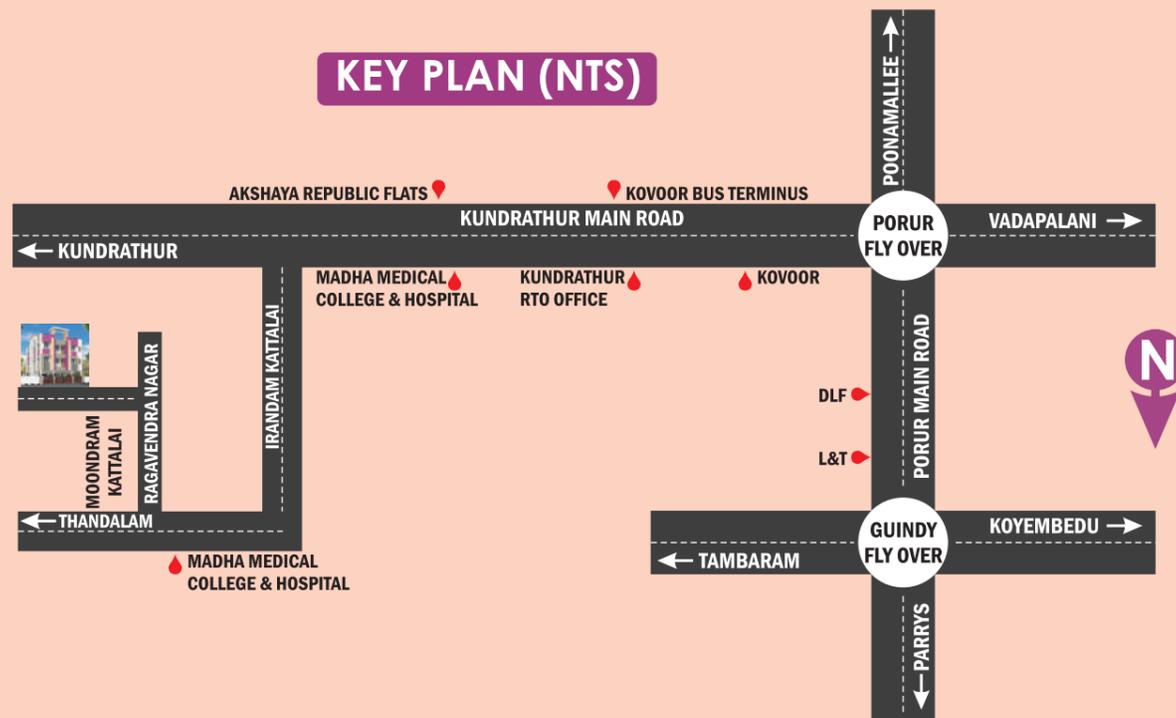


SPECIFICATION

- Structure : R.C.C Framed Structure based on soil condition.
- Roof : Reinforced cement concrete with weathering course and high quality pressed tiles for terrace.
- Wall : Good quality burnt bricks 1st sort.
- Wall Tiles : Kitchen glazed tiles to a height 2'0". Toilet glazed tiles to a height 7'0"
- Wall Finishing : Internal walls Putty with Acrylic emulsion of Asian make. External wall weather proof paint of ACE make or equivalent.
- Cupboard : Cupboard in all bed rooms and kitchen with Cuddapah Slabs without shutters. Each bedrooms and kitchen with one loft at any one side of the rooms.
- Flooring : Vitrified tiles flooring 2'X2' anti skid tiles for toilet floor.
- Doors : Main door with Teak, Paneled shutters with varnish other doors with seasoned wood frame and flush door with enamel paint.
- Windows : UPVC Windows with mild steel grills (Standard Pattern).
- Locks : Main door to have a godrej / equivalent lock with door eye. All other bedroom to have lock with handle.
- Kitchen : Stainless steel sink and polished granite top for kitchen platform.
- Sanitary Fittings : Good quality of sanitary, European WC & wash basin in master bed bath room, Indian WC in common bath room and a wash basin at dining area.
- Electrical Installation : Concealed conduit wiring with copper wire of I.S.I mark throughout the building with adequate light points and sockets of three phase supply with switches. Television and Telephone socket provision in master bedroom.

KEY PLAN (NTS)



SUDARNILA BUILDERS

"DIVINE CASTLE"

@ Near Porur



We Build Your Dream...



SUDARNILA BUILDERS

(Civil Engineers, Contractors & Flat Promoters)

No.70, Valluvar Salai, Rayala Nagar, Ramapuram, Chennai - 600 089

Contact : 9841179925 / 9500079925

E-mail : ssmanian1978@yahoo.com / www.sudarnilabuilders.com

SITE ADDRESS

PLOT No.21, Ragavendra Nager, Irandam Kattalai, Chennai - 600 128
(Near Madha Medical College & Hospital)

STANDARD FEATURES

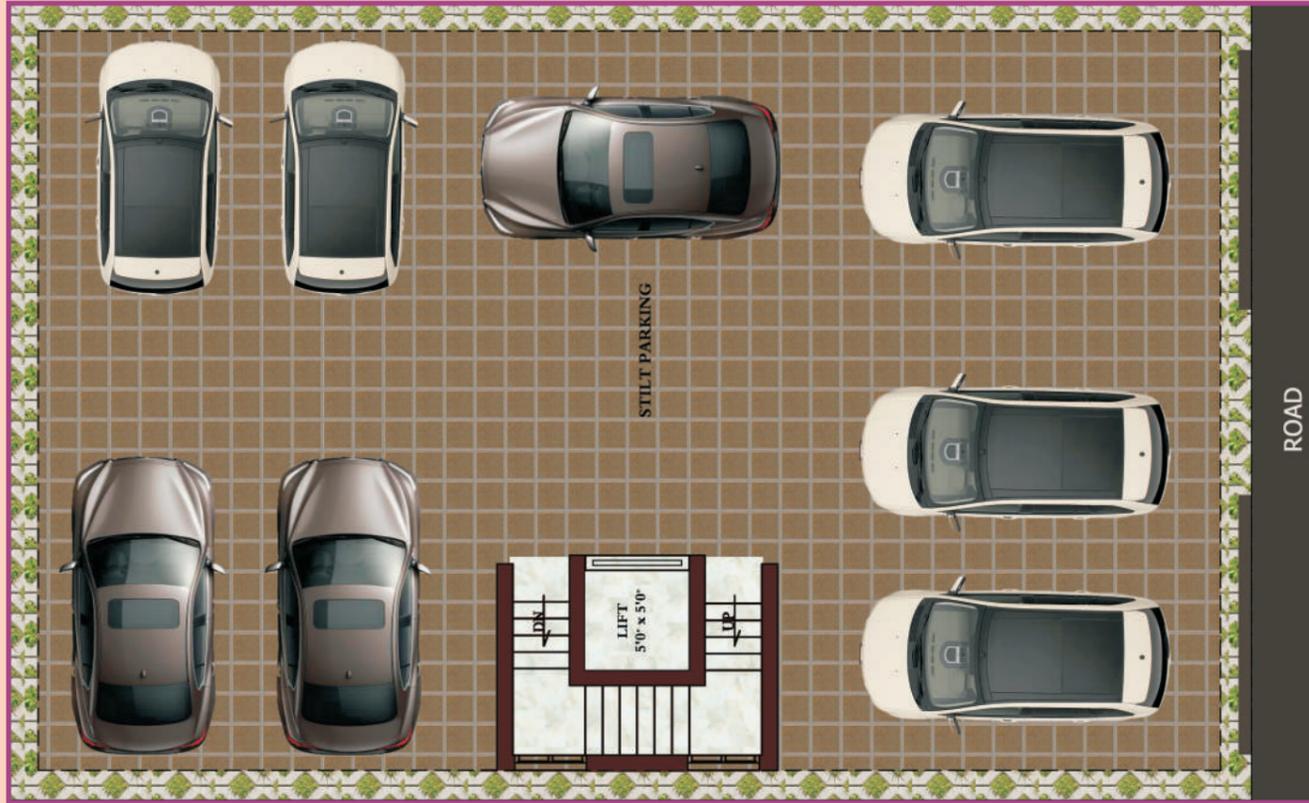
- CMDA building approval obtained.
- The Title of the property is clear and marketable.
- Three phase electrical connection will be provided.
- Water source from Bore well & Suitable septic tank for drainage.

PROJECT AMENITIES

- Project - GF Fully Car Parking.
- 4 Person usable Lift.
- CCTV Coverage in the entrance parking area.

Additional Charges

- Registration Charges
- EB Deposit
- Car Parking
- GST



GROUND FLOOR PLAN

PROJECT LOCATION

- The proposed construction of Residential Flat are located at Plot No.21 Sri Ragavendra Avenue, Irandam Kattalai, Chennai - 600128.
- The site is located very near to Madha Medical College and Hospital and also near to School like Omega International, PSPB Millennium, Vellammal, Krish International, Narayana Schools etc..
- This site only six numbers of double bedroom flats with covered car parking are proposed in about one ground.

Area Statement (Including Common Area)

Ground Floor - Car Parking (chargeable)

First Floor & Second Floor

| Flat | Area | UDS |
|---------|----------|-----|
| F1 & S1 | 850sq.ft | 426 |
| F2 & S2 | 760sq.ft | 382 |
| F3 & S3 | 780sq.ft | 392 |

PAYMENT SCHEDULE:

- On Booking : 20%
- Foundation Stage : 30%
- Roof Stage : 25%
- Brick work Stage : 15%
- Flooring Stage : 05%
- Before Handing Over : 05%



SECOND FLOOR PLAN



FIRST FLOOR PLAN