

SPECIFICATION

- 1.STRUCTURE : RCC FRAMED STRUCTURE WITH FE550 STEEL AND M20 GRAND CONCRETE.
- 2.INTERNAL WALLS : 115 MM CEMENT BRICK WORK IN CEMENT MORTAR 1:6 NEATLY PLASTERED WITH CEMENT MORTAR 1:7 TO ACHIEVE A SMOOTH FINISH.
- 3. EXTERNAL WALLS : 230 MM CEMENT BRICK WORK IN CM 1:8 FINISHED WITH EXTERNAL PLASTER WITH CEMENT MORTAR 1:7.
- 4.TILE WORK : (BRANDED (SOMANY OR EQUIVALENT TO THAT))
4X2 OR 2X2 (CUSTOMIZED) VITRIFIED TILES FOR LIVING & BEDROOM. 1X1 ANTI SKID TILES FOR TOILET & BALCONY FLOORING. 2X2 OR 2X1 (CUSTOMIZED) CERAMIC TILES FOR WALLS UP TO 7 FEET HEIGHT IN TOILETS. 2X1 CERAMIC TILES UP TO 2 FEET HEIGHT FROM KITCHEN TOP.
- 5. STAIRCASE FLOORING: GRANITE FLOORING.
- 6.MAIN DOORS: TEAK WOOD DOOR AND FRAMES WITH NECESSARY BRASS FITTINGS.
- 7.OTHER DOORS: WPC DOOR AND FRAMES WITH MICA FINISH WITH NECESSARY FITTINGS.
- 8. WINDOWS AND VENTILATORS: UPVC WINDOWS WITH PLAIN GLASS.
- 9. RAILINGS: SS HAND RAIL WITH LATEST DESIGN.
- 10.SAFETY DOOR: MS GRILLS FOR ALL WINDOWS AND SAFETY GRILLS FOR MAIN DOOR.
- 11.BASEMENT HEIGHT: 3 FEET FROM ROAD LEVEL.
- 12.PAINTINGS: (ASIAN PAINTS)
ONE COAT INNER PRIMER OVER THAT TWO COAT OF TRACTOR EMULSION PAINT FOR CEILING.
TWO COATS OF ASIAN PUTTY FINISH OVER THAT TWO COAT EMULSION OF APPROVED COLOUR FOR INTERNAL WALLS WITH SMOOTH FINISH.
OUTER WALLS ONE COAT PRIMER OVER THAT TWO COAT APEX ULTIMA OUTER COLOUR PAINT.
- 13.PLUMBING : EWC & WASH BASIN (PARRYWARE OR SS BRAND)
WHITE EWC FLOOR MOUNTED WITH NECESSARY FITTINGS AND 2 IN 1 WALL MIXER AND WHITE WASH BASIN.
- 14.CP FITTINGS : SS OR EQUIVALENT.
- 15. ELECTRICAL WORKS: (HAVELLS WIRES OR EQUIVALENT TO THAT)
CONCEALED CONDUCTING AND PVC INSULATED COPPER WIRING WITH MODULAR SWITCHES.
- 16.WATER TANK : EACH HOUSE WE WILL PROVIDE 1000 LITERS PVC TANK.
- 17.KITCHEN COUNTER TOP: BLACK GRANITE & 1.5X2 FEET SS SINK WITH NECESSARY FITTINGS.
- 18.TERRACE WORK: NATURAL RED TILE FLOORING WITH PROPER SLOPING.
- 19.COMPOUND WALL : SEPARATE COMPOUND WALL FOR EACH HOUSE, WITH 5 FEET HEIGHT AND 10X5 MS MAIN GATE.
- 20.BOREWELL : SEPARATE BOREWELL FOR EACH HOUSE WITH A SUITABLE MOTOR,15000 LITRES SEPTIC TANK AND 3 PHASE EB CONNECTION.

- NOTE:
- 1. WE WILL PROVIDE PROPER RAIN WATER CANNEL ON TWO SIDE OF THE ROAD.
 - 2. PROPER CEMENT OR THAR OR PAVING BLOCK ROAD WILL BE DONE WHILE HAND OVER ALL THE VILLAS.
 - 3. NO MAINTENANCE CHARGE AND NO HIDDEN CHARGES.

ABOUT

Bay flower villas

We understand that our clients are not only putting their money into our properties, but are also placing their faith in us. This trust forms the core of our approach, Motivating us to exceed expectations and provide exceptional service.

OUR PREFERRED BANKERS

HDFC BANK
We understand your world

बैंक ऑफ बरोडा
Bank of Baroda

TATA CAPITAL
Count on us

LIC HFL
LIC HOUSING FINANCE LTD

Corporate Office :
#144, Bharatha Matha Street, East Tambaram, Chennai 600059
Email: valuereality@gmail.com

For Booking & Enquiries

Scan QR to Locate Us

www.valuereality.com

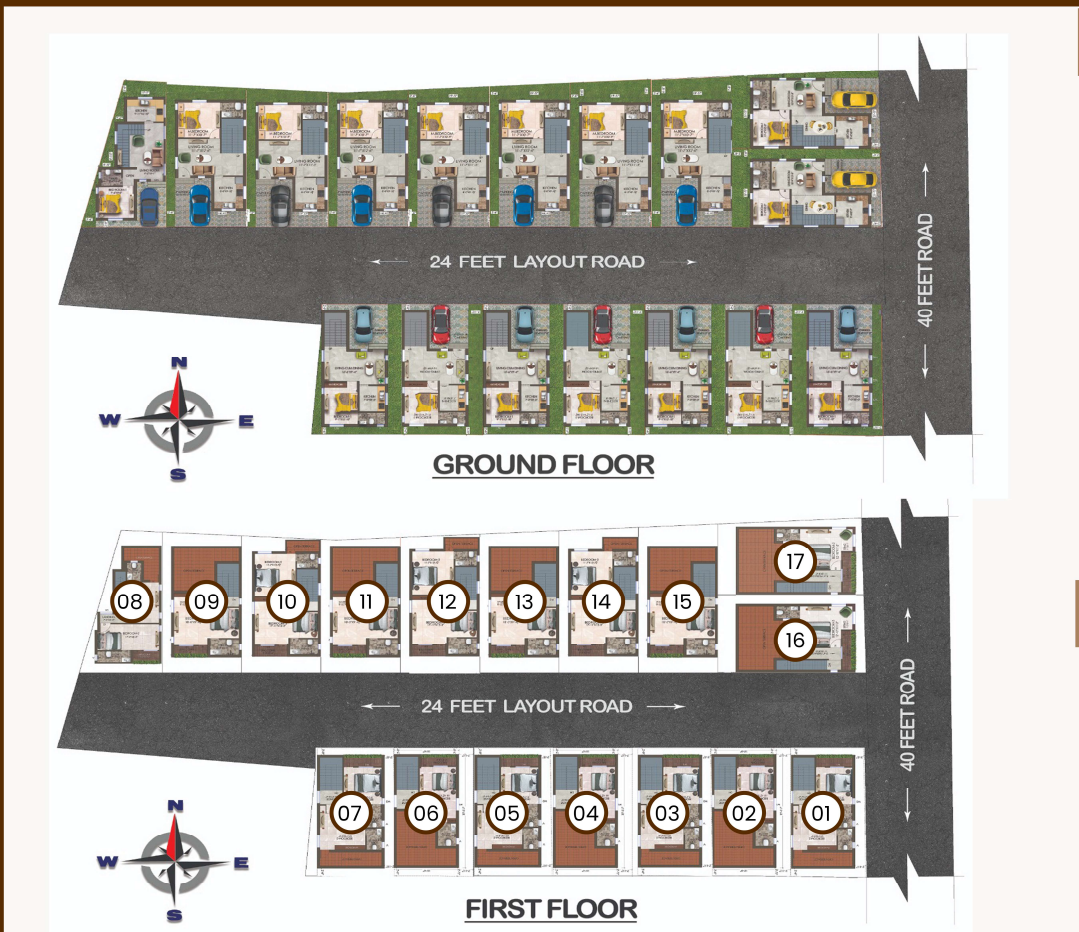
VALUE REALITY
CREATING REAL VALUE IN PROPERTY

Facebook, Instagram, Twitter, YouTube icons

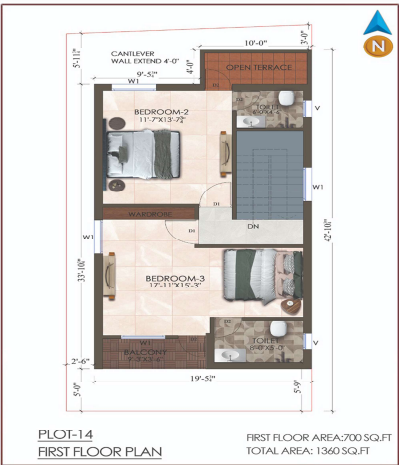
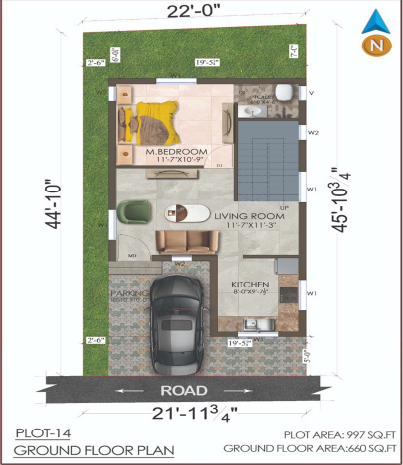
VALUE REALITY



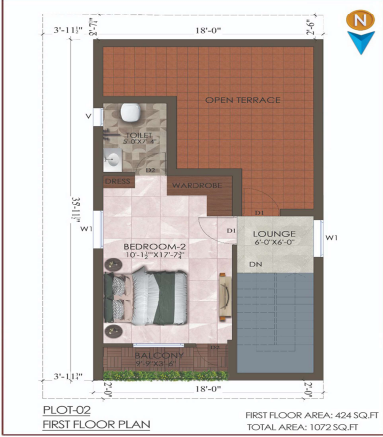
Bay flower villas



SOUTH SIDE VILLAS



NORTH SIDE VILLAS



BAY FLOWER VILLAS PRICE DETAILS

VILLA NO	LAND AREA	2BHK	3BHK
01	844 sq.ft	69,35,000 (1072 sq.ft)	74,10,000 (1210 sq.ft)
02	890 sq.ft	70,53,000 (1072 sq.ft)	75,50,000 (1210 sq.ft)
03	890 sq.ft	70,53,000 (1072 sq.ft)	75,50,000 (1210 sq.ft)
04	890 sq.ft	70,53,000 (1072 sq.ft)	75,50,000 (1210 sq.ft)
05	890 sq.ft	70,53,000 (1072 sq.ft)	75,50,000 (1210 sq.ft)
06	890 sq.ft	70,53,000 (1072 sq.ft)	75,50,000 (1210 sq.ft)
07	943 sq.ft	72,73,000 (1072 sq.ft)	76,50,000 (1210 sq.ft)
08	765 sq.ft	65,68,000 (922 sq.ft)	71,40,000 (1091 sq.ft)
09	777 sq.ft	70,95,500 (1159 sq.ft)	76,18,000 (1320 sq.ft)
10	793 sq.ft	71,73,500 (1159 sq.ft)	77,49,000 (1320 sq.ft)
11	888 sq.ft	73,79,500 (1159 sq.ft)	78,79,000 (1320 sq.ft)
12	948 sq.ft	74,86,500 (1159 sq.ft)	79,86,500 (1320 sq.ft)
13	973 sq.ft	75,21,500 (1159 sq.ft)	80,21,500 (1320 sq.ft)
14	998 sq.ft	75,98,500 (1159 sq.ft)	80,98,500 (1320 sq.ft)
15	1020 sq.ft	76,54,500 (1159 sq.ft)	81,54,500 (1320 sq.ft)
16	989 sq.ft	76,04,500 (1103 sq.ft)	81,04,500 (1315 sq.ft)
17	932 sq.ft	74,52,500 (1103 sq.ft)	80,82,500 (1315 sq.ft)

AMENITIES

- ◆ SEPERATE BORE WELL
- ◆ SEPERATE COMPOUND WALL FOR ALL
- ◆ SEPERATE 3 PHASE EB CONNECTION
- ◆ SEPERATE TERRACE
- ◆ NO MAINTAINANCE CHARGES
- ◆ NO HIDDEN CHARGES