

Come home to a place of
unmatched opulence



NISHAT



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.

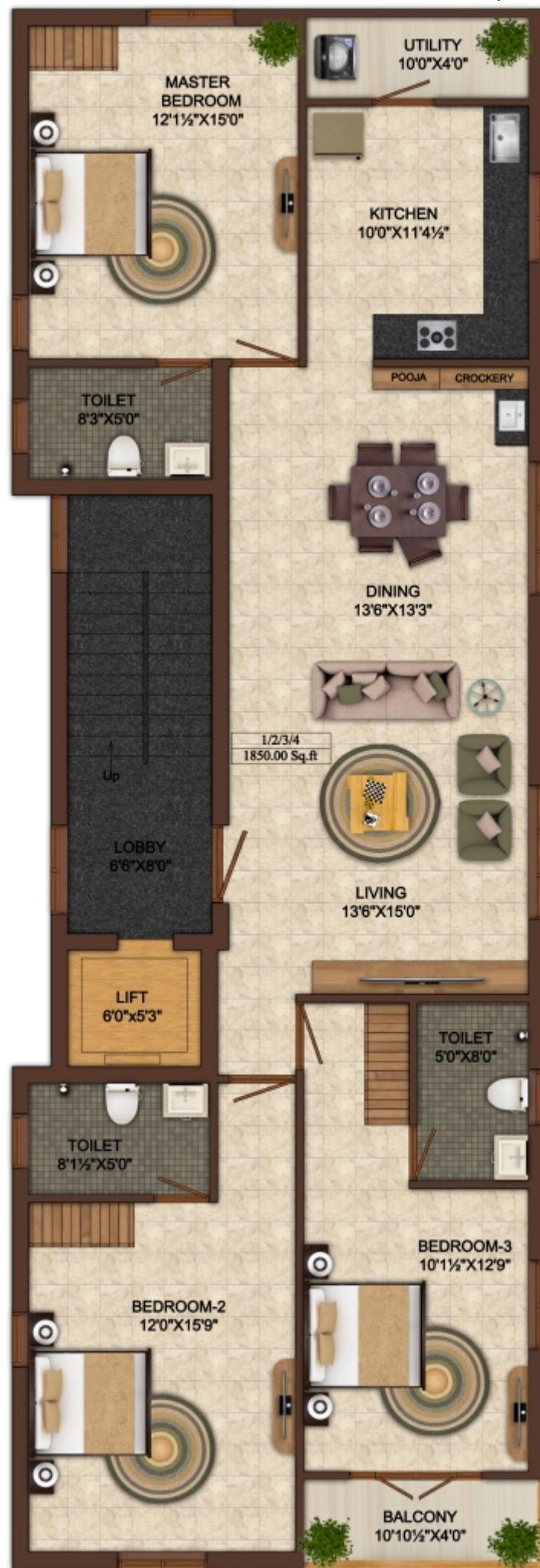


NISHAT

No.2/33, Venugopal Avenue, Chetpet, Chennai - 600031.

Nishat presents four exceptional apartments (each measuring 1850 Sq.ft), expertly designed for modern living. It comes with state-of-the-art architecture, opulent interiors, spacious rooms, select accessories & fittings, covered car parking etc. Also, each apartment is Vaastu compliant so that your home can attract more prosperity and happiness. Conveniently positioned in the iconic neighbourhood, Chetpet, Nishat offers an enticing mix of shopping and eating destinations, some of the finest schools in the city and multiplexes, which truly heighten the appeal of the area. Come home to Nishat, because where you live says a lot about how you live.

**Successfully
Completed
More
Than 350
Projects**



Typical Floor Plan - I, II, III, IV


NISHAT



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FLAT AVAILABILITY		
Floors	Sq.ft.	Availability
First Floor		
1A	1850 Sq.ft	Available
Second Floor		
2A	1850 Sq.ft	Available
Third Floor		
3A	1850 Sq.ft	Sold
Forth Floor		
4A	1850 Sq.ft	Sold

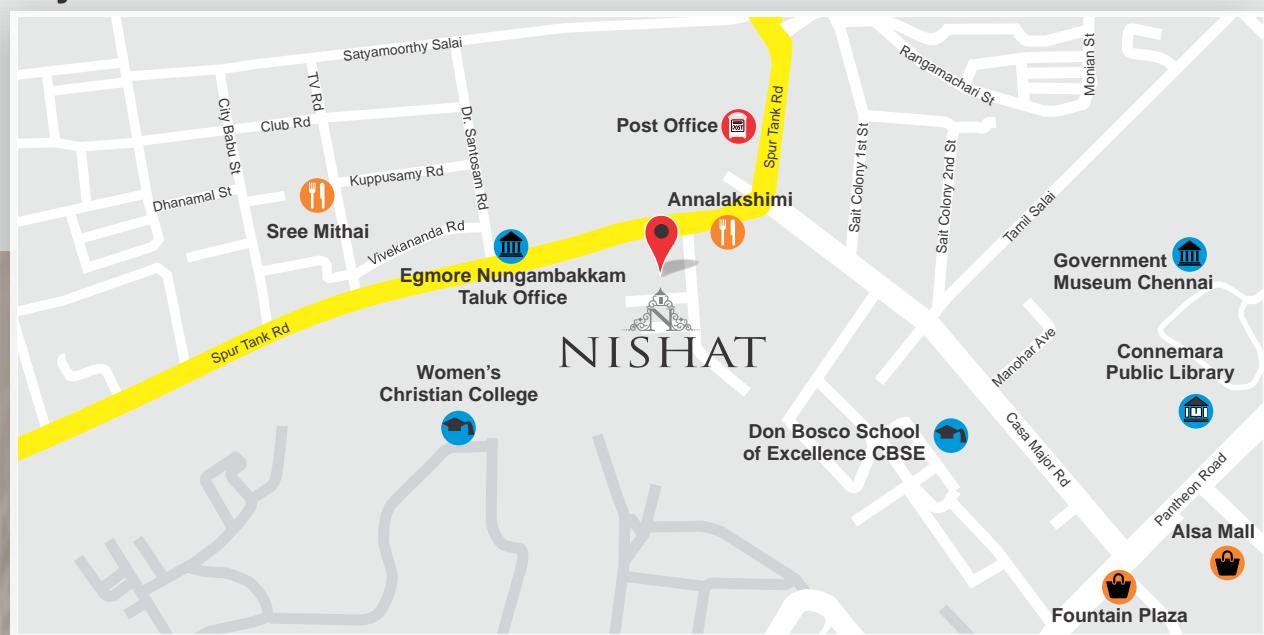
Payment Schedule

- Initial Payment 30%
- On Completion of Foundation 15%
- On Completion of Ground Floor Roof Slab 10%
- On Completion of First Floor Roof Slab 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 8%
- 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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