



**CASAGRAN**  
WINDSOR COURT





**CASAGRAN**  
building aspirations

SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER

CHENNAI | BENGALURU | COIMBATORE | HYDERABAD | PUNE | DUBAI

Casagrand Premier Builder Limited, an ISO certified real estate enterprise committed to building aspirations and delivering value. In the twenty years, we have developed over 53+ million sft. of prime residential real estate across Chennai, Bengaluru, Coimbatore, Hyderabad, Pune and Dubai. Over 40,000+ happy families across 140+ landmark properties stand testimony to our commitment, which is in line with our philosophy of creating superior living spaces that reflect our belief.

# Crafted to stand out

An ultra-luxurious community set across 3.92 acres with 21 exclusive villas, featuring refined architecture, vast green spaces, and 100% Vaastu-compliant homes.





24x7  
security



45ft. grand  
archway



Greater  
light & ventilation



25+ Amenities



77% open space

# Indulgence like never before.

- Casagrand Windsor Court offers a fully equipped clubhouse with five-star interiors, featuring a grand triple-height lobby, party hall, gym, AV room, yoga studio, kids' play area, and video games room.
- The multipurpose hall includes a pantry, spill-over lawn, and dance floor.
- Amenities include a convenience store, an exclusive gym with interactive features, a learning center, ball pit, and interactive wall games for kids.
- A rooftop swimming pool with a deck and hangout area completes this luxury experience.



The central building is a two-story structure with a prominent brick facade. The upper floor features large, multi-paned glass windows that offer a view into the interior, where a person is visible in a living area. The ground floor has a recessed entrance with horizontal blinds. A rooftop terrace with a glass railing is situated above the second floor. The building is flanked by other similar brick structures, creating a sense of a modern residential complex.

A dark-colored carport with a flat roof and vertical slats on the sides. It is positioned on the left side of the house, providing shelter for two vehicles. The carport is supported by a few dark posts and has a clean, minimalist design.

A silver sedan parked in the carport. The license plate is visible and reads "TS 19 EG 8001". The car has a sleek, modern design with prominent headlights.

A red SUV parked in the carport. The license plate is visible and reads "TS 03 MP 4423". The car has a bold, rugged appearance with a prominent rear spoiler.

A person walking on a paved path to the right of the house. They are wearing a dark top and blue jeans, and are looking towards the house. The path is bordered by lush green plants and a low concrete wall.

# 25+ AMENITIES

Entrance Plaza

Amphitheater

Kids Play Lawn

Zen Garden

Childrens Play Area

Tot Lot

Sand Pit

Rock Climbing

Jungle Gym

Nanny's Corner

Senior Citizen Corner

Outdoor Gym

Leisure Sit Out

Floral Garden

Meditation Zone

Skating Rink

Reflexology Walkway

Champak Tree Court

## CLUB AMENITIES

Multipurpose Hall

Convenio

Yoga/Meditation Room

Kids Play Area

Av Room

Gym

Indoor Play Area

Learning Center

Terrace Party Zone

Rooftop Swimming Pool

Rooftop Hangout

## CENTRAL PARK

Party Lawn With Stage

Barbeque Lawn

Hangout Spots

Walkways

Play Lawns

Tree Court

Pet Park

Jogging Track



# Thrive amidst the outdoors.

- The vibrant community has exclusive outdoor amenities such as play areas, a senior corner, outdoor amphitheatre, and party lawn.
- Active amenities like a jungle gym, rock climbing wall, skating rink, outdoor gym, meditation zone, and jogging track foster a healthy lifestyle.
- Extensive landscaping with Zen and floral gardens creates a natural retreat within the community.

# Designed to perfection.

- These villas feature an elegant entrance with a grand double-shutter door, complete with wooden carvings, a designer architrave, and antique handles.
- Italian marble flooring in the living and dining areas enhances luxury, complemented by premium vitrified tiles throughout and timeless wooden flooring in the home theatre.
- Windows and sliding doors include mosquito mesh for added convenience, while laminated bedroom doors and a granite staircase with wooden handrails add sophisticated touches to the interiors.



2 dedicated car parking spaces



Wet & dry kitchen with utility deck



Exclusive landscape deck and private garden



Car charging point with 20 amp-socket



French sliding doors provide elegance & ample natural light



Foot lamps and motion sensor lights for added convenience



Walk-in wardrobe in all master bedrooms



Dedicated ODU spaces for all AC units



Dedicated family lounge area on the first floor



Washing machine provision on terrace



Home theatre room on the second floor, fitted with provision for projector

# Positivity in every corner

Vaastu compliant homes.

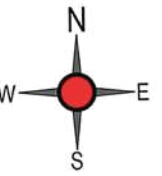
- Main entrance facing East & West in all villas.
- All villas have master bedrooms in the SW, and no bedrooms have headboards in the North.
- All villas have the kitchen in the SE corner with East facing kitchen hobs.
- No NE & SW cuts in villa profile.
- East & West facing puja units are provided in all the villas for divine occasions.
- No villas have toilets in SW or NE, and all WCs are facing either North or South.
- Major site setback is towards North & East.

# Master Plan

# SITE PLAN

## OUTDOOR AMENITIES:

1. ENTRANCE PLAZA
2. AMPHITHEATER
3. KIDS PLAY LAWN
4. CHILDRENS PLAY AREA
5. TOT LOT
6. SAND PIT
7. ROCK CLIMBING
8. JUNGLE GYM
9. NANNYS CORNER
10. SENIOR CITIZEN CORNER
11. OUTDOOR GYM
12. LEISURE SIT OUT
13. FLORAL GARDEN
14. MEDITATION ZONE
15. SKATING RING
16. REFLEXOLOGY WALKWAY
17. CHAMPAK TREE COURT



## CLUB HOUSE AMENITIES:

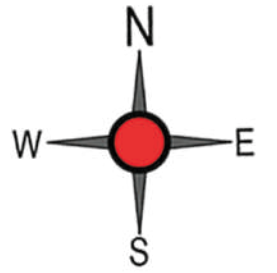
18. MULTIPURPOSE
19. CONVENIO
20. KIDS PLAY AREA
21. LEARNING CENTER
22. YOGA/MEDITATION ROOM
23. AV ROOM
24. GYM
25. INDOOR PLAY AREA
26. ROOFTOP SWIMMING POOL
27. ROOFTOP HANGOUT
28. TERRACE PARTY ZONE

## CENTRAL PARK

- PARTY LAWN WITH STAGE
- BARBEQUE LAWN
- HANGOUT SPOTS
- WALKWAYS
- PLAY LAWNS
- TREE COURT
- ZEN GARDEN
- JOGGING TRACK
- PET PARK

# **Clubhouse Plan**

# CLUBHOUSE-01



GROUND FLOOR PLAN



FIRST FLOOR PLAN



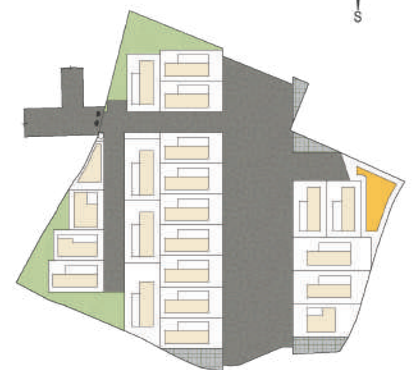
## CLUBHOUSE INDOOR AMENITIES

18.MULTIPURPOSE HALL

20.KIDS PLAY AREA

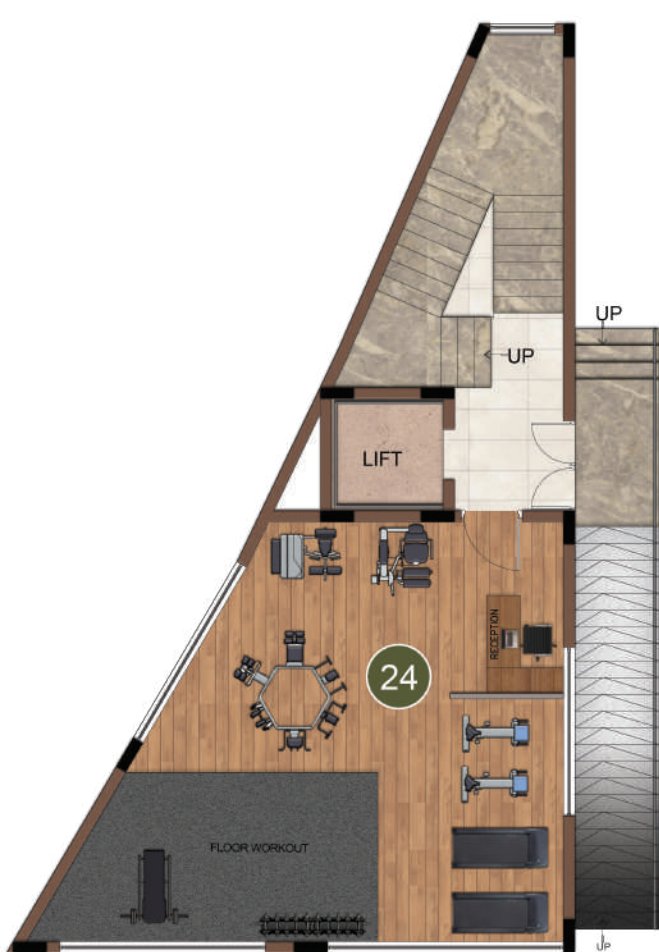
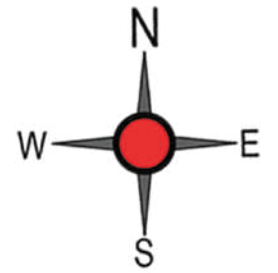
19.CONVENIO

21.LEARNING CENTER



KEY PLAN

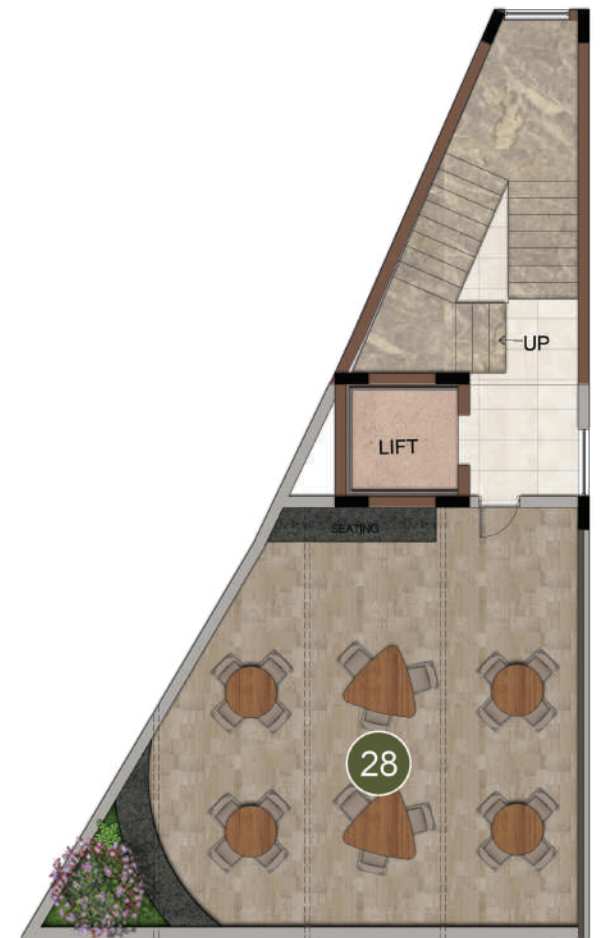
# CLUBHOUSE-02



GROUND FLOOR PLAN



FIRST FLOOR PLAN



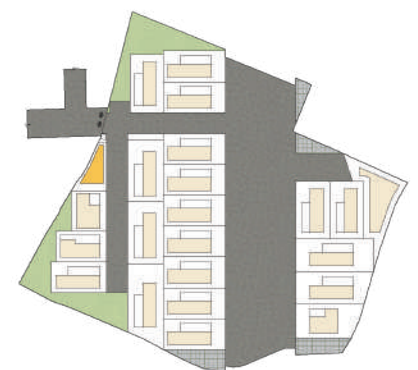
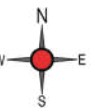
TERRACE FLOOR PLAN

## CLUBHOUSE INDOOR AMENITIES

24.GYM

25.INDOOR PLAY AREA

28TERRACE PARTY ZONE



KEY PLAN



# CLUBHOUSE-01



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

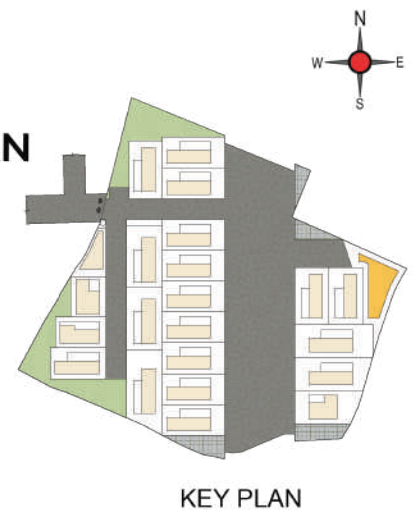
## CLUBHOUSE INDOOR AMENITIES

22.YOGA /MEDITATION ROOM

23.AV ROOM

26.ROOFTOP SWIMMING POOL

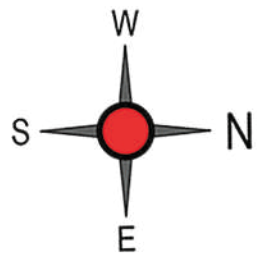
27.ROOFTOP HANGOUT



KEY PLAN

# Unit Plans

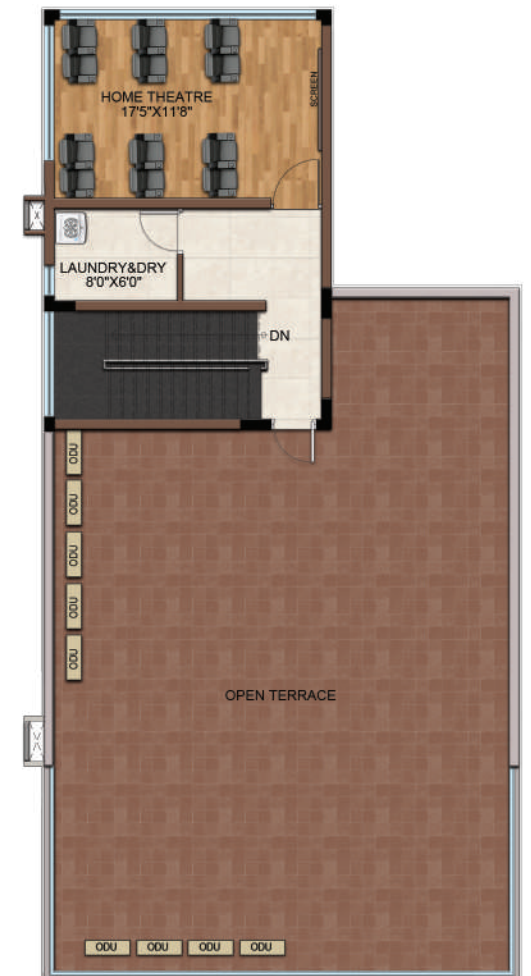
# 4BHK- NORTH FACING VILLA



GROUND FLOOR PLAN

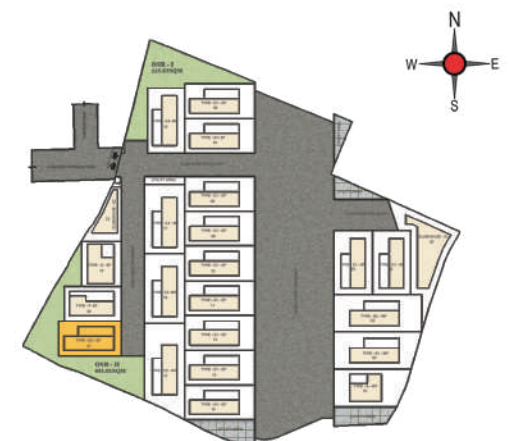


FIRST FLOOR PLAN



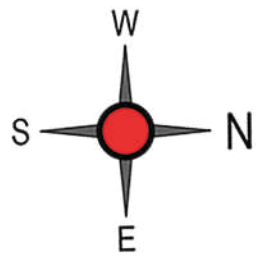
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (Sq.ft)	SALEABLE AREA (Sq.ft)	VILLA LAND AREA (Sqft)
21	2984	3864	3507.88



KEY PLAN

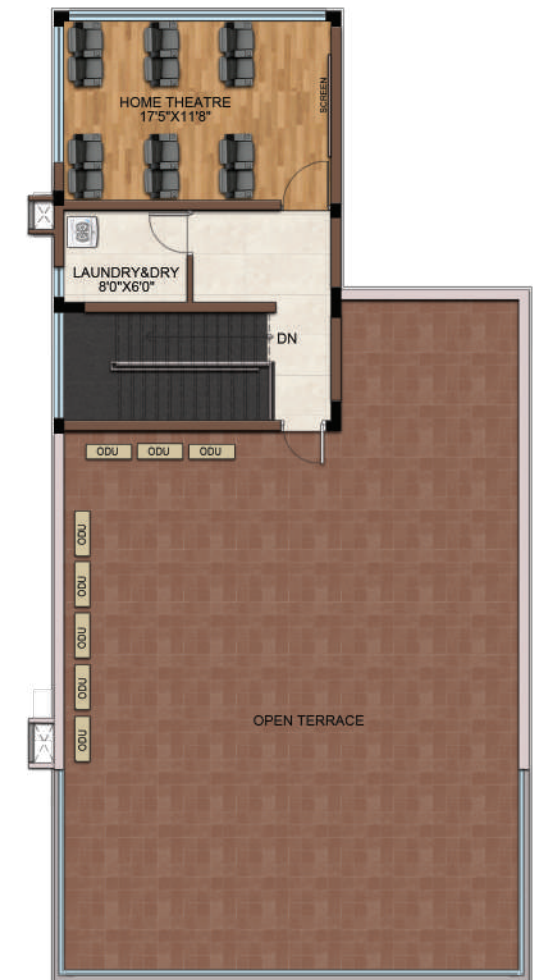
# 4BHK- NORTH FACING VILLA



GROUND FLOOR PLAN

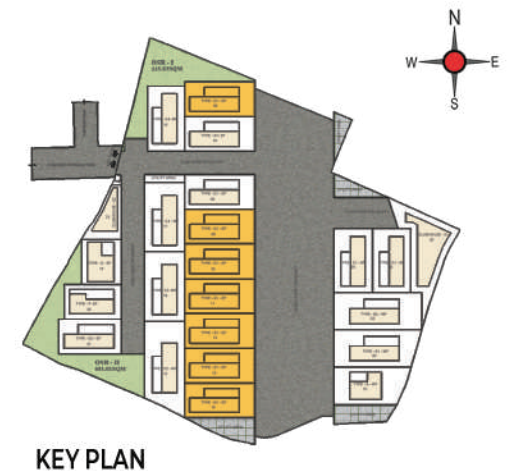


FIRST FLOOR PLAN



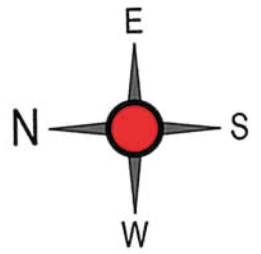
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (Sq.ft)	SALEABLE AREA (Sq.ft)	VILLA LAND AREA (Sqft)
06	2984	3866	3941.45
09	2984	3866	3941.45
10	2984	3866	3941.45
11	2984	3866	3941.45
12	2984	3866	3941.45
12A	2984	3866	3941.45
14	2984	3866	3941.45



KEY PLAN

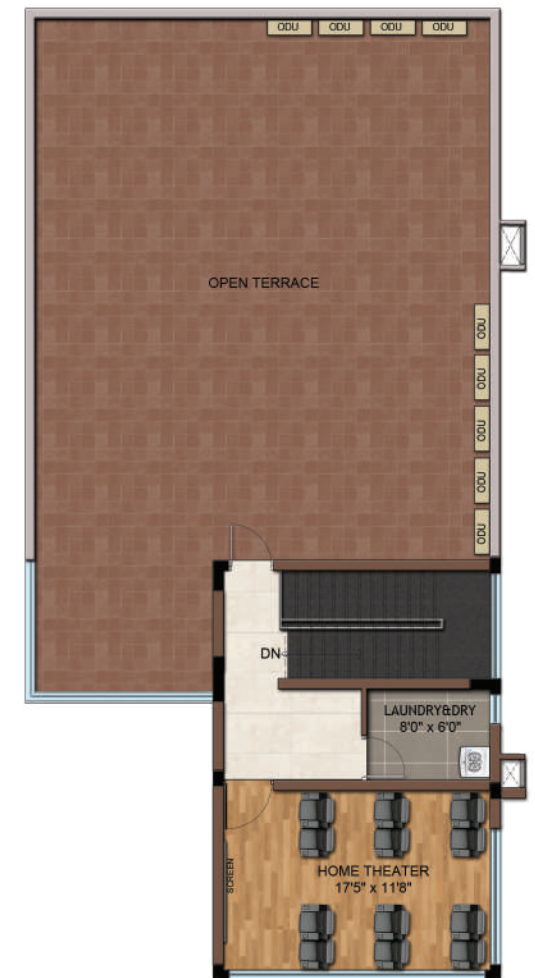
# 4BHK- NORTH FACING VILLA



GROUND FLOOR PLAN

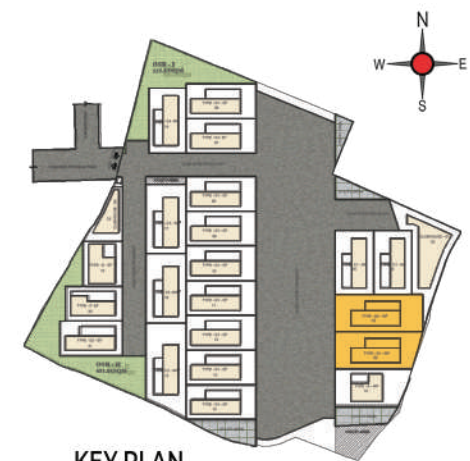


FIRST FLOOR PLAN



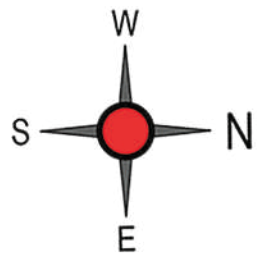
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (Sq.ft)	SALEABLE AREA (Sq.ft)	VILLA LAND AREA (Sqft)
02	2984	3866	4951.12
03	2984	3866	5271.45



KEY PLAN

# 4BHK- NORTH FACING VILLA



GROUND FLOOR PLAN

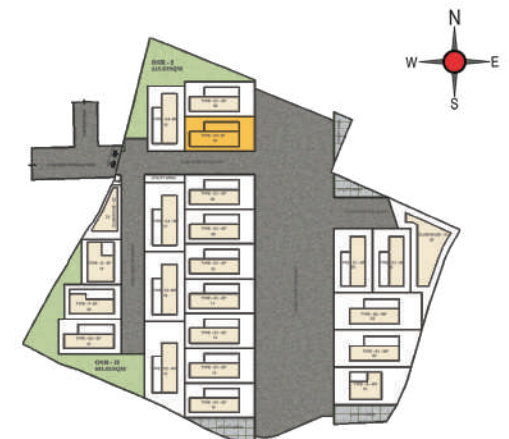


FIRST FLOOR PLAN



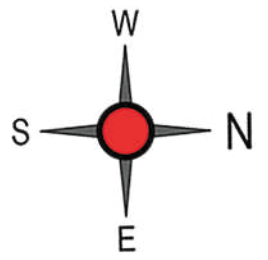
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (Sq.ft)	SALEABLE AREA (Sq.ft)	VILLA LAND AREA (Sqft)
07	2984	3866	3941.45



KEY PLAN

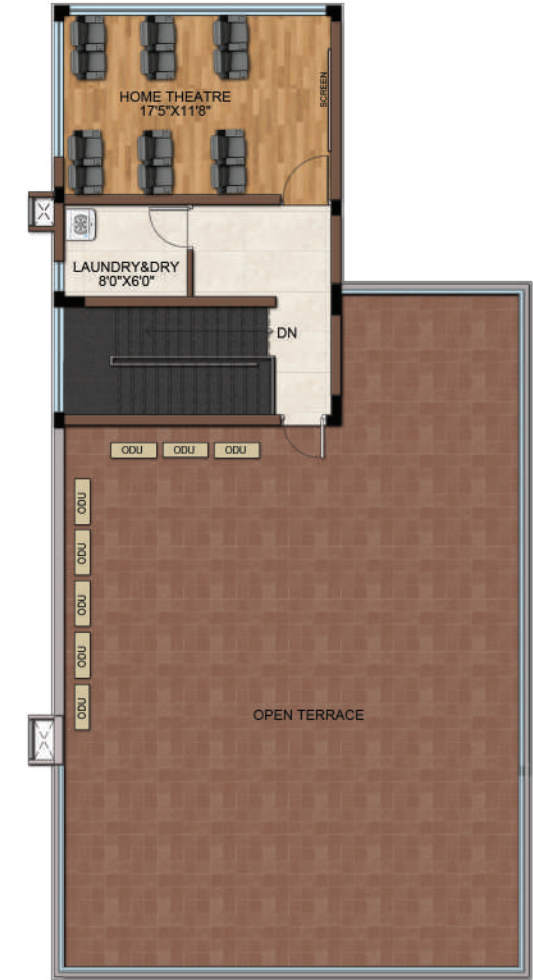
# 4BHK- NORTH FACING VILLA



GROUND FLOOR PLAN

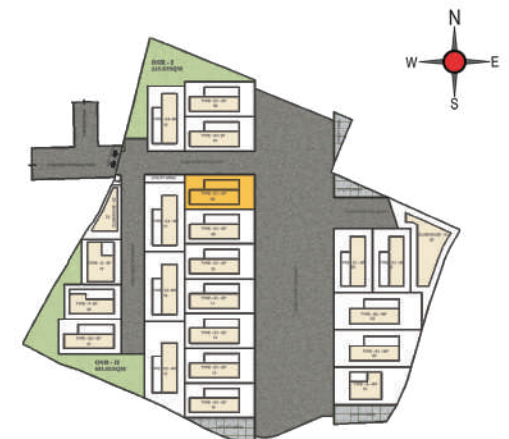


FIRST FLOOR PLAN



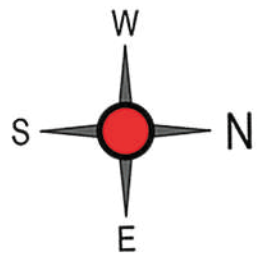
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (Sq.ft)	SALEABLE AREA (Sq.ft)	VILLA LAND AREA (Sqft)
7A	2984	3866	3941.45



KEY PLAN

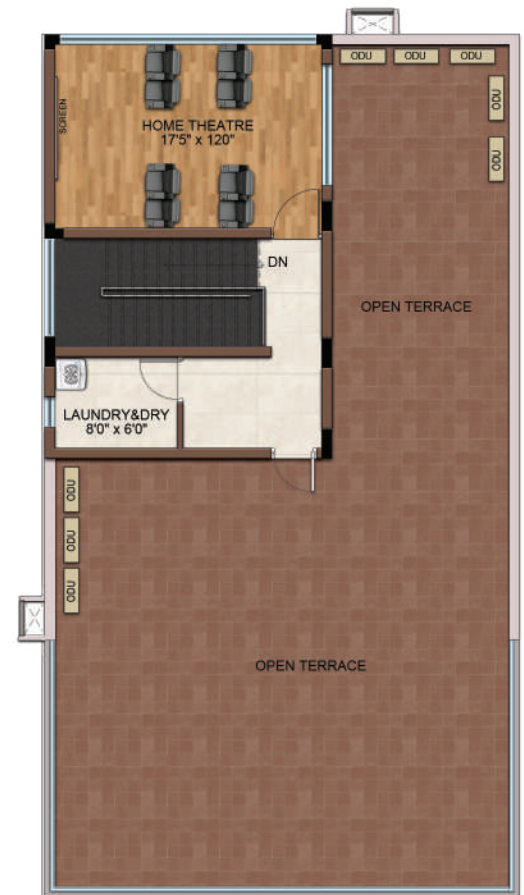
# 4BHK- NORTH FACING VILLA



GROUND FLOOR PLAN

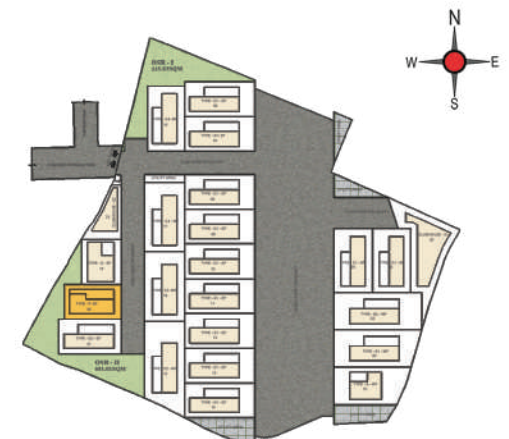


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

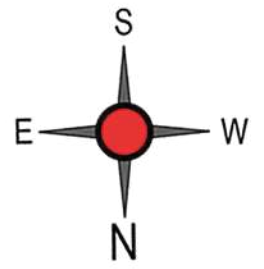
VILLA NO.	CARPET AREA (Sq.ft)	SALEABLE AREA (Sq.ft)	VILLA LAND AREA (Sqft)
20	3016	3888	3196



KEY PLAN



# 4BHK- WEST FACING VILLA



GROUND FLOOR PLAN

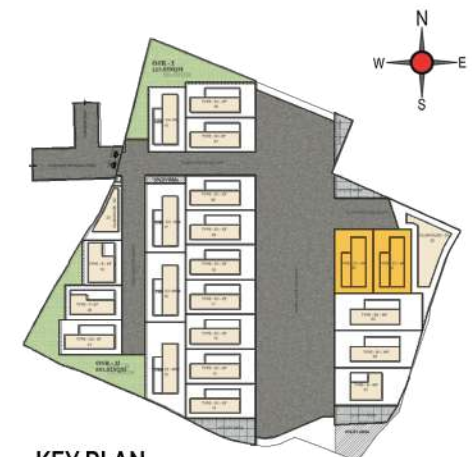


FIRST FLOOR PLAN



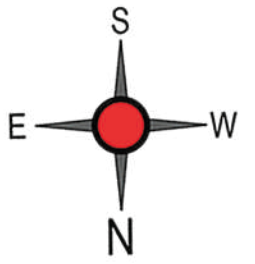
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (Sq.ft)	SALEABLE AREA (Sq.ft)	VILLA LAND AREA (Sqft)
04	2985	3895	3953.51
05	2985	3895	3953.51



KEY PLAN

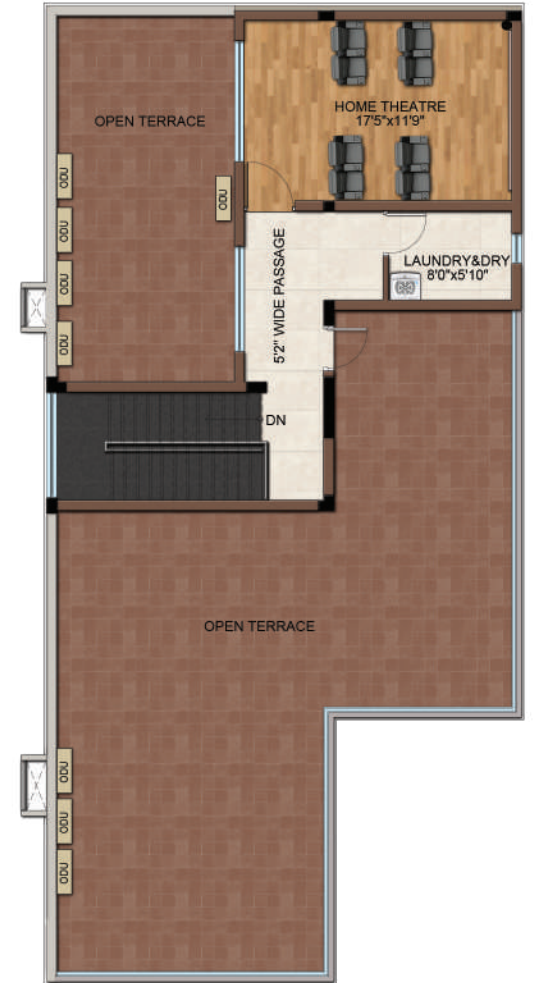
# 4BHK- WEST FACING VILLA



GROUND FLOOR PLAN

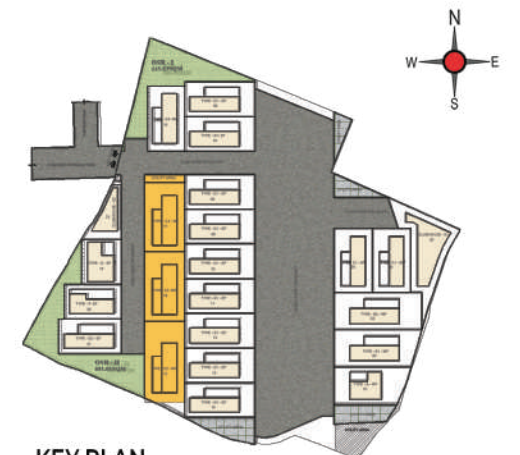


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (Sq.ft)	SALEABLE AREA (Sq.ft)	VILLA LAND AREA (Sqft)
15	2985	3895	5544.43
16	2985	3895	4447.04
16A	2985	3895	4447.04



KEY PLAN

# 4BHK- WEST FACING VILLA



GROUND FLOOR PLAN

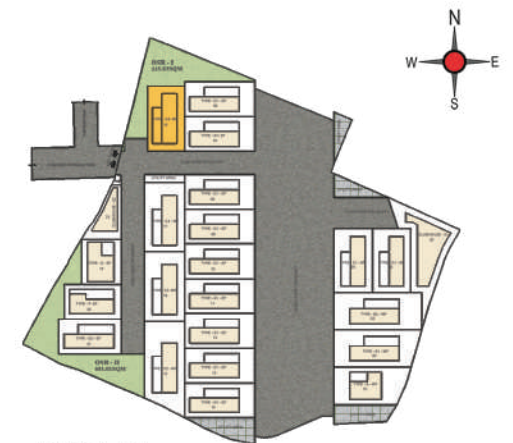


FIRST FLOOR PLAN



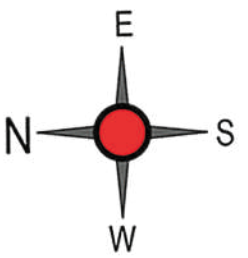
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (Sq.ft)	SALEABLE AREA (Sq.ft)	VILLA LAND AREA (Sqft)
18	2985	3895	3883.65

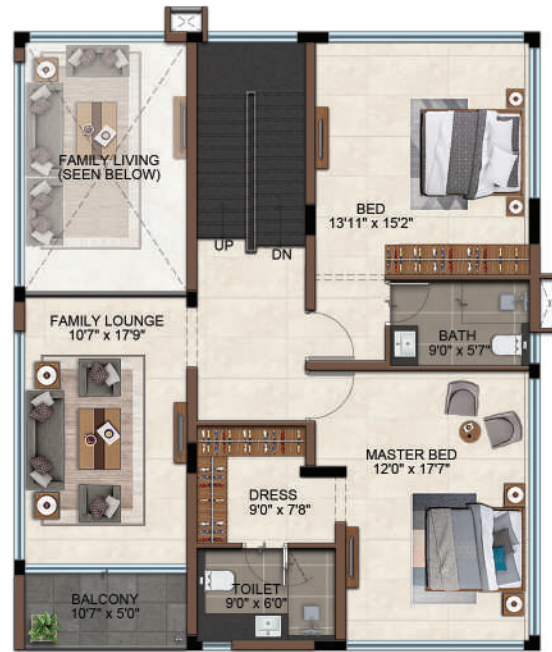


KEY PLAN

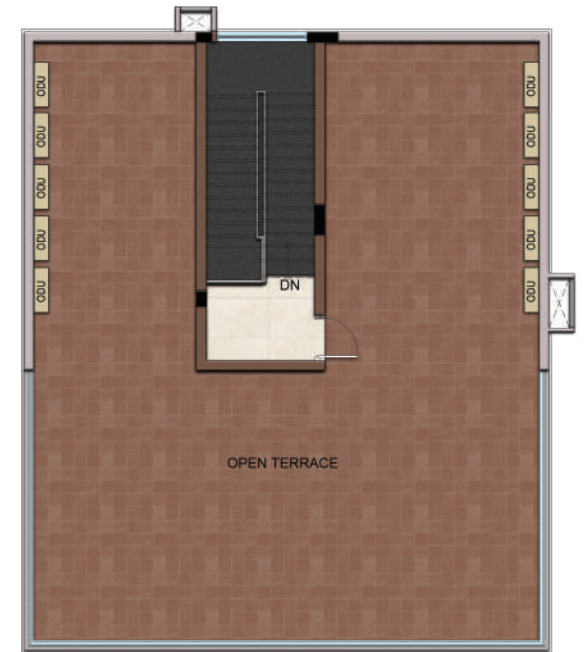
# 5BHK- WEST FACING VILLA



GROUND FLOOR PLAN



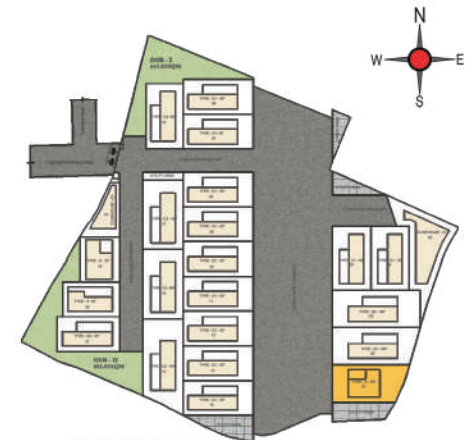
FIRST FLOOR PLAN



TERRACE FLOOR PLAN



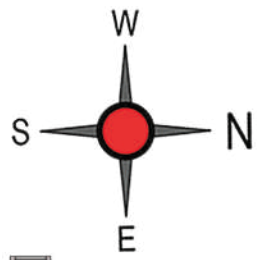
SECOND FLOOR PLAN



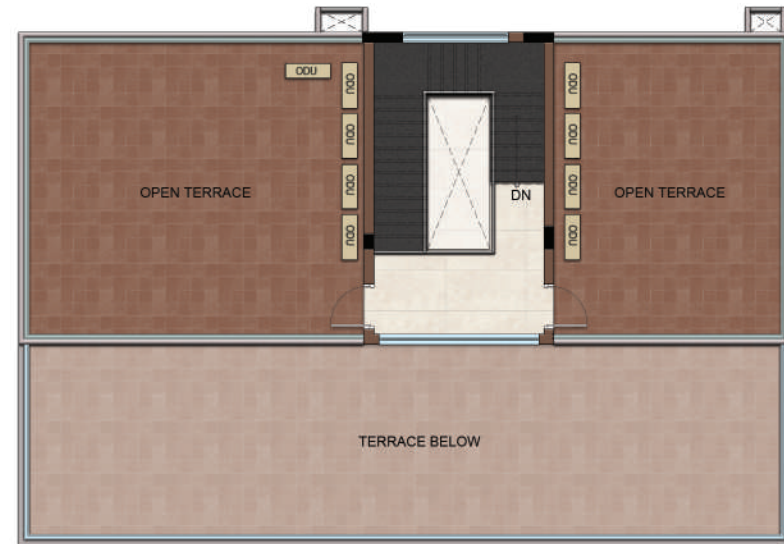
KEY PLAN

VILLA NO.	CARPET AREA (Sq.ft)	SALEABLE AREA (Sq.ft)	VILLA LAND AREA (Sqft)
01	3524	4145	4252.10

# 4BHK- EAST FACING VILLA



SECOND FLOOR PLAN



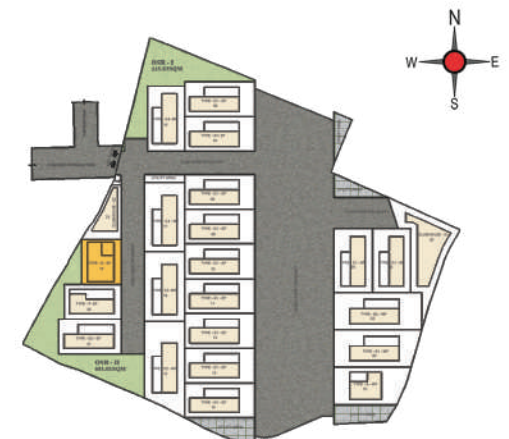
TERRACE FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



KEY PLAN

VILLA NO.	CARPET AREA (Sq.ft)	SALEABLE AREA (Sq.ft)	VILLA LAND AREA (Sqft)
19	3846	4527	2902.40

# Specifications

## **Masonry**

- 200 mm for external walls & 100 mm for internal walls
- Floor- floor height (incl. slab) will be maintained at 3650 mm.
- Anti-termite treatment will be done.

## **WALL FINISH**

### **Internal & Ceiling**

- Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion

### **Exterior Walls**

- Brick cladding as per architect's design

### **Bathrooms**

- Vitrified tile of 600x1200 mm for a height of 2400 mm, finished with a coat of primer

### **Kitchen**

- Tile cladding finish for a height of 600 mm above the countertop finished level

## **FLOOR FINISH WITH SKIRTING**

### **Foyer, Living, Dining and Staircase**

- Italian marble flooring

### **Kitchen, Bedroom, Lounge, Home Office, Puja & Staff Quarters**

- Vitrified tiles of size 800x1600mm

### **Home Theater**

- Wooden finish tiles of size 200x1000mm

## **Bathroom**

- Anti-skid ceramic tiles of size 600x1200mm

## **Balcony**

- Anti-skid tiles of size 1200x1200mm

## **Utility**

- Kota/Kadapa stones of size 600x600mm

## **Deck**

- Black granite (leather finish)

## **Terrace**

- Pressed tiles finish

## **Car Parking**

- Grasscrete pavers

## **KITCHEN & DINING**

- Kitchen platform will be finished with Quartz to Granite at the height of 850mm from the finished floor level.
- Electrical points provided for chimney, hob & water purifier.
- CP & Sanitary fixtures of American Standard/Kohler/equivalent.
- Multifunctional SS sink with drain board and pullout faucet with hot & cold water provision.
- Marble counter with countertop washbasin.

## **BALCONY**

### **Handrail**

- Glass with aluminium handrail as per architect's design.



## **Flooring**

- Granite flooring for staircase

## **Handrail**

- Glass with wooden handrail with MS bar as per architect's design

## **BATHROOMS**

### **CP & Sanitary Fixture**

- American Standard/Kohler/Equivalent

### **False Ceiling**

- Gypsum false ceiling with cove light in all bathrooms

### **Master Bathroom**

- Wall mounted WC with cistern, health faucet, single lever diverter with rain shower & hand shower, marble counter with countertop wash basin, tile insert shower drain channel, & openable glass shower partition with SS handle.

### **Other Bathrooms**

- Wall mounted WC with cistern, health faucet, single lever diverter with rain shower & hand shower, counter wash basin and 2' trench drain, & fixed glass shower partition.

### **Staff Bathroom**

- Wall mounted WC with cistern, health faucet, single lever diverter with overhead shower, & wall hung washbasin.

# JOINERY

## Main Door

- Double shutter main door of size 1800 x 2700 mm, veneer finished with wooden carving design with full jamb door frame with designer architrave.
- Ironmongeries like long designer door handles on both sides, door lock of Godrej / equivalent brand, concealed tower bolts, door viewer, safety latch, floor mount magnetic catcher. & door closer.,

## Bedroom & Home Theatre Doors

- Full jamb engineered frame with double side laminated shutter of size 1000 x 2400 mm.
- Ironmongeries like designer handle and lock, floor mount magnetic catcher, & concealed tower bolt of Godrej / equivalent brand.

## Bathroom Doors

- Full jamb engineered frame with double side laminated shutter of size 900 x 2400 mm with waterproofing on inner side.
- Ironmongeries like designer handle and lock, magnetic catcher, & concealed tower bolt of Godrej / equivalent brand.

## Terrace Doors

- Good quality door frame with FRP shutters of size 900x2400mm.
- Ironmongeries like thumb turn lock of Godrej / equivalent without key & door bush.

## Utility/Laundry & Staff Quarter Doors

- Good quality door frame with FRP shutters of size 1000/900x2400mm

## Windows

- Aluminium windows with sliding shutter and tinted high performance glass with mosquito mesh shutter.
- Sill finished with granite (Leather Finish)

### **French Doors**

- Aluminium frame and shutters with tinted high performance glass and automated mosquito mesh shutter.

## **ELECTRICAL POINTS**

### **Power Supply**

- 3 Phase power supply connection.

### **Safety Device**

- MCB & RCCB (Residual Current Circuit Breaker)

### **Switches & Sockets**

- Modular box & designer switches & universal sockets of good quality IS brand.

### **TV**

- Point in Living & Bed -1 and provision in other bedrooms, home theatre & lounge.

### **Projector**

- Projector provision in home theatre.

### **Outdoor Socket**

- 6 amp outdoor socket in balcony.

**Dishwasher Point**

- Dishwasher point will be provided.

**Car Charging Point**

- 20 amp socket in car parking area.

**USB Point**

- Point in Living & Bed 1.

**Foot Lamp**

- Foot lamp in all bedrooms.

**Data**

- Point in Living, & any one bedroom and provision in home theatre.

**Split - Air Conditioner**

- Point will be provided in Living / Dining, Lounge, Home Theatre & all bedrooms

**Motion Sensor Light**

- Provided in all bathrooms (Except staff quarters).

**Exhaust Fan**

- Exhaust fan will be given in all bathrooms.

**Geyser**

- Centralized Geyser provision will be given in all villas.

**Villa Backup:**

- DG Backup for all rooms fan and light points.

## **OUTDOOR FEATURES:**

- Centralized UG sump with WTP. (Min. requirement as per water test report)
- Rain water harvesting system. (as per site requirement)
- Centralized Sewage Treatment plant.
- 100% Power backup for common amenities such as club house, WTP, STP & common area lighting.
- CCTV surveillance cameras will be provided all-round the building at pivotal locations in ground level.
- Security booth will be provided at the entrance, facilitated with My Gate app.
- Site perimeter fenced by compound wall with entry gates for a height of 1800mm / as per landscape design intent.
- Suitable landscape at appropriate places in the project as per design intent.
- Concrete / Paver finish roads as per architect's design.
- Convex mirror for safe turning in driveway in / out.

# Payment Schedule

Stage	Payment Schedule
Booking Amount	10%
Agreement Signing	30%
On Completion Of Foundation	15%
On Completion Of Groundfloor	10%
On Completion Of 1st Floor Slab	10%
On Completion Of 2nd Floor Slab	10%
Completion Of Flooring Of Respective Unit	10%
HANDING OVER	5%
	100%

# Awards

ET Now - 2019  
Casagrand Zenith  
Innovative Project of the Year

ET Now - 2019  
Casagrand Eternia II  
Best Project in Non-Metro

ET Now - 2019  
Casagrand Royale  
Most Admired Upcoming Project of the Year

11th Estate Annual Awards - Franchise India - 2019  
Casagrand Esmeralda  
Luxury Villa Project of the Year

Times Business Awards 2020 - The Times of India (Brand)  
Best Real Estate Company of Tamil Nadu

Realty Conclave Excellence Awards - 2021 (South)  
Casagrand Orlena  
Mid-Segment Project of the Year

Realty Conclave Excellence Awards - 2021 (South)  
Casagrand Boulevard  
Most Popular Project of the Year

13th Estate Awards Franchise India and REMAX India -  
2021  
Casagrand Boulevard

Best Mid-Segment Project of the Year  
The Economic Times - 2021 (Brand)  
Best Brands Award

The Economic Times Real Estate Award - 2022 (South)  
Casagrand Amethyst  
Residential Project High-End (completed-metro)

The Economic Times Real Estate Award - 2022 (South)  
Casagrand Athens  
Residential Project High-End (ongoing-metro)  
Exchange4media - 2022 (Brand)  
Pride of India Brands - The Best of South Awards

News18 Tamil Nadu - 2022 (Brand)  
Most Trusted Builder in South India

14th Realty + Excellence Awards 2022 (South)  
Casagrand Hazen  
Mid-Segment Project of the Year

14th Realty + Excellence Awards 2022 (South)  
Casagrand Hazen  
Fastest Growing Realty Brand of the Year

14th Annual Estate Awards in 2023  
Casagrand Flagship  
Residential Property of the Year

15th Realty+ Excellence Awards 2023, South Edition  
Casagrand Aria  
Best Affordable Housing project of the year

# CASAGRAND



## FittedHomes

Just move in...



### WHY CASAGRAND FITTED HOMES?

To make Homebuyer's Life Easy, Casagrand Fitted Homes offers the One-Stop Solution with all the essential fittings a new home must have, where you don't have to handle the hassles of getting your woodwork & electrical fittings done.

### HOW CASAGRAND FITTED HOMES MAKE YOUR LIFE CONVENIENT?

- Hassle-free experience to the Homebuyers where you can just move in right away
- You don't have to deal with the stressful interior executions
- Our Contemporary styled finishes & fittings are designed to match any home



# WHAT DO WE OFFER?

Carefully chosen high-end specifications with international material quality that best suit your home and meet your needs. The specifications consist of two varieties: Plush and Luxe.



SCAN FOR BROCHURE

## WOODWORKS OF TOP NOTCH QUALITY



Shoe  
Rack



TV Unit



Dining  
Crockery



Wardrobes  
All  
Bedrooms



Kitchen  
Cabinets



Vanity

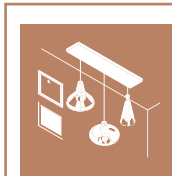
## HOME ACCESSORIES



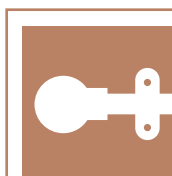
Light  
Fixtures



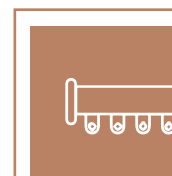
Mirrors in  
Dining



False  
Ceiling



Curtain  
Rods

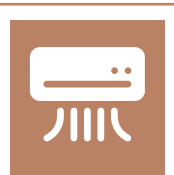


Curtain  
Channels



Mirror  
Lights

## PREMIUM ELECTRICAL FITTINGS



A/C



Cooking  
Hob



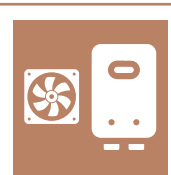
Chimney



Fans  
living &  
Bedrooms

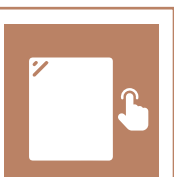


Fan with  
Light  
Dining

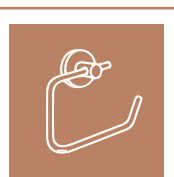


Exhaust  
Fans  
& Geysers

## WASHROOM ACCESSORIES



LED  
Mirror



Tissue  
Holder



Towel  
Rack



Robe  
Hook



Corner  
Shelf



Towel  
Ring

## PAYMENT SCHEDULE

All our superior Fitments are offered at a competitive price. Bought-out EWA (Electrical, Whitegoods & Accessories) items are at par compared to the market players, & the Woodworks are as per the Market standards.

5%

payment at the  
time of unit  
booking

85%

payment during  
work-in-progress

10%

payment  
during the unit  
handover

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- PREMIUM ELECTRICAL FITTINGS
- HOME ACCESSORIES
- WASHROOM ACCESSORIES

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# CASAGRAN**D**

building aspirations

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