

SALES KIT

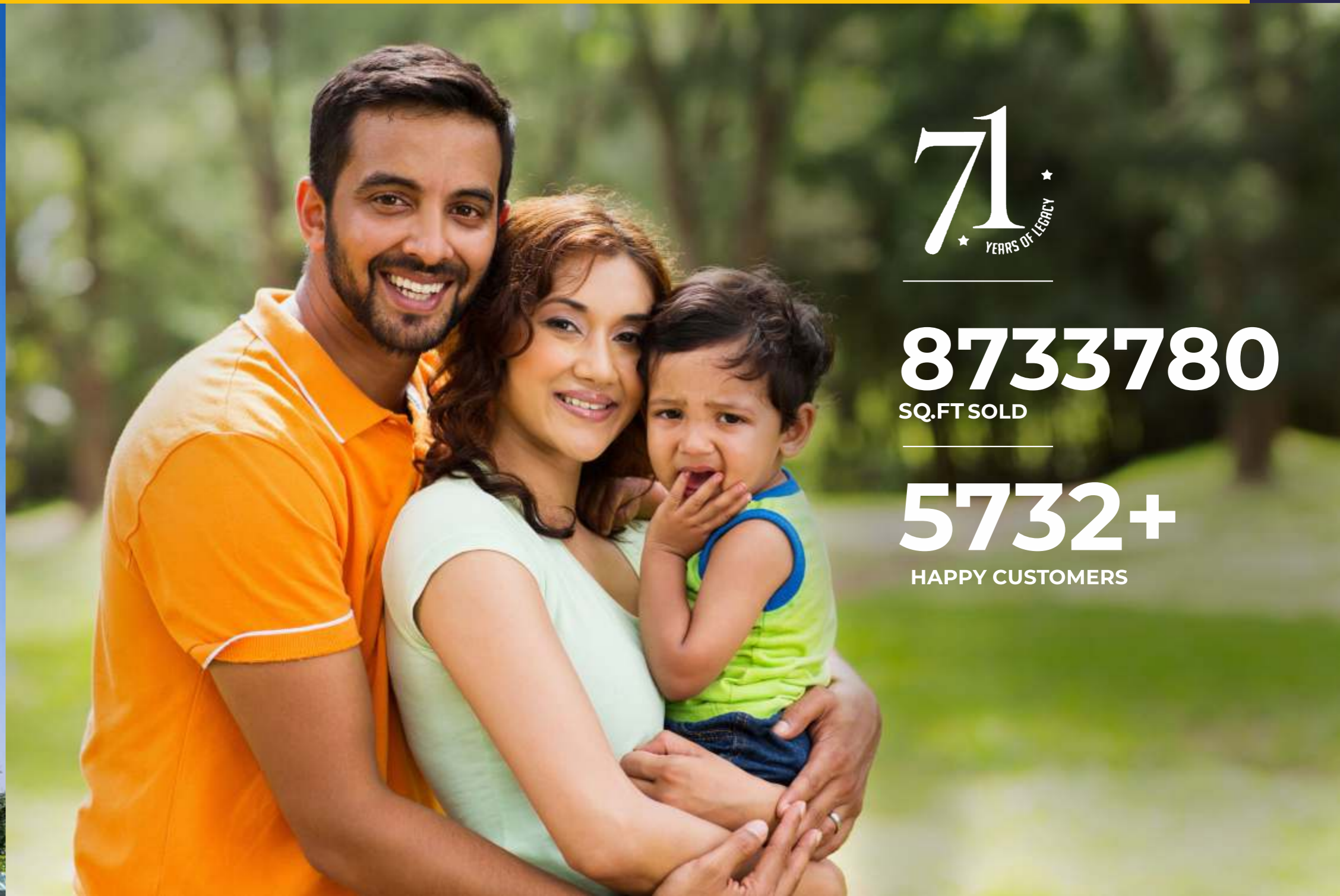


CRAFTED
FOR DREAMS,
REDEFINING
LIFESTYLES





Futuristic **HOMES**
 Futuristic **LOCATION**



7
 YEARS OF LEGACY

8733780

SQ.FT SOLD

5732+

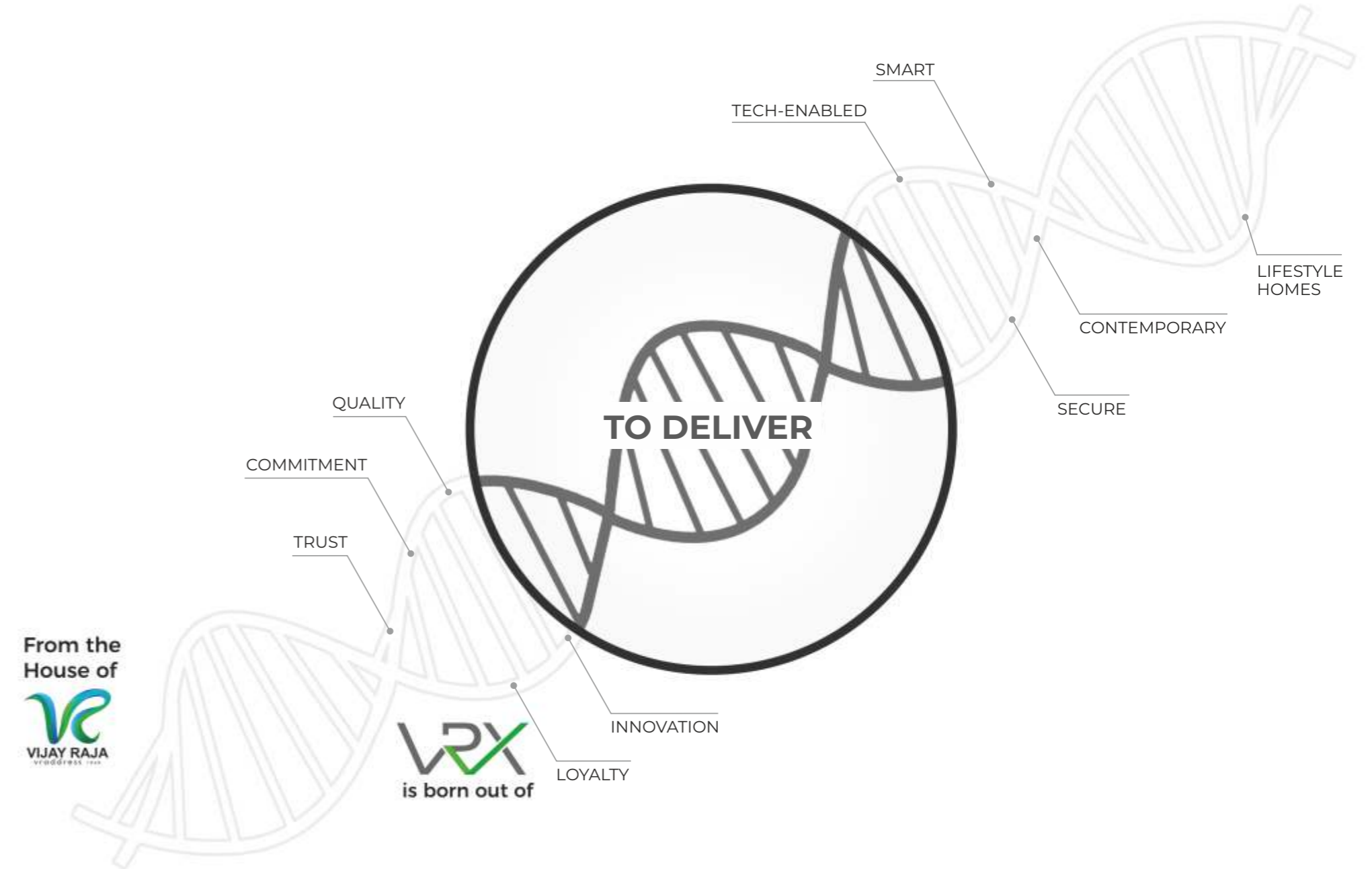
HAPPY CUSTOMERS

FROM THE CHAIRMAN'S DESK



It gives me immense pleasure to connect with you, and I would like to begin by thanking you for showing interest in VRX Exurb. As you might be aware, Vijay Raja is one of the most respected names in the real estate industry. For the past 71 years, we have been bringing smiles to thousands of customers with our unmatched quality, service and innovative solutions. VRX Exurb is our exciting project that is designed to meet all the expectations of the customer. It offers you an amazing range of features at a price that is very affordable. The aim of VRX Exurb is to help you live the life you have been dreaming of. Built with the highest standards, VRX Exurb will open a fresh and fascinating chapter in your life and take you to the next level of societal status. Here's wishing you a very happy life...

M.R. CHENDILNATHAN
Chairman - Vijay Raja Group



MASTER PLAN



TOWER - A

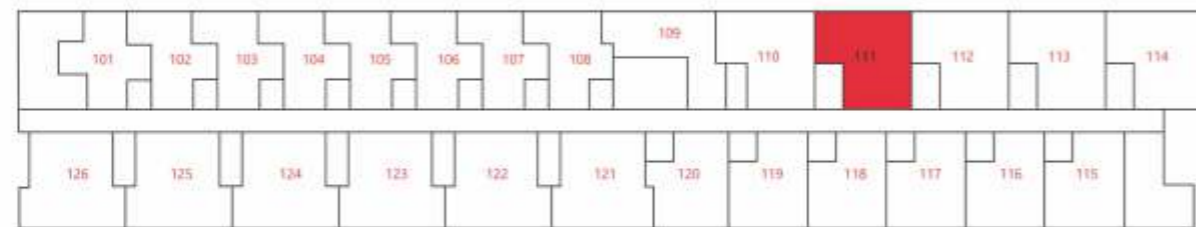
TOWER	SQ. FT.	TYPE	FACING
A	511	2BHK C	South

UNIT
A111

Floor Plan



Isometric



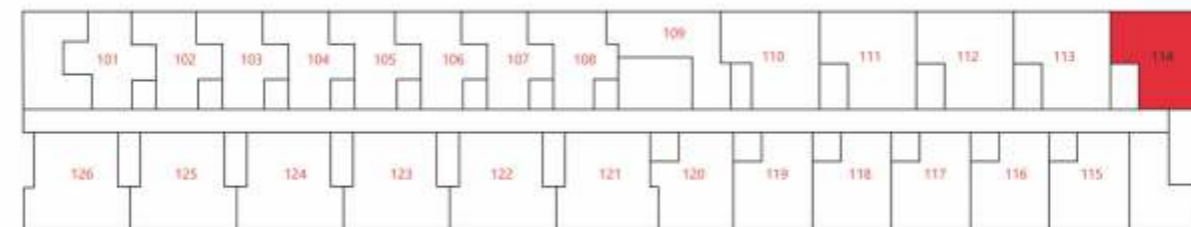
TOWER	SQ. FT.	TYPE	FACING
A	512	2BHK C	South

UNIT
A114

Floor Plan



Isometric



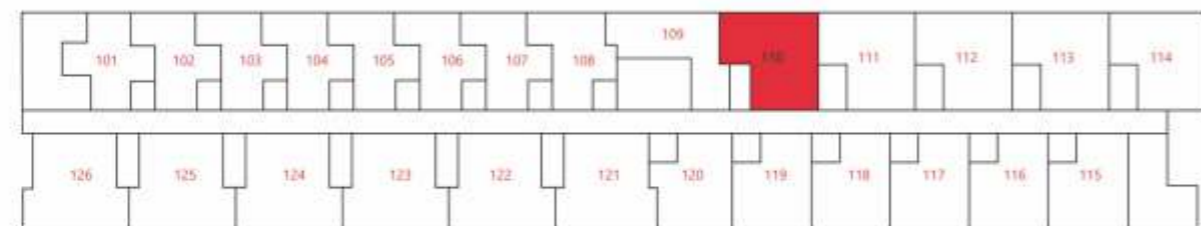
TOWER	SQ. FT.	TYPE	FACING
A	518	2BHK C	South

UNIT
A110

Floor Plan



Isometric



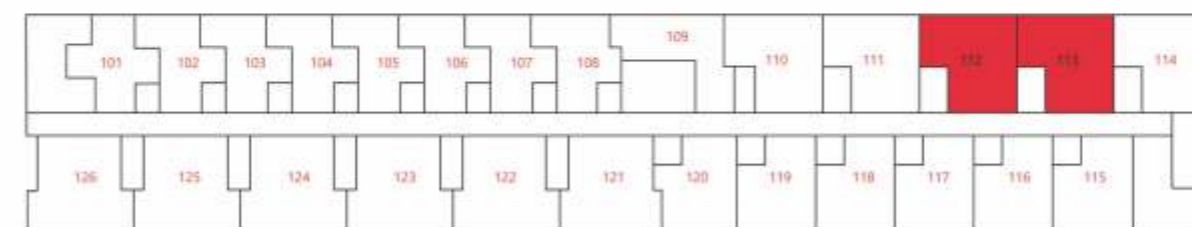
TOWER	SQ. FT.	TYPE	FACING
A	515	2BHK C	South

UNIT
A112, A113

Floor Plan



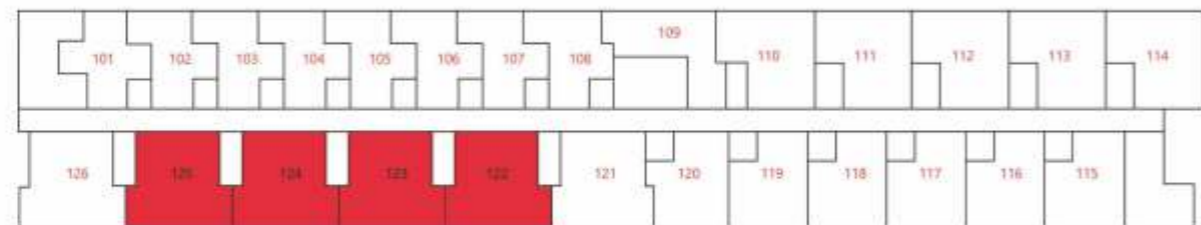
Isometric



TOWER	SQ. FT.	TYPE	FACING
A	566	2BHK R	North

UNIT
A122, A123, A124, A125

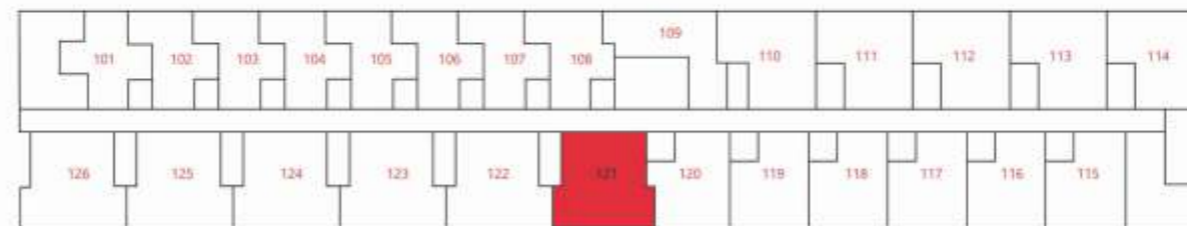
Floor Plan



TOWER	SQ. FT.	TYPE	FACING
A	569	2BHK R	North

UNIT
A121

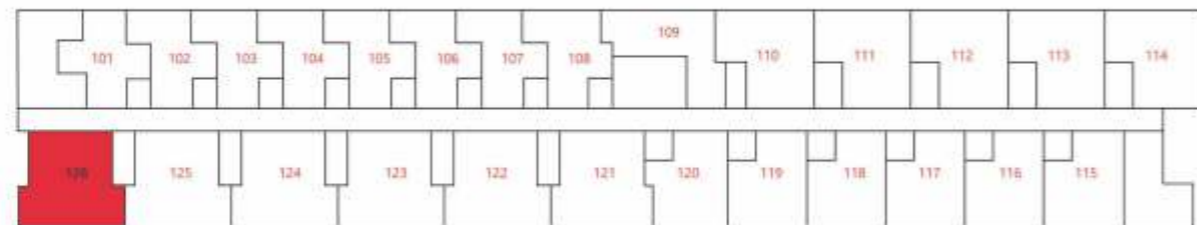
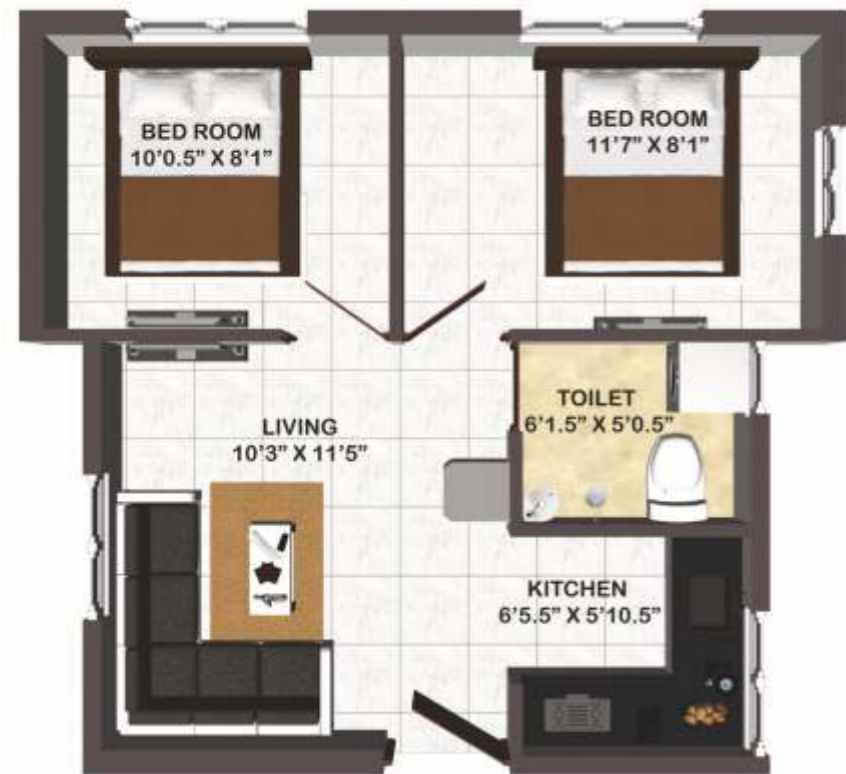
Floor Plan



TOWER	SQ. FT.	TYPE	FACING
A	555	2BHK R	North

UNIT
A126

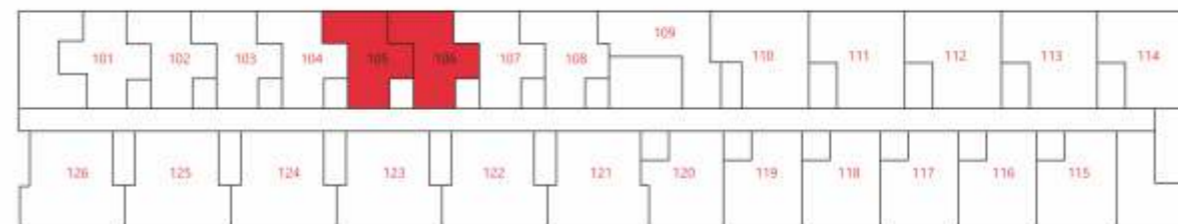
Floor Plan



TOWER	SQ. FT.	TYPE	FACING
A	360	1BHK	South

UNIT
A105, A106

Floor Plan



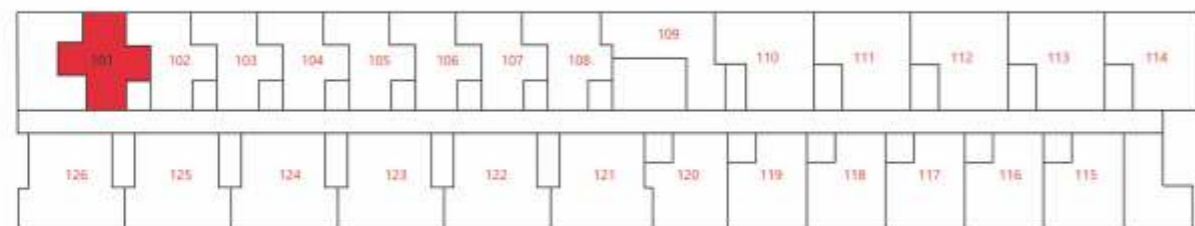
TOWER	SQ. FT.	TYPE	FACING
A	365	1BHK	South

UNIT
A101

Floor Plan



Isometric



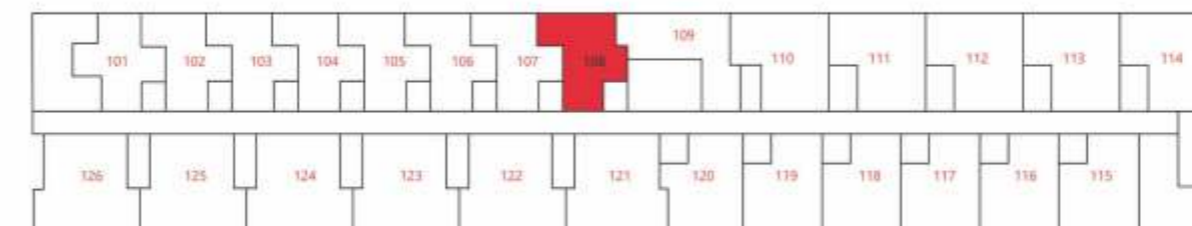
TOWER	SQ. FT.	TYPE	FACING
A	381	1BHK	South

UNIT
A108

Floor Plan



Isometric



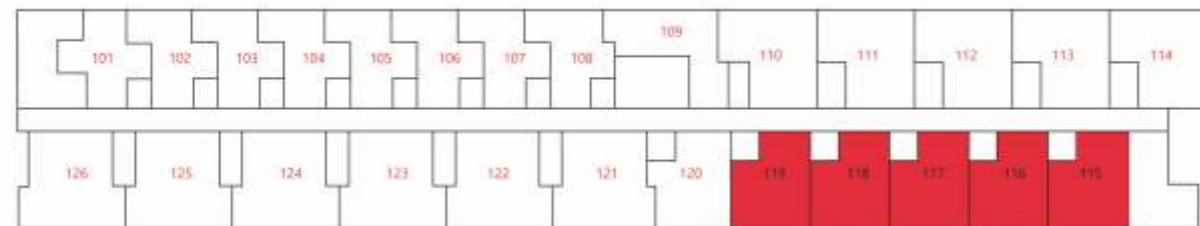
TOWER	SQ. FT.	TYPE	FACING
A	426	1BHK	North

UNIT
A115, A116, A117, A118, A119

Floor Plan



Isometric



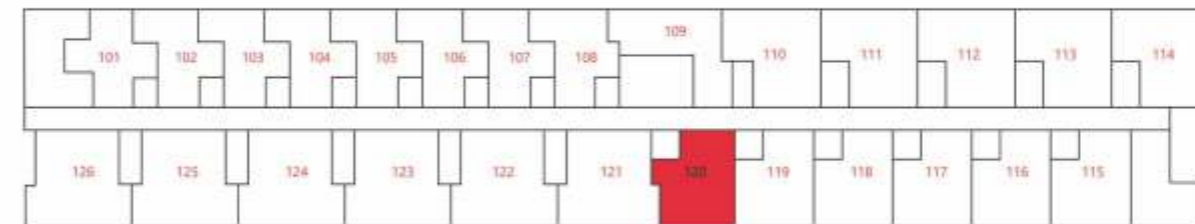
TOWER	SQ. FT.	TYPE	FACING
A	431	1BHK	North

UNIT
A120

Floor Plan



Isometric



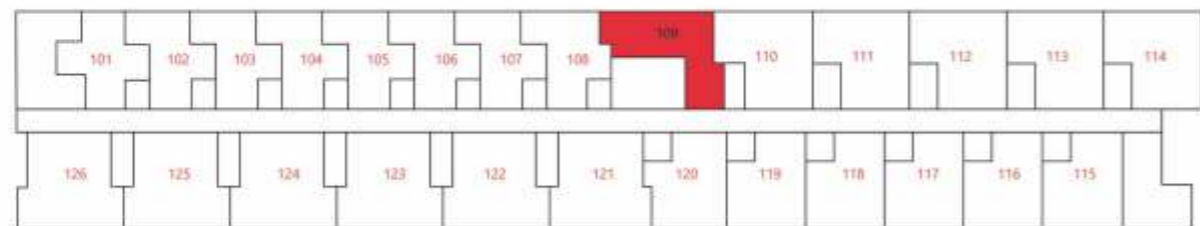
TOWER	SQ. FT.	TYPE	FACING
A	453	1BHK	South

UNIT
A109

Floor Plan



Isometric



TOWER - A

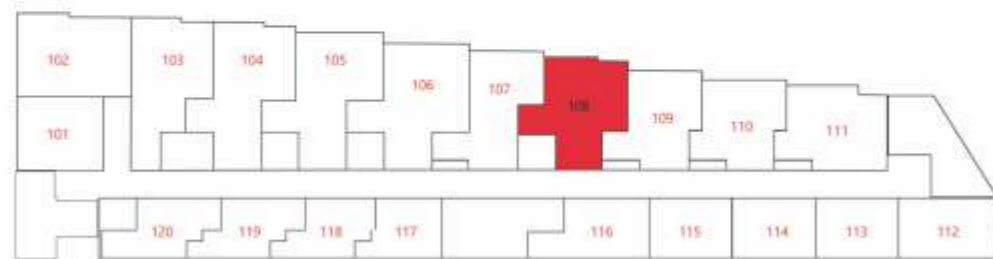
MASTER PLAN



TOWER - B

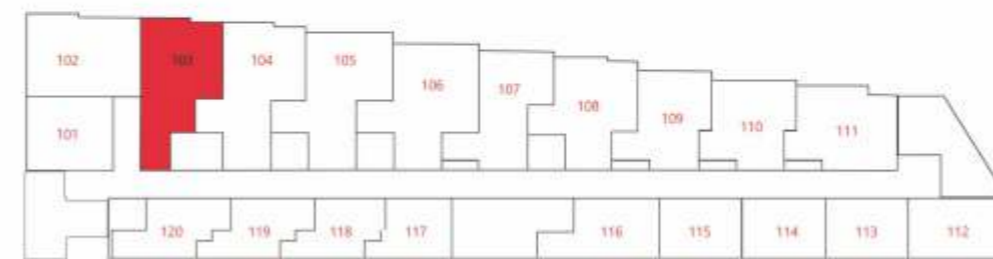
TOWER	SQ. FT.	TYPE	FACING
B	426	1BHK	West

UNIT
B108



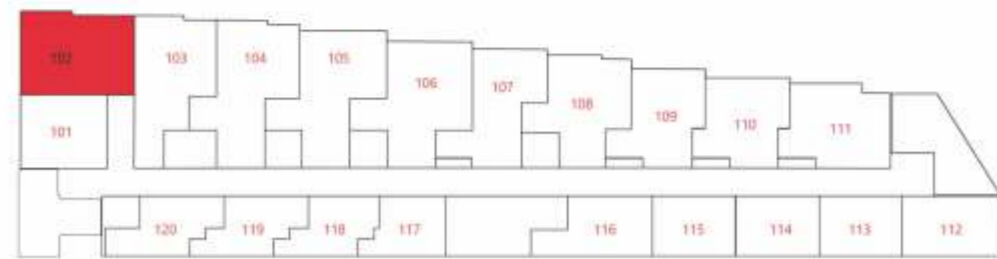
TOWER	SQ. FT.	TYPE	FACING
B	454	1BHK	North

UNIT
B103



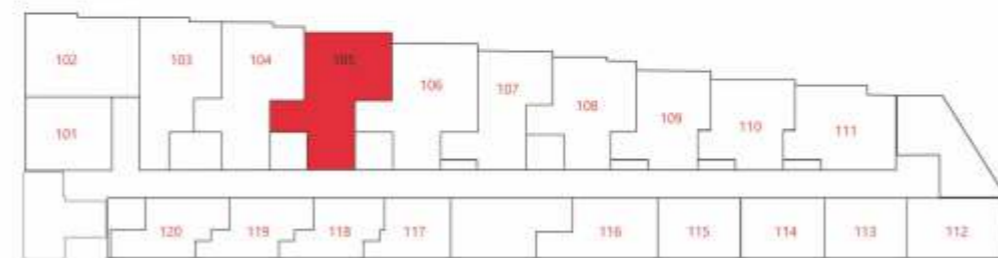
TOWER	SQ. FT.	TYPE	FACING
B	448	1BHK	West

UNIT
B102



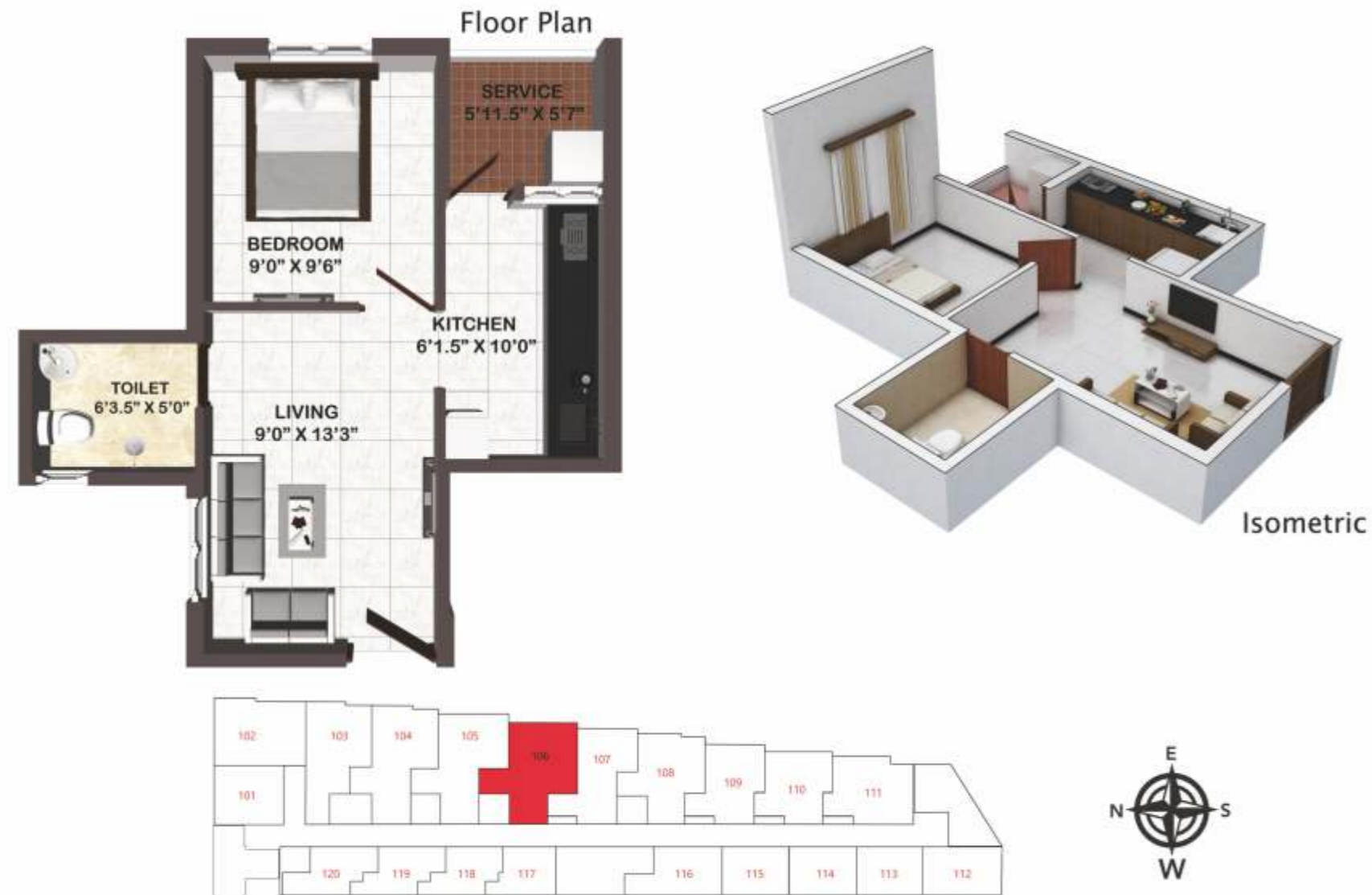
TOWER	SQ. FT.	TYPE	FACING
B	493	1BHK	West

UNIT
B105



TOWER	SQ. FT.	TYPE	FACING
B	502	1BHK	West

UNIT
B106



TOWER	SQ. FT.	TYPE	FACING
B	511	1BHK	West

UNIT
B104



TOWER	SQ. FT.	TYPE	FACING
B	354	Studio	West

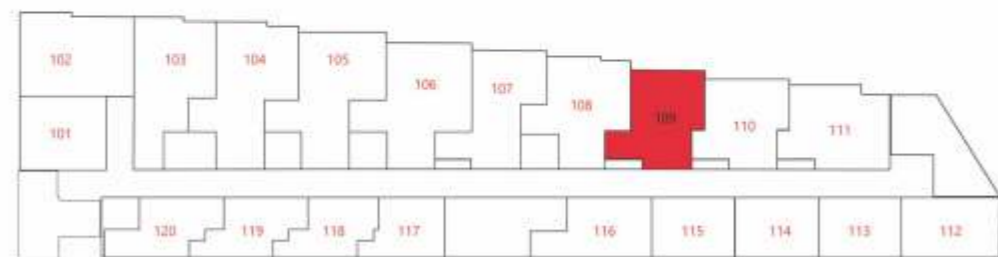
UNIT

B109

Floor Plan



Isometric



TOWER	SQ. FT.	TYPE	FACING
B	356	Studio	West

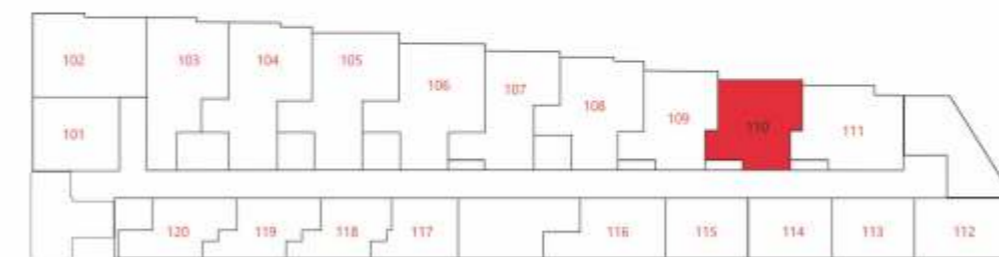
UNIT

B110

Floor Plan

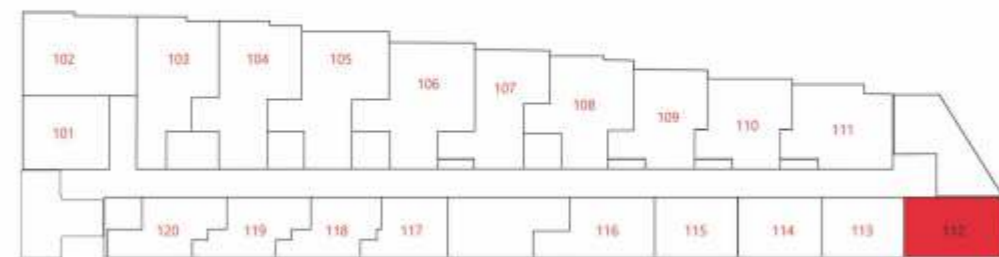


Isometric



TOWER	SQ. FT.	TYPE	FACING
B	358	Studio	East

UNIT
B112



TOWER	SQ. FT.	TYPE	FACING
B	395	Studio	West

UNIT
B111



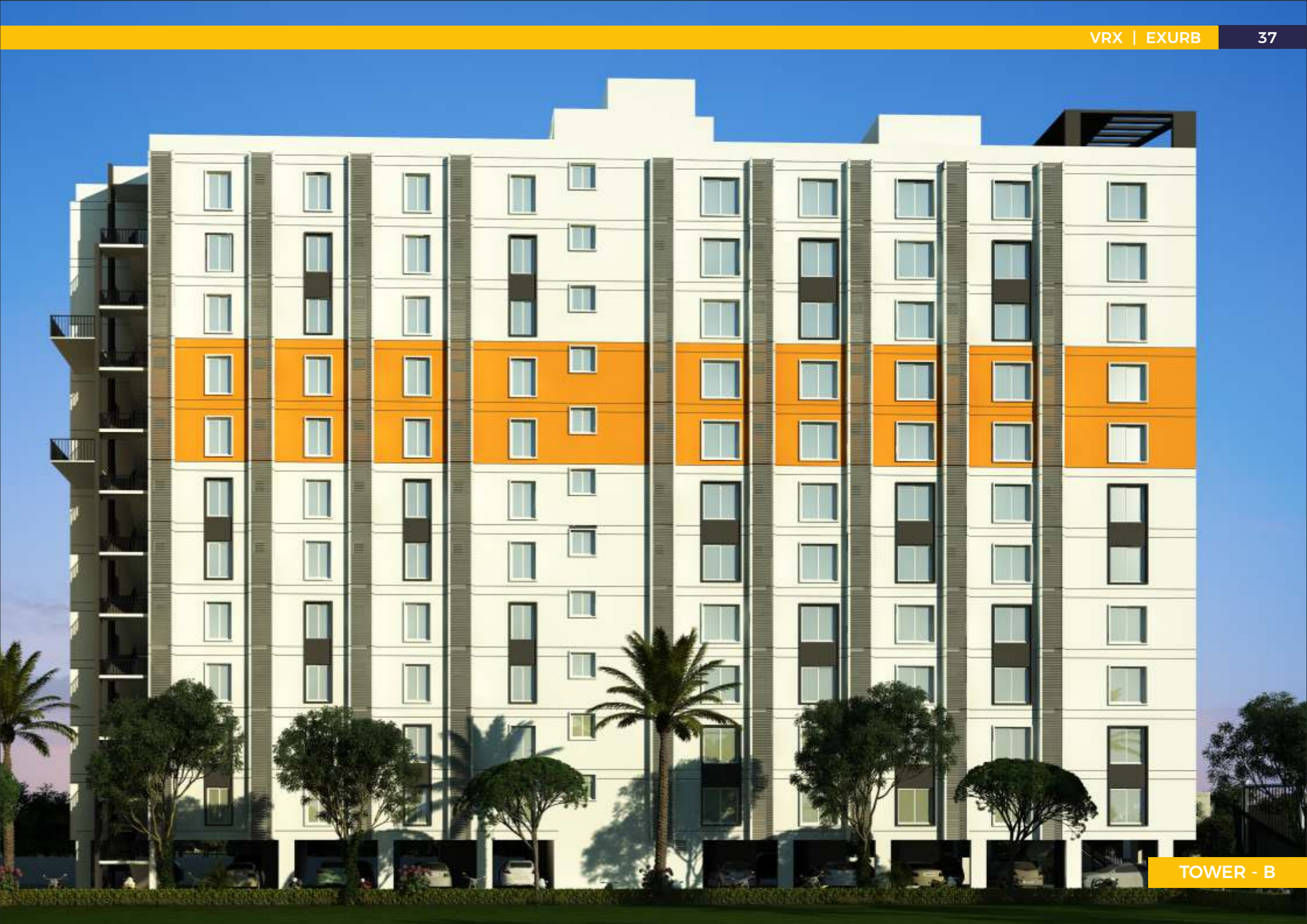
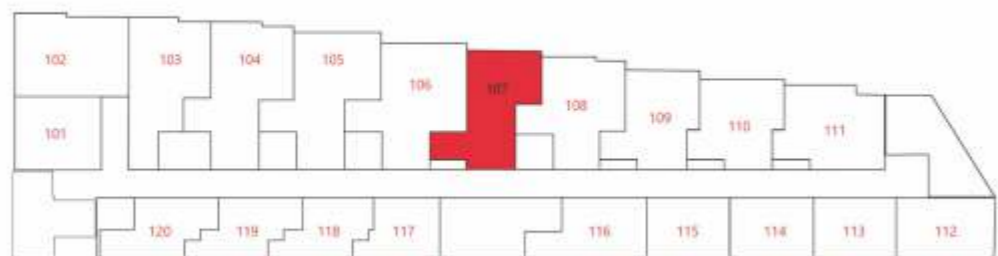
TOWER	SQ. FT.	TYPE	FACING
B	401	Studio	West

UNIT
B107

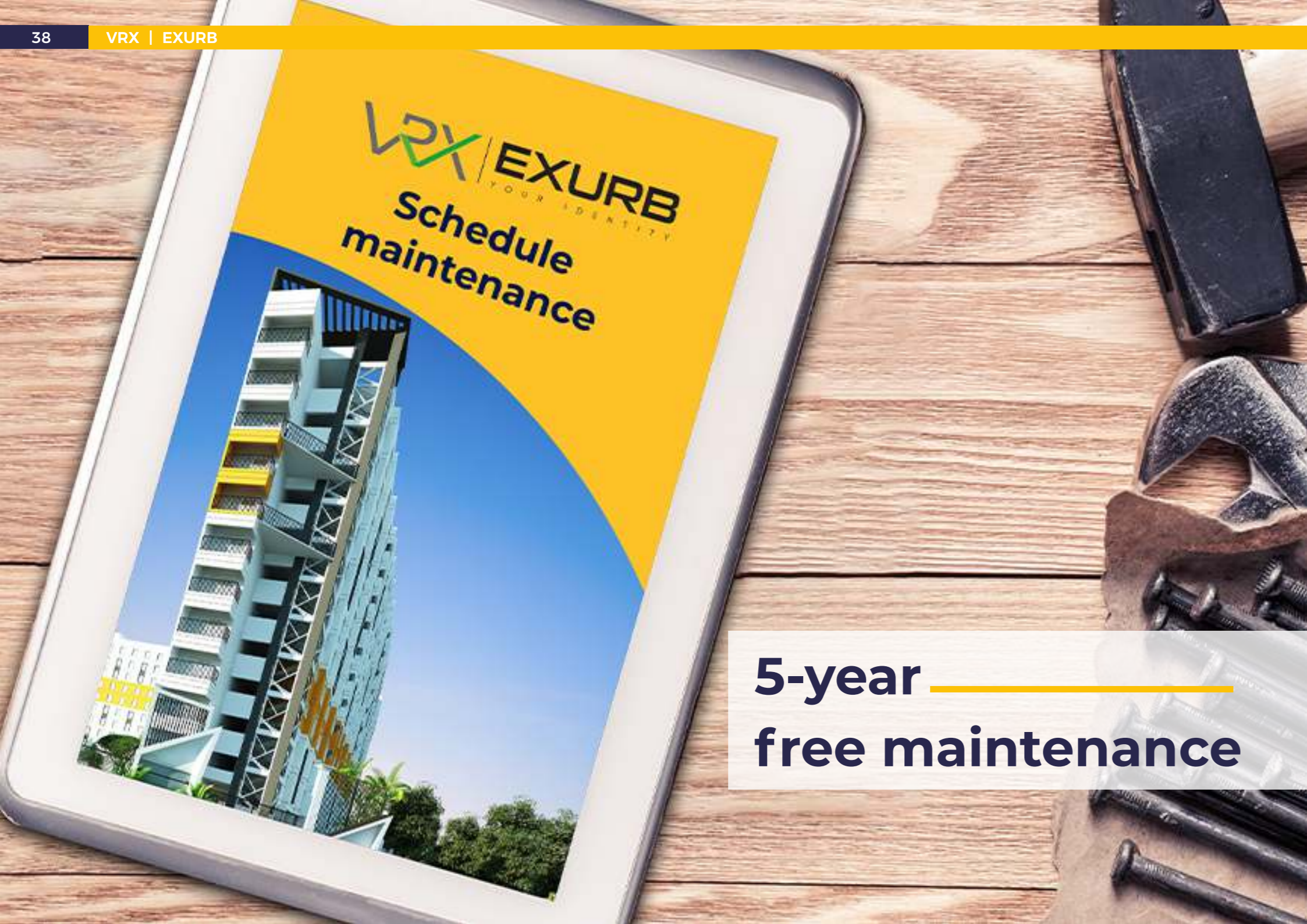
Floor Plan



Isometric



TOWER - B



5-year

 free maintenance

AMENITIES

 Table Tennis	 Mini Theatre	 Badminton Court	 Net bay Cricket	 Power Backup (Common area & Lift only)	 CCTV Surveillance & Security	 Roller Skate	 STP	 Pool Table
 Archery	 Basketball Court	 Toy Room	 Volleyball Court	 Covered Carpark	 Vastu Compliant	 Mall	 Lift	 Gym
 Kabaddi	 Two-wheeler Parking	 Gazebo	 Pebble Walk	 Caretaker/ Drivers Room	 Solar Power (for Common area lightings only)	 Garbage Chute	 24x7 Security Guard	 Organic Garden
 Lawn with Amphitheatre	 3 Phase EB (Only 2BHK)	 Gated Community	 Table Games	 Monkey Bar	 Parallel Bars	 Frisbee	 Four Square	 Wall Climbing
 Swing Ball	 Slide	 Swing	 Ladder ball	 See-Saw	 Jungle Gym	 Ring Ball		



SPECIFICATIONS

STRUCTURE

RCC Framed Structure, Design as per the soil test report

CIVIL

Peripheral Wall -	8" thick CLC wall
Wall in Between two flats -	6" thick CLC wall
Inner partition Wall -	4" thick CLC wall
Water Proofing in Toilet -	Yes
Compound Wall Height -	4' Height With 2' height Grill Fencing from Road level
Toilet Ceiling & Corridor Ceiling -	Plain False Ceiling

PAINTING

Exterior Painting -	ACE Exterior Paint
Interior Painting -	Wall - Putty with Interior Emulsion Ceiling - Putty with Interior Emulsion

CARPENTERING

Main Door Type -	Laminated Door with door lens- Vrist Brand (7' X 3'6" X 32mm)
Bedroom Door Type -	Laminated Door- Vrist Brand (7' X 3'0" X 32mm)
Toilet & Service / Balcony Door Type -	Laminated Door- Vrist Brand (7' X 2'6" X 27mm)
Lock Type - Main Door -	Cylinder SS Lock with key (with Magnetic Stopper)
Lock Type - Bedroom & Service / Balcony -	Cylinder Lock With key (with Magnetic Stopper)
Lock Type - Toilet Door -	Cylinder Lock Without key
Windows -	Aluminium window (without grill) Kitchen Window - Aluminium window with exhaust opening
Ventilators -	2'0" X 2'0" with exhaust fan opening (Aluminium)

TILE

Kitchen Top Type -	600mm Wide Granite Top with clamp
Flooring -	600mm X 600mm vitrified tiles
Toilet Flooring / Balcony Flooring -	200mm X 200mm Anti-Skid vitrified tiles
Toilet Dadoing -	200mm X 300mm Ceramic Tile (7' Height)
Kitchen Dadoing -	200mm X 300mm Ceramic Tile (2' Height)
Car Parking Flooring -	Paver Block
Passage Flooring / Drive Way -	Paver Block
Corridor Flooring -	600mm X 600mm vitrified Tiles
Staircase Tread and Riser -	Kadapa stone plain finish 20mm thick (Only Edge Polish, No Gripper & Nosing)
Landing -	600mm X 600mm vitrified Tiles
Hand Rail Type -	MS / Aluminium Handrail

ELECTRICAL

Power Supply -	Studio, 1BHK & 1.5BHK - Single phase 2BHK - Three phase
Power backup -	Common Area only
TV point -	Living & All Bed Room(Conduit Only)
Telephone Point & Network -	Living - 1 No (Provided Along with TV Point)(Conduit Only)
AC Point Provision in 1,1.5 & 2 BHK Flat -	1 No in Each Bedroom
AC Point Provision in Studio Type Flat -	1 No in Living
Exhaust Fan Provision in Toilet -	Yes
Exhaust Fan Provision in Kitchen -	Yes
Geyser Point Provision in Toilet -	Yes
Washing Machine Point Provision -	Yes
Switches -	Roma - Anchor or equivalent
Wires -	Asmon or Equivalent with ISI mark

Inverter line Provision -	For all lightings & 2Nos 5Amps (Near TV Point)
Solar Panelling -	Only for Common Area Lighting

CP FITTINGS

Brand -	Hindware Benelave or Equivalent
Shower Type -	Cylinder/Round shower with Wall Mixer and Spout
EWC Type -	Floor Mount With External Flush Tank and PVC Health faucet (with PVC angular stop cock)
Wash Basin -	Corner Type with Pillar cock (with PVC bottle trap and PVC angular stop cock)
Washing Machine -	Provision with Dummy (No Fittings)
Sink type -	SS Sink & Sink Cock wall mounted

PLUMBING

Inner plumbing -	CPVC Pipe
Outer plumbing -	PVC Pipe

OTHERS

CCTV Surveillance -	Yes (Lift & common area)	
Gym Equipments	(a) Weight Training (Dumbbells)	(e) Treadmill
	(b) Weight Training Bench	(f) Gym Ball
	(c) Bar Bell and weight plates	(g) Cycling
	(d) Weight training machine	(h) Floor Mat
		(g) EFX
Outdoor Amenities		
1.Badminton Court	9.Kabaddi	17.VolleyBall Court
2.Basketball Court	10.Monkey Bar	18.Lawn with Amphi Theatre
3.Net bay Cricket (2 nos)	11.Parallel Bars	19.Skipping Rope
4.Organic Garden	12.Jungle Jim	20.Swing
5.Pebble Walk	13.Ladder ball	21.See-Saw
6.Roller Skate	14.Archery	22.Frisbee
7.Wall climbing	15.Slide	23.Ring Ball
8.Four Square	16.Swing Ball	24.Gazebo
Indoor Amenities		
(a) Mini Theater	(e) Table Game	
(b) Table Tennis	1.Cheess	4.Business game
(c) Pool table	2.Carrom	5.Snake & ladder
(d) Toy Room	3.BrainVita	6.Pallanguzhi
Gardening -	Basic gardening	

A DREAM HOME FOR EVERY DREAM

Imagine rich experiences that transform each day into a more enriching one. Imagine a life that fulfils every aspect of your dream. Imagine having the rare privilege of time for personal passions and a rewarding work life.

Now, imagine all this in one place.

Welcome home.



PAYMENT SCHEDULE

Booking Advance	₹ 50,000
Booking amount within 7 days from the date of booking advance (After deducting booking advance)	10%
15 days from the date of booking advance on agreement stage	40%
On completion of foundation work	8%
On completion of 1 st floor roof	7%
On completion of 4 th floor roof	7%
On completion of 7 th floor roof	7%
On completion of 9 th floor roof	7%
On completion of 11 th floor roof	4%
On completion of block work	4%
On completion of plastering work	3%
During handover of flat	3%



IT BENEFITS

Owning a dream house can be more beneficial than you think. By availing a home loan you can get numerous IT benefits.

BENEFITS INCLUDE

- Get deductions up to Rs. 5 lakhs on the principal amount under section 80C
- Avail a deduction of up to Rs. 2 lakhs on the interest under 24E
- Get an additional deduction of Rs. 50,000 under 80EE
- Get a deduction of up to Rs. 1.5 lakhs on Stamp Duty under 80C
- Get an added deduction of Rs. 1.5 lakhs under 80EEA

REASONS TO BUY VRX EXURB NOW

- » Bang on 200 ft. main road
- » Futuristic location
- » 5-Year free maintenance
- » 10x Market appreciation
- » Near IT hubs & schools
- » 40+ Amenities

**DREAMS ARE PRICELESS
BUT NOT EXPENSIVE**



**FUTURISTIC HOMES THAT ARE RIGHTLY SIZED
AND HONESTLY PRICED**



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