



Blissful living begins now



**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.



15th Cross Street,  
Shastri Nagar, Adyar, Chennai - 600020

Saras Sreenikethan, a prestigious project in a prestigious location from India Builders. Spread across 3 floors with each flat measuring 1600 Sq.ft, its distinctive architecture adds a touch of urban modernity to this distinguished neighbourhood. It makes every moment more comfortable and memorable with State-Of-The-Art architecture, High-quality fittings, opulent interiors, earthquake resistant structure, energy saving non-conductors on the terrace, security facilities, spacious rooms and covered car park. Also, our uncompromising commitment to quality makes Saras Sreenikethan a rare gem in a coveted location. Shastri Nagar, Adyar, one of the most desirable residential locations and it's easy to see why. With Educational Institutions, Shopping Centers, Multiplex cinemas, Temples and Restaurants close by, it sure is the place to be.



# Saras Sreenikethan



Typical Floor Plan - I, II, III

## 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 two covered car parks extra Rs. 5,00,000/-
  - Generator cost and EB/CMWSSB charges extra Rs. 5,00,000/-

Availability		
Flat Name	Square Feet	Availability
<b>First Floor</b>		
1A	1600	Sold
1B	1600	Sold
<b>Second Floor</b>		
2A	1600	Sold
2B	1600	Available
<b>Third Floor</b>		
3A	1600	Available
3B	1600	Sold

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
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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