

Fine living in full bloom



MAGNOLIA



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.





MAGNOLIA

No.271, Balaji Gardens,
SM Palayam, Coimbatore - 641029.

Experience peace and privacy in one of the most sought-after neighbourhoods, SM Palayam, Coimbatore – that's Magnolia. This stylish collection features 10 apartments, each measuring 1,400 sq. ft., designed with your comfort in mind. Magnolia offers a fresh perspective on the finest urban living. The advantages of living in Magnolia are abundant. Inside, you'll discover spaces where modern design and premium features blend seamlessly, creating a residential haven that exceeds all expectations. Conveniently located, this prime location provides easy access to everything you need for your everyday essentials. Also, each apartment is Vaastu-compliant to bring prosperity and abundance into your life.

Be here at Magnolia, this serene sanctuary offers the perfect balance of convenience and comfort.





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FLAT AVAILABILITY

Floors	Sq.ft.	Availability
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First Floor

1A	1400 Sq.ft	Available
1B	1400 Sq.ft	Available

Second Floor

2A	1400 Sq.ft	Sold
2B	1400 Sq.ft	Sold

Third Floor

3A	1400 Sq.ft	Available
3B	1400 Sq.ft	Available

Fourth Floor

4A	1400 Sq.ft	Available
4B	1400 Sq.ft	Available

Fifth Floor

5A	1400 Sq.ft	Available
5B	1400 Sq.ft	Sold

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	7%
On Completion of Second Floor Roof Slab	7%
On Completion of Third Floor Roof Slab	7%
On Completion of Fourth Floor Roof Slab	7%
On Completion of Fifth Floor Roof Slab	7%
On Completion of Brickwork in the respective flat	7%
On Handing Over	3%

Cost

- Rate: Rs. /- per Sq.ft
- GST and Registration charges extra
- Covered car park, Generator and EB/CCWSSB charges extra

Key Plan





Typical Floor Plan - I, II, III, IV, V

Specifications

I. General

1. Elegant Elevation
2. Cross Ventilation for all rooms
3. Vaasthu 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. Glazed 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. 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. Synthetic Enamel Paint for Wooden Surfaces

VI. Plumbing

1. Toto Closets and Wash Basins in Toilets
2. Counter Wash Basin in Dining
3. Hansgrohe CP Fittings
4. Diverters in all Toilets
5. Caryl Sink with Sink Mixer in Kitchen
6. Earthquake Resistant Plumbing Conduits
7. Booster Pump

An "Intelligent Building™" in terms of:

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|-----------------------------|--|
| Techno-Morden 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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(CHENNAI) LIMITED

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