



Elegant, Cultural, Futuristic.
City Spaces that Make Life Defining.

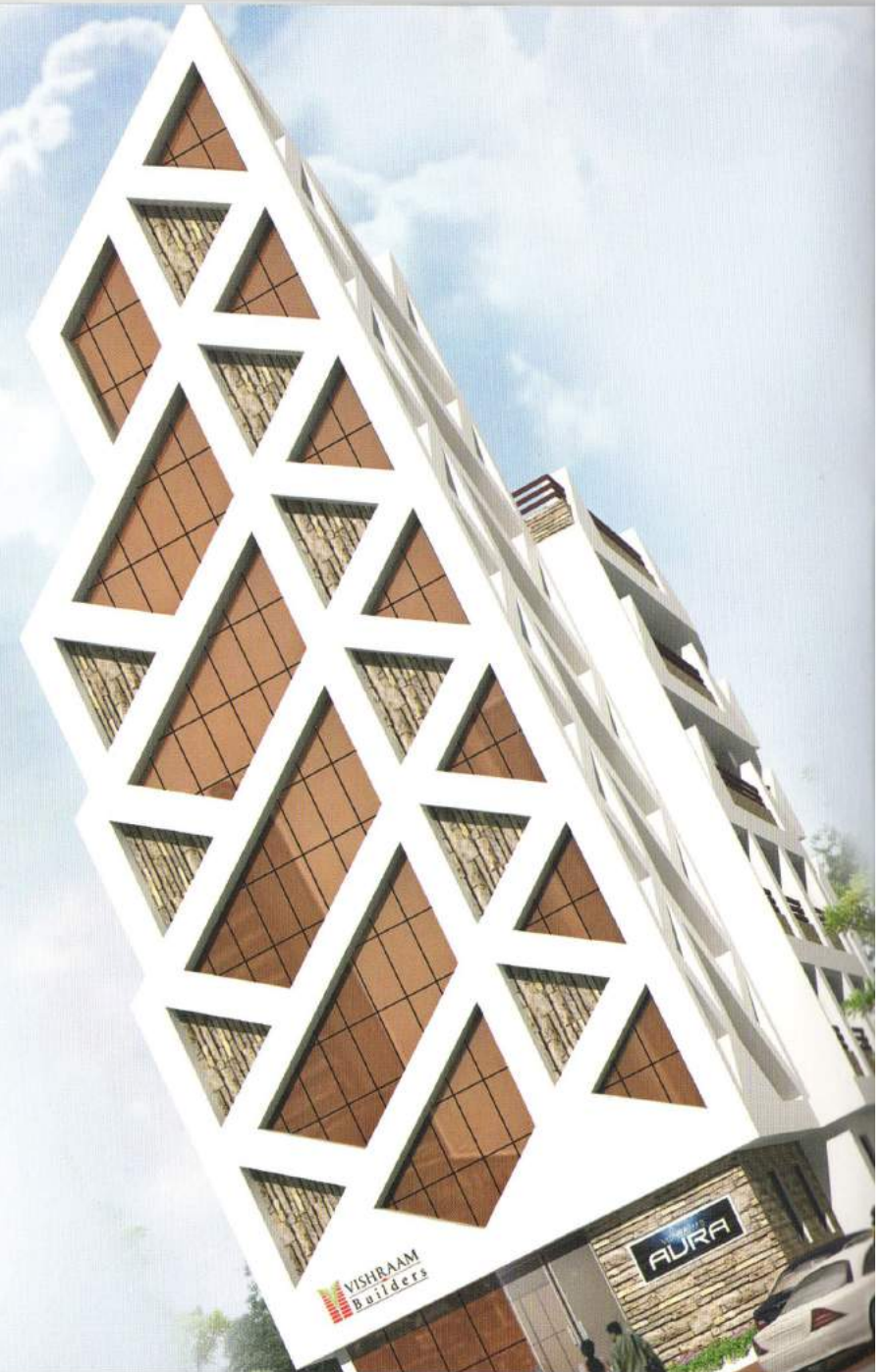
VISHRAAM'S
AURA

The Choice of the Metropolitan

Thrissur City offers opportunity for life to prosper and flourish by opening numerous windows of possibilities. Being the heartthrob of the commercial and developmental activities, the city attracts the crowd seeking quality lifestyle and aspirations.

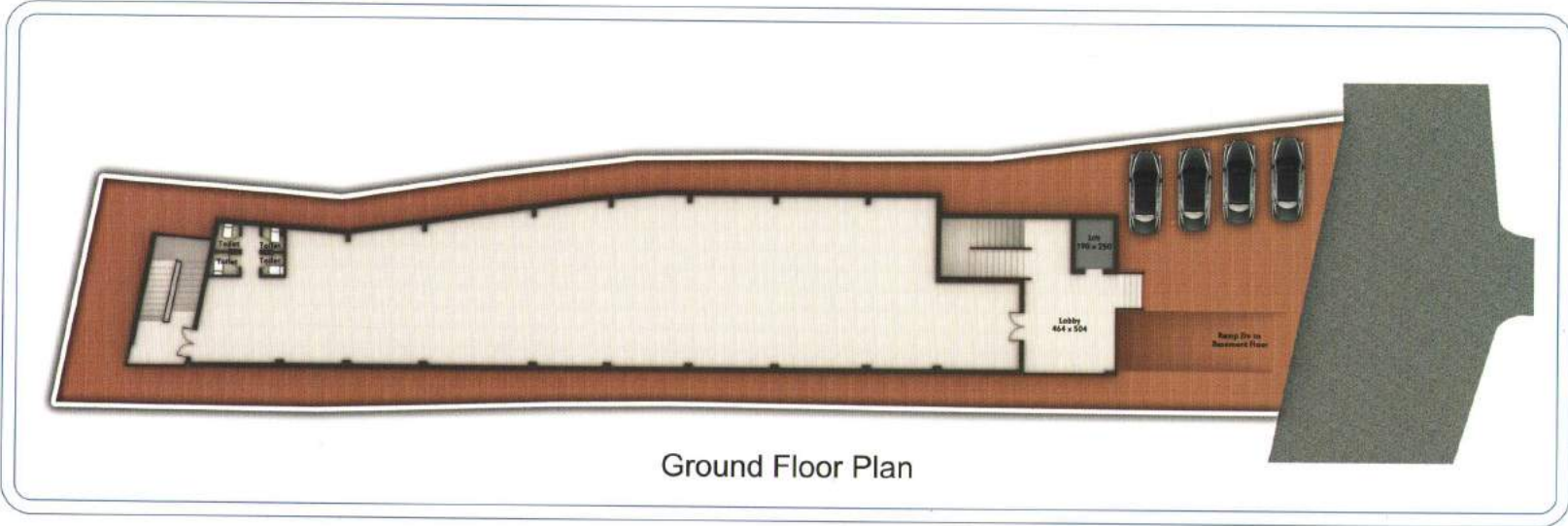
Vishraam Builders' Aura becomes the perfect space for realizing one's dreams in one of the fastest developing cities of Kerala. Ideally located 50 meters from the Swaraj Round, the most happening area in the city, Aura 1BHK, Studio apartments complex is close to the Vadakkunnathan, Paramekkavu, Thiruvambadi temples, banks, municipal corporation, railway-bus stations, commercial-shopping complexes etc. The imaginative design, spacious interiors, requisite amenities, and ease of life make Aura the landmark space for life and prospective endeavours.

With stringent quality assurance measures and timely completion of projects, Vishraam Builders has been providing exemplary living spaces and commercial spaces to the cultural capital. Inheriting the culture of humility, Vishraam takes special care to maintain a cordial relationship with its valued customers.





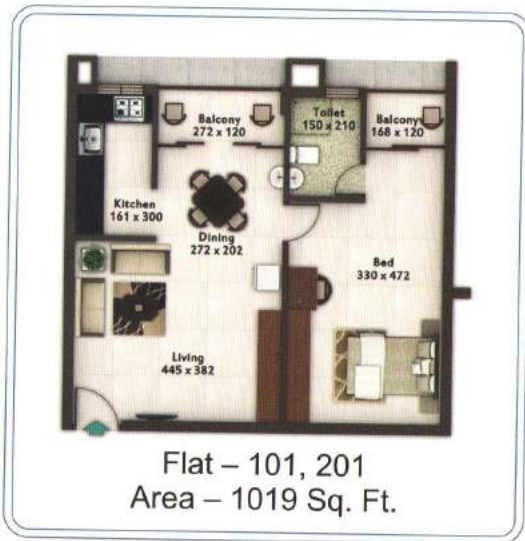
Basement Floor Plan

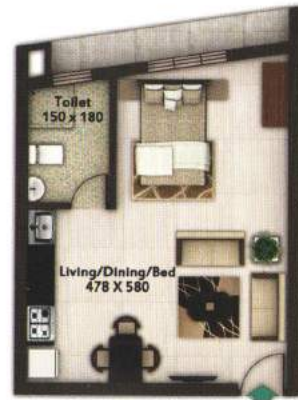


Ground Floor Plan



Typical Floor Plan - First & Second





Flat – 104, 204
Area – 519 Sq. Ft.



Flat – 105, 205
Area – 488 Sq. Ft.



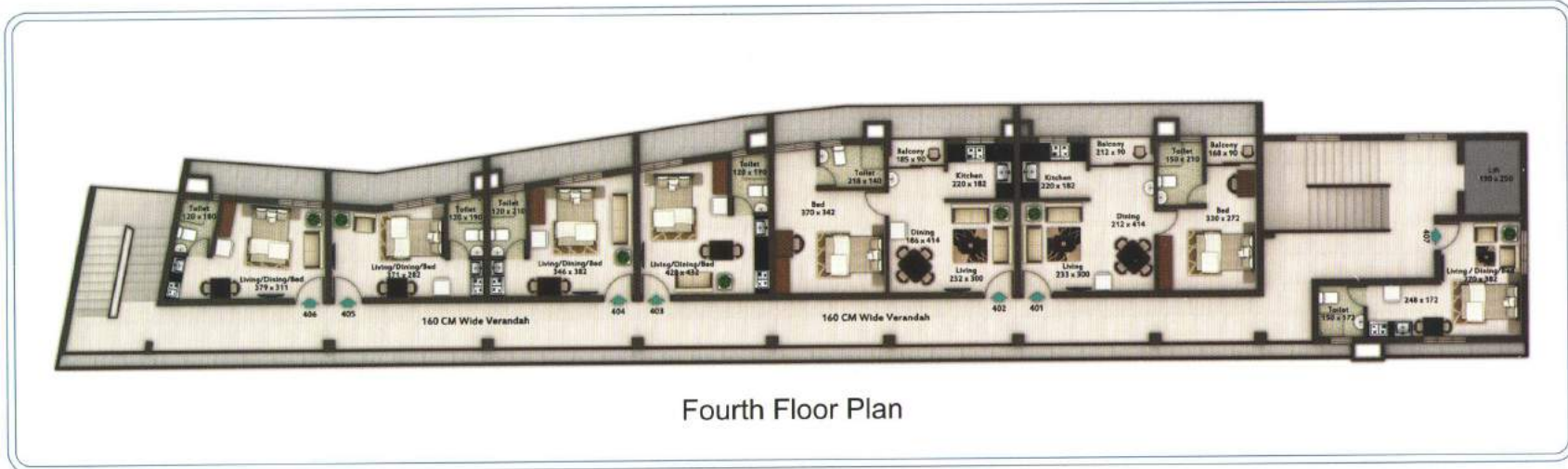
Flat – 106, 206
Area – 511 Sq. Ft.



Flat – 107, 207
Area – 496 Sq. Ft.







Fourth Floor Plan





Flat - 404
Area - 350 Sq. Ft.



Flat - 405
Area - 309 Sq. Ft.



Flat - 406
Area - 329 Sq. Ft.



Flat - 407
Area - 374 Sq. Ft.

SPECIFICATIONS

FOUNDATION & STRUCTURE:

RCC framed structure on suitable foundation.
Solid block masonry plastered with cement mortar.
Mechanized car parking in basement.

ROOMS:

AC provision in all bedrooms.

GENERAL FLOORING:

Superior quality vitrified tile flooring and skirting.

DOORS:

Veneer finished flush doors / moulded door on hard wood frame for the main door.
Flush doors with enamel paint on hardwood frame for the inside doors.
FRP Doors for bathrooms.
Brass/Stainless Steel hardware.

WINDOWS & VENTILATORS:

Powder coated aluminium Glazed sliding windows.
Aluminium frame with pin headed glass louvers in bathrooms.
MS grills over the windows and ventilators for safety.

KITCHEN:

Superior quality vitrified tile flooring and skirting.
Plastic emulsion paint for wall & ceiling.
Counter with granite top.
Glazed ceramic tile dadoo over the counter up to 45cm height.
Stainless Steel Sink with swan neck pipe.
Water Purifier provision.
Exhaust fan provision.

TOILETS:

Concealed plumbing with ASTM pipes for water supply.
White coloured Ceramic wash basin and floor mounted EWC of reputed make
Chromium plated fittings of reputed brands.
Superior quality ceramic tile flooring
Glazed ceramic tiling dadoo up to 6 ft height.
False ceiling with PVC panels.
Geyser provision with mixer tap.
Exhaust fan provision, mirror lamp.

BALCONIES / UTILITIES:

Superior quality vitrified Tile flooring and skirting.
Plastic emulsion paint for wall & ceiling.

ELECTRICITY:

Three phase power supply/controlled by ELCB and MCB.

PAINTING:

Cement based putty finished walls and ceiling with Plastic emulsion paint.

CABLE TV & TELEPHONE POINT:

Cable TV & Telephone points in Living room.

GENERATOR:

Generator backup to a certain load in each flat.

EXTERNAL FINISH:

Weather proof paint with matching texture work.

AMENITIES

- ▶ Generator back Up ▶ Intercom Facility ▶ Common toilets for drivers & servants
- ▶ Bed lift ▶ Excellent fire & safety system.



TERMS AND CONDITIONS

- ▶ The area is inclusive of proportionate share of common area and wall thickness.
- ▶ It is compulsory to have membership in the association and obey association rules.
- ▶ After the possession of the flat by the owner, monthly maintenance expenses are to be shared by the owners which includes expenses for the common area and common charges, whether the owner occupies it or not.
- ▶ All payments should be by crossed DD/local cheques payable at Thrissur, in favour of 'M/s Vishraam Builders'. For outstation cheques, bank charges will be debited to the respective accounts.
- ▶ Statutory payments like government taxes and levies and/or any payments existing or to be introduced/ increased by the government or any other statutory authorities arising out of or relating to the agreement or sale deed are not included in the total agreement value, are payable separately as applicable.
- ▶ All payments should be made according to the payment schedule. If any delay/default is made, the builder has the right to cancel the allotment and re-allot the unit to different party. The refund shall be made without any interest and subject to deduction of expenses and damages.
- ▶ Parking should be made only according to the allotment and should only occupy their own slots.
- ▶ The builder reserves the right to accept or reject any application without assigning any reason thereto.
- ▶ All efforts shall be made to complete and hand over the apartment on time and obtain electricity, sanitary and water connections within the stipulated period. However no responsibility or liability will be accepted for any delay in completing the project due to unforeseen circumstances like delayed payments, delay in obtaining the sanction/permission or other services from statutory bodies or any conditions beyond our control.
- ▶ The sale deed will be executed on receipt of the entire sale consideration amount and other charges and also subsequent to government norms at the time of registration at the sub registrar's office.

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Location Map



Near Post Office, Punkunnam, Thrissur.
Tel: + 91487 2387168, +919895224433, +91 9746658888
email - sales@vishraam.com www.vishraam.com

