Your key to joyful, beautiful living.









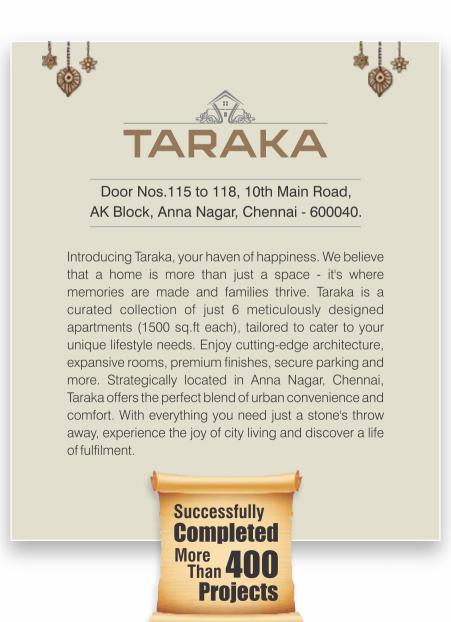
About India Builders

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.

















FLAT AVAILABILITY Floors Sq.ft. Availability **First Floor** 1A 1500 Sq.ft Sold 1B 1500 Sq.ft Sold **Second Floor** 2A 1500 Sq.ft Available 2B 1500 Sq.ft Sold **Third Floor** 1500 Sq.ft ЗА Sold 3B 1500 Sq.ft Sold

Payment Schedule

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

Cost

- Rate: Rs. /- per Sq.ft
- GST and Registration charges extra
- Covered car park, Generator and EB/CMWSSB charges extra

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. Toto Closets and Wash Basins in Toilets
- 2. Hansgrohe CP Fittings
- 3. Diverters in all Toilets
- 4. Glass Shower Enclosure
- 5. Counter Wash Basin in Dining
- 6. Carysil Sink with Sink Mixer in Kitchen
- 7. Earthquake Resistant Plumbing Conduits
- 8. Booster Pump



Techno-Mordern concepts

Integrated systems

Heat proofing

Effective tool for analysis

Endemic services

Communication

Green cover environment

- Earthquake resistant structure, Soil exploration
- LVC (Lighting, ventilation and communication)
- Energy saving non-conductors on terrace
- STAADPRO
- Lift, Barbeque chambers
- Uninterrupted power supply Autostart standby generator
 - Online camera and intercom
 - Landscaping







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