

BECOME A

SMARTER INVESTOR



CHENNAI'S FIRST SERVICED
APARTMENTS WITH GUARANTEED
RENTAL RETURNS

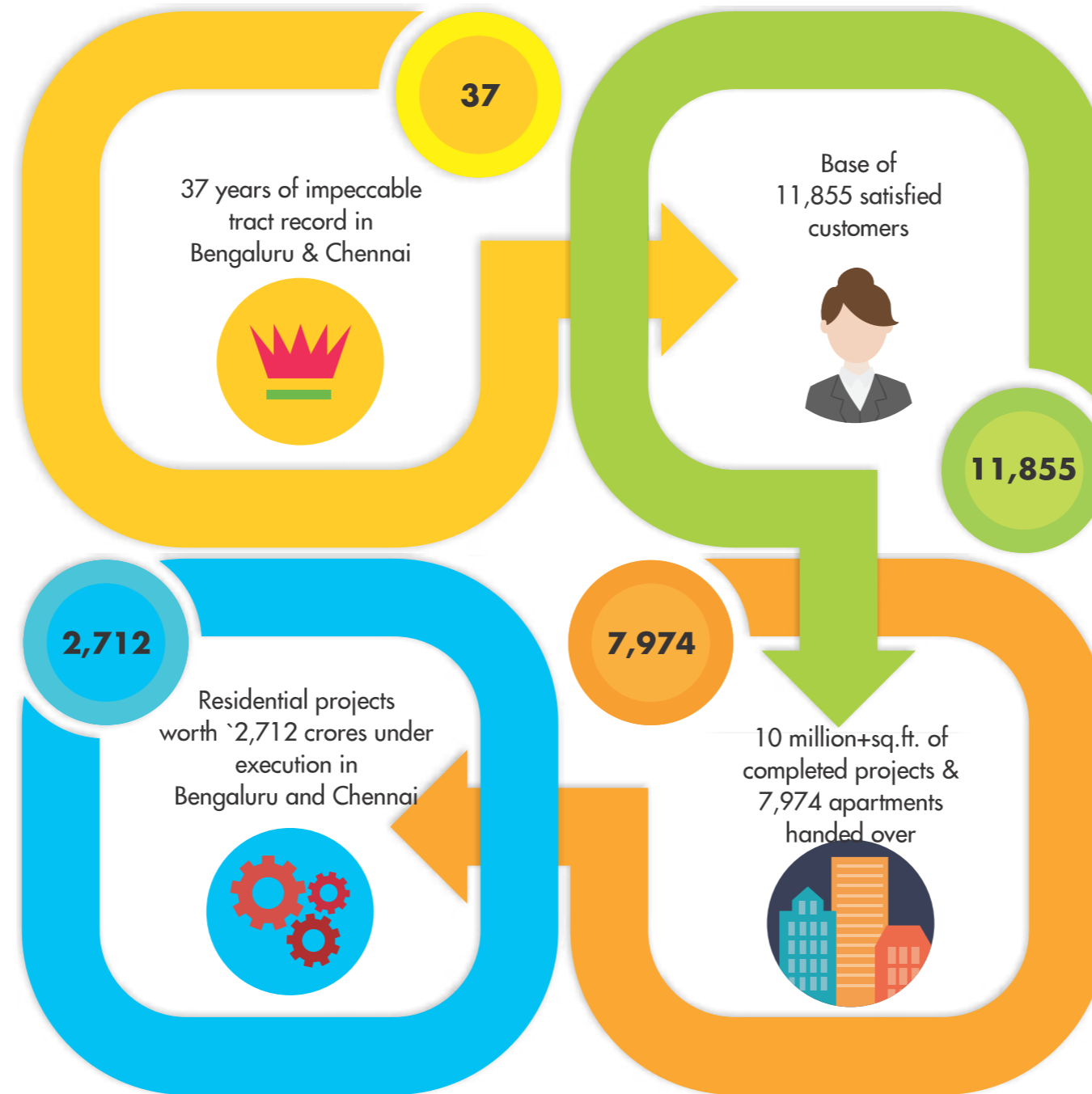
TRULV
PORUR

Join DRA's Fast Growing Community of more than
430 Smarter Investors





ABOUT US



South India's First Developer to display Construction Timeline Meter at all project sites and to measure customer's happiness through Cisco's Customer Delight Meter.



THE BOLDEST GUARANTEE IN THE HISTORY OF REAL ESTATE

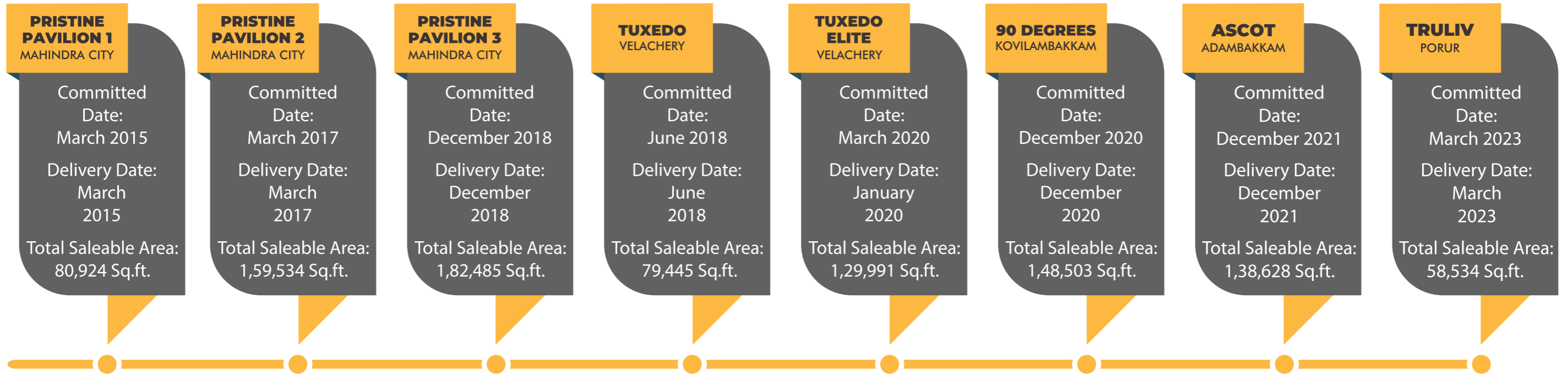
WE ASSURE
ON-TIME DELIVERY,
OR WE PAY YOUR
EMI TILL POSSESSION.



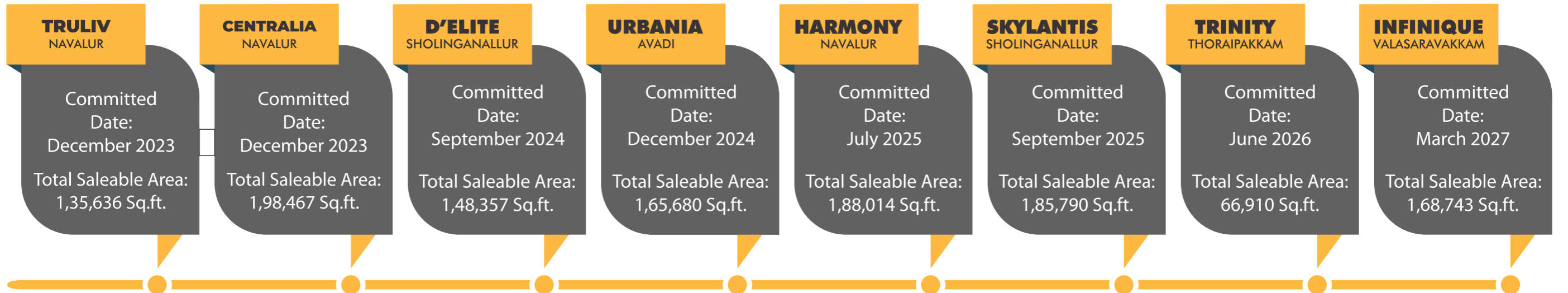


ON TIME, EVERY TIME!

OUR PAST COMMITMENTS IN CHENNAI



OUR ONGOING COMMITMENTS IN CHENNAI





CHENNAI'S FIRST DEVELOPER TO DISPLAY CONSTRUCTION TIMELINE METER AT ALL PROJECT SITES.





CHENNAI'S FIRST DEVELOPER TO MEASURE CUSTOMERS' HAPPINESS THROUGH CUSTOMER DELIGHT METER

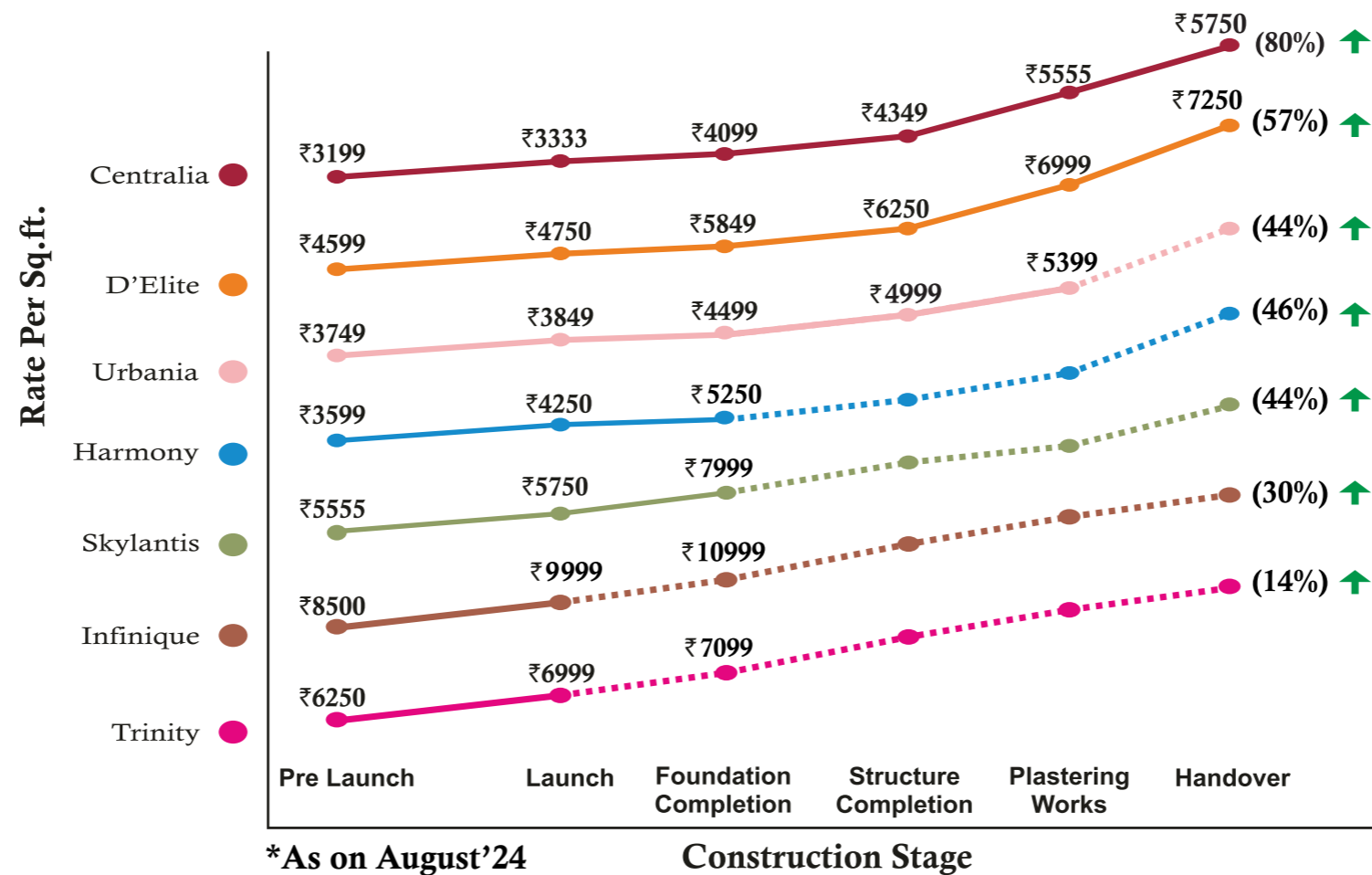




WE CREATE PRUDENT INVESTMENTS THAT APPRECIATE WELL OVER TIME

DRA believes in creating value in our customers' lives by building home that reaps them a rich harvest in the future.

Customers who have invested with us have enjoyed multifold returns over the year & continue to do so even today. The choice you make shall be one based on premium service, proven track record & solid evidence of our expertise in giving our customers the finest value appreciation.





Key Features & Benefits of Investing in Truliv Porur

- Property developed by DRA Homes and sold to investors as fully furnished serviced apartments
- Investors sign lease term with Truliv for a 9 year lock in period
- Truliv manages and offers assured rentals for the stipulated duration of 9 years payable on a monthly basis
- Assured guaranteed returns from your investment
- Returns of a commercial property at the price of a budget home
- Truliv offers a rental of Rs.1,98,000 per annum with a 15% increment every 3 years till the end of 9 years

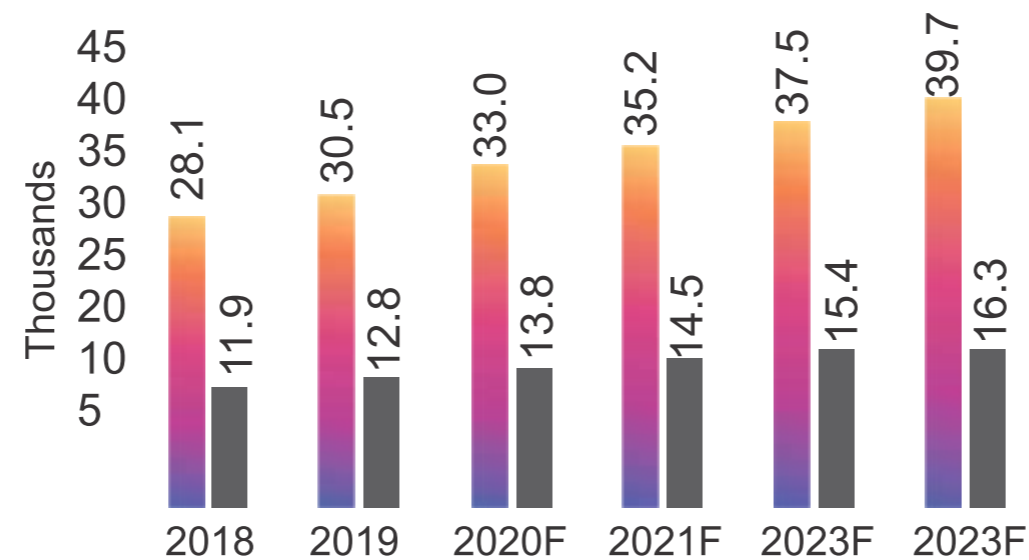


THE MILLENNIAL WORKFORCE IS CHANGING & DRIVING HOUSING DEMAND



MILLENNIAL WORKFORCE TO GROW AT A CAGR OF 6%

Nearly 40% of India's millennial workforce are migrants



F - Forecast

Source: JLL Research



CO-LIVING

THE WAVE YOU SHOULDN'T MISS RIDING

The millennial workforce is super busy, and that's why they quickly bought into the concept of co-living which offers hassle-free shifting, transparent renting process and fully managed homes.

No worries! No third-party hassles!

CO-LIVING

WHERE DEMAND IS WAY AHEAD OF SUPPLY

The limited supply of organised co-living spaces presents a huge opportunity for Real Investors to cash in on this trend before the rest of the market notices.

POTENTIAL DEMAND FOR ORGANISED CO-LIVING

	Supply (No. of Beds)	Demand (No. of Beds)
2018	0.94 Lacs	36.35 Lacs
2019	1.76 Lacs	40.26 Lacs
2020F	2.42 Lacs	44.36 Lacs
2021F	3.17 Lacs	47.88 Lacs
2022F	3.92 Lacs	52.06 Lacs
2023F	4.70 Lacs	56.96 Lacs

F - Forecast

Source: JLL Research



LOCATION MAP



LOCATION ADVANTAGES

DLF IT Park - **9 mins** | SRMC - **5 mins** | Airport - **25 mins**
Kathipara - **18 mins**



PORUR - THE IT & MEDICAL CORRIDOR OF CHENNAI





PRESENTING CHENNAI'S FIRST EXCLUSIVE SERVICED APARTMENTS

38 units
per floor

178
units

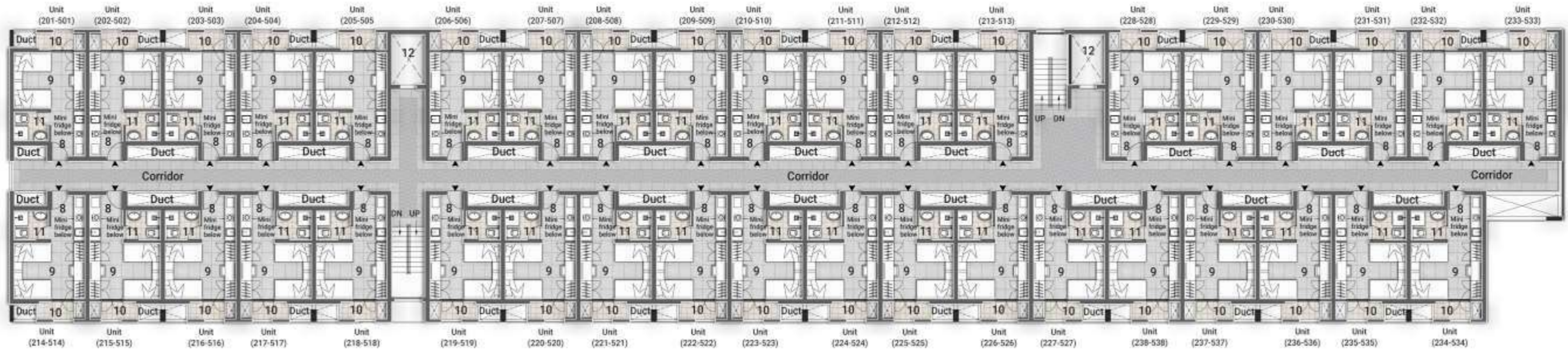
Handover
Ready for
Rental Returns

Stilt
+5 Floors



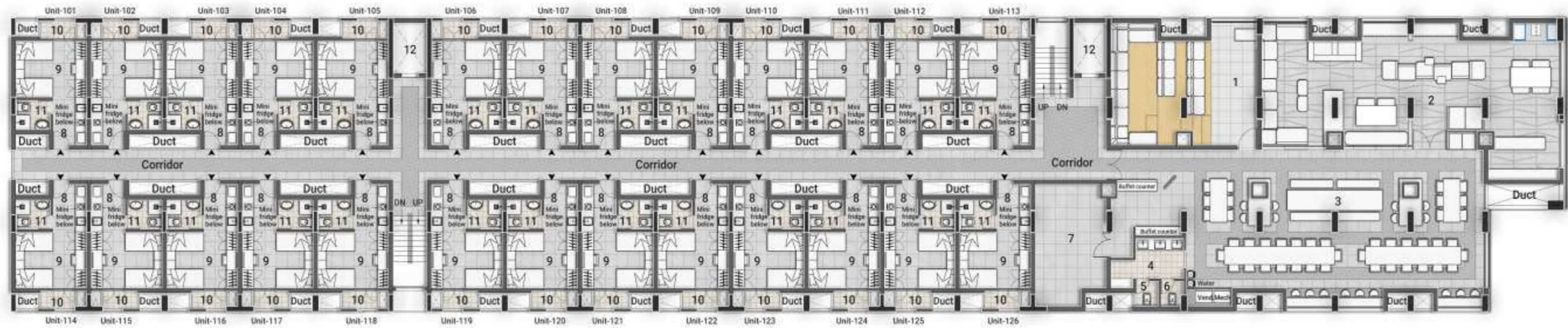


TYPICAL FLOOR PLAN





FIRST FLOOR PLAN





Typical Unit Plan



Unit Size: 328 sq.ft



Fully Furnished Includes



Pantry



RO Purifer



TV



Air Conditioned
Rooms



Washing
Machine



Mini Refrigerator



Cots &
Wardrobes



Microwave Oven /
Hot Plate



Geyser & Exhaust
Fan in all
Bathrooms



AMENITIES FOR A MILLENNIAL LIFESTYLE



FULLY
EQUIPPED
GYM



POWER
BACKUP &
WI-FI



24 X 7 SECURITY &
SURVEILLANCE IN
COMMON AREAS
WITH CCTV CAMERA



FULLY
FURNISHED
ROOMS



THEATRE ROOM



GAMES &
JOGGING
TRACK



CENTRALISED
DINING AREA



PARKING FACILITY
& EV CHARGING



CAFETERIA



CAFETERIA



DINING





CORRIDOR



THEATRE ROOM



STUDIO APARTMENT





SPECIFICATIONS

Substructure and Super Structure	: Pile Foundation as per structural design with anti-termite treatment. RCC framed super structure as per Seismic Zone 3 compliances with block masonry.
Flooring	: 2' x 2' Vitrified tile flooring for kitchenette and bedroom. 1' x 1' Anti-skid ceramic tile for bathroom and balcony.
Kitchenette	: Glazed wall tiles above the kitchen counter slab up to 2 feet height. Granite counter top with stainless steel single bowl sink without drain board. Provision for RO.
Balcony	: Provision for Washing Machine.
Bathroom	: 1' x 1½' (300 x 450) Glazed wall tiles up to false ceiling level. Grid false ceiling
Common Area	: Ground floor lobby and lift cladding: Granite finish All floor corridor: Vitrified tile flooring and false ceiling as per architect design. Staircase (All Floors): Vitrified step tiles rustic finish. Terraces: Weathering coarse and pressed clay tiles. Car Park: Granolithic cement flooring with reflector paint demarcation. Driveways: Interlocked paver blocks.
Bathroom Fittings	: CP Fittings: Jaquar or Equivalent Wash Basin: Hindware or Equivalent EWC with Health Faucet: Hindware or Equivalent Provision for Geyser & Exhaust Fan
Doors & Windows	: Main Doors: Laminated Pre-engineered Flush Doors Bathroom Doors: Laminated Pre-engineered Flush Doors Balcony Doors: French UPVC Doors. Common Area: UPVC Sliding windows.



Paintings	: Interior Walls: Double putty finished walls with two coats acrylic emulsion. Ceiling: Two coats acrylic emulsion over one coat primer. Exterior Walls: Plaster finishes / weather proof texture paint as decided by architect. Stilt Floor Ceiling and Common Area Walls Plaster and Cement Paint
Water Proofing	: Water Proofing in bathrooms, balcony, terrace, OHT & UG Sumps.
Electrical	: All Internal and external PVC Conduits with ISI brand wire. Modular switches of Anchor Roma / L&T / MK or Equivalent. Single phase connection for each serviced apartment. Provision of AC copper & drain pipe.
Communication / Entertainment	: Provision for Intercom / Wi-Fi connectivity. Provision of Smart TV with Wi-Fi router.
Elevator	: KONE / Fujitec or Equivalent - 02 Stretcher Elevators
Power Backup	: 300 watts for each unit & full power backup for common areas.
Plumbing	: All internal plumbing lines are CPVC & external plumbing in UPVC/PVC pipes. All drainage plumbing in PVC pipes.
Railings	: Balcony Railing - MS Railing as per Architect Design Staircase Railing - MS Railing as per Architect Design
Water Supply System	: Hydro pneumatic Pressure System (Provides water at constant pressure in all serviced apartment irrespective of the floor vis-à-vis traditional overhead tank).
Amenities	: Well Equipped Gymnasium, Multipurpose hall with Indoor Games, 24 x 7 Security & Surveillance at all floor corridors, entrance and stilt floor with CCTV camera, Sewage Treatment Plant (STP), Water Treatment Plant (WTP), EV Charging Point for Two Wheeler only, Terrace Landscaping, Centralized Kitchen & Dining Area, Lounge & Co-working Area.



PARTNERS FOR DEVELOPMENT

Architect

Kharche &
Associates

Structural

Designage Consulting &
Structure Engineers

Contractor

PVK Constructions

Home Loan Partners





RERA No: TN/29/Building/0093/2021 | www.rera.tn.gov.in

Site Office: 1st Street, Chettiyar Agaram, Porur, Tamil Nadu - 600 095

Corporate Office: DRA Homes, New No. 109, 111 & 113, Lloyds Road, Avvai Shanmugam Salai, Royapettah, Chennai - 600 0014.

www.drahomes.in



Disclaimer : This brochure does not constitute a legal offering. Elevation, specifications, plans, furniture & fittings and other offerings are subject to change without notice.