

CONTEMPORARY LIVING

CASAGRAND
VISTAZ

PERUNGALATHUR









We are Casagrand Builder Private Limited, an ISO certified real estate enterprise committed to building aspirations and delivering value. Established in 2004, we have developed over 22 million square feet of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 18,250 happy families across 110+ landmark properties stand testimony to our commitment, which is in line with our philosophy of creating superior living spaces that reflect our belief.

In the 16th year of our journey, we are all set to progress further with projects worth over ₹8000 crores in the pipeline with lasting value, integrity and quality.





WITNESS A BEAUTIFUL CONFLUENCE OF COMFORT & LUXURY

Experience an extraordinary lifestyle inspired by the royal British style architecture at Casagrand Vistaaz. Spread across a sprawling 4.57 acres in Perungalathur combined with unparalleled amenities and features, this community holds 101 thoughtfully crafted villas for a living experience that's a class apart.

SALIENT FEATURES:

- Elegantly crafted 101 villas spread across a sprawling
 4.57 acre expanse
- Ground floor + 1st floor + terrace design structure
- Chennai's first luxurious British styled villas
- Thoughtfully designed boutique community with exclusive 3 BHK villas
- 65% open space with abundant greenery for ample light & ventilation
- Offers 30+ lifestyle amenities & features that include swimming pool, party hall, outdoor gym, mini theatre, children play area & many more
- Stylishly designed 4500 sft. Clubhouse Club Victoria
- 100% Vaastu compliant homes with zero dead space design
- Surrounded by prominent companies, educational institutions
 & other hub













SUPERIOR LIFESTYLE AMENITIES & FEATURES

INDOOR AMENITIES

- 1. Multi-purpose party hall
- 2. AV Room
- 3. Gym
- 4. Outdoor functional training
- 5. Indoor games room

- 6. Hookey ring toss
- 7. Dartboard wall
- 8. Kids' play area
- 9. Kids' ball pool
- 10. Board games corner

OUTDOOR AMENITES

- 11. Entrance plaza
- 12. Multi-purpose sports court
- 13. Hangout plaza
- 14. Party lawn
- 15. Kids' play area
- 16. Senior citizens' court
- 17. Sand pit
- 18. Tot-lot
- 19. Hopscotch
- 20. Amphitheatre
- 21. Outdoor gym
- 22. Reflexology path
- 23. Walking/jogging track
- 24. Jungle gym

- 25. Cycle parking
- 26. Rock climbing wall
- 27. Trampoline
- 28. Interactive sculpture court
- 29. Chalkboard wall
- 30. Activity lawn
- 31. Skating rink
- 32. Meditation lawn
- 33. Champaka court (fragrant court)
- 34. Swimming pool
- 35. Kids' pool







A LUXURIOUS LIFE AWAITS YOU!

Casagrand Vistaaz! The architectural magnificence that spells "excellence" comes to Chennai.

- Chennai's first British themed homes
- 30+ amenities & features
- Serene environment, abundant open spaces and seamless connectivity
- Superior specifications
- Vaastu compliant homes

Efficiency in master plan and housing the best product features

- Set amidst 4.57 acres of land, Casagrand Vistaaz boasts of an efficient building footprint where 65% of land area is open space
- With single entry/ exit with MyGate app facility, the community offers 24x7 security
- 7.2 m & 6m wide two way driveways are planned across the site for comfortable vehicular movement
- 4500 sft. of best in class clubhouse designed within the community providing ample indoor amenities for the residents
- 20,000 sft. of greenscape is sprawled with leisure amenities for all age groups

30+ LIFESTYLE AMENITIES

Casagrand "Vistaaz" brings you 30+ different amenities that are thoughtfully included to ensure a well engaged healthy lifestyle like,

- Party hall, full functional gym, indoor games room with hookey ring toss and dartboard wall adds to many interesting features inside the clubhouse
- A 1100 sft. of swimming pool is a great relaxation zone situated by the clubhouse, with kids' pool and pool side lounges
- Multi-purpose sports court for games like volleyball, basketball, badminton, etc.

- Jungle gym, hopscotch floor and trampoline in the park for the kids'
- A 2600 sft. amphitheatre with facilities for social gathering
- Outdoor gym and senior citizen corner for elders

THE SAFEST & MOST CONVENIENT HOMES

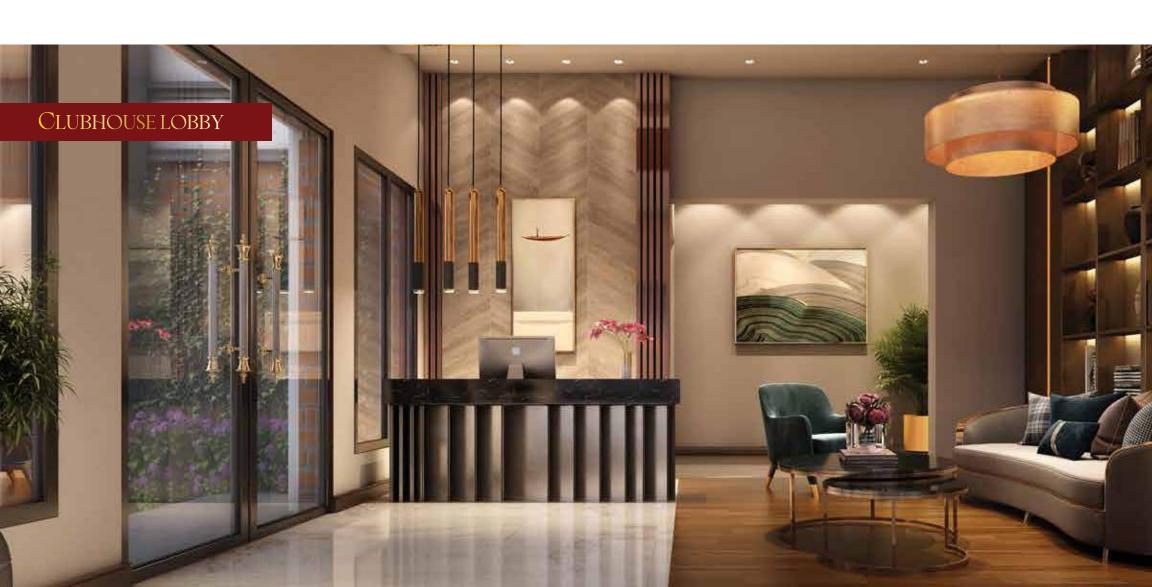
With our state-of-the-art security systems in place, you can live carefree and enjoy every moment to the fullest because we've made sure your safety is assured.

- Multi-tier security system
- App-based service and maintenance
- CCTV surveillance
- The video doorbell connected with the digital door lock, ensures absolute protection. You'll never have to worry about the safety of your loved ones

UNMATCHED INTERIOR PLANNING

Conscious efforts have been taken to design the best of living spaces for the comfort of residents. Carefully planned to ensure ample light and ventilation, every home is a delight.

- Dedicated foyer at the entrance
- Living room opens up to a deck
- Dedicated Puja space for most of the units
- First floor has a dedicated family living area
- Double height ceiling in the dining to view from first floor
- Provisions for AC, washing machine, etc., have been planned
- Open terrace has been provided in the first floor
- The front and the rear side of the villa are beautifully landscaped with lush greenery



CONSIDERING VAASTU? WE GOT THAT SORTED TOO

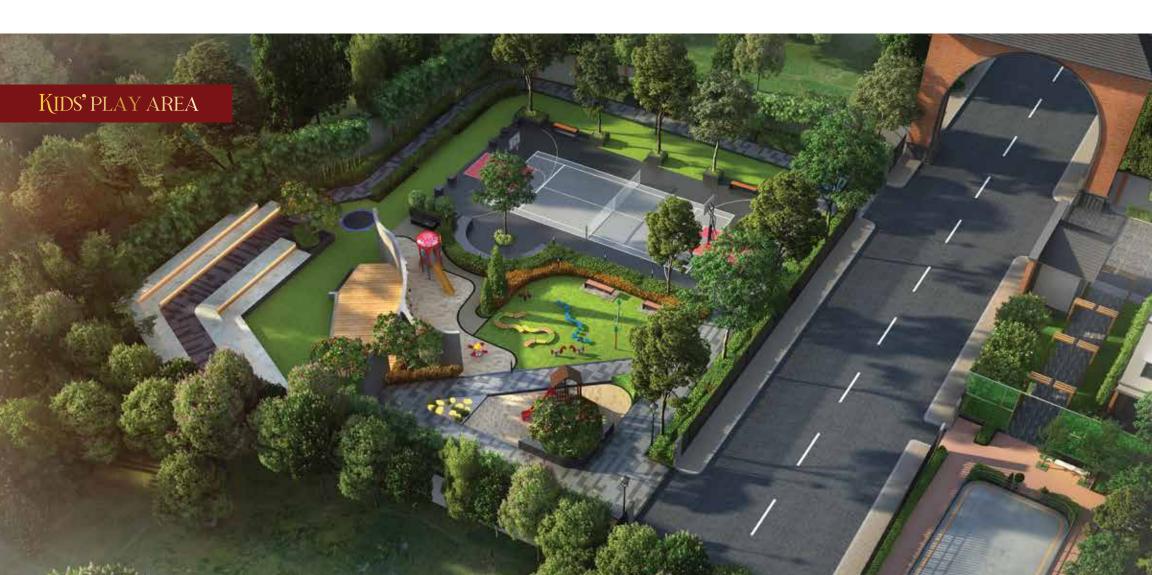
Conscious efforts have been taken to design the best of living spaces for the comfort of residents. Carefully planned to ensure ample light and ventilation, every home is a delight

- All the villas have east, north and south facing main entrance door
- No units have SW entrance
- All the villas have SW master bedroom
- All villas have either SE or NW kitchen
- No villas have bed headboard in north
- All units have east and north facing hobs
- No NE & SW cuts is ensured in the villa planning

HIGH-END SPECIFICATIONS FOR A SUPERIOR LIFESTYLE

Carefully chosen specifications provide an upgraded living experience inside your homes

- Wide and fancy main door with digital door lock
- Video doorbell at the entrance of every villa ensuring additional security
- The living room features bi-fold doors that allows the space to completely open up to the exterior deck
- Wireless mobile charging station is provided in the living and master bedroom
- Premium range of American Standard or equivalent fittings
- Bluetooth speaker provision in the kitchen
- Luxurious master bathroom with counter-top washbasin, rain shower, glass partition





SITE PLAN

SITE PLAN



3BHK VILLAPLANS







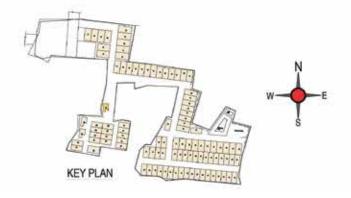


GROUND FLOOR PLAN

VILLA NO	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
93	1058	1482	2191

FIRST FLOOR PLAN

TERRACE FLOOR PLAN





GROUND FLOOR PLAN

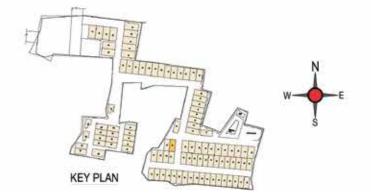


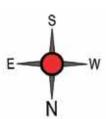


FIRST FLOOR PLAN



TERRACE FLOOR PLAN







GROUND FLOOR PLAN

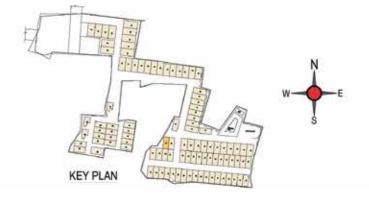


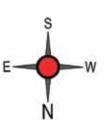


FIRST FLOOR PLAN



TERRACE FLOOR PLAN





3BHK +3T VILLA C - 94 - 106 & 108



GROUND FLOOR PLAN

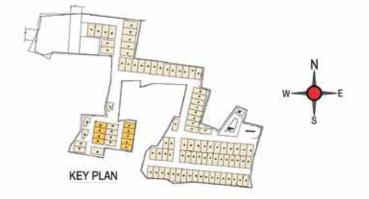
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
94	1092	1489	1723
95	1092	1465	1403
96	1092	1465	1398
97	1092	1465	1393
99	1092	1484	1605
104	1092	1489	1423
105	1092	1465	1399
106	1092	1465	1399
108	1092	1484	1424



FIRST FLOOR PLAN



TERRACE FLOOR PLAN





3BHK +3T VILLA C - 100 - 110 & 111





GROUND FLOOR PLAN

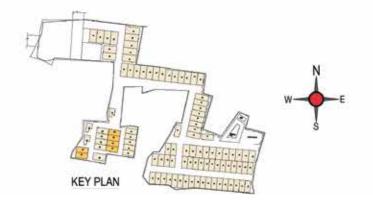
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
100	1078	1489	1427
101	1078	1463	1400
102	1078	1463	1399
103	1078	1483	1421
110	1078	1489	1988
111	1078	1483	1730



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

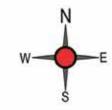


3BHK +3T VILLA C - 38, 54 - 69







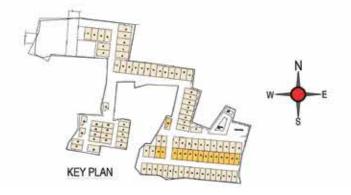


GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
38	1085	1500	1936
54	1085	1480	1646
55,56,57,58,59, 60,61,63,64,65 & 66	1085	1456	1396
67	1085	1476	1418
68	1085	1480	1420
69	1085	1456	1396

FIRST FLOOR PLAN

TERRACE FLOOR PLAN



3BHK +3T VILLA C - 112 & 113



GROUND FLOOR PLAN

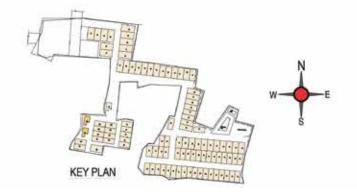




FIRST FLOOR PLAN



TERRACE FLOOR PLAN











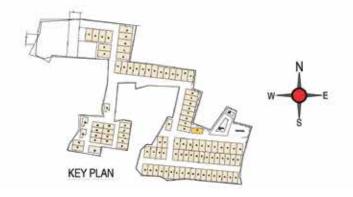


GROUND FLOOR PLAN

VILLA NO	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
37	1078	1508	2120

FIRST FLOOR PLAN

TERRACE FLOOR PLAN



3BHK +3T VILLA C - 73 - 76, 81 - 92







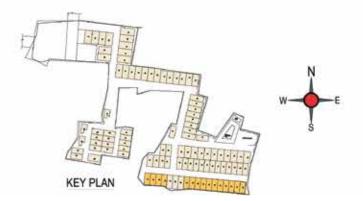
GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
73	1109	1522	1855
74	1109	1496	1446
75	1109	1496	1425
76	1109	1500	1436
81	1109	1500	1516
82	1109	1496	1458
83	1109	1496	1454
84	1109	1496	1456

FIRST FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
85	1109	1496	1459
86	1109	1496	1462
87	1109	1496	1465
88	1109	1496	1467
90	1109	1496	1470
91	1109	1496	1473
92	1109	1516	1844

TERRACE FLOOR PLAN



3BHK +3T VILLA C - 70 & 72





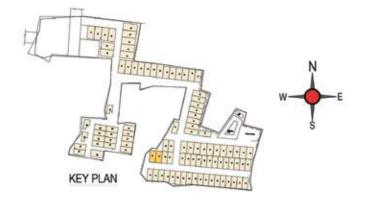


GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
70	1191	1566	1509
72	1191	1586	2272

FIRST FLOOR PLAN

TERRACE FLOOR PLAN



3BHK +3T VILLA B - 21 - 25 & 27





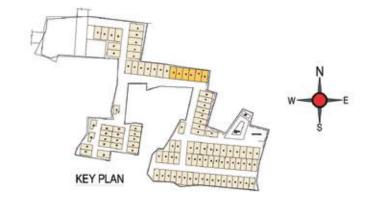


GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
21	1234	1675	1740
22	1234	1672	1725
23	1234	1672	1712
24	1234	1672	1699
25	1234	1672	1686
27	1234	1692	1937

FIRST FLOOR PLAN

TERRACE FLOOR PLAN



3BHK +3T VILLA C - 77, 78 & 79







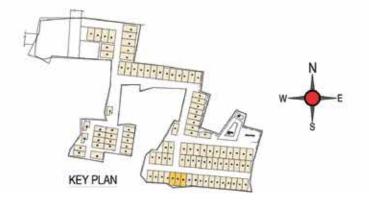


GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
77	1293	1727	1722
78	1293	1727	1744
79	1293	1727	1675

FIRST FLOOR PLAN

TERRACE FLOOR PLAN



3BHK +3T VILLA B - 41 - 43, 45 - 52





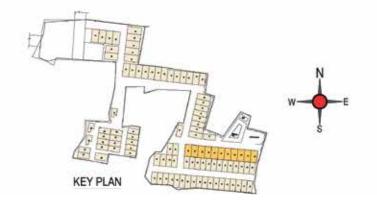


GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
41	1283	1734	1701
42	1283	1714	1680
43,45,46,47, 48,49,50 & 51	1283	1714	1679
52	1283	1743	2039

FIRST FLOOR PLAN

TERRACE FLOOR PLAN



3BHK +3T VILLA C - 28 - 34 & 36



GROUND FLOOR PLAN

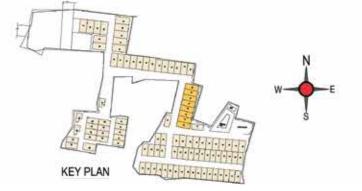
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
28	1340	1802	2233
29	1340	1772	1879
30	1340	1772	1849
31	1340	1772	1820
32	1340	1772	1790
33	1340	1772	1760
34	1340	1772	1730
36	1340	1796	1821



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



3BHK +3T VILLA A - 1 - 4





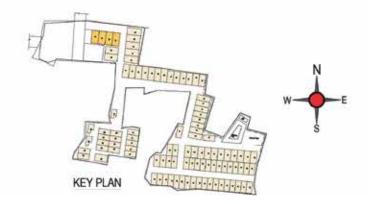


GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
1	1445	1920	2280
2	1445	1900	2008
3	1445	1900	1910
4	1445	1929	1936

FIRST FLOOR PLAN

TERRACE FLOOR PLAN



3BHK +3T VILLA B - 13 - 16, 18 - 20







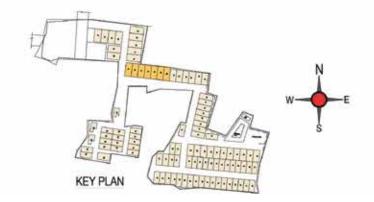


GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
13	1376	1925	1883
14	1376	1893	1854
15	1376	1893	1854
16	1376	1893	1854
18	1376	1893	1854
19	1376	1893	1852
20	1376	1893	1839

FIRST FLOOR PLAN

TERRACE FLOOR PLAN



3BHK +3T VILLA A - 5 & 6





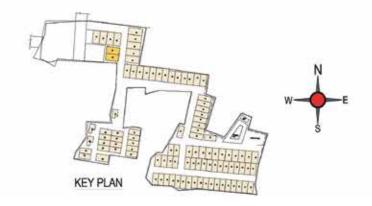


GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
5	1445	1929	2338
6	1445	1920	2490

FIRST FLOOR PLAN

TERRACE FLOOR PLAN



3BHK +3T VILLA A - 109



BED 1
15'3"X11'0"

BED 1
15'3"X11'0"

DRESS
8'8"X5'7

LOUNGE
16'5"X10'10"

DN

ODU
BATH
60"X6'0"

TERRACE
98"X7'11"

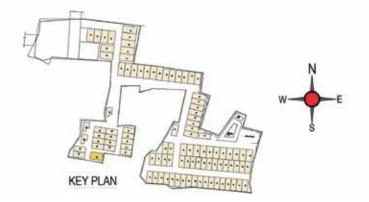


GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
109	1429	1949	2416

FIRST FLOOR PLAN

TERRACE FLOOR PLAN



3BHK +3T VILLA A - 7, 9 - 12



GROUND FLOOR PLAN

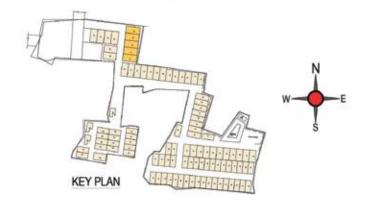
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
7	1620	2169	2725
9	1620	2145	2328
10	1620	2145	2292
11	1620	2145	2257
12	1620	2178	2541



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



CLUBHOUSE PLAN

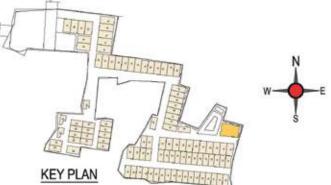
CLUBHOUSE GROUND FLOOR PLAN

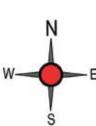


INDOOR AMENITIES

- 01. Multi-purpose party hall
- 02. AV Room
- 03. Gym
- 04. Outdoor functional training
- 05. Indoor games Room
- 06. Hookey ring toss
- 07. Dart board wall
- 08. Kid's play area
- 09. Kids ball pool
- 10. Board games corner

GROUND FLOOR PLAN





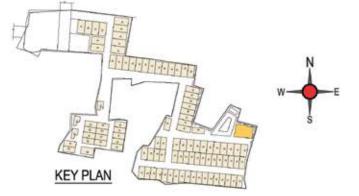
CLUBHOUSE FIRST FLOOR PLAN

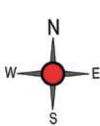


INDOOR AMENITIES

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FIRST FLOOR PLAN





COLOR CODE PLAN

COLOR CODE PLAN



SPECIFICATIONS 1



Structural System : RCC Framed Structure designed

for seismic compliant (Zone 3)

Masonry : 200mm for external walls &

100mm for internal walls

Floor-Floor Height

(incl. slab) : Will be maintained at 3050mm

ATT : Anti-termite treatment will

be done



Internal Walls : All internal walls will be finished

with 2 coats of putty, 1 coat of primer & 2 coats of emulsion

Ceiling : Finished with 2 coats of putty,

1 coat of primer & 2 coats of

emulsion

Exterior walls : Exterior faces of the building

finished with 1 coat of primer & 2 coats of exterior emulsion paint with color as per architect design

Bathroom : Glazed ceramic tile

up to 2250mm height of size

300x600mm

Kitchen : Ceramic wall tile of size

300x600mm for a height

of 600mm above the counter top

finished level

FLOOR FINISH WITH SKIRTING

Foyer, living, dining,

bedrooms & kitchen : Vitrified tiles of

size 600mm x 1200mm

Bathroom : Anti-skid ceramic tiles of

size 300mm x 300mm

Covered Deck : Vitrified tiles (matt) of

size 600mm x 600mm

Terrace : Pressed tiles finish

Private open terrace : Vitrified tiles (matt) of

size 600mm x 600mm

Car parking : Kota / Shahabad / Eurocon

tiles finish

KITCHEN & DINING

Kitchen : Platform will be finished with

granite slab of 550mm - 600mm wide at height of 800mm from

the finished floor level

Electrical point : For chimney & water purifier

CP Fitting : Kohler/ American Standard /

equivalent

Sink : Stainless steel sink with

drain board

Dining : Granite counter-top washbasin

wherever applicable

Utility : Tap provided



BALCONY/PRIVATE OPEN TERRACE

Handrail : MS handrail as per architect's

design



STAIRCASE

Flooring : Granite flooring for staircase

Handrail : SS handrail as per architect's

design



BATHROOMS

Sanitary fixture : Kohler/ American Standard/

equivalent

CP fittings : Kohler/ American Standard/

equivalent

Master bathrooms : Wall mounted WC with cistern,

health faucet, single lever diverter with rain shower, glass partition & counter-top wash basin with polished

granite top

Other Bathrooms: Wall mounted WC with cistern,

health faucet, single lever diverter with overhead shower

& counter wash basin



DOORS

Main door : Wide & fancy door of size

1050mm x 2385mm of engineered door frame & shutters of veneer finish

with Architrave

Ironmongeries like digital door lock of Dorma/ equivalent, tower bolts, door viewer, safety

latch, door stopper

Bedroom doors : Engineered door frame with

double side laminated shutter

of size 900mm x 2100mm

: Ironmongeries like door lock of Godrej/ equivalent,

door stopper, door bush,

tower bolt

Bathroom doors : Engineered door frame with

double side laminated shutter

of size 750mm x 2100mm

Ironmongeries like thumb turn

lock of Godrej/ equivalent,

door bush

WINDOWS

Windows : Aluminium windows with sliding

shutter with see through plain glass and MS grill on inner side

wherever applicable

French Doors : Aluminium frame and doors

with toughened glass without

grills

Ventilators : Aluminium frame of fixed/

adjustable louvered

FLECTRICAL POINTS

Power Supply : 3 phase power supply

connection

Safety Device : MCB & ELCB

(Earth leakage Circuit breaker)

Switches & Sockets : Modular box & modular

switches & sockets of Schneider

/ equivalent

Wires : Fire Retardant Low Smoke

(FRLS) copper wire of a quality

IS brand Polycab/ equivalent

TV: Point in living & bedroom-1 and

provision in other bedroom

& lounge

Telephone : Point in living & bed-1

Mobile charging dock: Mobile charging dock

provided in living & bed 1

Bluetooth speaker : Speaker with bluetooth

facility - for kitchen

Induction point : Point provided in the kitchen

Video doorbell : Provided in the entrance -

main door

Data : Point in living and provision in

first floor lounge

Split-air conditioner : Point will be provided in living /

dining & all bedrooms

Exhaust fan : Point will be given in all

bathrooms

Geyser : Geyser point will be provided in

all toilets

Back-up : Inverter provision for all room

fan and light points

OUTDOOR FEATURES

Water Storage : Centralized UG sump

with WTP (Min. requirement

as per water test report)

Rain Water Harvesting: Rain water harvesting site

STP : Centralized sewage

Treatment plant

Intercom : Intercom will be provided

Common Back-up : 100% power backup for

common amenities such as clubhouse, WTP, STP & selec tive common area lighting

Safety : CCTV surveillance cameras

will be provided all round the building at pivotal locations in ground

Security : Security booth will be

provided at the entrance

Compound Wall : Site perimeter fenced by

compound wall with entry

gates for a height of 1800mm/ as per landscape

design intent

Landscape : Suitable landscape at

appropri ate places in the

project

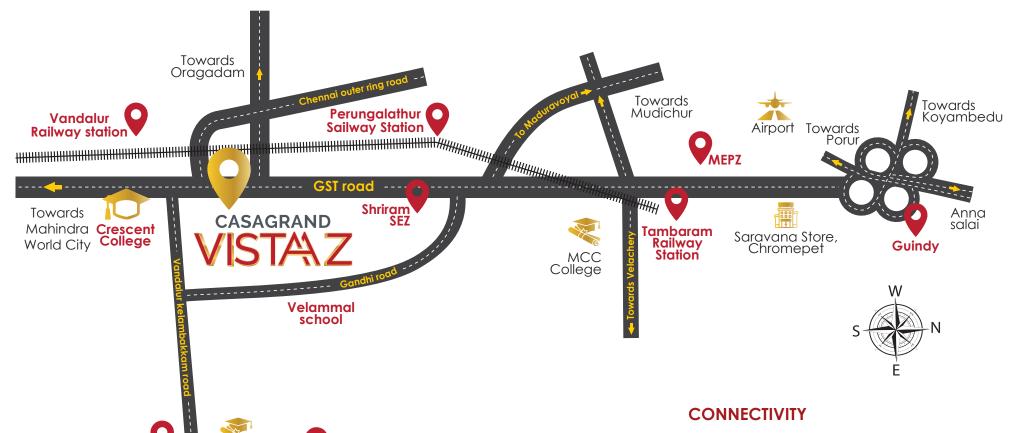
Internal Roads : Paver block as per

architect intent

Driveway : Convex mirror for safe

turning in driveway in/out

LOCATION MAP & ADVANTAGES



Just 10 minutes from Tambaram, Casagrand Vistaaz is located close to school, colleges and important company offices. With efficient bus transport and local trains available, Casagrand Vistaaz is connected to the entire city. Strategically situated behind gateway IT SEZ, Casagrand Vistaaz offers ease of access to both the OMR IT corridor and Sriperumbudur & Oragadam industrial estates.

Kelambakkam

Vandalur- Kelambakkam Road- 400Mts Kolapakkam Bus Stop- 400Mts Vandalur Railway Station- 7Kms Perungalathur Railway Station- 5Kms Airport- 19Kms

SCHOOLS

SSM School- 3Kms
GKM Vidyashram School- 3Kms
Euro Kids School- 6Kms
The Park School- 6Kms
Ebenezer Matric. School- 6Kms

HOSPITALS

Tagore Medical Hospital- 3Kms Hindu Mission Hospital- 3Kms Deepam Hospital- 6Kms

PAYMENT PATTERN

Booking Advance	10%
Agreement Signing	40%
On commencement of Foundation	15%
On commencement of Ground Floor Roof	12.50%
On commencement of 1st Floor Roof	12.50%
Completion of Flooring Respective Villa	5.00%
Handing over	5.00%

AWARDS & RECOGNITION

Ensuring excellence in every aspect, we at Casagrand, have won many accolades for our many achievements. Through constant and consistent efforts, we have crafted beautiful homes for many and accumulated awards for our exceptional masterpieces and excellent management.

- ★ Best Luxury Residential Project of the Year Casagrand ECR14 Signature Zee Business National Real Estate Leadership Congress and Awards 2019
- ★ Best Residential Project (South India) 2018 - 2019 Casagrand Crescendo CNBC Awaaz Real Estate Awards
- ★ Luxury Villa Project of the Year South Region Casagrand Esmeralda 11th Estate Annual Awards
- ★ Best TV Commercial Casagrand 'Superior Homes Assured' IndIAA Regional (Tamil) Awards
- ★ Developer of the Year 2018-2019 Realty Fact & Quickr
- ★ Best Affordable Housing Project of the Year ROTN Casagrand NexTown RESA

- ★ Excellence in Delivery 2018 ET Now
- ★ Largest Project of the Year 2018 Casagrand Luxus TOI
- ★ Best Affordable Housing Project of the Year Casagrand NexTown CMO Global
- ★ Distinguished Design Awards 2017 Casagrand ECR14
- ★ CSR Initiative of the Year 2018 ET Now
- ★ Luxury Project of the Year 2015-16 Casagrand Aldea Realty Fact









Contact us at

99622 09500

www.cgsellassure.com | sellassure@casagrand.co.in

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CORPORATE OFFICE

NPL Devi, New No. 111, Old No. 59, LB Road, Thiruvanmiyur, Chennai - 600 041. Ph: +91-44 4411 1111

Mob: +91 89399 77577 Fax: +91-44 4315 0512

COIMBATORE OFFICE

Sri Dwaraka, No. 1-A, B.R. Nagar Main Road, Singanallur Post, Coimbatore - 641 005. Ph: +91 72993 70001

BENGALURU OFFICE:

Salma Bizhouse, 34/1, 4th Floor, Meanee Avenue Road, Opp. Lakeside Hospital, Ulsoor Lake, Bengaluru - 560 042. Ph: +91-80 4666 8666

DUBAI OFFICE:

4th Floor, Block-B, Business Village, Dubai, United Arab Emirates, PO Box. 183125. Ph: +971 565302759

www.casagrand.co.in

All the images are rendered and the proportions are subject to change. The units are subject to availability.

Disclaimer: Whilst reasonable care has been taken in preparing the brochure and constructing the model and sales gallery show flat (the materials), the developer and its agents shall not be held responsible for any inaccuracies in their contents or between the materials and the actual unit. All statements, literature and depictions in the materials are not to be regarded as a statement or representations of the fact. Visual representations such as layout plans, finishes, illustrations, pictures, photographs and drawings contained in the materials are artists' impressions only and not representations of fact. Such materials are for general guidance only and should not be relied upon as accurately describing any specific matter. All information, specifications, plans and visual representations contained in the materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract. The sales and purchase agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified by any statement, representations or promises (whether or not contained in the materials and/or made by the developer or the agent) made. No part of the materials shall constitute a representation or warranty. Measurements given for the kitchen includes the utility area also. All measurements for all rooms are in feet, inches and meters. Payment patterns are subjected to change based on the construction process