



Designed to Delight

MINERVA HOUSING



Sangeetham

Door No.3, Old No. 2

Bajanai Koil 1st Street

Choolaimedu



9094 123450

www.minervahousing.com



HOME LOAN FROM



*at Sangeetham every home is
a symphony of comfort*



SANGEETHAM is brought to you by Minerva Housing having a committed team of highly experienced engineers and dynamic professionals capable of understanding and translating your dreams into reality by providing world - class residential properties that suit your needs and value for money.

Minerva Housing is engaged in Property Development mainly promoting residential spaces in and around Chennai.

An enviable legacy of momentous success and continuous progress, the company holds a predominant position and highly competitive in construction industry.

The company which has built its reputation for quality, integrity, innovation and unmatched customer service has been involved in some of the most eminent residential developments in the city over the last few years.

Ever since its inception the company has consistently set soaring standards.

A highly proficient team with several man-years of technology and management experience fuels the success of the company and every project of Minerva represents years of experience and an extensive portfolio of successful assignments.



The rhythm of modern living with strong roots



10 GOOD REASONS TO GO FOR



Sangeetham



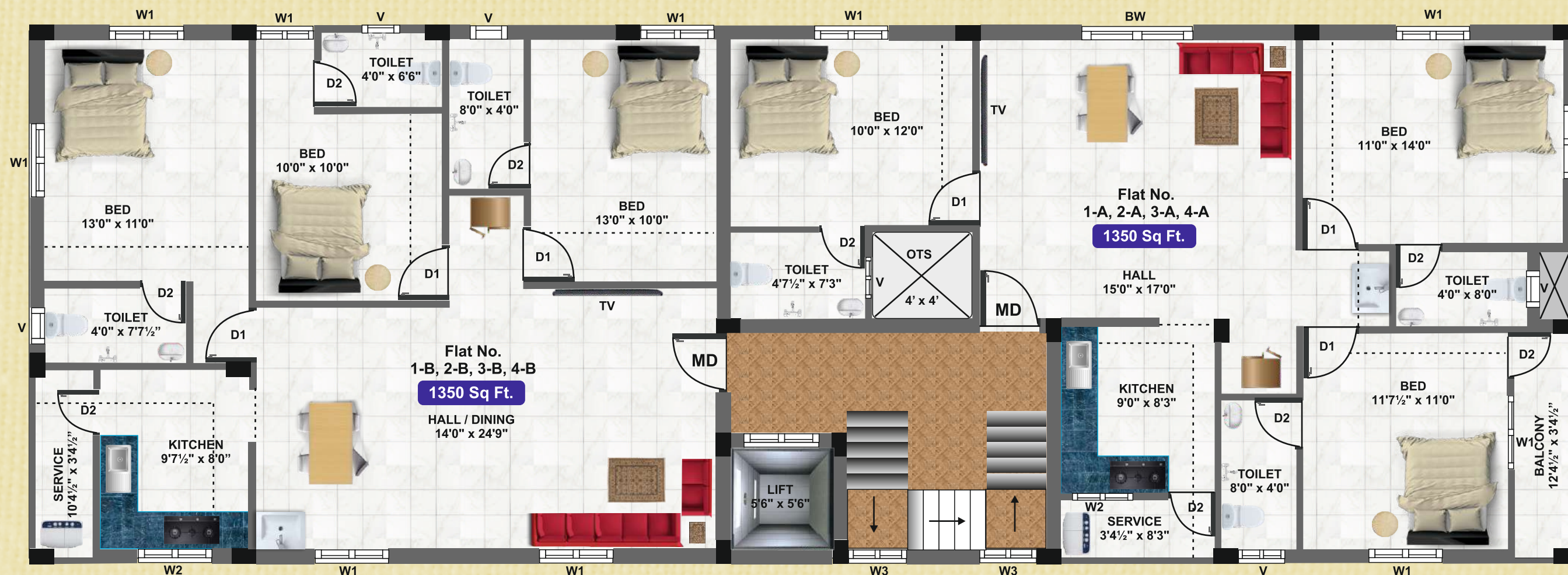
- Strategically located in a Holy county with industrial hubs surrounding it and with easy quick access from anyside... anywhere..
- Close proximity to Airport and Metro station.
- Optimum use of space in every flat to ensure maximum utility of natural light and cross ventilation in every room.
- Competitively priced with a wide choice, no compromise on quality in order to satisfy every pocket and heart.
- Designed by leading architects and crafted with the finest materials.
- Close proximity to CBSE, Stateboard schools, colleges, leading supermarkets,

retail outlets, bus terminus, Railway station, general and Speciality hospitals, leading banks, five star and other hotels, theatres and of-course the Airport too!

- Premium amenities for a comfortable world-class life style and true home experience of luxury, greenery and tranquility within Chennai Metropolis.
- Complete security and a higher investment value for your generations to come!
- Pre-approved home loans from leading financial institutions.
- Vaasthu compliant, with a classic elevation, exterior facilities that will bring your family prosperity, good luck and happiness!



FIRST / SECOND / THIRD / FOURTH FLOOR PLAN



Bajanaikol-1st Street

Sri Ananda
Vinayagar
Temple

Area Details	First / Second / Third / Fourth Floor	First / Second / Third / Fourth Floor
Flat No.	1-A / 2-A / 3-A / 4-A	1-B / 2-B / 3-B / 4-B
No. of BHK	3	3
Total Area in Sq Ft.	1350	1350

JOINERIES

MD	MAIN DOOR	3'- 3" X 7'- 0"
D1	BED ROOM DOOR	3'- 0" X 7'- 0"
D2	BALCONY / TOILET DOOR	2'- 6" X 7'- 0"
BW	BIG WINDOW	6'- 0" X 4'- 0"
W1	REGULAR WINDOW	4'- 0" X 4'- 0"
W2	KITCHEN WINDOW	4'- 0" X 3'- 0"
W3	REGULAR WINDOW	3'- 0" X 4'- 0"
W4	VERTICAL WINDOW	2'- 0" X 4'- 0"
V	VENTILATOR	2'- 0" X 2'- 0"



SANGEETHAM is known for its best-in-class amenities, smart lifestyle features, excellence in quality of Homes with a delivery of clear title, efficient planning, on time delivery, Distinguished for its trendsetting Architectural Innovation precise space planning.

Our objective is to meticulously plan using the best techniques, adopt latest technologies and deliver the most modern luxurious spaces to make living joyful and comfortable living. Minerva gives guarantee for its homes, transparent business practices and innovation.

We plan about everything we do to ensure that our customers get what they are assured of.

Driven by passion, principles and performance.

Thoughtfully crafted residences that stand the test of time

EXTRA EXPENSES

- Registration Charges
- GST
- Ample Car Parking
- Service connection charges, Deposits & incidental expenses for electricity, water / drainage connection etc.
- Property Tax arrangements

SCHEDULE OF PAYMENTS

- | | |
|------------------------------------|-----|
| ● At the time of Booking | 5% |
| ● At the time of Agreement | 15% |
| ● On completion of Foundation | 15% |
| ● On completion of Respective Roof | 15% |
| ● On completion of Plastering | 15% |
| ● On completion of Flooring | 10% |
| ● At the time of Registration | 20% |
| ● Before Key Handing over | 5% |

SPECIFICATIONS

Structure

Reinforced concrete footings, RCC framed structure with bricks / AAC blocks, confirming to Seismic Zone III requirements. Anti-termite treatment weathering course with quality tiles.

Flooring

2 x 2 Double charged Nano coated strain free vitrified tiles in living / bedroom / dining / kitchen / utility / balcony. Acid proof ceramic tiles in toilet & anti skid tiles for staircase.

Dadoes

Designer concept ceramic tiles upto roof height in all toilets and 2 feet above the kitchen granite counter top.

Kitchen

Black granite counter with stainless steel sink as per Designer concept tiles.

Main Door

Designer teak wooden frames shutter with Melamine on both sides.

Safety Grill

MS grill gate fixed before the main entrance in the ground floor and also in the Head room.

Bed Room / Balcony

Teak wooden frames with quality flush shutter.

Toilet Doors

Designer factory made moulded frame shutter.

Windows / Ventilators

UPVC windows with MS grill, sliding with 5 mm designer opaque designer glass.

Painting (Interior)

Wood work with synthetic enamel. Walls Painted with Asian Premium Emulsion.

Painting (Exterior)

Acrylic emulsion cement based water proof Damp Guard and weather proof Asian Paints.



Designed to Delight

MINERVA HOUSING®

Plumbing and Sanitary

Premium sanitary fixtures with branded CP fittings and Interior Concealed with heat resisting pipes with copper thread.

Electrical

Modular switches, MCB of standard. ORBIT wiring with electrical busbar panel board. Three phase EB connection with volt meter. Provision for inverters and Computer.

Water

Borewell at adequate depth and adequate capacity underground sump with separate overhead tank for borewell water & metro water with automatic Water level controllers.

Car Parking / Drive ways

Designer paver tiles for Car parking & hard cement flooring for the ramp.

Passenger Lift

Automatic Passenger Lift with Auto Rescue system as per the ISI standards.

Backup

Generator with AMF panel for adequate power backup for all common area usage

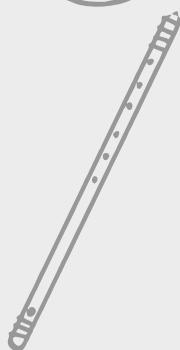
Adequate common area light and fancy light.

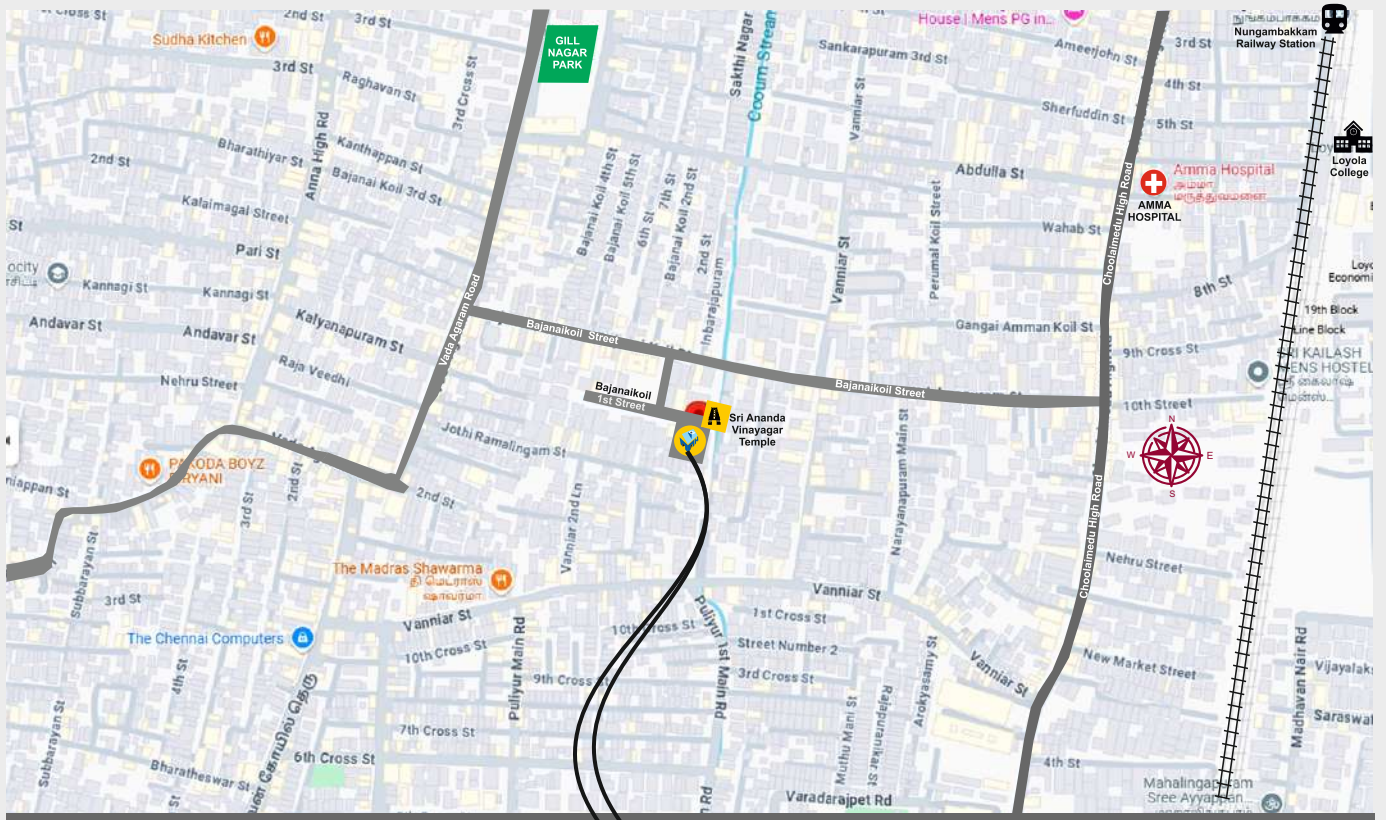
Vasthu

Designed to comply with Vasthu.

Others

- Ample Car Parking.
- CCTV with adequate memory for cloud viewing.
- Video Door Phone
- Common Inverter
- Name Board, Letter Box, Cloth Hanger Post
- S S handrails for easy stairs
- Rainwater Harvesting provision





CORPORATE OFFICE

**# 22 - A, Vellalar Street,
Near Gandhi Road,
Velachery,
Chennai - 600 042.**



PROJECT SITE



Sangeetham

**Door No.3, Old No.2
Bajanai Koil 1st Street
Choolaimedu, Chennai - 600 094**



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An approved developer of CMDA and a member of BAI

Note : Details shown are for the purpose of illustration only. Subject to change without notice and will not form any part of agreement