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CREDAI

Century 
INDUS
A home for every dream

PHASE 2

ZRICKS



NOW, YOU CAN ESCAPE TO
YOUR OWN PRIVATE RETREAT.
IN YOUR VERY OWN HOME!

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After the success of Century Indus Phase I, we are delighted to open the doors on Phase II. And, this time, we have an added bonus for you: private balconies in every home! An ideal place for your very own private retreat. To add to your sense of peace, Century Indus is located in a very tranquil part of Rajarajeshwari Nagar, off Mysore Road. Just 9 kms from the city railway station and 7 kms from Town Hall. A home that meets all your needs and wishes. The neighborhood, too, has it all: 3 tech parks; Manipal Hospital, just across the road; Gopalan Mall, round the corner. So, come visit Century Indus today. And discover a home that doubles up as your own private retreat.



Club House Amenities (Indoor)

1. Lounge/Reception
2. Theatre with Projection room
3. Spa with Steam & Sauna facility
4. Gymnasium
5. Multipurpose Hall / Party Hall
6. Squash Court
7. Badminton Court
8. Indoor Games with Carrom, Cards, Table Tennis, Pool Table
9. Crèche.

Outdoor Amenities

1. Tennis Court
2. Swimming Pool with Kids Pool
3. Kids Play Area
4. Party Lawn
5. Gathering Plaza
6. Basketball
7. Jogging Track



MASTER PLAN



- | | |
|----------------------|--------------------------|
| 1. ENTRANCE PLAZA | 10. SKATING RINK |
| 2. 50' WIDE DRIVEWAY | 11. CHILDREN'S PLAY AREA |
| 3. UTILITIES | 12. SEATING |
| 4. PARKING | 13. GAZEBO |
| 5. BASKET BALL POST | 14. DROP OFF |
| 6. LAWN | 15. JOGGING TRACK |
| 7. CLUB HOUSE | 16. LANDSCAPED COURTYARD |
| 8. SWIMMING POOL | 17. PAVED PATHWAY |
| 9. DG ROOM | 18. LAWN TENNIS COURT |

WING A
GROUND FLOOR



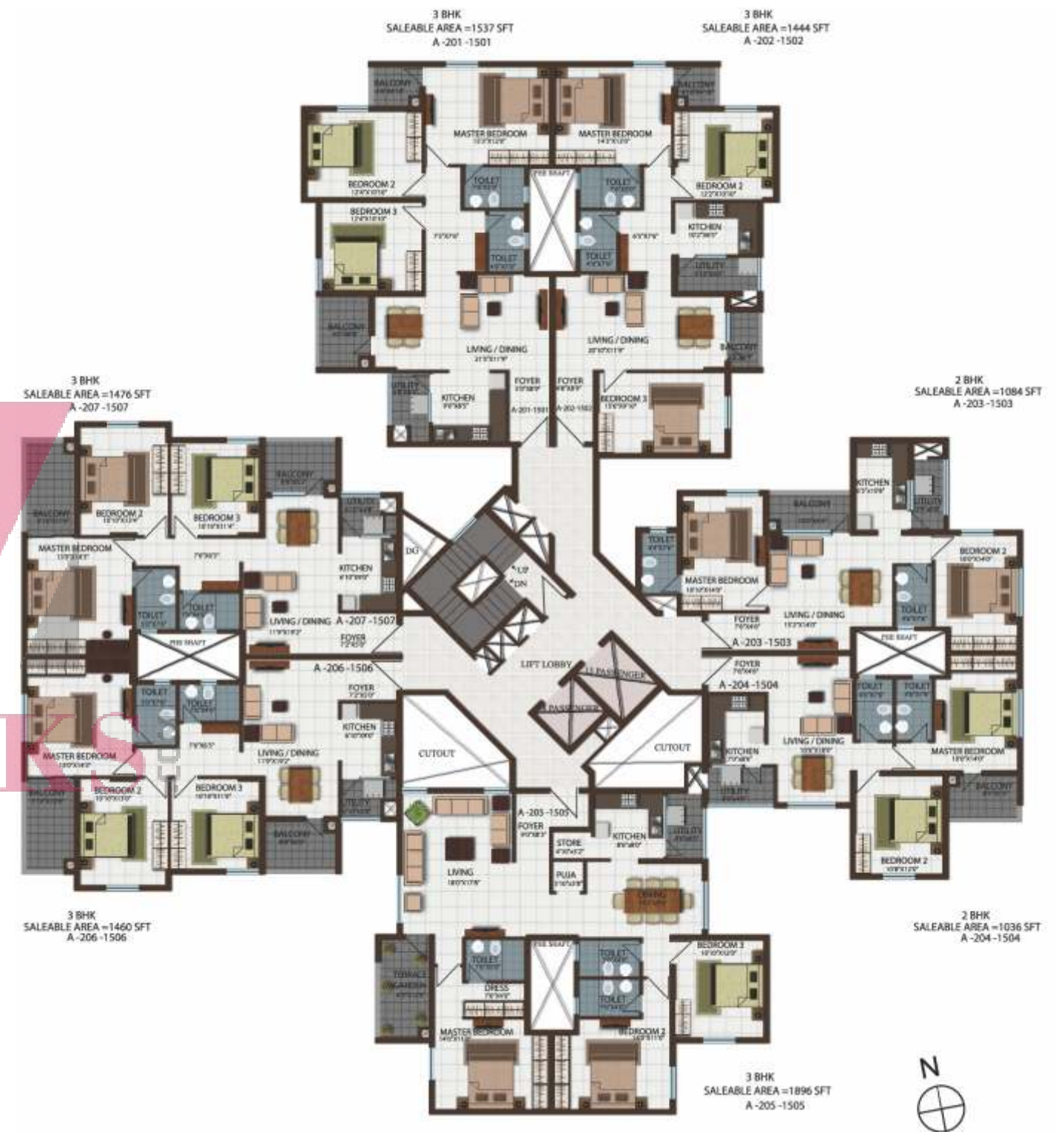
FLOOR PLAN

WING A
1ST FLOOR



FLOOR PLAN

WING A
2ND TO 15TH FLOOR



FLOOR PLAN

WING B
GROUND FLOOR



FLOOR PLAN

WING B
1ST FLOOR



FLOOR PLAN

WING B 2ND TO 15TH FLOOR



FLOOR PLAN



Actual shots of model flat

TECHNICAL SPECIFICATIONS

1. STRUCTURE

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

2. FLOORING FINISHES

- Living, Dining, Bed rooms : Vitrified tiles flooring with skirting
- Kitchen : Vitrified tiles
- Utility : Ceramic tiles
- Toilets : Antiskid Ceramic tiles
- Balconies : Antiskid Ceramic tiles
- Staircases : Granite for Staircase & Lobbies
- DADOING : Ceramic glazed tiles dado up to 7'
- Kitchen & Utility : Ceramic tiles for 2' above counter

3. JOINERY

- Entrance Door/ Main Door : Ghana Teak wood frame with solid flush shutters with polished TW veneer
- Internal doors : Hard wood frame with Semi solid Flush Shutters
- Balcony : Powder coated Aluminum sliding doors with plain glass with provision for mosquito mesh.
- Toilet Doors : Hard Wood frame with semi solid flush door with commercial ply on one side and water proof paint on the other.

WINDOWS AND VENTILATORS

- All Windows & Ventilators : Powder coated Aluminum sliding windows with plain glass with provision for mosquito mesh

4. RAILINGS

- Balcony : MS painted grills and MS Pipe hand rail
- Staircase : MS hand rail

5. PAINTING:

- Interior walls & ceilings : Acrylic Emulsion paint.
- Exterior walls : Cement based paint
- Kitchen/Utility : Washable Emulsion Paint
- Toilet walls and Ceiling : Anti fungal paint

6. KITCHEN:

- Black granite top with single bowl sink with drain board supported with angles

7. ELECTRICAL WORKS

- A/C - power Points in Living room and Master bed room
- Modular switches and socket (Anchor or equivalent)
- One Telephone & TV point each in the living room and in Master Bedroom.
- Provision for water purifier, Microwave, Chimney & Fridge.
- Fire resistant electrical wires of Anchor/Polycab or equivalent.
- Earth Leakage Circuit Breaker (ELCB) for the flat.
- Single phase meter with Power supply provision - 3KW for 2 BHK and 4 KW for 3 BHK
- Backup power from DG - at 1 KW for each flat

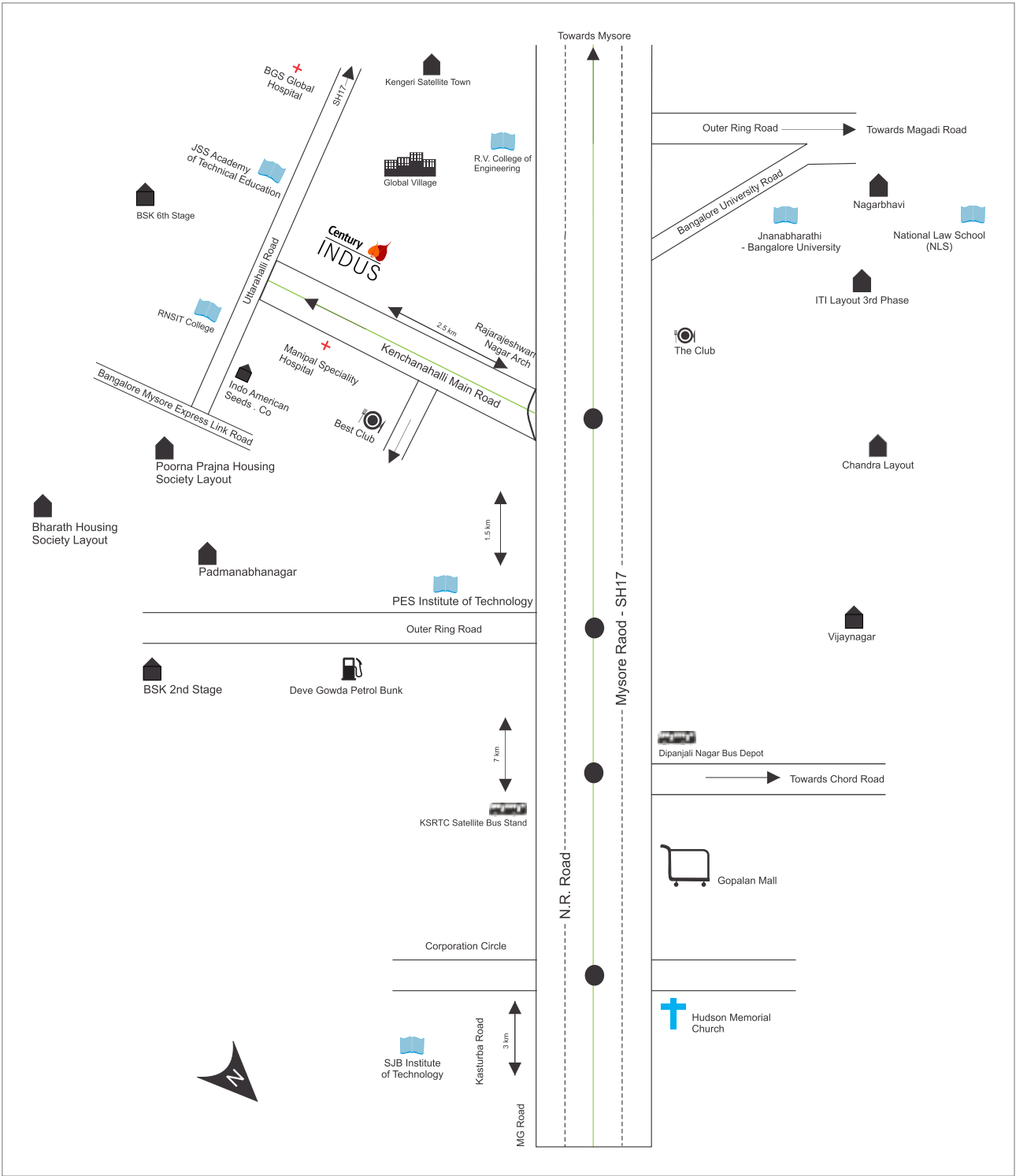
8. SANITARY & BATHROOM FIXTURES

- White colored floor mounted sanitary ware in all toilets
- Counter top wash-basin in master bedroom toilets and pedestal type in other bathrooms.
- Jaguar/Essex or equivalent brand fixtures for all toilets.
- Health faucet for all toilets
- Shower in all toilets
- Provision for Geyser and exhaust fan. (only piping and power point)

9. LIFT

- Suitable capacity and number of Automatic passenger lifts.

LOCATION MAP



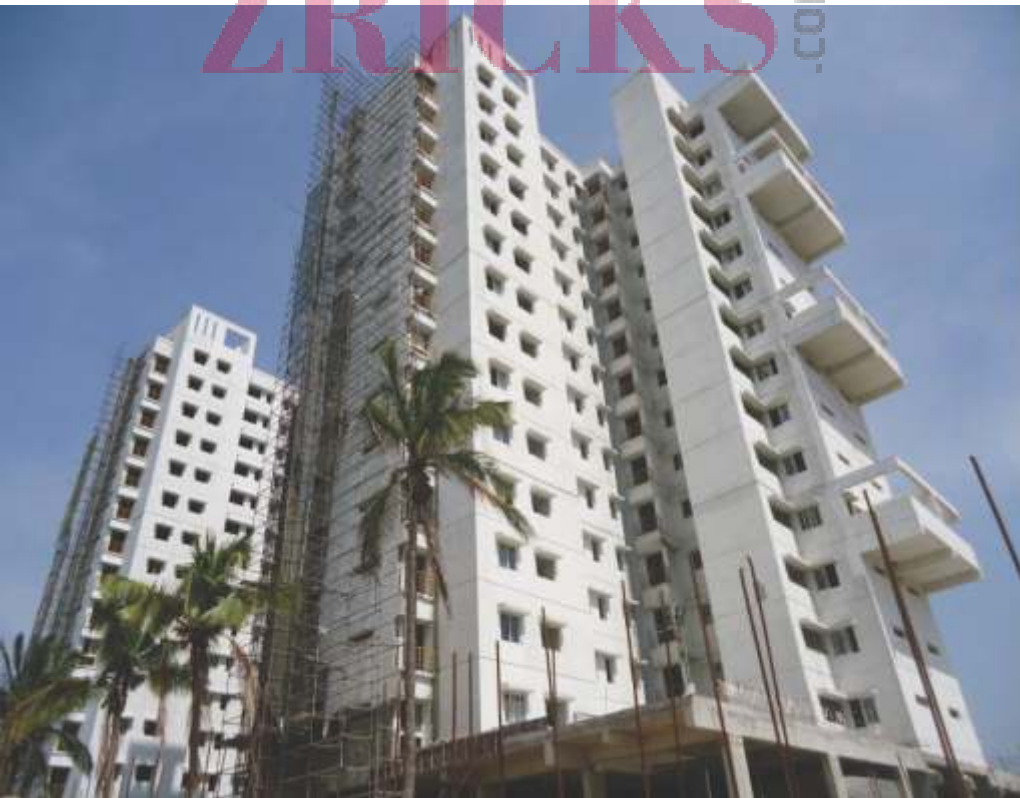
Distances from:

Rajarajeshwari Nagar Arch – 2.5 Kms
KSRTC Bus Stop/Railway Station - 9 Kms
Town Hall - 11 Kms
Vidhana Soudha – 12.5 Kms
MG Road - 14 Kms

Century Indus is located in the heart of the city with good social infrastructure such as hospitals, schools, colleges and shopping malls, all within close proximity. Century Indus is also easily accessible from the railway station and bus stand, making it an ideal location for your dream home.



As you can see from these recent photographs, Century Indus Phase 1 is set to be another feather in our cap: offering excellent quality and modern design for it's modest asking price. Thanks to our typical efficiency and enthusiasm, Century Indus Phase 1 is nearing completion. Meanwhile, work on Phase 2 is well under way.



BOOKING FORM

NAME _____ AGE _____

FATHER'S/HUSBAND'S NAME _____

PERMANENT ADDRESS _____

TEL _____ MOB _____

FAX _____ EMAIL _____

COMPANY NAME _____ DESIGNATION _____

OFFICE ADDRESS _____

TEL _____ MOB _____

FAX _____ EMAIL _____

SEND CORRESPONDENCE TO (PLEASE CHECK ONE) ☐ PERMANENT ADDRESS ☐ OFFICE ADDRESS

BOOKING DETAILS

FLAT TYPE _____ FLOOR _____

AREA _____ RATE. _____

NUMBER OF CAR PARKS _____ ☐ OPEN ☐ COVERED

ADVANCE AMOUNT _____

CHEQUE / DD NO. _____

BANK _____ DATE _____

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)per apartment and the Purchaser(s) have to pay a minimum of 15% of the total cost of the apartment, less the booking amount, within 7 (seven) days from the date of booking. All payments should be made favouring “Vinayaka Builders & Developers” against official receipts issued by the company.
3. “Vinayaka Builders & Developers” reserves the right to cancel the allotment and forfeit monies paid, if the amounts are not paid as per the terms of the 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) have to execute the Agreement for Sale immediately after the payment of 15% of the total cost of the apartment. The Purchaser can avail in-house Home Loan Support Services free of cost. Upon execution of Agreement for Sale,the terms and conditions mentioned in the Agreement for Sale shall be binding on both the Company and the Purchaser(s) in super-cession of booking terms and conditions.
5. Pre- registration transfers, without a transfer fee, will be allowed only amongst family members (Father, Mother, Wife, Husband, Son/ Daughter). In case of transfer to third parties, it will be subject to “Vinayaka Builders & Developers” consent in writing and if consented, a transfer fee of 5% of the total value of the apartment will be imposed.
6. All 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 borne by the Purchaser.
8. Statutory expenses like Stamp Duty & Registration Charges and Legal / Incidental Expenses for registering the property will have to be borne by the Purchaser with VAT and Service Tax as applicable. Increase in existing tax levies and any fresh Governmental levies, applicable during the contract period, shall be borne by the Purchaser.
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 date.
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 like children's play area, gardens, etc., 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 completion schedule of the project.
12. All payments should be made by way of account payee demand draft / local cheque in favour of “Vinayaka Builders & Developers” payable at Bangalore.
13. This booking is subject to acceptance by “Vinayaka Builders & Developers” in writing, and receipt passed for earnest money is tentative.
14. All disputes arising out of this agreement are subject to the courts in Bangalore jurisdiction only

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

Date: PURCHASER(S) SIGNATURE
Place:

MARKETING PARTNER

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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

