

Everything here is just so beautiful
and overwhelming



Primrose



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.







Primrose

New Door No.27, Anna Street
(Ganga Naidu Street), Venkitapuram,
Coimbatore - 641025.

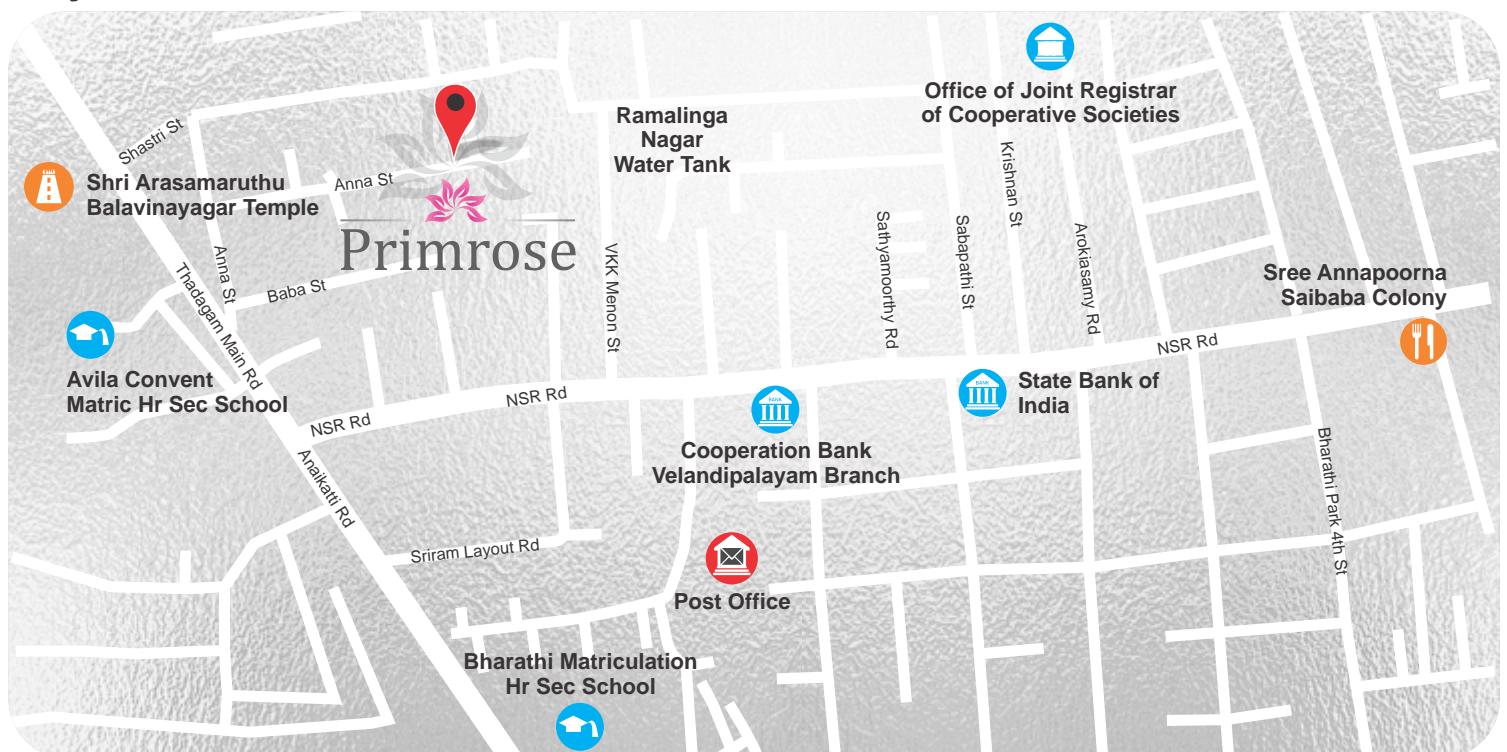
Primrose offers a stunning choice of 8 Apartments (ranging from 900 Sq.ft to 1050 Sq.ft) strategically located in Venkitapuram, Coimbatore. All the residences are designed to meet every comfort inside your home and the lifestyle amenities on the outside. The attention to detail and quality is evident throughout, from carefully considered architectural design to the finest fittings. Primrose lets you enjoy all the city has to offer, with everything you need close at hand. As you know, this vicinity hosts some of the finest educational institutions, speciality hospitals, restaurants, shopping arcades, temples, all nearby. Also, each apartment is Vaastu compliant to ensure enormous prosperity in your life. Book your apartment now and make happiness a part of your everyday life.





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Key Plan





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Typical Floor Plan - I, II, III, IV



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FLAT AVAILABILITY

Floors	Sq.ft.	Availability
First Floor		
1A	1050 Sq.ft	Sold
1B	900 Sq.ft	Sold
Second Floor		
2A	1050 Sq.ft	Available
2B	900 Sq.ft	Available
Third Floor		
3A	1050 Sq.ft	Available
3B	900 Sq.ft	Available
Fourth Floor		
4A	1050 Sq.ft	Sold
4B	900 Sq.ft	Sold

Cost

- Rate: Rs. _____/- per Sq.ft
- GST and Registration charges extra
- Cost of one covered car park extra Rs. 2,50,000/-
- Generator cost and EB/CMWSSB charges extra Rs. 5,00,000/-

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 Fourth Floor Roof Slab	8%
• On Completion of Brickwork in the respective flat	10%
• On Handing Over	5%

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. Double-Charged 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
5. 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. Vitra Closets and Wash Basins in Toilets
2. Counter Wash Basin in Dining
3. Vitra 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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