



FOR ENQUIRIES & BOOKINGS

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COMPANY ADDRESS : #12, AVR Complex, Crawford Main Road, Crawford, Trichy - 620 012.

PROJECT ADDRESS : #73, 74PT, 4th Cross, Ponnagar Extension, Trichy - 620 001.





# ABOUT THE COMPANY



## ESTABLISHING EXCELLENCE

For over two decades, Jai Sri Property Developers has led the construction industry, consistently delivering excellence in every project. Founded on the core principles of integrity, quality, and innovation, we have established ourselves as a trusted partner in creating enduring infrastructure and architectural masterpieces.

## COMPLETED & ONGOING PROJECTS

With 25 years of experience in the construction industry, we have consistently delivered high-quality living spaces to delighted customers in and around Trichy. From our first project, Park Residency-a residential apartment located near the iconic Rockfort Temple-to our latest venture, an exclusive villa community at Srinivasa Nagar, Edamalaipattipudur, we have set a benchmark in architectural excellence.

In addition to residential projects, we have also developed commercial properties, including AV Residency, a homestay in Siruganur, and a commercial complex in Samayapuram. Our latest endeavor is the launch of 'Royal Crest' at Ponnagar 4th Cross, Trichy, which features 10 premium flats, marking another milestone in our legacy of delivering quality and craftsmanship.

## VISION

To be the leading innovator in the construction industry, creating sustainable, high-quality living and commercial spaces that enrich communities, inspire trust, and stand the test of time.

## GOAL

To consistently exceed customer expectations by delivering exceptional residential and commercial projects, expanding our portfolio to new locations, and embracing cutting-edge technology and sustainable practices, all while maintaining the values of integrity, quality, and innovation.



# SITE SPECIFICATIONS

## BASIC AMENITIES

- \* Underground sump for corporation water
- \* Adequate number of bore well
- \* Optimum capacity of over head tank
- \* Underground Drainage System
- \* Storage loft for bedroom & kitchen

## FLOOR FINISHES

- \* Vitrified tiles for all living areas
- \* Ceramic tiles for all toilets
- \* Staircase & Lobby with Floor Tiles
- \* Pressed Tiles for Terrace Floor with Water Proofing

# SITE FEATURES

## JOINERY

- \* Quality teak Wood frames for main door & Bed Rooms
- \* UPVC Frames & Shutter for Windows
- \* Flush door for bedrooms
- \* FRP or equivalent door for toilets
- \* SS handrails for staircases, balcony & utility
- \* MS Grills for windows

## STRUCTURE

- \* Isolated column footing with plinth beams
- \* RCC Frame structure
- \* Brick work using good quality fly ash bricks and plastering with cement mortar

## ELECTRICAL

- \* 3 Phase Power Supply
- \* Concealed Electrical wiring with ISI Grade
- \* Modular Switches
- \* Concealed distribution board with MCB



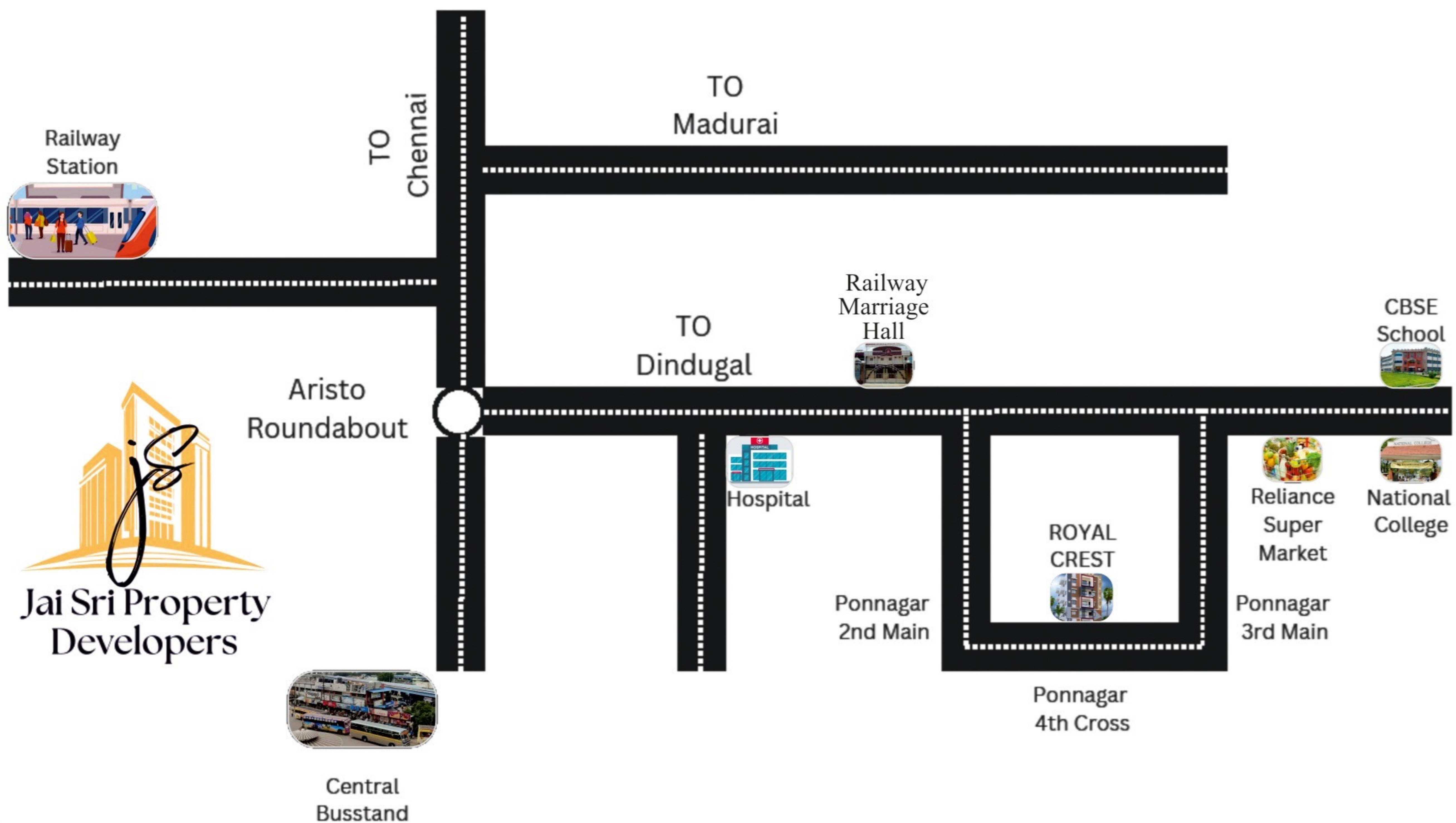
## WALL FINISHES

- \* Glazed ceramic tiles for toilets upto 7'0" ht
- \* Glazed ceramic tiles of 3'0" ht above kitchen counter
- \* Emulsion paint for interior of flats
- \* Cement paint for exterior

## PLUMBING

- \* Concealed CPVC & Exposed PVC piped-fresh water.
- \* SWR Grade PVC exposed piping for wastewater.
- \* Bath Fittings - Respite & Hindware of cp finish or Equivalent brand.
- \* Sanitary Fittings - Parryware or Hindware of white colour or Equivalent brand.





## AMENITIES



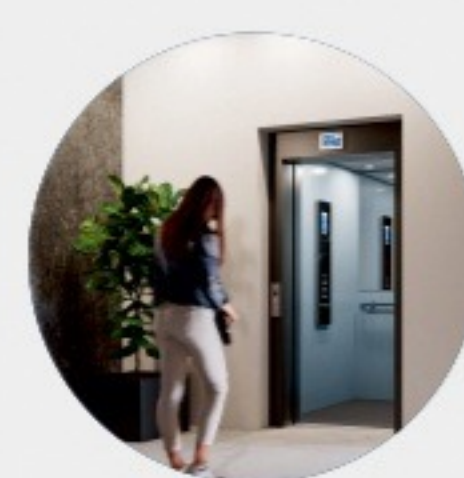
Backup Genset for Common Area



Covered Car Parking



CCTV Camera



Lift Facilities



Automatic Water Leveling equipment

## WALKABLE DISTANCE



CENTRAL BUS STAND



RAILWAY STATION



SCHOOLS



HOSPITALS



RELIANCE SUPERMARKET



BUS STOP



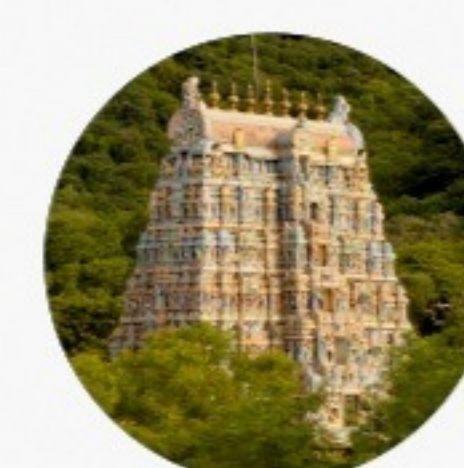
BANKS



RESTAURANTS



COLLEGES



TEMPLES

## PAYMENT TERMS

- \* Initial payment for booking - 10%
- \* At time of registering undivided share in land - 30%
- \* On completion of foundation work - 20%
- \* On completion of respective roof concrete - 15%
- \* On starting cement plastering - 10%
- \* On starting flooring, electrical and plumbing works - 10%
- \* At the time of handing over - 5%

**ROYAL CREST**  
APARTMENT