

Why Wait ? When Your Dream Home Is Right Here !!




Akshayam Residence @ Madipakkam

- Only Six 2BHK Apartments
- Super Builtup Area of **900** Sqft/Unit
- 100% Vaastu Compliant
- Covered Car Park , LIFT


Location Advantage

- Walkable to Market/ Hotel/ ATM/ Bus Stop
- 5 mins - Velachery MRTS
- 10 mins - Phoenix Shopping Mall, Velachery
- 5 mins - Branded Schools and Hospitals
- 5 mins - Proposed Metro **
- 12 mins - Kamatchi Hospital
- 10 mins - Pon Vidyasram/Sunshine Schools

Your Dream Home Is Just a Call Away ☺

 Ms. Laxmi Associates
Flat Promoters Pvt. Ltd

Offer Price
Rs. 6750/Sqft

 **7358464262**
9790984406



*Akshayam
Residence*

345
*Akshayam
Residence*

AKSHAYAM RESIDENCE, 6th Cross Street Thilagar Avenue, Balaiah Garden, Madipakkam

SPECIFICATION



Structure

- Framed RCC Structure with RCC beams and Columns, designed to be earthquake resistant.
- Super Structure External Brick wall 9" Thickness./Internal Brick Walls 4 1/2" Thickness.

Flooring /Walls

- 2' x 2' Vitrified Tiles @ Rs 55/Sqft for living, dinning, bedrooms and Kitchen area
- Non Skid Ceramic tiles @ Rs 40/Sqft for all Toilets, Balcony & Utility areas.
- Putty finished Emulsion painting for all interior walls, Emulsion Painting for Exterior Wall and ceiling.

Doors/ Windows

- Main door frames of Teak wood, Inside doors Designer Doors.
- Windows are provided with UPVC –Sliding Type /Open Type

Electrical:

- Concealed 3-Phase Copper Wiring with necessary Light Points.
- Electrical Switches of Anchor Roma or similar / One Earth leakage circuit breaker (ELCB) for each flat.
- Earthing with copper wire using loop system/ Wiring Provision for Invertor.

Kitchen:

- L shaped polished Black/ Rajashree Red Granite counter Top /Ceramic glazed tile dado up to 2'0' ft.
- Provision for :Aqua-guard, Exhaust Fan and adequate power points in Kitchen.
- Provision for Washing machine point with plumbing & water drain line in the utility area.

Toilets:

- Pressure checked plumbing and drainage lines to ensure total leak proof toilets.
- Parryware Jade or equivalent C.P Fittings. /White Colored Sanitary Ware/ Washbasin
- Select glaze/ceramic tile dado up to 7' height.

Water Supply:

·Water Supply through borewell, underground sump for govt water supply. RWH as per norms.

Additional Works:

- ·Shall be carried out if necessary and the cost would be borne by the customer
- ·Registration, 3 phase E.B connection, Water Charges if any, Property tax assessment to borne by the customer.

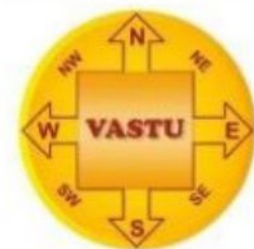
Lift



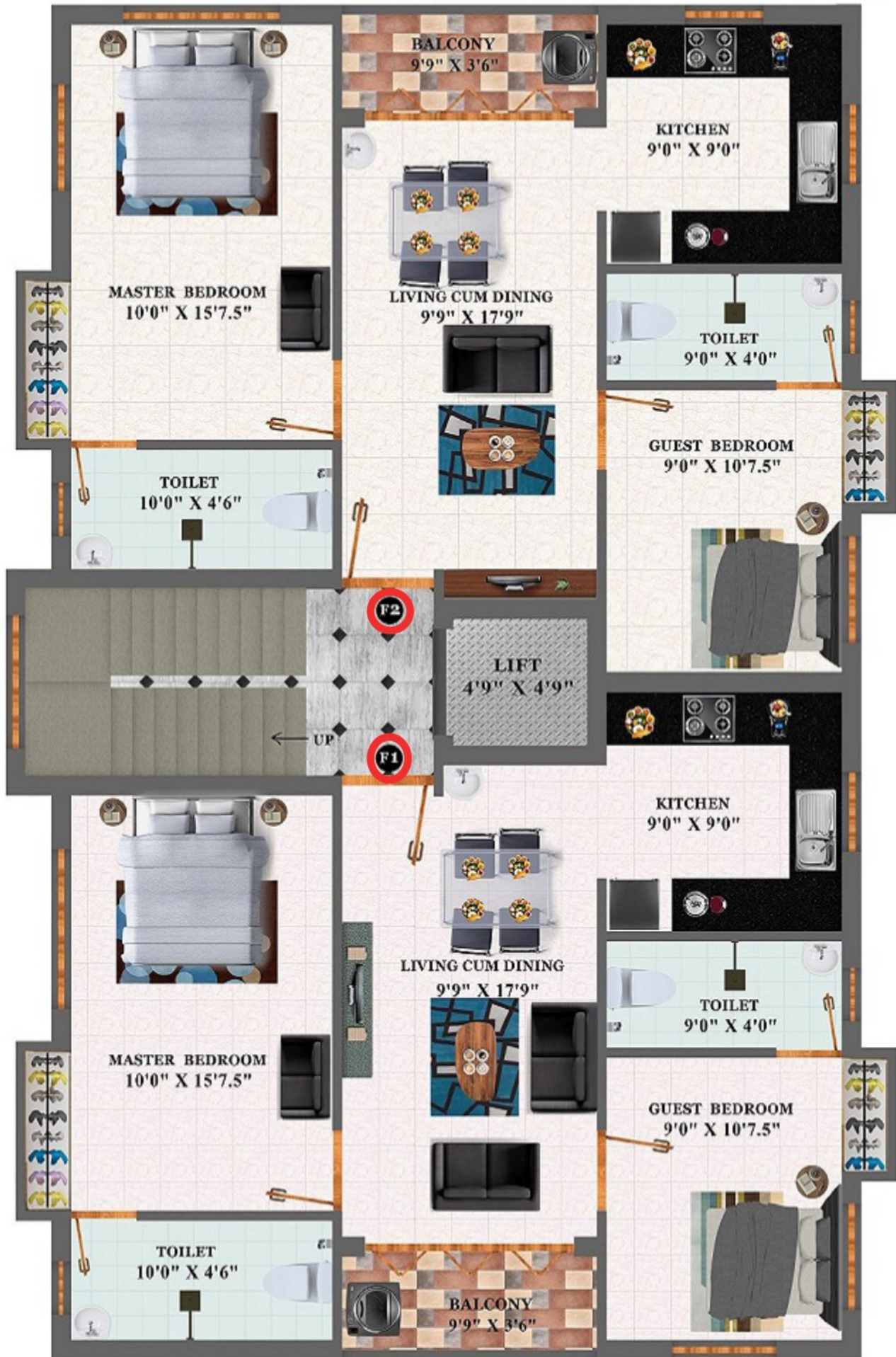
Stilt Covered Car Parking



Vaastu Complaint



First to Third Floor Plan



TYPE : F1

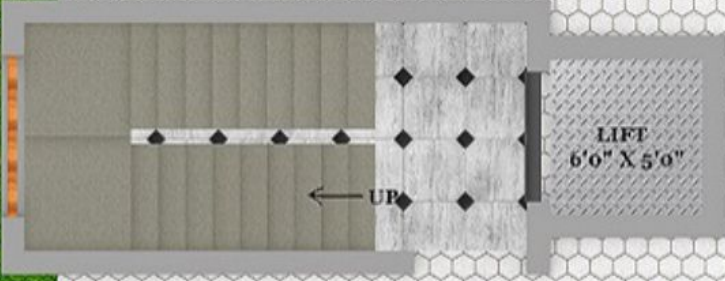
EAST FACING UNITS



TYPE : F2

WEST FACING UNITS





Plot No 134, Thilagar Avenue, 6th Cross St, Balaiah Garden, Madipakkam, Chennai - 600091

Flat Cost Calculation

Flat No	F1/S1/T1
Saleable Area	900
UDS/Flat	400
Facing	East
Flat Base Cost @ Rs. 6750 / Sqft	60,75,000
Car Parking	2,00,000
E.B and Property Tax	1,50,000
G.S.T 5% on Base Price	3,03,750
Total Flat Cost	67,28,750
Registration Cost Calculation **	
Guideline Value/Sqft ** as of today	2,010
Registration Value @ 12% of UDS Value	96,480
Construction Agreement Registration(2%)	1,18,495
Total Registration cost	2,14,975
All Inclusive Total Cost	69,43,725

Flat Number

Status

F1	Open
S1	Open
T1	Open
F2	Booked
S2	Booked
T2	Booked
Payment Pattern	Amount
Date of Booking - 5%	3,36,438
Agreement - 30 Days from Booking - 15%	10,09,313
Completion of Basement - 30%	20,18,625
1st Floor Roofing Stage - 10%	6,72,875
2nd Floor Roofing Stage - 10%	6,72,875
3rd Floor Roofing Stage - 10%	6,72,875
Brickwork and Plastering - 15%	10,09,313
Key Handover - 5%	3,36,438
Total Flat Cost	67,28,750
Registration - 10 Days before Registration	2,14,975
Grand Total Cost	69,43,725