



**Terra
Home**
Constructions

*A Construction Company
With A Difference.*

www.terrahomeconstructions.com



Terrahome

We help to transform your dream into a home!

Established in 1999, **Terrahome** is an independent Construction company based in Bangalore that has constructed many independent houses, villas, apartments, shopping complexes, schools' and industrial projects in and around Bangalore as well as Kerala.



We handle each project with expertise, skill, professionalism, punctuality and most importantly, trust.

From design to construction and getting sanctions to interior decorating, we take care of each project from scratch to finish. We literally handover to clients their dream home!

Our Unique Selling Point - our mode of operation!

Our Clients.



MES Group of Institutions,
Malleswaram



Mantri Developers



Godrej Properties



Lulu Group



Lulu International

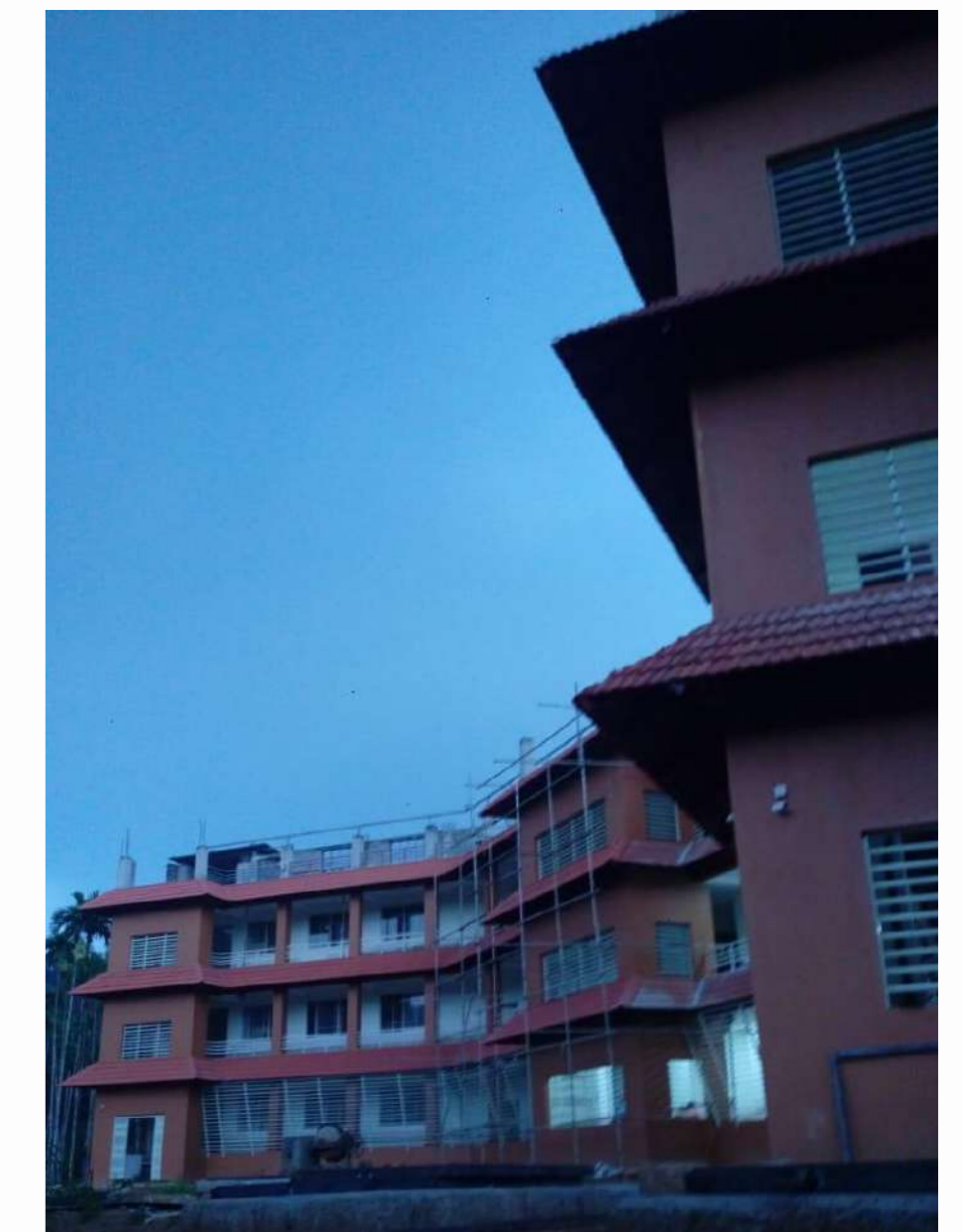


Peace Village

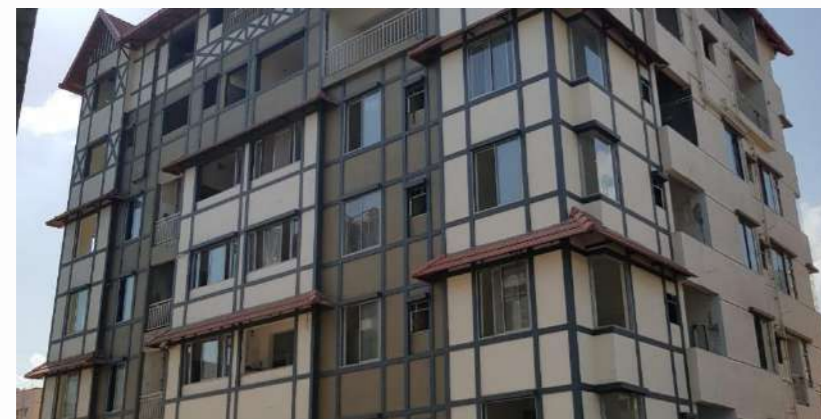
+ Several Residential projects in Bangalore and Kerala.




Peace Village
A space to touch lives



Southside Association Apartment





Residential
Construction

Real Estate Investment in Bangalore ■

Bangalore is one of the fastest growing cities in India, home to several industrial corridors.



There are several fast developing areas towards the city border with good road and rail connectivity.

Hence, there is a very big scope for **high rental returns** in real estate property in Bangalore.

How We Operate

And why we are different!

Typical builder companies collect your money first and hand over the project only after receipt of full payment. Unlike us!

This method is risky since it doesn't take into consideration the delays or failures from the side of the builder that may cause loss to the investor.



We at **Terrahome** constitute a partnership firm for each project, where potential investors become partners in the respective projects they invest in, thus granting them ownership right from the first installment of their investment. Hence, our clients enjoy a guaranteed value for their money from the very beginning.

Terrahome works as a **Facilitator** who brings together investors and finds them a project. We take care of design, obtain sanctions and execute the construction and interior design, in return for a fixed facilitation fee.



Why Our Way Is Better



Risk-free



Controlled losses



Immediate Ownership



Guaranteed returns



Balanced returns



Avoids registration and
GST charges

Hence, **Terrahome** gives investors good benefits for their hard-earned money!

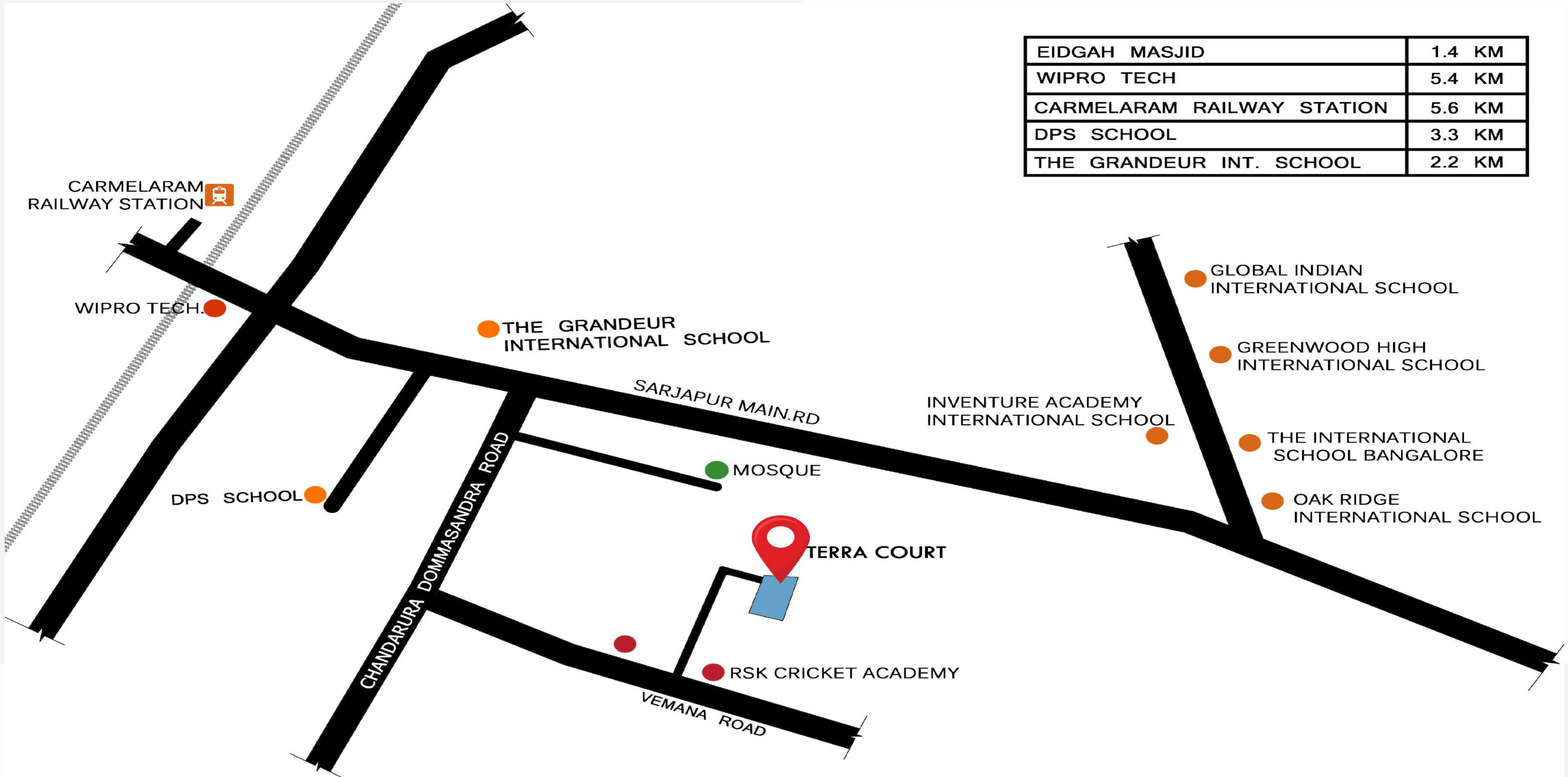


Terra Court

Sarjapura Road

Sarjapura road is in the middle of the IT corridor and at an equal distance from Electronic city, Bellandur stretch and Whitefield.

It is well connected to all key areas in the city by road and the Karmelaram railway station is close-by, making it easily accessible and a convenient location to people from Kerala as well as Tamilnadu. 25Kms from Proposed Hosur Domestic Airport



LOCATION MAP



Neighborhood

New WIPRO campus, which is all set to start immediately with around a lakh seats, hardly 5.4KM from our site. This opens good demand for residential requirements in and around.



Newly functional RGA Tech park houses SIEMENS, PAYPAL, etc., 5.6KM from our site already pushed residential accommodation demand in the area

SCHOOLS IN THE VICINITY



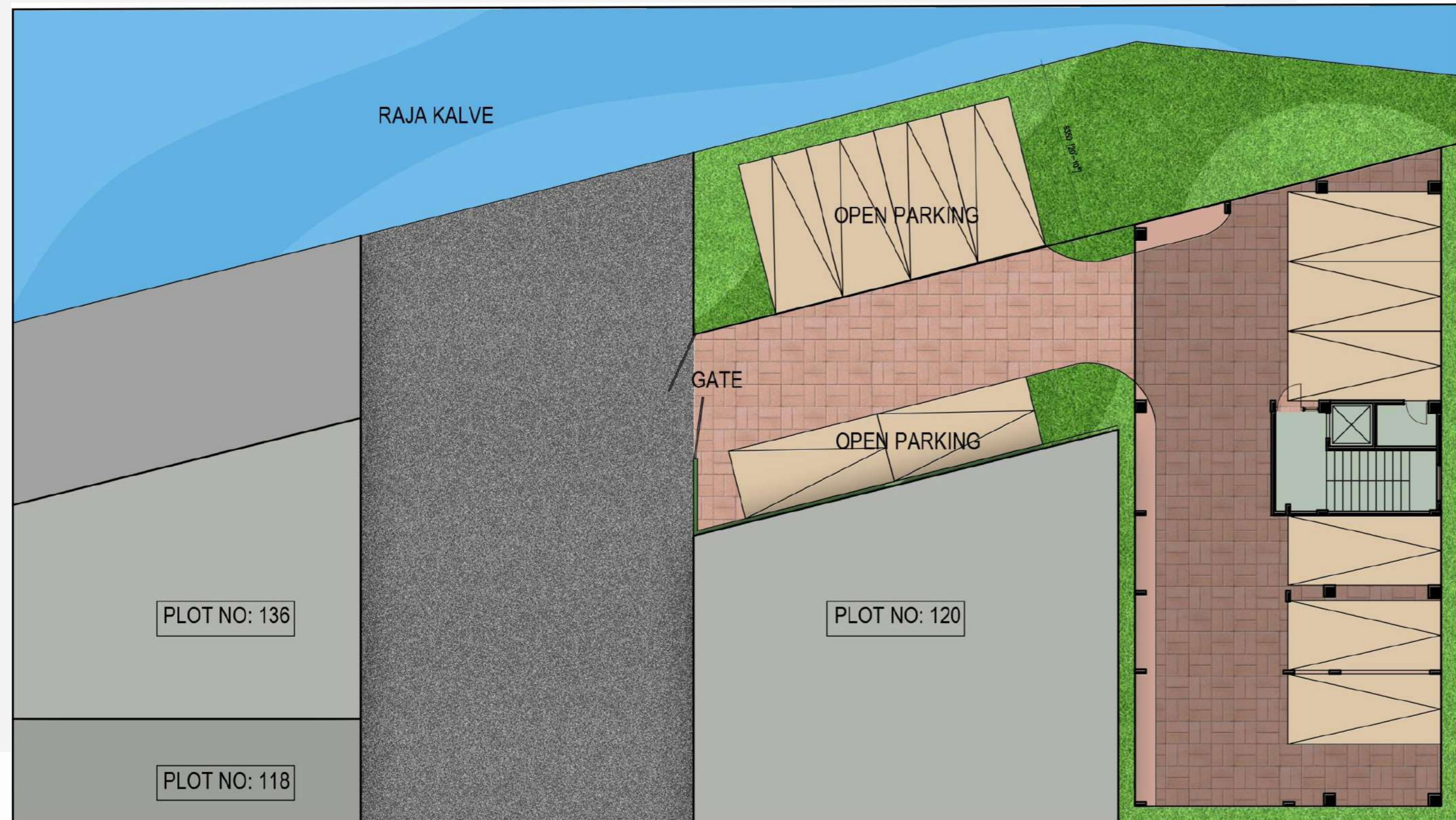
The Grandeur International School, No. 79 3B,
Uhud Block, Sarjapur Main Rd, Sulikunte, Bangalore,
Karnataka – 562125,
Located 2.2KMs from the site



Delhi Public School, Bangalore East, Survey No.43/1B &
45, Sulikunte Village, Dommasandra Post, Bangalore-562125,
Located 3.3Kms from the site

**DELHI PUBLIC SCHOOL
BANGALORE EAST**

Site Plan

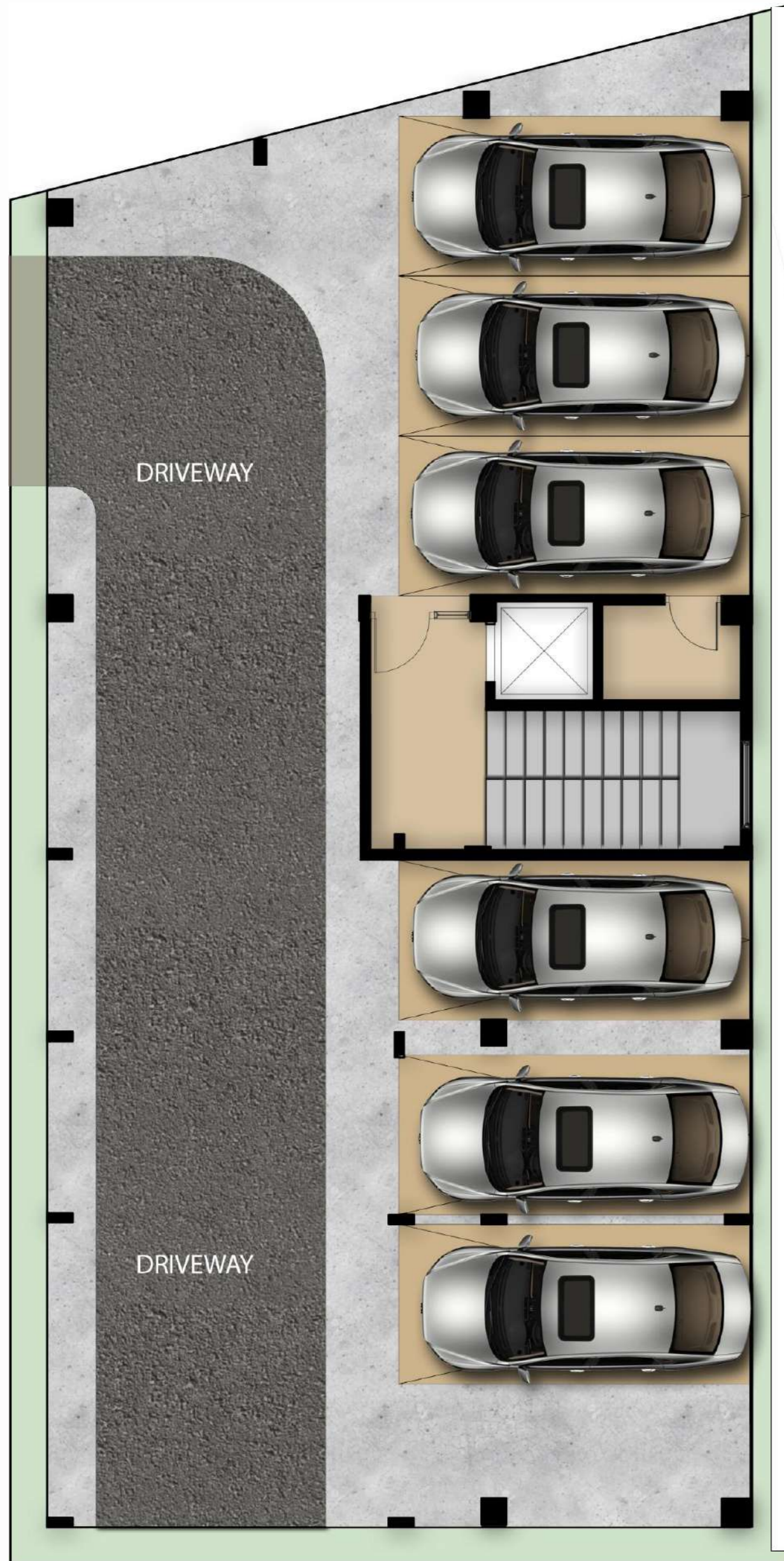


Our new project is in a Residential layout on 40ft sub road of 100 ft wide road connecting Sarjapura and Chandapura, which is an upcoming residential area with a whopping malayalee population

The site is in the banks of a natural rain water storm, its buffer land left out can be used as additional parking and park

The project consists ground plus four floors having 15 units - TEN 2BHK houses and FIVE 3BHK houses.

This project gives 6 covered parking and remaining open area parking



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN

TYPICAL FLOOR PLANS

#	Unit Type	Built Up Area (sq. ft.)	Saleable Area (sq. ft.)
1	Unit 1	1011	1145
2	Unit 2	733	830
3	Unit 3	706	800

2 BHK
3 BHK
TOTAL

10 UNITS
5 UNITS
15 UNITS



Area Statement

#	Unit Type	Facility	Built Up Area (sq. ft.)	Saleable Area (sq. ft.)
1	Unit 1	3 BHK	1011	1145
2	Unit 2	2 BHK	733	830
3	Unit 3	2 BHK	706	800

SPECIFICATIONS

(Construction purely based on Architectural drawings and specifications)

BUILDING STRUCTURE

RCC framed structure with seismic compliance as per IS Code

WALLS

External walls of 6" Solid cement blocks

Internal walls with 4" solid cement blocks

PLASTERING

All internal walls are smooth finish

All external walls are sponge finish

WINDOWS

Three track UPVC windows with Mosquito mesh

MS Safety Grills for all windows

DOORS

Main Door – Teak wood Frame and shutter,

Other doors – Sal wood frame with waterproof flush door shutters

Standard hardware fittings

TOILET

12"x8" glazed tile dado upto 7' height

Anti skid ceramic tiled flooring

15amps power for geyser and exhaust fan

SANITARYWARE

Sanitary by CERA/Parryware/Hindware/Kajaria

CP FITTINGS

Jaguar/Hindware/ESS ESS CP fittings

Over head shower and Health faucet

ELECTRICAL

Concealed copper wiring (Finolex/V Guard) with modular switches and sockets of ISI standard

TV and Telephone points at Living room and Master bedroom,

A/c points in Master Bedrooms

Light fittings, Fans and Geysers are additional

KITCHEN

20mm Polished granite platform top with stainless steel sink

Ceramic tile Dado upto 2' height

Provision for washing machine point at Utility area

EXTERNAL AND INTERNAL WALL PAINT

Internal: Two coat of Emulsion paint over two coats of Birla Putty,

External: One coat of white cement and two coats of Apex paints

LIFT & LOBBY

Entrance lobby finished with granite flooring with suitable MS

Staircase railing

One 6 passenger capacity lift of ISI standard make

SPECIFICATIONS Contd..

LIFT & LOBBY

Entrance lobby finished with granite flooring with suitable MS

Staircase railing

One 6 passenger capacity passenger lift of ISI standard make

FLOORING

24"x24" size (costing max Rs.50/sft) vitrified floor tiles for living, dining, bedrooms

12" x12" anti skid for kitchen, utility and balcony

COMMON AREA

Granite flooring for common area and staircases with normal hand railing

WATER SUPPLY

Adequate water supply through 2 Borewells

POWER BACKUP

Generator backup provided with load controller for each flat, Lift,

Water pump and common lighting

CAR PARKING

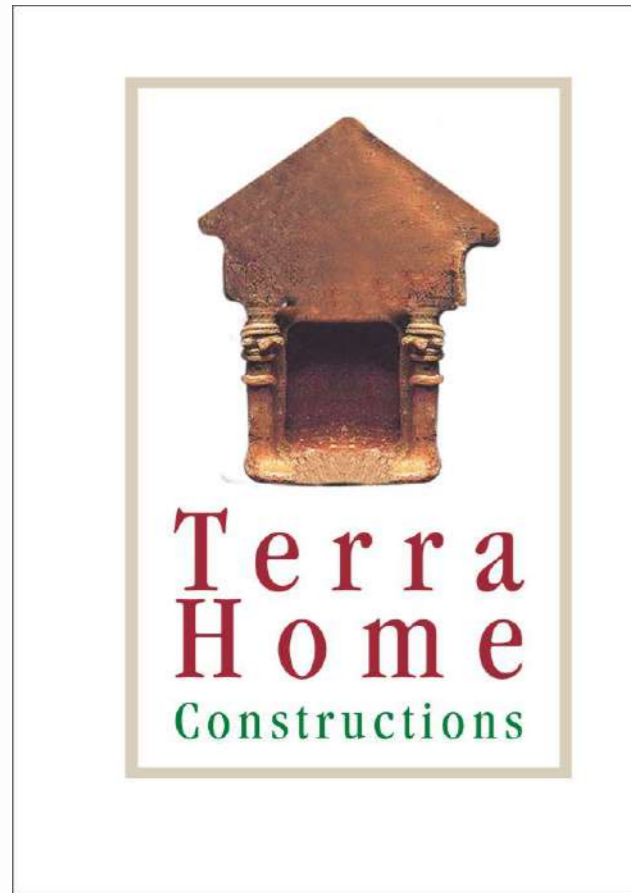
Limited covered car parking

FINANCIAL PARAMETERS

COST OF APARTMENTS					PAYMENT DETAILS		
Name	Unit	S B Area	Cost per Sft	Total Cost	Initial Payment	MONTHLY (24 Months)	
UNIT - 1	3BHK	SFT	1145	3,400.00*	38,93,000.00	11,00,000.00	1,16,375.00
UNIT - 2	2BHK	SFT	830	3,400.00*	28,22,000.00	9,00,000.00	80,083.33
UNIT - 3	2BHK	SFT	800	3,400.00*	27,20,000.00	9,00,000.00	75,833.33

Car Porch price Two Lakhs is extra

*May slightly vary depend upon prevailing market conditions



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