




URAIVIDAM

A business class apart hotel

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Kuviyam Infra Developers

Kuviyam Infra Developers was conceived to build well developed apartment hotels and apartments with utmost quality and modernity to bring value to the money of the investors who buy properties from us. Creating quality homes, not just houses.



In the Vibrant city Trichy

- “Uraividam” is coming up in Trichy, the fastest growing city in terms of economy and education.
- The city has scored first in liveable index for cities.
- Trichy is the preferred choice for investments owing to the ecosystem it hosts.

Trichy International Airport:

- "Uraividam" is just a stone throw away from the Trichy International Airport. Thus, an ideal location for the travellers to get comfortably accommodated
- The airport is witnessing unprecedented growth due to the boom in IT and other industries, tourism, businesses, healthcare tourism and more.

Distinguishing features of “Uraividam”

- "Uraividam" guarantees an assured rent of Rs.20 /Sq.Ft to the investors by 10th of every month. There will be 10% hike in rent every 3 years.
- Maintenance of properties will be carried out regularly on par with business class hotels standard without maintenance charges.
- The buyer shall stay in the property for free for 14 days in a year. Beyond 14 days, the buyer is entitled to stay in the property upto 60 days without additional charges, but without rent been paid.
- It is located in one the happening place in TamilNadu, the Morais City, a mega integrated modern township in Trichy.
- “Uraividam” is coming up in the midst of the upcoming Morais International Business Park, four and five star hotels, mall cum multiplex, home pro mall, hospitals, Resort and club houses. Thus, high appreciation value of the project is guaranteed.
- Investors of "Uraividam" shall get access to all the amenities exists at Morais City
- All these advantages ensure the investment is secure and profitable for the buyers.







Floor Plan



Amenities around "Uraividam":

- "Uraividam" is bestowed with a series of amenities from Morais City.
- Serene and secured location
It is located in the protected township with broad roads with trees, which is under 24 hours surveillance and security.
- The property is surrounded by shops, restaurants, parks, international schools and health centre.

Premium amenities

- A state of the heart open air theater, club house, sports center, Gym, space for gatherings, walk track, kids play zone, swimming pool, turfs, shuttle services, playground and more.

Mall

- A mall with all the leading brands, shops, restaurants, is coming up inside the township which will elevate the standard of the cosmopolitan township

IT park

- The Morais International Business Park coming up within the township provides spaces for IT and businesses to set up, which will increase the rent steeply and steadily.

Mall for home needs

- An exclusive mall for home building needs is coming up to meet the needs of the occupants
- A state of the art 300 bedded Multi speciality hospital is coming up inside the township.

Price structure:

- "Uravidam" offers fully furnished **2BHK and 3BHK** apartment hotels for sale.
- Apartment space ranging from **1005 sq ft to 1246 sq ft.**
- Price starts from **5300rs./sq.ft**, with assured Rental income of **Rs.20/Sq.ft**
- Anticipated land appreciation increase - **30%** over the next two years

Payment terms

| | |
|--|---------------|
| Reservation Amount | Rs.1,00,000/- |
| Construction Agreement Cost & *Regn Cost | Actuals |
| # At the time of agreement (less recervation amount) | 15% |
| On completion of foundation | 20% |
| On completion of 1st Floor Roof Slab Including GST | 10% |
| On completion of 2nd Floor Roof Slab Including GST | 10% |
| On completion of 3rd Floor Roof Slab Including GST | 10% |
| On completion of 4th Floor Roof Slab Including GST | 10% |
| On completion of 5th Floor Roof Slab Including GST | 10% |
| On completion of Flooring & Elevation Work Including GST | 15% |
| EB / Drainage | Actuals |
| Corpus fund & House Tax Charges | Actuals |
| UDS Cost and ** UDS Regn.Cost & Const Regn | Actuals |

Note:
* Subject to changes based on Govt. polices
Based upon the Home Loan Eligibility