

Ruby Gateway

RUBY
Gateway

Double / Triple Bedroom
Residential Apartments

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Site At: Vetri Nagar Main Road, Mudichur Road , West Tambaram.

Date:24-03/2015

SALIENT FEATURES

- # The title to the property is free from all encumbrances and is absolutely clear.
- # Ample Ground water available.
- # Covered Car Parking in Stilt floor as per the Pre/Post allocation.
- # Site is located amidst developed Residential area, which ensures your Convenience/Comfort.
- # Designed by Qualified Architect so that the space is efficiently utilized, ensures free air circulation / Natural Lighting and executed by well-experienced Engineers.
- # Camp Road Junction Just 4 minutes drive (Tambaram - Velachery high road)
- # Railway Station - Tambaram railway station GST road (12 mins drive)
- # Close to leading schools - Zion Matriculation Hr. Secondary, Alpha Hr. Secondary and Sri Shankara Vidyalyaya
- # Hospital in close proximity - Global Hospitals, Chettinad Health city & Hindu Mission Hospitals, Bethesda Children Hospital, Med City.
- # Close by Supermarkets - Reliance, More, Nilgris and many more..
- # Close by Banks & ATM'S-SBI,AXIS,HDFC,ICICI & Canara Bank
- # Famous restaurants - Marry Brown, Adayar Ananda Bhavan ,Sree Bhavan, Hot Chips, Vasantha Bhavan, Ponnusamy, Karaikudi Chettinadu and more..
- # Universitys' and colleges'- Bharath University, MIT, B.S Abdulrahman University, GKM Engg college and Laxmiammal polytechnic college
- # Airport 20 minutes drive
- # OMR Sholinganallur 30 minutes drive
- # Loans can be arranged from leading home loan providers. (LIC HFL, HDFC, AXIS BANK, SBI, PNB, INDIAN BANK, ICICI)

nearby Landmarks:

Balaji Dental College/Hospital Jerusalem Engineering College Asan Memorial College of Arts and Science Prince Sri

OVERALL SPECS:

STRUCTURE	RCC Framed Structure
FLOORING	With Vitrified tiles except Balcony and Toilet
TOILET WALLS/FLOOR	Glazed Tiles upto 7' height and Flooring with Ceramic Tiles
KITCHEN COUNTER	Granite Slab with stainless steel sink and 2' height Glazed Tiles Dadoing above kitchen counter
MAIN DOOR	Teak wood Frame with Veneer finish plush door.
OTHER DOORS	Country Wood frames with Skin Panel Shutter. Bathroom and Balcony doors are GFRP frame with panel shutter
WINDOWS	Windows are of UPVC Sliding glazed shutters.
ELECTRICAL	Concealed Copper wiring with best quality switches.
SANITARY FITTINGS	Each flat has one Western Closet with flush tank in attached Toilet and One Indian Closet with tank in common Toilet. One bathroom will have Geyser Provision connected to both toilets.
A/C PROVISION	Each Flat will have A/C Provision for One/Two/Three bedroom
BOREWELL/TANK	Adequate number of bore well with Overhead Tank will be provided for ground water source

Note: Additional Electrical/plumbing provisions or fittings/fixtures, Doors / Windows, AC Provisions etc will be charged extra as per the site conditions. Car park allotment is at the sole discretion of the builder, the allotted car park location may not be in the same block.

TERMS OF PAYMENT

SL. NO	DESCRIPTION	Payment (in %)	Remarks
1	At the time of Booking	200000	
2	At the time of Agreement (within 15 days of Booking)	20%	
3	At the time of Registration (Registration should be made within 30 days from the date of Agreement)	30%	
4	On completion of Ground/Stilt Roof Slab	10%	
5	On completion of First Floor Roof Slab	10%	
6	On completion of Second Floor Roof Slab	10%	
7	On completion of Brick Work	10%	
8	On completion of Plastering/Flooring	5%	
9	On completion of Flat	5%	



corporate office

RUBY BUILDERS & PROMOTERS,
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Site At: Vetri Nagar Main Road, Mudichur Road , West Tambaram.

Land Rate - Rs.2010/ Land Area - 49976 Sqft / Buildup Area -81960 Sqft.

Total No. of Units: 88 (2 BHK - 80 /3 BHK - 8) ,Total Blocks -12 (A to L)

Sl. No	BLO CK	FLAT NO	FACING	BHK	CAR PARK NO.	UDS	BUA	STATUS	Basic Cost Rs.4550 per Sqft	Develop ment Charges	TNEB Charges	UGS & Water Charges	Corpus Fund	Maint. Charges	Reg. Const Agr	Reg. (UDS)	TOTAL COST
1	A	S3	East	2	7	532	872		3967600	200000	40000	25000	20000	31392	66266	122625	4472883
2	E	S17	West	2	41	541	887		4035850	200000	40000	25000	20000	31932	67269	124615	4544666
3		S19(W)	East	2	39	520	853	Karthick	3881150	200000	40000	25000	20000	30708	65019	119972	4381849
4		S20	West	2	42	541	887		4035850	200000	40000	25000	20000	31932	67269	124615	4544666
5	H	S26(W)	West	2	53	504	827		3762850	200000	40000	25000	20000	29772	63296	116434	4257352
6		S27(W)	West	2	55	504	827		3762850	200000	40000	25000	20000	29772	63296	116434	4257352
7		S28	East	2	56	509	834	Narayanasamy	3794700	200000	40000	25000	20000	30024	63732	117540	4290996
8	I	S29	East	2	65	509	834	Jothi	3794700	200000	40000	25000	20000	30024	63732	117540	4290996
9		S30	West	2	61	504	827		3762850	200000	40000	25000	20000	29772	63296	116434	4257352
10		S31	West	2	63	504	827		3762850	200000	40000	25000	20000	29772	63296	116434	4257352
11	J	S34	West	2	69	504	827		3762850	200000	40000	25000	20000	29772	63296	116434	4257352
12		S35	West	2	71	504	827		3762850	200000	40000	25000	20000	29772	63296	116434	4257352
13	K	S38	West	2	77	504	827		3762850	200000	40000	25000	20000	29772	63296	116434	4257352
14		S39	West	2	79	504	827		3762850	200000	40000	25000	20000	29772	63296	116434	4257352
15	L	S42	West	2	85	504	827		3762850	200000	40000	25000	20000	29772	63296	116434	4257352

^ Registration charges may vary according to the prevailing norms of the Government.

For Booking Contact: 044- 3009 3009/Mob: +91 9841748937,9841754195 (or) Mail - marketing@rubybuilderschennai.com / enquiry@rubybuilderschennai.com