

Specifications

Structure	R.C.C. framed structure with RCC columns, beams and slabs.
Wall	Main wall with 9" Brick work & Internal wall with 4.5" Brick work
Doors	Main Door – Teak wood frame with skin moulded Shutter Other Doors - Teak wood 2nd quality frame with Flush shutter Bath room door - Flush door with inside film coated
Windows	Powder coated Aluminium/UPVC Sliding and Fixed Windows with Glazing.
Flooring	All rooms – 2'-0" x 2'-0" Vitrified tiles flooring Bathrooms and Balcony – Anti skid Ceramic tiles Flooring Common Corridor & Steps – Granite Flooring
Wall Finish	ALL INTERNAL WALLS – Smooth Finish with EMULSION paint
Sanitary wares & Fixtures	EWC/IWC, Wash Basin with Cera / Hindware or Equivalent Plumping fitting with Cera / Hindware or Equivalent
Electrical	3 phase electric supply, Good branded ISO quality concealed copper wiring, Modular switches etc. All Electrical wires shall be of Polycab Make or Equivalent brand.

Note: Kindly refer further details in our website



Site Address : Plot No. 49, Sabapathy Nagar 1st Main Road, Madambakkam, Chennai - 600 073.

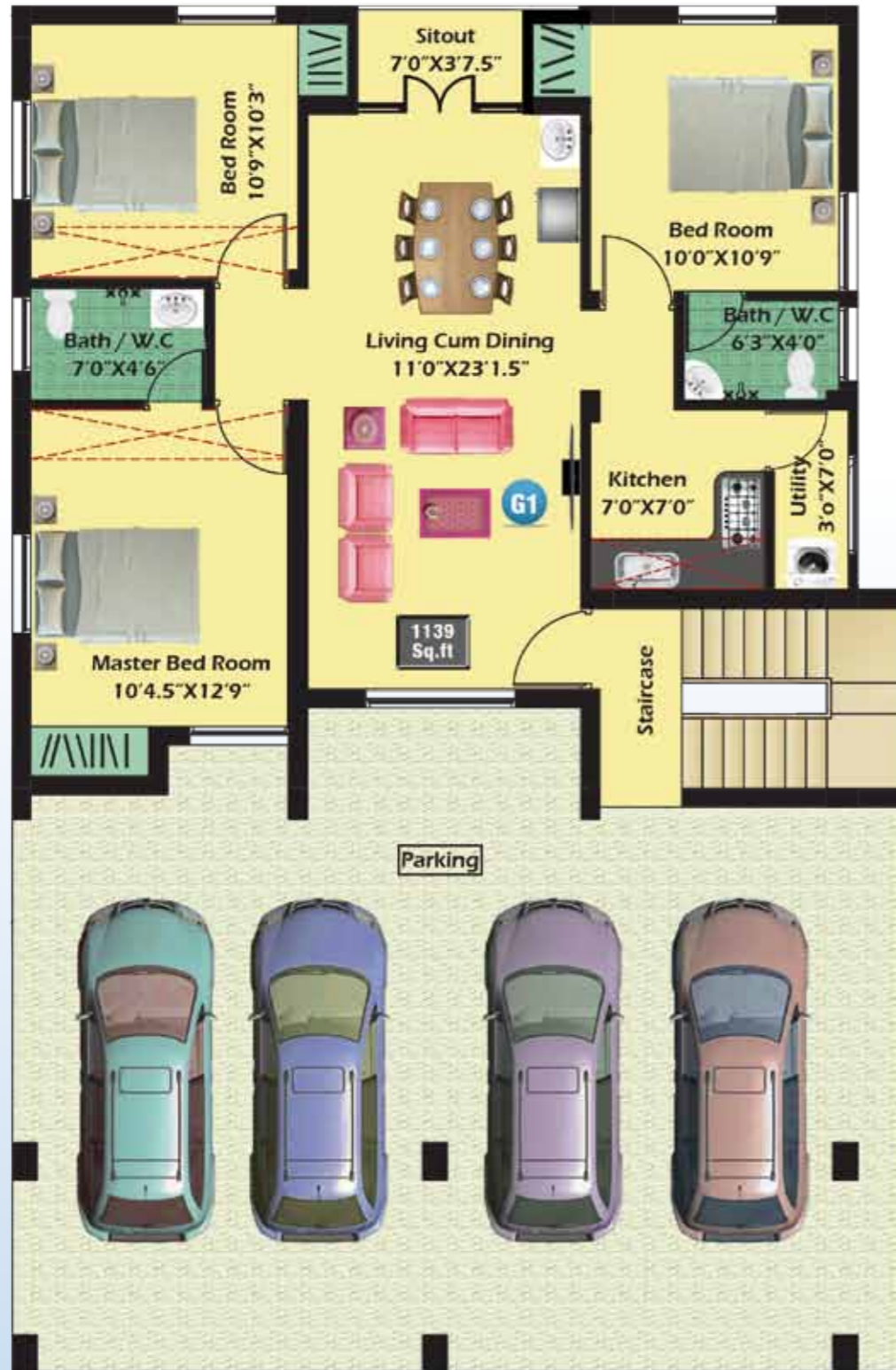
Office Address : Ground Floor, No. 21/22 VOC Street, West Tambaram, Chennai - 600045.

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SM Aksharaa Plot No. 49, Sabapathy Nagar 1st Main Road, Madambakkam, Chennai - 600 073



Ground Floor



Location Advantages

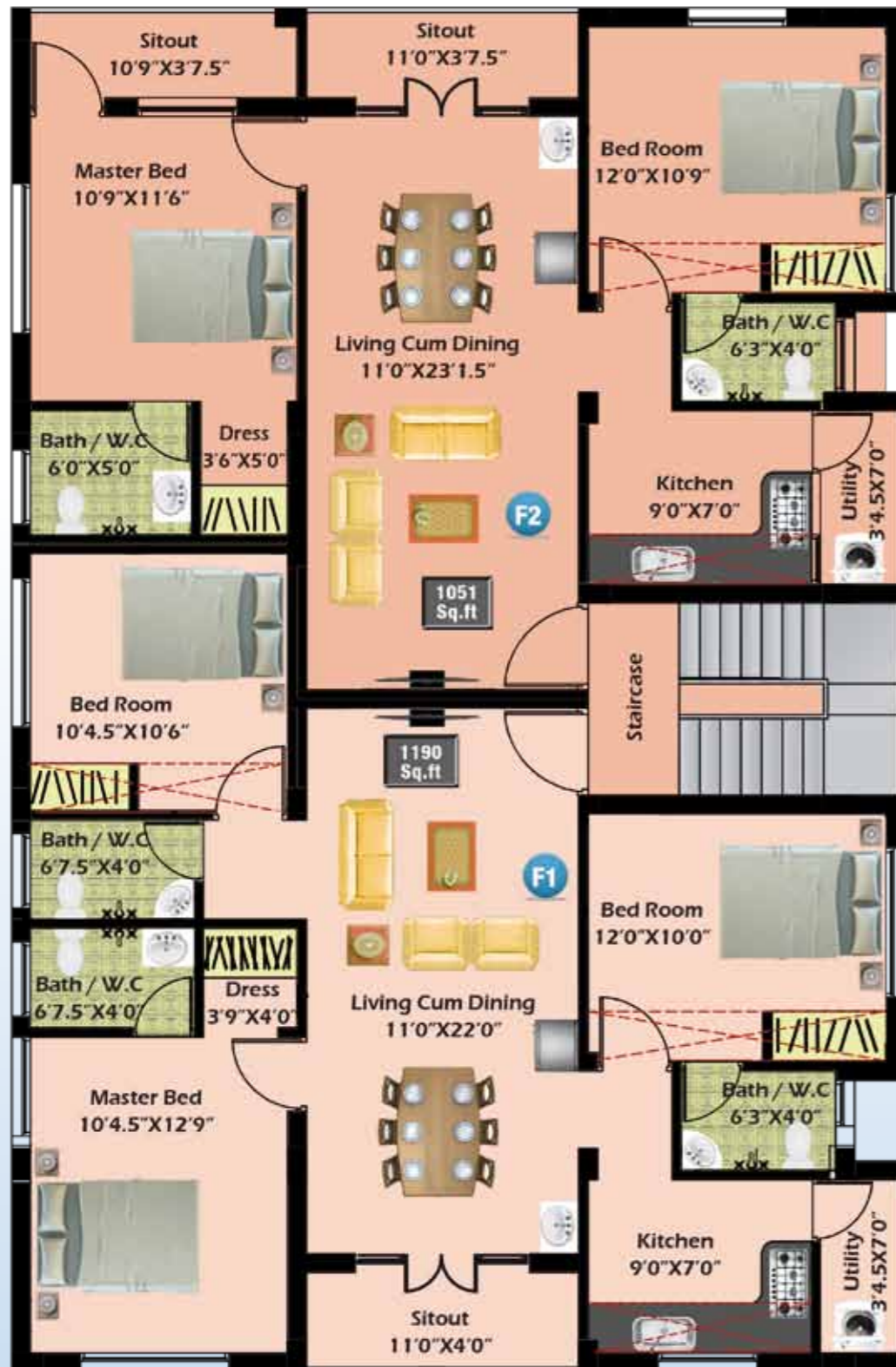
SM Aksharaa is at Sabapathi Nagar, Madambakkam. It sits right on the lap of Madambakkam High Road, which connects Tambaram to OMR Medavakkam Junction, serving as a loop to the Velachery Main Road. Tambaram to Vengaivasal and Koyembedu to Vengaivasal route buses ply on this route. Just near from Velachery Main Road, the site is surrounded by Rajakilpakkam, Sithalapakkam, Selaiyur and Medavakkam junction.

All the resource centers for basic and comfort living like super markets, bus terminus, schools, colleges, temples, hospitals, Software parks are located close to the site.

Famous schools like Kendriya Vidyalaya and Zion matriculation School are at very close proximity.

A thousand year old Siva temple known popularly as Dhenupureswarar Temple is at sighting distance. Madambakkam in the past was known as Dhenupuri which from Sanskrit translates to a " **Place that gives all your needs** "

First Floor



Area Statement / Flat Details

FLAT NO	BUILT UP AREA Sq.Ft.	FLAT AREA Sq.Ft.	UDS Sq.Ft.	ROOMS	MAIN DOOR ENTRY
G1	949.7	1139	594	3 BHK	East
F1	992	1190	621	3 BHK	East
F2	876	1051	548	2 BHK	East
S1	1017	1220	637	3 BHK	East
Total		4600	2400		

Second Floor



Payment Schedule

S.No.	Percentage	Stages of work
1.	20%	While entering into Agreement
2.	30%	While Registration of UDS of Land / Plot
3.	20%	When RCC roof slab of Stilt Floor / GF of flat is laid
4.	10%	When RCC roof slab of respective Floor is laid
5.	10%	When Brick Work in respective Flat / Flat is commenced
6.	5%	When Painting Work in respective Flat / Flat is commenced
7.	5%	When flooring in respective Flat / Flat is commenced

Note: Covered Car Parking, Stamp duty, Registration of UDS & MOD, Electricity, Drainage, Metro Water, Sales Tax & Other Government / Local Body charges to be paid by Purchaser