



A blissful life comes calling



Shalom Eden



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.



Shalom Eden

Plot No.1094, West End Colony,
Anna Nagar West Extn, Chennai - 600101.

Located in the prime centre of the city, Anna Nagar West Extn, Shalom Eden offers 6 apartments that spread across three floors, each measuring 1350 Sq.ft. Inside and out, every detail, design feature and specification have been carefully considered to create homes which are stylish and practical. All apartments come with high quality fixtures and fittings, security facilities and a covered car park to create a luxurious and secure lifestyle. It is conveniently placed among good schools, shopping malls, hospitals, temples and multiplexes.

Say hello to Shalom Eden now, let your life bloom forever.

A banner designed to look like a rolled-up scroll with orange and gold tones. The text is written in bold, black, sans-serif font.

**Successfully
Completed
More
Than 375
Projects**



Typical Floor Plan - I, II, III



Shalom Eden

FLAT AVAILABILITY

Floors	Sq.ft.	Availability
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First Floor

1A	1350 Sq.ft	Sold
1B	1350 Sq.ft	Sold

Second Floor

2A	1350 Sq.ft	Sold
2B	1350 Sq.ft	Available

Third Floor

3A	1350 Sq.ft	Sold
3B	1350 Sq.ft	Available

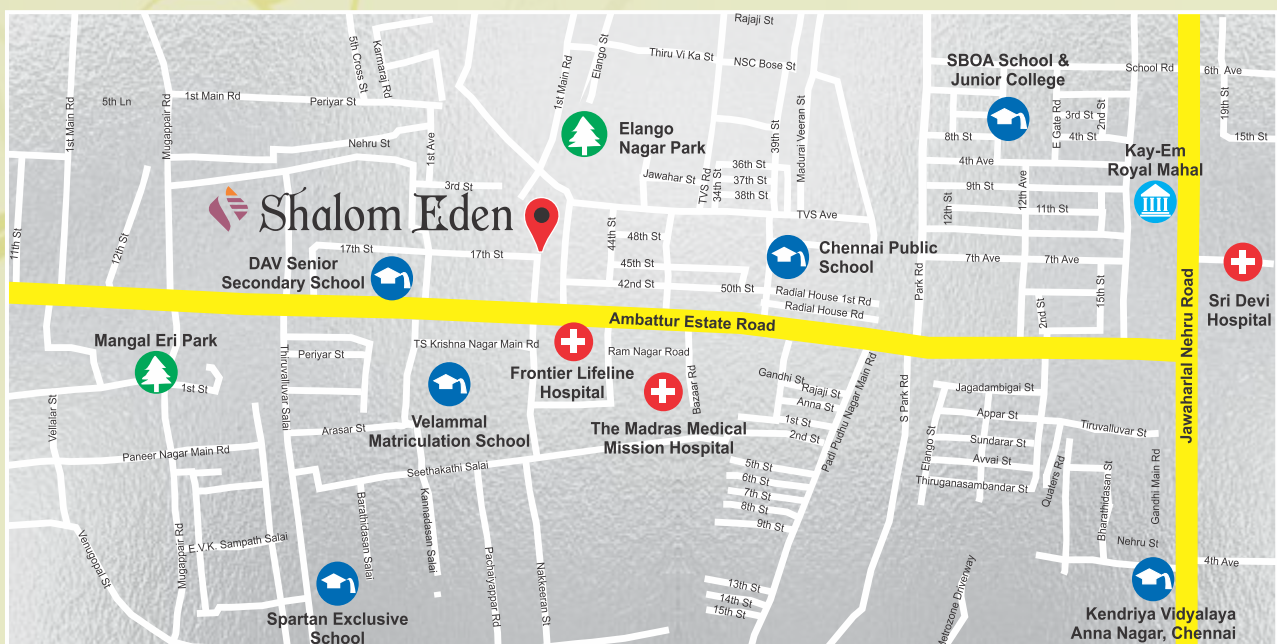
Payment Schedule

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%

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. 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. Toto Closets and Wash Basins in Toilets
2. Counter Wash Basin in Dining
3. Hansgrohe 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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