

Specifications

Structure	R.C.C. Framed structure
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 – 1'-0" x 1'-0" Anti skid Ceramic tiles Flooring Common Corridor & Steps – Granite Flooring
Wall Finish	Living & Dining – Smooth finish with plastic emulsion paint All other rooms – Oil bound distemper
Sanitary wares & Fixtures	EWC/IWC, Wash Basin with Parry ware or Equivalent Plumbing fittings with Cera / Hindware or equivalent
Electrical	3 phase electric supply, Good branded ISO quality concealed copper wiring, Modular switches etc



Proximities

Stone throw away from Global Hospital | Near by Bharati Vidyalaya Senior Sec. School & St.John Mat higher sec. school
Sholinganallur Junction - 3 km | Medavakkam junction - 1 km | Tambaram - 13 km | Chennai Airport - 14 km
Velachery Railway Station - 9 km | Close to Transport Hub.



Site Address : Plot No.14, VGP Prabhu Nagar Part II, 5th Street, Perumbakkam, Chennai - 100.
Office Address : Ground Floor, No. 21/22 VOC Street, West Tambaram, Chennai - 600045.
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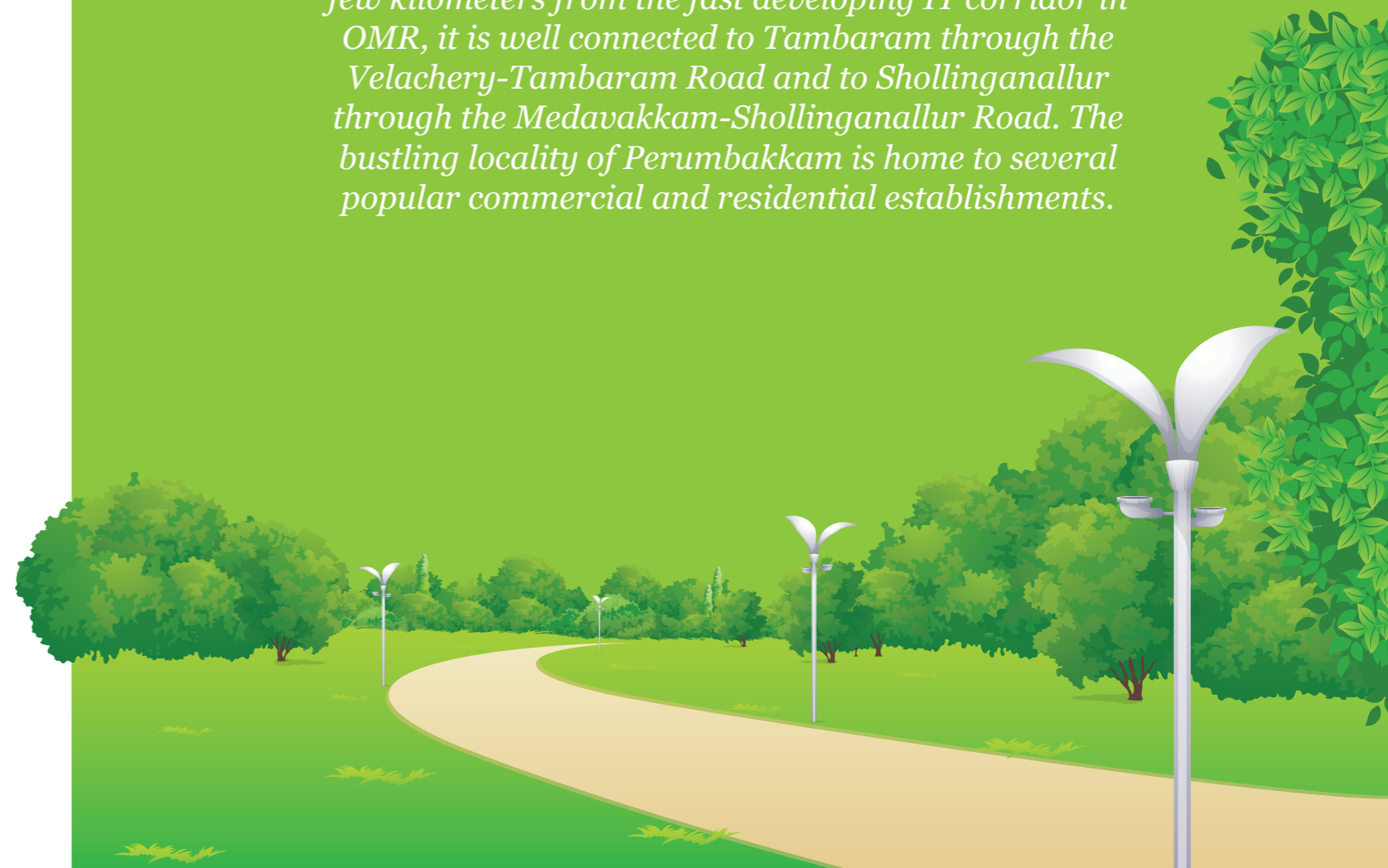
SM Akshaya

Plot No.14, VGP Prabhu Nagar Part II,
5th Street, Perumbakkam, Chennai - 100.



Location Advantages

SM Akshaya is located in Perumbakkam. A rapidly developing suburb bound by Shollinganallur to the East, Chemmencheri to the South, Medavakkam to the West & Sithalapakkam to the South West. Located a few kilometers from the fast developing IT corridor in OMR, it is well connected to Tambaram through the Velachery-Tambaram Road and to Shollinganallur through the Medavakkam-Shollinganallur Road. The bustling locality of Perumbakkam is home to several popular commercial and residential establishments.





Area Statement / Flat Details

FLAT NO	BUILT UP AREA Sq.Ft.	FLAT AREA Sq.Ft.	UDS Sq.Ft.	ROOMS	MAIN DOOR ENTRY
G1	936	1104	576	3 BHK	East
F1	966	1140	595	3 BHK	East
F2	955	1127	589	3 BHK	North
S1	1039	1226	640	3 BHK	North





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 house is laid
4.	10%	When RCC roof slab of respective Floor is laid
5.	10%	When Brick Work in respective Flat / House is commenced
6.	5%	When Painting Work in respective Flat / house is commenced
7.	5%	When flooring in respective Flat / house is commenced

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

