

Vaibhav's Pannirselvam Enclave

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Owning a **HOME** means
crafting your own personal
masterpiece

@

Medavakkam
Chennai - 600 100



Vaibhavs Pannirselvam Enclave



About us

Our Team

We have with us service support of diligent professionals in their respective field of expertise. Our team has highly qualified engineers from civil, Electrical, mechanical and other streams.

Every team member works in proper coordination with each other to deliver the best-in-class services in construction industry.

Our Technical Team

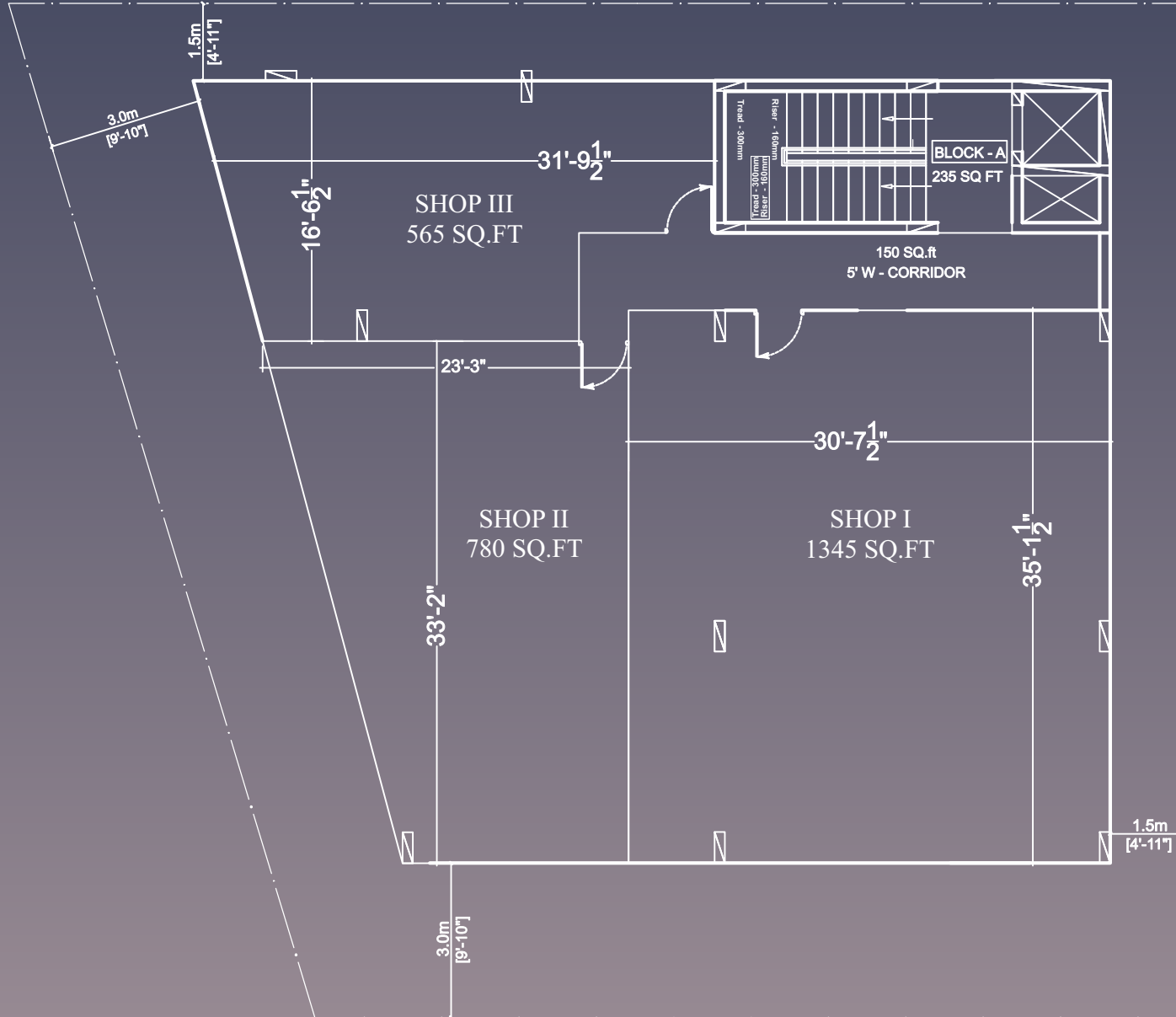
Qualified engineers / Architects / surveyors

Technicians

- Machine operators
- Skilled and semi-skilled workers

Relying on our efficient workforce, we have been capable in providing our range of construction services to wide application areas. Our diligent team coordination completes the project on time.

First Floor Plan

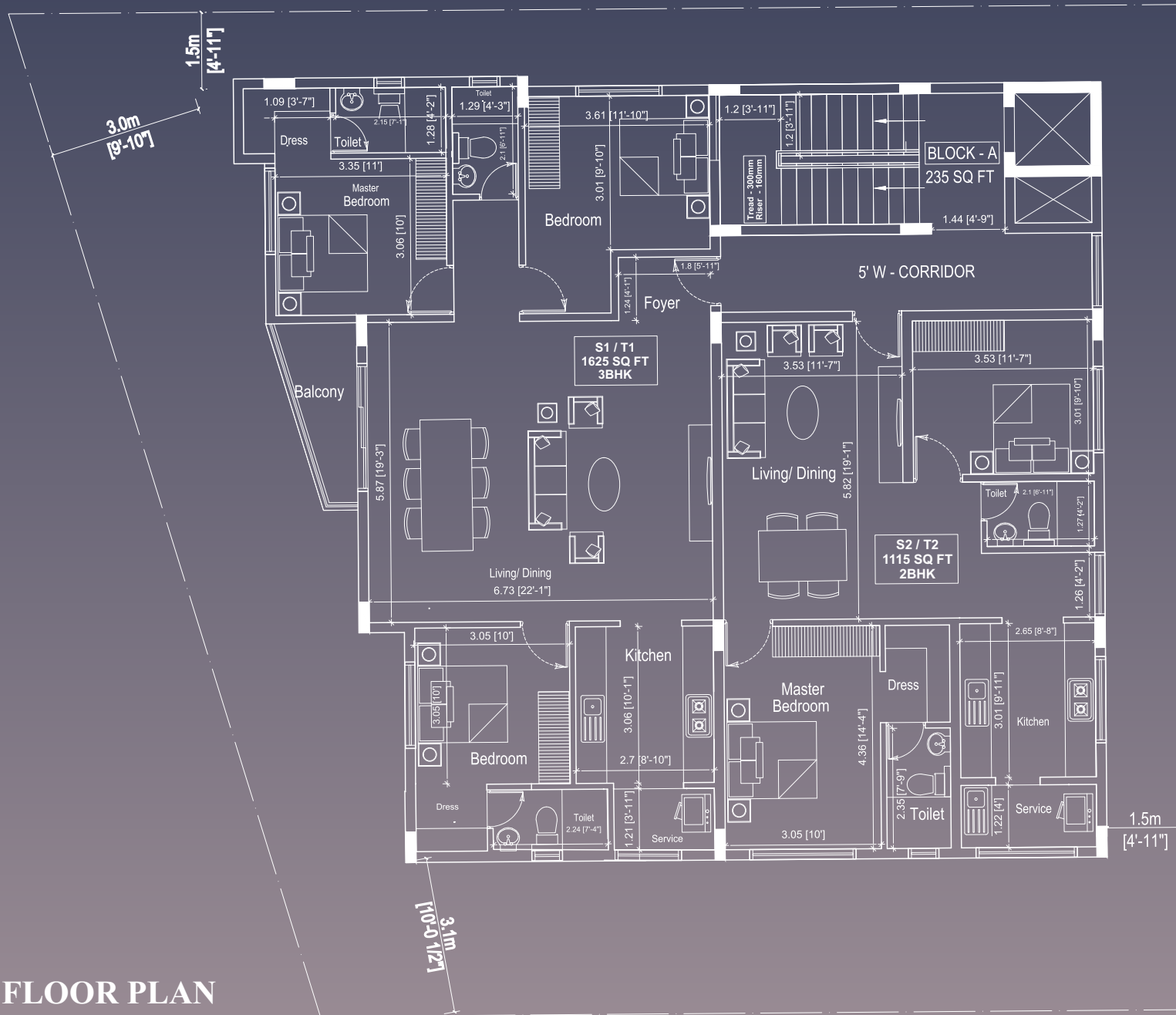


Details

SHOP I	-	1345 Sq.ft
SHOP II	-	780 Sq.ft
SHOP III	-	565 Sq.ft
Total		2690 Sq.ft

ORIENTATION





ORIENTATION



TYPICAL FLOOR PLAN

2nd & 3rd Floor



SHRI SHELTERS

Proposed
Residential Apartment

@
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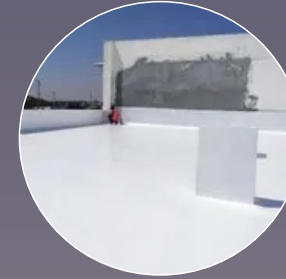
Vaibhav's Pannirselvam Enclave is a classy Ground plus 3 floors Residential Building comprising of 5 Apartments with 1 Commercial Area and all modern amenities, bringing luxury living at Medavakkam.



Covered Car Parking
for each Flat.



Architectural Design and
Vaastu plan



Heat Reflective OZO PROTECT
Painting on the terrace.



Modular Kitchen
with Chimney



Lift Facilities

Area in Sq. feet and Cost in Rupees :

Flat	Flat / Sq.ft	Rate / Sq.ft	Flat Cost	Car Park	EB LIFT AND ARC	Total cost	UDS Area (Sq.ft)	Registration Cost	GST	Net Cost	Booking Status
Shop 1	1345	11,000	1,47,95,000	2,50,000	7,00,000	1,57,45,000	692	12,00,000	7,87,250	1,77,32,250	BOOKED
Shop 2 &3	1345	11,000	1,47,95,000	2,50,000	7,00,000	1,57,45,000	692	12,00,000	7,87,250	1,77,32,250	BOOKED
S1	1625	9,900	1,60,87,500	2,50,000	3,00,000	1,66,37,500	838	12,22,856	8,31,875	1,86,92,231	
S2	1115	9,900	1,10,38,500	2,50,000	3,00,000	1,15,88,500	574	8,50,000	5,79,425	1,30,17,925	
T1	1625	9,900	1,60,87,500	2,50,000	3,00,000	1,66,37,500	838	12,22,856	8,31,875	1,86,92,231	
T2	1115	9,900	1,10,38,500	2,50,000	3,00,000	1,15,88,500	574	8,50,000	5,79,425	1,30,17,925	

SPECIFICATIONS

Door & Windows

Teak wood door and frame for Main Door. Other Door frames are Teak wood with flush type shutters.
Bathroom-Film coated wooden doors, Windows and frames in Teak wood or UPVC with glazed shutters.

Flooring

4x2' Vitrified Tile flooring

Kitchen

Polished granite platform with stainless Steel sink, 2' high glazed Ceramic Digital Concept Tiles above the kitchen counter top.

Toilets

10' Glazed tiles ceramic Digital Concept Tiles & Anti skit tiles for floor, all concealed pipes are CPVC Good Quality, Sanitary Fittings (Parryware) in toilets.

Electricity

Three Phase Electric Supply with Concealed Copper Wiring (Orbit/Kundan) Circuit Breaker and A.C. (Split) Point in all Bed rooms. Modular Switches - Havells/Anchor Roma with Concealed metal Boxes

Free : Separate Inverter Wiring for all rooms Fan and Light

Free : Heat Reflective OZO PROTECT Painting on the terrace.

Free : Modular Kitchen with Chimney

Finishing

Internal Walls plastered in C.M finished with wall putty and interior emulsion over putty

Doors & Windows

Enamel Paint

Main Door

Polished

Water Supply

Sump to store water and Bore well arrangements for pumping water to overhead tank. Lines run from these tanks to each Flat

Parking Facility

One Covered car parking for each Flat.

SCHEDULE OF PAYMENTS

Down payment at the time of Booking: 10%

Before Registration of Land: 40%

On Completion of Respective Roof Slab: 10% each Roof completion (4 Roofs)

Upon Completion of Brick work and Internal Plastering: 5%

Before Handing Over: 5%



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