



Your gateway to a better lifestyle



India Builders®
(CHENNAI) LIMITED



Winchester

Old No. 10, New No. 23, 9th Street,
G-Block, Anna Nagar East, Chennai - 600102.

Get ready to live in style in one of Chennai's most preferred and posh residential destinations, Anna Nagar East. All 6 apartments (1215 sq.ft & 1240 sq.ft) are designed to provide maximum light and ventilation in all the rooms. Contemporary designs will captivate you with more living space per square feet. And its premium specifications and luxurious embellishments will inspire a heightened sense of living. Add to this, all the homes at Winchester are crafted to comply with Vaastu guidelines so that peace and prosperity always prevail within your homes. And if that wasn't enough, we have even added an array of state-of-the-art facilities like opulent interiors, superior accessories & fittings, decorated terrace, covered car parking and many more. Located in Anna Nagar, some of the finest schools, shopping areas, supermarkets, places of worship and hospitals are just a stroll away.

Welcome to a life that supersedes all expectations, where a better lifestyle is a default specification.



Typical Floor Plan - I, II, III



| Flat Availability | | |
|-------------------|------------|--------------|
| Floors | Sq.ft. | Availability |
| First Floor | | |
| 1A | 1240 Sq.ft | Available |
| 1B | 1215 Sq.ft | Available |
| Second Floor | | |
| 2A | 1240 Sq.ft | Available |
| 2B | 1215 Sq.ft | Available |
| Third Floor | | |
| 3A | 1240 Sq.ft | Available |
| 3B | 1215 Sq.ft | Available |

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/-

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% |

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**Natesan Institute of
Cooperative Management**

Anna Nagar Main Rd

11th St

9th St

8th St

7th St

3rd St

5th St

12th St

Tower Park Lilly Pond



Winchester

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. 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. Caryl 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



India Builders®
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