



Estancia

a unique ambience



Welcome to Sri Saranya Estancia — Chandanagar - Ameenpur newest landmark. Enjoy the glorious sight of architecturally superior apartments, designed with large living spaces to truly live, play and enjoy life.

Step into your apartment and you will experience a rare, rich, relaxed yet rejuvenating sense of comfort. Step outside and you will find yourself amidst landscaped greenery and the charming company of high-end amenities.

A LIFESTYLE THAT CELEBRATES LUXURY AND STYLE

Furthermore, you will find nearby, the best of parks, schools, colleges, hospitals, malls, theatres, and restaurants. It is the ideal place to bring up the children and ensure the health of the family.

1
BLOCK

25
HOMES

0
NEIGHBOURS

EAST FACING 3 BHK

1965 SFT.

WEST FACING 2 BHK

1325 SFT.

1320 SFT.

It Doesn't Get More Elite Than This



HOME IS NOT A PLACE, IT'S A FEELING.



- Greenery / Landscaping
- Children's Play Area
- Tot-lot
- Vaastu Compliant

- Good Quality Construction
- Solar-Fencing
- Walking Track and Elders' Sitting Area Next to Community Park



- Good Cross-Ventilation
- Car Parking with Wide Driveways
- Rain Water Harvesting Pits



- CCTV Surveillance
- Security Room
- Intercom Facility
- Power Back-Up Generator





TYPICAL FLOOR PLAN

AREA STATEMENT

Flat No.	1	2	3	4	5
Type	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK
Facing	East	East	West	West	West
Total area In Sft	1965	1965	1320	1320	1325

40'0" WIDE ROAD

40'0" WIDE ROAD

40'0" WIDE ROAD



PARK

SPECIFICATIONS

SUPER FRAMEWORK:

- Anti-termite treated foundation
- Reinforced cement concrete framed structure

SUPER STRUCTURE:

- Red bricks in cement mortar
- Plastered inside/outside with 43 Grade cement.
- Entrance Door: Teak wood frame and teak veneer door with accessories as per architect's design.
- Other Doors: WPVC frames & laminated internal doors.
- Windows: UPVC windows with mosquito mesh and sliding shutters of reputed make.
- Grills: Aesthetically designed mild steel grills with an enamel paint finish.

FLOORING:

- High quality vitrified tiles 600 x 600mm throughout the apartment

UTILITIES/WASH:

- Provision for washing machine
- Wet area

KITCHEN:

- Granite kitchen platform
- Glazed tile dado up to 2 feet in height above the platform
- Stainless steel kitchen sink
- Municipal water connection
- Bore water connection
- Provision for water purification system

BATHROOMS:

- Anti-slip ceramic tile flooring
- Glazed tiles dado up to door height
- Provision for geyser and exhaust fan
- EWC of reputed make
- Single-lever faucets with wall mixer cum shower
- Fixed ventilation with mesh

WATER SUPPLY:

- Bore-water for general use will be supplied by sump and overhead tanks.
- Hot water supply for master and children room toilets through geyser provision.

SANITARY:

- All C.P. fittings are of reputed make
- CPVC pipes for water lines
- PVC pipes for waste water and sanitary lines.

PAINTING:

- External: External walls with 2 coats of exterior emulsion paint of Asian Paints or equivalent make, over a coat of primer.
- Internal: Smooth finish with putty 2 coats of acrylic emulsion paint of Asian Paints or equivalent make, over a coat of primer.

ELECTRICAL:

- Concealed copper wire of reputed make
- Wires enclosed in PVC conduits of Sudhakar or equivalent make.
- Air conditioners (AC) power ports in all the bedrooms
- Geysers and exhaust fans connection ports in all the bathrooms
- Cooking range chimney, Refrigerator, Microwave oven, Mixer / Grinders outlets in kitchen
- Washing machine in utility area
- TV and audio system in living room
- Extra Power plugs are made available throughout the apartment
- Miniature Circuit Breakers (MCBs) for each distribution board of reputed make.
- Modular switches of reputed make.

LIFT:

- Quantity: 1
- Type: Manual
- Capacity: 6-passenger

POWER BACK-UP:

- System: Generator
- For: All lights in common areas, lift & security system

CAR PARKING:

- Quantity: 1 car parking for each flat
- Parking Floor: Stilt level
- Additional parking spots can be bought at a price based on availability and first come first serve basis.

SECURITY:

- Round-the-clock security through video surveillance system.
- Panic button and intercom is provided in the Lift connected to the Security system.

CONNECTIVITY PORTS:

- Internet Port
- Cable TV Port

INTERCOM FACILITY:

- Security connected intercom facility is available in all apartments.

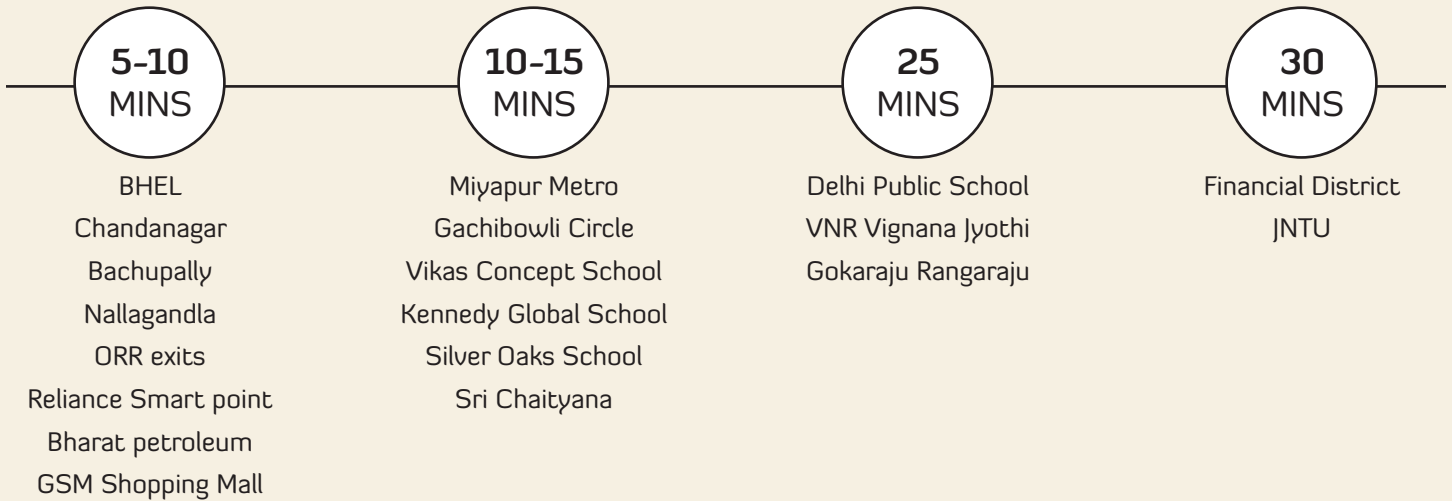
OTHERS:

- Energy efficient LED lighting in common areas.
- Letter box for each apartment.

NOTE:

* Registration Charges, GST, and any other taxes applicable as per government norms to be borne by customers only.
* Those desiring to alter/modify shall inform the same at the time of booking only. Changes will only be considered as per technical feasibility and site conditions.

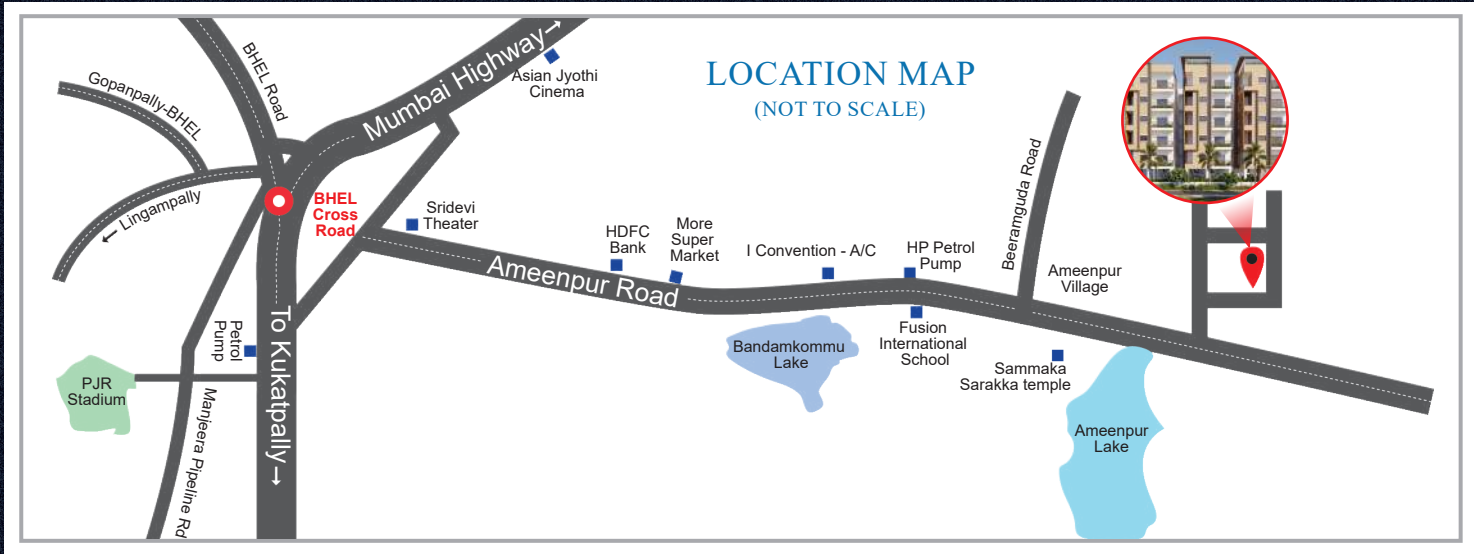
DISTANCE FROM SITE



PAYMENT SCHEDULE

On Booking	5%
Completion of Basements	20%
Completion of 1st Floor Roof Slab	10%
Completion of 2nd Floor Roof Slab	10%
Completion of 3rd Floor Roof Slab	10%
Completion of 4th Floor Roof Slab	10%
Completion of 5th Floor Roof Slab	10%
Completion of Brickwork in the Respective unit	10%
Completion of Flooring in the Respective unit	10%
At the time of Registration/ Handover	5%

Note: The above payment schedule is for the basic price, infrastructure and amenities.



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