

urbanrise

An Alliance Group Company

— CODENAME —
CHENNAI'S BEST

MANHATTAN
CONDOS


AT OMR



BY
TIMES GROUP
REALITY ICON

Urbanrise, South India's No.1 Real estate brand from the Alliance group, was founded by a visionary team of professional and passionate experts from the real estate industry. Urbanrise was conceived with the goal of building quality residential projects for the aspiring young working couples and nuclear families.

With a vision to develop one million homes for the aspiring class in India, We aim to be the Torch Bearer of the 'Housing for All by 2022' initiative of the Ministry of Housing & Urban Affairs. We aspire to deliver well-planned gated communities with quality homes built with a space-saving design and the latest technology, to suit the needs of the rising urban markets.



Our ability to complete projects on time arises from our financial strength

- ✓ Finest financial institutions such as - World's largest Sovereign fund ADIA (Abu Dhabi Investment Authority) through Kotak Real Estate Fund and IndoStar Capital Finance Ltd. have invested in all of our projects
- ✓ Financially disciplined organization
- ✓ Professionally run organization
- ✓ All our project lands are owned by company and no JD's



Chennai's best Next Gen homes

- ✓ Well-designed homes with zero wastage of space
- ✓ Smartly planned homes to reduce EMI
- ✓ Right size homes for owning and renting
- ✓ Premium quality interiors

Introducing
— CODENAME —
CHENNAI'S BEST

- ✓ Total land extent 12.9 Acres
- ✓ 70% open space to ensure refreshing environment
- ✓ Refreshing community with plenty of trees and plants
- ✓ Retail arcade over 10,000 Sq.ft. for all your shopping needs
- ✓ A Central Park and a large park filled with outdoor activities
- ✓ World Class club house for luxury living



Chennai's Best Investment Destination

Bang on OMR

Schools

- Velammal International School 500 mts
- Gateway International School 3 kms
- Sushil Hari International School 3.8 kms
- JS Global School 4.8 kms
- Upscale School 6 kms

Colleges

- Chettinad Medical Research Centre 500 mts
- Hindustan University 500 mts
- SRR Jeppiaar Engineering College 3 kms
- Anand Institute of Technology 3 kms
- Mohamed Sathak Engg. College 4 kms
- SSN College 4.5 kms

Malls & Entertainments

- Marina Mall 4 kms
- OMR Food Streets 4.8 kms
- AGS Cinema 5 kms

Best Connectivity

- Chettinad Health City 500 mts
- Decathlon 500 mts
- Siruseri Sipcot IT Park 4 kms
- Upcoming Siruseri Metro Station 4 kms



PROPOSED CHILDREN'S LEARNING HUB*

A HOLISTIC APPROACH TO CHILD DEVELOPMENT - WITHIN THE COMMUNITY



Are you one of those parents who is worried about your child's safety & security while they are travelling alone to the tuition classes?

Are you one of those parents who is finding it difficult to manage your time to drop and pick up your child from tuition and day care?





Spring board to your child's future

0-5 TODDLERS	PLAY SCHOOL / DAY CARE
6-12 PRETEENS	DAY CARE / TUTIONS DANCE / MUSIC / ART / HOBBY CLASSES
13-17 TEENS	TUTIONS / PERSONALITY DEVELOPMENT / DANCE / ART / MUSIC YOGA / CHESS / STEM EDUCATION / ROBOTICS / AI

Are you one of those parents who is worried that you are not able to nurture your child's talent in music, dance & arts because you do not have the time to take them there and you are worried to send them alone?

Are you one of those parents who is worried about your child getting addicted to gadgets?



Urbanrise GENIUS is a solution to all your problems.

EMI = Rent



**EMI = Prevailing average
rent in the locality**

**Affordable homes
ensure your EMI is Low**

**Easy-to-own homes at
pocket-friendly prices**

Description	2 BHK - C	2 BHK - R	2 BHK - L	3 BHK
Unit Price Excluding Tax, Registration, PLC, Corpus & Maintenance	₹29,47,855	₹33,02,143	₹38,92,623	₹40,51,598
EMI on 80% loan for 25 years term	₹17,198	₹19,265	₹23,216	₹24,164

Chennai's Best Designed Project

Master Plan

WELL PLANNED PROJECT WITH LOTS OF GREEN SPACE



*Images and Illustrations used are for representation purposes only and may vary from the actual project.

Chennai's Best Project with Modern Facilities for Luxury Living

- Swimming Pool • Gym • Multipurpose Hall • Table Tennis
- Half Basketball Court • Jogging Path • Children's Play Area
- Low Height Maze • Multipurpose Lawn • Open Amphitheatre
- Outdoor Badminton Court • Aroma Garden • ATM • Coffee Shop
- Yoga & Meditation Room • Board Games • Super Market
- 10,000 Sq.Ft. Retail Arcade • Senior Citizen - Kitty Party Area
- Work from Park • Kids Leisure Corner • Ladies Kitty Corner
- Frangipani Court • Infinity Walk • Startup Corner for Young Turks



Artistic View



Multipurpose Hall



Coffee Shop

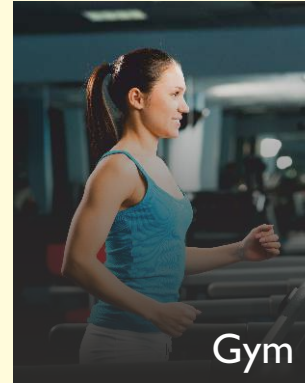




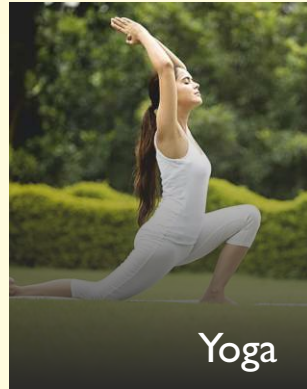
Children's Play Area



Senior Citizen Area



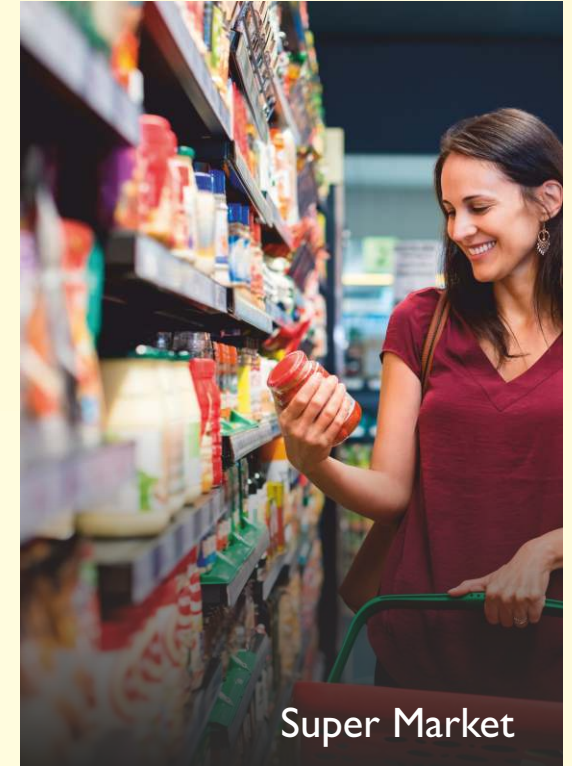
Gym



Yoga



Ladies Kitty Corner



Super Market



Table Tennis



Swimming pool



Jogging Path



Outdoor Badminton Court



Chennai's Best High Quality Construction with Mivan Technology

- ✓ No cracks & less repair works reduces overall maintenance cost
- ✓ Superior quality doubles the life span of the building
- ✓ Speedy construction which helps in timely delivery
- ✓ Seismic & fire resistance structure ensures safety
- ✓ Smooth finish and straight walls give premium look
- ✓ More soundproof gives more privacy



Chennai's Best
Sized Homes
with Zero Wastage
of Space

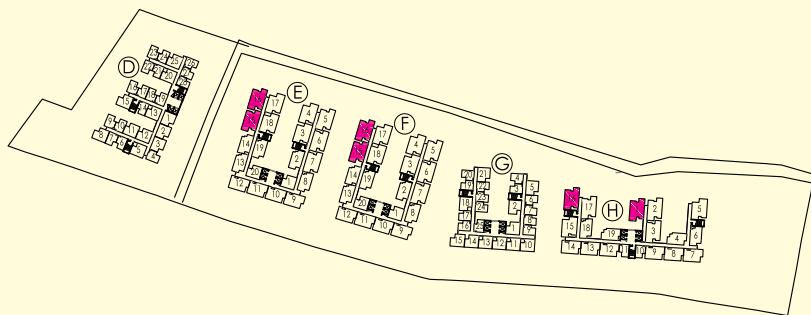


2 BHK + 2T

East Facing - 847 Sq.ft.



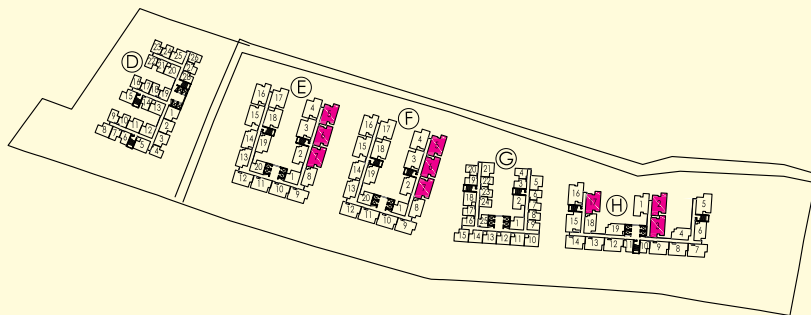
Carpet Area - 534.65 sq.ft. +
Exclusive Balcony Area - 31.77 sq.ft.



2 BHK + 2T - Large West Facing - 857 Sq.ft.



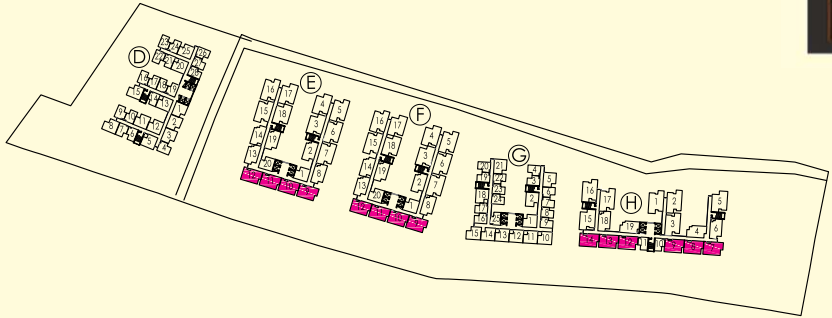
Carpet Area - 534.65 sq.ft. +
Exclusive Balcony Area - 31.77 sq.ft.



2 BHK + 2T Regular North Facing - 727 Sq.ft.



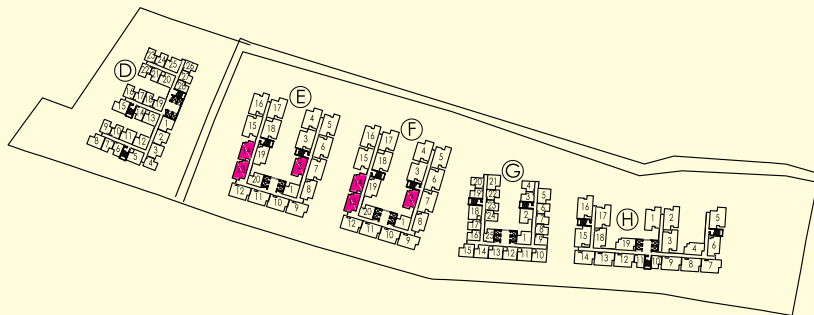
Carpet Area - 450.3 sq.ft. +
Exclusive Balcony Area - 31.02 sq.ft.



2 BHK + 1T

East Facing - 649 Sq.ft.

Carpet Area - 398.85 sq.ft. +
Exclusive Balcony Area - 25.11 sq.ft.

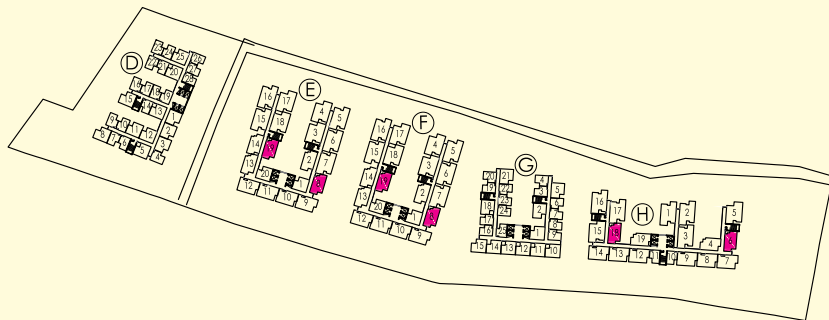


2 BHK + 1T

West Facing - 649 Sq.ft.



Carpet Area - 398.85 sq.ft. +
Exclusive Balcony Area - 25.11 sq.ft.

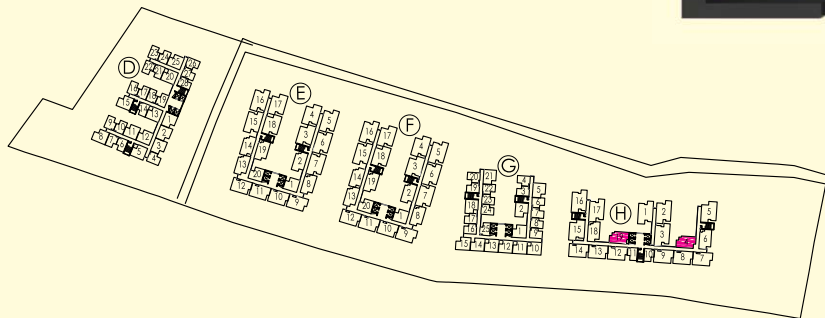


2 BHK + 1T

South Facing - 639 Sq.ft.



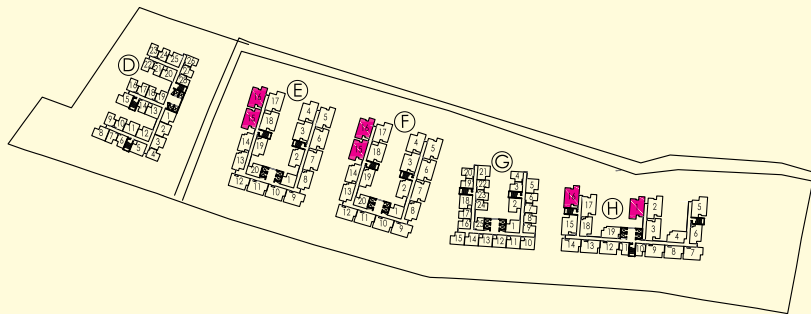
Carpet Area - 390.10 sq.ft. +
Exclusive Balcony Area - 25.71 sq.ft.



3 BHK + 2T

East Facing - 892 Sq.ft.

Carpet Area - 555.50 sq.ft. +
Exclusive Balcony Area - 33.99 sq.ft.

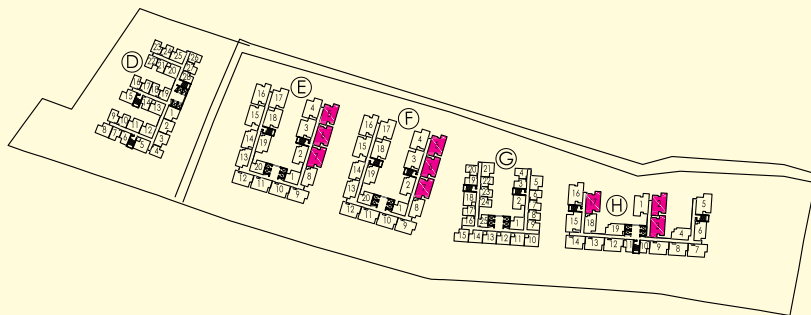


3 BHK + 2T

East Facing - 892 Sq.ft.



Carpet Area - 555.50 sq.ft. +
Exclusive Balcony Area - 33.99 sq.ft.



Chennai's Best Recognized Brand



#1 BRAND IN SOUTH INDIA
BY TIMES GROUP - REALITY ICON



**ASIA'S BEST & FASTEST GROWING
REAL ESTATE BRAND**

BY WCRC



MOST TRUSTED BUILDER
BY TIMES GROUP - REALITY ICON



MOST RELIABLE BUILDER
BY SILICON INDIA



**HUMMING GARDENS
BEST RESIDENTIAL VILLA**
BY TIMES GROUP - REALITY ICON



**HUMMING GARDENS
MOST ADMIRED PROJECT**
BY ACEF



**GALLERIA RESIDENCES
BEST RESIDENTIAL PROJECT**
BY TIMES GROUP - REALITY ICON



**GALLERIA RESIDENCES BEST
INNOVATION DESIGN APARTMENT**
BY SILICON INDIA



**ORCHID SPRINGSS
BEST RESIDENTIAL PROJECT**
BY DHFL & SILICON INDIA



**ALLIANCE ORCHID SPRINGSS
TOP 100 PROJECTS OF INDIA 2013**
BY REALITY PLUS



Chennai's Best-Priced Homes On OMR

Particulars		2 BHK Compact	2 BHK Regular	2 BHK Large	3 BHK
SUPER BUILT-UP AREA(SFT)		649	727	857	892
RERA CARPET AREA (Sft) - (a)		400	450	535	556
Exclusive Balcony Area - (b)		25	31	32	34
Net Usable Area (a)+(b)		425	481	567	590
Car Park	-	Optional	Optional	Optional	
Cost of the Unit		30,77,655	34,47,543	40,64,023	42,29,998
SPECIAL LIMITED PERIOD OFFER PRICE		29,47,855	33,02,143	38,92,623	40,51,598
Payment Schedule					
Booking Amount	10%	2,94,786	3,30,214	3,89,262	40,51,60
Payment at the time of Agreement	20%	5,89,571	6,60,429	7,78,525	8,10,320
On Completion of Foundation of the respective Tower	10%	2,94,786	3,30,214	3,89,262	4,05,160
On Completion of 4th Floor Slab of the respective Tower	10%	2,94,786	3,30,214	3,89,262	4,05,160
On Completion of 8th Floor Slab of the respective Tower	10%	2,94,786	3,30,214	3,89,262	4,05,160
On Completion of 12th Floor Slab of the respective Tower	10%	2,94,786	3,30,214	3,89,262	4,05,160
On Completion of 16th Floor Slab of the respective Tower	10%	2,94,786	3,30,214	3,89,262	4,05,160
On Completion of 19th Floor Slab of the respective Tower	10%	2,94,786	3,30,214	3,89,262	4,05,160
On Completion of floor tiling	5%	1,47,393	1,65,107	1,94,631	2,02,580
On handing over / Possession of apartment	5%	1,47,393	1,65,107	1,94,631	2,02,580
Total	100%	29,47,855	33,02,143	38,92,623	40,51,598
Other Charges					
Maintenance fee payable for 12 months in advance on possession (@Rs.3.5/Sft of SBA)		27,258	30,534	35,994	37,464
Corpus Fund (@Rs.25/Sft of SBA)		16,225	18,175	21,425	22,300
Total Including Maintenance & Corpus Fund		29,91,338	33,50,852	39,500,42	41,11,362

* Piped Gas Charges of ₹30,000/- to be paid additional * Covered Car Park Charges additional : ₹2.5 Lacs per CCP * Corner Premium Charges: ₹50/- per Sq. Ft. & Park Facing Premium Charges: ₹50/- per Sqft* GST @ 1% additional * Registration & Stamp duty are to be paid at actuals * Rates can change without prior notice. The cheque/DD to be drawn in favour of M/s. Urbanrise Constructions LLP Padur Collection Account

urbanrise

An Alliance Group Company

Corporate Office

Plot No. 'A', No. 36/1, Gandhi Mandapam Road,
Kotturpuram, Chennai - 600 085.

Tel: +91 44 4354 6999 | Website: urbanrise.in | Email: info@urbanrise.in

Marketing Office

Survey no: 451/1, Padur Village,
Old Mahabalipuram Road, beside The Gem Grove,
Chennai, Tamil Nadu - 603 103. Tel: 70265 16000

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