

**TAKE YOUR LIFE TO  
THE NEXT LEVEL**

**CASAGRAN  
NEXTOWN**

**CASAGRAN**  
building aspirations





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

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

*ENTRANCE VIEW*





**CASAGRAN**  
**NEXTOWN**

Casgrand Nextown is a stunning home that offers an elevated standard of living at a great price.

Situated at the heart of Coimbatore's IT hub and surrounded by the best of life, Nextown is your dream come true at an affordable price. With 364 apartments with premium amenities on a 3.7-acre expanse, Nextown promises a relaxed lifestyle amidst a bustling life.

**Salient features**

- Contemporary new age architecture
- Grand entrance
- Clubhouse
- Vaastu compliant
- Secured, gated community
- CCTV security across common areas
- 100% power backup for all common areas

## AMENITIES

- Clubhouse with swimming pool
- Multipurpose hall
- Mini theatre
- Fully equipped gym
- Indoor games room
- Walking track
- Outdoor children's play area with park and seating facilities
- Intercom
- Association room
- Restrooms for drivers & servants



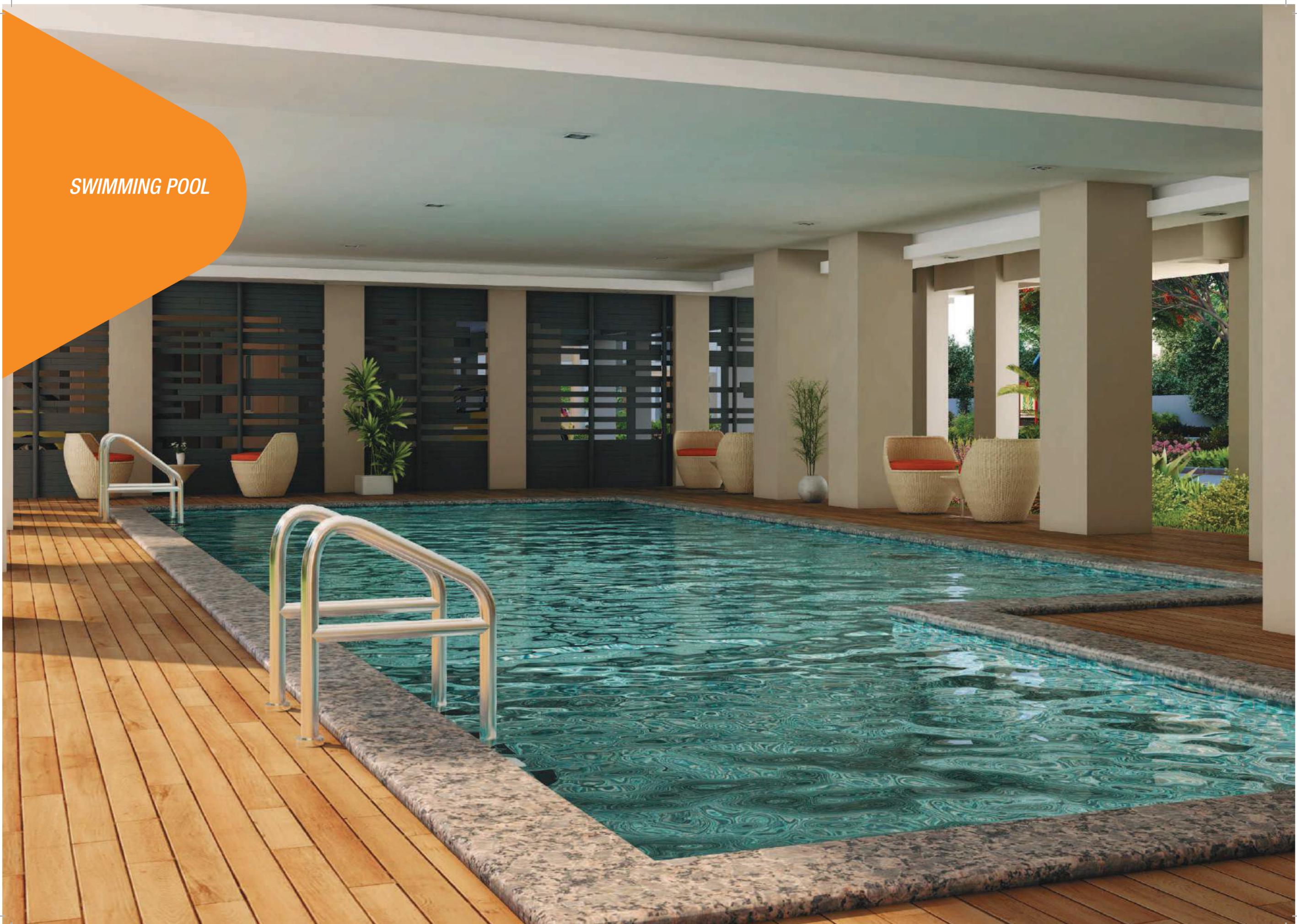
*4-STORIED  
CLUBHOUSE*



*BLOCK 1  
ELEVATION VIEW*



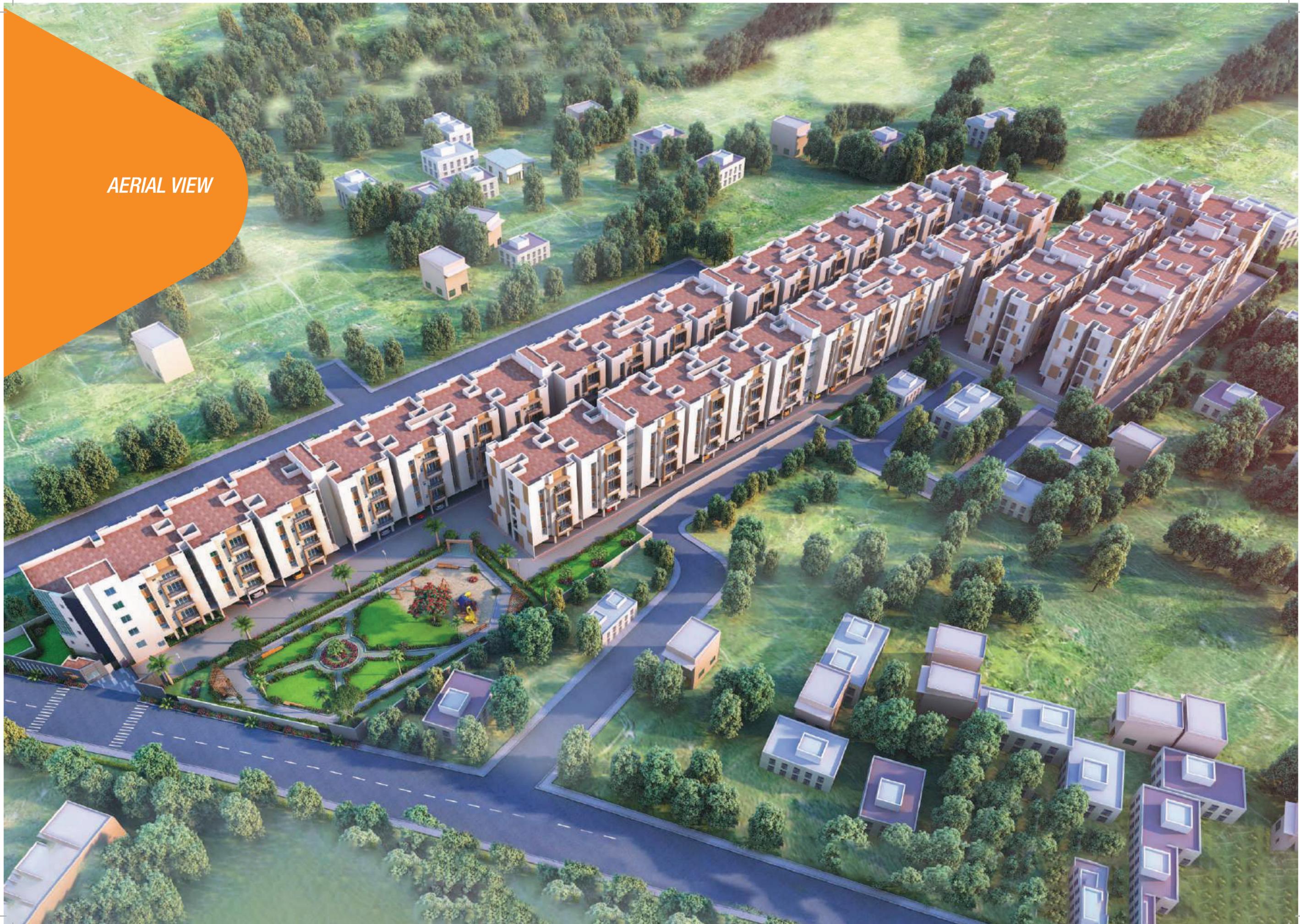
*SWIMMING POOL*



*PARK VIEW*



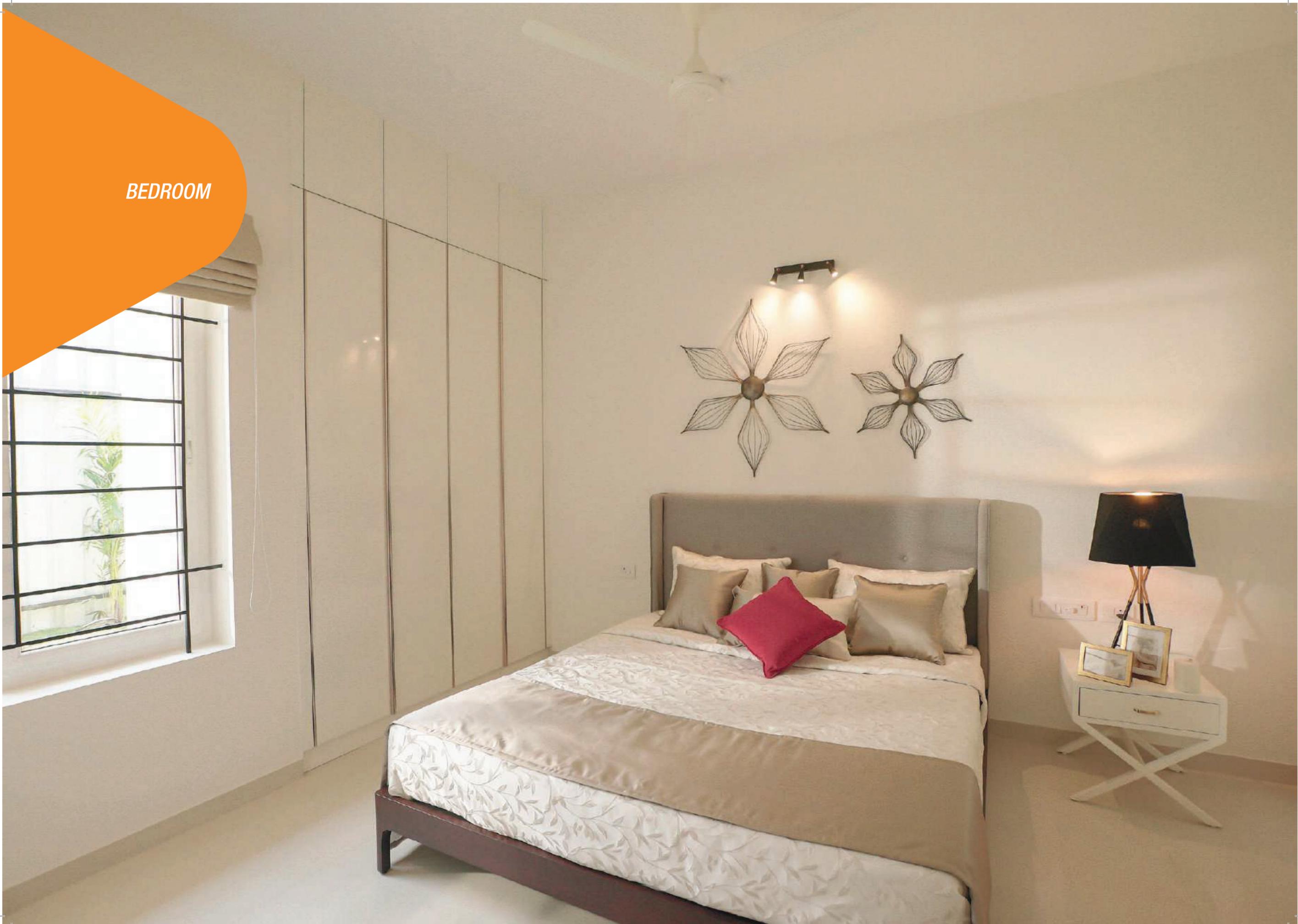
*AERIAL VIEW*



*BEDROOM*



*BEDROOM*



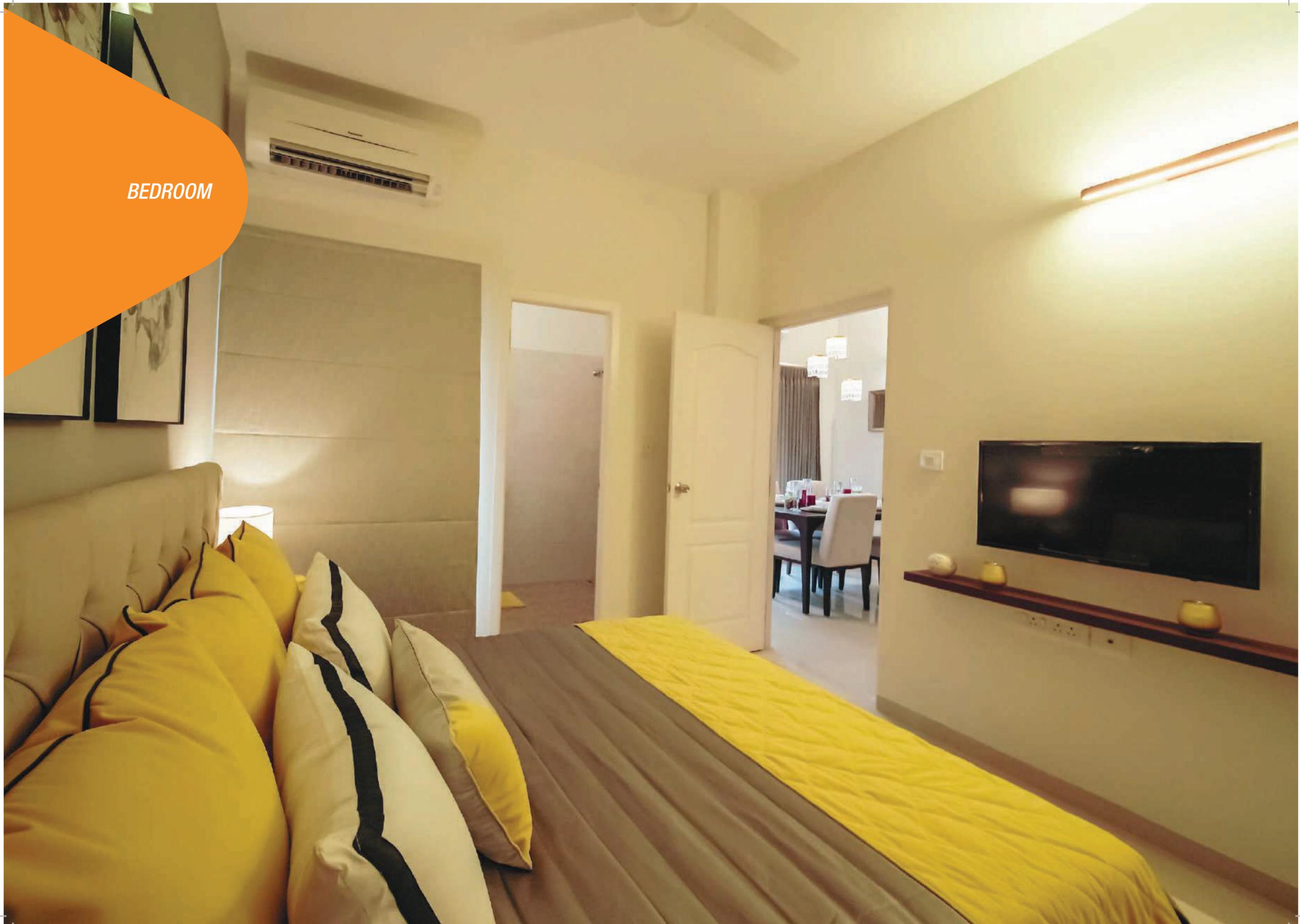
LIVING ROOM



*KITCHEN*



*BEDROOM*



*BATHROOM*



*PRODUCT  
SUPERIORITY*





#### Grand living at an affordable price

- Clubhouse façade will have a glazed finish and be located at front which will give a grand look to the community
- Clubhouse has an exclusive party lawn along with a swimming pool. This space is reserved and there is restricted vehicular access through clubhouse area.
- A lot of open spaces are provided in the community with play grounds in the park at the entrance



#### Contemporary unit design

Aesthetic 2 BHK apartments will be a perfect match for young professionals and nuclear families who aspire to live in branded and well-designed apartments offering the right amenities at a competitive price



#### Functional spaces

Sensible division of the spaces of the home to make it both multipurpose and appropriate for use



#### Vaastu compliant

Conscious efforts have been taken during design phase to have most of the units vaastu compliant and the following have been achieved

- All units have SW bedrooms
- No units have north facing headboards
- Kitchen located at SE / NW as per vaastu
- No units have NE, SW toilets



#### Ventilation

Utmost importance has been given to ventilation of all habitable spaces; all internal and external spaces are well-ventilated ensuring fresh air and natural light



#### Secured community

- Controlled entry and exit into the community with security cabins located at the entrance
- There will be CCTV surveillance at pivotal points across the project



#### No dead space

- Internal spaces have been designed with zero dead space ensuring maximum usable area in the apartment
- All the external spaces have been well-utilized with proper allocation of parking and meter rooms for various purposes



#### Interior planning

Interior detailing for each apartment is done to help customer furnish the house as per plans shown in brochure with

- Defined wardrobe locations for every unit
- TV position for every unit
- Bed location with side tables
- Apt electrical layout



#### Wardrobe niches

Most bedrooms have been designed to have a wardrobe niche, so that the wardrobe does not waste space in the bedroom ensuring there is more usable space for furnishing



#### No apartment doors face each other

To ensure more privacy and security, units have been designed in such a way that for maximum units, entrance doors do not face each other



#### Bedrooms and balconies planning

- All bedrooms and balconies are planned in such a way that they look outside, making sure every bedroom enjoys a good view and ventilation
- None of the balconies look into small cutouts and non-ventilated spaces
- No bedroom has dimensions less than 10 feet



#### Planning for ODU locations

Thoughtfully planned and created spaces for placing ODUs of ACs so that they are accessible for service



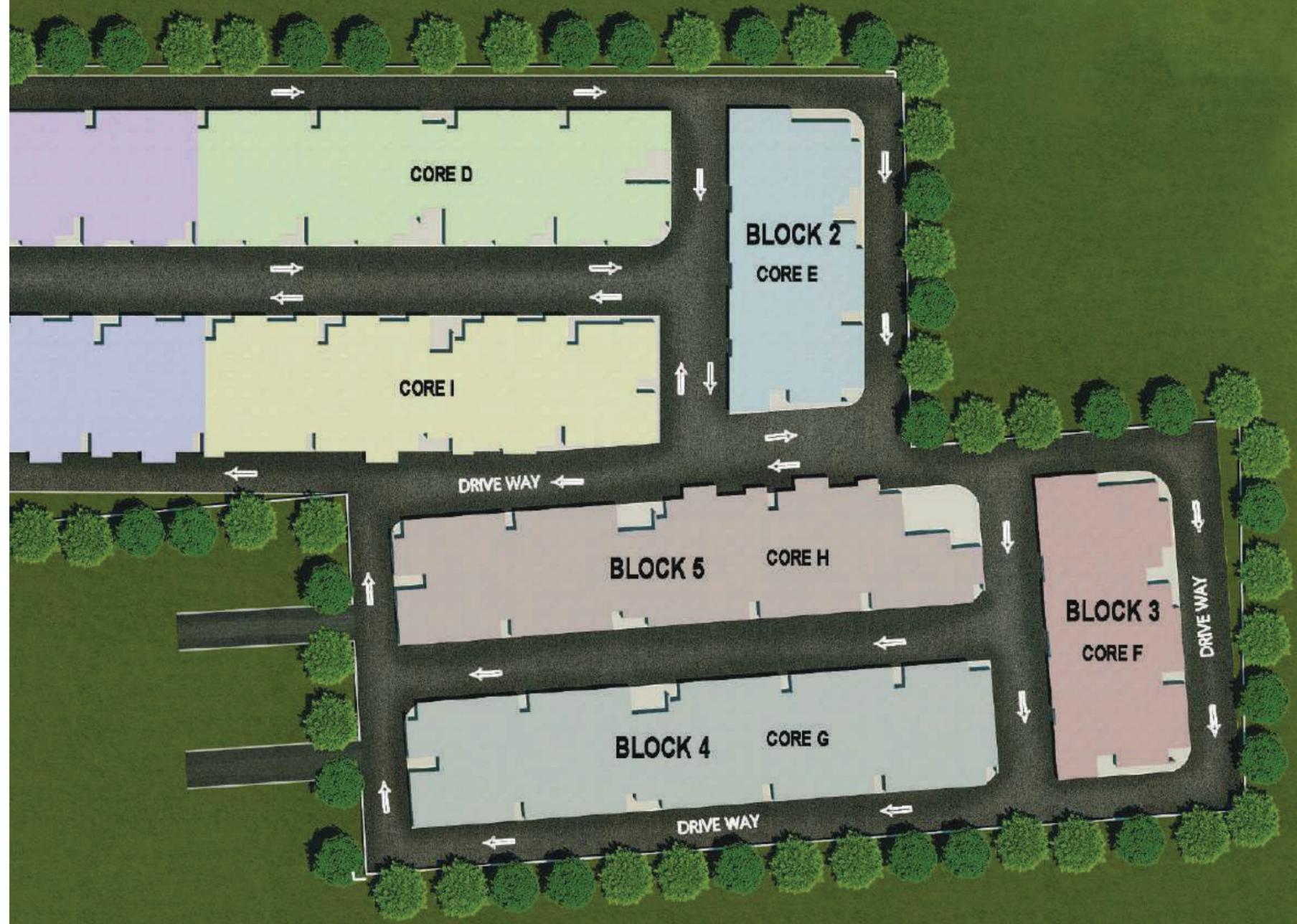
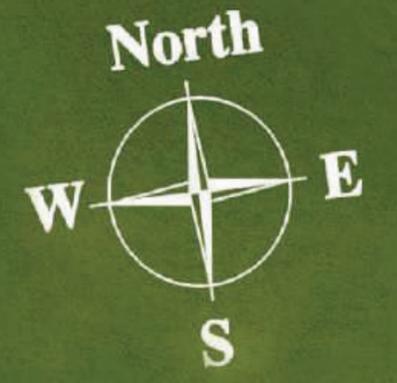
#### Well-lit and ventilated corridors

- All the corridors are well-lit and ventilated from either ends or intermediate cutouts so that there will be no requirement to light corridors during the day
- The community is well-equipped with recreational activity spaces and amenities. It has 10 amenities to ensure a healthy lifestyle after a tiring day

**MASTER PLAN**



BLOCK NO	CORE	TYPE	NOS
1	A	2BHK	40
	B	2BHK	32
	C	2BHK	32
	D	2BHK	32
2	E	1BHK	28
3	F	1BHK	28
4	G	1BHK	4
		2BHK	36
5	H	2BHK	36
6	I	1BHK	8
		2BHK	24
	J	2BHK	32
	K	2BHK	32
TOTAL			364



STILT FLOOR PLAN



13.72M WIDE EXISTING ROAD

30' ROAD

DRIVE WAY

7.2M WIDE DRIVE WAY

DRIVE WAY

PARK





**BLOCK 1 - CORE A**

**A104, A204,  
A304, A405**

**A105, A205,  
A306, A406**

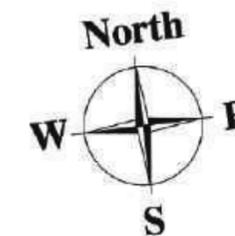
**A106, A207,  
A307, A407**



**A103, A203,  
A303, A403**

**A102, A202,  
A302, A402**

**A101, A201,  
A301, A401**



**A108, A208,  
A308, A408**

**A109, A209,  
A309, A409**

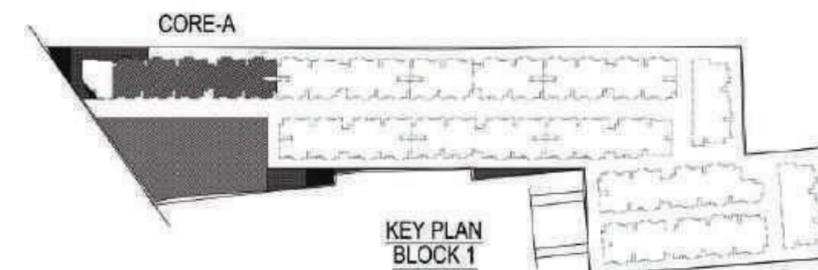


1.50M WIDE CORRIDOR



**A111, A211,  
A311, A411**

**A110, A210,  
A310, A410**



Block	Flat No.	Facing	Type	Carpet Area (Sq Ft)	Saleable Area (Sq Ft)
1	A 101, A 201, A 301, A 401	North	2BHK+2T	552	857
1	A 102, A 202, A 302, A 402	North	2BHK+2T	552	856
1	A 103, A 203, A 303, A 403	North	2BHK+2T	545	848
1	A 104, A 204, A 304, A 405	South	2BHK+2T	623	957
1	A 105, A 205, A 306, A 406	South	2BHK+2T	627	958
1	A 106, A 207, A 307, A 407	South	2BHK+2T	627	962
1	A 108, A 208, A 308, A 408	South	2BHK+2T	627	962
1	A 109, A 209, A 309, A 409	South	2BHK+2T	627	962
1	A 110, A 210, A 310, A 410	North	2BHK+2T	567	877
1	A 111, A 211, A 311, A 411	North	2BHK+2T	552	857

**BLOCK 1 - CORE B**

**B103, B203,  
B303, B403**



**B104, B204,  
B304, B405**



1.50M WIDE CORRIDOR

**B102, B202,  
B302, B402**

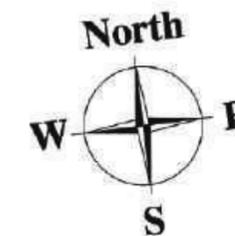


**B101, B201,  
B301, B401**



UP

LIFT



**B105, B205,  
B306, B406**

**B106, B207,  
B307, B407**

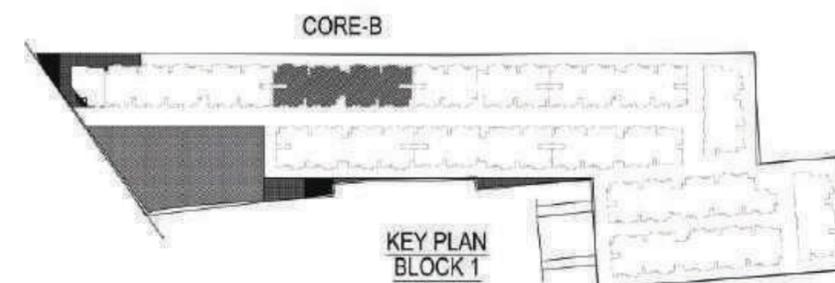


1.50M WIDE CORRIDOR



**B109, B209,  
B309, B409**

**B108, B208,  
B308, B408**



Block	Flat No.	Facing	Type	Carpet Area (Sq Ft)	Saleable Area (Sq Ft)
1	B 101, B 201, B 301, B 401	North	2BHK+2T	552	857
1	B 102, B 202, B 302, B 402	North	2BHK+2T	552	857
1	B 103, B 203, B 303, B 403	South	2BHK+2T	627	962
1	B 104, B 204, B 304, B 405	South	2BHK+2T	552	860
1	B 105, B 205, B 306, B 406	South	2BHK+2T	591	911
1	B 106, B 207, B 307, B 407	South	2BHK+2T	577	888
1	B 108, B 208, B 308, B 408	North	2BHK+2T	567	874
1	B 109, B 209, B 309, B 409	North	2BHK+2T	552	857

**BLOCK 1 - CORE C**

**C103, C203,  
C303, C403**

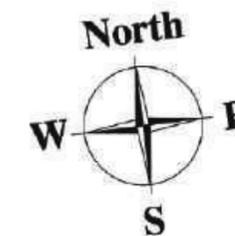
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**C102, C202,  
C302, C402**

**C101, C201,  
C301, C401**





**C105, C205,  
C306, C406**

**C106, C207,  
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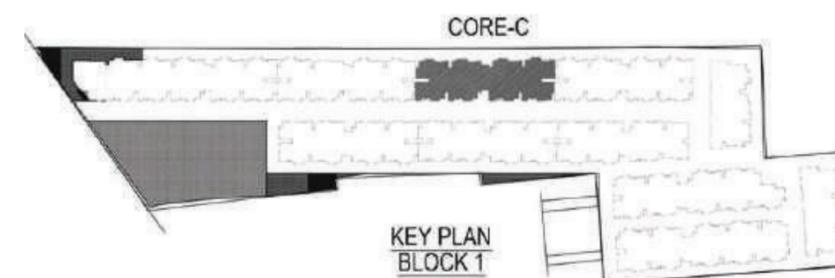


1.50M WIDE CORRIDOR



**C109, C209,  
C309, C409**

**C108, C208,  
C308, C408**



Block	Flat No.	Facing	Type	Carpet Area (Sq Ft)	Saleable Area (Sq Ft)
1	C 101, C 201, C 301, C 401	North	2BHK+2T	552	857
1	C 102, C 202, C 302, C 402	North	2BHK+2T	552	855
1	C 103, C 203, C 303, C 403	South	2BHK+2T	577	888
1	C 104, C 204, C 304, C 405	South	2BHK+2T	577	891
1	C 105, C 205, C 306, C 406	South	2BHK+2T	591	909
1	C 106, C 207, C 307, C 407	South	2BHK+2T	627	959
1	C 108, C 208, C 308, C 408	North	2BHK+2T	567	874
1	C 109, C 209, C 309, C 409	North	2BHK+2T	552	857

**BLOCK 1 - CORE D**

**D103, D203,  
D303, D403**

**D104, D204,  
D304, D405**



1.50M WIDE CORRIDOR

UP

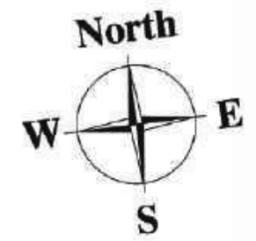
LIFT

**D102, D202,  
D302, D402**

**D101, D201,  
D301, D401**



LIFT



D105, D205,  
D306, D406

D106, D207,  
D307, D407

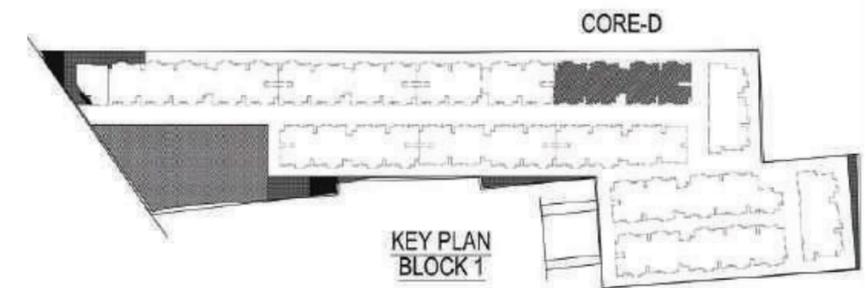


1.50M WIDE CORRIDOR



D109, D209,  
D309, D409

D108, D208,  
D308, D408



Block	Flat No.	Facing	Type	Carpet Area (Sq Ft)	Saleable Area (Sq Ft)
1	D 101, D 201, D 301, D 401	North	2BHK+2T	552	857
1	D 102, D 202, D 302, D 402	North	2BHK+2T	552	855
1	D 103, D 203, D 303, D 403	South	2BHK+2T	627	958
1	D 104, D 204, D 304, D 405	South	2BHK+2T	627	962
1	D 105, D 205, D 306, D 406	South	2BHK+2T	627	962
1	D 106, D 207, D 307, D 407	South	2BHK+2T	627	962
1	D 108, D 208, D 308, D 408	North	2BHK+2T	567	877
1	D 109, D 209, D 309, D 409	North	2BHK+2T	552	857

**BLOCK 2 - CORE E**

**E103, E203,  
E303, E403**

**E104, E204,  
E304, E405**

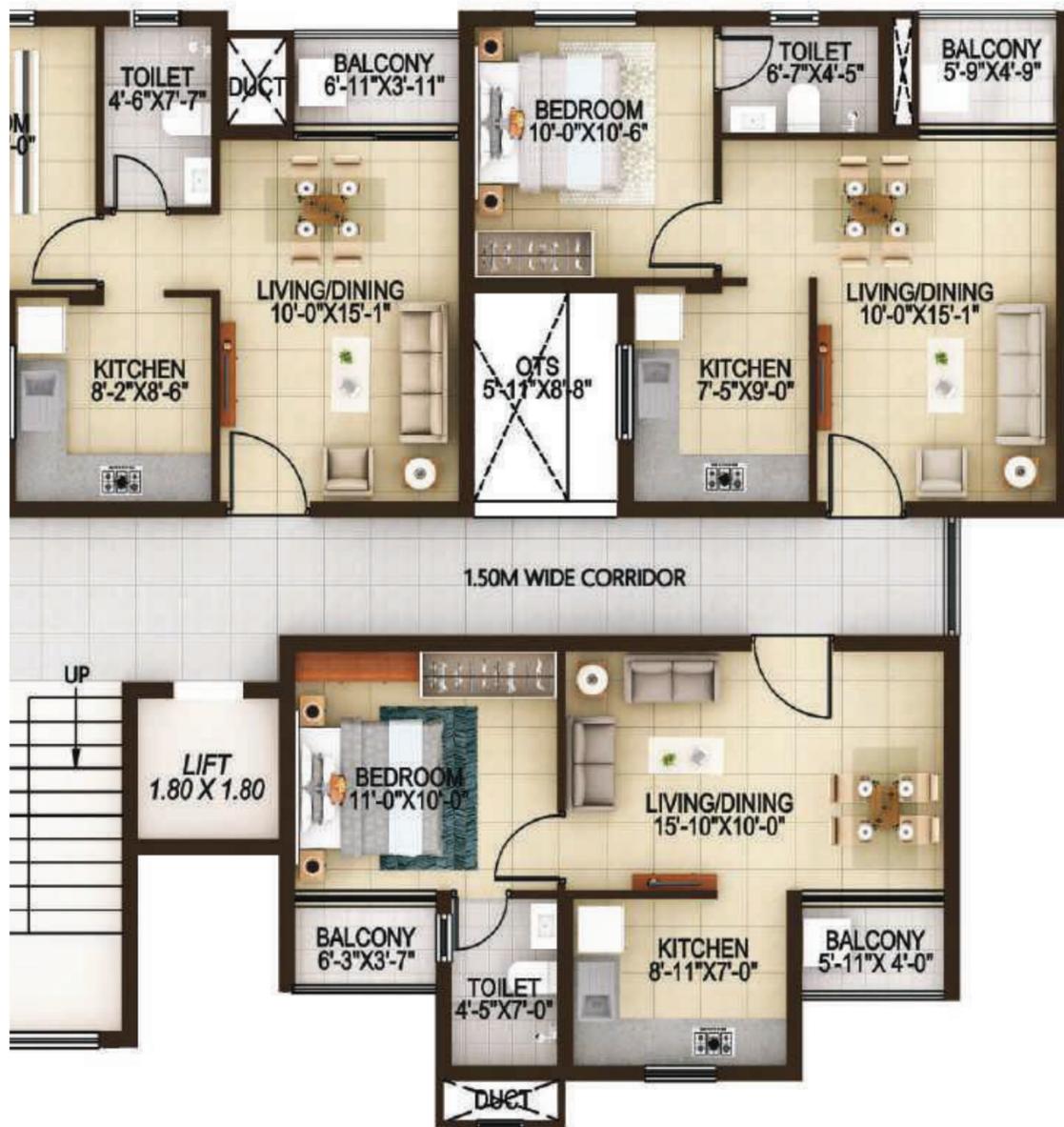


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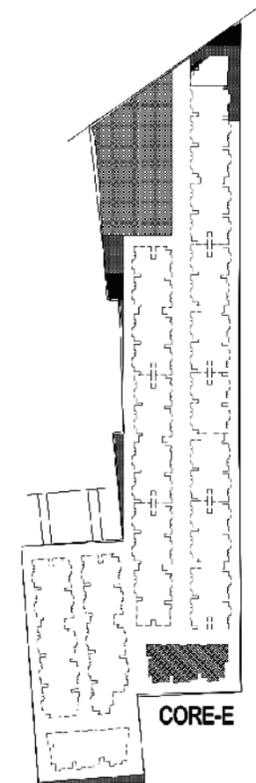
**E101, E201,  
E301, E401**

E105, E205,  
E306, E406

E106, E207,  
E307, E407



E108, E208,  
E308, E408



KEY PLAN  
BLOCK 2

Block	Flat No.	Facing	Type	Carpet Area (Sq Ft)	Saleable Area (Sq Ft)
2	E 101, E 201, E 301, E 401	West	1BHK+1T	378	618
2	E 102, E 202, E 302, E 402	West	1BHK+1T	378	618
2	E 103, E 203, E 303, E 403	East	1BHK+1T	407	625
2	E 104, E 204, E 304, E 405	East	1BHK+1T	399	617
2	E 105, E 205, E 306, E 406	East	1BHK+1T	399	617
2	E 106, E 207, E 307, E 407	East	1BHK+1T	391	610
2	E 108, E 208, E 308, E 408	West	1BHK+1T	384	625

**BLOCK 3 - CORE F**

**F103, F203,  
F303, F403**

**F104, F204,  
F304, F405**



1.50M WIDE CORRIDOR



**F102, F202,  
F302, F402**

**F101, F201,  
F301, F401**

DN

F105, F205,  
F306, F406

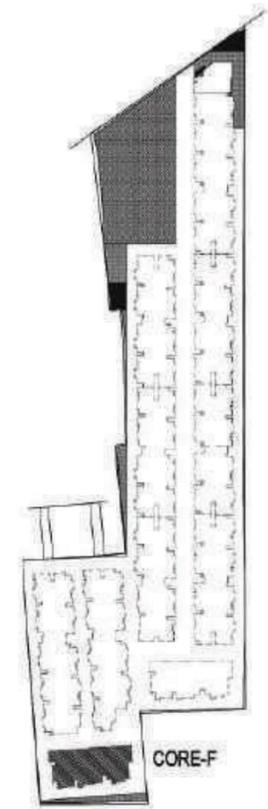
F106, F207,  
F307, F407



1.50M WIDE CORRIDOR

LIFT  
1.80 X 1.80

F108, F208,  
F308, F408



KEY PLAN  
BLOCK 3

Block	Flat No.	Facing	Type	Carpet Area (Sft)	Saleable Area (Sft)
3	F101, F201, F301, F401	West	1BHK+1T	378	618
3	F102, F202, F302, F402	West	1BHK+1T	378	618
3	F103, F203, F303, F403	East	1BHK+1T	407	625
3	F104, F204, F304, F405	East	1BHK+1T	399	617
3	F105, F205, F306, F406	East	1BHK+1T	399	617
3	F106, F207, F307, F407	East	1BHK+1T	391	610
3	F108, F208, F308, F408	West	1BHK+1T	384	625

**BLOCK 4 - CORE G**

**G110, G210,  
G310, G410**

**G111, G211,  
G311, G411**



**G109, G209,  
G309, G409**

**G108, G208,  
G308, G408**



G101, G201,  
G301, G401

G102, G202,  
G302, G402

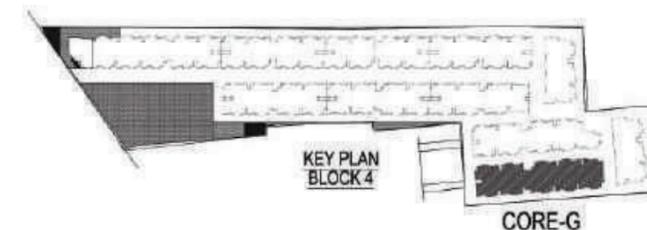
G103, G203,  
G303, G403



G106, G207,  
G307, G407

G105, G205,  
G306, G406

G104, G204,  
G304, G405



Block	Flat No.	Facing	Type	Carpet Area (Sft)	Saleable Area (Sft)
4	G101, G201, G301, G401	South	2BHK+2T	577	891
4	G102, G202, G302, G402	South	2BHK+2T	577	888
4	G103, G203, G303, G403	South	1BHK+1T	359	594
4	G104, G204, G304, G405	North	2BHK+2T	577	891
4	G105, G205, G306, G406	North	2BHK+2T	577	888
4	G106, G207, G307, G407	North	2BHK+2T	577	891
4	G108, G208, G308, G408	North	2BHK+2T	577	891
4	G109, G209, G309, G409	North	2BHK+2T	577	891
4	G110, G210, G310, G410	North	2BHK+2T	577	891
4	G111, G211, G311, G411	North	2BHK+2T	577	891

**BLOCK 5 - CORE H**

**H109, H209,  
H309, H409**

**H110, H210,  
H310, H410**



**H108, H208,  
H308, H408**

**H106, H207,  
H307, H407**



H101, H201,  
H301, H401

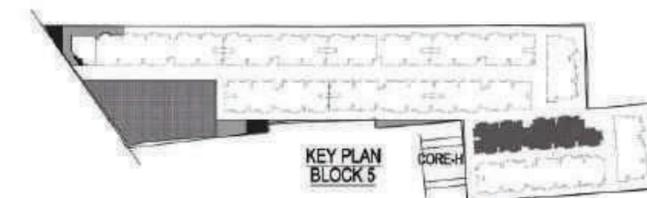
H102, H202,  
H302, H402



H105, H205,  
H306, H406

H104, H204,  
H304, H405

H103, H203,  
H303, H403



Block	Flat No.	Facing	Type	Carpet Area (Sft)	Saleable Area (Sft)
5	H101, H201, H301, H401	South	2BHK+2T	577	891
5	H102, H202, H302, H402	South	2BHK+2T	577	891
5	H103, H203, H303, H403	North	2BHK+2T	577	891
5	H104, H204, H304, H405	North	2BHK+2T	577	888
5	H105, H205, H306, H406	North	2BHK+2T	577	891
5	H106, H207, H307, H407	North	2BHK+2T	577	891
5	H108, H208, H308, H408	North	2BHK+2T	577	891
5	H109, H209, H309, H409	South	2BHK+2T	577	891
5	H110, H210, H310, H410	South	2BHK+2T	577	891

**BLOCK 6 - CORE 1**

**I108, I208,  
I308, I408**



**I109, I209,  
I309, I409**



1.50M WIDE CORRIDOR

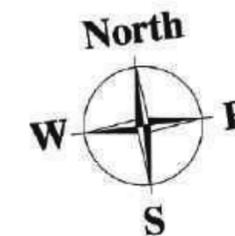
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**I105, I205,  
I306, I406**



DN



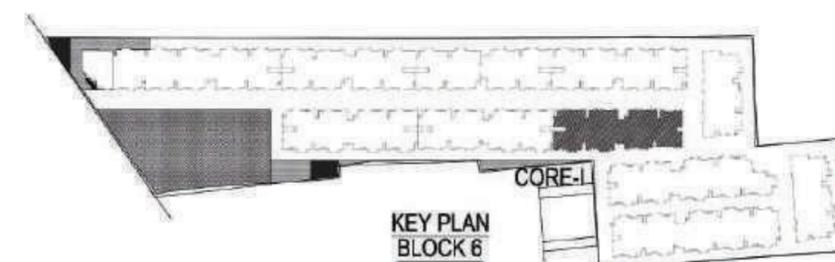
I101, I201,  
I301, I401

I102, I202,  
I302, I402



I104, I204,  
I304, I405

I103, I203,  
I303, I403



Block	Flat No.	Facing	Type	Carpet Area (Sq Ft)	Saleable Area (Sq Ft)
6	I 101, I 201, I 301, I 401	South	2BHK+2T	567	877
6	I 102, I 202, I 302, I 402	South	1BHK+1T	379	618
6	I 103, I 203, I 303, I 403	North	1BHK+1T	378	617
6	I 104, I 204, I 304, I 405	North	2BHK+2T	551	853
6	I 105, I 205, I 306, I 406	North	2BHK+2T	627	962
6	I 106, I 207, I 307, I 407	North	2BHK+2T	627	958
6	I 108, I 208, I 308, I 408	South	2BHK+2T	567	874
6	I 109, I 209, I 309, I 409	South	2BHK+2T	552	857

**BLOCK 6 - CORE J**

**J108, J208,  
J308, J408**

**J109, J209,  
J309, J409**

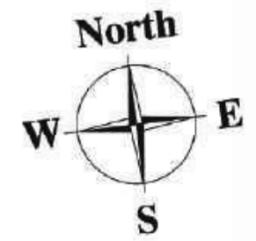


1.50M WIDE CORRIDOR

**J106, J207,  
J307, J407**

**J105, J205,  
J306, J406**





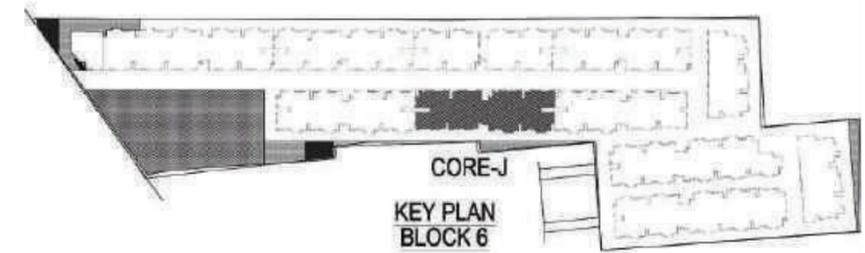
**J101, J201,  
J301, J401**

**J102, J202,  
J302, J402**



**J104, J204,  
J304, J405**

**J103, J203,  
J303, J403**



Block	Flat No.	Facing	Type	Carpet Area (Sq Ft)	Saleable Area (Sq Ft)
6	J 101, J 201, J 301, J 401	South	2BHK+2T	567	877
6	J 102, J 202, J 302, J 402	South	2BHK+2T	552	855
6	J 103, J 203, J 303, J 403	North	2BHK+2T	627	958
6	J 104, J 204, J 304, J 405	North	2BHK+2T	627	962
6	J 105, J 205, J 306, J 406	North	2BHK+2T	551	855
6	J 106, J 207, J 307, J 407	North	2BHK+2T	551	855
6	J 108, J 208, J 308, J 408	South	2BHK+2T	567	877
6	J 109, J 209, J 309, J 409	South	2BHK+2T	552	857

**BLOCK 6 - CORE K**

**K108, K208,  
K308, K408**

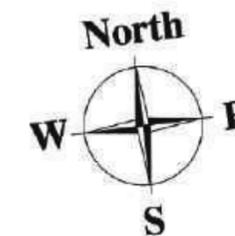
**K109, K209,  
K309, K409**



**K106, K207,  
K307, K407**

**K105, K205,  
K306, K406**





**K101, K201,  
K301, K401**

**K102, K202,  
K302, K402**

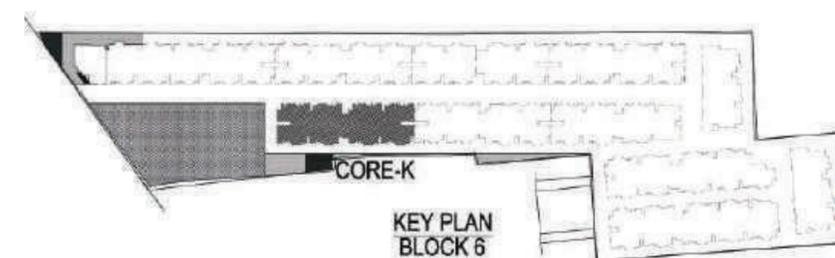


1.50M WIDE CORRIDOR



**K104, K204,  
K304, K405**

**K103, K203,  
K303, K403**



Block	Flat No.	Facing	Type	Carpet Area (Sq Ft)	Saleable Area (Sq Ft)
6	K 101, K 201, K 301, K 401	South	2BHK+2T	567	877
6	K 102, K 202, K 302, K 402	South	2BHK+2T	552	857
6	K 103, K 203, K 303, K 403	North	2BHK+2T	627	962
6	K 104, K 204, K 304, K 405	North	2BHK+2T	627	962
6	K 105, K 205, K 306, K 406	North	2BHK+2T	627	962
6	K 106, K 207, K 307, K 407	North	2BHK+2T	627	962
6	K 108, K 208, K 308, K 408	South	2BHK+2T	567	877
6	K 109, K 209, K 309, K 409	South	2BHK+2T	552	857

# SPECIFICATIONS

## Structure

- **Floors** : Stilt + 4 floors
- **Structure** : RCC framed structure with isolated footing foundation  
Blocks neatly finished with cement  
Plastering designed as earthquake resistant structure (Seismic Zone III), floor to floor height will be maintained at 2.9 m, anti-termite treatment will be done

## Flooring

- **Living & Dining** : 600 x 600 mm vitrified tiles
- **Kitchen** : 600 x 600 mm vitrified tiles
- **Bedrooms** : 600 x 600 mm vitrified tiles
- **Toilets** : Anti-skid ceramic tiles
- **Balcony & Utility** : Anti-skid ceramic tiles
- **Common areas** : Anti-skid ceramic tiles
- **Staircase** : Tile / Granite flooring with MS handrails
- **Terrace floor** : Pressed clay tiles

## Wall paint finishes

- **Living, Dining, Bedrooms** : 2 coats of putty, 1 coat of primer & 2 coats of emulsion paint
- **Walls exterior** : 1 coat of primer and 2 coats of weatherproof external emulsion paint
- **Grills / Railings** : Zinc chromite non-corrosive primer with enamel paint

## Kitchen

- **Counter top** : Polished granite slab of 600 mm width at 860 mm height from the finished floor level
- **Wall Dado** : Wall tiles for 600 mm height from counter top
- **Others** : Provision for chimney (electrical & exhaust only)  
Provision for water purifier (electrical & water inlet only), leading good quality brand SS sink with drain board and sink faucet – cold water only

## Bathrooms

- **Wall Dado** : Wall tiles up to 7' height from Finished Floor Level (FFL)
- **Inner pipe lines** : Concealed CPVC pipe lines  
UPVC for other plumbing lines  
PVC line for underground drainage
- **Sanitary & CP fittings** : Leading good quality brands
- **Others** : Provision for exhaust will be provided in all bathrooms, electrical provision for geyser inside the bathrooms will be provided

## Doors

- **Main door** : Seasoned wood frame with designer shutter of 7' height with leading good quality locks, handles & door stopper
- **Bedroom doors** : Seasoned wood frame with designer shutter / FRP Doors of 7' height with leading good quality locks, handles & door stopper
- **Bathroom doors** : Seasoned wood frame with shutter / FRP Doors of 7' height with leading good quality locks & handles

## Window

- **Windows** : UPVC / Aluminium windows with see-through plain glass & MS safety grill
- **French doors** : UPVC / Aluminium frame & shutters with toughened glass without grills (or) UPVC / Aluminium frame & shutters with plain glass and MS safety grills
- **Ventilators** : UPVC / Aluminium frames with suitable louvered glass panes

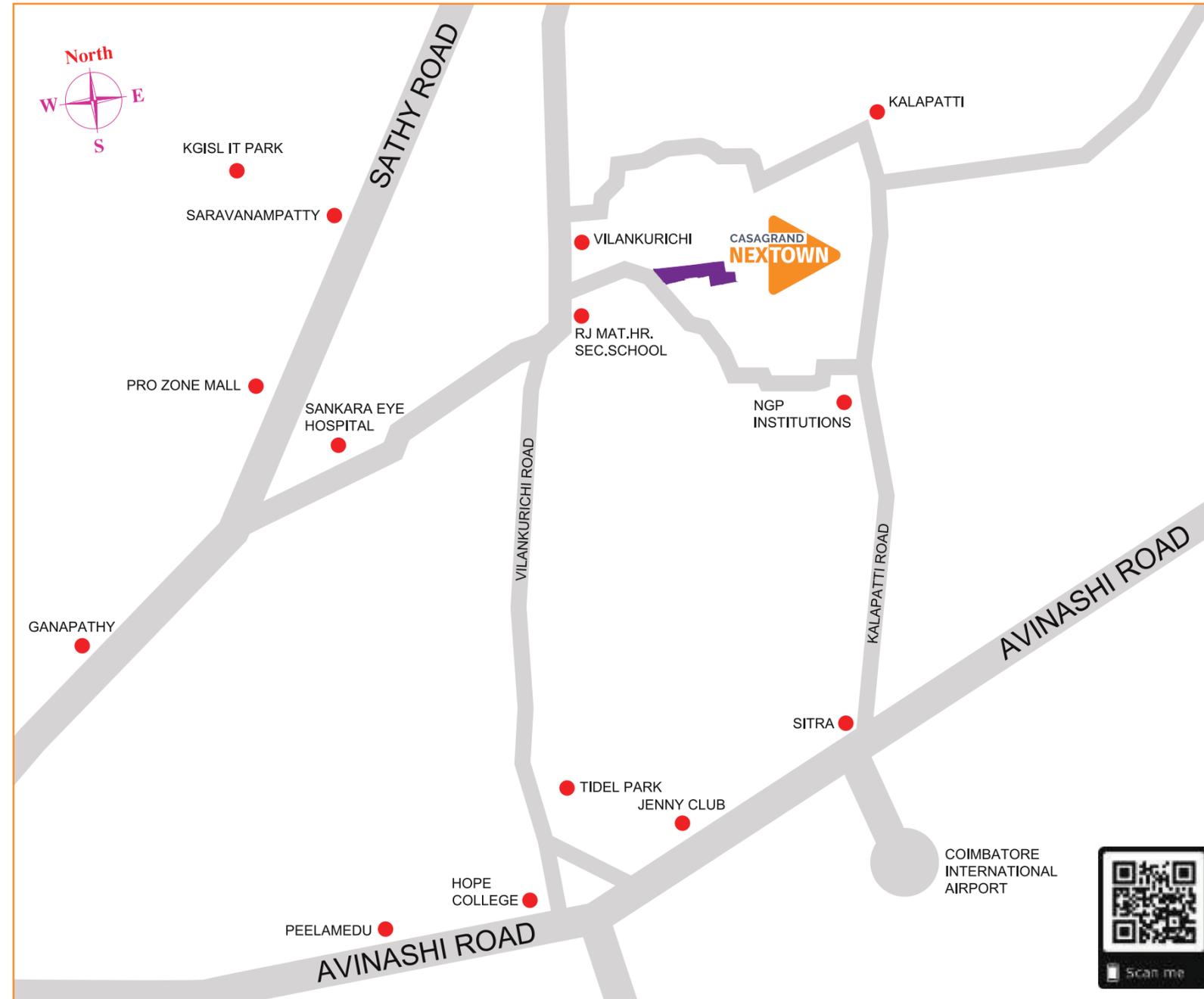
## Electrical points

- **Cables / Wires** : Leading good quality brands – Fire retardant
- **Modular Switches & Sockets** : Leading good quality brands
- **MCB, ELCB and DB** : Leading good quality brands
- **Air conditioner points** : Split AC points will be provided for master bedroom only (electrical & core-cutting only) - does not involve any copper piping
- **Power backup** : Electrical provision for domestic UPS (wiring & conduit provision only)
- **Intercom point** : Provision will be given in living room
- **DTH / TV points** : DTH point will be given in living room (cable laid from terrace with concealed conduits)

### PAYMENT PATTERN

Booking Advance	10%
Agreement Signing	40%
On Completion of Foundation	10%
On Completion of 1st Floor	7.5%
On Completion of 2nd Floor	7.5%
On Completion of 3rd Floor	7.5%
On Completion of 4th Floor	7.5%
On Completion of Brick & Plastering Work for Respective Unit	5.0%
Handing Over	5.0%

## LOCATION MAP



### Location Advantages:

- Located within Coimbatore Corporation Limits @ Vilankurichi behind RJ Matriculation School
- Strategically located within a 10-minute drive to Avinashi Road (SITRA, Airport, Hopes & Peelamedu), Sathy Road (Prozone Mall, Saravanampatty) & Kalapatti as well
- Close proximity to both TIDEL Park @ Avinashi Road & IT Parks @ Saravanampatti
- High rental yields because of the inherent demand in this particular locality – excellent location for investment and rental purposes
- Leading schools including Blue Gems, Suguna PIPS, TIPS, KSIRS, Vidhya Niketan, Alchemy, NGP Public, Zee Public and many more within a 10 – 15 minutes drive
- Leading colleges (PSG, CIT, KCT, CMC, NGP) & hospitals (KMCH, PSG) within a 15-minute drive
- Prozone Mall within a 10-minute drive and Fun Mall within a 15-minute drive

**Buddy Neighbour Scheme**

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**CORPORATE OFFICE:**

NPL Devi, New No. 111, Old No. 59, LB Road,  
Thiruvanmiyur, Chennai - 600 041.  
Ph: +91-44 4411 1111  
Mob: +91 89399 77577 Fax: +91-44 4315 0512

**COIMBATORE OFFICE:**

Sri Dwaraka, No. 1-A, B.R. Nagar Main Road,  
Singanallur Post, Coimbatore - 641 005.  
Ph: +91-422 4411 111

**BENGALURU OFFICE:**

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

**DUBAI OFFICE:**

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

[www.casagrand.co.in](http://www.casagrand.co.in)

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