

A place for your loved ones.  
A place for togetherness.



SAI ANBAGAM



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.



## SAI ANBAGAM

Plot 2 & 3, 5th Main Road,  
Jeswanth Nagar, Mogappair West,  
Chennai - 600037.

Sai Anbagam is an exclusive collection of just 12 beautiful apartments (4 floors having three apartments per floor with a built-up area of 1300 sq.ft. each) ideally located in Mogappair West, Chennai's one of the most sought after residential addresses. Every apartment is fitted with all the modern amenities and futuristic features that you will ever require. Also, you can enjoy the convenience of a well-connected location with some of the finest schools in the city, shopping malls, temples and hospitals within an accessible distance. Make Sai Anbagam your new home. Make comfort and convenience part of your daily life.





Typical Floor Plan - I, II, III, IV





# SAI ANBAGAM

## 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%

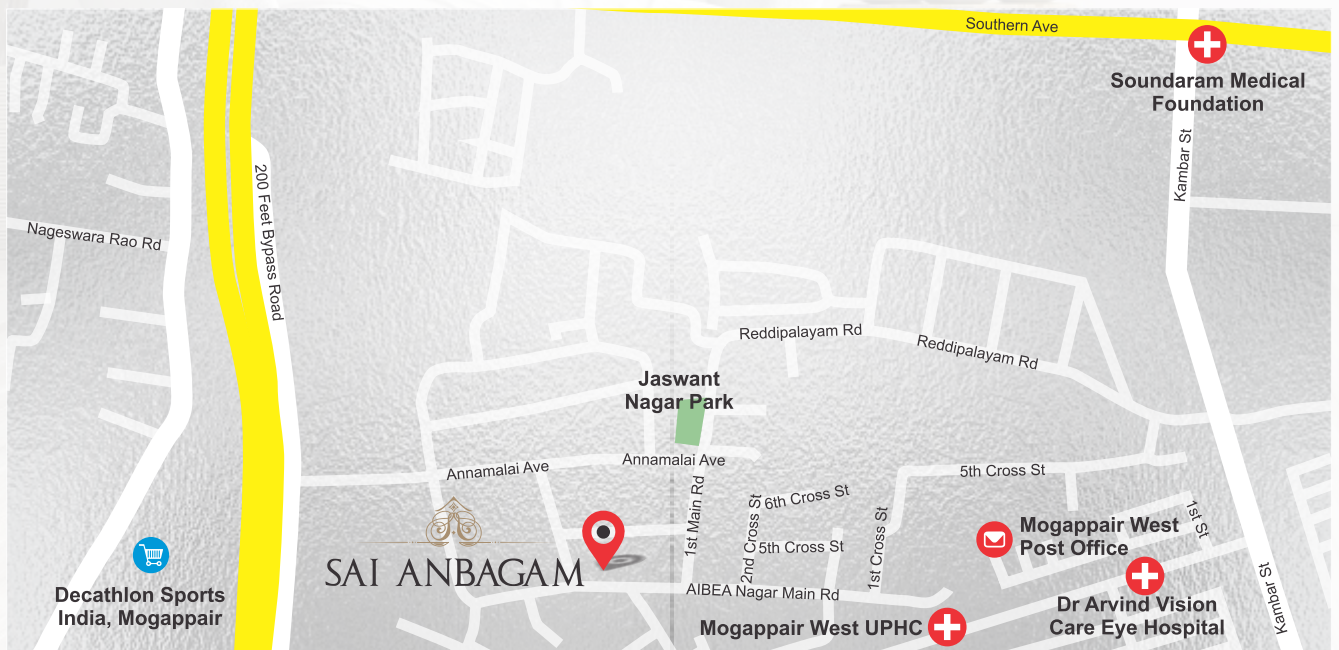
## Cost

- 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/-

## FLAT AVAILABILITY

Floors	Sq.ft.	Availability
<b>First Floor</b>		
1A	1300 Sq.ft.	Sold
1B	1300 Sq.ft.	Sold
1C	1300 Sq.ft.	Available
<b>Second Floor</b>		
2A	1300 Sq.ft.	Sold
2B	1300 Sq.ft.	Sold
2C	1300 Sq.ft.	Sold
<b>Third Floor</b>		
3A	1300 Sq.ft.	Available
3B	1300 Sq.ft.	Sold
3C	1300 Sq.ft.	Sold
<b>Fourth Floor</b>		
4A	1300 Sq.ft.	Available
4B	1300 Sq.ft.	Available
4C	1300 Sq.ft.	Sold

## Key Plan





## 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
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. Vitra Closets and Wash Basins in Toilets
2. Vitra CP Fittings
3. Counter Wash Basin in Dining
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  
Integrated systems  
Heat proofing  
Effective tool for analysis  
Endemic services  
Uninterrupted power supply  
Communication  
Green cover environment

- Earthquake resistant structure, Soil exploration
- LVC (Lighting, ventilation and communication)
- Energy saving non-conductors on terrace
- STAADPRO
- Lift, Barbeque chambers
- Autostart standby generator
- Online camera and intercom
- Landscaping



Pictures are for design purpose only and are not final



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