



The rhythm of a fulfilling life



DEVI SHARAN



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.



Door No.24, 4th Avenue, Indira Nagar,
Adyar, Chennai - 600020.

Devi Sharan is an exclusive collection of just 4 beautifully created apartments, each measuring 2210 sq.ft., boasting urban-inspired living in Adyar, Chennai. Each apartment is outfitted with luxurious amenities that redefine comfort and style. High-quality fittings, state-of-the-art facilities, world-class accessories, and a covered car park are just a few of them. Being in one of the most sought-after neighbourhoods, it is well-connected with all major hubs and close to several educational, retail and entertainment centres. It also offers a well-connected urban lifestyle that lets you enjoy the convenience of inner-city living. Invest in your future, and celebrate every wonderful and precious moment forever.





Typical Floor Plan - I, II, III, IV

FLAT AVAILABILITY

Floors	Sq.ft.	Availability
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First Floor

1A	2210 Sq.ft	Sold
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Second Floor

2A	2210 Sq.ft	Sold
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Third Floor

3A	2210 Sq.ft	Sold
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Forth Floor

4A	2210 Sq.ft	Available
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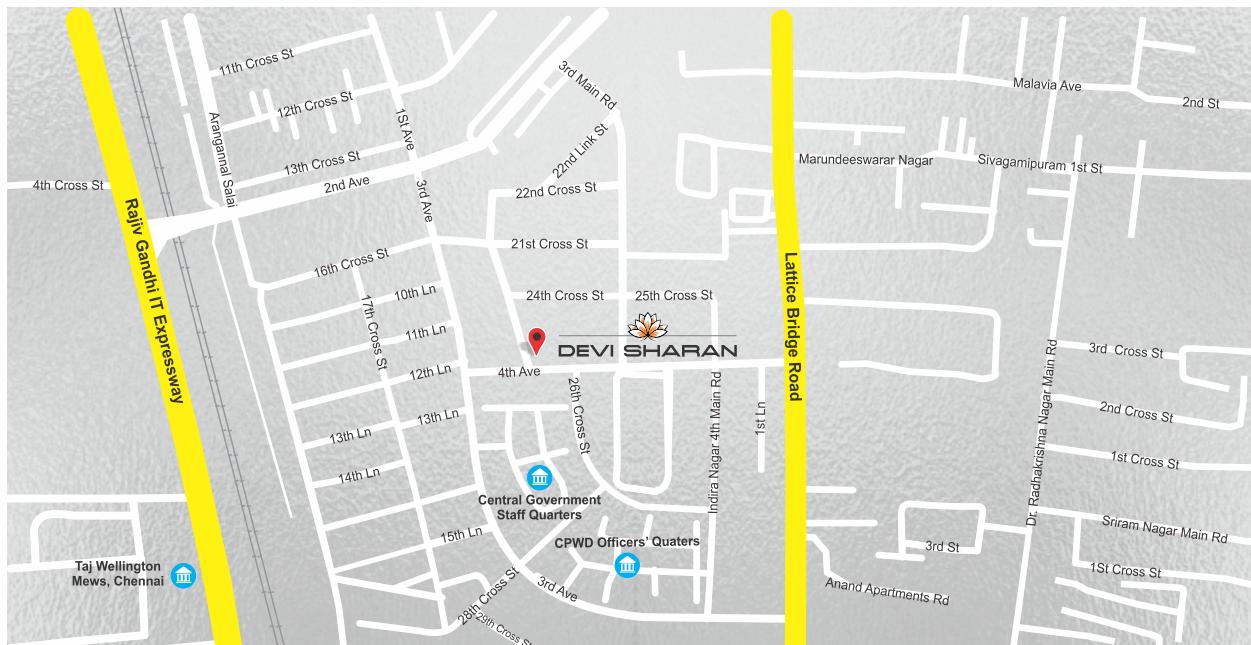
Payment Schedule

- 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 Third 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
- Covered car park, Generator and EB/CMWSSB charges extra

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. Toto Closets and Wash Basins in Toilets
2. Hansgrohe 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



India Builders®
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Corporate Office:

AA - 36, 3rd Main Road, 3rd Street, Anna Nagar, Chennai - 600 040

Ph: +91 - 909 222 3553

E-mail : sales@indiabuilders.in, Website : www.indiabuilders.in

Coimbatore Office : Saibaba Colony, Coimbatore - 641 011.