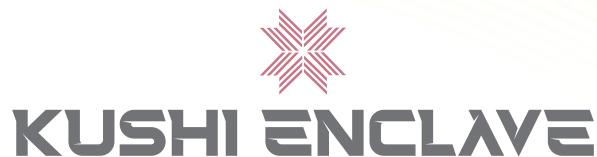


Embrace the radiance of joyful living



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.



KUSHI ENCLAVE

Door No.12, 15th Cross Street,
Shastri Nagar, Adyar, Chennai - 600020.

Kushi Enclave is the new address for joyful living. A well crafted 3 storied residential complex (2 flats per floor with a built-up area of 1685 sq.ft) ideally located In Shastri Nagar, Adyar, Chennai's one of the most prestigious residential addresses. With its intelligent concepts and state-of-the-art architecture, Kushi Enclave is setting new benchmarks in real estate. It comes with all the lavish amenities, security facilities, world-class accessories, a covered car park and essential amenities you will ever require. Also, each apartment is Vaastu compliant to ensure prosperity. Located in prime centre, some of the finest schools, supermarkets, shopping areas, temples and hospitals are well within reach.





KUSHI ENCLAVE

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Typical Floor Plan - I, II, III



KUSHI ENCLAVE

FLAT AVAILABILITY

Floors	Sq.ft.	Availability
First Floor		
1A	1685 Sq.ft	Sold
1B	1685 Sq.ft	Sold
Second Floor		
2A	1685 Sq.ft	Sold
2B	1685 Sq.ft	Sold
Third Floor		
3A	1685 Sq.ft	Available
3B	1685 Sq.ft	Available

Payment Schedule

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

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

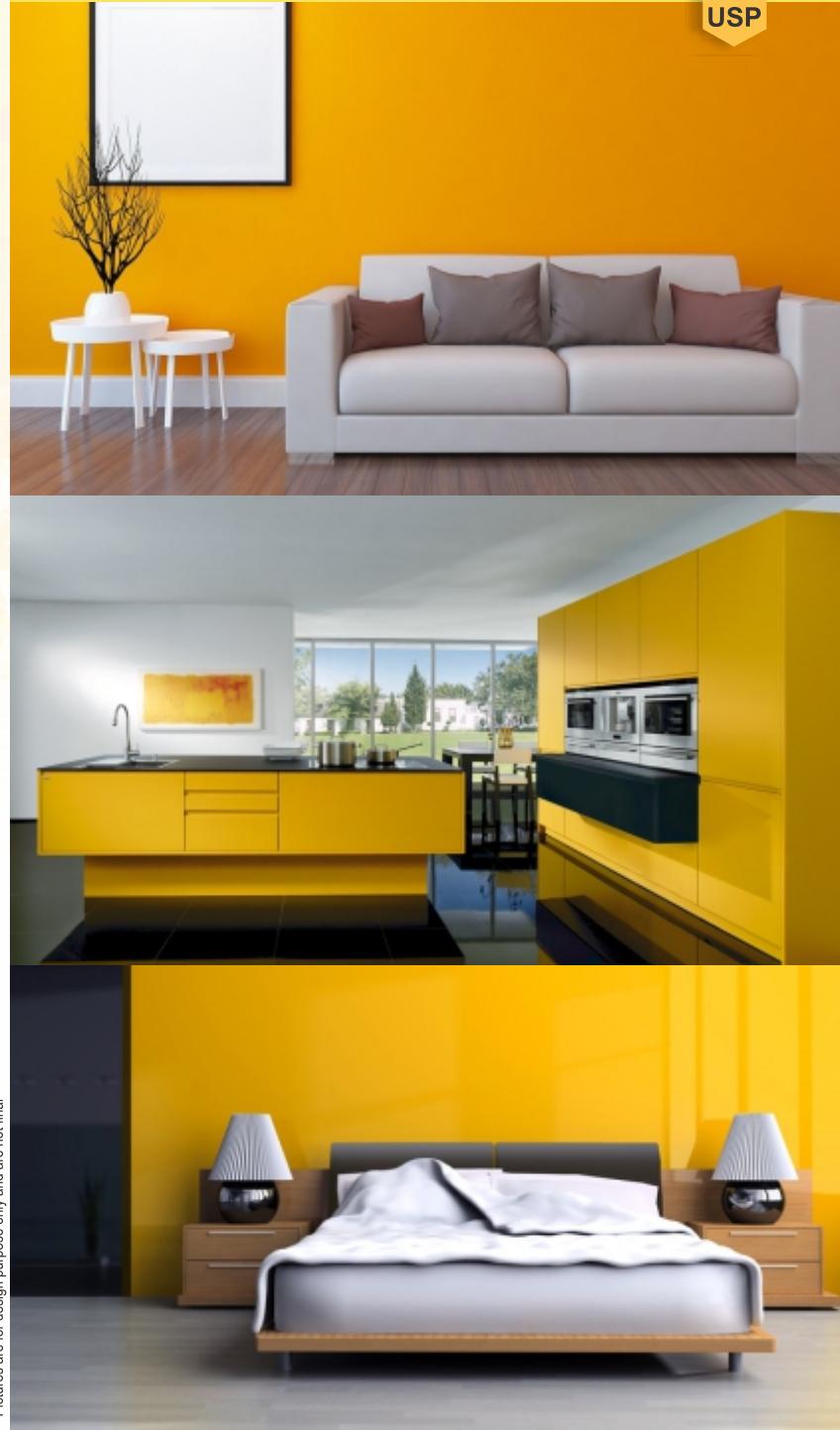
1. Premium Emulsion Paint for entire Interior
2. Weather Coat Emulsion Paint for entire Exterior
3. Melamine Finish for Entrance Door
4. Laminate finish for Wooden Surfaces

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



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