



QUALITY ADVANTAGE

Your home in adyar,
where elegance and style meet



Rajkand Regency



India Builders®
(CHENNAI) LIMITED
— Intelligent building —

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 1.5 million square feet of constructed area and are known as a company, which perseveres in providing the best of apartments to our deserving customers.



Rajkand Regency

**No.30, 1st Cross Street, Shastri Nagar,
Adyar, Chennai - 600 020**

Located in Shastri Nagar, Adyar, Rajkand Regency offers 8 luxury apartments each measuring 1500 sqft with the best of amenities & facilities, incorporating the finest specifications to enhance the quality of life. The project comes with an innovative layout designed to offer utmost privacy. In essence, all the luxuries of an elite lifestyle like state-of-the-art facilities, spacious rooms, superior accessories & fittings, decorated terrace and covered car parking await you at Rajkand Regency.

Also, it has proximity towards prime locations like hospitals, educational institutions, restaurants, temples, and supermarkets.

Come. Book yourself a flat to embrace the best.

**Successfully
Completed
More
Than 250
Projects**



Rajkand Regency



Typical Floor Plan - I, II, III, IV



Rajkand Regency

Availability		
Flat Name	Square Feet	Availability
First Floor		
1A	1500	Sold
1B	1500	Sold
Second Floor		
2A	1500	Sold
2B	1500	Sold
Third Floor		
3A	1500	Sold
3B	1500	Available
Fourth Floor		
4A	1500	Sold
4B	1500	Sold

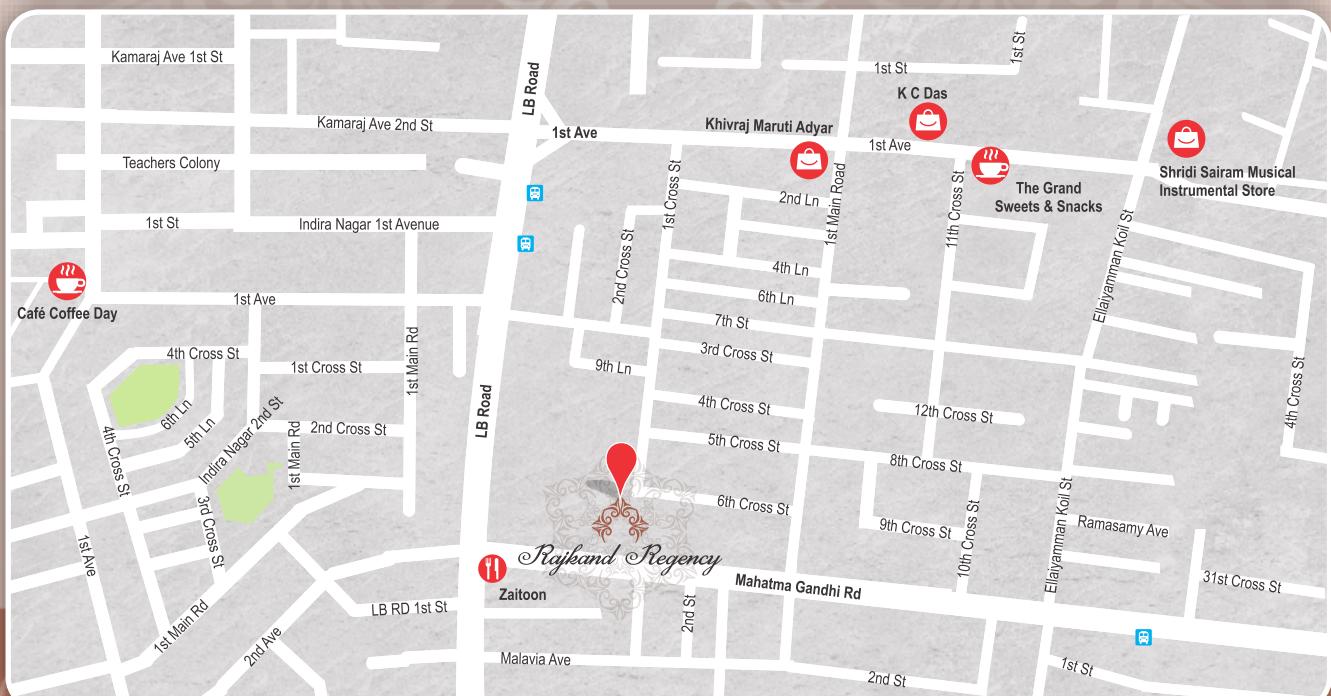
Payment Schedule

• 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
- Generator cost extra Rs. 2,00,000/-
- Cost of two covered car parks extra Rs. 5,00,000/-
- EB/CMWSSB deposits extra Rs. 2,00,000/-

KEY PLAN



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



II. Flooring

1. 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. Teakwood / 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. Video-door phone for each flat

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. Duravit Closets and Wash Basins in Toilets
2. Counter Wash Basin in Dining
3. Grohe 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



India Builders®
(CHENNAI) LIMITED
Intelligent building

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