

***TVS***



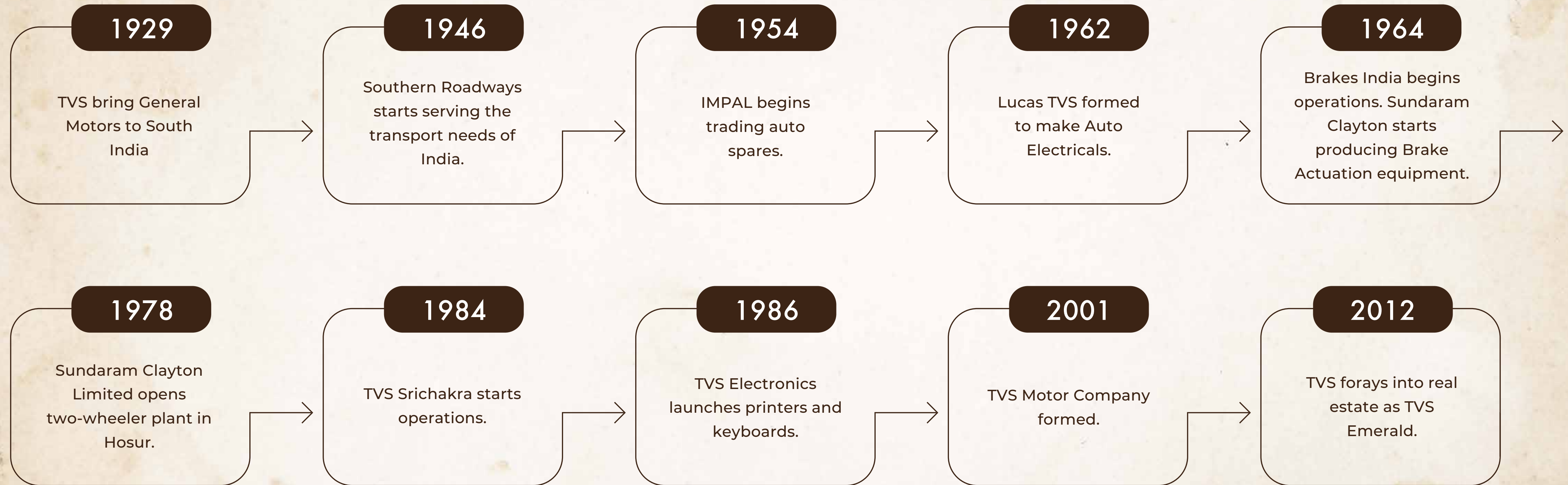


**1911**

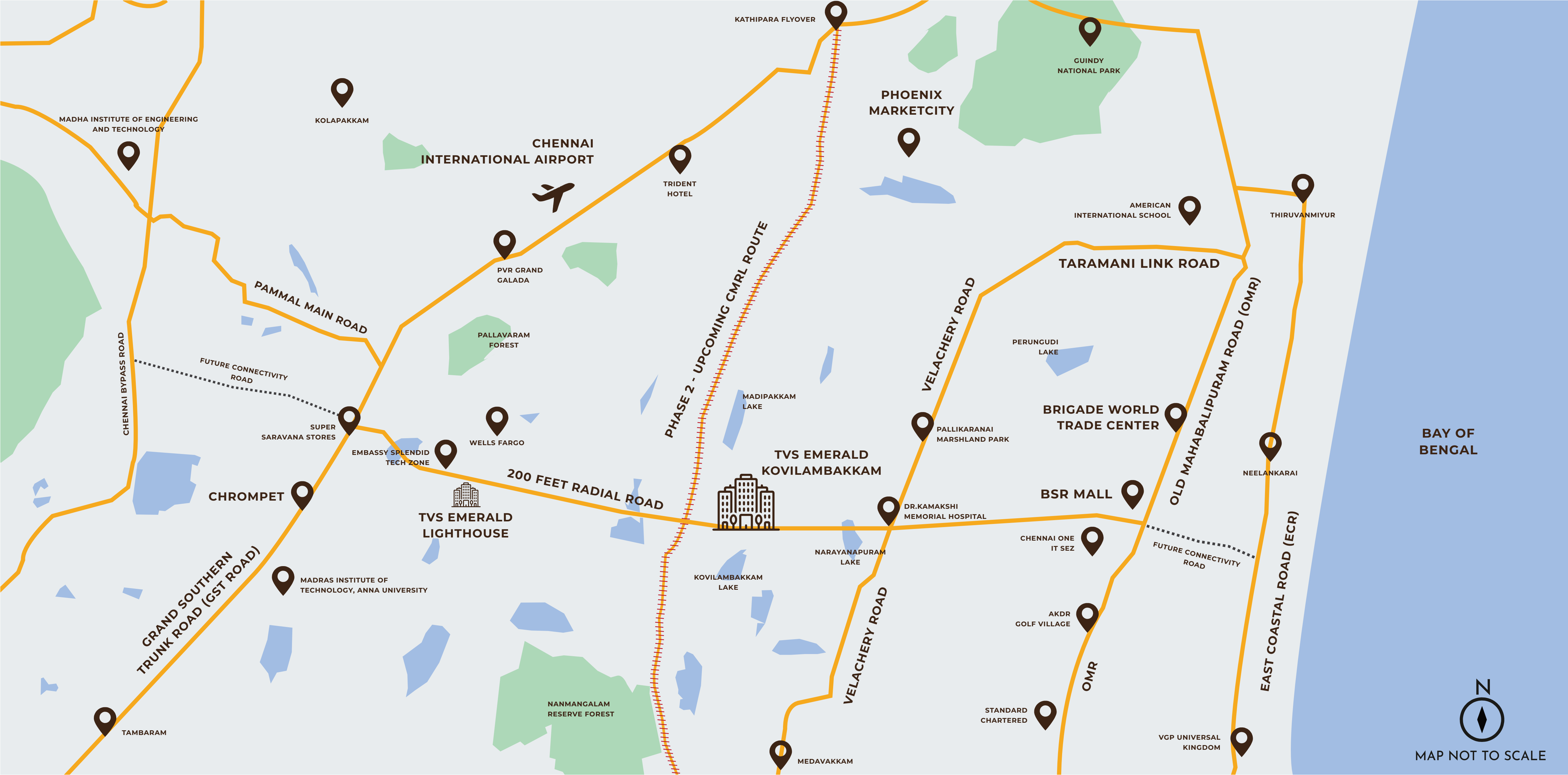
**Shri T V Sundaram Iyengar**

Launches South India's first Rural Bus Service.

# A LEGACY OF TRUST



# Location Unveil



# Location Highlights

~ ALL YOUR NEEDS PERFECTLY ACCESSIBLE ~

# Chennai International Airport

Just 10 minutes (7.8 km)\* from the project



Stock images for representation purpose only  
For internal training purpose only

\*Approx time & distance as per google maps

# Upcoming Metro Station

Just 3 minutes (800 m)\* from the project



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For internal training purpose only

\*Approx time & distance as per google maps

# Phoenix Marketcity

Just 15 minutes (7.8 km)\* from the project



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For internal training purpose only

\*Approx time & distance as per google maps

# World Trade Center

Just 10 minutes (7.0 km)\* from the project



Stock images for representation purpose only  
For internal training purpose only

\*Approx time & distance as per google maps

# Chennai One IT SEZ

Just 8 minutes (4.8 km)\* from the project



# Schools

Sri Chaitanya School	<b>650 m</b>
Himayam Matriculation Higher Secondary School	<b>700 m</b>
Vels Global School	<b>800m</b>
Ravindra Bharathi Global School	<b>800m</b>
Holy Family Convent School	<b>1.8 km</b>
Maharishi Vidya Mandir	<b>2.2 km</b>
San Academy	<b>2.2 km</b>
D.A.V. School	<b>2.3 km</b>
Prince Matriculation Higher Secondary School	<b>3.4 km</b>



# Educational Institutions

Jerusalem College of Engineering	<b>3.2 km</b>
Vels University	<b>3.8 km</b>
ASAN Memorial College of Arts & Science	<b>5.1 km</b>
A.M. Jain College	<b>5.4 km</b>
SIVET College	<b>6.1 km</b>



# Hospitals

Kauvery Hospital	<b>140 m</b>
KPP Multispeciality Hospital	<b>1.8 km</b>
Arun Hospitals	<b>2.2 km</b>
Dr.Kamakshi Memorial Hospital	<b>2.2 km</b>
TKR Maternity and Children Hospital	<b>2.4 km</b>
Anjakha Hospital	<b>2.4 km</b>
Hariharan Diabetes & Heart Care Hospitals	<b>5.1 km</b>



# Entertainment Hubs

BSR Mall	<b>5.6 km</b>
Phoenix Marketcity	<b>7.8 km</b>
PVR Grand Galada	<b>8.3 km</b>



# Project Highlights

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6.56 Acres  
land parcel



820  
Apartments



100% vastu  
compliant homes



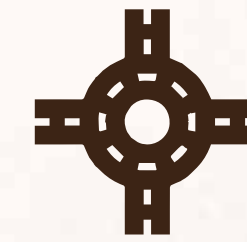
Terraces of  
5 senses



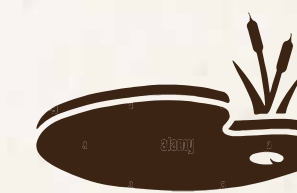
65%  
open space



50+  
amenities



Centrally  
located



Lake view  
apartments

~ THOUGHTFULLY PLANNED ~


# Amenities

Butterfly  
Garden





Garden  
with  
Treehouse

A muscular man is performing a sit-up on an outdoor gym bench. He is shirtless, wearing black athletic pants and black sneakers. His hands are clasped behind his head, and he is leaning forward with his knees bent. The gym equipment is green and orange. The background shows a grassy hill and a building under a clear sky.


Outdoor  
Gym




Swimming  
Pool

Tennis  
Court



A photograph of an outdoor dining table set on a lawn at night. The table is surrounded by six chairs with beige cushions. The table is set with white plates, glasses, and a centerpiece of white flowers and lit candles. Several large, dark metal lanterns with lit candles are placed around the table. A string of warm white lights hangs above the table. The background shows a large tree and a dark lawn.

Multi-  
Purpose  
Lawn



Senior  
Citizen  
Area



Kids'  
Play  
Area




Relaxing  
Deck



Kids'  
Pool

Skating  
Rink

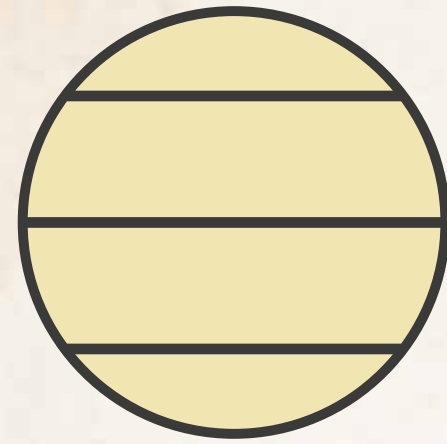




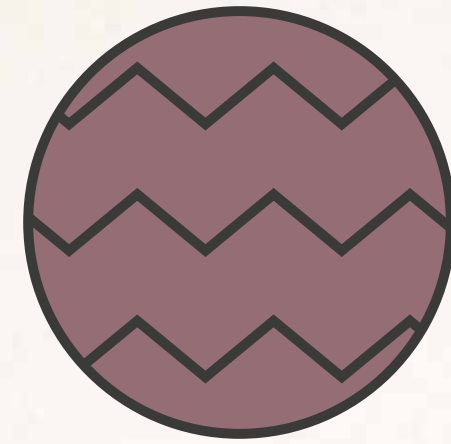
Yoga  
Deck

# Clubhouse

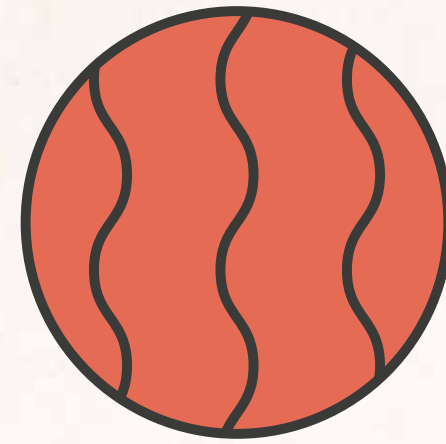
~ DESIGNED BASIS THE 5 GREAT ELEMENTS ~



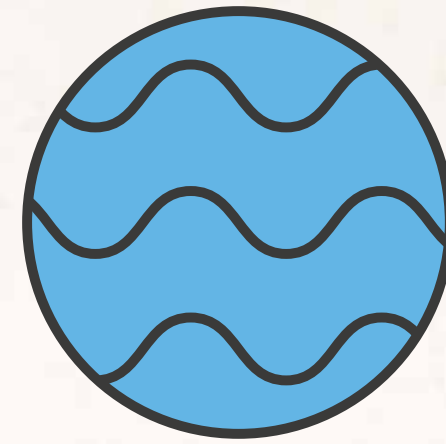
WIND



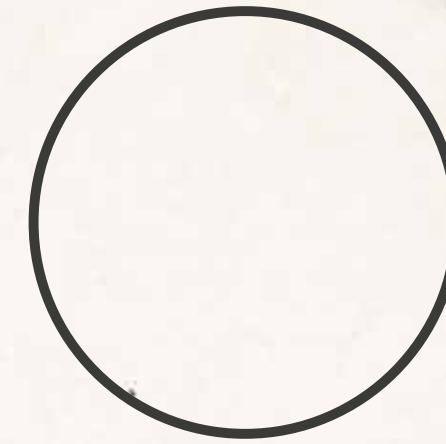
EARTH



FIRE



WATER

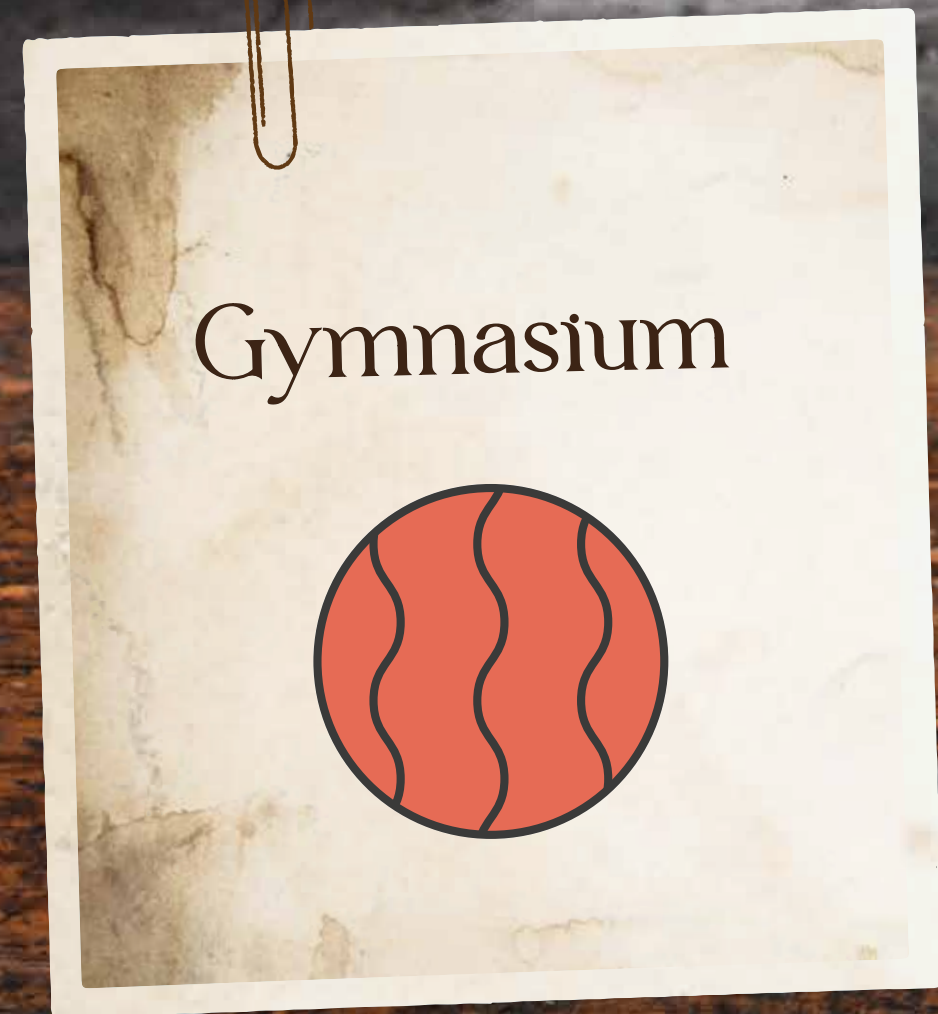


SPACE



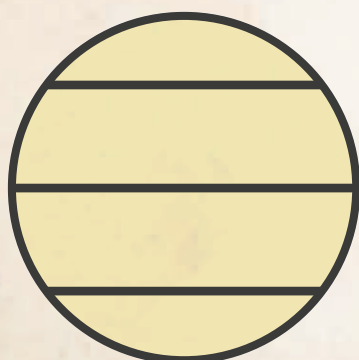
Multi-purpose  
Hall







Games  
Room



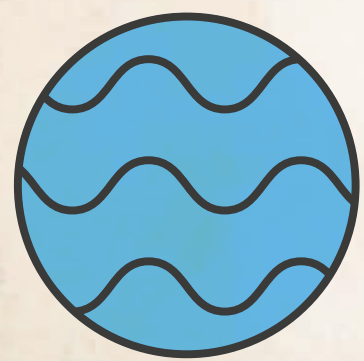


Lounge Area





Swimming  
Pool





Yoga  
Deck



Co-working  
Space

~ WELL DESIGNED ~

# Apartment Level Details



## Elements based lobby experience

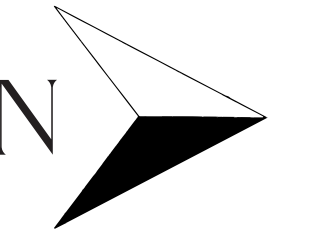


Lake view from terrace



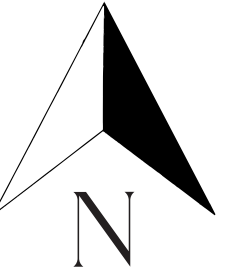
Central deck facing balconies

# Unit Plans



# 2BHK 2TC

Saleable Area - 934 sq. ft.



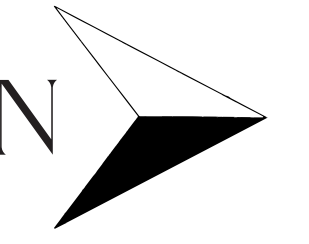
## 2BHK 2T

Saleable Area - 1055 sq. ft.



## 3BHK 2T

Saleable Area - 1438 sq. ft.



# 3BHK 3T

Saleable Area - 1650 sq. ft.

# Pricing

<b>TYOLOGY</b>	<b>SALEABLE AREA (IN SQ.FT.)</b>	<b>MAXIMUM PRICE* (IN RS. LAKH)</b>
2BHK 2TC	934	₹ 79.99
2BHK 2T	1058	₹ 91.99
3BHK 2T	1438	₹ 122.99
3BHK 3T	1650	₹ 142.99

Additionally advance maintenance charges, corpus fund, legal fees, EB Service connection, Water and Sewerage connection, charges, including respective deposits (if any applicable) and all other statutory charges including but not limited to GST, stamp duty & registration charges, municipal taxes, pass-through charges if any etc., are not included in the price and are payable as may be mentioned in the definitive agreements.

# Customer Milestones

<b>CUSTOMER MILESTONES</b>	<b>% PAYMENT</b>
Agreement Signing	10%
Within 30 days	10%
Completion of Excavation of tower in which purchaser's unit is located	10%
Completion of Foundation of tower in which purchaser's unit is located	10%
Completion of B2 of tower in which purchaser's unit is located	5%
Completion of B1 of tower in which purchaser's unit is located	5%
Completion of 2 <sup>nd</sup> floor slab	7.5%
Completion of 4 <sup>th</sup> floor slab	7.5%
Completion of 7 <sup>th</sup> floor slab	5%
Completion of 9 <sup>th</sup> floor slab	5%
Completion of 13 <sup>th</sup> floor slab	5%
Completion of 16 <sup>th</sup> floor slab	5%
Completion of Blockwork of purchaser's unit	7.5%
Completion of Flooring of purchaser's unit	2.5%
Intimation of possession	5%