



**DISCOVER
NEW CONNECTIONS.
REDISCOVER
YOUR SELF.**

Tirumala | **GRACE**

SITE ADDRESS

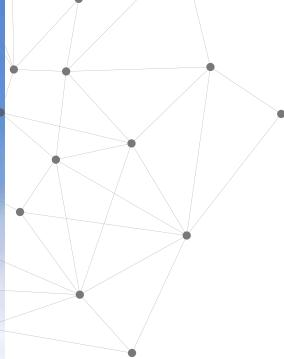
Plot no-2016 & 2017, Mouza-Subudhipur,
Shankarpur,Kalingavihar, Bhubaneswar 751019



PUNEET
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Tirumala
GRACE
Bhubaneswar
A CONNECTED COMMUNITY LIVING



We, humans, are social animals. And connections keep us alive. When we meet like-minded people, we immediately feel elated because through our shared interests and experiences, we connect. We form a lasting connection that finds its roots in trust, positivity and familiarity. A connection that inspires within us, confidence to be our self. A connection that helps us focus and get our flow right. A connection that lets us evolve into better people. A connection that instantly makes us feel at home. And what is home if not a happy, safe and comfortable place where you are loved and cared for? A place where you flourish as an individual? And most importantly, the place that you look forward to come back to, every single day? At Grace we understand and encourage these connections and have therefore created a way of living long known to our elders. Or rather, recreated it in a whole new way.

Welcome to co-living or what we better know it as - 'community living'. Here, at Grace residences, we have built a world where you know your neighbours by their name, where friendships last for a lifetime, where your family goes beyond blood relatives and where life is not restricted to four walls. But, not at the cost of your privacy.

So come, step into the world of connections where as you connect with your world in a whole new way, you reconnect with yourself all over again.





CONNECT WITH SPACE

A community is all about connections but never about crowding.

At Grace, fewer homes per acre ensure more comfort and more oxygen per person. The extra space lets each person unwind and yet grow in their own unique way. So, it's not just your body and heart that benefits from this extra space, but your mind too.

Live uncluttered as you experience life at its calmest and at its best, only with our premium residences.

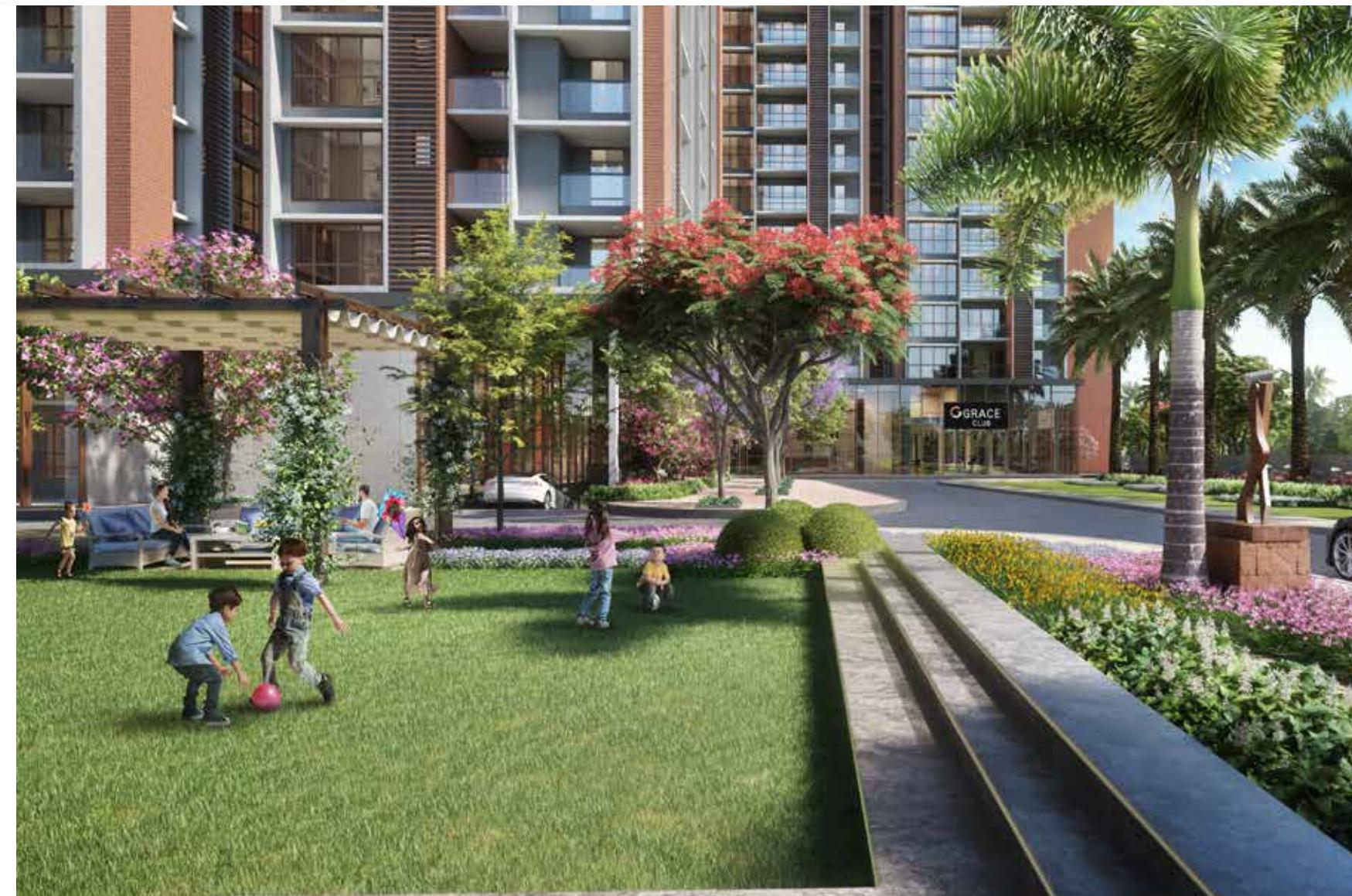
CONNECT WITH ENERGY

Staying connected with your body is essential for a good life. The easiest way to do that is by taking care of it, every day. Grace boasts of some excellent sporting and recreation facilities so you can stay active without trying too hard.

Apart from certified trainers at gyms and yoga, meditation classes we also offer coaching to kids. By letting them explore their interests and hobbies, we also help them connect effortlessly with positive energy, early on in their life.

Coaching is offered for:

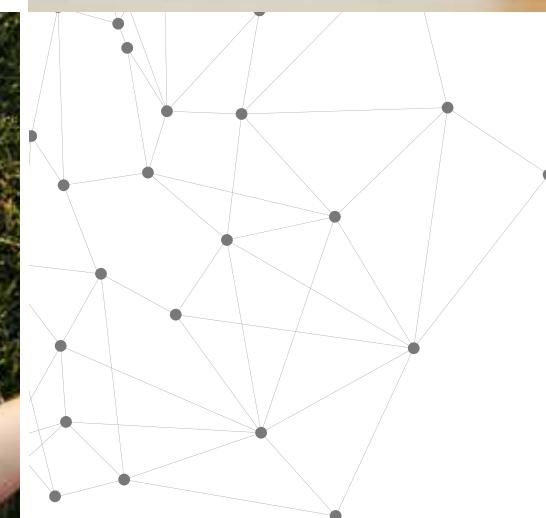
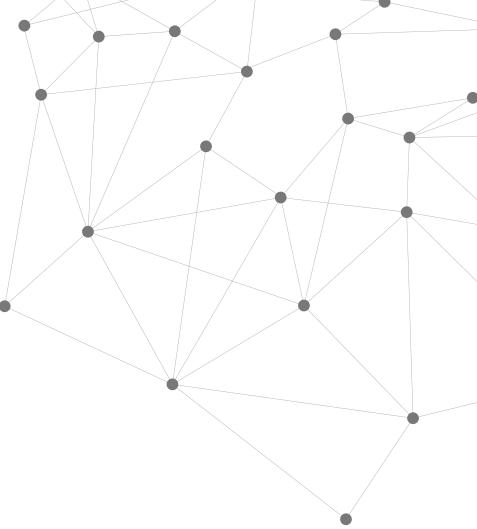
Badminton	Basketball
Table tennis	Tennis
Volleyball	Swimming



CONNECT WITH NATURE

Nature shows us how important it is to remain rooted and connected. At Grace, we hold the teachings of nature close to our heart and truly cherish them. Our beautifully landscaped public spaces, jogging trails and walkways are an ode to the healing powers of Nature. Be it picnic on the weekends amongst the shade of the trees or a revigorating jog in the morning, at Grace nature will always take care of you.

Kids Play Area	Walking/ Jogging Track
Senior Citizen Area	Sun Deck
Picnic Area	Landscape Lawn



CONNECT WITH ART

Art is at the heart of our life. It sustains us, inspires us and helps us open up to life. Art also makes us find our inner flow, which helps us focus better and achieve more. Here, at Grace, we encourage you to pursue your artistic hobby or cultivate a new one with thoughtful amenities like:

Art Hall where you can draw to your heart's content.

Dance Hall where you can learn Salsa and Ballroom dance styles with well-trained choreographers.

Music Hall where you can learn an instrument of your choice or just pick a new favourite like flute or guitar.

Western and Classical Singing training under expert guidance.



G GRACE



CONNECT TO PURITY

At Grace, there is Community Diary Farm of 20-25 pure indigenous desi cows (Gir variety) producing 200 litres of pure A2 milk every day. Gir is one of the ancient cow breeds of India and it was used by our ancestors mainly for its milk which is very rich in nutrition.

Why A2 milk:

Indian desi cows produce A2 milk contains A2 Beta casein.

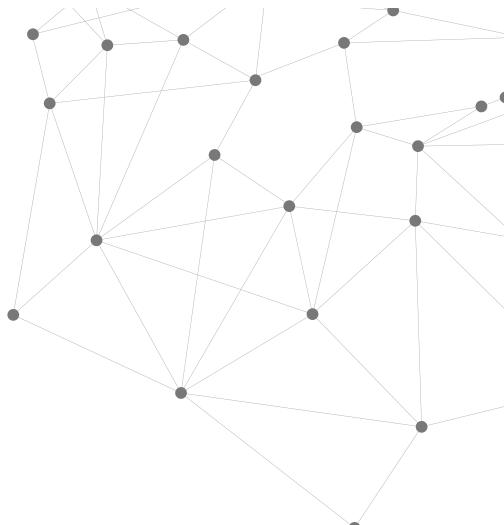
Desi cow milk only contains the A2 protein and no A1.

High level Omega 3 that cleans the cholesterol deposits of blood vessels.

Cerebrosides present in A2 milk increases brain power.

Strontium of A2 milk enhances the body immunity and protects from harmful radiation.

Gir cow's Milk, Ghee, Curd, Urine and Dung together are known as 'Panchgavya' in Ayurveda.

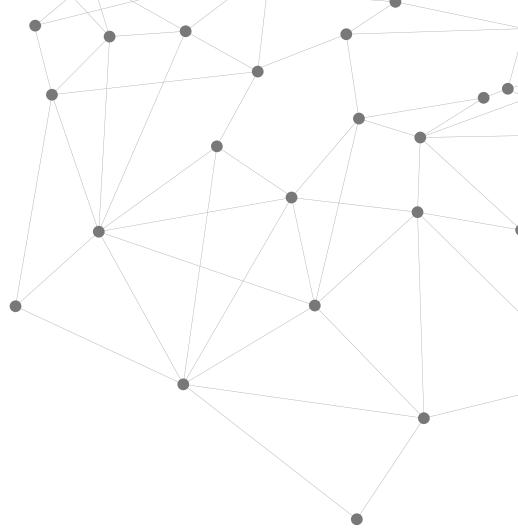


CONNECT WITH FUTURE

As per data reports, by 2025, 25% of vehicles sold will be electric.

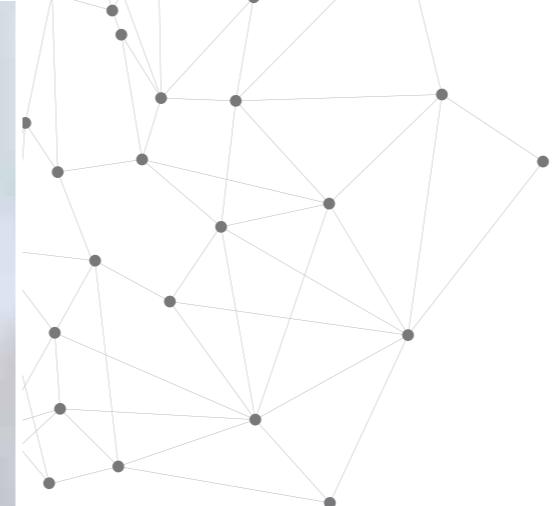
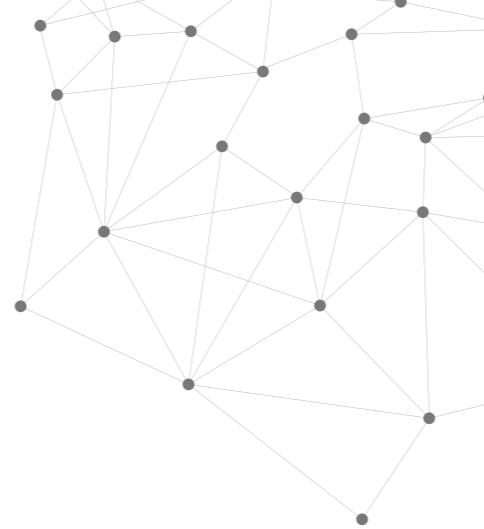
At Grace, we value connections, with nature and with health as we realise their valuable connection with future. Our E-charging stations for electric vehicles is our commitment to the cleaner environment and more conscious future.

A car wash facility too, is available on site.



CONNECT WITH LIFE

Life is precious and a community knows how to nurture it. Grace takes care of its own by being one of the few residential projects to have introduced special facilities for the senior dwellers. We offer senior-friendly services like palliative care, assisted living and independent living but above all we offer unparalleled care.



CONNECT WITH FRIENDS

Who doesn't like being surrounded with like-minded people? At Grace, make lifelong friends as you connect over a book and coffee at our inhouse cafe or connect over shopping trips in our supermarket.





CONNECT OVER TASTE

Since ages, kitchen has been known to be at the center of a community. Women with their cooking, men with their tastes and kids with their cravings, all meet in kitchen with food as their binding factor. Our 24x7 community kitchen feature prepares food that tastes just like home while observing superior hygiene standards so each household can relish freshly-prepared, tasty meals. Afterall, a family that eats together is sure to enjoy staying together.





CONNECT TO THE WORLD

It's strategic location gives it good accessibility to Hospitals, IT park, Mall & Retail outlet, Educational institutions, Hotel, Airport & Railway Station in Bhubaneswar.

Hospital:

- SUM Hospital: 2.4 Kms
- AMRI Hospital: 6 Kms
- AIIMS Hospital: 8 Kms
- KIIT Hospital: 7.7 Kms

Airport:

- Biju Pattnaik International Airport: 11 Kms

Schools:

- DAV Kalinga Vihar: 2.3 Kms
- Apeejay International School: 2.5 Kms
- St. Xavier's High school: 5.8 Kms
- Shri Krishna International school: 6 Kms
- Doon International school: 8 Kms

Shopping Malls and Hotels:

- DN Regalia shopping complex: 5 Kms
- Hotel Mayfair Lagoon: 11.6 Kms

Universities/Collages:

- CET college: 3.6 Kms
- Engineering Institutes: 4 Kms
- SOA university (ITER college): 7.5 Kms

Railway Station:

13.5 Kms

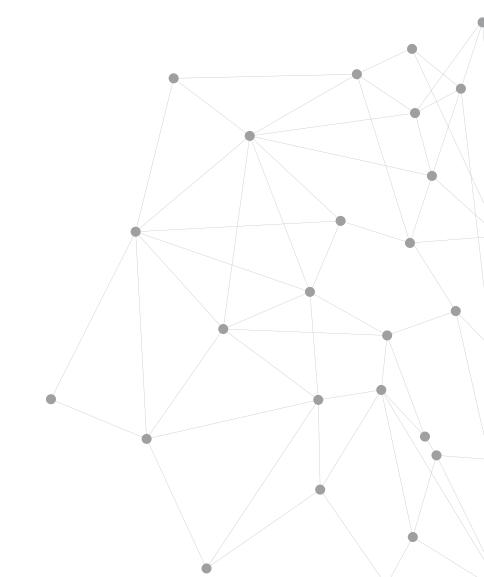
IT/Commercial Hub:

- Infocity 2: 8 Kms

Other residential Projects

- Tata Ariana : 400 mtrs
- Trident Galaxy : Shares Boundary
- BDA apartment Project G+18 : 200mtrs

Distance and timelines are tentative and approximate subject to road conditions and infrastructure provided



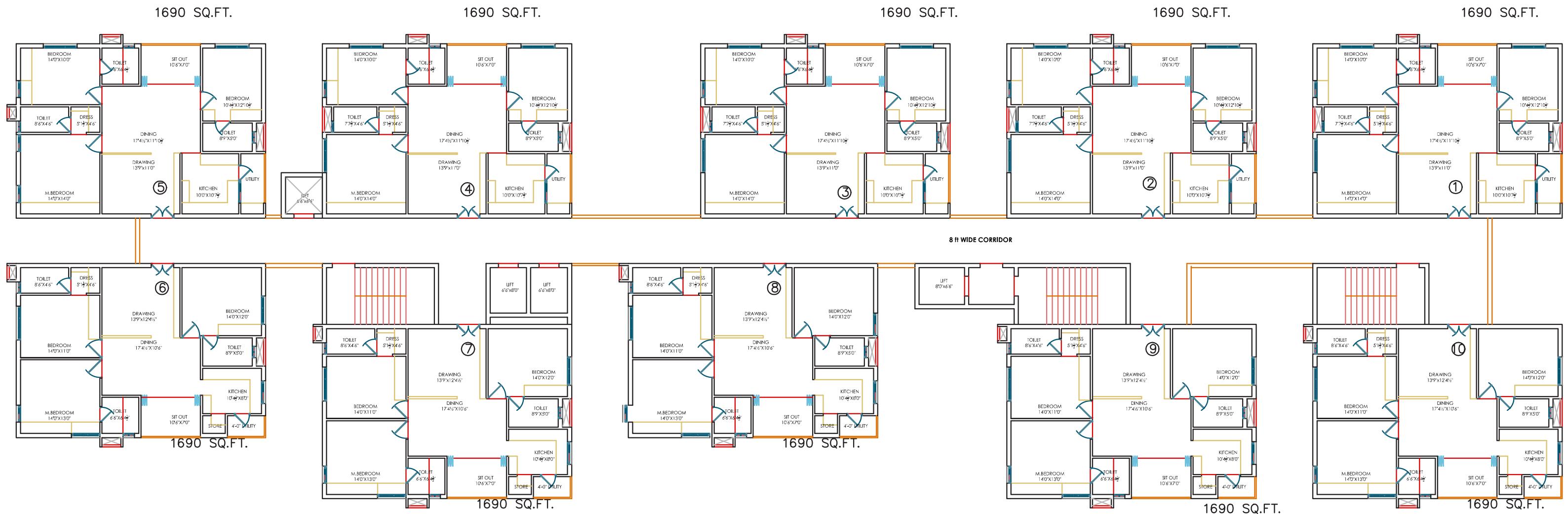








TOWER 1 | GROUND & TYPICAL FLOOR PLAN



TOWER 2 | GROUND FLOOR PLAN



TOWER 2 | TYPICAL FLOOR PLAN



G GRACE

101 R. DAYAL	102 M. DAS	103 GOYAL	104 ROHIT	105 SHOAIB	106 PIYUSH
201 PIYUSH	202 RAM	203 ROHAN	204 DAYAL	205 M. DAS	206 SAYYED
301 ROHAN	302 KASHI	303 GOYAL	304 ROHIT	305 SHOAIB	306 PIYUSH
401 PIYUSH	402 RAM	403 ROHAN	404 DAYAL	405 M. DAS	406 SAYYED
501 R. DAYAL	502 M. DAS	503 GOYAL	504 ROHIT	505 SHOAIB	506 PIYUSH
601 PIYUSH	602 RAM	603 ROHAN	604 DAYAL	605 M. DAS	606 SAYYED
701 R. DAYAL	702 M. DAS	703 GOYAL	704 ROHIT	705 SHOAIB	706 PIYUSH
801 PIYUSH	802 RAM	803 ROHAN	804 DAYAL	805 M. DAS	806 SAYYED



SPECIFICATIONS

FLOORING

APARTMENT

Entrance Foyer, Living dining

Homogenous or high grade vitrified tiles flooring with skirting

Bedrooms, Study and internal staircase

Homogenous or vitrified tiles flooring with skirting

Bathrooms, WC

Homogenous or vitrified tiles or ceramic tiles flooring

Balcony, Terrace, Kitchen

Homogenous or vitrified tiles flooring with matching skirting

Store and Servants Quarter

Homogenous or vitrified tiles flooring with matching skirting

COMMON AREAS

Staircases including landings and corridors at car parking level, and typical

Finished in polished Kota stone with designated inlay works.

Lift Lobby

Homogenous tile or compressed marble or kota stone with matching skirting with or without inlay works at designated areas.

Other Common Areas

Screed concrete

KITCHEN

Black Granite top cooking platform with one stainless steel sink with drain board and tap, with a provision for purifier, provision for purifier, provision for chimney/ exhaust fan

WINDOWS

Bedroom, Bathroom, Utility & Kitchen

Standard aluminium section casement windows (powder coated/ anodized) with partially fixed and partially openable shutters with 5mm to 6mm thick clear toughened float glass glazing.

TV/TELEPHONE POINTS

Compatible wiring which can be hooked up to a cable television network with connection thereof in living room and all bedrooms. Telephone points in all living rooms.

CEILING

APARTMENT

Living, Dining, Bedroom Quarters

Store and other areas

Cements and Sand Plaster with neat punning.

Kitchens, Bathrooms, WC

Cements and sand plaster with neat POP punning and Gypsum ceiling in places to cover traps and pipes.

COMMON AREAS

Lift Lobby

Standard POP/ Gypsum board with or without drops

Car Park Areas: Cement and Sand Plaster finished in cement paint

Staircases, M & E services rooms/ shaft and utilities

Cement & Sands Plaster with neat POP Punning . Staircases will be finished with two coats of Plastic Emulsion Paint.

DRIVEWAY

Reinforced concrete slab with hardener to car park, car park ramp/drive away, stone and/or paver block and/or bituminous compound.

LIGHTNING PROTECTION

Lightning protection In-Compliance with IS2309

WATER PROOFING

Water proofing to floors of kitchen, bathrooms, w.c , balcony, planter boxes, terraces, landscapes deck, ultimate roof , pool and open terraces.

PAINTING

Internal Walls

Finished with plaster of paris punning/cement puti.

External Walls

Weather shield paint and or textured coated finish with glazing as per architectural drawing at designated areas.

WALLS

APARTMENT

Living, Dining, Bed Rooms, Study, Entrance Foyer, Servant Quarter, Store and other areas

Cement & Sand Plaster with neat POP punning/branded cement puti.

Kitchen, Bathroom, W.C

walls ceramic tiles of approved make up to a height of three feet above the counter. Toilets & W.C's will have Designer ceramic tiles on the walls up to ceiling.

WALL-EXTERNAL

Cement and sand plaster with cement paint and / or texture finish.

WALL-INTERNAL

Corridors, Staircases, landing and other areas

Cement & Sand Plaster with net POP branded cement puti punning finished two coats of plastic emulsion paint.

Car Park Areas

Cement & Sand Plaster finished in cement paint.

Ground Floor Entrance Lobby

Cement & Sand Plaster finished in combination of neat POP branded cement puti punning, texture paint and granite cladding at designated areas.

ELECTRICAL INSTALLATION

All bedrooms fitted with ceiling fans.

Total concealed electrical wiring for all the rooms provided with electrolytic copper conductors

Electrical outlet for air conditioners in all bedrooms.

Electrical outlet for storage water heater in all toilets and kitchens.

Stipulated light and plug point in dining/drawing and bedrooms, as per architectural drawings

Electrical call bell at main entrance door.

Through generator power will be provided in the said unit during power failure for lighting and other domestic purpose to the extent of 1 (one) watt per square foot of the built-up-area of the said unit controlled by an auto changeover system cum limiter.

DOORS

Main Entrance

Salwood door frame with 35mm stick lush shutters having spirit polish teak veneer finish on both faces. The shutters will be hung with brass bolts. Shall have night latch door stopper and magic eye.

Living, Dining

Aluminum sliding/ hinged shutters with anodized or power coated finish. Glazing will be of 9mm thick clear toughened float glass.

Roof Terrace

Salwood door frame with 30mm thick both side commercial flush shutter with white enamel paints. The shutters will be hung with brass barrel bolts.

Bathroom and Store

Salwood door frame with 30mm thick flush shutters having spirit polish take veneer finish on one face. The inner face will be commercial faced painted with white enamel paint. The shutters will be hung with brass barrel bolts. Kitchens shall have mortise lock and doorstopper and toilet will have bathroom latch.

Servants Quarter

Salwood door frame with 30mm thick commercial flushed shutters with painted finish.

SANITARY FITTINGS

Master Bathrooms

- Standard wash hand basin with basin mixer with a Granite counter. Sunken bathing tray complete with concealed diverto mixture, shower and spout.
- European type closed couple closet with cistern.
- Towel rail and soap tray.
- Silvered glass mirror with acrylic shelf.
- All C.P fittings will be of jaguar or equivalent make.
- Concealed piping system for hot and cold pipe line.

Other Bathrooms

- Standard wash hand basin without pedestal with basin mixer
- Sunken bathing tray complete concealed diverto mixer, shower and spout. European type closed closet with cistern.
- Towel rail and soap tray.
- Silvered glass mirror with acrylic shelf.
- All C.P fittings will be of jaguar or equivalent make.

Storage water heater

- Concealed piping system for hot and cold water line.



CONSTRUCTION LINKED PAYMENT PLAN

<u>PAYMENT SCHEDULE</u>	<u>AMOUNT</u>
On Application for Booking (Provisional)	1 LAKH (TO BE ADJUSTED IN NEXT PAYMENT)
Commencement of Work	20% OF TOTAL COST
On Completion of Foundation Work	10% OF TOTAL COST
On Completion of Podium Roof Slab	10% OF TOTAL COST
On Completion of Ground Floor Roof Slab	10% OF TOTAL COST
On Completion of Chosen Unit Roof Slab	20% OF TOTAL COST
On Completion of Internal Plasters/ Glazing of Floor	10% OF TOTAL COST
On Completion of Flooring	10% OF TOTAL COST
Installation of MEP Services (MECHANICAL, ELECTRICAL & PLUMBING)	5% OF TOTAL COST
On Notice of Possession	5% OF TOTAL COST

*It may be noted that the plans were approved in the BDA Committee File No-24782 on 6th September 2018.

* All other compliances including RERA shall be completed before commencement of work.

OTHER CONDITIONS:

Parking Charges: Rs. 2,00,000/- per car parking spaces.

NOTE:

The prices are subject to change at the sole discretion of the Company without any prior notice.

GST / Other Taxes as applicable will be charged extra.

In case of application for booking, the cheque has to be made in favour of "Tirumala Infrastructure Development Pvt. Ltd."

Tirumala

Tirumala, by Group G is part of the RP Garg group of companies, who have over 60 lakh square feet of residential and commercial spaces under construction across the India. Their other business interests are in veneer manufacture under the 'Everest' brand name. Everest is the largest selling commercial veneer in the country for the last three years. The Group also owns eight large tea estates with over 10,500 acres of land under plantation and 5,000 people under direct employment.

Group G has been named '**THE EMERGING DEVELOPER OF THE YEAR' BY MINISTRY OF HOUSING AND URBAN POVERTY ALLEVIATION**' (surveyed by KPMG).

OTHER PROJECTS BY GROUP G



LAVANYA ORISSA

Lavanya, a maiden venture of residential layout land and Mr. Ashish Garg's first ever, brainchild, has proven to be a shining beacon in the journey of Group G. Land being the most logical form of investment, with a guaranteed cash flow, people responded to Lavanya like it was a hot cake! Contrary to popular practice prevalent during those days (2014), Lavanya conducted 100% business through bank transactions in its very first phase! Lavanya went on to see 6 successful phases, all complete & delivered on time, creating a customer base of 1500 for Group G and the number is still growing.



GLORY VISHAKHAPATNAM

Created to embrace 55 families, Glory with its premium customized skyvillas is aimed at creating a family beyond family. The perfect square land with a natural slope from West to East, blessed with ideal Vaastu, finest surroundings, and an enviable pin code is a jewel in Group G's crown.

MANI TIRUMALA

Group G started its real estate journey in Odisha with the prestigious 625 residential condominiums under the name Mani Tirumala, which today stands as one of the largest residential projects of the state. After the successful completion and handing over of the project, Group G sold 25% equity to its partner Mani Group and now holds 25% equity in the project. The project was then renamed as Mani Tiruvubhuvam which till date holds the distinction of being one of the best residential projects.



GRAND AWAAS BHUBANESWAR

Another of company's ventures, Grand Awaas, are premium residential condominiums spread over a 10 lac sq.ft area with its main focus being on Vastu, ventilation & functionality.



The project sold of 90% of its first phase within 2 months of its public announcement and without a single advertisement, displaying our strength of in-depth planning.



GRAND BAZAAR BHUBANESWAR

Grand Bazaar is envisaged to be eastern India's largest commercial hub. The logic behind this project was to create a win-win synergy by combining the advantages of 'mandi culture', i.e accumulated trade within a defined boundary and the modern day mall culture of the convenience of infrastructure and shopping experience. The already sold out project meets the need of the trader community for a modern working space with minimal op-ex that will be ready by mid 2019. The construction was started in January 2017 and, in a record period of 2 years, is already in its finishing stage.

GRAND RIVIERA CUTTACK

Group G offers The ultimate address of luxury in the heart of Cuttack. From enormous themed landscapes, lavish amenities, to luxurious apartments in towers that kiss the skies, Grand Riviera offers perfect blend of riverview, connectivity to all parts of the city, great views of the city's skyline, abundant green spaces, and a lot of charm.



GRAND KASHI VARANASI

Inspired by the greatness of Varanasi, Group G offers 350 acres of clean titled, unencumbered land in possibly one of the best locations of Benares, on the banks of the Ganges, where the holy river takes its first crescent moon like curve. Led by a team of the most prestigious names in the industry, the state-of-art team is deeply committed to the development of this land that will eventually act as a strong, underlying foundation for the most revered city according to the Indian Shastras - the ancient and glorious Kashi while also bolstering its upkeep and maintenance. Shri Kashi is conceptualized with a deeper mission than 'just another real estate project' but a great landmark immaculately planned for holistic living and sustainability.

It has 3 District Master Zones : OM, NAMAH, SHIVAAY.

