

## **MGP Fortunes (2 BHK Flats)**

PROSPERITY FOREVER

AT **MADIPAKKAM** near **BUS TERMINUS**

In close proximity to schools | Colleges | supermarket | banks | Hospitals | ATMs | railways | bus stands | theatres



## **MGP Fortunes: 2 BHK Flats**

Near **MADIPAKKAM BUS TERMINUS** with:

- ❖ 2 Bedrooms
- ❖ Hall and Dining
- ❖ Kitchen
- ❖ Covered Car Park
- ❖ Vaastu Compliant



**MGP**

# MGP Fortunes (2 BHK Flats)

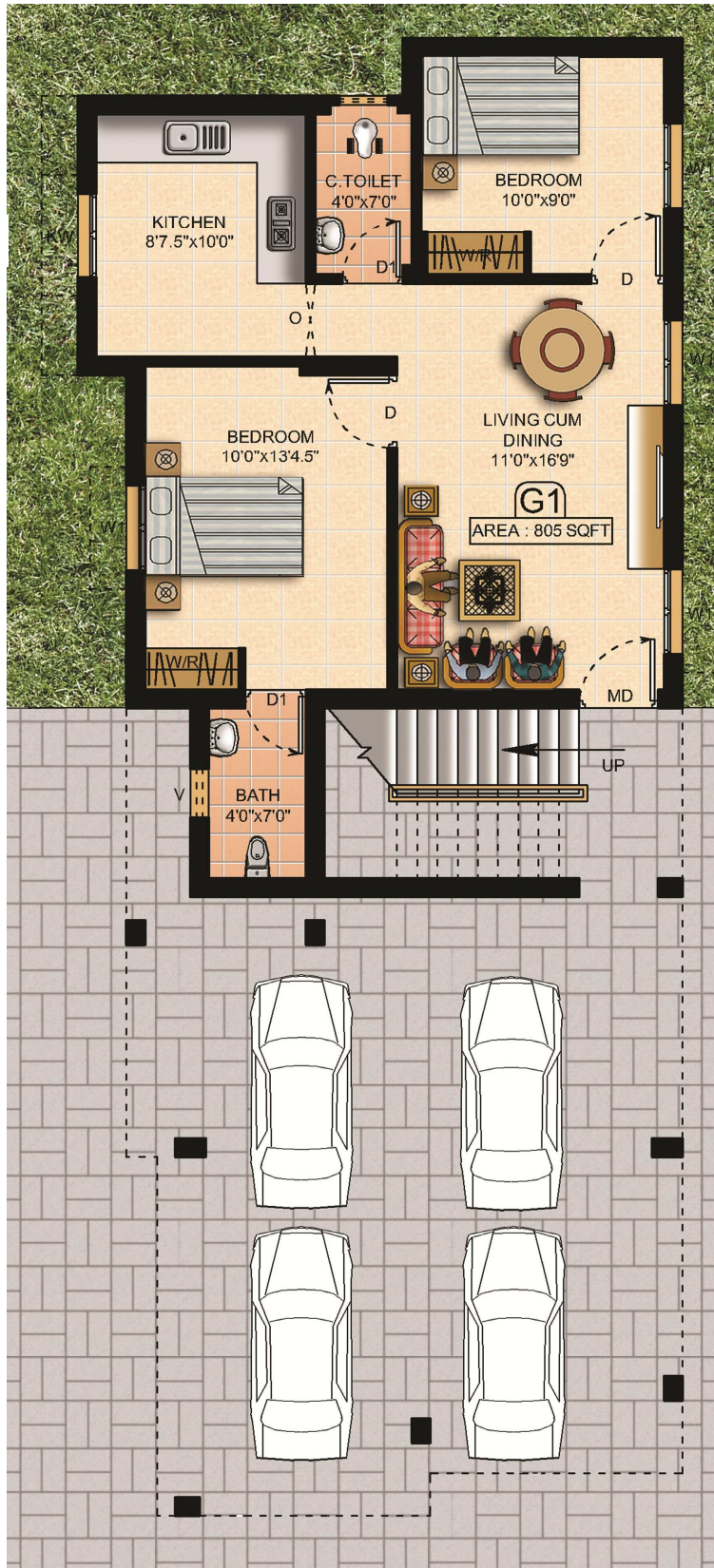
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GROUND FLOOR



**NEAR**

**Madipakkam  
Bus Terminus**



**Petrol Pumps**



**Banks**



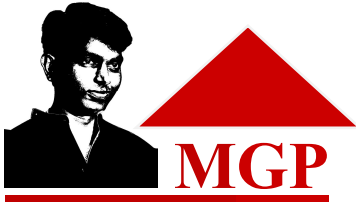
**CTS**



**Schools**



**Tidel Park**




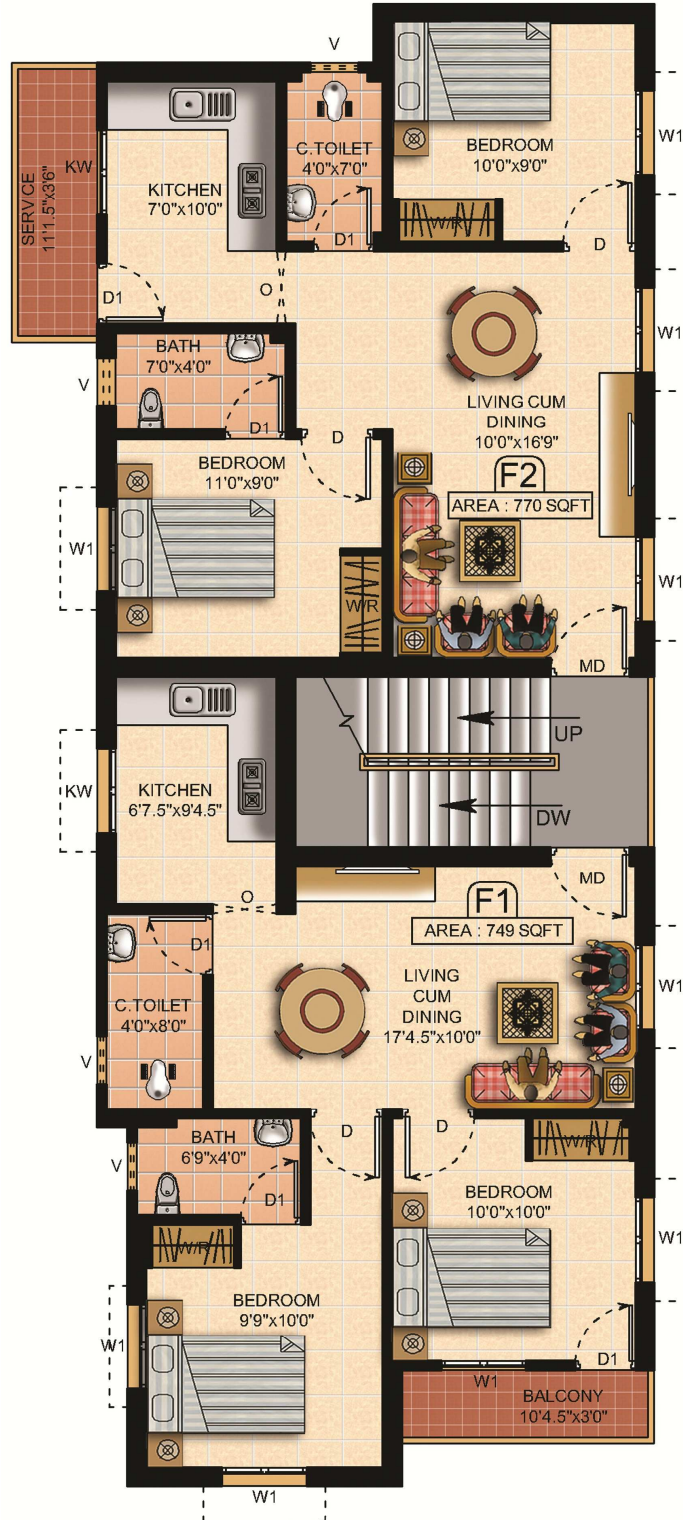
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N  
  
 FIRST FLOOR



Hospital



Hotels



ATMs



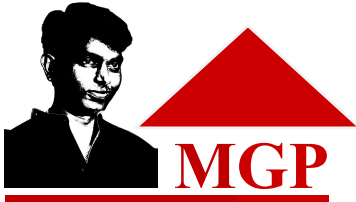
Airport



Super market



Railway Station



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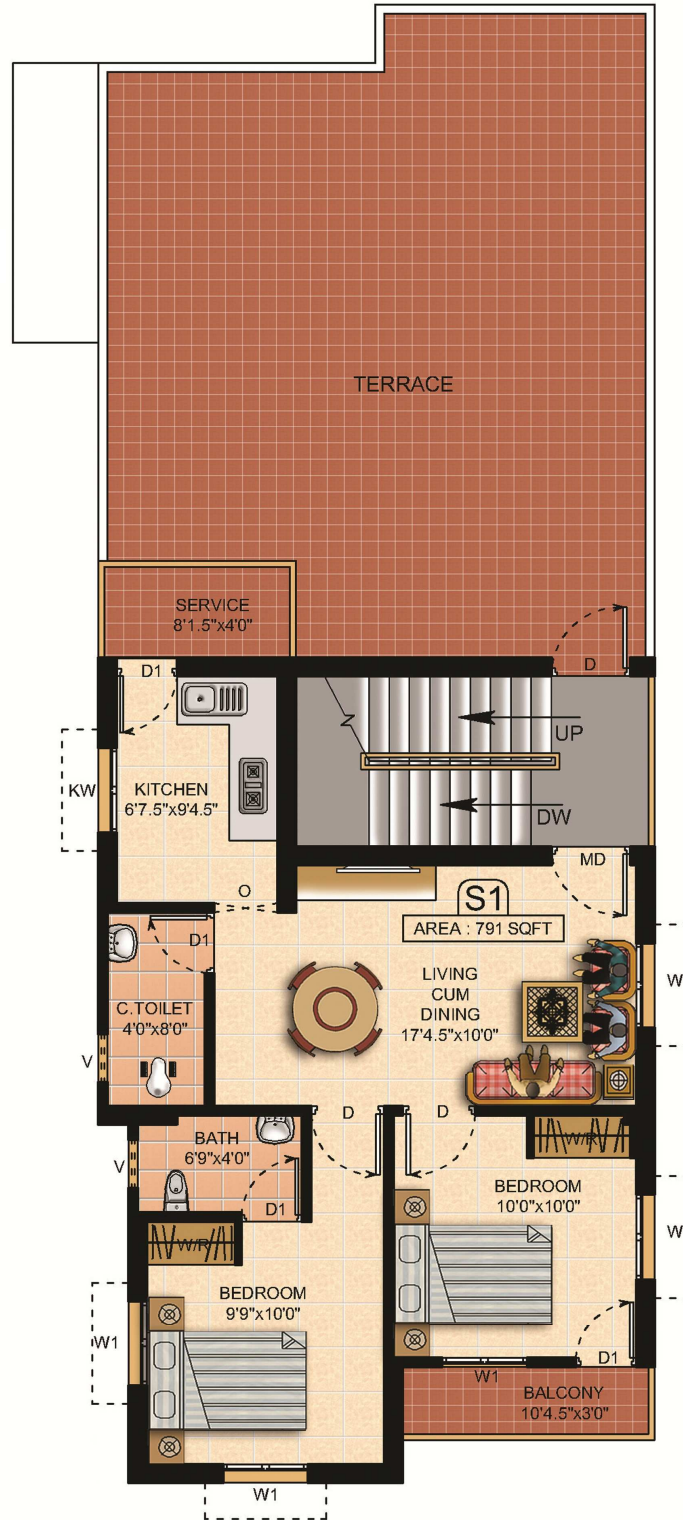
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SECOND FLOOR



Kalyana Mahal

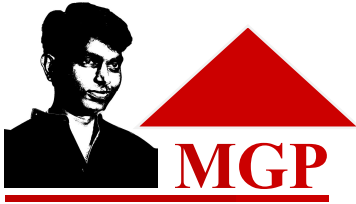


200 Feet Road



TCS

*So Near...  
and  
The Best*



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## **SPECIFICATIONS**

### **STRUCTURE**

1. R.C.C. seismic resistant Framed Structure.

### **WALLS**

1. Brick Work in cement mortar.

### **DOORS**

1. Teak wood door frame for Main Door and other Doors in country wood frame with flush type shutters.
2. All door fittings will be of Anodized Aluminum except the front main door, which will have brass fittings.
4. Main door will be provided with secure lock of Godrej or equivalent quality and provided with at least two keys.
5. Doors to the bedrooms will be provided with secure locks.

### **WINDOWS AND VENTILATORS**

1. Windows in country wood with glazed shutters
2. Grills (painted) will be provided with all windows and Ventilators.

### **FLOORING AND WALL TILES**

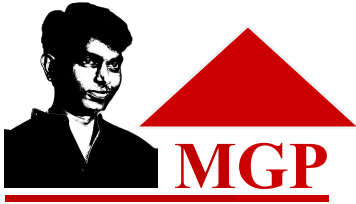
1. Living, Bedrooms and kitchen will be provided with 2 x 2 vitrified tiles.
2. Bathroom wall tiles will be of designer series up to 7 feet height.

### **KITCHEN**

1. Black Granite slab will be provided for the kitchen cooking platform.
2. A Single bowl stainless steel sink will be provided.
3. Ceramic Tiles Dadoing up to 2 feet height.
4. Provision for Aqua guard.

### **PLUMBING AND SANITARY FITTINGS**

1. Concealed plumbing lines from the overhead tank for each floor.
2. All closets and wash basins will be white (Parry ware) or equivalent.
3. Provision in plumbing for connecting one geyser in each toilet.
4. Hot and cold mixers for shower and tap in each toilet.
5. Toilet closets will be EWC floor mounted or IWC as desired by the Contracting Party.



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## ELECTRICAL WIRING

1. Concealed copper wiring with good quality switches and plug sockets.
2. Three 3 phase supply with automatic phase changer will be provided.
3. 15 Amps power plug sockets will be provided for water heaters in the toilets and 20 Amps for air conditioners in the bedroom.
4. Inverter provision will be provided.
5. Sufficient 5 amp plug sockets will be provided in each room.
6. Concealed PVC pipes for TV antenna will be provided in the living room.

## SALEABLE AREA

PROJECT	GROUND FLOOR	FIRST FLOOR	FIRST FLOOR	SECOND FLOOR
MGP Fortunes	G1	F1	F2	S1

Built Up Area in Square Feet	805	749	770	791
Land Area (UDS) in Square Feet	460	427	441	453

## SCHEDULE OF PAYMENTS

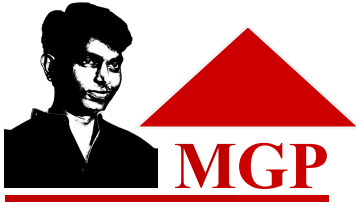
- Down payment at the time of Booking: 20%
- At the time of Registration of Land: 25%
- At Foundation Stage: 15%
- On Completion of Ground Floor Roof Slab: 10%
- On Completion of First Floor Roof Slab: 10%
- Upon Completion of Internal Plastering: 10%
- Laying of Flooring: 5%
- Before Handing Over: 5%

## SITE ADDRESS:

MGP Fortunes, Plot 25, Kulakarai Street, Madipakkam, Chennai: 600 091

## LANDMARK:

**JUST 200 FEET FROM MADIPAKKAM BUS TERMINUS**



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MGP motto is to make you a HAPPY HOUSE, such golden moments are simply inevitable at MGP



**PROMOTER**



**MGP BUILDERS AND DEVELOPERS PRIVATE LIMITED**

Lake View Home, 2<sup>nd</sup> Floor  
27, Andavar Street, Thilagar Avenue, Balaiah Garden, Madipakkam, Chennai: 91

For Bookings Please Call

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