

FORUS
FLORA HEIGHTS
KERALAVARMA COLLEGE ROAD THRISSUR



WHERE *life* HAPPENS





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HOW OFTEN HAVE I LAIN BENEATH RAIN ON A STRANGE ROOF, THINKING OF HOME
- WILLIAM FAULKNER

WHERE *life* HAPPENS



THE HUNT FOR THE IDEAL HOME IS OVER!
FORUS LAUNCHES
FLORA HEIGHTS...

FORUS, with its 'MOST RELIABLE' tag among the builders of Thrissur, brings to you its most prestigious project FLORA HEIGHTS! Well-known for the timely completion of projects, FORUS has to its credit a long list of finished apartments with extremely satisfied customers. Quality construction with well-chosen materials supervised by the professionals at FORUS has earned for them a reputation that can be relied upon.





YOU NAME IT, WE HAVE IT!

Spacious four bedroom apartments with useful balconies, comfortable living and dining areas, a kitchen to suit everyone's taste and a maid's room with a separate toilet as well. The exclusive private swimming pool on the rooftop along with a health club ensures that fitness will definitely be part of your daily routine.



LANDSCAPED OUTDOORS

This unique location, coupled with the aesthetically landscaped outdoors, offers you happy and peaceful living in serene surroundings. You are far away from the madding crowd, yet near enough for all practical purposes.





FORUS...THE RIGHT CHOICE FOR 'U!

FORUS makes good homes for quality living. And they always keep their promises...delivering on time, every time! Committed to excellence, the professional team at FORUS reassures you that you need not have any second thoughts. Your search for the ideal home is indeed over... FLORA HEIGHTS awaits your arrival!

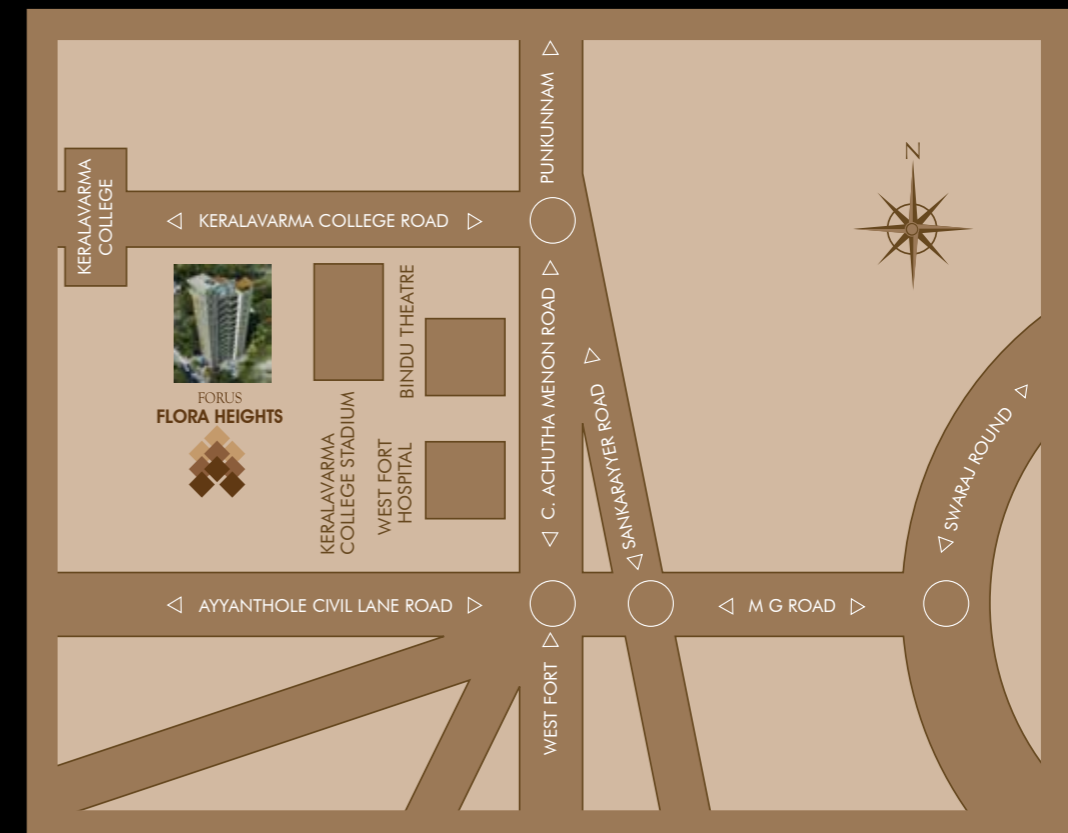


LOCATION

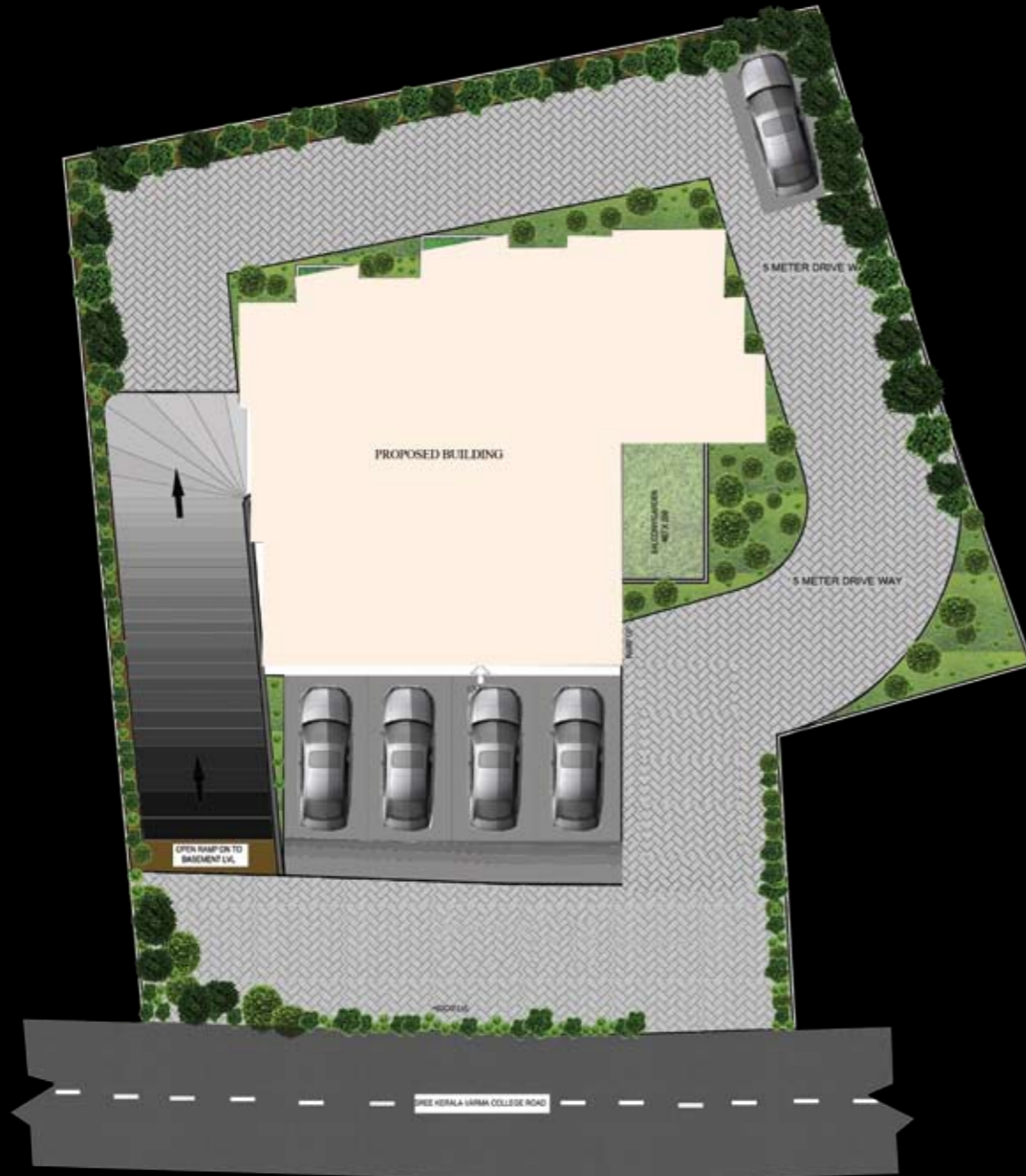
AWAY FROM THE HUSTLE AND THE BUSTLE BUT YET INSIDE THE CITY

Thrissur, the land of Pooram, the city which boasts of a rich heritage beckons you... Ideally located on the Kerala Varma College Road, FLORA HEIGHTS is indeed a dream come true for those in search of an apartment, that has all the benefits of community living but is still committed to utmost privacy. An entire floor to yourself is, without doubt, luxury personified! FLORA HEIGHTS introduces this novel concept right inside the heart of the city.

Necessary destinations like the railway station and the bus stations are just about 2 kms. away. Supermarkets, schools, colleges, hospitals and places of worship are all within easy reach. Good restaurants too are just round the corner.



SITE PLAN



BASEMENT PLAN

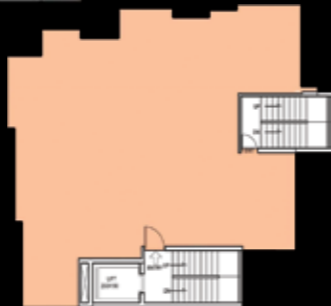


TYPICAL FLOOR PLAN (1 TO 11)

SUPER BUILTUP AREA 2331-SQFT.



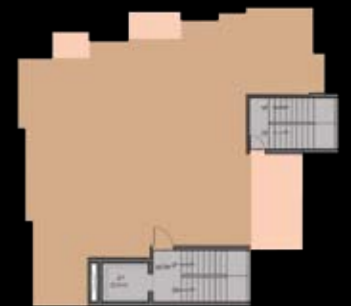
KEY PLAN



TERRACE FLOOR PLAN



KEY PLAN



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.

Sewage Treatment Plant: 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.





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