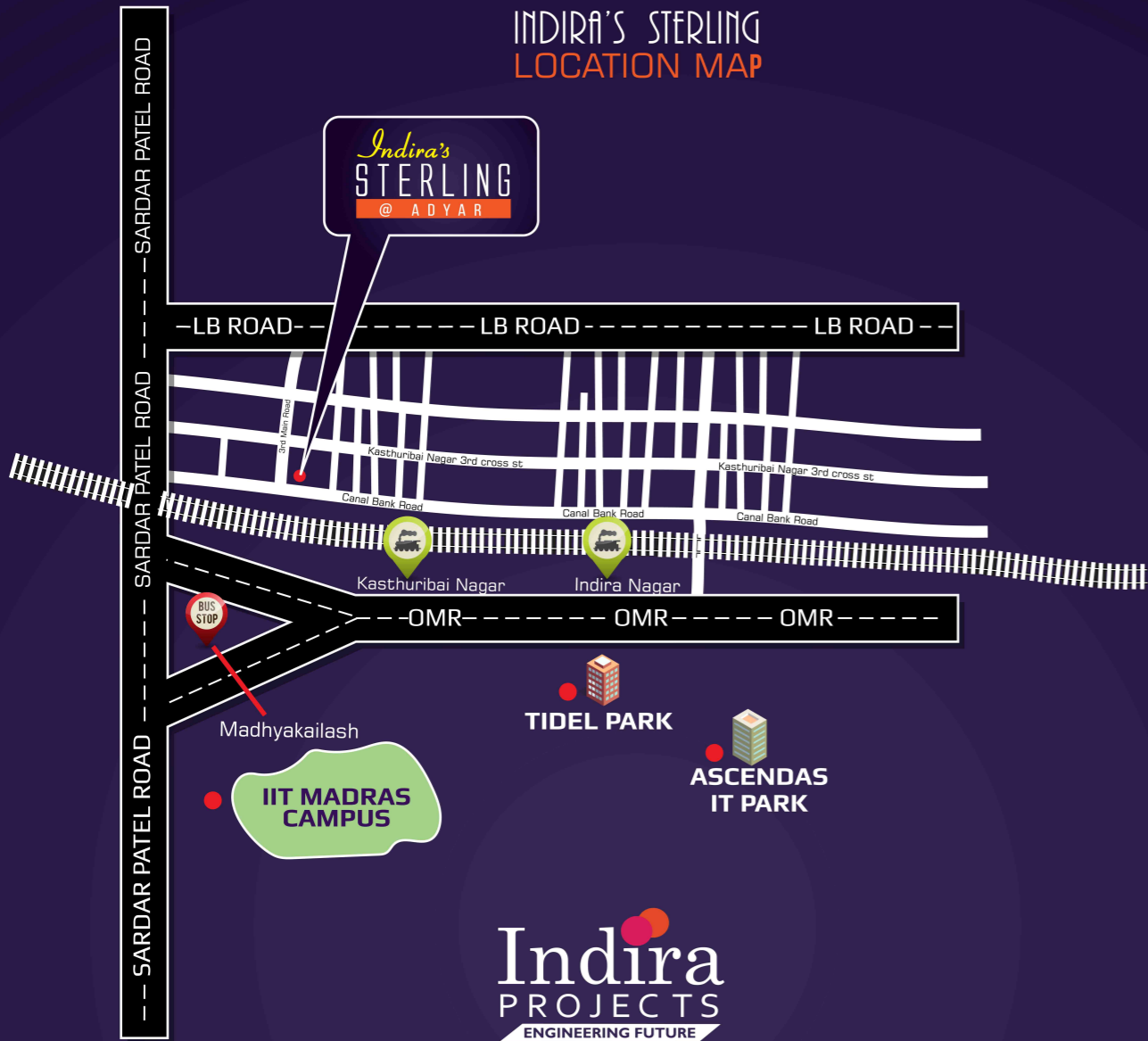


INDIRA'S STERLING
LOCATION MAP



Indira
PROJECTS
ENGINEERING FUTURE
PROUDLY PRESENTS

Indira's
STERLING
@ ADYAR



Indira Projects and Developments (Tamilnadu) Private Limited is an ISO 9001:2008 certified company established in 2011. Indira Projects main business verticals are Project Management consultancy and Real Estate development. Since its inception, Indira Projects has achieved the highest standards of property construction. It has been redefining excellence in real estate by launching affordable residential projects. Indira Project is driven by young, energetic and reliable team with International knowledge with local adapt. Indira Projects has always strived for benchmark quality, customer centric approach, robust engineering, in-house research, uncompromising business ethics, timeless values and transparency in all spheres of business conduct. We have our presence in Singapore as M/s Indira Projects Pte. Ltd, Singapore. Indira Projects is a Patron member of Builders Association of India and Indian Green building Association. The Company's residential projects include residential apartments, villas, row houses, luxury apartments, plotted development.

Preferred Bankers



INDIRA PROJECTS & DEVELOPMENTS PVT. LTD.
No:116, Anna Salai, (Behind IDBI BANK),
Saidapet, Chennai - 600 015
www.indiraprojects.com



THE GOLD STANDARD OF LIVING

Indira's Sterling is the place for your blissful living in a serene location, where you can rejoice every moment of your life with family and an apartment carefully crafted where you can enjoy your life with a complete bliss. Indira's Sterling flats are a place that can be called as your dream house. Our Project perfectly surrounded by all facilities that are very much in demand to the needs of every individual in the modern day household. Sensibility that is a class all by itself in this lavish abode, nothing here can disappoint anyone. A perfect living space with luxurious touch-ups makes the presence of a royal and imperial living. The flats are constructed with high end constructions specifications that boost your frame of mind and give you a moment of extravagant existence. A fresh setting with comfy living options and with perfect connectivity provides for a calm and easy going lifestyle.

SALIENT FEATURES

- Structure** : Seismic Zone compliant RCC framed structure.
- Walls** : Wire cut red bricks in cement mortar.
- Doors** : Elegant looking first quality teak wood framed main door with premium Yale digital lock or similar. | Bedroom doors with good quality teak wood frame with both sides PU finished designer doors with imported Union lock or similar. | Toilet doors with good quality teak wood frame with PU finished designer doors.
- Windows** : Good quality UPVC windows.
- Kitchen** : Modular Kitchen with Frankie makes stainless steel sink with drain board and Dish washer provision.
- Flooring** : Living & bedrooms Nano vitrified tiles
- Toilets** : Kohler / equivalent sanitary and CP fittings with diverter, Wall mounted Closet with concealed flush tank and counter top wash basin. Glass Shower Partition for all toilets and glass enclosure for Master Bed toilet.
- Wall Dado** : 2'0" ht. ceramic tiles dadoing above kitchen counter, and false ceiling height designer tile dadoing in toilets.
- Electricity** : Three phase electrical power supply with concealed FRLS copper wiring circuit breakers. | AC points in Living, Dining and all Bedrooms with AC copper piping.
- Finishing** : Internal walls and ceiling are finished with putty and premium quality emulsion. | Outer walls are finished with texture and premium anti-fungal emulsion paint. | False ceiling for living and dining.
- Water Supply Arrangements** : Bore well / Metro for tapping ground water – Sump to store water with arrangements for pumping water to overhead tank.
- Lifts** : Automatic six passenger SS lift of reputed make with Marble flooring.
- Staircase** : Marble / Granite flooring with SS modular hand rails.

F1 / S1

| PLINTH AREA | 20% COMMON AREA |
|----------------------------|-----------------|
| 991 | 198 |
| SELLABLE AREA : 1189 Sq.Ft | |
| EAST FACING | |



F2 / S2

| PLINTH AREA | 20% COMMON AREA |
|---------------------------|-----------------|
| 557 | 112 |
| SELLABLE AREA : 669 Sq.Ft | |
| NORTH FACING | |



F3 / S3

| PLINTH AREA | 20% COMMON AREA |
|----------------------------|-----------------|
| 935 | 187 |
| SELLABLE AREA : 1122 Sq.Ft | |
| NORTH FACING | |

