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Exclusively Marketed by

CBRE



EXPERIENCE THE JOY OF
LIVING IN PURE HAPPINESS



Eden. The first home created by God for one of his most inspiring creations, humans - is a garden of tranquility woven with beauty and eternal bliss. This magnificent creation crafted aesthetically by blending the comforts and the pleasures of life for quality living is recreated just for you and a privileged collection of 10 blessed families at Perumbakkam by Saradeuz, a trusted builder in the world of builders and promoters of property development.

Come, to experience this blissful life of happiness, joy and the pleasures of leading a peaceful and secured living, step into Eden, a world so different in every which way you look at it.

WELCOME TO EDEN
THE FIRST HOME, RECREATED



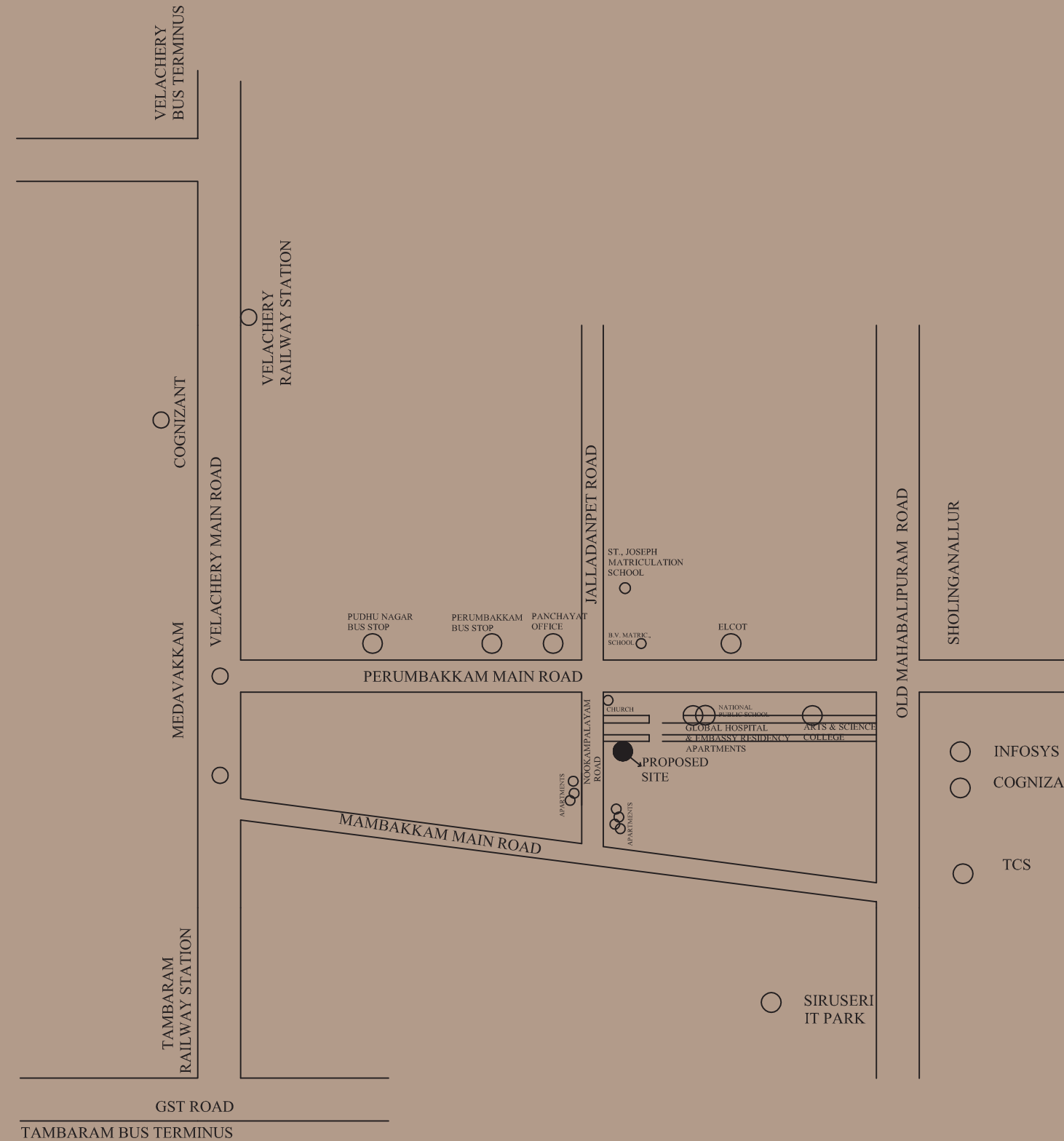


A HOME EXCLUSIVELY FOR A PRIVILEGED FEW

Eden, an exquisite collection of just 10 comfort apartments built on stilt + 2 floors on a sprawling 2 grounds of land, has 5 spacious 2 and 3 bedroom apartments in each floor with a built up area spanning over 30,000 sq.ft. Priced affordably, this enchanting address at Perumbakkam is at close proximity to every day touch points. From schools to shopping malls, IT offices to health care destinations, entertainment hubs to hospitality outlets, every desirable destination is just a drive away from Eden. Located at this hot seat of property development of Perumbakkam, the 6th largest investment destination in Chennai, investing in a home Eden is truly a wise decision for sure.

THE ROAD TO BLISSFUL LIVING

Perumbakkam, off the OMR, the IT corridor of Chennai, is the 6th largest investment destination in Chennai. Strategically situated between the OMR and the GST, this hot seat of property development is well connected to the city in every direction. It is here Eden brings quality living to life with a meticulous design plan which ensures zero space wastage.



ROUTE MAP

DISTANCE INDICATOR

Educational Institutions

- Bala Vidhya Mandir School 0.7 km
- Bharati Vidyalaya Sr.Sec. School 2.5 kms
- St. John's Public School 2.5 kms
- Sathyabama University 5.5 kms

Hospitals

- Global Hospital 2.3 kms
- Kamatchi Hospital - Pallikaranai 7.5 kms
- Balaji Dental Hospital - Pallikaranai 7.5 kms

IT Hubs

- INFOSYS Sholinganallur 4.7 kms
- Accenture Sholinganallur 5 kms
- SEZ Avenue 2.8 kms
- Wipro - Satyam - TCS



QUALITY SPECIFICATIONS

STRUCTURE: RCC framed structure with Aerocon blocks, Solid blocks and fly ash bricks

PLASTERING: All internal plastering are smooth trowel finish and External plastering shall be rough sponge finish

FLOORING: All rooms will have Vitrified tile flooring of 24" * 24" with matching skirting of 4" height

TOILETS: Anti- skid tile flooring of 12" * 12", dadoing with 18" * 12" tiles up to ceiling level

DOOR & WINDOWS: Main door with first Quality teak wood frame section and Teak veneered with good quality hardware

All the Bed room frames will be chemically treated country with suitable section. The shutters are with both side commercial ply painted quality flush doors. The Toilet will have two side resin coated doors or its equivalent.
All the window frames and shutters will be UPVC with M.S. Grills fixed

KITCHEN: Black granite counter with stainless steel sink. Exhaust fan opening will be provided. Ceramic tiles above the Kitchen counter up to the height of 24" will be provided

WARDROBE: Required space is provided for lofts and shelves on one side of all the bedrooms and kitchen.

ELECTRICAL: Three phase connection will be provided. Main board will be fixed with in Mini Circuit Breakers and with the main switch connected to consumption meter as per TNEB's regulation

Copper wires will be concealed in PVC conduits connected to quality brand Modular switches

Living room will be provided with two wall light points, two fan points, one chandelier point, three 5A sockets and provision for Telephone and TV

Dining room will be provided with 2 wall light points, one fan point and one 5A sockets

All Bedrooms will be provided with one 5A plug socket, one fan point, two light points and one AC point

Master bed room will provided with one TV and Telephone point. Kitchen will be provide with three 5A sockets, one light point, one exhaust fan point and two 15A socket point

Wash area will be provided with one light point and one 15A point for washing machine

All Toilets will be provided with one light point, one mirror light point, one 15A socket for Geyser and one 5A point

Balcony will be provided with one light point

Provision for cable TV connection in Living and Master bedroom

PLUMBING & TOILET:

All the plumbing lines will be of medium gauge CPVC Pipe internally & PVC pipes externally All the sanitary fittings such as EWC, IWC and Washbasin will be white color Porcelain Parryware or its equivalent make

PAINTING:

Interior emulsion in inner walls and exterior emulsion in outer walls

Doors and Grills are painted with good quality Enamel paint and Main door will be coated with varnish

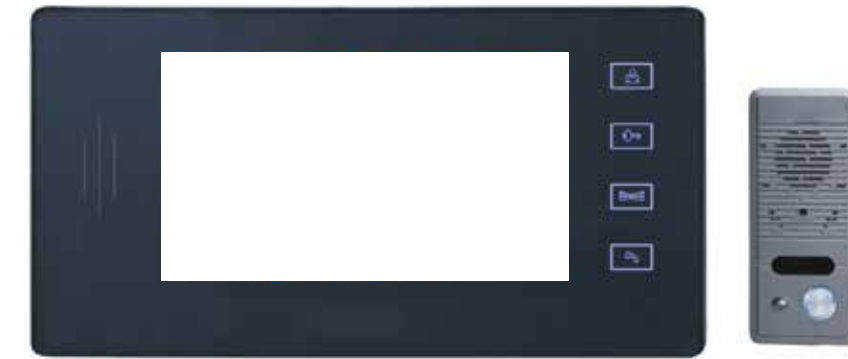
ELEVATOR

One elevator will be provided

RAINWATER HARVESTING:

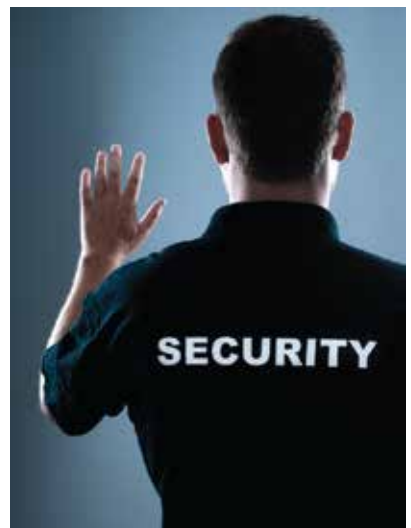
Water will be conserved with rainwater harvesting Methods.





LIFESTYLE FACILITIES

- 24x7 Security
- Multi-purpose hall
- Video Door Phone
- 100% Vaastu complaint
- High speed lifts
- Power back up for common areas
- Rain water Harvesting



PAYMENT SCHEDULE

At the time of Booking	Rs.2,00,000/-
At the time of this Agreement within 15 days	20%
At the time of Registration of Undivided share of Land payment to be made within 30 days from the date of Agreement	30%
On laying roof slab in this flat	15%
On completion of Brick work in this flat	15%
On completion of Plastering in this flat	10%
On completion of finishing work in this flat	5%
The final payment on completion of the flat	5%

Terms & Conditions

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THE CREATOR OF EDEN

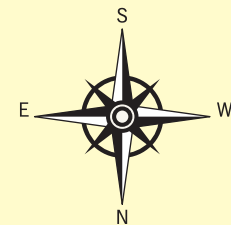
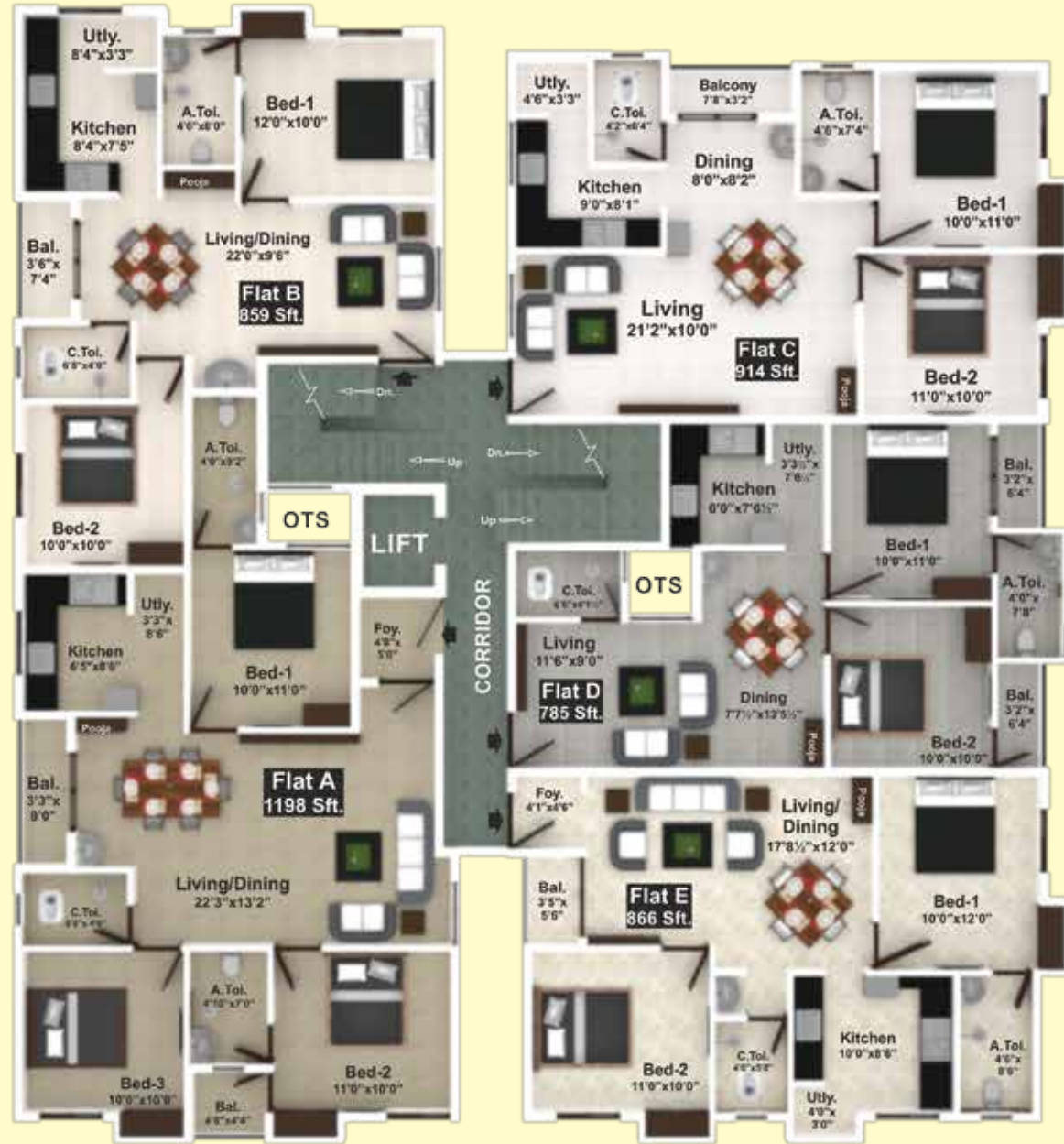


The core objective at Saradeuz is to develop world class urban lifestyle at an affordable price. Pursuing this ambitious commitment, a vibrant team of young, motivated professionals at Saradeuz are determined to change the skyline of the city with its aesthetically designed projects. The pursuit starts with Haven.

CORE VALUES

- To create spaces that best reflects our client's vision, that will function far beyond the limits of momentary trends.
- To provide our customers the highest possible level of quality in our construction and services at competitive prices.
- To maintain high standards of professionalism, integrity and honesty in our relationship with our clients and associates.

ISOMETRIC VIEWS



FLAT A



FLAT B



FLAT E

FLAT C



FLAT D

