



FORUS  
maple

MACHINGAL LANE THRISSUR

THE RIGHT CHOICE FOR  
CONVENIENT LIVING

 **FORUS**  
INITIATIVES



FORUS MAPLE is yet another premium project in Thrissur from FORUS INITIATIVES, the builders with years of expertise behind them. Professionalism, reliability and punctuality define the core of the FORUS group.

FORUS MAPLE has 5 floors---the ground plus four. Every floor has 2 apartments with 3 bedrooms each, a cosy living room and dining hall with airy balconies that serve your purpose well. And of course, the kitchen that is vasthu-compliant.



# FACE OF THE HOME



The living room has been planned exclusively for each and every customer to set it up according to his/her mind's desire. Expert advice is always at hand. And we assure you of our assistance at all times.

# IN THIS ROOM YOU MEET YOU



The bedroom is one place that everyone looks forward to, after a hard day's work. Keeping that in mind our professional team has designed the ideal room for you to unwind as the sun sets. Well-ventilated and colour-coordinated all the bedrooms will appeal to your aesthetic sense.

# PLACE OF PREPARING THE TASTE OF LIFE



Without doubt the most frequented place in the home ---- the kitchen has been given a lot of importance. You will love arranging your kitchen at MAPLE to suit your individual taste. Our professionals with an eye for every detail have taken care of all your needs.



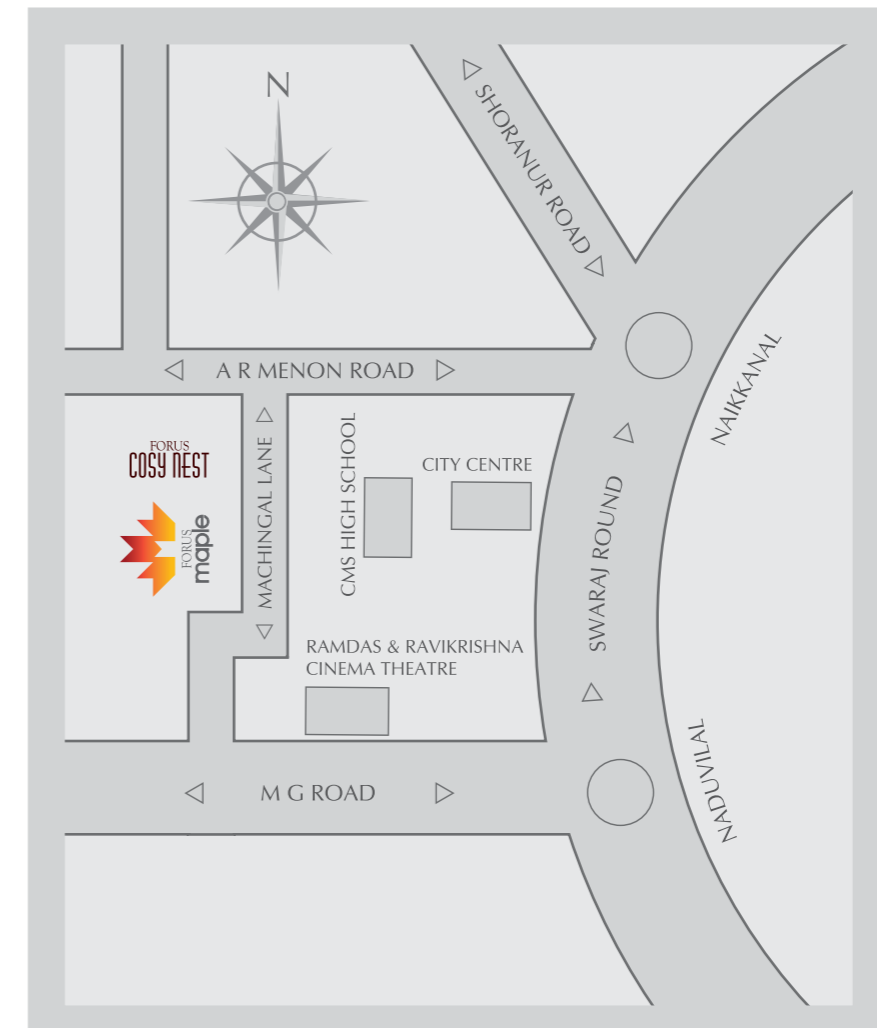
# LOCATION



## RIGHT IN THE HEART OF THE CITY OF THRISSUR

Thrissur, the cultural capital of Kerala, is modern yet conservative. It is well-known for the age-old traditional festival of Pookram. It is equally famous for the centres for literary arts, fine arts and performing arts. When you are on the look-out for a home, a home to own, prime importance has to be given for the location. FORUS MAPLE is so conveniently located that you can just walk up to the famous Swaraj Round, the bustling M.G.Road or the Shoranur Road.

The close proximity of the city makes this apartment an extremely good investment. The railway station, the bus stations, major shopping centres are very easily accessible from this location. Places of worship, schools and colleges too are within easy reach. And availability of transport, to your different destinations, is at your beck and call.



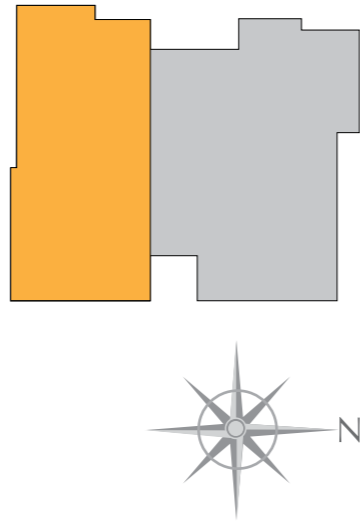
# LAYOUT PLAN TYPE-A

SALEABLE AREA 1425 Sq.Ft. 3BHK



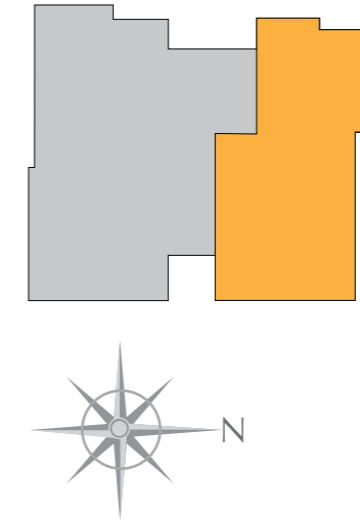
# KEY PLAN

TYPE-A



# KEY PLAN

TYPE-B



# LAYOUT PLAN TYPE-B

SALEABLE AREA 1380 Sq.Ft. 3BHK





## BRIEF SPECIFICATION

**Structure:** RCC framed structures with RCC foundation as per seismic zone requirement.

**Super Structure:** Concrete solid/hollow brick partition walls with rich cement plaster to finish.

**Flooring:** Superior quality vitrified tiles in living, dining, bedrooms, kitchen, work area, and balcony.

**Kitchen:** Kitchen counter with granite top and stainless steel single bowl sink, 60cm height ceramic tile dado over kitchen working counter. Provision for water purifier.

**Toilet:** Ceramic tiles for floors and glazed designer ceramic tiles for walls upto a height of 210cm . Light coloured sanitary fixtures (Parryware or equivalent make). Provision for water heater and hot water in all bathroom showers. Provision for fixing exhaust fans.

**Doors and Windows:** Front door frame and paneled doors with good quality teak wood. Hardwood door frames with paneled/modular skin doors for all rooms except bathrooms. Bathroom door will be of FRP. Fully glazed superior quality UPVC windows and ventilator shutters with safety MS grills.

**Painting:** Internal walls will be finished with putty and emulsion paint. Doors, windows, grills and handrails will be finished with enamel paint.

**Electrical:** All electrical lines shall be concealed conduit copper wiring with modular switch/socket/plugs. Adequate light and fan points, 5 and 15 amps plug points. Provision for separate meters for all flats with necessary panel boards and fittings. All materials used shall be of ISI standards. Selection of the brands are at the discretion of the builders.

**Water supply:** Heavy grade PVC pipes shall be used for cold water lines and UPVC pipes for hot water lines wherever necessary.

**Lift:** One passenger lift.

**Fire Fighting System:** As per statutory norms.

**Power Generator:** Stand by generator for common lighting, lift, water pumps.

## TERMS & CONDITIONS

1. The basic sale price of an apartment will depend on the rates prevalent at the time of acceptance of the application by the builder. Super built up area as defined by the builder shall be final and binding on the applicant.
2. Title deeds and other related documents pertaining to this project are available at our office for reference. Once allotted and agreement signed, the prices will be firm.
3. The plans are not drawn to scale and are included only for the purpose of identification. The measurements shown in the plan are indicative and may vary. Furniture layout is only an indication for space utilization. The elevation shown in the brochure is artist's expression only and the actual may vary according to the practical site conditions. All measurements and specifications shown in the brochure are subject to minor variations without specific or general notice. All such variations/alterations shall be purely at the discretion of the builders.
4. The purchasers shall bear the cost of the stamp paper, registration charges, legal and miscellaneous expenses in connection with the registration of land inclusive of any additional stamp duty claimed by the registration authorities.
5. The purchasers shall be bound to bear all taxes and rates applicable including Sales Tax or VAT, Service Tax, Kerala Building Tax, Construction Worker's welfare fund, provident fund or similar social security fund contributions applicable during the pendency of the contractor after its completion in relation to this project.
6. The purchasers shall further bear other statutory charges, proportionate share in KSEB deposit, cabling charges, cost of transformer etc.
7. Monthly maintenance expenses are to be shared among owners, as decided by the owner's association which include expenses for the maintenance of common area, common amenities/facilities provided, machinery or equipment provided for the common use, security guards and that of common lighting.
8. Overseas purchasers should make their payments strictly through proper banking channels.
9. This is a time-bound project. In case payments are not made as per the agreement signed, the Builder reserves the right to cancel the allotment in which case refund to the client will be made only after re-allotting the unit to another party and such refund shall be without any interest and subject to deduction of expenses and damages
10. Completion and delivery dates are indicated to give an idea of probable completion of the project. Every effort will be made to complete and handover the units within the stipulated time. The Company is not responsible for any delay in obtaining water, electricity connections. However no responsibility will be accepted for any delay in completing the Project due to unforeseen circumstances and to obtain Service connections from statutory bodies due to reasons beyond the control of the builder.
11. Documentation:
  - a) On allotment, two agreements will have to be executed, one between the client and the landlord for the sale of undivided share in land and another between builder and the client for execution of a construction contract to build an apartment. Though separate considerations are specified in each agreement, the composite value of land and that of the construction contract will be shown in the payment schedule.
  - b) The sale deed for the land will be registered or caused to be registered in the name of the purchaser or his nominee by the land Owner/Builder on receipt of the stipulated payment as per the agreements.
12. All payments should be made by the way of crossed Demand Drafts/local cheques payable at Thrissur drawn in favour of Forus Initiatives.
13. Interest at the prevailing banking rates shall be charged for delayed payments.
14. The builder/Marketing agent reserves the right to accept or reject any application without assigning any reason thereto.
15. All transactions under this are subject to Thrissur jurisdiction only.

\*All the interior photographs within this brochure are purely for illustrational and artistic purposes only.





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