

A premium address that is
brimming with luxuries.

 *Silver Oak*



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.





Silver Oak

Door No.68-75, Kalidas Road
Ram Nagar, Coimbatore - 641009

Welcome to Silver Oak. Your New Happy Place.

Here we believe that homes are not just about spaces for a family to eat and sleep in, but space where dreams are nurtured and aspirations are given room to thrive. That's why Silver Oak is not just a collection of 8 well-designed apartments (ranging from 1200 Sq.Ft to 1390 Sq.Ft), it recognizes your unique lifestyle requirements and addresses them at every level. It also offers state-of-the-art architecture, opulent interiors, spacious rooms, superior accessories & fittings, decorated terrace, covered car parking and many more. Silver Oak is ideally situated in Ram Nagar, Coimbatore, for city lovers who are enticed by the ease and convenience of living in the city. There will never be a dull moment at this convenient location where everything you require is well within reach.

Come and get ready to live a flourishing life.





FLAT AVAILABILITY

Floors	Sq.ft.	Availability
First Floor		
1A	1390 Sq.ft	Available
1B	1200 Sq.ft	Sold
Second Floor		
2A	1390 Sq.ft	Available
2B	1200 Sq.ft	Available
Third Floor		
3A	1390 Sq.ft	Sold
3B	1200 Sq.ft	Available
Third Floor		
4A	1390 Sq.ft	Sold
4B	1200 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%

Key Plan





Typical Floor Plan - I, II, III, IV

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
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. Counter Wash Basin in Dining
3. Vado CP Fittings
4. Diverters in all Toilets
5. Glass Shower Enclosure
6. Carysil Sink with Sink Mixer in Kitchen
7. Earthquake Resistant Plumbing Conduits
8. Booster Pump

An "Intelligent Building"™ in terms of:

Techno-Modern 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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