

HOMES THAT GIVE EVERYONE A REASON TO SMILE



Century
saras

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Century®
THINKING AHEAD

CENTURY SARAS: WHERE EVERY CONVENIENCE IS WITHIN EASY REACH

At Century, we believe that our customers should not lack for the finer things in life. And this philosophy holds true for every project we undertake, irrespective of price point. Century Saras epitomizes this philosophy by offering you a wide range of amenities. From a well-equipped Health Club and Club House, to a Swimming Pool with Kids' Pool.

Century Saras offers you a choice of spacious, well-appointed 2 & 3 BHK apartments. It is also very well located, with the Bengaluru International Airport, Columbia Asia Hospital and Esteem Mall only minutes away.

Please do take the time to peruse [this brochure](#) at your leisure. Then, give us a call to fix an appointment and visit the site. We are certain that once you see all the benefits Century Saras has to offer, you are sure to make the right choice.



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Artist's impression

AMENITIES

Clubhouse | Health Club | Temple/Community Hall | Outdoor Party Area | Children's Play Area |
Swimming Pool with Kids' Pool | Senior Citizens' Corner | Landscaped Garden



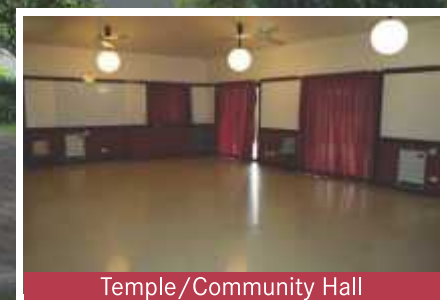
Indoor Games Area



Children's Play Area



Well-equipped Gym



Temple/Community Hall

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Artist's impression of Courtyard & Clubhouse

YELAHANKA – A LOCALITY OF CHOICE

Today, Yelahanka is among the localities in Bangalore that ranks well in connectivity. Being close to the International Airport is an outstanding advantage that has been a catalyst for rapid commercial and business growth as well as the steadily rising land value. Over the last few years Yelahanka has turned into a locality of choice for discerning home buyers. And bears potential for much bigger and faster development.

Yelahanka New Town – Bangalore's new magnet.

Bangalore: Realty prices in north Bangalore's Yelahanka New Town are headed north. Sites are now being sold at Rs 16,500 per sq ft matching some of the city's tony neighbourhoods in property prices.

The rising north Bangalore

Bangalore: Since May 2008 when the international airport became operational, real estate activity in the north Bangalore region has intensified with many discerning home buyers seeing it as a locality bearing great promise.

Bangalore North connectivity pushing demand for office and residential spaces

Bangalore: New infrastructure projects to improve north Bangalore's connectivity is leading to a good number of corporates looking at the area as a possible destination. This is largely owed to the availability of residential developments to create employee catchments.

Yelahanka – the Gurgaon of Bangalore

Bangalore: Proximity to the new airport — 20 km away — has raised the profile of Yelahanka which is now witnessing an amazing property boom. With the Karnataka Assembly passing a Bill last Thursday to set up a 10,000-acre Information Technology Investment Region (ITIR) north of Devanahalli, analysts say real estate in Yelahanka is all set to rain returns in a few years.

HIGHLIGHTS

- Located in Yelahanka, and on the way to the Bengaluru International Airport
- Apartments are Vaastu-compliant
- 24-hour security
- Close to Columbia Asia Hospital, Esteem Mall, leading schools, colleges, offices and places of worship
- Environment-friendly design, with sewage treatment plant and rain water harvesting system including collection chambers & recharge for bore wells
- Apartment sizes from 1058 sq.ft. to 1758 sq.ft.

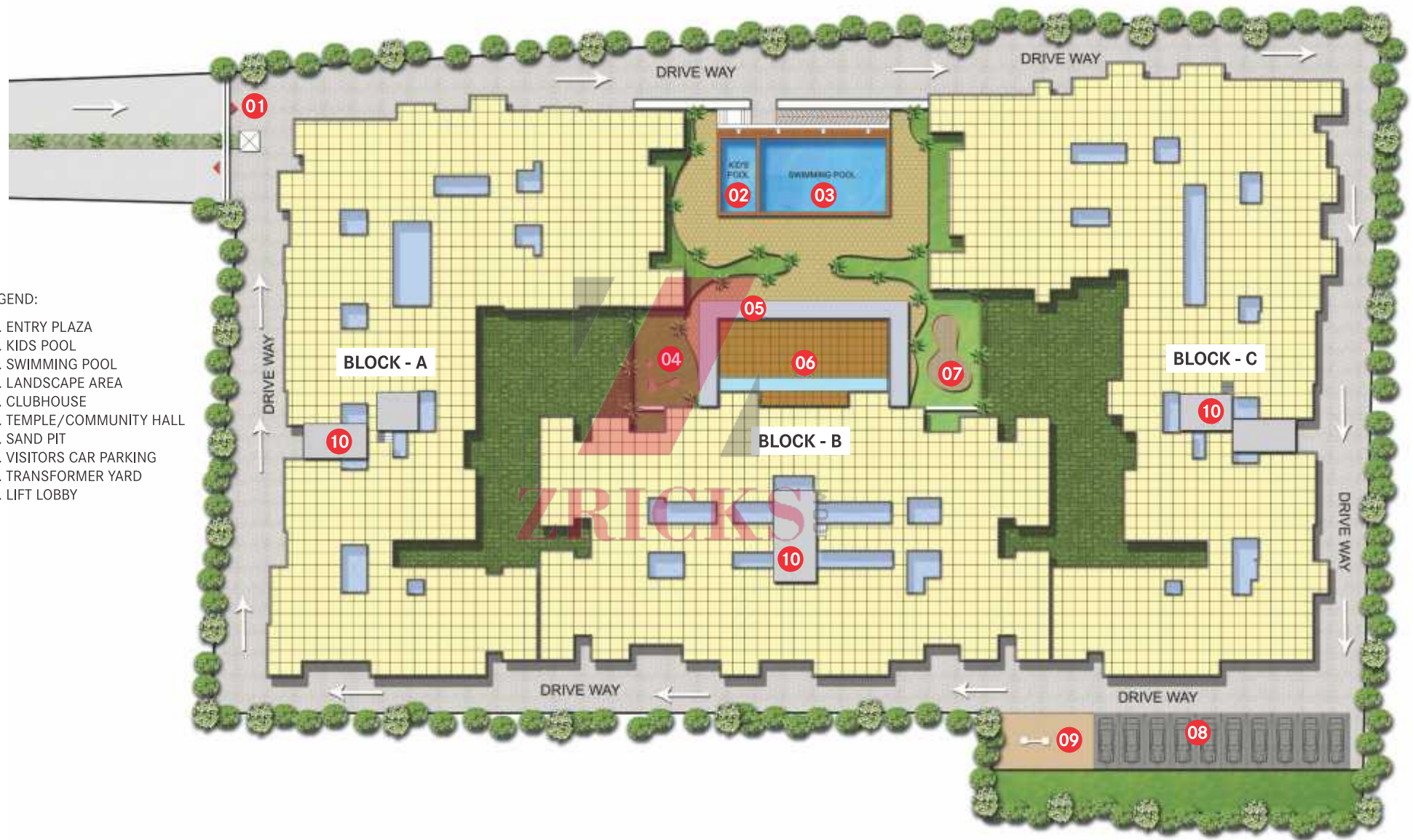


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SITE PLAN

LEGEND:

- 01. ENTRY PLAZA
- 02. KIDS POOL
- 03. SWIMMING POOL
- 04. LANDSCAPE AREA
- 05. CLUBHOUSE
- 06. TEMPLE/COMMUNITY HALL
- 07. SAND PIT
- 08. VISITORS CAR PARKING
- 09. TRANSFORMER YARD
- 10. LIFT LOBBY



UNIT PLANS

A-01 2 BHK
SBA - 1251 sft



A-02 3 BHK
SBA - 1710 sft



A-03 3 BHK
SBA - 1676 sft



A-04 2 BHK
SBA - 1078 sft



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UNIT PLANS

A-06 2 BHK
SBA - 1058 sft



A-08 2 BHK
SBA - 1105 sft



A-09 3 BHK
SBA - 1642 sft



A-10 3 BHK
SBA - 1642 sft



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UNIT PLANS

A-11 2 BHK
SBA - 1159 sft

A-12 2 BHK
SBA - 1169 sft



B-01 3 BHK
SBA - 1664 sft

B-02 3 BHK
SBA - 1706 sft



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UNIT PLANS

B-03 3 BHK
SBA - 1715 sft



B-04 3 BHK
SBA - 1624 sft



B-05 3 BHK
SBA - 1723 sft



B-06 3 BHK
SBA - 1674 sft



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UNIT PLANS

B-07 3 BHK
SBA - 1700 sft



B-08 3 BHK
SBA - 1698 sft



C-01 2.5 BHK
SBA - 1495 sft



C-02 2 BHK
SBA - 1114 sft



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UNIT PLANS

C-03 3 BHK
SBA - 1599 sft



C-05 2 BHK
SBA - 1098 sft



C-06 03 BHK
SBA - 1758 sft



C-07 3 BHK
SBA - 1634 sft



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UNIT PLANS

C-08 2 BHK
SBA - 1203 sft



C-09 2 BHK
SBA - 1171 sft



C-10 3 BHK
SBA - 1609 sft



C-11 3 BHK
SBA - 1730 sft



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SPECIFICATIONS

STRUCTURE

Foundation & Super Structure	: RCC footings with framed structure seismic zone II compliant
Internal Walls	: 100 mm / 4" solid concrete block masonry
External Walls	: 200 mm / 8" solid concrete block masonry
Roof Slab	: Reinforced Cement Concrete slab with waterproofing
Plastering	: Internal / ceiling - smoothly plastered with lime rendering External - plastered in 2 coats - with sponge finish

FLOORING FINISHES

Living, Dining, Bedrooms	: Vitrified tiles flooring with skirting
Kitchen	: Vitrified tiles
Utility	: Ceramic tiles
Powder Room & Toilets	: Anti-skid ceramic tiles
Balconies	: Anti-skid ceramic tiles
Staircases	: Granite/Kota stones as per design

DADOING

Toilets	: Ceramic glazed tiles dado upto 7'
Kitchen & Utility	: Ceramic tiles for 2' above counter

DOORS

Entrance Door	: Ghana Teak wood frame with solid flush shutter with polished Teak wood veneer
Internal Doors	: Hard wood frame with semi solid flush shutters with varnish/enamel painted
Balcony	: Powder coated aluminum sliding doors with plain glass
Toilet Doors	: Hard wood frame with semi solid flush with water proof paint on the other

WINDOWS AND VENTILATORS

All Windows & Ventilators	: Powder coated aluminium sliding windows with plain glass
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RAILINGS

Balcony	: MS painted grills and MS pipe hand rail
Staircase	: MS hand rail

PAINTING

Interior Walls & Ceilings	: Acrylic emulsion paint with roller finish
Exterior Walls	: Cement-based paint – Snowcem / Surfacoat
Kitchen / Utility	: Washable emulsion paint
Toilet Walls and Ceiling	: Anti-fungal paint

ELECTRICAL WORKS

- A/C power points in living room & master bedroom
- Modular switches and socket(Anchor / Clipsal or equivalent)
- One TV point each in the living room and master bedroom
- Fire-resistant electrical wires of Anchor / V-Guard or equivalent in common areas only
- Earth Leakage Circuit Breaker(ELCB) for the flat
- Telephone points in master bedroom & living room
- Single phase meter with power supply provision – 3 KW for 2 BHK and 4 KW for 3 BHK
- Back-up power from DG at 1 KW for 2 BHK / 3 BHK

SANITARY & BATHROOM FIXTURES

- White colored floor / wall mounted sanitaryware in all toilets
- Counter top wash-basin in master bedroom toilets and pedestal type in other bathrooms
- Jaguar/Ess Ess or equivalent brand fixtures for all toilets
- Health faucet for all toilets
- Shower in all toilets
- Provision for geyser and exhaust fan

LIFT

- Suitable capacity and number of automatic passenger lifts as per design

BOOKING FORM

NAME..... AGE

FATHER'S/HUSBAND'S NAME.....

PERMANENT ADDRESS.....

TEL..... MOB..... FAX..... EMAIL.....

ORGANISATION..... DESIGNATION.....

OFFICE ADDRESS

TEL..... MOB..... FAX..... EMAIL.....

SEND CORRESPONDENCE TO (PLEASE CHECK ONE) [] PERMANENT ADDRESS [] OFFICE ADDRESS

NATIONALITY..... RESIDENTIAL STATUS..... SOURCE OF ENQUIRY.....

BOOKING DETAILS

FLAT NO..... FLOOR..... AREA..... RATE..... NUMBER OF CAR PARKS..... ADVANCE AMOUNT.....

CASH / CHEQUE / DD NO. BANK..... DATE.....

☐ I have read and understood all the terms and conditions to the best of my knowledge

FOR OFFICE USE ONLY

SALES MANAGER

NAME

SIGNATURE

DATE

CUSTOMER'S UNIQUE ID

AM-CRM

NAME

SIGNATURE

DATE

TERMS AND CONDITIONS

1. The contract price will be confirmed when the allotment letter is issued.
2. The booking amount will be Rs. 1,00,000/- (Rupees One Lakh Only) per unit and the purchaser(s) has to pay a minimum of 15% of the total cost of the unit, less the booking amount, within 7 (seven) days from the date of booking. All payments should be made favouring **"Century Joint Developments Pvt Ltd."** against official receipts issued by the company.
3. **"Century Joint Developments Pvt Ltd."** reserves the right to cancel the allotment and forfeit monies paid, if the amounts are not paid as per the terms of booking. In case the purchaser(s) desires to withdraw the booking, a token amount of 15% of the booking amount will be withheld as cancellation fee.
4. The purchaser(s) has to execute the agreement for sale and construction contract immediately after the payment of 15% of the total cost of the unit. The purchaser can avail in-house home loan support services free of cost. Upon execution of agreement for sale and construction contract, the terms and conditions mentioned in the agreement for sale and construction contract shall be binding on both, the company and the purchaser(s), superseding the booking terms and conditions.
5. Transfers, without a transfer fee, are allowed only amongst family members (father/mother/wife/husband/ son/daughter). In case of transfer to third parties, it will be subject to the consent of **"Century Joint Developments Pvt Ltd."** in writing and if consented, a transfer fee of 5% of total apartment value will be imposed.
6. Refunds, if any, will be made without interest, by local cheque only, within 30 working days from the date of cancellation.
7. Service charges, maintenance charges and all other expenses including infrastructure expenses like electricity, water & sanitary, cable, telephone, and internet connection will be met by the purchaser(s).
8. Statutory expenses like stamp duty & registration charges and legal/incidental expenses

for registering the property will have to be borne by the purchaser(s) with VAT and service tax as applicable. Increase in existing tax levies and any fresh governmental levies, applicable during the contract period and/or at the time of registration, shall be met by the purchaser(s).

9. Delivery date indicated is subject to the "force majeure" clause. Every effort will be made to obtain electrical, sanitary and water connections within the stipulated delivery dates.
10. Dimensions and details provided in the accompanying literature are approximate and are subject to alteration without any notice. The structures shown in the perspective are conceptual designs and may vary at the time of execution. The location of the facilities is subject to change, depending upon the architect's advice for better planning.
11. Changes in standard specifications by the customer are generally not acceptable, as changes adversely affect the building integrity and completion schedule of the project.
12. All payments should be made by way of account payee demand draft/local cheque in favour of **"Century Joint Developments Pvt Ltd."** payable at Bangalore.
13. This booking is subject to acceptance by **"Century Joint Developments Pvt Ltd."** in writing and receipt passed for earnest money is tentative.
14. In case of any disputes arising between the parties in respect of this agreement the jurisdiction for all such disputes shall be Bangalore city.

☐ I/we have gone through the terms and conditions stated above and agree to the same.

Date:

Place:

PURCHASER(S) SIGNATURE

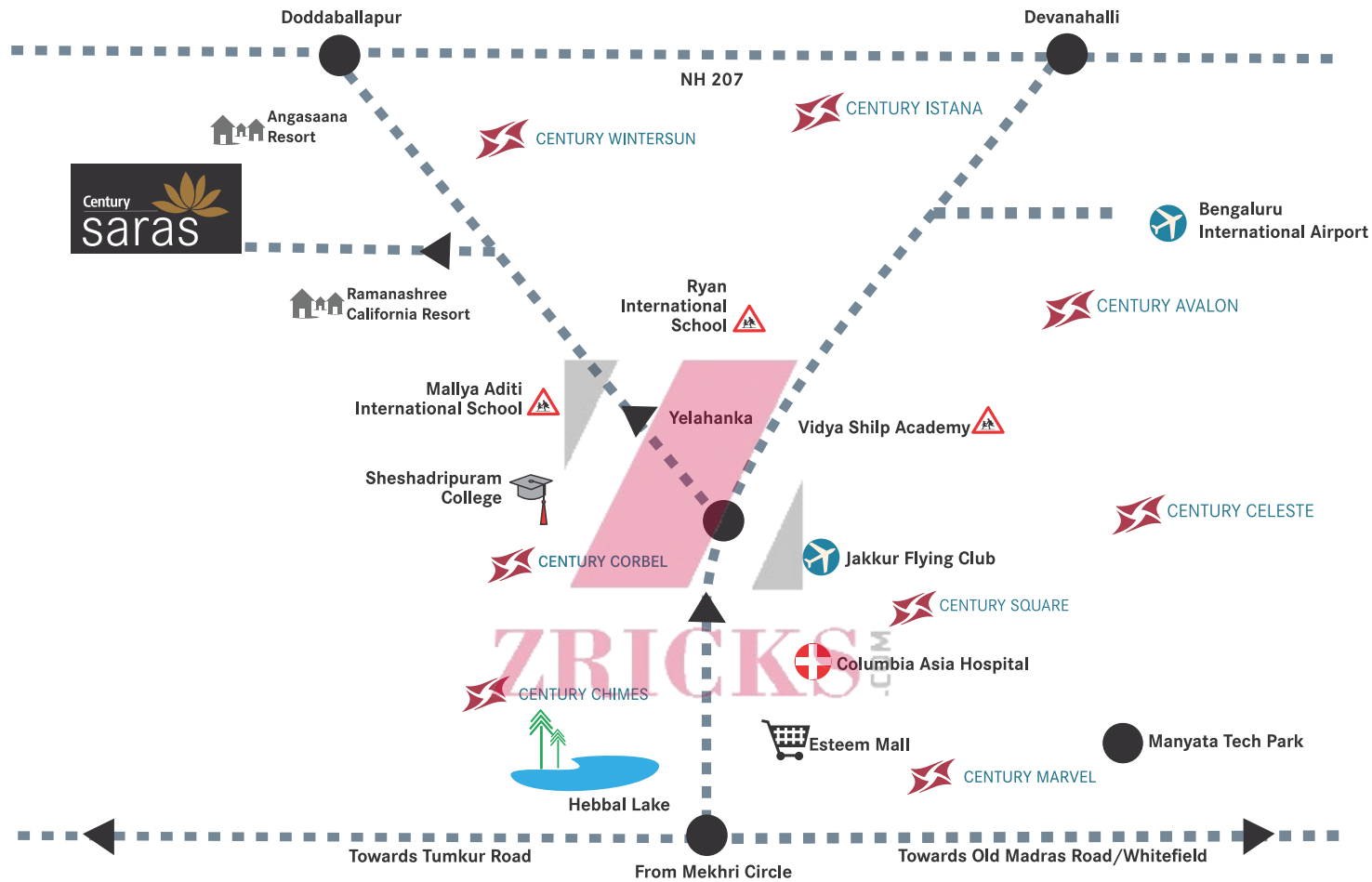
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LOCATION MAP



Location Highlights:

Bengaluru International Airport - 14.5 kms | Yelahanka Police Station - 3.82 kms | Doddaballapur Road - 1km | Esteem Mall (Near Hebbal Flyover) - 9 kms
BMSIT (Engineering College) - 3.16 kms | MVIT (Engineering College) - 5.60 kms | Columbia Asia Hospital - 9 kms

ABOUT US:

Century Real Estate is an integrated, full-service real estate development company headquartered in Bangalore, India with a rich history of developing premier projects and landmark buildings that spans three decades. Established in 1973, we have contributed significantly in making Bangalore the destination of choice for people from around the world.

Today, we are the largest owners of real estate in Bangalore with a land bank in excess of 3000 acres representing more than USD 2 billion in asset value and a development portfolio of over 10 million square feet comprising hotels, office buildings, residences, educational institutions and integrated townships.

OUR OTHER PROJECTS:



RAJARAJESHWARI NAGAR



NEAR HEBBAL



HEBBAL



DODDABALLAPUR ROAD



YELAHANKA



RICHMOND CIRCLE



DEVENAHALLI MAIN ROAD

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