

WHERE YOUR HOUSING DREAMS BLOSSOM INTO REALITY



FORUS
TULIPS
SHORANUR ROAD, THRISSUR



FORUS
INITIATIVES



BUILDING THE ROOTS OF TRUST

Forus Initiatives, headquartered at Thrissur, the cultural capital of Kerala, was promoted by a group of four visionary professionals from varied fields with an aim of creating quality flats and villas, helping turn the housing dreams of the ordinary man into reality.

For fifteen years since inception we have been in search of perfection, in not only building beautiful homes but ensuring hassle free occupation of the same with our after sales service.

At Forus, we believe that managing quality is a continuous process which in turn is determined by our customer's needs and expectations. We put this in mind right from choosing the location, preparing the floor plans, the parking arrangements, deciding on the amenities and facilities to the scheduling and completion of our projects. We use only branded products and wherever necessary we go the extra mile to provide innovative, cost effective and customized building solutions to the customer's unique requirements.

By sticking to our promises of quality, timely completion of projects and adhering to set costs, we have earned ourselves a reputation of being trustworthy and reliable in our dealings. Our zeal for aesthetics combined with our painstaking attention to details has carved for ourselves a place in the hearts of our customers.

Like all our projects Forus Tulip is all set to ensure that their trust blooms eternal.



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FORUS
TULIPS

HOMES, SPRINKLED WITH MAGIC

Tulips bring spring into the house. And sunshine into the hearts. Forus Tulip, a premium apartment situated in Viyyur is a labour of love. Beautifully appointed flats have been prepared meticulously making use of every inch of space. Crafted with passion you can rest assured that when you own an apartment here you own not a house but a home where you can serenely watch the seasons and years pass by. And inhale the fragrance of a flower or two along the way.



BUILDING PERMIT NO: VBA/48/15-16 DT. 14.10.2016

ENRICH THE HOME OF YOUR LIFE
WITH LOVE'S LOVELY FLOWERS

MULTI-HUED NEIGHBOURHOOD

All comforts and conveniences of a thriving city are just a stone's throw away from Tulip. It is just a five minute drive to the Swaraj Round and access not only to the shopping malls but to the world famous cultural extravaganza the Thrissur Pooram that happens in the months of April-May. A further 1 km takes you to the Thrissur Railway Station and Bus Stand.

For those with school or college going children Devamatha School is less than a kilometer and the Medical College, Engineering College and Vimala College are in a 6 kilometre radius. There is a multi-specialty hospital a mere 100 metres down the road. For the spiritually inclined there are churches, mosques and temples at walking distance, with the famous Thiruvambadi temple just 1 kilometre towards Thrissur. For the art connoisseurs the Sangeetha Nataka Academy as well as the Lalithakala Academy are also in the vicinity. The Regional Theatre which is adjacent to the academies hosts many a major cultural show in Thrissur. Besides the health club in the apartment the fitness conscious/sports enthusiast can visit the Indoor Stadium and the Municipal Corporation stadium close by.



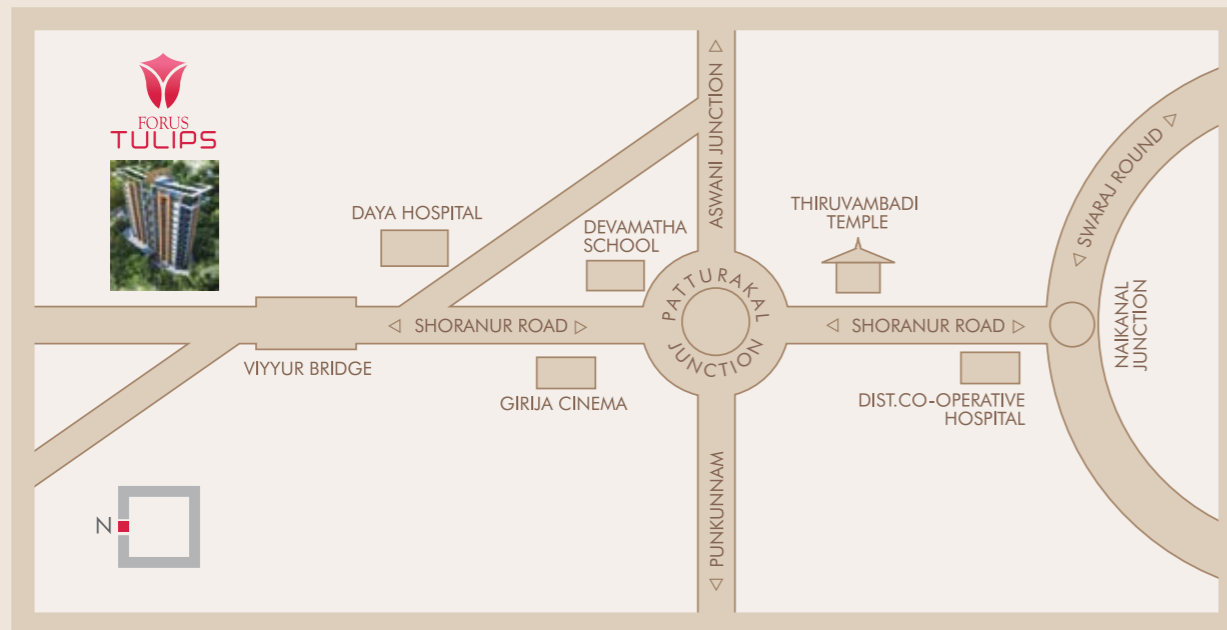
ALLURING BASKET OF AMENITIES

Forus Tulip will first enthrall you with its beauty then captivate you with its functionality. The complex has 2 Three BHK apartments in each floor, none of which share common walls -to ensure privacy for the residents. Each apartment has a beautiful garden court beside three spacious balconies that provide perfect cross ventilation. There is also an exclusive work area attached to the kitchen. No effort has been spared in providing the best of facilities. The bathrooms are fitted with wall mounted closets and concealed flush tanks, all of premium brands. The window frames are made of UPVC. The building incorporates common amenities like a spacious lobby, health club, two passenger lifts which includes a stretcher lift and two floors dedicated for car parking. We also ensure 24 hours water supply and power backup for apartments.





DIRECTIONS TO YOUR DREAM DWELLING



The best things in life need not always be difficult to reach. The Forus Tulip is easily accessible by road and faces the busy Thrissur-Shoranur Road. Past the Patturakkal junction and just after the Viyyur bridge it is but a couple of kilometers away from the historic Vadakkumnatha Temple. And we believe soon nobody will have problems finding it - for it promises to become a landmark by itself.



PODIUM FLOOR PLAN



TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN
TYPE-A AREA 1927 SQFT

TYPICAL FLOOR PLAN
TYPE-B AREA 1640 SQFT



BRICK WORK
-120 CM HEIGHT
WITH GRILL WORK ABOVE



TERRACE FLOOR PLAN



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.

Flooring: Superior quality vitrified tiles in living, dining, bedrooms, kitchen, work area, and balcony.

Kitchen: Kitchen counter with granite top and stainless steel single bowl sink, 60cm height ceramic tile dado over kitchen working counter. Provision for water purifier.

Toilet: Ceramic tiles for floors and glazed designer ceramic tiles for walls upto a height of 210cm . Light coloured sanitary fixtures (Parryware or equivalent make). Provision for water heater and hot water in all bathroom showers. Provision for fixing exhaust fans.

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 of FRP. Fully glazed superior quality UPVC windows and ventilator shutters with safety MS grills.

Painting: Internal walls will be finished with putty and emulsion paint. Doors, windows, grills and handrails will be finished with enamel paint.

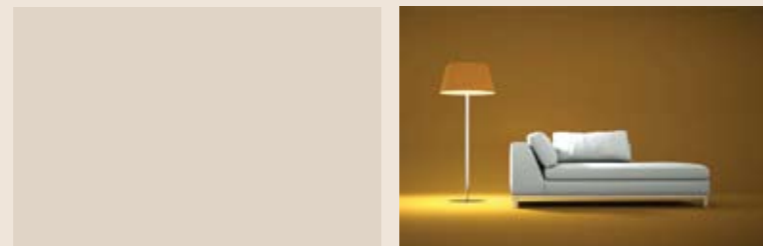
Electrical: All electrical lines shall be concealed conduit copper wiring with modular switch/socket/plugs. Adequate light and fan points, 5 and 15 amps plug points. Provision for separate meters for all flats with necessary panel boards and fittings. All materials used shall be of ISI standards. Selection of the brands are at the discretion of the builders.

Water supply: Heavy grade PVC pipes shall be used for cold water lines and UPVC pipes for hot water lines wherever necessary.

Lift: One passenger lift.

Fire Fighting System: As per statutory norms.

Power Generator: Stand by generator for common lighting, lift, water pumps.



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 interior photographs within this brochure are purely for illustrational and artistic purposes only.



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