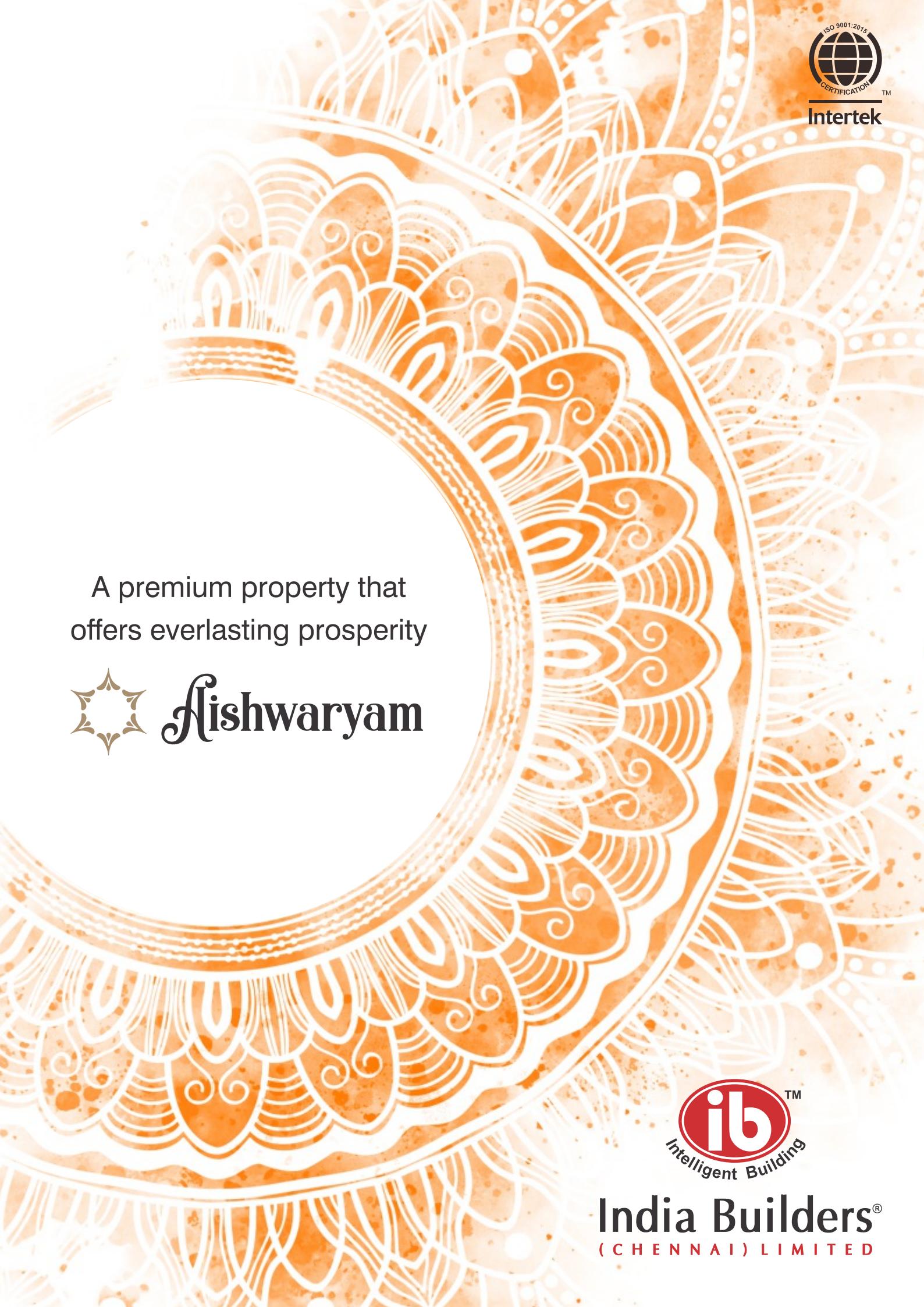


A premium property that
offers everlasting prosperity



A large, intricate orange and white circular floral border surrounds the central text area, with a smaller version on the left side.

★ **Nishwaryam**



India Builders®
(CHENNAI) LIMITED



About India Builders

Since its inception in 1987, India Builders has always strived to be a company, which sets the benchmark for others in the real estate business.

Be it in our design, methodology like soil testing etc., acquiring legal and Government approvals,

construction practices, infrastructure and amenities provided, we do set a benchmark for others to follow.

No wonder we have acquired the ISO 9001 certification, which in itself means that we adhere to inflexible international quality standards.

We have crossed more than two million square feet of constructed area and are known as a company, which perseveres in providing the best of apartments to our deserving customers.



Aishwaryam

No. L-199 to 204, 1st Avenue,
Anna Nagar East, Chennai 600102.

Aishwaryam is a residential property that offers lifestyle spaces with an area of 1150 sq.ft each. It is ideally situated in Anna Nagar East, where you can live a wholesome life, enjoy the best of retail, leisure and entertainment. The apartments have been designed to use the space optimally. They have been well defined and all the apartments have ideal natural lighting and aeration. It also offers features like ample ventilation, covered car parking, superior accessories & fittings, earthquake resistant structure, security facilities and many more. Not to mention, all are vaastu compliant to ensure prosperity.

Book one today. A shift to Aishwaryam would be a welcome change.



Hishwaryam



Typical Floor Plan - I, II, III, IV



FLAT AVAILABILITY

| Floors | Sq.ft. | Availability |
|---------------------|------------|--------------|
| First Floor | | |
| 1A | 1150 Sq.ft | Sold |
| 1B | 1150 Sq.ft | Sold |
| Second Floor | | |
| 2A | 1150 Sq.ft | Sold |
| 2B | 1150 Sq.ft | Sold |
| Third Floor | | |
| 3A | 1150 Sq.ft | Sold |
| 3B | 1150 Sq.ft | Sold |
| Forth Floor | | |
| 4A | 1150 Sq.ft | Available |
| 4B | 1150 Sq.ft | Available |

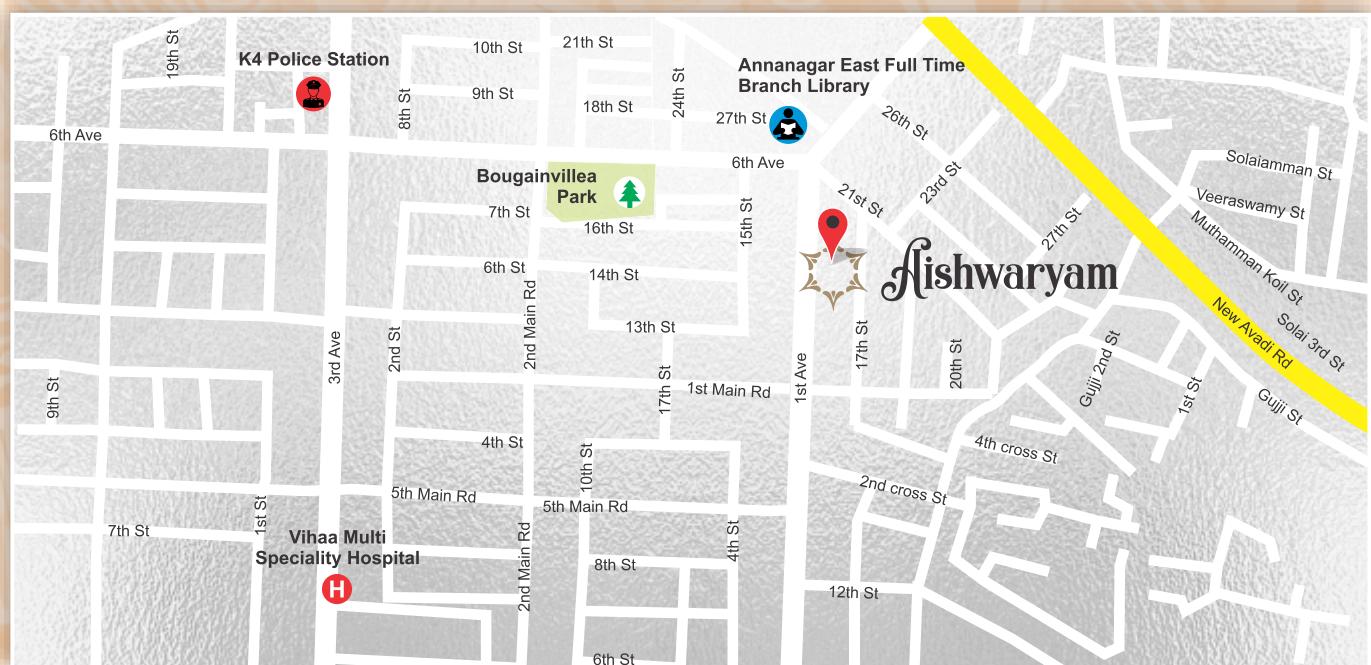
Payment Schedule

| | |
|---|-----|
| Initial Payment | 30% |
| On Completion of Foundation | 15% |
| On Completion of Ground Floor Roof Slab | 8% |
| On Completion of First Floor Roof Slab | 8% |
| On Completion of Second Floor Roof Slab | 8% |
| On Completion of Third Floor Roof Slab | 8% |
| On Completion of Fourth Floor Roof Slab | 8% |
| On Completion of Brickwork in the respective flat | 10% |
| On Handing Over | 5% |

Cost

- Rate: Rs. /- per Sq.ft
- GST and Registration charges extra
- Cost of one covered car park extra Rs. 3,00,000/-
- Generator cost and EB/CMWSSB charges extra Rs. 5,00,000/-

Key Plan



Specifications

I. General

1. Elegant Elevation
2. Cross Ventilation for all rooms
3. Vaastu Plan for entire Building
4. V3F Lift
5. Exquisite Lobby in Stilt floor
6. Exterior tiles for Car Parking area
7. Designer pavers for Paving area
8. Full Back-up Generator with Auto Changeover
9. Landscaped Terrace

II. Flooring

1. Engineered Marble for Living and Dining Room
2. Wooden Laminate Flooring for Bedrooms
3. Double-Charged Vitrified Tiles for Kitchen
4. Designer Tiles for Toilet Walls for full height
5. Black Granite for Kitchen Platform
6. Granite Flooring for Staircase Area

III. Carpentry

1. Teak Wood for Main Door Frame and Solid Panel Shutter
2. Safety door with One-side Teak Panels
3. Teak Wood Frames for all Doors
4. Moulded Flush Doors for other Rooms
5. Polymer Coated Flush Doors for Toilets
6. UPVC windows

IV. Electrical

1. FRLS Wires
2. AC Point in Living, Dining and Bedrooms
3. TV and Phone Points in Living & Bedrooms
4. Modular Switches with Metallic Boxes
5. Exhaust Fan point in Toilets & Kitchen
6. Automatic Phase Change-over Switches with ELCB in Main Board
7. Fully automated panel boards
8. CCTV Surveillance System

V. Painting

1. Premium Emulsion Paint for entire Interior
2. Weather Coat Emulsion Paint for entire Exterior
3. Melamine Finish for Entrance Door
4. Laminate finish for Wooden Surfaces

VI. Plumbing

1. Vitra Closets and Wash Basins in Toilets
2. Vitra CP Fittings
3. Diverters in all Toilets
4. Glass Shower Enclosure
5. Counter Wash Basin in Dining
6. Carysil Sink with Sink Mixer in Kitchen
7. Earthquake Resistant Plumbing Conduits
8. Booster Pump

An "Intelligent Building™" in terms of:

| | |
|-----------------------------|--|
| Techno-Mordern concepts | - Earthquake resistant structure, Soil exploration |
| Integrated systems | - LVC (Lighting, ventilation and communication) |
| Heat proofing | - Energy saving non-conductors on terrace |
| Effective tool for analysis | - STAADPRO |
| Endemic services | - Lift, Barbeque chambers |
| Uninterrupted power supply | - Autostart standby generator |
| Communication | - Online camera and intercom |
| Green cover environment | - Landscaping |



Pictures are for design purpose only and are not final



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