



Conscientiously designed for  
modern and serene living

శ్రీ:

*Sree Saranee*



**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.

**Successfully  
Completed  
More  
Than 250  
Projects**

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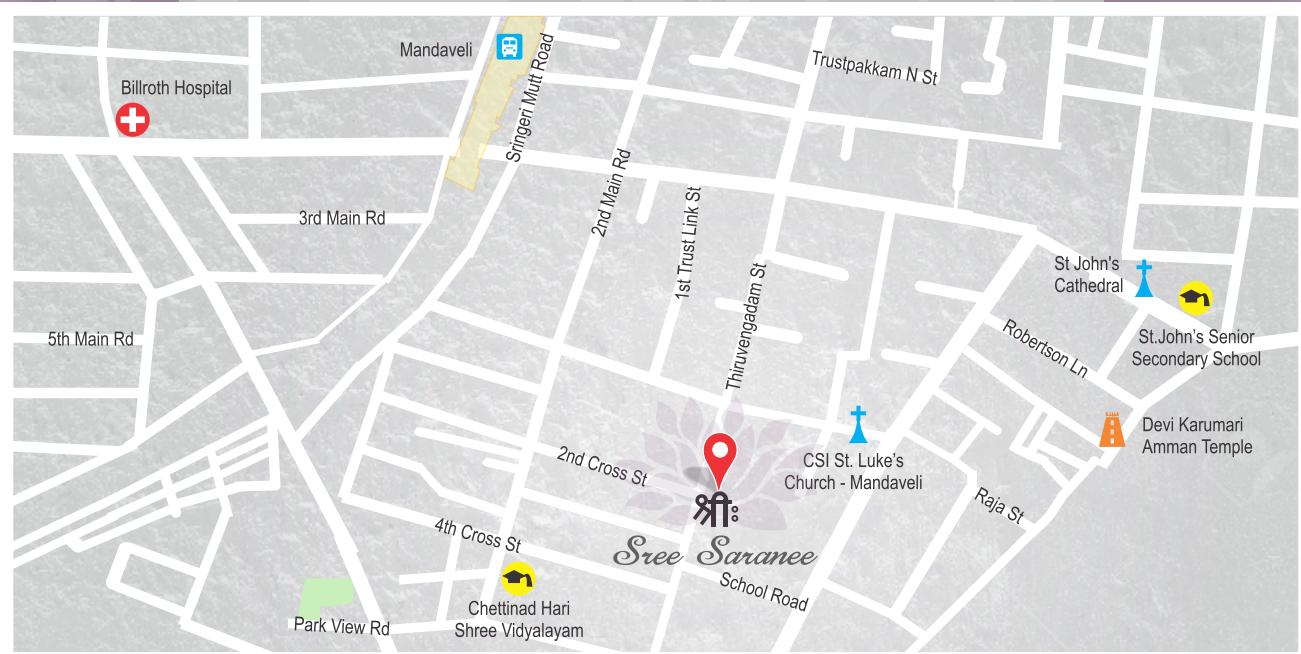
No.34, Thiruvengadam Street  
Mandaveli, Chennai - 600 028

Creating top-end residences that raise the bar for quality living spaces in the city.

Sree Saranee has a stunning collection of 6 apartments, two in each floor with a maximum built-up area of 1510 sq.ft., built for a sophisticated lifestyle with luxury features and high-quality materials. With an endless list of features like state-of-the-art architecture, opulent interiors, spacious rooms, superior accessories & fittings, designer finishes and covered car parking, these residences are sure to please and inspire. Located in Mandaveli, some of the most excellent schools, temples, restaurants and hospitals. Also, each apartment is Vaastu compliant.

# ஸ்ரீ சுராநீ

## Key Plan



## Payment Schedule

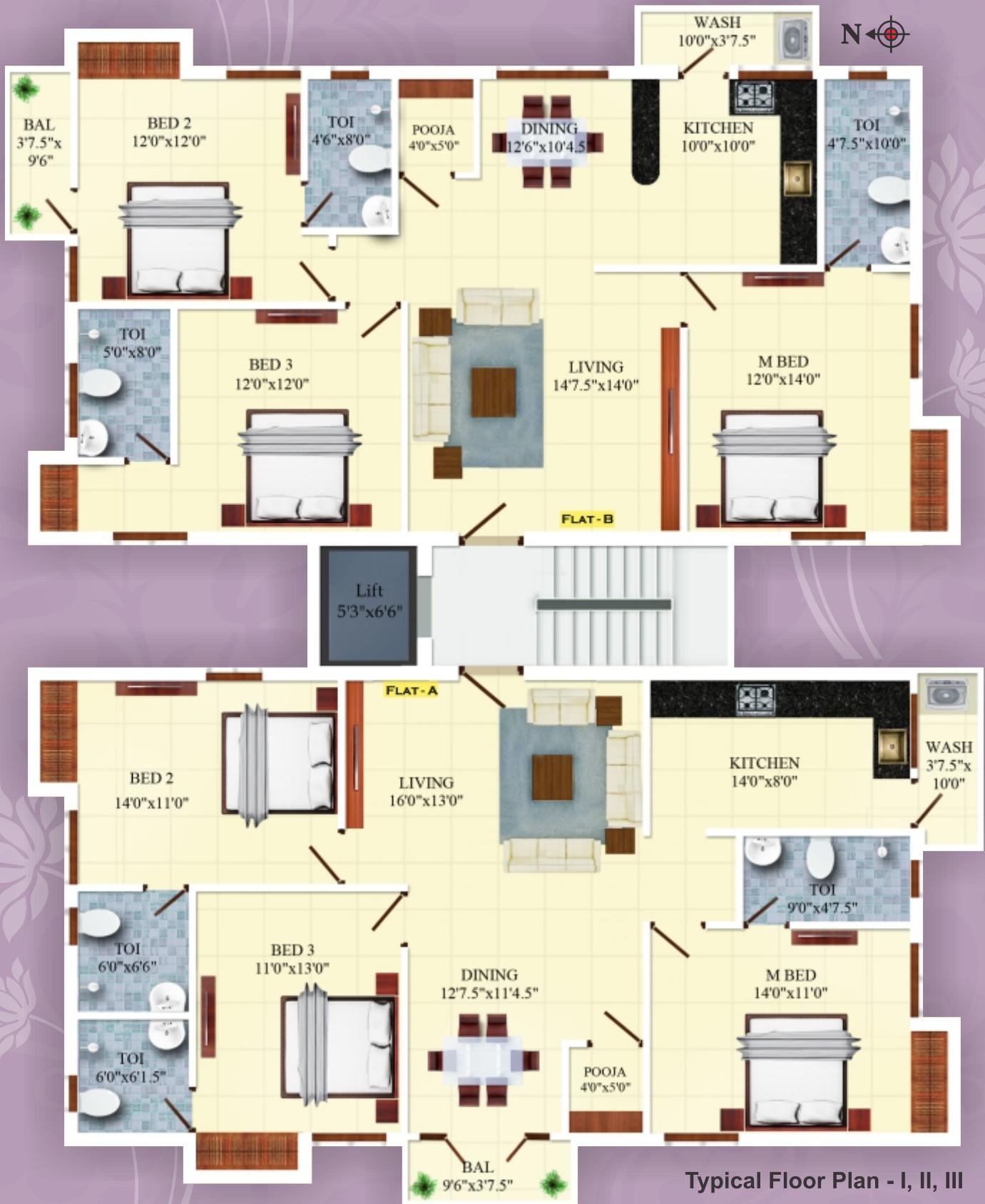
- Initial Payment 30%
- On Completion of Foundation 15%
- On Completion of Ground Floor Roof Slab 10%
- On Completion of First Floor Roof Slab 10%
- On Completion of Second Floor Roof Slab 10%
- On Completion of Third Floor Roof Slab 10%
- On Completion of Brickwork in the respective flat 10%
- On Handing Over 5%

## Cost

- Rate: Rs. /- per Sq.ft
- GST and Registration charges extra
- 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/-

AVAILABILITY		
Flat Name	Square Feet	Availability
<b>First Floor</b>		
1A	1510	Sold
1B	1510	Available
<b>Second Floor</b>		
2A	1510	Sold
2B	1510	Sold
<b>Third Floor</b>		
3A	1510	Sold
3B	1510	Available

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## 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®**  
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