



MS CHARAN
CREATING VALUES

MM
POORNA
@ Sembakkam

2 & 3 BHK Luxury Apartments



www.mscharanbuilders.com



OUR COMPANY

MS Charan pvt. ltd. was formed with the mission of making the dream of owning a home of all class of people especially the middle class into reality. The company was formed in 1990 by an aspiring engineering graduate who has explored into the field through his father, a renowned building contractor of the past decades.

We have been in business for more than twenty two years. Over these years we have built many projects in and around Chennai, each unique and different from the other. Our Focus has always been on three key deliverables: Trust, commitment and service. Our long term business strategy focuses on providing our customers with quality homes, while seeking to maximize our return on invested capital overtime. We build highly attractive homes that meet the ultimate satisfaction of the buyer. Our journey in this industry and incredible volume of homes built is a corollary of our initiatives and passion. We invite you to be part of our innovative, forward thinking team.

OUR VISION

100 Crores of Business in the Year - 2015

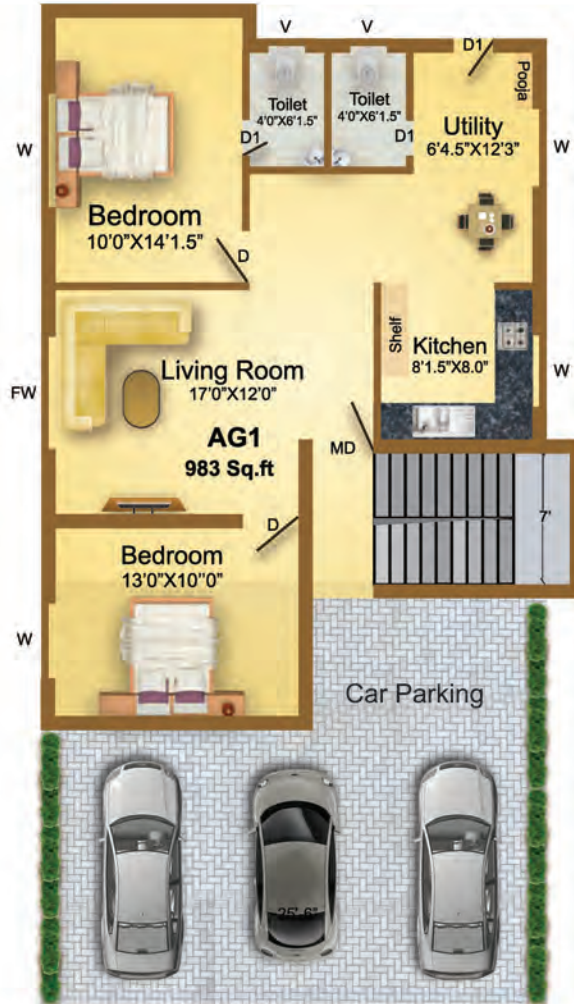
By

- Excellence in Quality of its Constructions
- Excellence in Customer focus and Services

OUR MISSION

Be a Leader in the Business of construction excelling in Technology, Quality, and Value to customer by sincere work practices.

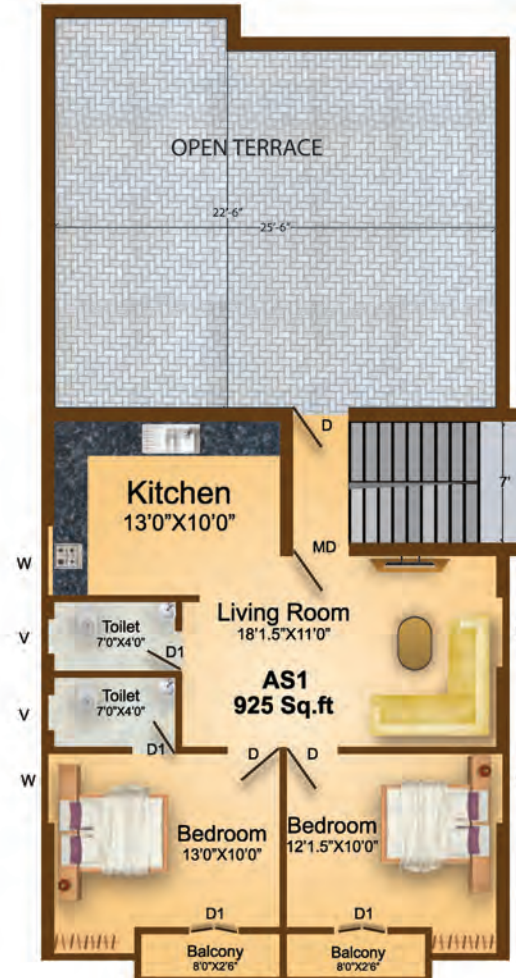
PHASE 2 - BLOCK A



Ground Floor Plan



First Floor Plan



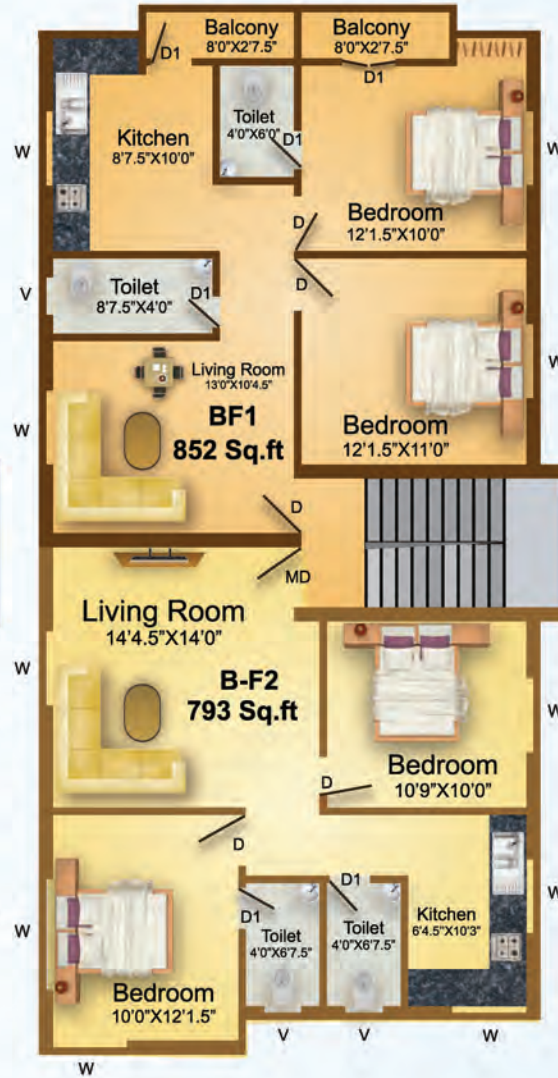
Second Floor Plan

MM POORNA - 2	
FLAT	AREA
G1	983
F1	848
F2	792
S1	925
	3548

PHASE 2 - BLOCK B



Ground Floor Plan



First Floor Plan



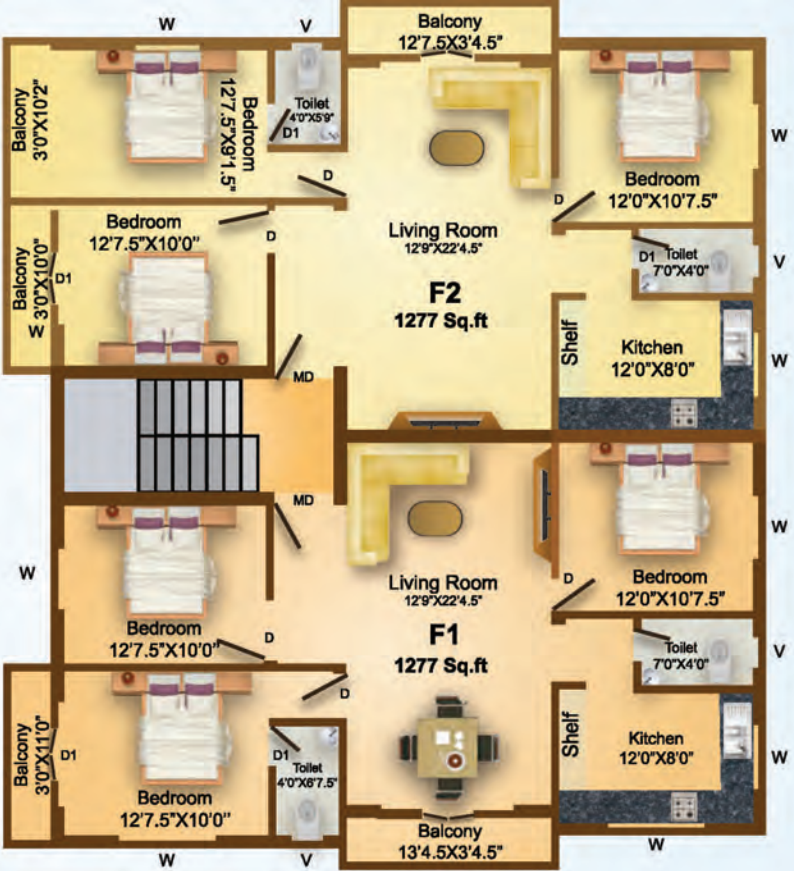
Second Floor Plan

MM POORNA - 2	
FLAT	AREA
G1	982
F1	852
F2	793
S1	995
	3622

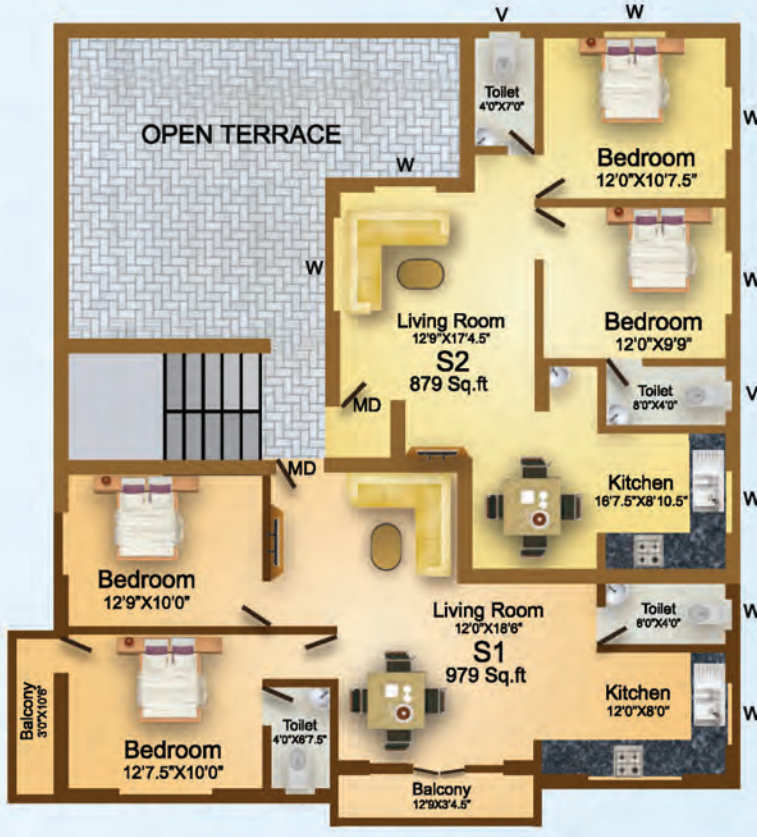
PHASE 3 - BLOCK A



Ground Floor Plan



First Floor Plan



Second Floor Plan

MM POORNA - 3A	
FLAT	AREA
G1	1189
F1	1277
F2	1277
S1	979
S2	879
	5601



PHASE 3 - BLOCK B



Ground Floor Plan



First Floor Plan



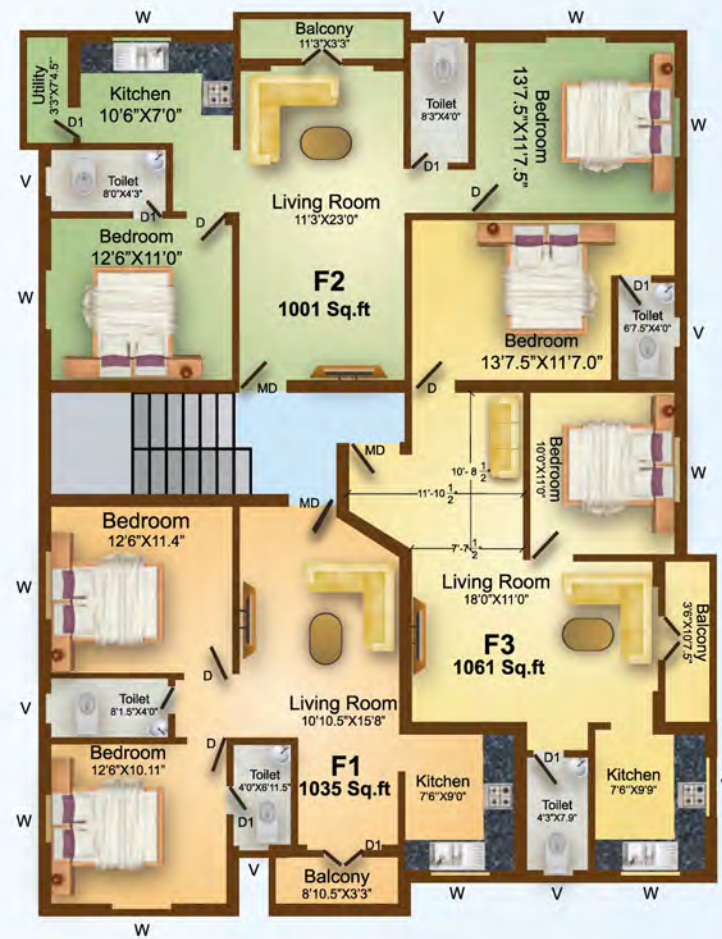
Second Floor Plan

MM POORNA - 3B	
FLAT	AREA
G1	1250
F1	1340
F2	1340
S1	983
S2	994
	5907

PHASE 3 - BLOCK C



Ground Floor Plan



First Floor Plan



Second Floor Plan

MM POORNA - 3C	
FLAT	AREA
G1	1272
F1	1035
F2	1001
F3	1061
S1	1012
S2	925
	6306

SPECIFICATIONS

1. Architecturally & Structurally designed flats
2. Loft and cub-boards in Bedroom and Kitchen
3. Rain water harvesting
4. Water proofing & Anti-termite treatment
5. Bore-well with motor pump
6. Compound wall with designed gate
7. Clear title
8. Easy housing loan with tax benefits
9. Covered car parking
10. Safety grills at the main doors & Sit-outs

FLOORING

1. Floors: Vitrified tiles of 24" x 24" size for entire floor
2. Toilet: Glazed tiles for walls upto 7' and anti-skid tiles for flooring
3. Kitchen: Granite top platform with stainless steel sink & glazed tile above platform upto 2' height

PLUMBING

1. EWC with flush tank in attached Toilets
2. IWC in common Toilets
3. Wall mixer taps
4. Wash basin in attached Toilets and Dining

PAINTING

1. Emulsion paint for Interior & Exterior
2. Varnish for main doors
3. Synthetic enamel paint for wooden surface

ELECTRICAL

1. Three phase supply
2. Phase change over switch & 4 pole isolator in main board
3. Cables & modular switches with ISI grade
4. Telephone point in living & Master Bedroom
5. TV point in living & master Bedroom
6. AC point in all Bedrooms
7. Geyser point in all Bedrooms
8. Exhaust fan point in Toilet and Kitchen

CARPENTRY

1. Teak wood frames with teak wood solid doors for main doors
2. Designer skin door for Bedroom
3. Polymer coated flush door for Toilets
4. Country wood framed glazed shutters for all shutters

PAYMENT

1. Advance of Rs.1,00,000 on booking of an unit
2. 45% of the sales consideration at the time of registration
3. 15% on completion of foundation work
4. 12.5% on completion of floor slab
5. 12.5% on completion of brick work
6. 10% on completion of plastering and wood work
7. 5% on completion of entire work

KEY PLAN



SITE ADDRESS

No.14, 1st Street, Sriram Nagar,
Sembakkam,
Chennai - 600 073.