

VRX | MAGNA

SALES KIT







Magna by VRX 360 is a project that's crafted to benefit the varied interests of every homebuyer. From introducing smart home amenities to experiencing a dream lifestyle, these homes are highly functional to make your living easier. Magna homes are futuristically located and also offer you seamless road connectivity to prime locations.

With rental assurance, free home maintenance, sustainable culture, and access to over 100+ amenities, Magna unlocks the best investment opportunity for you.

Discover a dream home designed for your perfect lifestyle with Magna by VRX 360!



M.R. CHENDILNATHAN

CHAIRMAN - VIJAY RAJA GROUP

It gives me immense pleasure to connect with you, and I would like to begin by thanking you for showing interest in VRX 360.

Today we have served more than 8477+ happy customers and have delivered 8752700 sqft.

As you might be aware, Vijay Raja is one of the most respected names in the real estate industry. For the past 72 years, we have been bringing smiles to thousands of customers with our unmatched quality, service and innovative solutions.

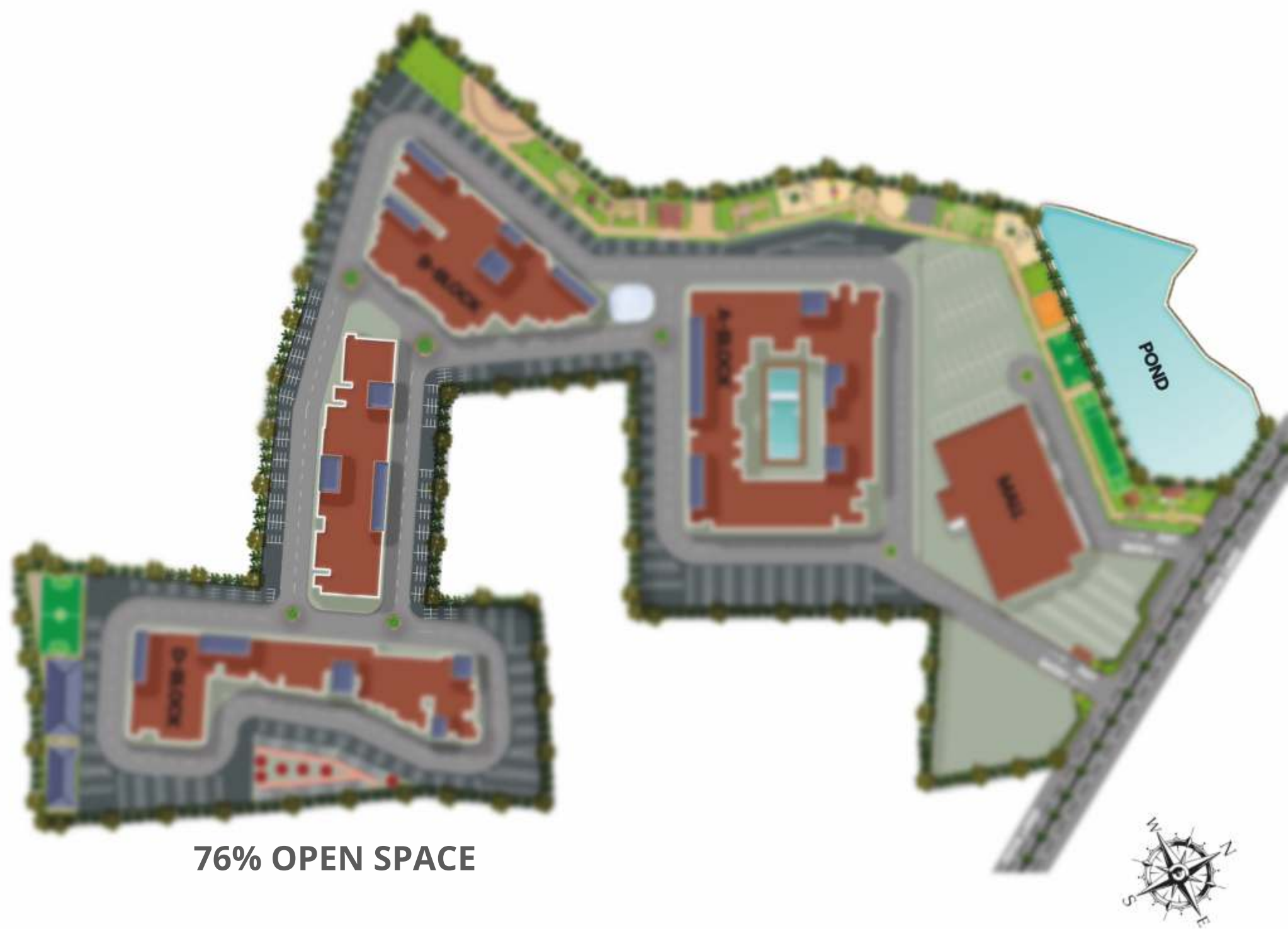
VRX 360 is our new, exciting project that is designed to meet all the expectations of the new generation home-buyer. It offers you an amazing range of features at a price that is very affordable.

The aim of VRX 360 is to help you live the life you have been dreaming of. Built with the highest standards, VRX 360 will open a fresh and fascinating chapter in your life and take you to the next level of societal status.

Here's wishing you a very happy 360 life...



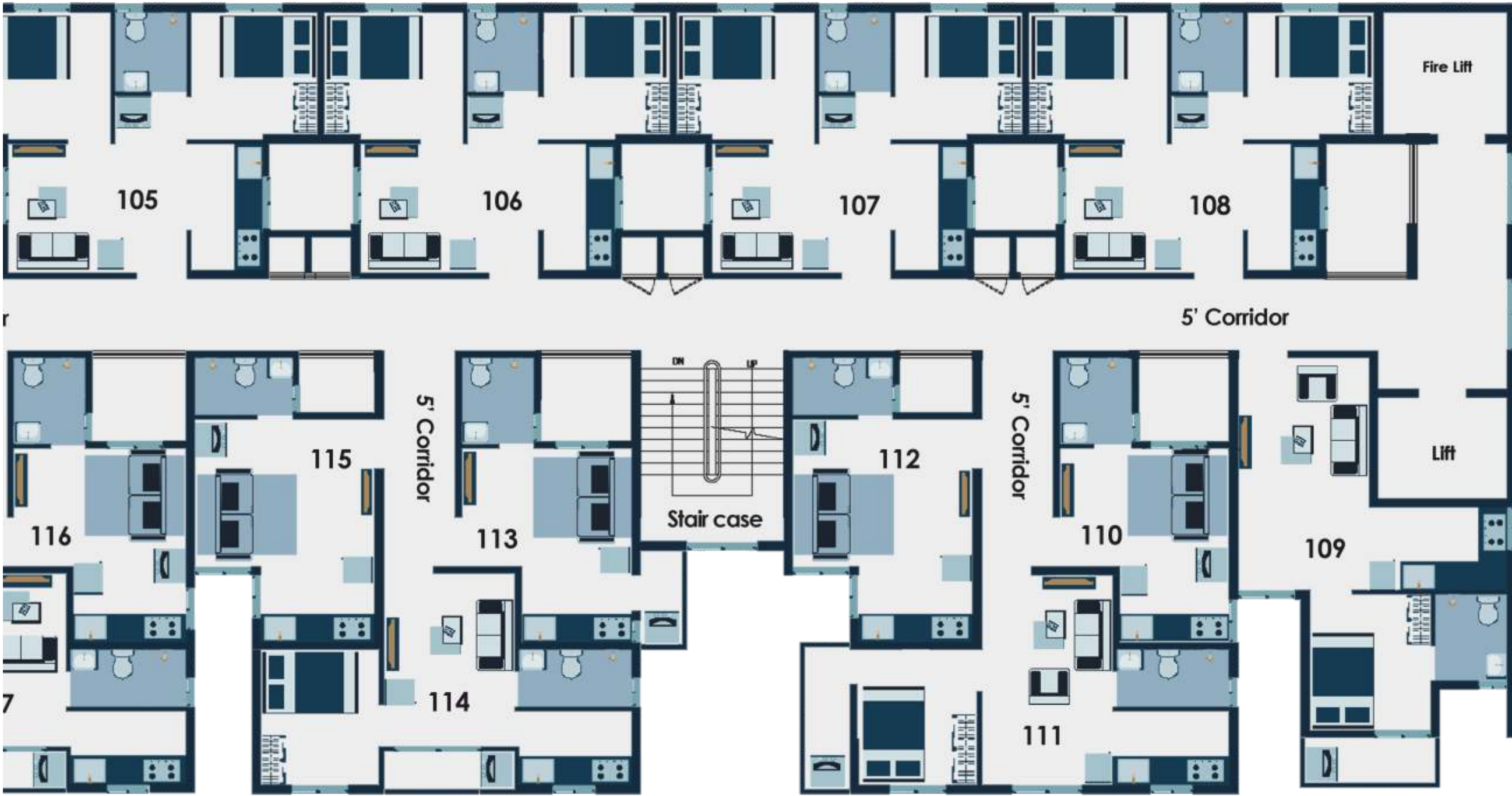
VRX MAGNA - MASTER PLAN



76% OPEN SPACE

TOWER C - FLOOR PLAN





Type	Min - Sq.ft	Max - Sq.ft	Total No. of units
Studio	259	309	152
Alcove Suites	422	535	133
2BHK	567	575	152
Total			437



The Extraordinary Life

Magna homes offer you the experience of a next-gen smart lifestyle. Our carefully curated smart home features focus on making your living easier and more memorable. These homes feature 76% of open space so that you'll always be connected to nature and get to relish quality time with your family.

Make a smart choice that gives you an extraordinary lifestyle and experience with us!





STUDIO HOMES

S M A R T & S L E E K

Our studio homes feature smartly designed spaces that give you the comfort and convenience of a highly functional living experience. These homes are an ideal choice for bachelor working professionals.

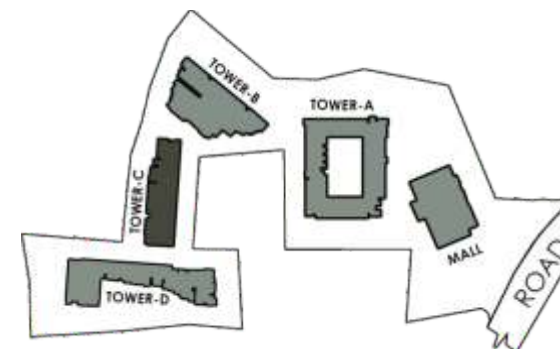
STUDIO



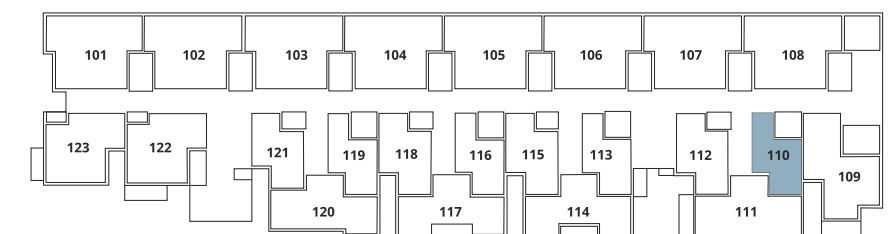
UNIT 110-1910

SQ.FT 259 SQFT

FACING WEST



KEY PLAN

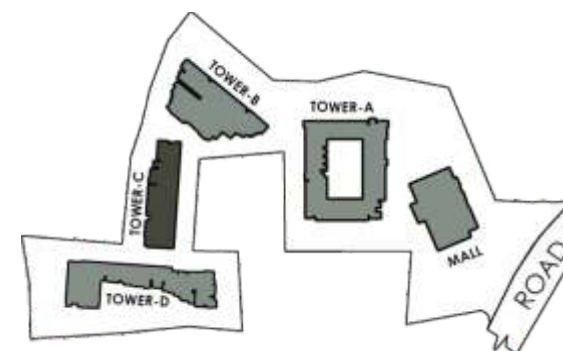
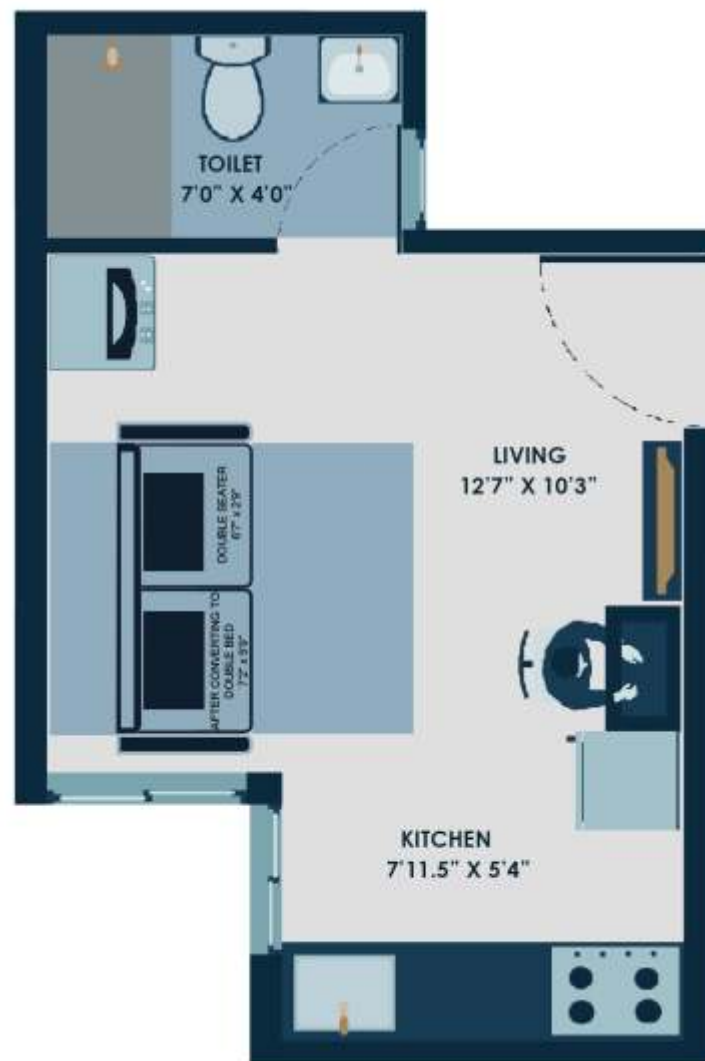


VRX MAGNA KEY PLAN

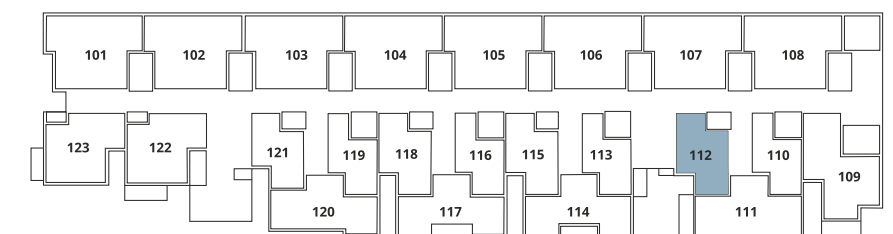
STUDIO



UNIT 112-1912
SQ.FT 309 SQFT
FACING EAST



KEY PLAN



VRX MAGNA KEY PLAN

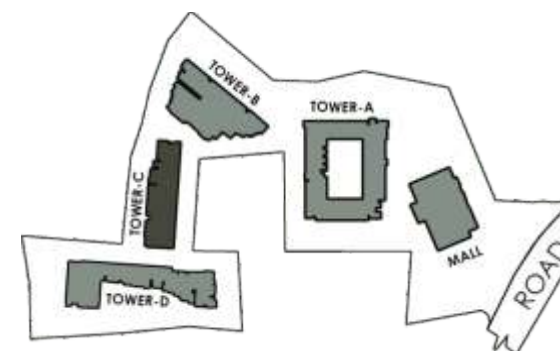
STUDIO



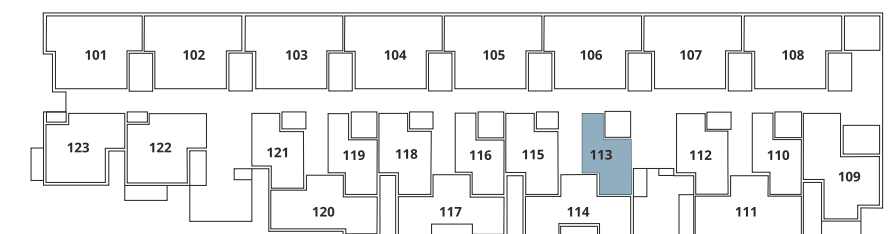
UNIT 113-1913

SQ.FT 293 SQFT

FACING WEST



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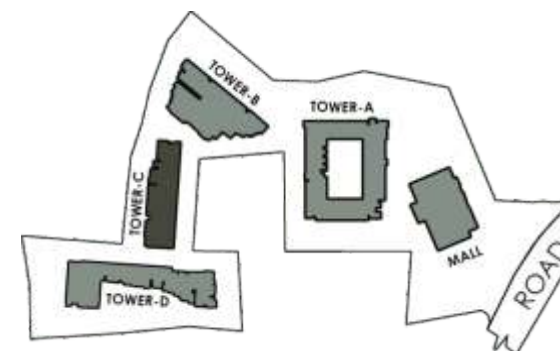
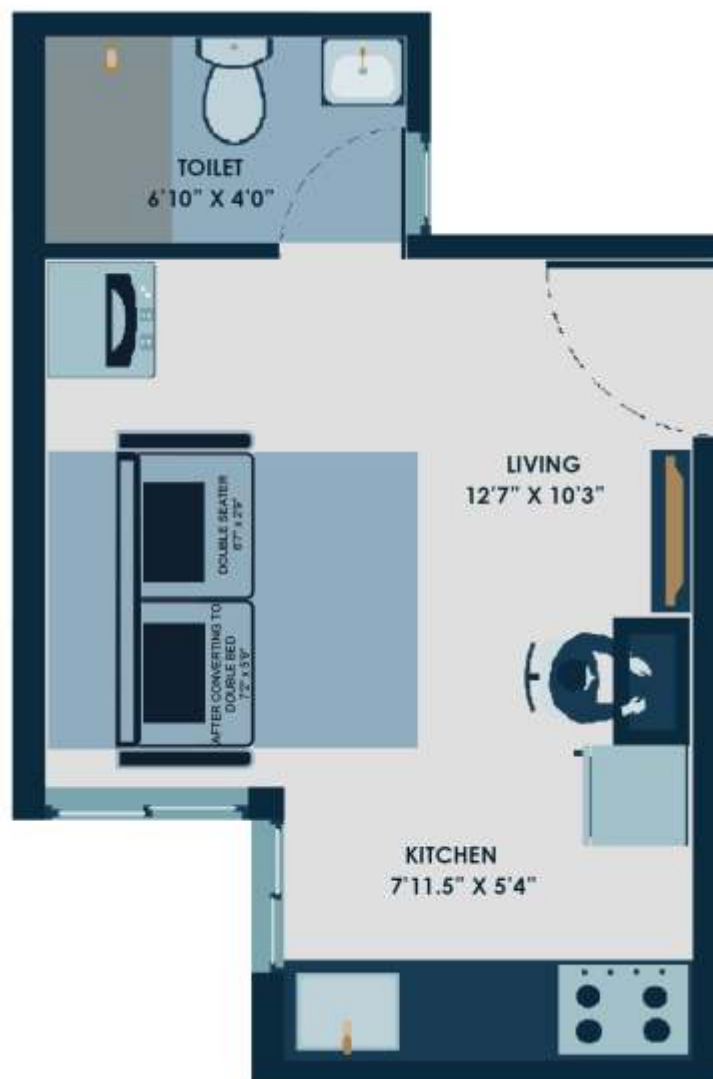


VRX MAGNA KEY PLAN

STUDIO



UNIT 115-1915
SQ.FT 308 SQFT
FACING EAST



KEY PLAN

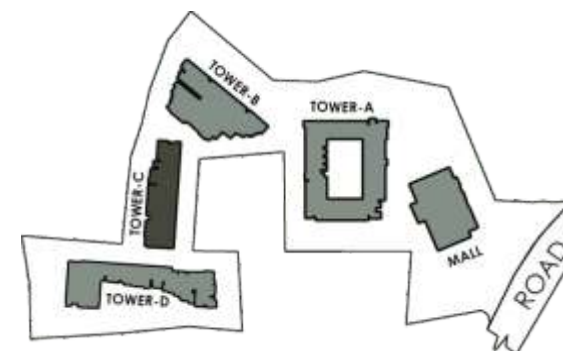


VRX MAGNA KEY PLAN

STUDIO



UNIT 116-1916
SQ.FT 260 SQFT
FACING WEST



KEY PLAN

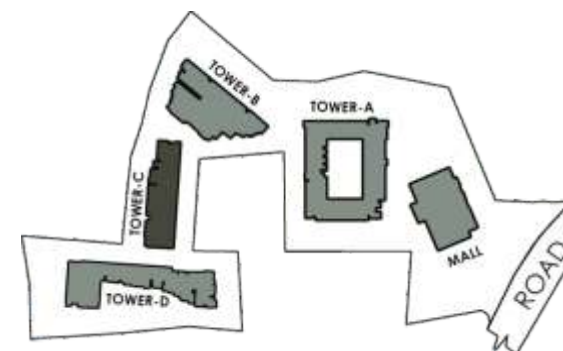
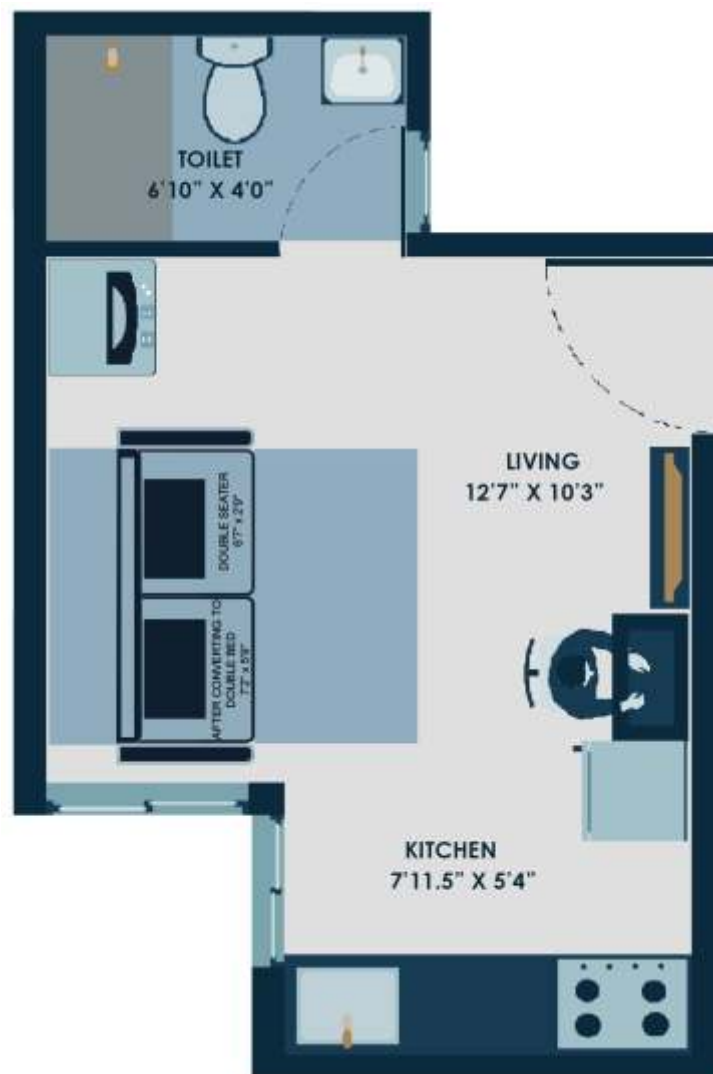


VRX MAGNA KEY PLAN

STUDIO



UNIT 118-1918
SQ.FT 308 SQFT
FACING EAST



KEY PLAN

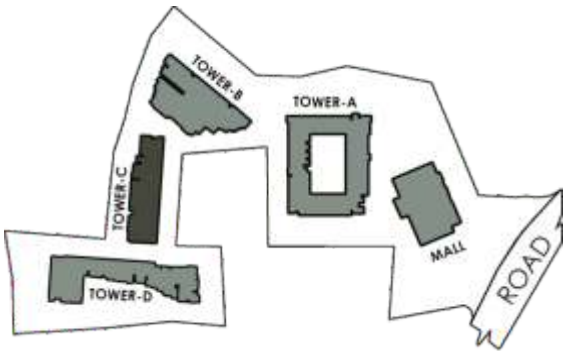


VRX MAGNA KEY PLAN

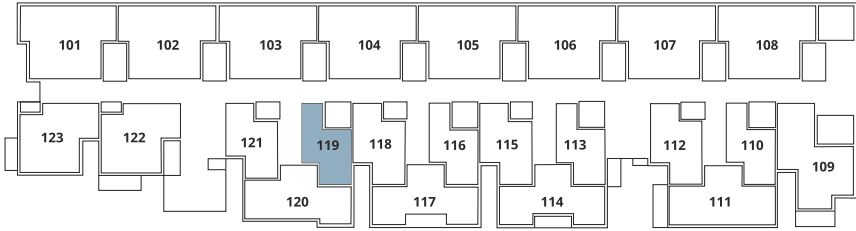
STUDIO



UNIT	119-1919
SQ.FT	260 SQFT
FACING	WEST

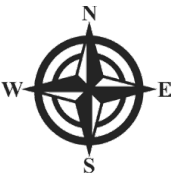


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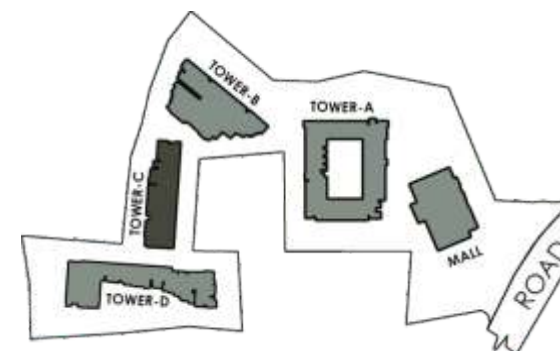


VRX MAGNA KEY PLAN

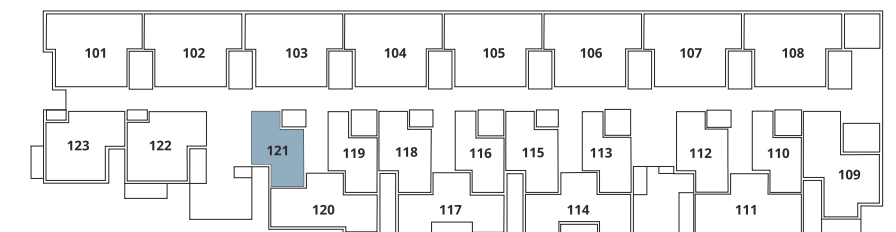
STUDIO



UNIT 121-1921
SQ.FT 280 SQFT
FACING EAST



KEY PLAN



VRX MAGNA KEY PLAN





ALCOVE SUITES

WELL-PLANNED & WELL-EQUIPPED

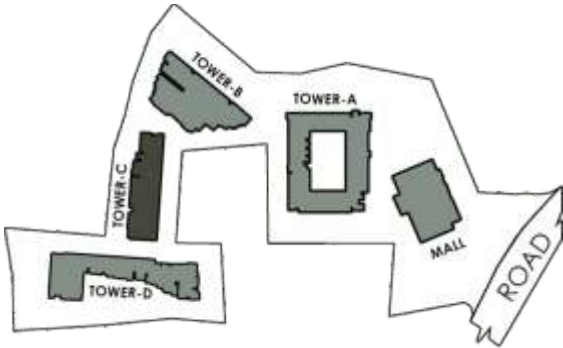
Step into a home that offers you the personal space you've always dreamed of. The alcove suites at Magna are thoughtfully designed to give you the perfect blend of privacy and class while living in a right-sized apartment.

These homes are perfect for first-time homebuyers and for people who are looking for investment opportunities.

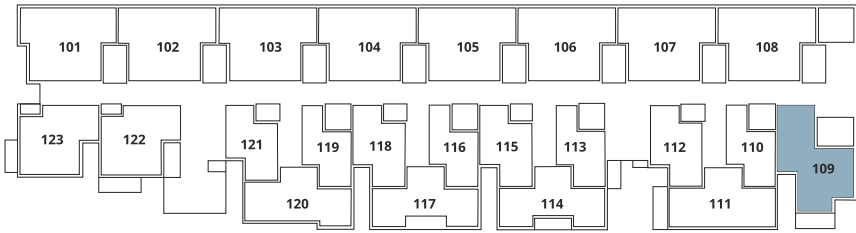
ALCOVE SUITES



UNIT 109-1909
SQ.FT 535 SQFT
FACING NORTH



KEY PLAN



VRX MAGNA KEY PLAN

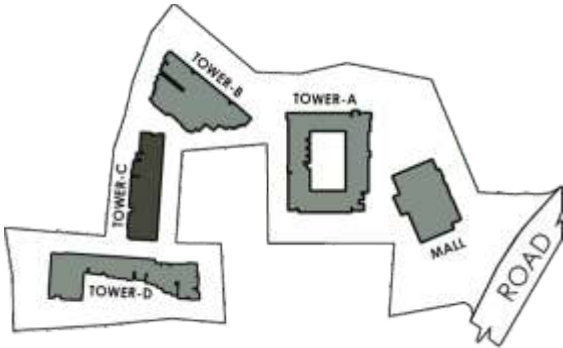
ALCOVE SUITES



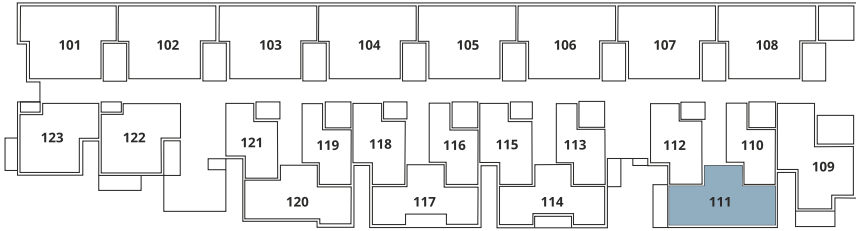
UNIT 111-1911

SQ.FT 501 SQFT

FACING NORTH



KEY PLAN



VRX MAGNA KEY PLAN

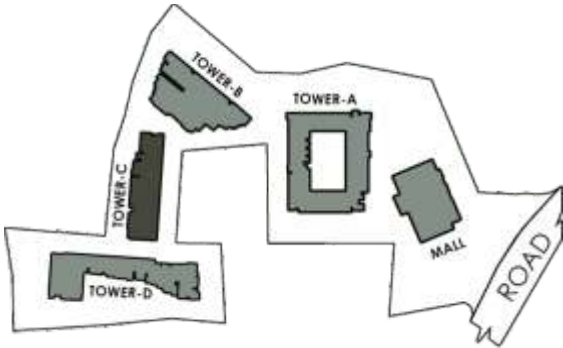
ALCOVE SUITES



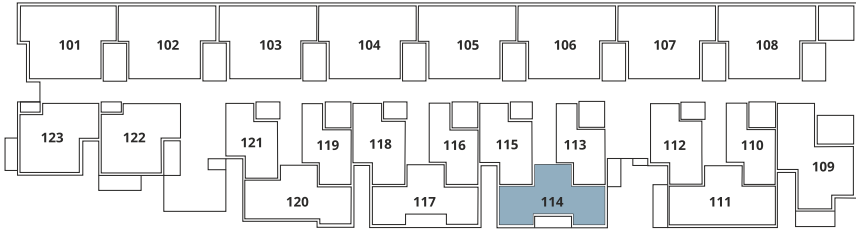
UNIT 114-1914

SQ.FT 447 SQFT

FACING NORTH



KEY PLAN



VRX MAGNA KEY PLAN

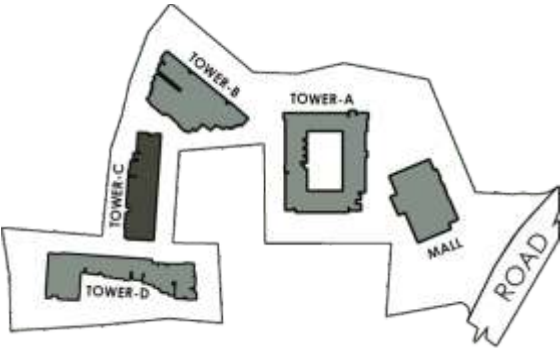
ALCOVE SUITES



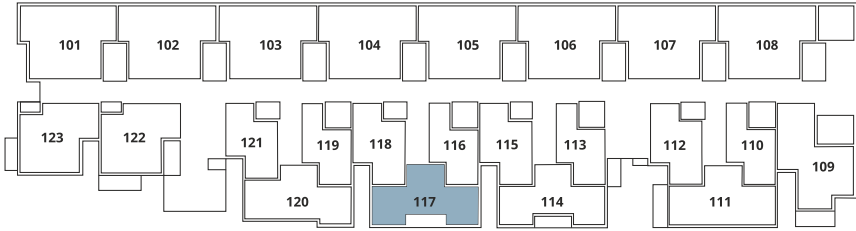
UNIT 117-1917

SQ.FT 446 SQFT

FACING NORTH



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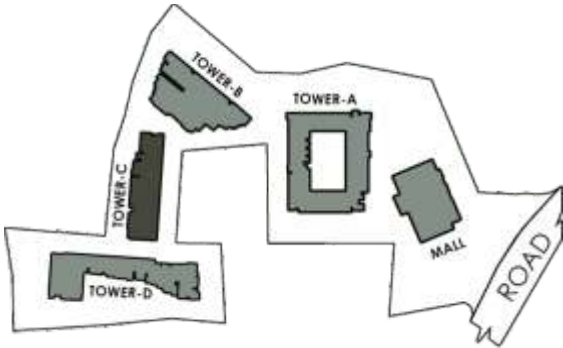


VRX MAGNA KEY PLAN

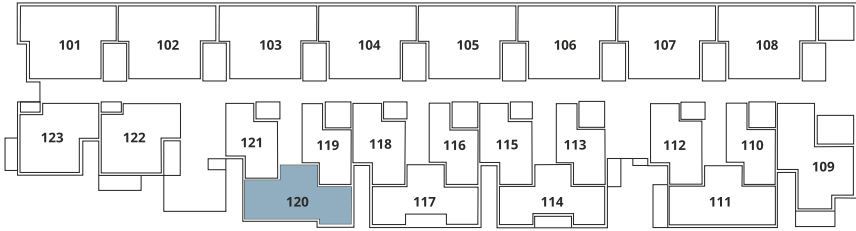
ALCOVE SUITES



UNIT 120-1920
SQ.FT 422 SQFT
FACING NORTH



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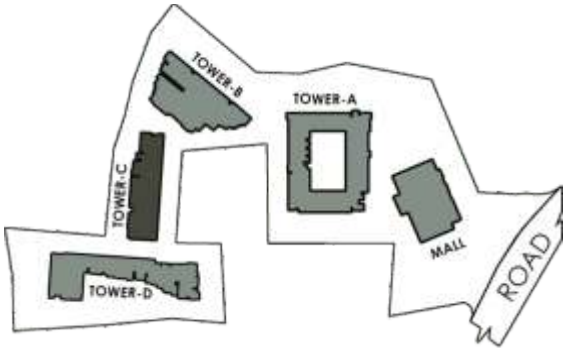


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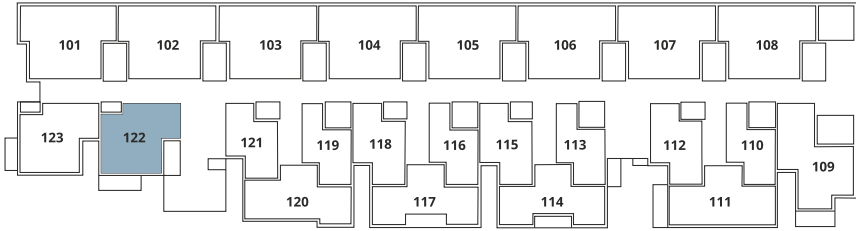
ALCOVE SUITES



UNIT 122-1922
SQ.FT 480 SQFT
FACING NORTH



KEY PLAN



VRX MAGNA KEY PLAN

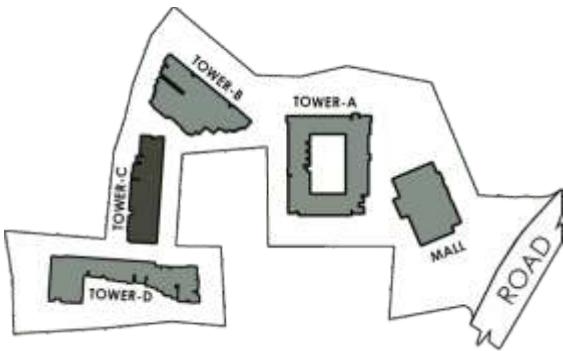
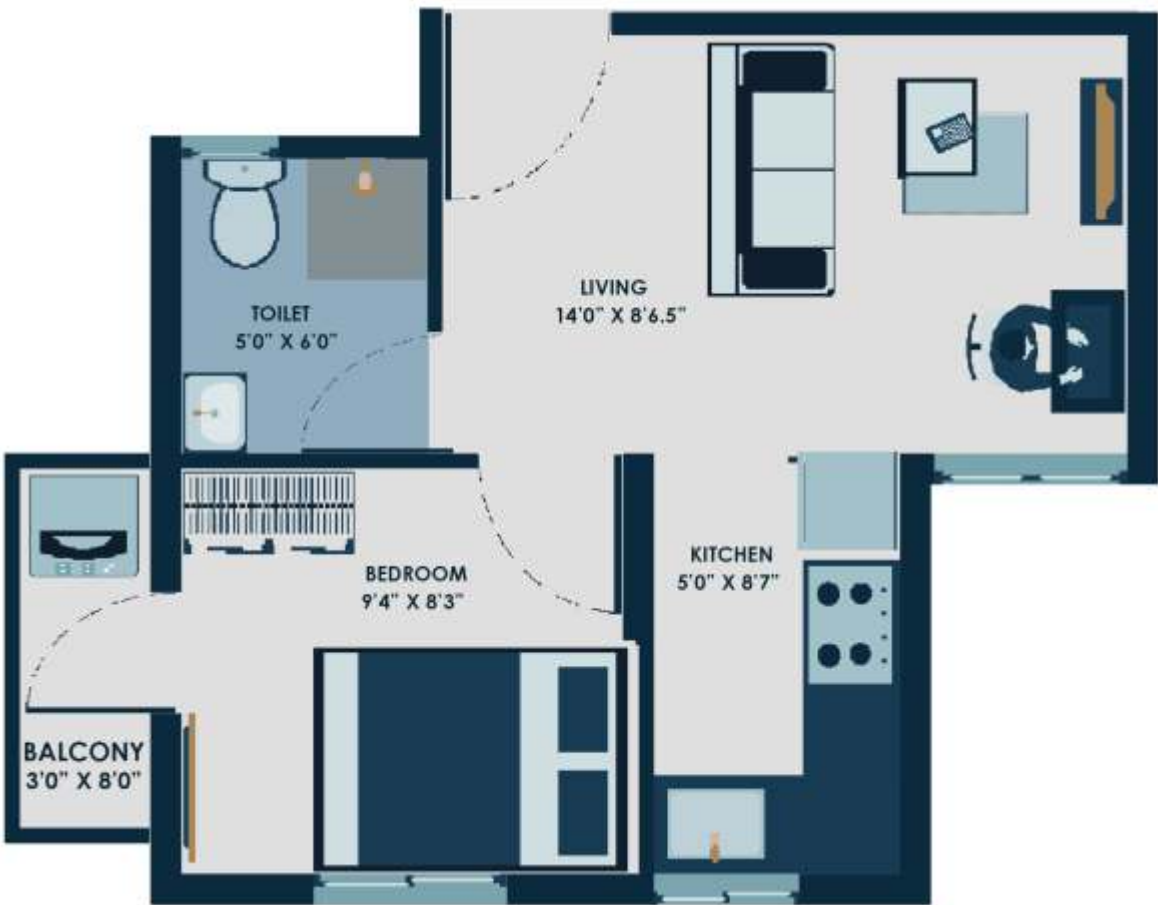
ALCOVE SUITES



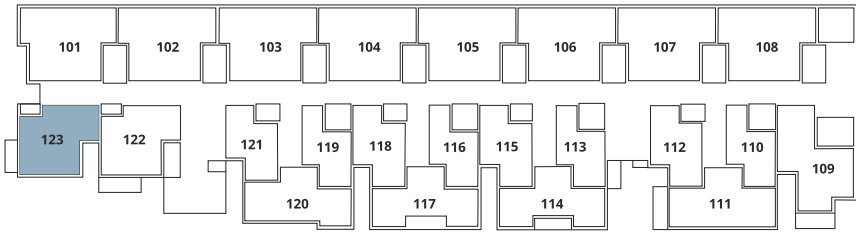
UNIT 123-1923

SQ.FT 456 SQFT

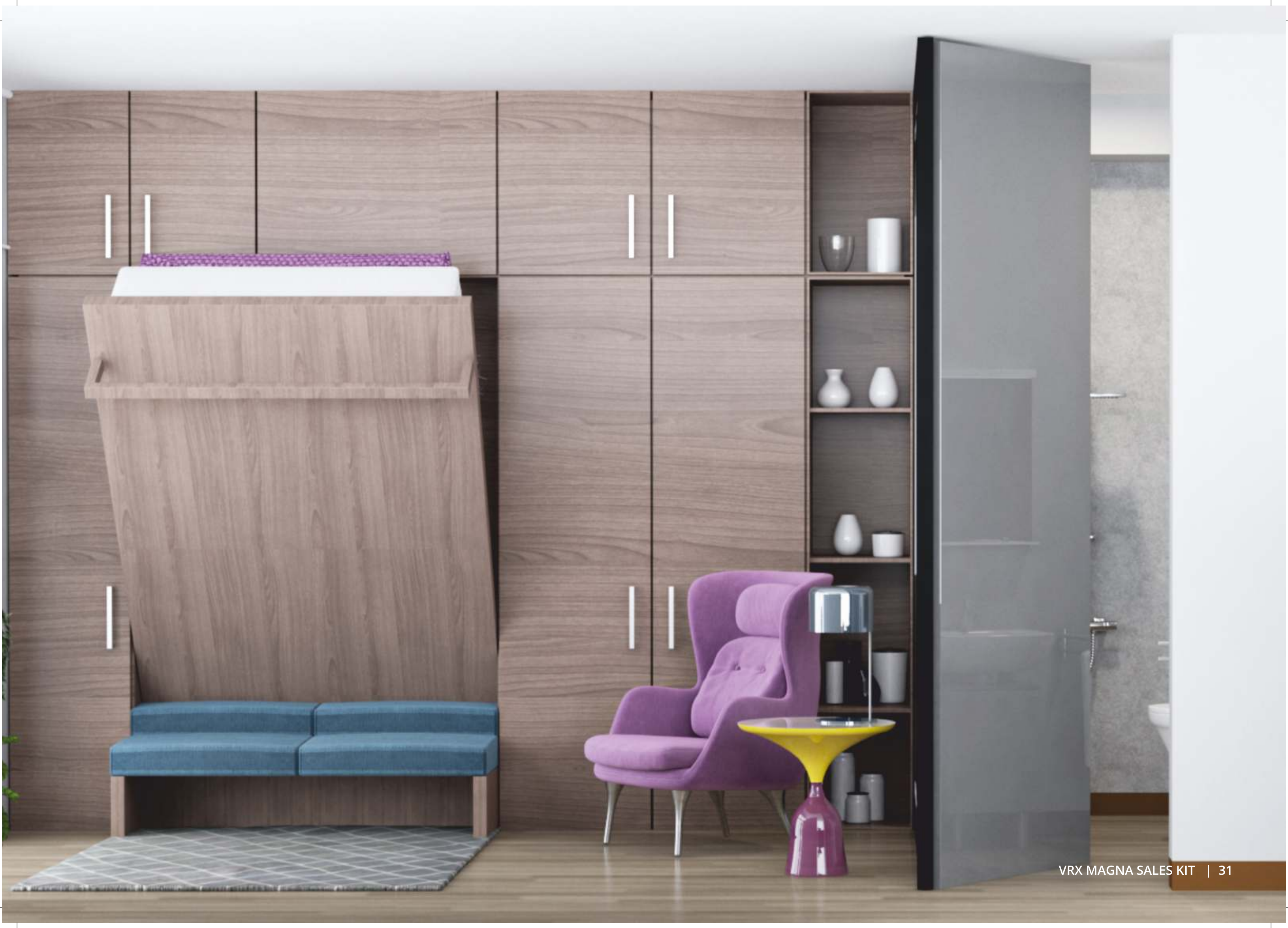
FACING NORTH



KEY PLAN



VRX MAGNA KEY PLAN





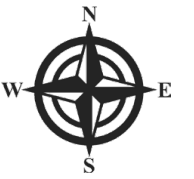


2BHK HOUSES

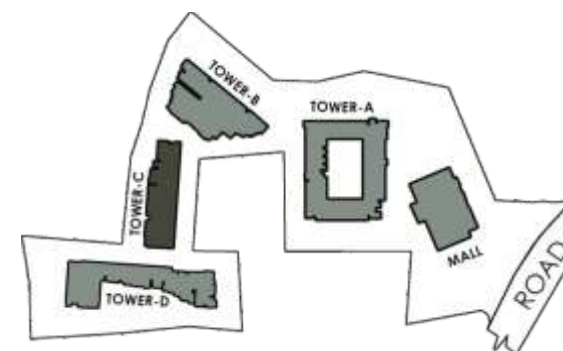
CLASSY & CONTEMPORARY

Discover a sophisticated lifestyle within our well-designed and modern 2 BHK homes where comfort meets convenience. This is a great living space that is best suited for nuclear families.

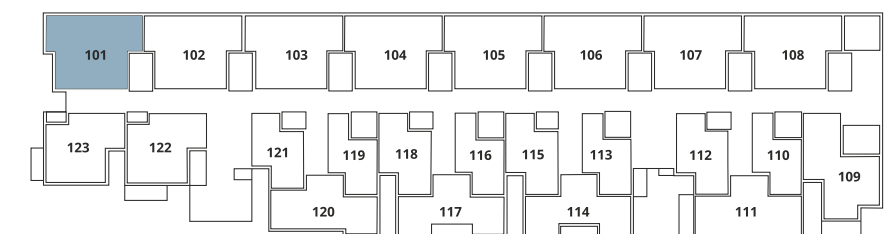
2 BHK



UNIT 101-1901
SQ.FT 567 SQFT
FACING SOUTH



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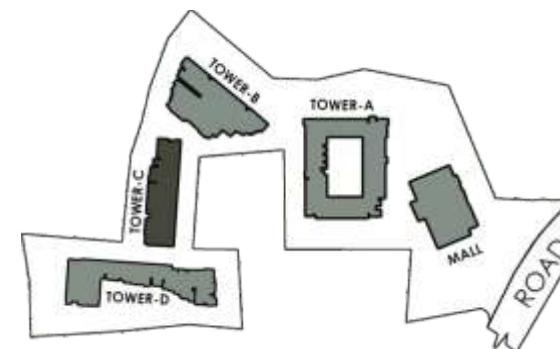


VRX MAGNA KEY PLAN

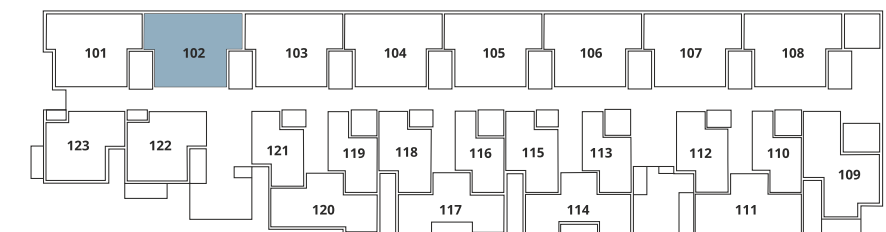
2 BHK



UNIT 102-1902
SQ.FT 573 SQFT
FACING SOUTH



KEY PLAN

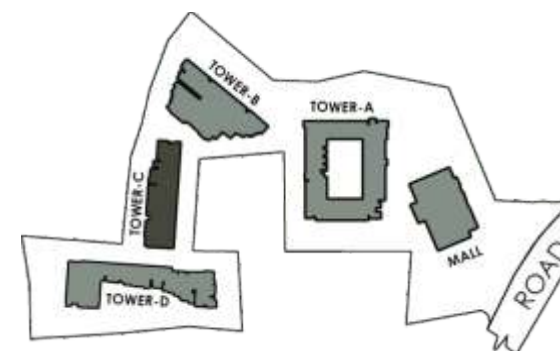


VRX MAGNA KEY PLAN

2 BHK



UNIT 103-1903
SQ.FT 573 SQFT
FACING SOUTH



KEY PLAN

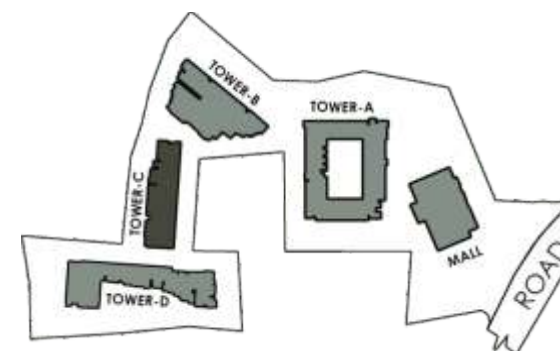


VRX MAGNA KEY PLAN

2 BHK



UNIT 104-1904
SQ.FT 573 SQFT
FACING SOUTH



KEY PLAN

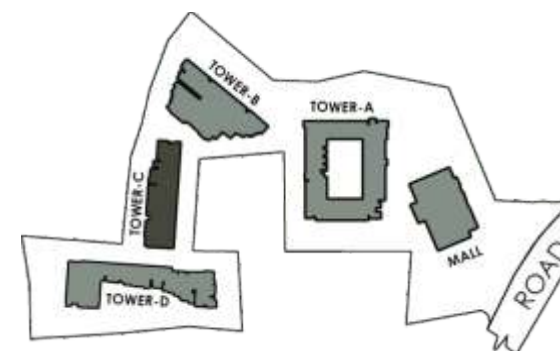


VRX MAGNA KEY PLAN

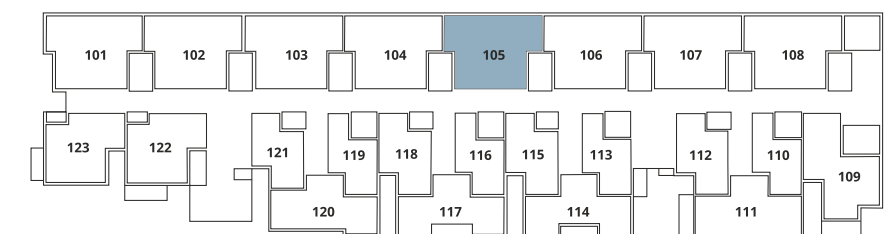
2 BHK



UNIT 105-1905
SQ.FT 573 SQFT
FACING SOUTH



KEY PLAN

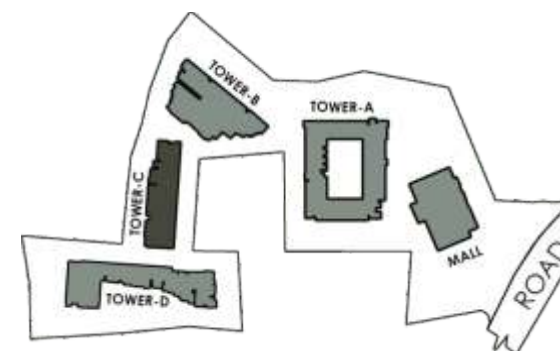
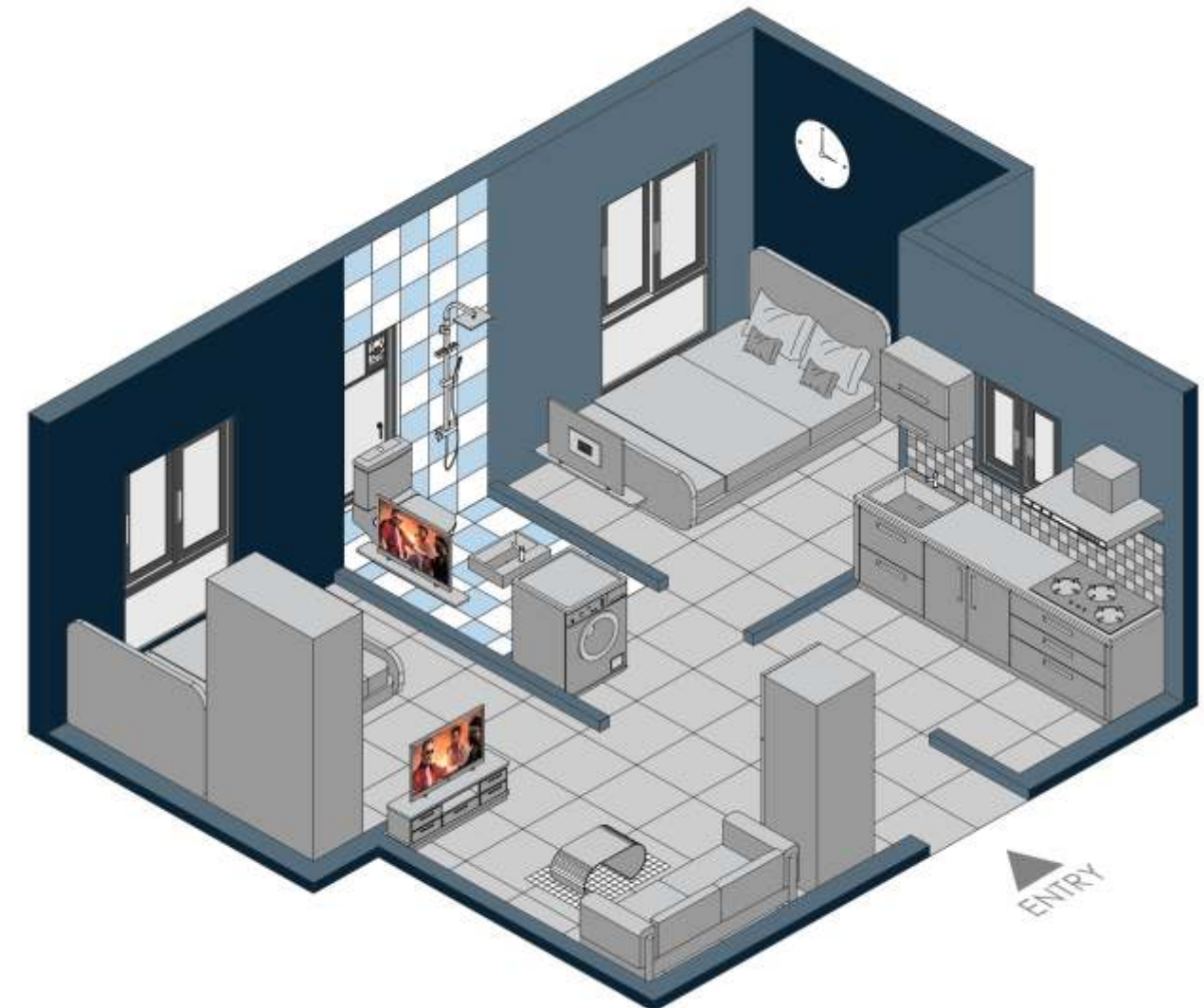


VRX MAGNA KEY PLAN

2 BHK



UNIT 106-1906
SQ.FT 573 SQFT
FACING SOUTH

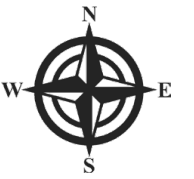


KEY PLAN

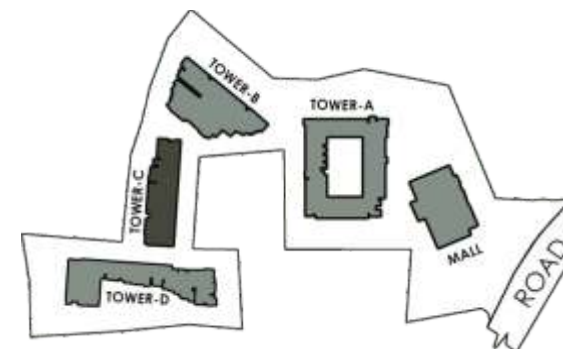


VRX MAGNA KEY PLAN

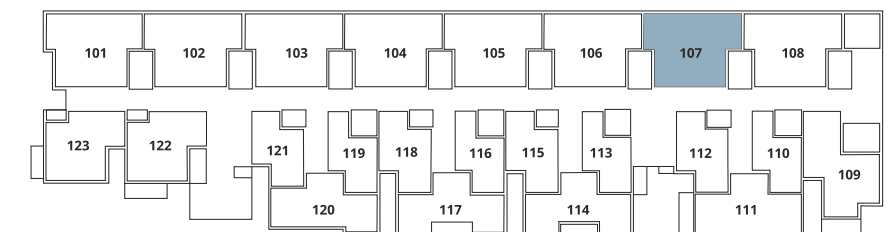
2 BHK



UNIT 107-1907
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FACING SOUTH



KEY PLAN

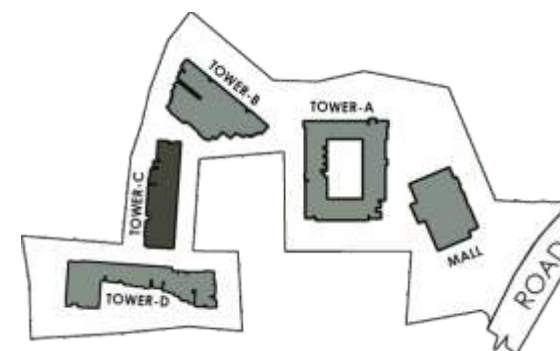
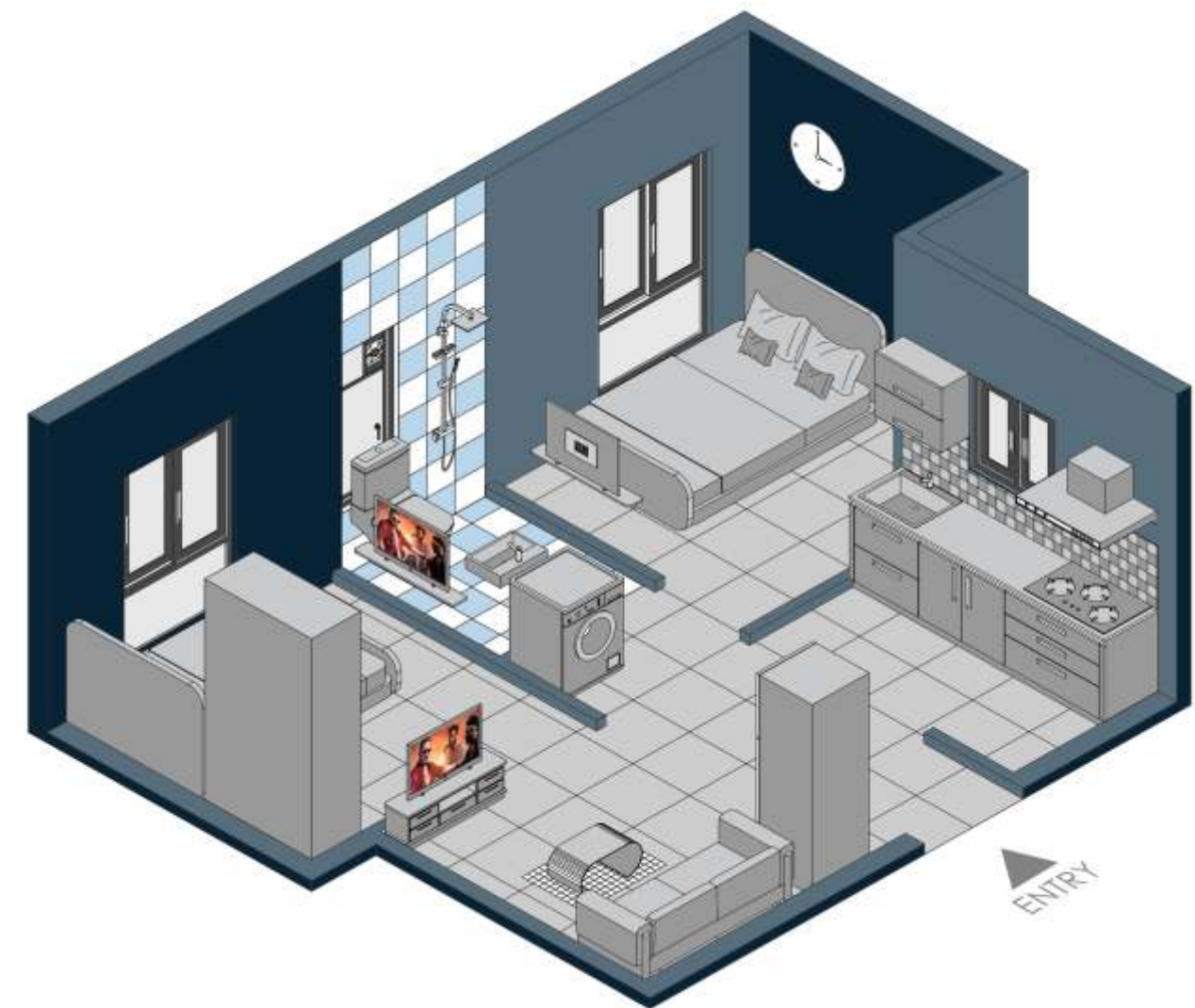


VRX MAGNA KEY PLAN

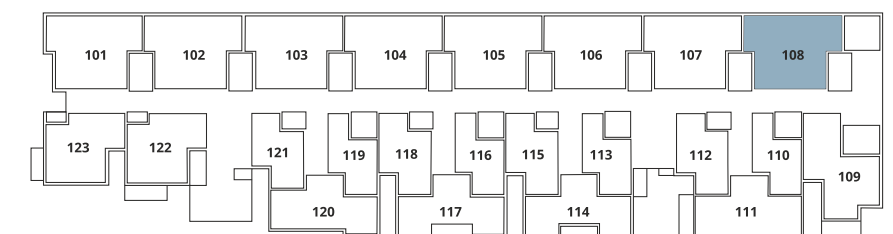
2 BHK



UNIT 108-1908
SQ.FT 575 SQFT
FACING SOUTH



KEY PLAN



VRX MAGNA KEY PLAN



CLOUD KITCHEN

It is not always convenient to cook your own meals especially when you are running out of time. At Magna, you have exclusive access to delicious food prepared by our culinary experts. They are hygienically packed and delivered to your doorstep.





WOODEN FLOORING

Walk into a home that looks pristine, classy and warm. The wooden flooring we have used gives an unmatched and elegant finish to the apartments. With this exquisite flooring, your home is sure to look even more spectacular!

LAUNDRY SERVICE:

Does the piled-up laundry on a weekend scare you? With VRX Magna's In-House Laundry service enjoy hassle-free laundry and premium care and hygiene service.





SMART HOME AND SECURITY TECHNOLOGIES

The Magna Home's home automation features are life-transforming and are equipped with the latest technology to provide a world-class experience of next-gen homes. The smart security features like the advanced 3-tier security system, SOS emergency alert, and fire alarm system ensure complete protection against security attacks and assure the safe living of your family.

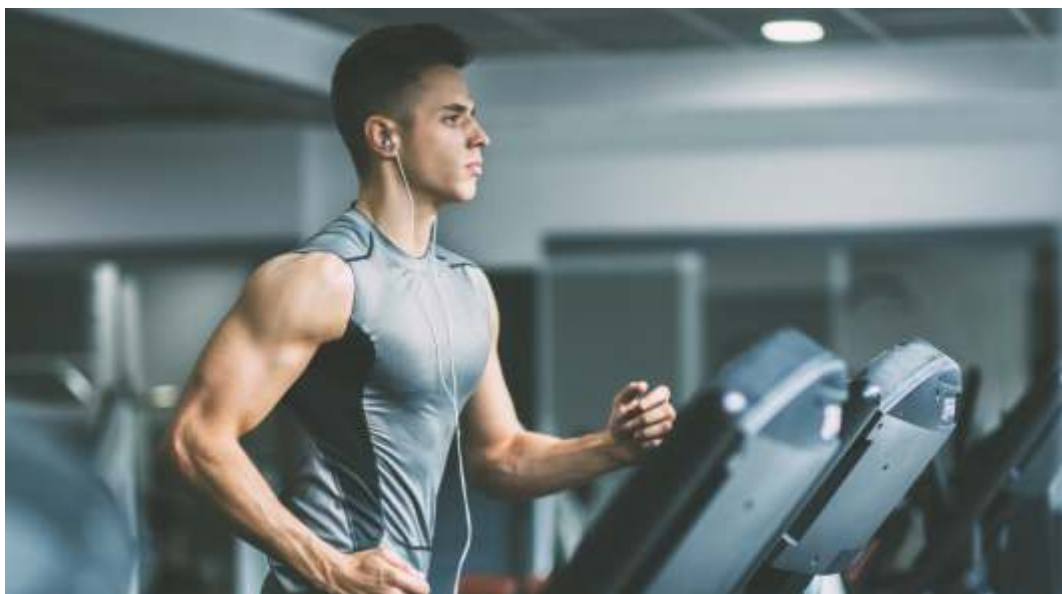




360 LIFE

AMENITIES





Amenities that make your *everyday* life easier

When we say we care about you, we mean everything. From taking care of your well-being to providing you facilities for recreation and entertainment, we focus to create a well-rounded and lively lifestyle for you and your family.



The happiness of **100+ amenities**. The experience of a **360 life**

Here, you have free access to 100+ modern amenities that will improve the quality of your living.
To name a few, we have the best-in-class swimming pool, state-of-the-art gym, well-designed theatre,
in-house laundry service, and much more.



WELLNESS

- Outdoor Fitness Gym
- Pergola Walkway
- Sensory Garden
- Herb Garden
- Walks & Trails
- Outdoor Yoga & Meditation Space
- Reflexology Path
- Gym
- Mixed Martial Arts Gym
- Zumba / Aerobics
- Skating Rink
- Sprinting Lane
- Jogging Lane
- Bicycles for each Block



EXPERIENCE

- Entry Portal
- Gazebo
- Temple
- Maze Garden
- Floral Garden
- Senior's Corner
- Thinnai Seating
- Rock Zen Garden
- Group Swing Seating
- Bamboo Garden
- Hammock Corner
- Party Lawn
- Outdoor Dining
- Barbeque Counter
- Music Garden
- Pool Side Cabanas
- Outdoor Jacuzzi
- Sauna Room
- Mini Theatre
- Chit-Chat Seating Corner

ENTERTAINMENT

- Cricket Net
- Outdoor Badminton Court
- 3 on 3 Basketball court
- Bouldering
- Rope climbing
- Giant Chess Board
- Giant Abacus
- Camp Fire
- Outdoor Theatre with Screen
- Amphitheatre
- Swimming Pool
- Water Volleyball
- Aqua Gym
- Library
- Virtual Reality Gaming
- Video Games
- Table Tennis
- Air Hockey
- Foosball
- Snooker
- Poker Room
- Carom
- Chess
- Jenga
- Dart Board
- Pucket
- Traditional Board Games
- Futsal
- Box Cricket
- Indoor Badminton Court

KID-FRIENDLY

- Tot Lot
- Sand Pit
- Hopscotch
- Kids Play Park
- Jungle Gym
- Kids Pool
- Kids water games
- Kindergarten Room
- Kids Play Room
- Creche
- Bus Bay for School Kids (Marking on-Road)

CONVENIENCE

- Home Automation
- Park Seating
- Wi-Fi Seating Zone
- Explore 360°
- Clinic
- Pharmacy
- Co-Working Space
- Multipurpose Hall
- Maid and Drivers Toilet
- Facility Management and Store Room
- Laundromat
- Convenience Store
- Car Wash Bay
- Electrical Charge Point (2 and 4 Wheeler)
- Gated Community
- Covered parking
- Waste disposal System (Garbage Chute)
- Hi-Speed Elevators
- Power Backup-24x7
- Vastu Complaint
- 3 Tier Security System
- SOS Emergency Alert System
- Firefighting / sprinkler System
- Fire Alarm System
- STP and GTP
- Rain Water harvesting
- Solar Power
- View Deck (Refuge Area)
- Shuttle Service
- Wheel Chair Assistance
- RO Provision
- Lightning Arrester

SAY HELLO TO VIARA

Meet your smart virtual assistant VIARA

Here's another reason to make a smart choice with us.

VIARA is a smart virtual assistant that helps you to be in total control of your smart home. With this app, you can be in control of your visitors, and manage multiple home appliances even when you are away. It is about the next-gen experiences and instant access to all of it!

Say hello to VIARA, your smart and personal assistant at Magna by VRX 360.





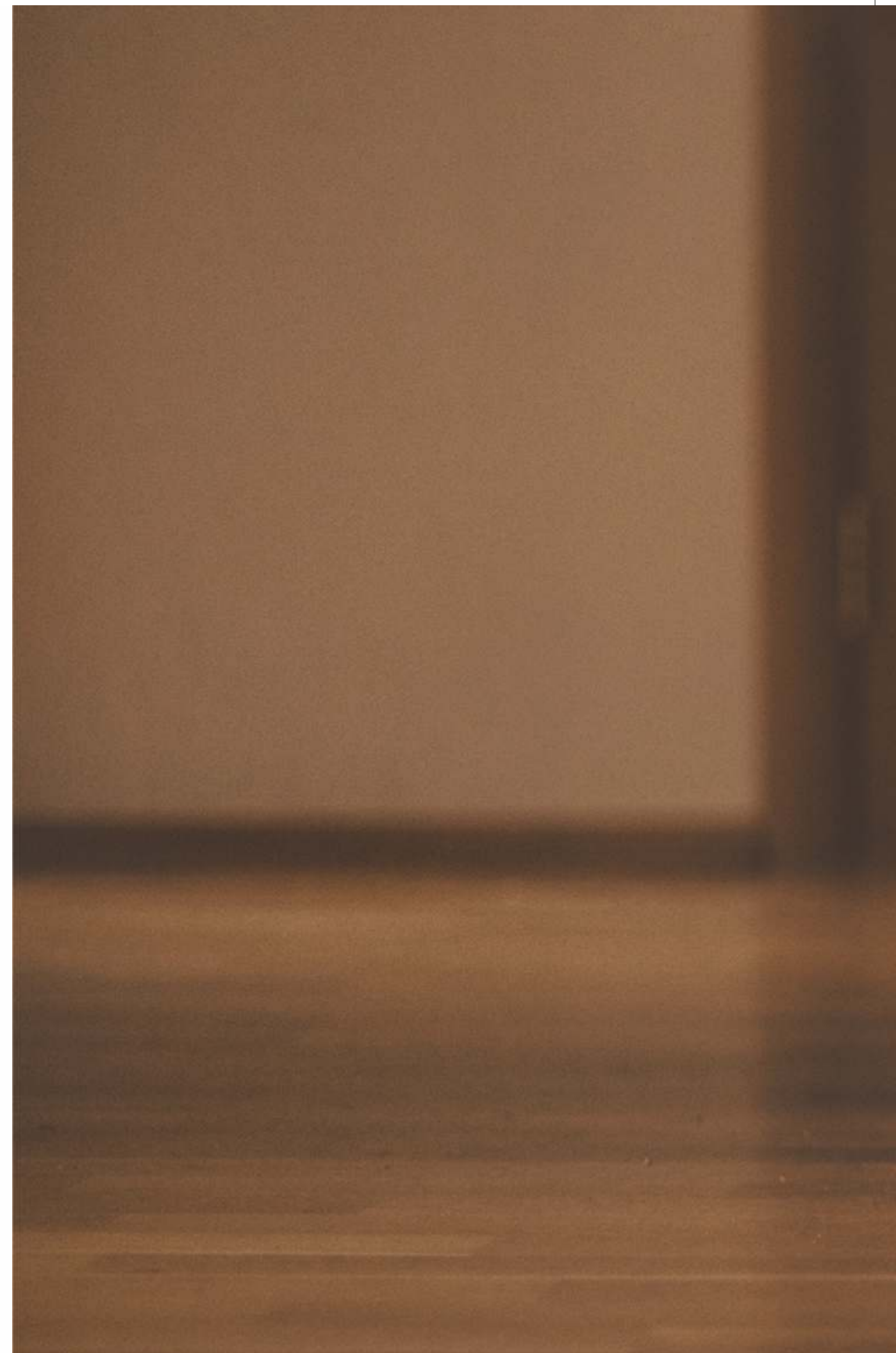
IKEA KITCHEN

IKEA is one of the best-recognized global furniture brands and our Magna homes elegantly exhibit IKEA's finest interiors. With a combination of the latest design principles and appealing elements, this is one of the most ideal modular kitchen designs you'll come across. Apart from the aesthetically pleasing interior styling, the IKEA furnishing also makes the overall maintenance of your kitchen easy and convenient with its contemporary and thoughtful layout.

I-ROBOT FOR CLEANING

Experience the most revolutionary cleaning technique in your homes with our I-Robot. The I-Robot makes the everyday cleaning routine efficient and effortless. It also helps to make your floors child-friendly for your baby's safety.

Make your home spotless and pristine in no time!







RFID LOCKS

To ensure the highest standard of security, we have equipped Magna homes with Yale RFID Locks which allow automatic identification while promising you the best of security. It is highly reliable, cost-effective, and also energy efficient.

Unfold the power of a smart and secure lifestyle, with Magna!



STRUCTURE SPECIFICATIONS

R.C.C Framed Structure, Earth Quake Resistant Structure to Adhere to Seismic Zone III.

CIVIL SPECIFICATIONS

Walls	:	AAC / Light Weight concrete blocks used for External / Internal walls
Inner Plastering	:	Gypsum Plastering
Outer Plastering	:	Cement Mortar (with Water Proofing)
Ceiling Plastering	:	Gypsum Plastering
Compound Wall Height	:	5' Height with 2' Height Grill Fencing from Road Level
Toilet Ceiling	:	Grid False Ceiling
Corridor Ceiling	:	Plain False Ceiling
Block Work Laying	:	Adhesive / Cement Mortar

PAINTING SPECIFICATIONS

Exterior Painting	:	Exterior Emulsion
Interior Painting	:	Wall - Putty with Interior Emulsion. Ceiling - Putty with Interior Emulsion

CARPENTRY SPECIFICATIONS

Main Door Type	:	Pre-Laminated Door with Door Lens - Vrist Brand (2100mm X 1050mm X 32mm)
Bedroom Door Type	:	Pre-Laminated Door- Vrist Brand (2100mm X 900mm X 32mm)
Toilet & Service / Balcony Door Type	:	Pre-Laminated Door- Vrist Brand (2100mm X 750mm X 27mm)
Lock Type - Main Door	:	Mortise Locks (with Magnetic Door Catcher)
Lock Type - Bedroom & Service / Balcony	:	Cylinder SS Lock with Key
Lock Type - Toilet Door	:	Cylinder SS Lock without Key
Windows	:	UPVC Window (without Grill) Kitchen Window (without Grill)
Ventilators	:	UPVC Ventilator with Exhaust Fan Opening (without Grill)

TILE SPECIFICATIONS

Kitchen Counter Top	:	600mm wide Granite Top Mounted on a MS Frame
Flooring	:	Vitrified Tiles
Toilet Flooring / Balcony Flooring	:	Anti-Skid Tiles
Toilet Dadoing	:	Ceramic Tile (upto 2100mm Height from FFL)
Kitchen Dadoing	:	Ceramic Tile (upto 600mm Height from Granite Top)
Car Parking Flooring	:	Grano Flooring

Passage Flooring / Drive Way	:	Paver Block
Corridor Flooring	:	Vitrified Tiles
Staircase :Tread, Riser and Landing	:	Kota Stone Plain Finish from Stilt to First Floor (Only Edge Polish) Cement Mortar Finish with Epoxy Paint for rest of the Floors
Handrail Type	:	MS Handrail

ELECTRICAL SPECIFICATIONS

Power Supply	:	HK, 1 BHK - Single Phase 2 BHK - Three Phase
Power Backup	:	Common Area only
TV Point	:	Living & All Bed Rooms
Telephone Point & Data	:	Living - 1 No. (Provided Along with TV Point) (Conduit only, No Telephone / Data Socket).
AC Point Provision in 1 & 2 BHK Flat:	:	In all Bedrooms
AC Point Provision in HK Flat	:	1 No. in Living
Exhaust Fan Point In Toilet & Kitchen	:	Wiring with Control Switch
Geyser Point In Toilet	:	Yes
Washing Machine Point	:	Yes
Switches	:	Roma - Anchor or Equivalent
Wires	:	Any Branded Wire with ISI
Inverter line Provision	:	For all Lightings & Fans (Conduit, Module Box & Dummy Switch Plate only)
Solar Power	:	Only for Common Area Lighting
Chandelier Point	:	Pipe Provision in Living only

CP FITTINGS SPECIFICATIONS

Brand	:	Any Branded Fittings
Shower Type	:	Shower with 2 in 1 Wall Mixer
EWC Type	:	Floor Mounted With External Flush Tank and PVC Health Faucet
Wash Basin	:	Corner Type with Pillar Cock
Washing Machine	:	Provision with Dummy (No Fittings)
Sink Type	:	Stainless Steel Sink without Drain Board
RO Point in Kitchen	:	Provision with Dummy (No Fittings)
Geyser Point in Toilet	:	Provision with Dummy (No Fittings)

PLUMBING SPECIFICATIONS

Inner Plumbing	:	CPVC Pipe
Outer Plumbing	:	PVC / UPVC Pipe





PAYMENT SCHEDULE

Booking Advance	Rs.1,00,000
Agreement within 7 days from booking advance (after deducting booking advance)	5%
15 days from booking advance on agreement stage	45%
On completion of Basement	10%
On completion of 3rd floor	10%
On completion of 6th floor	5%
On completion of 9th floor	5%
On completion of 12th floor	5%
On completion of 15th floor	5%
On completion of 19th floor	5%
On completion of Block work	2.5%
On Handover Announcement of flat	2.5%



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