

arketbeat

February 2019 - Week2

A compilation of advertisements & marketing activities
by Property Developers in Chennai.

SNAPSHOT

S.NO	DATE	DEVELOPER/ MARKETER	PROJECT	TYPE	NEWSPAPER	PAGE & size
1	8 th Feb, Friday	TVS	Multiple	Apartments	The Hindu	J1 & J2 Full Page
2		Vijayraja	Exhurb	Apartments	The Hindu	J3 & J4 Full Page
3		SPR	SPR City	Apartments	The Hindu	Page 3 Full Page
4		SPR	SPR City	Apartments	TOI	J1 & J2 Full Page
5		Vijayraja	Exhurb	Apartments	TOI	J3 & J4 Full Page
6		Jains	All Projects	Apartments	TOI	Page 3 Half Page
7	9 th Feb, Saturday	Casagrand	Savoye	Apartments	The Hindu	J1 & J2 Full Page
8		Prestige	All Projects	Apartments	The Hindu	Page 1 Qtr Page
9		TVS	All Projects	Multiple	Property Plus	J1 & J2 Full Page
10		Lancor	Shri Hari	Apartments	Property Plus	Page 1 80 cc
11		RMK	Chola Gardens	Apartments	Property Plus	Page 1 Qtr. Page
12		Doshi	First Nest	Apartments	Property Plus	Page 1 Qtr. Page
13		S & P	Essence	Apartments	Property Plus	Page 2 Full Page
14		CREDAI	Fairpro	Event	Property Plus	Page 3 Full Page
15		Vijay Raja	Eshurb	Apartments	Property Plus	Page 5 Qtr. Page
16		Kences	Woods	Apartments	Property Plus	Page 5 Qtr Page
17		Propmall	Propmall	Store	Property Plus	Page 6 Full Page
18		Adityaram	Township	Plots	Property Plus	Page 7 Full Page
19		Sugal & Damani	Lakeside 2	Apartments	Property Plus	Page 11 Full Page
20		Ceebros	One 74	Apartments	Property Plus	Page 12 Half Page
21		Kochar	All Projects	Apartments	Property Plus	Page 12 Qtr. Page
22		Ankur	Palm Springs	Apartments	Property Plus	Page 12 Qtr Page
23		Urbanrise	Million Carats	Apartments	TOI	J1 & J2 Full Page

SNAPSHOT

S.NO	DATE	DEVELOPER/ MARKETER	PROJECT	TYPE	NEWSPAPER	PAGE & size
24	9 th Feb, Saturday	CREDAI	Fairpro	Event	TOI	Page 2 Full Page
25		Shriram	Park 63	Apartments	TOI	Page 3 Full Page
26		Jains	All Projects	Apartments	Times Property	J1 & J2 Full Page
27		Krishna	The Headquarters	Apartments	Times Property	Page 1 Half Page
28		Doshi	Firstnest	Apartments	Times Property	Page 1 Qtr Page
29		SPRRG	Chlorophyll	Apartments	Times Property	Page 2 Full Page
30		S & P	Essence	Apartments	Times Property	Page 3 Full Page
31		Adityaram	Township	Plots	Times Property	Page 5 Full Page
32		Rajkham	Silver Crest	Apartments	Times Property	Page 7 Qtr Page
33		ASV	Alexandria	Apartments	Times Property	Page 7 Qtr Page
34		PS Srijan	Nexterra	Apartments	Times Property	Page 11 Full Page
35		SIS	All Projects	Multiple	Times Property	Page 12 Full Page
36	10 th Feb, Sunday	Casagrand	Savoye	Apartments	TOI	J1 & J2 Full Page
37		Jains	All Projects	Apartments	TOI	Page 3 Half Page

NEWSPAPER ADVERTISEMENTS

The Hindu & Times Of India,

8th Feb - Friday - The Hindu - J1



TVS

Launching

TVS Emerald Green Enclave.
Where the happiness of home
extends beyond four walls.
A vibrant 9.4 acre community near Porur.

Member
CREDAI

PROJECT HIGHLIGHTS

65% Open space | Terrace garden | Private balcony garden | 3 Parks with gardens
61% UDS | Solar panels | Commercial complex | Swimming pool | 5+ Great sports amenities

LOCATION ADVANTAGE

4 kms from Porur | Close to Guindy, Airport & Alandur metro railway station
7 Reputed schools in 5 km radius | 4 Employment hubs in 7 km radius
3 Colleges in 10 km radius | Close to malls, temples and entertainment hubs

2, 2.5 & 3 BHK APARTMENTS

Smart Homes - ₹55* Lakhs onwards (2 BHK)

Deluxe Homes - ₹68* Lakhs onwards (2.5 BHK)

Premium Homes - ₹80* Lakhs onwards (3 BHK)

VISIT THE SITE TO AVAIL EXCLUSIVE LAUNCH BENEFITS

THE TVS PROMISE

Thoughtfully Designed Homes | Trusted TVS Quality | Timely Delivery | 5 Years Maintenance

Call **88077 87878**. www.tvsemerald.com

Visit us at TVS Emerald Green Enclave, Mangadu Main Road, Paraniptur, Chennai - 600 122.

RERA registered project: TN/01/Building/0346/2018 | www.tnrrera.in

TVS Emerald
Green Enclave

8th Feb - Friday - The Hindu - J2

TVS

DESIGNED FOR YOUR HAPPINESS.

TVS EMERALD LIGHTHOUSE

LUXURY 2 & 3 BHK APARTMENTS
CLOSE TO CHENNAI INTERNATIONAL AIRPORT, NEAR PALLAVARAM.



At TVS Emerald LightHouse, happiness comes in many forms. It's the pleasure of spending more time with your family, because you live in a well-connected location. The delight of being surrounded by natural light and fresh air all through the day. The comfort and security of a community. And the TVS promise, to set your mind at ease. Come home to the tower of joy.

LightHouse Features

240 thoughtfully planned 2 & 3 BHKs | Strategically located on the 200 ft. Radial Road, opp. Embassy Splendid Tech Zone | Spacious lobby and wide corridors | Rainwater harvesting | DG Backup

Thoughtful Amenities

Private balcony garden | Exclusive Tower Lounge | Swimming pool with deck | Gym | Children's play area
Landscaped podium | Multi-purpose hall | Indoor play area | Fun zone

The TVS Promise

Thoughtfully Designed Homes | Timely Delivery | Trusted TVS Quality | 5 Years Maintenance

STARTING FROM ₹72 LAKHS*

On **PALLAVARAM - THORAIPAKKAM ROAD**

Sales office: Emerald Haven Realty Ltd, 119, Greenways Tower, St. Mary's Road, Abhiramapuram, Chennai - 600 018.
Site address: TVS Emerald LightHouse, 200 ft. Radial Road, Pallavaram, Chennai - 600 117.

RERA registered project: TN/29/Building/0005/2017 | www.tnrera.in

CALL 88077 87878

www.tvsemerald.com | [f/tvsemerald](#) | [t/emeraldhavenrealty](#)



8th Feb - Friday - The Hindu - J3

₹ 8

பட்டாக்கிள்
2 லட்சம்
இருக்கு
Ramaiya!

3 DAYS OFFER
 BOOKING ADVANCE
20,000/-

First home buyers can avail ₹ 2.67 Lakhs PMAY subsidy

Apartment types	Apartment without GST inclusive Registration All-inclusive (in Lakhs)	PMAY subsidy (in Lakhs)	PMAY மாண்புமிகு வீட்டு Apartment without GST மற்றும் Registration All-inclusive (in Lakhs)	90% வட்டிக் கூடுதலான மாண்புமிகு EMI கு. 5% வட்டி வீதிக்கு 20 ஆண்டு காலவரையறை மீது
Studio	₹ 7.92	₹ 2.67	₹ 5.25	₹ 4,694*
1 BHK	₹ 11.60	₹ 2.67	₹ 8.93	₹ 7,980*
2 BHK	₹ 16.47	₹ 2.67	₹ 13.80	₹ 12,328*



மாத சம்பளம் ₹ 20,000 வாங்குபவரா?

தனக்கு என்று சொந்த வீடு வாங்க முடியவில்லை என்ற கவலை இனி வேண்டாம். PMAY மானியம் மூலமாக மாதம் வெறும் ₹4000/- EMI கட்டினால் போதும்.

சென்னைக்கு அருகில் அதுவும் 40+ Amenities வசதியுடன் பிரமாண்ட வாழ்க்கையை சொந்த வீட்டுடன் அமைத்து கொள்ளலாம்.

இன்றே உங்கள் கனவு இல்லத்தை Book செய்யுது. உங்கள் Life style-யை Upgrade செய்யுது கொள்ளுங்கள்.

OFF OMR NEAR THIRUPURUR



65+ COMPANIES

47+ SCHOOLS

200 FEET ROAD

Japanese Township

Thirupurur

SIPCOT IT Park

Siruseri

Mahindra World City

EXURB



VIJAY RAJA
vaddress 1949

FOR FREE SITE VISIT CALL

84 4000 4000

044-6620 5550

BANKING PARTNER







8th Feb - Friday - The Hindu - J4

5 YEARS FREE MAINTENANCE

HAND OVER 470th DAY

370 DAYS OUTER

336 DAYS BOUNDARY WALL

300 DAYS LIFT ROOM ROOF

238 DAYS TENTH FLOOR

222 DAYS NINTH FLOOR

190 DAYS SEVENTH FLOOR

174 DAYS SIXTH FLOOR

158 DAYS FIFTH FLOOR

142 DAYS FOURTH FLOOR

126 DAYS THIRD FLOOR

110 DAYS SECOND FLOOR

94 DAYS FIRST FLOOR

78 DAYS SITE FLOOR

47 DAYS SUBSTRUCTURE

EXURB

VEDA

CREDAI

VIJAY RAJA

200 FT ROAD

CHENGALPATTU

THIRUPURUR

₹ 8 **லட்சத்திலிருந்து**
2 லட்சம்
இருக்கும்
Ramaiya!

3 DAYS OFFER
BOOKING ADVANCE
20,000/-

VIJAY RAJA
vaddress. 1944

FOR FREE SITE VISIT CALL
84 4000 4000
044-6620 5550

Disclaimer: The information contained herein is subject to change as may be required by the authorities and correct form an offer or contract. While every reasonable care has been taken in providing the information, VIJAY RAJA or their agents cannot be held responsible for any inaccuracies. VIJAY RAJA reserves the right to make alterations and amendments as may be necessitated from time to time without prior notice.

8th Feb - Friday - The Hindu - P3 - Full Page

WWW.SPRHIGHLIVING.COM

WHEN THE PILOT ANNOUNCES:

"WE ARE FLYING AT THE ALTITUDE OF SPR CITY'S RESIDENTIAL TOWERS"

IT'S A MATTER OF PRIDE.

PRESENTING CHENNAI'S TALLEST 2, 3 & 4 BHK RESIDENTIAL TOWERS & EXQUISITE BUNGALOWS

2 KMS FROM KILPAUK.

SPR CITY
A PROJECT WITH BONNY LTD.

HANDOVER IN 12 MONTHS

BETTER VALUE THAN ANY OTHER PROPERTY

PRICE COMPARISON	SPR CITY	PURASAWALKAM	VEPERY	KILPAUK
Price per sq. ft.	x	1.6x	3x	2.5x

RERA: TN/29/BUILDING/0068/2018

*Above details are approximate

Project funded by
Piramal CREDAT

CALL: 81486 81486

*HANDOVER FOR FIT-OUTS AND FURNISHING IN 12 MONTHS. FOR MORE INFORMATION VISIT SALES OFFICE AT SPR CITY.

8th Feb - Friday - TOI - J1



WWW.SPRHIGHLIVING.COM

SPR CITY
A PROJECT WITH BUNNY LTD.

WHEN THE PILOT
ANNOUNCES:
“WE ARE
FLYING
AT THE
ALTITUDE
OF SPR CITY’S
RESIDENTIAL
TOWERS”

IT’S A MATTER
OF PRIDE.

PRESENTING CHENNAI’S TALLEST
2, 3 & 4 BHK RESIDENTIAL TOWERS
& EXQUISITE BUNGALOWS

2 KMS FROM KILPAUK.

LIMITED INVENTORY.
HANDOVER IN 12 MONTHS FOR FIT-OUTS.

World-Class Amenities: Chennai’s 2nd Largest Mall • Multi-Screen Multiplex • Shri Ram Universal School • Market Of India – India’s Largest Wholesale Market
• Art Centre • Sports Zone • Health, Spa & Yoga Centre • Cafeteria • Conference Room • Meeting Halls • Senior Citizens’ Park and Over 50 Other Amenities.

 Chennai’s
Largest Integrated
Township

63 Total Size
ACRES

4.5 Residential
Garden Area
ACRES

Project funded by
 Piramal **CREDAT**

CALL: 81486 81486

RERA: TN/29/BUILDING/0068/2018

8th Feb - Friday - TOI - J2

WWW.SPRHIGHLIVING.COM





SPR CITY
A PROJECT WITH RINNY LTD.

36 FLOORS
CASTED IN
A RECORD
PERIOD OF
ONE YEAR.

2 KMS FROM
KILPAUK.

TOWER	A	B	H
FLOORS	36	36	45

*HANDOVER FOR FFCKTS AND FURNING IN 12 MONTHS FOR MORE INFORMATION, VISIT SALES OFFICE AT SPR CITY.

BETTER VALUE THAN ANY OTHER PROPERTY

POINTS FOR COMPARISON	SPR CITY	PURASAWALKAM	VEPERY	KILPAUK
Distance from SPR City Price Per Sq. Ft.	- x	1 KM 1.6x	2 KMS 3x	2 KMS 2.5x
AMENITIES ZONE				
Maximum No. of Amenities	65	15	10	10
Maximum Club House Area	40,000 Sq. Ft.	10,000 Sq. Ft.	8,000 Sq. Ft.	5,000 Sq. Ft.
Jogging / Walking Track Length	1 KM	0.25 KM	Hardly Exists	Hardly Exists
LAND ALLOCATION FOR RECREATIONAL SPACES				
Open Space in Township	12 Acres	2 Acres	0.25 Acres	0.25 Acres
Private Garden for Residents	4.5 Acres	1 Acre	0.25 Acre	0.25 Acre
Land Area for Spiritual Activities	1.1 Acres	0.1 Acre	0.2 Acre	0.1 Acre
NEIGHBORHOOD				
Unhindered City View	Yes	No	No	No
India's Best School	Yes	No	No	No
Plan for Retail Mall Next Door	1.5 Million Sq. Ft.	Nil	Nil	Nil

*these details are approximate

RERA: TN/29/BUILDING/0068/2018

HANDOVER IN

12

MONTHS

CALL:
81486 81486



Project funded by

Piramal **CREDAI**

8th Feb - Friday - TOI - J3

₹ **8** லட்சத்திலிருந்து
2 லட்சம்
இருக்காது
Ramaiya!

3 DAYS OFFER

BOOKING ADVANCE
20,000/-

First home buyers can avail ₹ 2.67 Lakhs PMAY subsidy

Apartment types	Apartment விலை GST வசூல் Registration All-inclusive (in Lakhs)	PMAY subsidy (in Lakhs)	PMAY வசூலிப்பதில்லாத Apartment விலை GST Indegible Registration All-inclusive (in Lakhs)	80% வசூலிக்கும் தொழில்நுட்ப மாற்றத்திற்கு EMI இல் 5% வட்டி விரிவாக்கம், 20% ஆகியவை கவனிக்கப்படும். நீதி
Studio	₹ 7.92	₹ 2.67	₹ 5.25	₹ 4,694*
1 BHK	₹ 11.60	₹ 2.67	₹ 8.93	₹ 7,980*
2 BHK	₹ 16.47	₹ 2.67	₹ 13.80	₹ 12,328*

ZERO DEAD SPACE	HIGH QUALITY FIXTURES	40+ AMENITIES	SHOPPING MALL
NO FLOOR RISE CHARGE	RESALE RENTAL ASSISTANCE	HOME SCAN REPORT	MOTEL

மாத சம்பளம் ₹ 20,000 வாங்குபவரா?

தனக்கு என்று சொந்த வீடு வாங்க முடியவில்லை என்ற கவலை
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₹ 4000/- EMI கட்டினால் போதும்.

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கொள்ளலாம்.

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Life style-ஐ Upgrade செய்து கொள்ளுங்கள்.

OFF OMR NEAR THIRUPORUR

65+
COMPANIES



200 FEET
ROAD

SIPCOT
IT Park
Siruseri

47+
SCHOOLS

Thiruporur
Japanese
Township

VR
VIJAY RAJA
vaddress 1949

FOR FREE SITE VISIT CALL

84 4000 4000
044-6620 5550

BANKING PARTNER



8th Feb - Friday - TOI - J4

5 YEARS FREE MAINTENANCE

HAND OVER 470th DAY

370 DAYS OUTER

336 DAYS BOUNDARY WALL

300 DAYS LIFT ROOM ROOF

238 DAYS TENTH FLOOR

222 DAYS NINTH FLOOR

190 DAYS SEVENTH FLOOR

174 DAYS SIXTH FLOOR

158 DAYS FIFTH FLOOR

142 DAYS FOURTH FLOOR

126 DAYS THIRD FLOOR

110 DAYS SECOND FLOOR

94 DAYS FIRST FLOOR

78 DAYS SITE FLOOR

47 DAYS GROUND FLOOR

EXURB
VIJAY RAJA

200 FT ROAD

CHENGALPATTU THIRUPUR

₹ 8 **நவம்பர் 2-ம் தேதி இறுதி**
Ramaiya!

3 DAYS OFFER

BOOKING ADVANCE
20,000/-

VIJAY RAJA
vraddress 1949

FOR FREE SITE VISIT CALL

84 4000 4000
044-6620 5550

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8th Feb - Friday - TOI - P3 - Half Page



UNMATCHED PRICE!



**JAIN HOUSING
& CONSTRUCTIONS LTD.**

BIG DISCOUNTS ON HOME!

LIMITED PERIOD OFFER **2 to 10** Feb'19.

MISS IT NOW. MISS IT FOREVER.

CHOOSE FROM OUR HOMES IN CHENNAI



VADAPALANI
Save 10 to 15 lacs

OFFER PRICE
~~₹9495~~
₹8495



PALLAVARAM
Save upto 10 lacs

OFFER PRICE
~~₹4295~~
₹3795



PLOTS AT SEMMENCHERRY
Save upto 5 lacs

OFFER PRICE
~~₹2895~~
₹2595



OMR, Padur
Save upto 12 lacs

OFFER PRICE
~~₹3795~~
₹2995



THORAIPAKKAM
Save upto 11 lacs

OFFER PRICE
~~₹5295~~
₹4495



PERUNGUDI
SPECIAL PRE LAUNCH PRICE

₹5995

OTHER PROJECTS AVAILABLE AT : MOGAPPAR | VILLIVAKKAM | GUDUVANCHERY | KILPAUK | AMBATTUR

For Site Visit & Bookings, Call **044 - 49 49 44 88**

www.jainhousing.com | enquiry@jainhousing.com







INVITING LANDOWNERS AND MEDIATORS FOR JOINT VENTURE AND OUTRIGHT SALES. | CALL: +91 7356713698 | Email: la@jainhousing.co.in

9th Feb - Saturday - The Hindu - J1

Phase I (180 units)
Sold Out

**Launching Phase II
at never before price
₹4499 @ OMR**

CASAGRANT
scivoys

At Karapakkam, 15 minutes from Tidel Park

Market Price ₹5500/sft
Casagrand Price ₹4499/sft

Location &
Competition
Price Map



Big reasons to buy



Best priced project in OMR



15 mins from Tidel Park



40+ amenities & features

2 & 3 BHK lifestyle apartments from ₹47 L onwards

Elevation view



RERA No.: TN/01/Building/0012/2019 | www.tnrera.in

Product Superiority

- 27000 sft of lush green space
- 41 recreational and social amenities
- Well-ventilated, Vastu compliant homes
- Unique pool features for kids to play in
- Premium features like shower panel and RO units in kitchen

Incredibly priced at just ₹4499/sft

Type	Size (sft)	Early Bird Price (₹)	Launch Price (₹)	Available Units
2 BHK Compact	883 - 892	47 L - 50 L	49 L - 51 L	42
2 BHK + 2T	1032 - 1208	54 L - 64 L	56 L - 67 L	36
3 BHK + 2T	1428 - 1446	73 L - 75 L	76 L - 78 L	26
3 BHK + 3T	1488 - 1644	75 L - 85 L	78 L - 88 L	55

Early Bird Price: ₹4499/sft Launch Price: ₹4699/sft
Total - 339 Units | Phase II - 159 Units
(*For first 20 bookings only)

Exclusive site visit available | Visit model house at site

98848 30000 | www.casagrand.co.in



CASAGRANT
building aspirations

9th Feb - Saturday - The Hindu - J2

Lifestyle 2 & 3 BHK apartments at Karapakkam

Salient features

- 339 lifestyle apartments on a sprawling 5.7 acres at Karapakkam, OMR
- Stilt + 4 design structure • Exclusive 2 & 3 BHK apartment community
- Sizes of units ranging from 900 - 1200 sq ft for 2 BHK and 1450 - 1650 sq ft for 3 BHK • Premium amenities like swimming pool, gym, themed gardens, convenio store, etc.



Launching
CASAGRANT
Savoye
Phase II



The superior features of Casagrand Savoye

Entertainment

- Multi-purpose play court
- Cricket net
- Swimming pool
- Barbecue corner in podium
- Amphitheatre with performance stage
- Multipurpose / Party hall
- Indoor games room
- Indoor table tennis room
- Billiards pool room
- Video games room
- AV room

Kids Friendly

- Outdoor kids' play area
- Toddlers' paddle pool
- Interactive water play feature in the pool for kids
- Kids' trampoline
- Sand pit and scribbling corner for toddlers
- Indoor kids' play area

Convenience / Safety & Security

- Bus bay at the entrance for school kids and a drop off point for all e-commerce deliveries
- Bicycle racks with cycles
- Learning centre
- Association room
- Maids' and drivers' dormitories
- Toilets at still floor for drivers and domestic help
- Convenio store
- Laundry / Ironing shops
- Electric car charging bay
- Car wash bay
- Common clothes drying provisions in open terrace
- Piped music provision in the podium
- Individual RO purifier is provided in all the kitchens
- Wireless mobile charging station (Master bedroom & Living area)
- Hangers for drying clothes in the balconies

Wellness

- Jogging and walking track
- Outdoor gym
- Senior citizens' seating area
- Gym
- Yoga & meditation room

Distinguished Planning

- Themed gardens
- Reflexology pathway
- Poolside party lawns
- Party lawns
- Walkways with pergolas - semi-covered walkways
- Grand entrance lobby
- Leisure seating space in terrace
- Well-treated corridor spaces



3 BHK Living



3 BHK Dining



3 BHK Bedroom

Exclusive site visit available | Visit model house at site

98848 30000 | www.casagrand.co.in

CREDAI

CASAGRANT
building aspirations

9th Feb - Saturday - The Hindu - P1 - Qtr Page



Move-in NOW! PAY Later!!*

PRESTIGE SILVER SPRINGS
YOUR WORLD. YOUR WAY

ULTRA LUXURY VILLAS | ECR Link Road, Chennai

EMI starts after 9 Months 4BR Villas*

EMI starts after 12 Months 2/3 BR Villas*

Offer ends on 15th Feb

- 125 villas ranging from 2 to 4 bedroom on 18 acres of land
- Sprawling clubhouse with luxury leisure amenities
- Home automation, central air conditioning, built-in wardrobes and fitted out state-of-the-art kitchens

A Prestige Group - Rattha - Sanctuary Estates Joint Venture

Call: +91 44 4000 4811, +91 87544 14353, +91 87544 43812



Ready To Move-In

PRESTIGE Bella Vista
THE GOOD LIFE BEGINS HERE
Porur

EMI Starts After 12 Months*

2556 Homes Sold & 57 Left... Hurry!

Offer ends on 15th February

Plush clubhouse of 50000 sft with lifestyle amenities World class indoor and outdoor games facilities

A Prestige Group - Rattha Joint Venture

Call: +91 44 3372 1111, +91 87544 43811, +91 87545 11143

Prestige Experience Centre, Ground Floor, Prestige Polygon, No. 471, Anna Salai, Teynampet, Chennai - 35. Ph. No- +91 44 4292 4058.

*Terms & Conditions apply. Home Loans will be given by HDFC Limited and Axis Bank at their discretion, based on their eligibility criteria.

9th Feb - Saturday - Property Plus - J1



TVS

INDEPENDENT LIVING.
IT'S OWNING THE LAND
YOUR HOME IS BUILT ON.

Member
CREDAI

Ready to occupy Villas. Visit the site to avail exclusive benefits.

Enjoy the freedom of an independent home with the security of a community. Here's a home that's yours in every way, right from the personalised interiors to owning the land it's built on. Villas at TVS Emerald is designed to complement your lifestyle with a plethora of amenities and provide a home to all your dreams.

The TVS Promise: Thoughtfully Designed Homes
Timely Delivery | Trusted TVS Quality | 5 Years Maintenance

INDEPENDENT VILLA

₹1.3 Crore' onwards



Ownership of Land



Private Parking



Private Terrace Garden



Developed Community



Home Automation System

NEAR PERUNGALATHUR, CHENNAI

Call **88077 87878**. www.tvsemerald.com

Sales Office: Emerald Haven Realty Ltd. 119, Greenways Tower, St. Mary's Road, Abhiramapuram, Chennai - 600 018.

Visit model villa at TVS Emerald Enclave, Nedungundram, Perungalathur, Chennai - 600 063.

RERA Number: TN/01/Building/0166/2017 | www.tnrera.in



9th Feb - Saturday - Property Plus - J2

Lifestyle 2 & 3 BHK apartments at Karapakkam

Salient features

- 339 lifestyle apartments on a sprawling 5.7 acres at Karapakkam, OMR
- Stilt + 4 design structure • Exclusive 2 & 3 BHK apartment community
- Sizes of units ranging from 900 - 1200 sq ft for 2 BHK and 1450 - 1650 sq ft for 3 BHK • Premium amenities like swimming pool, gym, themed gardens, convenio store, etc.



Launching
CASAGRANT
Savoye
Phase II



The superior features of Casagrand Savoye

Entertainment

- Multi-purpose play court
- Cricket net
- Swimming pool
- Barbecue corner in podium
- Amphitheatre with performance stage
- Multipurpose / Party hall
- Indoor games room
- Indoor table tennis room
- Billiards pool room
- Video games room
- AV room

Kids Friendly

- Outdoor kids' play area
- Toddlers' paddle pool
- Interactive water play feature in the pool for kids
- Kids' trampoline
- Sand pit and scribbling corner for toddlers
- Indoor kids' play area

Convenience / Safety & Security

- Bus bay at the entrance for school kids and a drop off point for all e-commerce deliveries
- Bicycle racks with cycles
- Learning centre
- Association room
- Maids' and drivers' dormitories
- Toilets at stilt floor for drivers and domestic help
- Convenio store
- Laundry / Ironing shops
- Electric car charging bay
- Car wash bay
- Common clothes drying provisions in open terrace
- Piped music provision in the podium
- Individual RO purifier is provided in all the kitchens
- Wireless mobile charging station (Master bedroom & Living area)
- Hangers for drying clothes in the balconies

Wellness

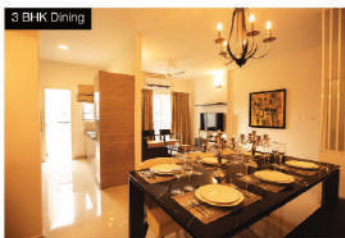
- Jogging and walking track
- Outdoor gym
- Senior citizens' seating area
- Gym
- Yoga & meditation room

Distinguished Planning

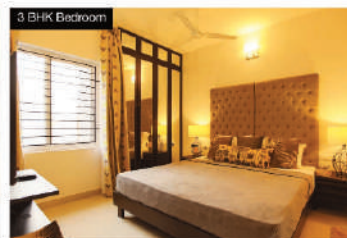
- Themed gardens
- Reflexology pathway
- Poolside party lawns
- Party lawns
- Walkways with pergolas - semi-covered walkways
- Grand entrance lobby
- Leisure seating space in terrace
- Well-treated corridor spaces



3 BHK Living



3 BHK Dining



3 BHK Bedroom

Exclusive site visit available | Visit model house at site

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building aspirations

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3 BHK | 1503 SQ FT | ₹ 2.33 CR BASIC PRICE*

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**NO GST
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*T&C Apply

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Site Address: AI block 4th Street, Near Anna Adarsh College, Shanthi Colony, Anna Nagar.
CC. NO. EC/North-I/29/2019 dated 28th January 2019 | RERA NO: TN/29/Building/0170/2017

9th Feb - Saturday - Property Plus - P1 - Qtr Page





RERA REGISTERED
TN/02/BUILDING/0182/2017
CC NO.CC/EC/CENTRAL-II/288/2018
DATED 04.09.2018





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& 160 FAMILIES OCCUPIED

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₹27 LAKHS**

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₹40-66
LAKHS**



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10 MINS FROM ANNA NAGAR.



Actual photo taken at site

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Actual photos taken at site



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DRA	EMERALD	EMERALD	EMERALD	EMERALD	EMERALD	EMERALD	EMERALD	EMERALD	EMERALD
IONIC	IONIC	IONIC	IONIC	IONIC	IONIC	IONIC	IONIC	IONIC	IONIC
NAVIN'S	NAVIN'S	NAVIN'S	NAVIN'S	NAVIN'S	NAVIN'S	NAVIN'S	NAVIN'S	NAVIN'S	NAVIN'S
PURAVANKARA	RAJRAM	RAJRAM	RAJRAM	RAJRAM	RAJRAM	RAJRAM	RAJRAM	RAJRAM	RAJRAM
SIS	SIS	SIS	SIS	SIS	SIS	SIS	SIS	SIS	SIS
tulive	tulive	tulive	tulive	tulive	tulive	tulive	tulive	tulive	tulive
urbanise	urbanise	urbanise	urbanise	urbanise	urbanise	urbanise	urbanise	urbanise	urbanise
xs real	xs real	xs real	xs real	xs real	xs real	xs real	xs real	xs real	xs real
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1 BHK	₹ 11.60	₹ 2.67	₹ 8.93	₹ 7,980*
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174 DAYS EIGHT FLOOR

158 DAYS SIXTH FLOOR

147 DAYS FIFTH FLOOR

135 DAYS FOURTH FLOOR

118 DAYS THIRD FLOOR

74 DAYS SECOND FLOOR

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3 BHK VILLAS
₹73.80* LACS
ONWARDS
PHASE-1 HANDING OVER STARTED

OVER 700 TREES
IN THE ENCLAVE FOR A
CHEERFULLY GREEN
AMBIENCE

ONLY 716 HOMES SET
AMIDST 27 ACRES OF
REFRESHING ENVIRONMENT

PRIVATE BACKYARD
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PURAVANKARA	RAJRAM	RAJPARIS	RAJPARIS	RAJPARIS	RAJPARIS	RAJPARIS	RAJPARIS	RAJPARIS	RAJPARIS
SIS	SIS	SIS	SIS	SIS	SIS	SIS	SIS	SIS	SIS
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urbanise	urbanise	urbanise	urbanise	urbanise	urbanise	urbanise	urbanise	urbanise	urbanise
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UPGRADE TO A GARDEN VILLA

AT THE PRICE OF AN APARTMENT

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3 BHK VILLAS
₹73.80* LACS
ONWARDS
PHASE-1 HANDING OVER STARTED

OVER 700 TREES
IN THE ENCLAVE FOR A
CHEERFULLY GREEN
AMBIENCE

ONLY 716 HOMES SET
AMIDST 27 ACRES OF
REFRESHING ENVIRONMENT

PRIVATE BACKYARD
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EXPERT ASSISTANCE TO
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WORLD-CLASS CLUBHOUSE WITH FINE LIFE AMENITIES



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THE
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a Puri Showcase

9th Feb - Saturday - Times Property - P1 - Qtr Page



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**CLASSY
2 & 3 BHK
₹28 LAKHS
ONWARDS***



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COMFORTABLE 2BHK

₹28 - 45 Lakhs*

SPACIOUS 3 BHK

₹51 - 62 Lakhs*

*T&C apply

VISIT MODEL FLAT

MUST BUY REASONS

- 🏠 Good Connectivity 🏠 Near Chromepet - T.Nagar of the Suburbs 🏠 Off Outer Ring Road
- 🏠 Close to Employment Hubs 🏠 Top Class Specifications 🏠 Surrounded by Parks 🏠 15+ Amenities
- 🏠 ₹2.67 Lakhs & 33% GST Savings under PMAY for First Home Buyers 🏠 Special Offers for Spot Bookings

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**DOSHI
FIRSTNEST**

Member CREDAI | Site Office: Firstnest, Off Thirumudivakkam Main Road, Thirumudivakkam, Chennai-600 044. | www.doshihousing.com

9th Feb - Saturday - Times Property - P2 - Full Page



Organic World Of Greens & Amenities Awaits You At Porur



Actual Image



CALL: 81486 81486

650 Meters of Sky Walk Amidst Terrace Gardens

READY TO MOVE-IN APARTMENTS

2 BHK | 3 BHK | 4 BHK | Duplex | Penthouse | Garden Villaments

C.C.No. EC / Central - I / 292 / 2018

ACTUAL IMAGES



Organic Farm

**Infinity Pool | Kids Play Area | Sky Walk | Terrace Garden
Indoor Games | Multipurpose Court | Amphitheatre | Banquet Hall | Spa**



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9th Feb - Saturday - Times Property - P3 - Full Page**10 MINS FROM ANNA NAGAR.**


AESTHETIC. EFFICIENT. EXTENSIVE.


Actual photo taken at site

PAY JUST

5%

AND PREPARE FOR

GRIHAPRAVESAM

Offer valid for a limited period

2 BHK HOMES FROM
₹49 LAKHS* ONWARDS

Located in Mogappair West Extn., part of an 80-acre township

200 spacious, well-ventilated homes across 3.3 acres

2 & 3 BHK apartments from 927 – 1761 sq.ft.

Fully vastu-compliant, stilt – 4 floors

Clubhouse with gym, swimming pool, indoor games,
multi-purpose hall and DG power backup for all apartments

Landscaped gardens, children's play area and shuttle services



Actual photos taken at site

**LOCATION ADVANTAGES**

500 metres from Apollo Hospital, Vanagaram

800 metres from Velammal CBSE, Schram Academy School

Close to SBOA & DAV School, other major institutions
and health care facilities

Easy access to the upcoming Maduravoyal elevated highway

T&C Apply

CC NO: EC/Central - II/365/2018

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9th Feb - Saturday - Times Property - P5 - Full Page

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Presents

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Phase 1

**LUXURY VILLA
PLOTS ON
ECR**

WITHIN CHENNAI CITY LIMITS



**UPTO 80%
BANK LOAN
FACILITATED**

RERA APPROVED
DATED: 10.06.2015

**APPROVED
CMDA
APPROVED**

PROJECT HIGHLIGHTS

**Near VGP Golden Beach
Walkable Distance to the Beach**

- Posh Location Surrounded by Luxury Villas
- Plots Ranging from 2400 sqft to 4800 sqft
- Black Top Road
- Avenue Plantation
- Individual Granite Cladding Compound Wall with Gate
- Ready for Construction
- Children Play Area
- 24/7 Security

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www.adityaramproperties.com
sales@adityaramproperties.com

9th Feb - Saturday - Times Property - P7 - Qtr Page

Member
CREDAI

10 LAKHS DISCOUNT aaah?



READY TO MOVE



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2&3 BHK FLATS**

**MEDAVAKKAM TO
MAMBAKKAM ROAD**

**10 MINS FROM
SIRUSERI SIPCOT**

LIMITED PERIOD OFFER

~~₹3800/-~~
Per Sq.ft.

₹3299/-*
Per Sq.ft.
+ Govt. Charges Extra

**EXTRA
SAVINGS**

**NO GST &
NO PRE EMI**



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*Conditions Apply

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9th Feb - Saturday - Times Property - P7 - Qtr Page



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HERE'S YOUR CHANCE
TO PREVIEW A HOME THAT
MATCHES YOUR STATUS.**



Alexandria

**READY TO MOVE IN
TODAY**

Completion Certificate No.
EC / South II / 85 / 2016



17 floors | 3 BHK - 1850 sq. ft. | 4 BHK - 2750 sq. ft.

Community & Clubhouse ready

374 Uber-luxury 3 & 4 BHK homes crafted for the rarest individuals.

Lifestyle masterpieces sprawling across 1850 sq. ft. & 2750 sq. ft. built over 6 acres.

Indulge in a treasure trove of the choicest amenities.

Convenient location within CMDA limits with schools, colleges, hospitals,
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For bookings call: +91 98846 85000
or visit www.asvconstructions.com



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9th Feb - Saturday - Times Property - P11 - Full Page



NEXTERRA
Before Sathyabama University
Near Sholinganallur
Phase II



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srijan
Building Tomorrow

UDS MORE THAN 50%

FIRST TIME IN
சென்னை (CHENNAI)



Price
₹3390/-*
SQ.FT. Only

₹47 LAKHS onwards
(ALL INCLUSIVE)

OFF SHOLINGANALLUR
BEFORE SATHYABAMA UNIVERSITY

S+4 BUILDING



PHASE 1 DELIVERED
MORE THAN 130 FAMILIES
HAPPILY RESIDING.

HURRY! LIMITED PERIOD OFFER!

Amenities & Facilities

Other facilities also include Senior Citizens Park | Outdoor Kids Play Area | Rain Water Harvesting | Wide Landscaped Area | Bench along Pathway | Excellent Signage within Township Waste Management | Earthquake Resistant Structure | 68% Green Open Space | CCTV Surveillance | Boom Barrier Entry | Energy Efficient Homes with Adequate Natural Light Ventilation | Cable Provision for Television Telephone | Internet | French Windows | Premium / Branded Bath Fittings | Granite Counter for Kitchen Heat Resistance | Water Proofing at Roof | Anti-Termite Treatment | Swimming Pool | STP | Solar Panel

For enquiries and free site visit call

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www.nexterra.in

Location : Before Sathyabama University, Near Sholinganallur, Chennai.

Our Banking Partners

Project funded by
Oriental Bank of Commerce

Strategic Partner :
ANAROCK
POWER RATED VALUE
REDAWG: BWVge000002017

CREDIT
CHENNAI



9th Feb - Saturday - Times Property - P12 - Full Page



SINTRA
KOLAPAKKAM - OFF VANDALUR



S.I.S.

LOW-RISE LOVELY PRICE

PORTUGUESE STYLE
APARTMENTS IN CHENNAI



RERA NO.: TN/01/BUILDING/0185/2018

STARTING FROM

₹ 34 Lacs

All Inclusive

15 Mins from Tambaram

LIMITED PERIOD OFFER

NO PRE-EMI*

Flexi down-payment option | Low booking amount

57.5% UDS

HIGHEST IN SEGMENT

DUAL PODIUM LEVEL GARDEN
CHILDREN'S PLAY AREA

S.I.S. QUEENSTOWN

OFF GUDUVANCHERY



1057 sqft (2BHK)

Starting from ~~52 Lacs~~

₹ 47 LACS

ALL INCLUSIVE

READY TO
OCCUPY

S.I.S. CAPETOWN

OFF AMBATTUR

RERA NO.: TN/02/LAYOUT/0016/2018



₹ 23.5 LACS

ONWARDS* (ALL INCL)

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www.sis.in



10th Feb - Sunday - TOI - J1

Phase I (180 units)
Sold Out

**Launching Phase II
at never before price
₹4499 @ OMR**

**CASAGRANT
savoye**

At Karapakkam, 15 minutes from Tidel Park

Market Price ~~₹5500/sft~~
Casagrand Price ₹4499/sft

Location &
Competition
Price Map



Big reasons to buy



Best priced project in OMR



15 mins from Tidel Park



40+ amenities & features

2 & 3 BHK lifestyle apartments from ₹47 L onwards

Elevation view



RERA No.: TN/01/Building/0012/2019 | www.tnrrera.in

Product Superiority

- 27000 sft of lush green space
- 41 recreational and social amenities
- Well-ventilated, Vastu compliant homes
- Unique pool features for kids to play in
- Premium features like shower panel and RO units in kitchen

Incredibly priced at just ₹4499/sft

Type	Size (sft)	Early Bird Price (₹)	Launch Price (₹)	Available Units
2 BHK Compact	883 - 892	47 L - 50 L	49 L - 52 L	42
2 BHK + 2T	1032 - 1208	54 L - 64 L	56 L - 67 L	36
3 BHK + 2T	1428 - 1446	73 L - 75 L	76 L - 78 L	26
3 BHK + 3T	1488 - 1644	75 L - 85 L	78 L - 88 L	55

Early Bird Price: ₹4499/sft Launch Price: ₹4699/sft
Total - 339 Units | Phase II - 159 Units
(*For first 20 bookings only)

Exclusive site visit available | Visit model house at site

98848 30002 | www.casagrand.co.in



CASAGRANT
building aspirations

10th Feb - Sunday - TOI - J2

Lifestyle 2 & 3 BHK apartments at Karapakkam

Salient features

- 339 lifestyle apartments on a sprawling 5.7 acres at Karapakkam, OMR
- Stilt + 4 design structure • Exclusive 2 & 3 BHK apartment community
- Sizes of units ranging from 900 - 1200 sq ft for 2 BHK and 1450 - 1650 sq ft for 3 BHK • Premium amenities like swimming pool, gym, themed gardens, convenio store, etc.

Launching
CASAGRANT
Savoie
Phase II



The superior features of Casagrand Savoie

Entertainment

- Multi-purpose play court
- Cricket net
- Swimming pool
- Barbecue corner in podium
- Amphitheatre with performance stage
- Multipurpose / Party hall
- Indoor games room
- Indoor table tennis room
- Billiards pool room
- Video games room
- AV room

Kids Friendly

- Outdoor kids' play area
- Toddlers' paddle pool
- Interactive water play feature in the pool for kids
- Kids' trampoline
- Sand pit and scribbling corner for toddlers
- Indoor kids' play area

Convenience / Safety & Security

- Bus bay at the entrance for school kids and a drop off point for all e-commerce deliveries
- Bicycle racks with cycles
- Learning centre
- Association room
- Maids' and drivers' dormitories
- Toilets at still floor for drivers and domestic help
- Convenio store
- Laundry / Ironing shops
- Electric car charging bay
- Car wash bay
- Common clothes drying provisions in open terrace
- Piped music provision in the podium
- Individual RO purifier is provided in all the kitchens
- Wireless mobile charging station (Master bedroom & Living area)
- Hangers for drying clothes in the balconies

Wellness

- Jogging and walking track
- Outdoor gym
- Senior citizens' seating area
- Gym
- Yoga & meditation room

Distinguished Planning

- Themed gardens
- Reflexology pathway
- Poolside party lawns
- Party lawns
- Walkways with pergolas - semi-covered walkways
- Grand entrance lobby
- Leisure seating space in terrace
- Well-treated corridor spaces



3 BHK Living



3 BHK Dining



3 BHK Bedroom

Exclusive site visit available | Visit model house at site
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CREDAT

CASAGRANT
building aspirations

10th Feb - Sunday - TOI - P3 - Half Page



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& CONSTRUCTIONS LTD.**

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BIG DISCOUNTS ON HOME!

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MISS IT NOW. MISS IT FOREVER.

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Save 10 to 15 lacs

OFFER PRICE
~~₹9495~~
₹8495

PALLAVARAM
Save upto 10 lacs

OFFER PRICE
~~₹4295~~
₹3795

LOTS AT SEMMENCHERRY
Save upto 5 lacs

OFFER PRICE
~~₹2895~~
₹2595

OMR, Padur
Save upto 12 lacs

OFFER PRICE
~~₹3795~~
₹2995

THORAIPAKKAM
Save upto 11 lacs

OFFER PRICE
~~₹5295~~
₹4495

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RERA - TN/01/Building/0179/2018

SPECIAL PRE LAUNCH PRICE
₹5995

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End of Report.