



QUALITY ADVANTAGE

The prestigious address that is
studded with premium features



CELESTA



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 2 million square feet of constructed area and are known as a company, which perseveres in providing the best of apartments to our deserving customers.



CELESTA

Door No.46/109, Jothi Venkatachalam Salai,
Vepery, Chennai - 600 007

CELESTA represents a premium residential apartment project in Vepery, Chennai's most sought after residential neighbourhood.

Each of its eight apartments is designed with elegant architecture. And each apartment has been carefully laid out in terms of design and fitted with the premium fixtures of top brands for its residents.

Lavishly appointed details in the interiors, state-of-the-art facilities, spacious rooms, superior accessories & fittings, decorated terrace and covered car parking provide you with the perfect setting to unwind in peace.

It is well connected with places like educational institutions, shopping arcades, restaurants, hospitals and multiplex cinemas.

Come home to CELESTA. It promises to be an exclusive community for those looking to establish a more cosmopolitan yet tranquil urban lifestyle.

Successfully
Completed
More
Than **250**
Projects



CELESTA

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First & Second Floor Plan

CELESTA

KEY PLAN



AVAILABILITY		
Flat Name	Square Feet	Availability
First Floor		
1A	2200	Available
1B	2200	Sold
Second Floor		
2A	2200	Available
2B	2200	Sold
Third Floor		
3A	2200	Sold
3B	2200	Sold
Fourth Floor		
4A	2200	Sold
4B	2200	Sold

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 Forth 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
- Generator cost extra Rs. 2.00,000/-
- Cost of two covered car parks extra Rs. 5,00,000/-
- EB/CMWSSB deposits extra Rs. 2,00,000/-

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

II. Flooring

1. Vitrified tiles for entire Carpet area
2. Designer Tiles for Toilet Walls for full height
3. Black Granite for Kitchen Platform
4. Granite Flooring for Staircase Area

III. Carpentry

1. Teak Wood for Main Door Frame and Solid Panel Shutter
2. Teak Wood Frames for all Doors
3. Moulded Flush Doors for other Rooms
4. Polymer Coated Flush Doors for Toilets
5. Teakwood / 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. Video-door phone for each flat

V. Painting

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

VI. Plumbing

1. Duravit Closets and Wash Basins in Toilets
2. Counter Wash Basin in Dining
3. Grohe CP Fittings
4. Diverters in all Toilets
5. Carysil Sink with Sink Mixer in Kitchen
6. Earthquake Resistant Plumbing Conduits
7. 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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