



JAY RAM



WITNESS 2 & 3 BHK

PREMIUM LUXURY LIFESTYLE APARTMENTS

@VADAPALANI

Key Amenities:

								
Covered Car Parking	Lift - Elevator	Power Back up	CCTV Camera Surveillance	EV Charging Points in CCP	Security Access Control	Vastu Complaint	Rain Water Harvesting	Security Room & Toilet

Site Address: Door No: 59, Alagiri Nagar, East Street, Vadapalai, Chennai – 26

SPECIFICATION

STRUCTURE:

Rein Forced Concrete (R.C.C) framed Structure with outer brick work with 9" wall and inner brick work with 4 ½" wall all brickworks will be of first quality ACC blocks. Inner and outer pasting will be of cement mortar.

JOINERY:

a) Main Door: First quality teak wood frame and teak wood flush doors with varnish finish open size – [3'3"x7'0"].

b) Other Doors: Country wood frame with flush door painted on both side open size [3'x7'0"].

c) Windows: Windows will be of UPVC glazed shutters with steel grills will be provided.

d) Main Door: Main door will be fixed with Godrej or Dorset make with handle. All other doors will be fixed with mortise lock, Lakshmi or Dorset make and baby latch for toilet doors.

e) No door for kitchen opening.

FLOORING, BATHROOM WALL TILES & KITCHEN:

Flooring will be Double charge vitrified tiles of 2'x2'size (Rs.60/-per-sq. Ft.) plain Colours with 4" height skirting for the whole flat. Toilet walls & floor finished with ceramic tiles (Rs.32/-per-sq. Ft). Kitchen Madai area will be 3'0" ceramic tile (Rs.32/-per-sq. Ft) Polished black granite slab over cooking platform with 304 grade Stainless Steel sink with drain board.

SANITARYWARE & FITTINGS:

Parry ware (floor mounted) western closets provided for all the toilets. CP fittings will be Parry ware make with wall mixer, shower, taps, angle cocks for necessary provision & health faucet in all the toilets.

ELECTRICAL:

Three phase electric supply connection and wiring will be of fire retardant, low smoke, copper cables concealed in PVC conduits will be provided with the changeover switch. Switches will be of GM or Litasky make. A/C provision in all the bedrooms.

WATER SUPPLY:

Metro water line for Aqua guard and bore well water supply in the kitchen will be of provided, Bore (or) Well water supply for all the bathrooms and common service.

PAYMENT SEDULE

▼ Advance at the time of booking	—	Rs. 1,00,000/-
▼ At the time of agreement	—	15%
▼ On completion of foundation work of the building	—	15%
▼ On completion of floor roof slab of the respective flat	—	20%
▼ On completion of brick work of the respective flat	—	10%
▼ On completion of internal plastering	—	10%
▼ On completion of external plastering for the building	—	10%
▼ On completion of tile flooring work of the respective flat	—	10%
▼ On completion of common works	—	5%
▼ On the time of handing over the respective flat	—	5%

(IN ADDITIONAL TO THE ABOVE STAMP DUTY, REGISTRATION CHARGES, MES AND TAX IF ANY WILL HAVE TO BE BORNE BY THE CUSTOMERS)

ABOUT US

Interdiction:

We wish to introduce ourselves as **M/s. VISRUTH HOMES** is a proprietor firm which was formed in 2023 and is borne out by the existing individual proprietary businesses who have been engaged in the real estate development since 2008.

The firm's main business trust is undertaking real estate property development of affordable housing segments in the outskirts of Chennai. The promoter have already built more than 1,00,000 sq.ft of residential space in the last 15 years in their respective proprietary concerns.

Brief Promoters Profile:

The proprietor of M/s. VISRUTH HOMES is Mr. Upendra Murali who were having their own proprietary concerns. Mr. Upendra Murali, son of Mr. D. Murali completed graduation in B. Tech – Civil during 2008 and joined his father's own construction company business M/s MM BUILDERS in 2009 . However, he undertook separate projects during 2009 to 2015 in his individual business entity named M/s. UA FOUNDATION and subsequently has been assisting his father in completion of the existing projects.

Then both have decided to combine and consolidating their individual proprietary business interests into a partnership firm which was formed in April 2017 as **M/s. GOLDEN ORB DEVELOPERS** and further their business interests for mutual benefit and better growth opportunities.

ABOUT PROJECT

EXPERIENCE CONNECTIVITY & PROXIMITY FROM VADAPALANI, AND PEACE A WAY FROM IT

VISRUTH HOMES is proud to present '**JAY RAM**' Premium luxurious apartments located in the vadapalani Chennai. The project comprises 2 & 3 BHKs with built – up area from 859 sqft, 1100 sqft & 1165 sqft. The project is surrounded by pilgrims like vadapalani andavar temple, educational institutions like SRM institution of science and technology, business centres, hospitals like SRM medical, vijaya hospital entertainment centres like Vijaya mall and transportation access like bus stop & vadapalani metro station.

Vadapalani that brings out our divinity and gives us a blessed feeling. Nested in a heaven all its own, and yet just minutes away from all the amenities,' JAY RAM' is perfect for the new – age urban dweller.

The project reflects state-of-the art quality, capturing an unsurpassed warmth and beauty through fine, contemporary design and well-planned spaces. The project has been built to the highest specifications on par with international standards.



VISRUTH HOMES

Office Address: VISRUTH HOMES, New No. 14, Old No. 16, Flat No. A5, Vasan Street,
T.Nagar, Chennai – 17