



A place that radiates happiness all over



India Builders®
(CHENNAI) LIMITED



SUNSHINE

Old No. 6, New No. 42, Ramakrishna Street, T.Nagar, Chennai - 600017.

There are moments in life that you wish it should be all yours and just yours. And then, there are places you wish to become a world exclusive only to you. So here's making your wish come true.

Presenting Sunshine, home to top-notch 8 exclusive apartments, each measuring 1520 Sq.ft, located right in the middle of Chennai, T.Nagar. The best is, each of these homes are designed 100% as per Vaastu. The spacious layouts are featuring a variety of upscale amenities, from opulent interiors, high-quality fittings, earthquake resistant structure, energy saving non-conductors on the terrace to security facilities, covered car park. Come over to Sunshine, and you'll discover all the significant destinations and not too far away are places like shopping, schools, hospital, hotels, recreation options etc.

Welcome to a home that complements your long awaited desire to live a life that's so exclusive.



SUNSHINE



Typical Floor Plan - I, II, III, IV



SUNSHINE

FLAT AVAILABILITY

Floors	Sq.ft.	Availability
First Floor		
1A	1520 Sq.ft	Available
1B	1520 Sq.ft	Available
Second Floor		
2A	1520 Sq.ft	Sold
2B	1520 Sq.ft	Sold
Third Floor		
3A	1520 Sq.ft	Sold
3B	1520 Sq.ft	Sold
Forth Floor		
4A	1520 Sq.ft	Sold
4B	1520 Sq.ft	Sold

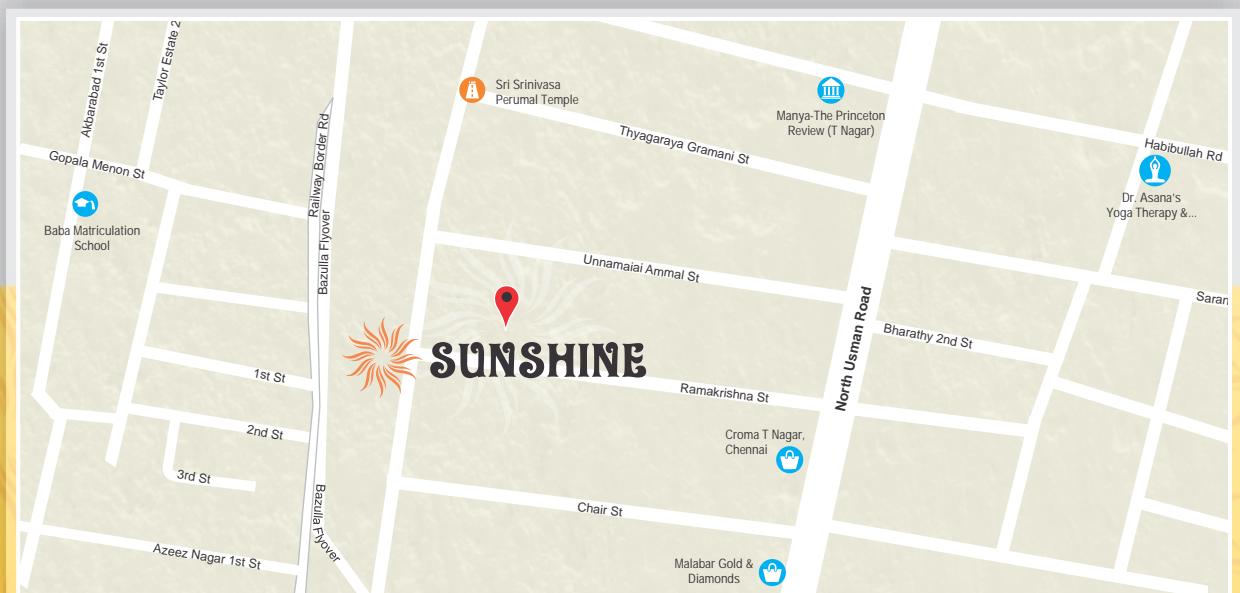
Payment Schedule

- 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%

Cost

- Rate: Rs. /- per Sq.ft
- GST and Registration charges extra
- Cost of two covered car parks extra Rs. 5,00,000/-
- Generator cost and EB/CMWSSB charges extra Rs. 5,00,000/-

Key Plan





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.



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. 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-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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