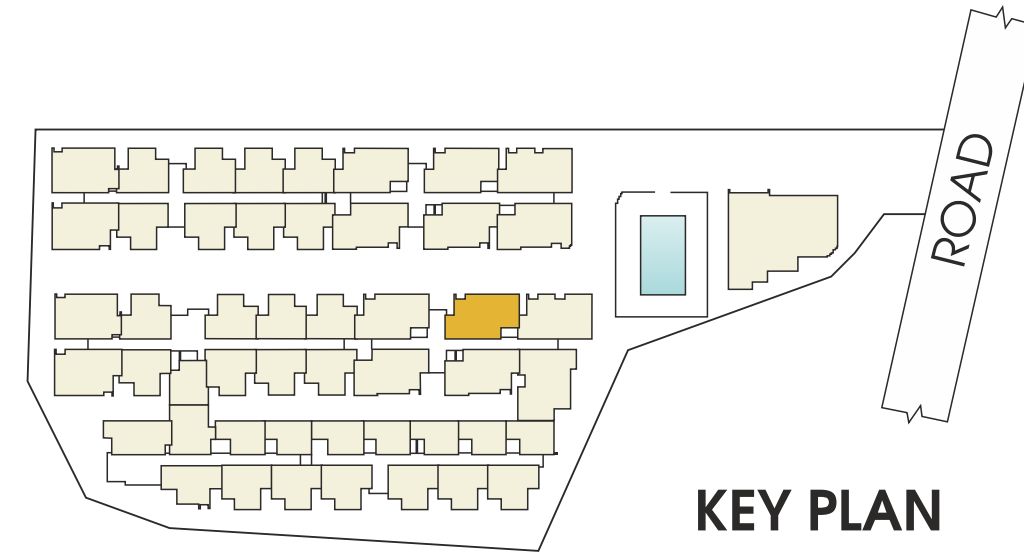
BLOCK B1
 UNIT 212, 312
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 SQ.FT 711 SQFT
 FACING SOUTH



2 BHK



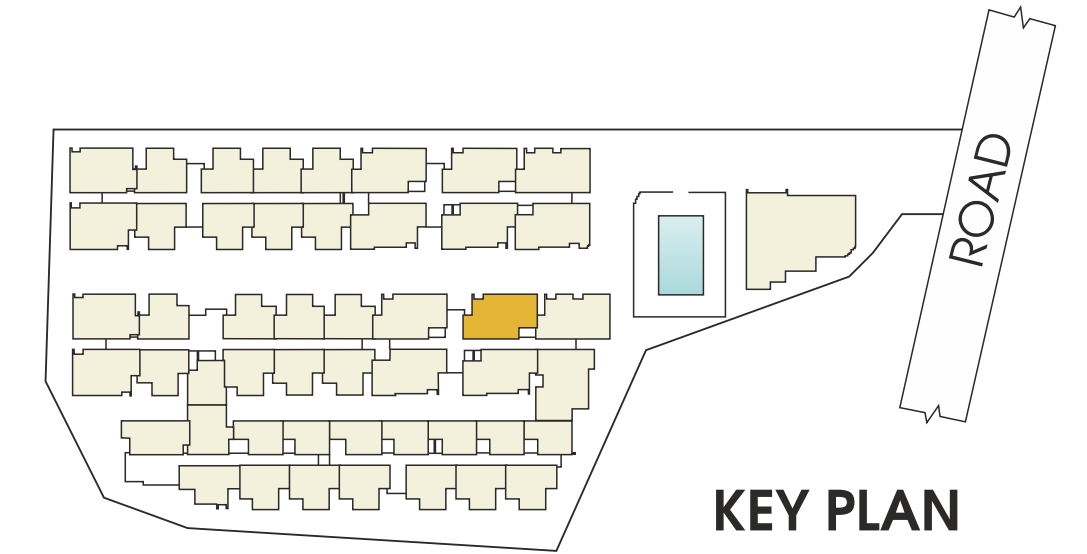
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 UNIT 113
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 PRIVATE TERRACE 33 SQFT
 FACING SOUTH



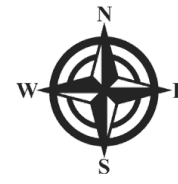
2 BHK



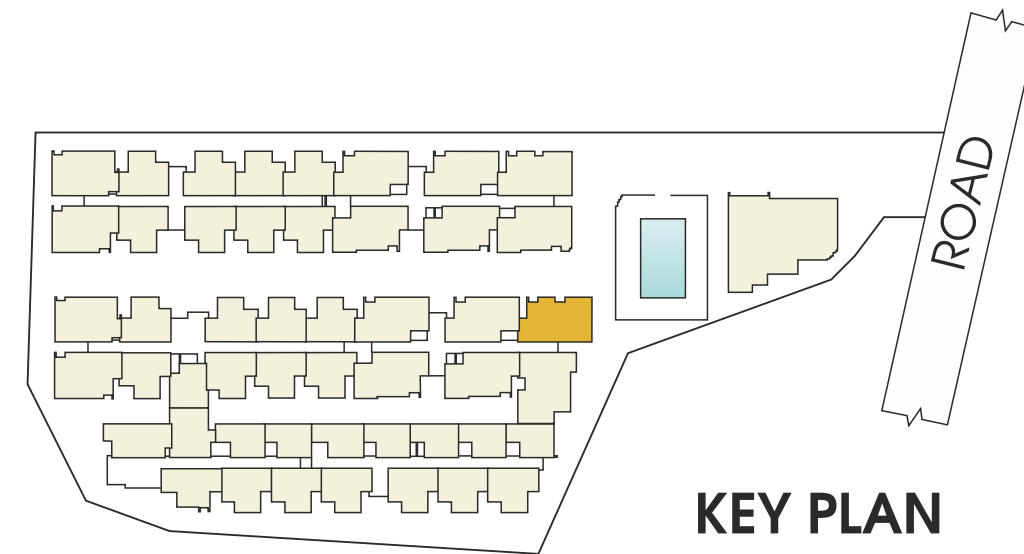
BLOCK B1
 UNIT 213, 313
 413, 513
 SQ.FT 713 SQFT
 FACING SOUTH



2 BHK



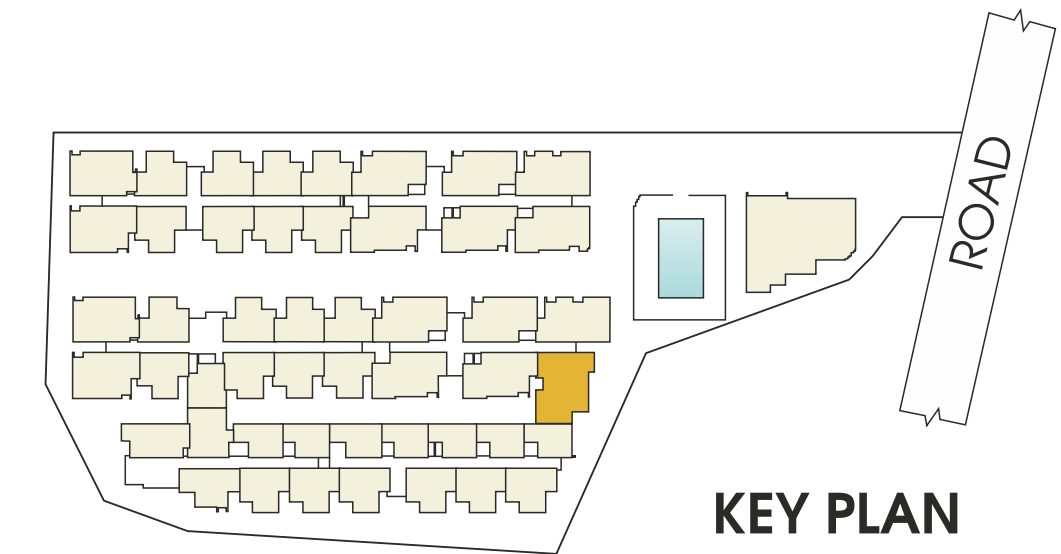
BLOCK B1
UNIT 114, 214, 314
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SQ.FT 758 SQFT
FACING SOUTH



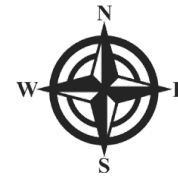
2 BHK



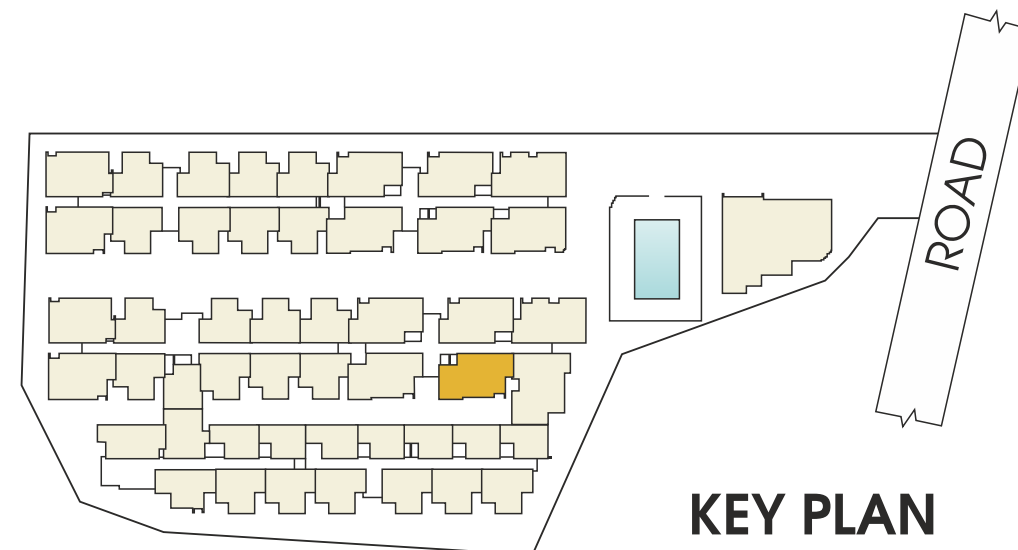
BLOCK B1
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FACING NORTH



2 BHK



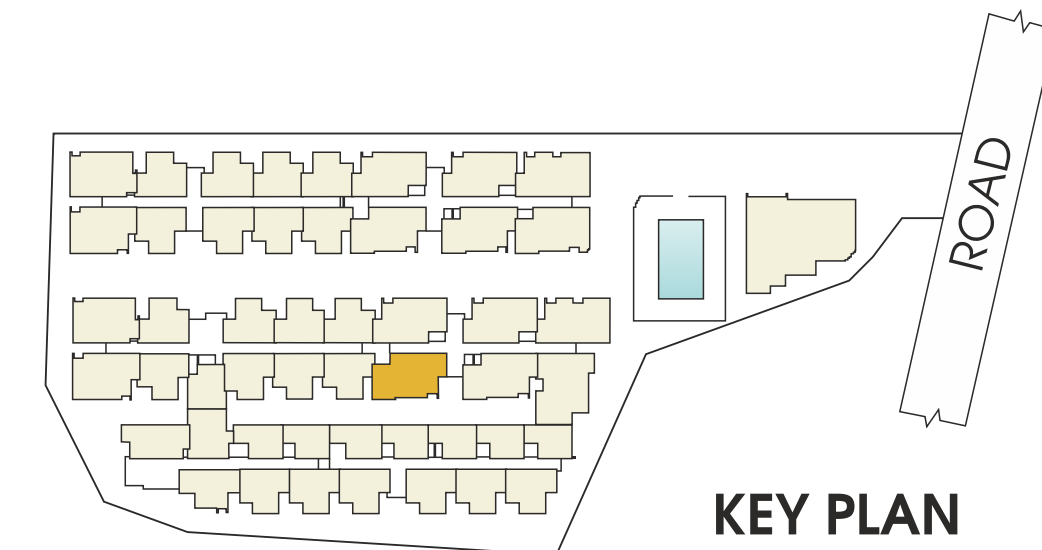
BLOCK B1
UNIT 116, 216, 316
416, 516
SQ.FT 711 SQFT
FACING NORTH



2 BHK



BLOCK B1
UNIT 117, 217, 317
417, 517
SQ.FT 713 SQFT
FACING NORTH



6+
Movie
Theatre

8+
Hospitals

5+
Banks

25+
Schools

10+
Restaurants

 **LOCATION
ADVANTAGES**



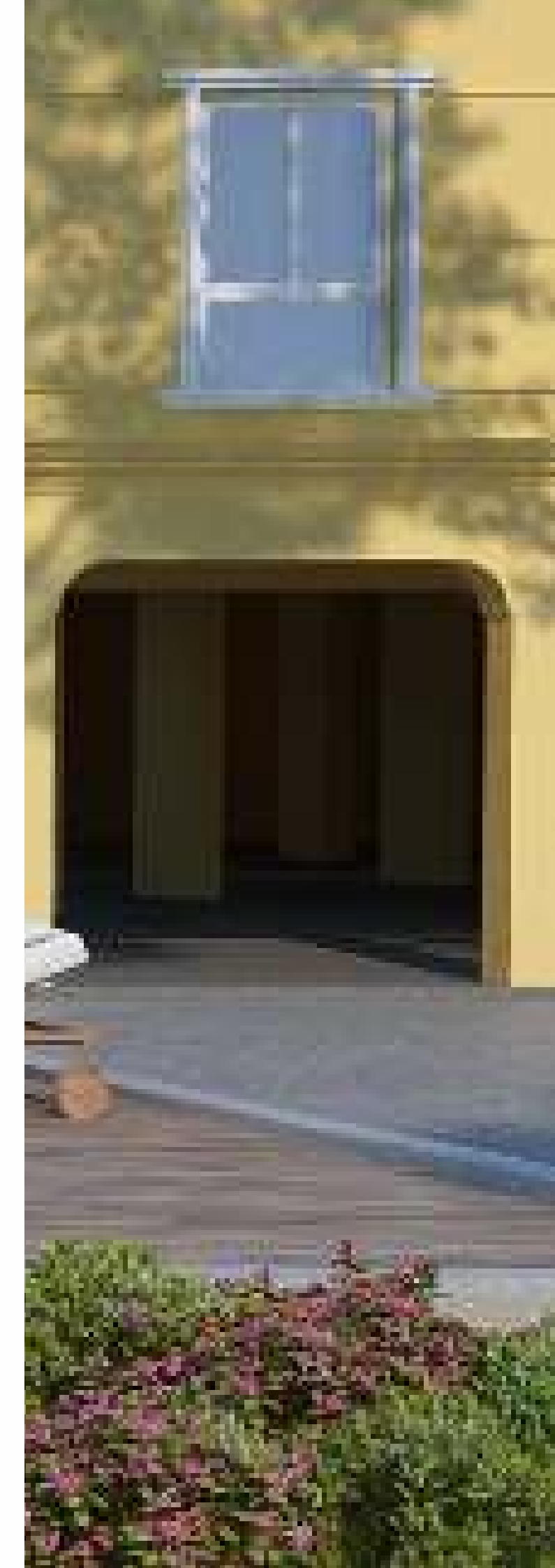
- Strategically located on Poonamalle High Road
- 650 metres from the proposed Poonamalle Metro station
- 30 mins from Koyambedu Bus Terminal
- 40 mins from Chennai International Airport

- 6+ Movie Theatres
- 8+ Hospitals within 20 minutes away
- 5+ Private Sector and Public Sector banks
- 25+ Top Rated Schools



OUTDOOR AMENITIES

- Roof Top Party Zone
- Out Door Dining at Club House Roof Top
- Barbeque Counter
- Pergola with Seatings
- Open Yoga Deck
- Open Meditation Area
- Aerobics
- Explore FETE
- Sprinting Lane
- Machine Learning CCTV
- Electrical Charging Point
- Maid and Drivers Toilet
- Swimming Pool
- Toddlers Pool
- Floral Garden
- Walking Path
- Reflexology Path Way
- Sand Pit
- Covered Car Parking
- High Speed Elevators
- Power Back up for Common Area
- 3 Tier Security System
- SOS Emergency Alert
- STP
- WPT
- Rain Water Harvesting
- Solar Power
- Home Automation





INDOOR AMENITIES

- Co Working Space
- Toddler Zone
- Table Tennis
- Pool Table
- Dart Board
- Carrom
- Chess
- Pallankuzhi
- Snakes and Ladders
- Ludu
- Jenga Board Game
- Mini Bowling
- Air Hockey
- Foos Ball
- Video Games
- Virtual Golf
- GYM
- MMA Zone
- Zumba



HIGHLIGHTS

To deliver the complete experience of living in Roman style, Fete homes feature European interiors that add a touch of sophistication to your home. The 6 x 6 windows allow passage of fresh air and natural light along with pleasant views from nature. In order to elevate and enhance the finishing, we have laid down wooden flooring that gives the home a fabulous appearance.





GROHE CP & SANITARY FITTINGS



YALE DOOR LOCKS



SCHNEIDER ELECTRIC SWITCHES

HIGHLIGHTS

Premium quality and high functionality are key to living a dream lifestyle.

We've selected Yale RFID Locks to assure improved security and safety for you. The Fete homes are also installed with Grohe CP Sanitary fittings for long-lasting quality and sleek finishing in your bathrooms. When it comes to choosing electrical fixtures, we have used top-notch electric switches from Schneider, you no longer need to worry about switchboards that stop functioning after a short period of time.

SPECIFICATIONS

STRUCTURE

1. RCC framed structure
2. Earthquake resistant structure
3. Anti-termite treatments

TILING AND FLOORING

1. Living, dining and bedrooms – 2' x 2' vitrified tiles
2. Wooden floorings - In bedroom – 1 (Master Bedroom) for all units
3. Toilets, balconies & utility area - Anti skid ceramic tiles
4. Terrace is fitted with weather proof/pressed tiles
5. Staircase – Stilt floor with Granite flooring
6. Corridors & typical floor lobby
7. Driveway (External)
8. Stilt flooring

TILING - DADO

- Toilet - First quality ceramic wall tiles upto 7 feet height from the floor level
- Toilet Ceiling – Grid type false ceiling with black colour silhouette including light fittings

KITCHEN

- Anti skid ceramic tile flooring
- Two water points (RO and domestic water)

PAINTING AND FINISHES

- Internal walls - Finished with Gypsum, 1 coat of primer and 2 coats of emulsion paint of Asian/Dulux or equivalent
- External Walls - Finished with Texture, 1 coat of primer and 2 coats of weather proof emulsion paint of Asian/Dulux or equivalent

PLUMBING AND SANITARY-

1. Sanitary wares in ceramic- Grohe
2. EWC- Grohe
3. Shower enclosures - glass partitions for toilets in Studio, 1&2BHK
4. CP fittings - Grohe
5. Single lever HI – FLOW concealed diverter- Grohe
6. CPVC/UPVC pipelines/PVC soil waste lines/sewage pipelines and rainwater lines by ISI brands - Astral/Supreme/Prince or equivalent

ELECTRICAL FIXTURES/FITTINGS-

- Three-phase power supply with concealed wiring
- All switches - Schneider/Legrand/Anchor or equivalent make
- Cables & wiring - Havells/Orbit or equivalent make
- Split AC provision with electrification
- Inverter provision for all apartments

- 15A plug points for all kitchen utilities
- Geyser point with electrification
- 5A socket for chimney will be provided
- Power backup for minimum essential points
- TV points will be provided in the Living and bedrooms
- USB Ports in the master bedroom of the 1/2 BHK and the living area of the Studio.

DOORS/WINDOWS/VENTILATORS

- Main Door (7 feet height). Shutter is 40mm thick and finished with PU polish.
- Smart lock and designer hardware's - YALE or equivalent make
- Door lens, 5 inches and Ball bearing hinges.
- Toilet Door (7 feet height), frame is made of good quality seasoned country wood with HDHMR door shutter of 30mm thickness and designer hardware's - Yale or equivalent make.
- UPVC French doors with sliding shutters and openable shutters.
- UPVC Windows with sliding shutters and openable shutters.
- UPVC Ventilators with pin headed glass along with exhaust fan.
- Ceilings will be finished with Gypsum, 1 coat of primer and 2 coats of emulsion.
- MS Railing (balcony & staircase) finished with enamel paint

Vijay Raja's VRX FETE Payment Schedule

Booking Advance	Rs.1,00,000
Agreement within 7 days from booking advance (After deducting booking advance)	10%
15 days from booking advance on agreement stage	40%
On Completion of Foundation	15%
On completion of 3rd floor	15%
On completion of 5th floor	15%
On completion of Block Work	2.5%
On Handover Announcement of flat	2.5%
Total	100%



SAY HELLO TO VIARA

Unlock a truly smart lifestyle with VRX

Making smart choices when it comes to home-buying isn't just about the location or price. It's also about the experiences you have within reach and how easily you can access them.

Introducing Viara, your very own virtual assistant at VRX. From home automation to guest maintenance, everything is now available at your fingertips.



DREAMS ARE PRICELESS
BUT NOT EXPENSIVE





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Vijay Raja Homes Pvt Ltd

50, Bharathi Street, Vasudevan Nagar, West Jafferkanpet, Chennai - 600 083

www.vijayrajagroup.com | vrsexurb@vijayrajagroup.com



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