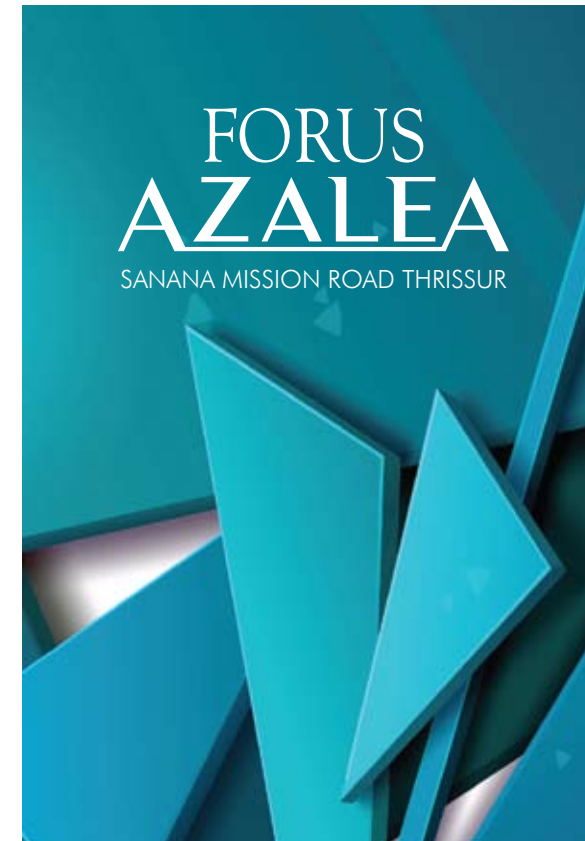


FORUS AZALEA

SANANA MISSION ROAD THRISSUR

BUILDING BONDS. GROWING & BEYOND.

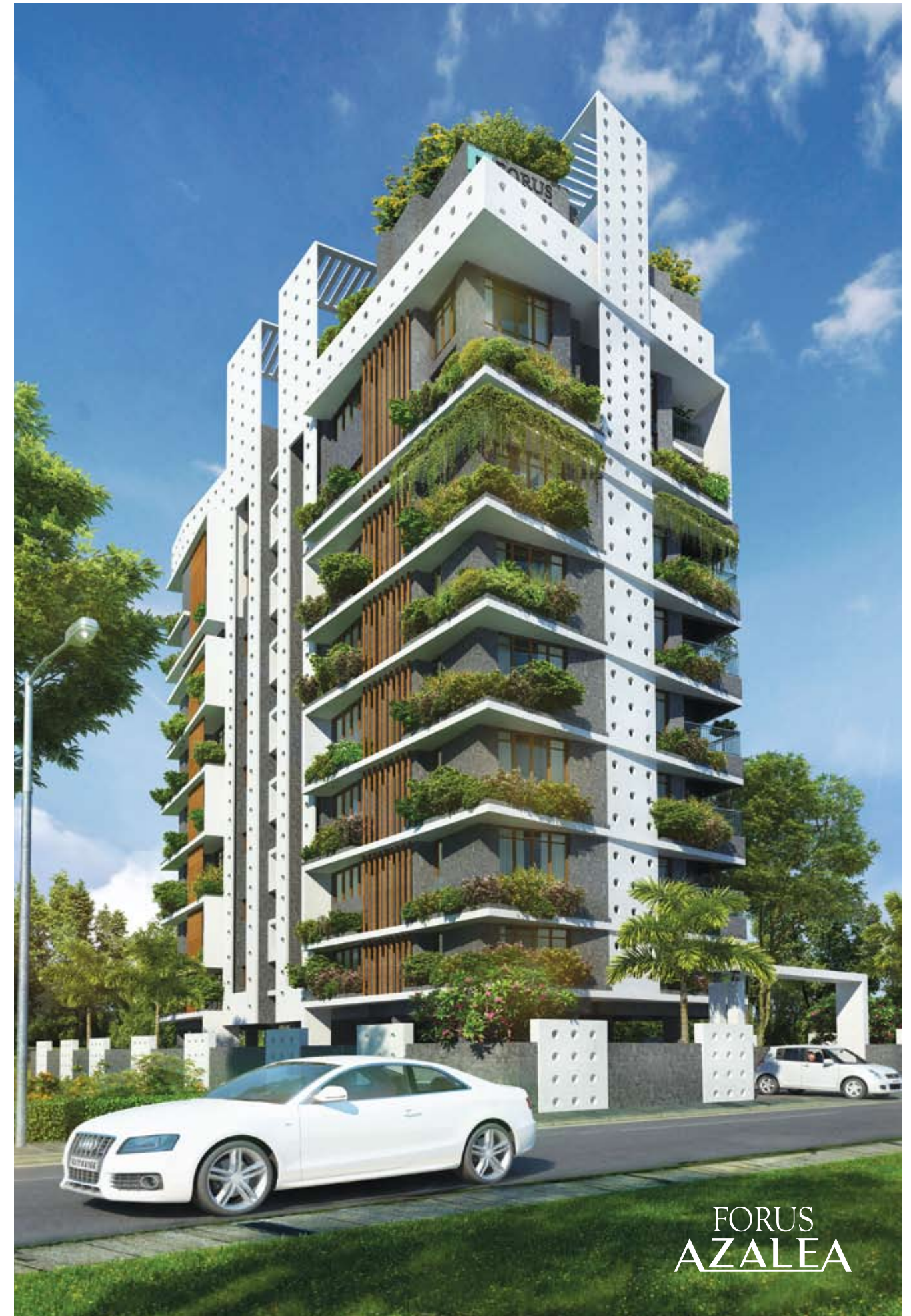
Based at Thrissur, Forus Initiatives enjoys an enviable privilege of established home makers in Kerala. It has earned its legacy of more than 15 years with a zeal for providing quality homes and continued services to its customers, thus by bringing a difference to the real estate sector. Forus Initiatives is well managed by a group of four professionals from different walks of life who shares a single vision of creating modern homes at reasonable costs, helping its customers to realize their housing dreams in meaningful ways. Having delivered numerous residential projects across Kerala, Forus Initiatives has grown as one of the leading and most dependable names in the arena of real estate and property development. At Forus Initiatives, we believe in ethics where managing quality has become a process of continuity. Ever since the inception, we have been thoroughly following a path of perfection and innovation both in building beautiful homes as well as in ensuring reliable after sales service to inhabitants resulting in sustainable occupation of spaces created by us. We are also proud to indicate that Forus Initiatives has always kept its words in intact by accomplishing every project in time. It is our passion for creativity blended with the pragmatism that has brought us a unique space in the hearts of our customers. We humbly present Forus Azalea, yet another prestigious project from the house of Forus Initiatives, consisting of 16 3BHK apartments with an array of modern amenities coming up on the Sanana Mission road, Chembukkavu, one of the most sought after residential locations in the cultural capital of Kerala.



The humbleness of elegance

FORUS AZALEA BLEND OF QUALITY & COMFORTS

Forus Azalea is meant for a unique class of people who dream of affordable homes complemented with aesthetics and sophistication. It comprise of 16 well designed 3BHK Apartments ranging from 1500 Sq.fts to 1800 Sq.fts of living space. Our visions revolve around the requirements and aspirations of our customers and are driven by values of trust and goodwill. With its innovative design and exquisite features, Forus Azalea is envisaged to be truly an icon of beauty and excellence. Needless to mention, the upcoming project, Forus Azalea is well endowed by all the experience and expertise of Forus Initiatives. Here, we focus on spaciousness, comforts supported by abundance of light and ventilation to ensure a comfortable contemporary lifestyle. Forus Azalea offers complete satisfaction of urban living. It is designed make you forget that you are living in an apartment. Every apartment is designed with complete and comprehensive features of an independent home offering more space to live, work and play. Forus Azalea is coming up at Chembukkavu, one of the hot hubs in Thrissur blessed with the presence of leading Educational institutions and Art & Literature Centres etc.



FORUS
AZALEA

EXOTIC DESIGNS & EXQUISITE FINISHING

We believe that quality design paired with sustainable architecture results in holistic solutions that meet our clients' priorities and contribute to a livable and comfortable environment. Over the last number of years we have proven our strength in delivering outstanding architectural projects that combine creativity, engineering, innovation, and sustainability. Our design philosophy is to create coherent urban patterns with a variety of uses to integrate with. Our design process is a collaborative effort experts from various walks of life. We have a wealth of experience in the residential sector ranging from budget apartments to luxury class apartments and villas. At Forus Azalea, we pride ourselves in offering a personal bespoke design solution tailored to an individual way of living. Along with our experience and expertise, we are committed to understanding and respecting each client's functional and aesthetic dreams that helps us to deliver the individual living spaces that surpass the expectations.



CREATIVE MINDS & COMELY FINDS

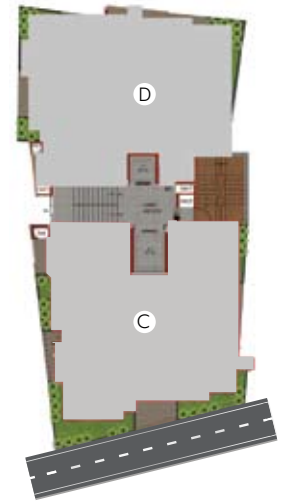
At Forus Azalea, we have taken contemporary living to a whole new level, providing a well thought out living environment that is perfectly suited to the modern family lifestyle. Forus Azalea has been designed to bring three words, i.e. contemporary, balanced and comfortable; into the mind of everyone. All the apartments have been allocated sufficient provision for a contemporary lifestyle needs. Our goal is to provide the most suited designs for the key elements that includes provisions for a comfy Living, Dining, Bedrooms; Kitchen, Work areas etc. without missing out on the most minute details. From any angle, Forus Azalea is comfortable, serene and well connected to provide a better quality of life right in the heart of Thrissur City. With the presence of the large number of leisure centres like Public Library, Arts & Cultural Centres close to the project, life at Forus Azalea offers unlimited freedom and choices to live up to creative aspirations.



FORUS
AZALEA

TYPICAL FLOOR PLAN 1st TO 6th

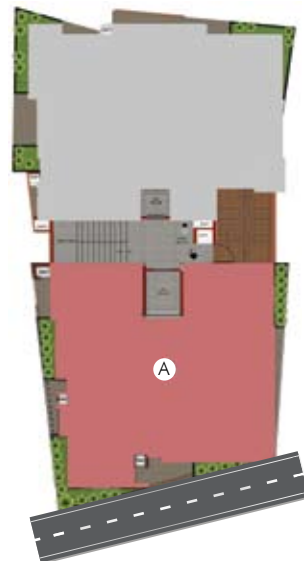
TYPICAL FLOOR PLAN 7th TO 8th



TYPICAL UNIT PLAN A : 1763 SQFT



KEY PLAN



TYPICAL UNIT PLAN B: 1767 SQFT



KEY PLAN



TYPICAL UNIT PLAN C : 1581 SQFT



KEY PLAN



TYPICAL UNIT PLAN D: 1507 SQFT



KEY PLAN



HEALTHY DAYS & WEALTHY WAYS

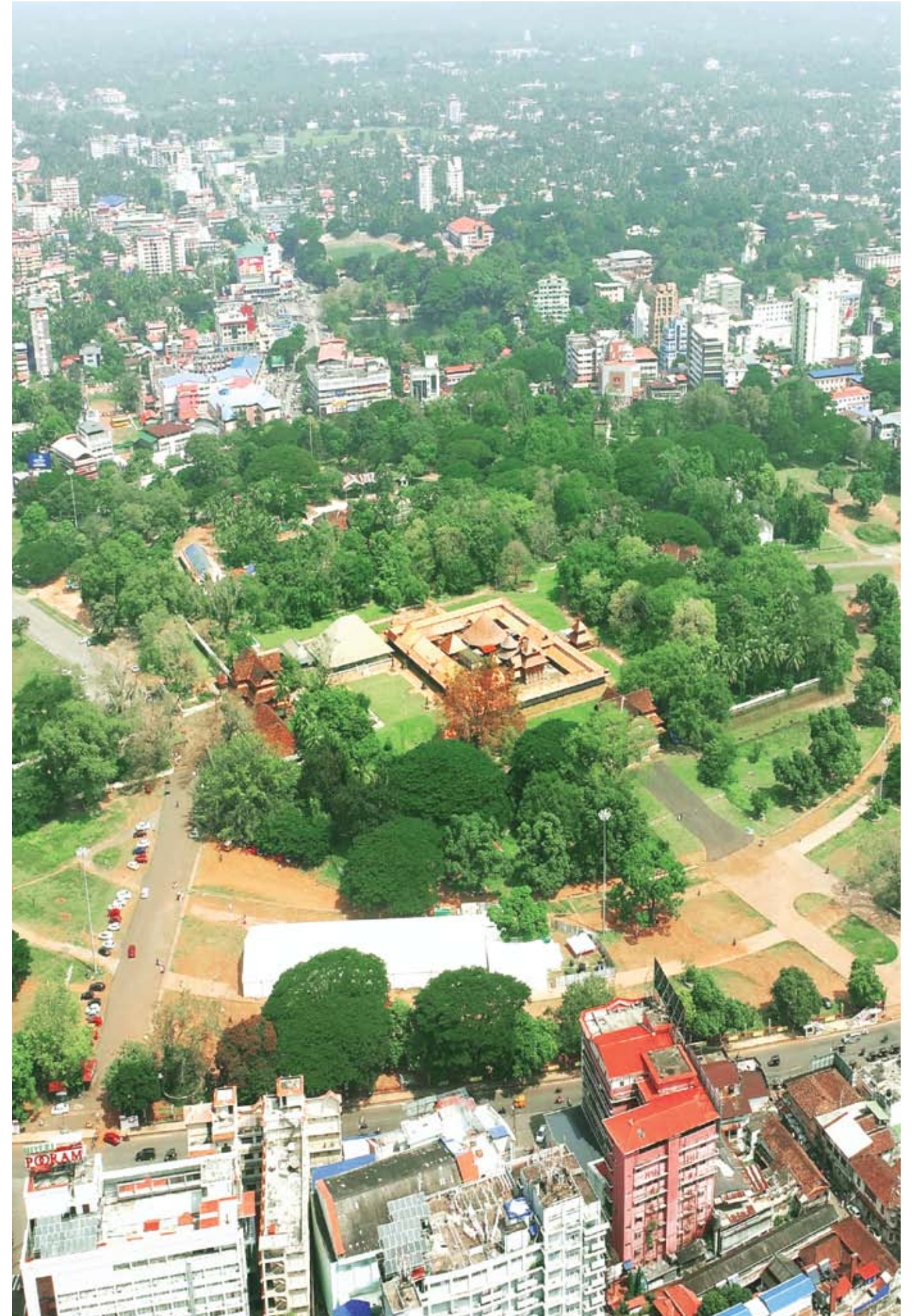
Stroll over to the realms of a Healthy life style. We provide superlative fitness facilities as part of its enviable common amenities. A state of the art gym and yoga centre to solve your healthcare puzzles and to leave you feeling enchanted. Forus Azalea brings the magical charm of typical Thrissur way of enjoying daily life. The location is complemented by a spacious sports ground in walkable distance, added with both indoor and outdoor facilities for a range of sports and games complemented by international standards of coaching. It's time to recharge your senses with various recreational facilities available both in and around. Gifted with a Children's Park, Zoo, Museum, Public Library, Art & Cultural theatres around the Forus Azalea offers the gateway to the higher aspects of life for those who seek a better and balanced life. In a nutshell, Forus Asalea is an ideal place to lead a meaningful modern life.





URBAN AMENITIES & RURAL SERENITIES

Nestled right in the middle of Kerala's geographical map, Thrissur needs no description. It is truly an adobe of cultural values and courtyard for numerous and world famous celebrations. It maintains a harmonious balance between traditional values and modern culture. Being one of the fastest growing cities adjacent to Kochi, and gifted with rich cultural background, Thrissur is one of the most sought after residential districts in Kerala. As a developing district, Thrissur caters comprehensively to all modern needs whether it is healthcare, education, arts, entertainments, pilgrimage or travel. Forus Azalea is coming up at Chembukkavu, the heart throb and cultural hub of Thrissur City. It is truly a perfect place to preserve our rural serenities and keep up with urban amenities in a balanced manner.



BRIEF SPECIFICATION

Structure

- RCC framed structures with RCC foundation as per seismic zone requirement.

Super Structure

- Concrete Solid /hollow brick partition walls with rich cement plaster to finish.

Apartment Flooring

Living, dining, bedrooms

- Premium quality vitrified Tile.

Kitchen and Utility

- Premium quality vitrified Tile.
- Polished Granite Slab for Kitchen Platform and stainless steel sink with drain board.
- Wash Counter Top with first quality Ceramic Tile Dado.

Toilet & Fittings

- Ceramic tiles for floors and wall upto a height of 240cm.
- White coloured sanitary fixtures (Kohler / American Standards/equivalent) and wall mounting type wall hung closet with concealed tank with all necessary fittings.
- Concealed diverter with spout, overhead shower, Health spray faucet, Pillar cock with all necessary fittings[Grohe/Vitra/equivalent].
- Provision for exhaust fan, water heater and hot water in all bathroom showers.

Doors and Windows

- Front door frame and paneled doors with good quality teak wood.
- Hardwood door frames with paneled/modular skin doors for all rooms except bathrooms.
- Bathroom door will be FRP/UPVC.
- Fully glazed superior quality UPVC windows and ventilator shutters with safety MS grills.

Painting

- Internal walls will be finished with putty and emulsion. Windows grill and handrails will be finished with enamel paint.

Electrical

- Internal and external electrification through concealed conduit using copper wires and modular switch/socket/plugs of approved brands [MK/ Schneider/legrand/equivalent] adequate light and fan points, 5 and 15 amps plug points. Provision for separate meters for all flats with necessary panel boards and fittings. All materials used shall be ISI standards.

Lifts

- Two Lifts-Passenger and service lifts of suitable size and capacity.

Fire Fighting System

- As per Statutory norms.

Power Generator

- Stand by generator for common lighting, lift, water pumps and partially to apartment.

TERMS & CONDITIONS

1. The basic sale price of an apartment will depend on the rates prevalent at the time of acceptance of the application by the builder. Super built up area as defined by the builder shall be final and binding on the applicant.
2. Title deeds and other related documents pertaining to this project are available at our office for reference. Once allotted and agreement signed, the prices will be firm.
3. The plans are not drawn to scale and are included only for the purpose of identification. The measurements shown in the plan are indicative and may vary. Furniture layout is only an indication for space utilization. The elevation shown in the brochure is artist's expression only and the actual may vary according to the practical site conditions. All measurements and specifications shown in the brochure are subject to minor variations without specific or general notice. All such variations/alterations shall be purely at the discretion of the builders.
4. The purchasers shall bear the cost of the stamp paper, registration charges, legal and miscellaneous expenses in connection with the registration of land inclusive of any additional stamp duty claimed by the registration authorities.
5. The purchasers shall be bound to bear all taxes and rates applicable including Sales Tax or VAT, Service Tax, Kerala Building Tax, Construction Worker's welfare fund, provident fund or similar social security fund contributions applicable during the pendency of the contractor after its completion in relation to this project.
6. The purchasers shall further bear other statutory charges, proportionate share in KSEB deposit, cabling charges, cost of transformer etc.
7. Monthly maintenance expenses are to be shared among owners, as decided by the owner's association which include expenses for the maintenance of common area, common amenities/facilities provided, machinery or equipment provided for the common use, security guards and that of common lighting.
8. Overseas purchasers should make their payments strictly through proper banking channels.
9. This is a time-bound project. In case payments are not made as per the agreement signed, the Builder reserves the right to cancel the allotment in which case refund to the client will be made only after re-allotting the unit to another party and such refund shall be without any interest and subject to deduction of expenses and damages.
10. Completion and delivery dates are indicated to give an idea of probable completion of the project. Every effort will be made to complete and handover the units within the stipulated time. The Company is not responsible for any delay in obtaining water, electricity connections. However no responsibility will be accepted for any delay in completing the Project due to unforeseen circumstances and to obtain Service connections from statutory bodies due to reasons beyond the control of the builder.
11. Documentation:

On allotment, two agreements will have to be executed, one between the client and the landlord for the sale of undivided share in land and another between builder and the client for execution of a construction contract to build an apartment. Though separate considerations are specified in each agreement, the composite value of land and that of the construction contract will be shown in the payment schedule.

The sale deed for the land will be registered or caused to be registered in the name of the purchaser or his nominee by the land Owner/Builder on receipt of the stipulated payment as per the agreements.
12. All payments should be made by the way of crossed Demand Drafts/local cheques payable at Thrissur drawn in favour of Forus Initiatives.
13. Interest at the prevailing banking rates shall be charged for delayed payments.
14. The builder/Marketing agent reserves the right to accept or reject any application without assigning any reason thereto.
15. All transactions under this are subject to Thrissur jurisdiction only.

*All the photographs within this brochure are purely for illustrational and artistic purposes only.
*All the dimensions may vary slightly during the construction.



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