

**ELEVATE
YOUR PLOT INVESTMENT
BY LEAPS AND BOUNDS**



P R E S E N T I N G

SAMEERA
 IRIS
NEO LAYOUT AT KUNDRATHUR

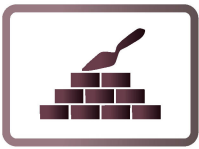
A NEO LAYOUT AWAITS YOU AT KUNDRATHUR

Welcome to Sameera Iris, a residential layout situated at Kundrathur, **Near Madha Engineering College.**

A Phase 1 of **9 acre layout**, with plots ranging from **970 to 2790 Sq.ft.** With excellent connectivity, the layout is surrounded by reputed educational Institutions and is closer to Industrial and Commercial Hubs.

Invest in Sameera Iris and get ready for a flourishing future.

PREMIUM FEATURES



READY FOR CONSTRUCTION



GRAND ENTRANCE ARCH



FULLY COMPOUNDED



ELEVATED BLACK TOP ROADS



ABUNDANT GROUND WATER



24 HRS SURVEILLANCE



CLEAR TITLE



LED STREET LIGHTS



AVENUE TREES



2 YEARS MAINTENANCE

ABOUT SAMEERA

A Dream that Started in 1985 has nurtured thousands of lives since then. Sameera ventured into real estate business and then over the years diversified into Hospitality, Education, Warehousing, Financial Services, Infrastructure and Construction. Sameera has developed projects for about 50 million sq.ft and has lined up another 5 million sq.ft in the next 12 months in Chennai and Bangalore. In hospitality segment, Sameera has hotels in Chennai and Vellore operated by GRT group. In educational segment, Sameera has schools in Chennai, Chengalpet and Vellore in association with Velammal and FIITJEE. In warehousing segment, Sameera has projects lined up in Chennai and Bangalore worth 20 million sq.ft. With a mission to be among the preferred brands across industries, we are enriching our process and systems to deliver a world class experience to our customers. Welcome to Sameera. Welcome to endless opportunities.

WHY YOUR INVESTMENT HERE WILL ELEVATE BY LEAPS & BOUNDS?

Situated on Highway connecting Porur, Poonamalle, Sriperumbudur and GST, it makes perfect choice for an ideal investment for rapid appreciation. Chennai is expanding faster than ever. Chennai's suburbs are developing rapidly with new infrastructure projects that caters to new commercial and industrial hubs. New metro lines and proposed metro lines are changing the landscape of Chennai and its suburbs making commuting very easy to different parts of the city. Expanding city also needs more suburbs to cater to the housing needs of the working population, retail businesses, MSME's and also for floating business population. With good connectivity, Kundrathur is one of the suburbs that is ideally situated to cater to the needs of the growing housing demand. And an investment here makes an ideal choice for rapid appreciation.

PORUR HISTORICAL APPRECIATION

Plot rates in and around **Porur** in 2003 to 2006 ranged between Rs. 150 to 400 Per Sq.Ft and currently it ranges from Rs. 3500 to Rs. 7000 Per Sq.Ft. delivering an appreciation between 20 to 30 times.

KUNDRATHUR HISTORICAL APPRECIATION

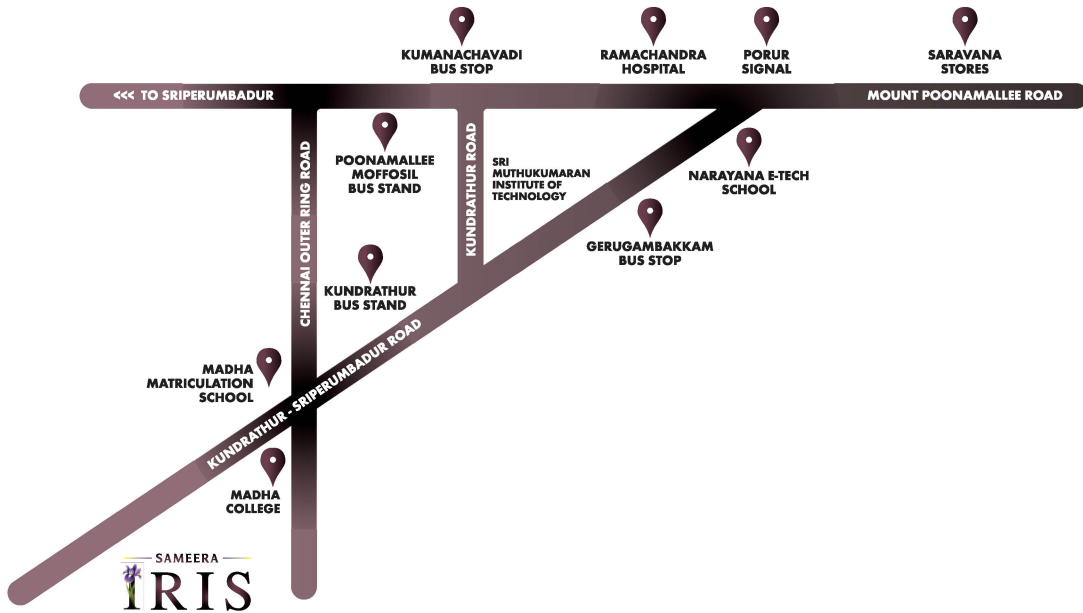
Plot rates in and around **Kundrathur** in 2003 to 2006 ranged between Rs. 50 to 150 Per Sq.Ft and currently ranges from Rs. 2000 to Rs. 3500 Per Sq.Ft. delivering an appreciation between 20 to 40 times



CONVENIENT LOCATION

Mangadu	4 Kms	Madha Engineering	300 Mts	SIPCOT Sriperumbudur	12 Kms
Kumananchavadi	7 Kms	CIT	10 Kms	Oragadam	21 Kms
Porur	9 Kms	Sivanthi School	2 Kms	Mahindra City	34 Kms
Poonamallee	12 Kms	Little Flower School	3 Kms	Tambaram	10 Kms
GST	15 Kms	Muthukumar	5 Kms	Maduravoyal	12 Kms
		Medical College			

ROUTE MAP



For Bookings, Call:
8999 66 8999
sales@sameeragroups.com
sameeragroups.com



SAMEERA

Sameera Lands and Constructions Pvt. Ltd.

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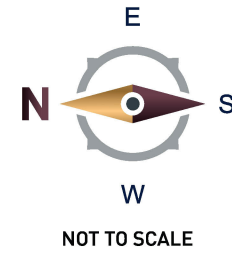
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Phase 1 plots ranging from **970** to **2790** Sq.ft

**Plan Showing the Housing Plots in Survey Nos. at Kavanur Village:
 179, 183/1, 183/2, 183/4, 184, 198/3, 206, 223, 224, 228, 229, 235, 239, 240, 241,
 251, 252, 253/1, 253/2A, 253/2B & 276/3**

SITE PLAN



AREA STATEMENT

Sl. No	Plot No	Total Extent in Sqft
1	K1	976
2	K2	970.5
3	K3	1287
4	K4	1003
5	K5	985
6	K6	977
7	K7	978
8	L1	970
9	L2	970
10	L3	970
11	L4	1285
12	L5	1285
13	L6	970
14	L7	970
15	L8	970
16	M1	1225.5
17	M2	970
18	M3	1037
19	M4	979
20	M5	970
21	M6	1225.5
22	M7	1228.5
23	N1	1034
24	N2	970
25	N3	970
26	N4	1285
27	N5	1285
28	N6	970
29	N7	970
30	N8	1018
31	O1	1236
32	O2	970
33	O3	986
34	O4	1238
35	O5	1236
36	O6	970
37	O7	1238
38	P1	1037.5
39	P2	1000
40	P3	1000
41	P4	1750
42	P5	1708
43	P6	2790
44	Q1	1660
45	Q2	975
46	Q3	975
47	Q4	983
48	Q5	1636.5
49	Q6	1330
50	Q7	1040
51	Q8	1168

Sl. No	Plot No	Total Extent in Sqft
1	V1	1063
2	V2	1064
3	V3	1064
4	V4	1064
5	V5	1064
6	V6	1064
7	V7	1064
8	V8	1108
9	S1	1466
10	S2	1250
11	S3	996
12	W1	1609
13	W2	1095
14	W3	1002
15	W4	977
16	W5	1130
17	W6	974
18	W7	971
19	U1	975
20	U2	1000
21	U7	1339
22	R1	970
23	R2	970
24	R3	970
25	R4	970
26	R5	970
27	R6	970
28	R7	970
29	R8	1126