

# SARE MeadowVille



A 62-acre serene integrated township at Singaperumalkoil, off GST



GURGAON | GHAZIABAD | AMRITSAR | CHENNAI | INDORE | PANVEL

## SARE REALTY PROJECTS PRIVATE LIMITED

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# AN IDEAL DESTINATION

SARE MeadowVille is strategically positioned just off the GST, near the Automobile & IT hubs of Ford & Mahindra City, and also near the industrial hub of Oragadam - in the vicinity of Daimler, Renault and other companies.

GST (Grand Southern Trunk road) is NH 45 - which offers the best transportation infrastructure in Chennai. It connects Chennai to its suburbs and the airport through fast-expanding road improvement projects. Attracting Automobile & IT majors and other corporates, GST is opening up massive job and residential opportunities with increasing SEZs and multiple townships while providing unparalleled connectivity by road, rail and air.

Several multinationals have their preferred location in Singaperumalkoil and the areas around, making it a very attractive destination. Look who your neighbours will be.

YAMAHA

RENAULT

EICHER

SIEMENS

DAIMLER

MOSERBAER

NISSAN

HYUNDAI

MOTOROLA

FORD

ASHOK LEYLAND

INFOSYS

APOLLO

CAPGEMINI

ROYAL ENFIELD

DELL

BMW

WIPRO

## Welcome to SARE MeadowVille

Away from the hustle bustle of city life lies a quiet place surrounded by hills and undulating meadows. Singaperumalkoil - a part of a growing suburb that is quickly changing the horizon of an expanding Chennai.

Nestled here is a sprawling landscape of 62 acres where you can live comfortably and healthily with your loved ones, in a supported community, amidst all the necessary conveniences.

Experience the pride of owning your private space. And the joy of living with your loved ones the way you always wanted. In a villa that is conveniently expandable. On your very own piece of land.

# STAY CONNECTED



SARE MeadowVille is located in the automotive growth area between GST and Oragadam, with easy access to destinations like Oragadam and Sriperumbudur. It is also in close proximity to SEZs of Mahindra World City, Estancia, ETL Infrastructure, Shriram Gateway and India Land. The project is located close to the SH-57 which connects GST to Oragadam and onward to the Sriperumbudur industrial hub.

SARE MeadowVille is 4 km away from the Singaperumalkoil railway station and bus stand, with excellent connectivity with Chennai city. Easy access to Singaperumalkoil railway station provides connectivity to major train stations such as Tambaram and Chennai Central.

# LOCATION ADVANTAGE

Within close distance of good educational institutes, SEZ corridors, automotive hubs, this award-winning integrated township is conveniently located just off GST, so that you are not in the middle of hustle-bustle, yet close enough to it to be able to reach it conveniently. You can come back to the peace and calm of MeadowVille after the stresses of daily life.

Excellent infrastructure set up in the GST area has ensured that access is continuously improved. Work is in progress on the Chennai Outer Ring Road project, a 30km-long six-lane road connecting Vandalur with Nemilicheri. The Tamil Nadu government is building the Rs. 300 cr. Oragadam Industrial Corridor Road, which will provide additional connectivity between GST Road and NH 4 to Bangalore. There is a proposed bus stand to Vandalur. The under construction Flyover over the SP Koil railway line will ease traffic and delays from Kolathur and Oragadam to GST.



Chennai Airport  
44 min.



Chennai Central Station  
90 min.



Singaperumal Koil Junction  
8 min.



Tambaram Junction  
34 min.



Kolathur School  
5 min.



SRM University  
19 min.



Sanjeevani Primary Healthcare  
10 min.



Lions Club Hospital  
15 min.



Holiday Inn  
10 min.



Mahindra World City  
10 min.



Ford Motors  
10 min.



Laxmi Narsimha Temple  
7 min.



Indian Overseas Bank  
9 min.



Indian Bank  
9 min.

# REJUVENATING GREENS

In close proximity to your villa

Open spaces with abundance of nature make for healthy living. Discover inviting greens within the township that have been organised for the entire family. These refreshing expanses are suitably equipped with seating arrangements, children's play zone, walking trails...all in the midst of beautified nature.

SARE MeadowVille has been awarded Environment friendly project of the year by Silicon India.



# LIVE AS A COMMUNITY AMIDST CONVENIENCES

SARE MeadowVille offers you the essential conveniences of community living, in a manner that is comfortable, energising and scalable.



24-hour water supply



Convenience Shopping



24-hour Power back-up



Children's playground



Segregated Pedestrian path



Round-the-clock Security

# ENJOY LIFE IN AN INTEGRATED TOWNSHIP

SARE MeadowVille bring to you thoughtful indulgences of an integrated township that make for quality living.



Elaborate Club house



Landscaped Parks



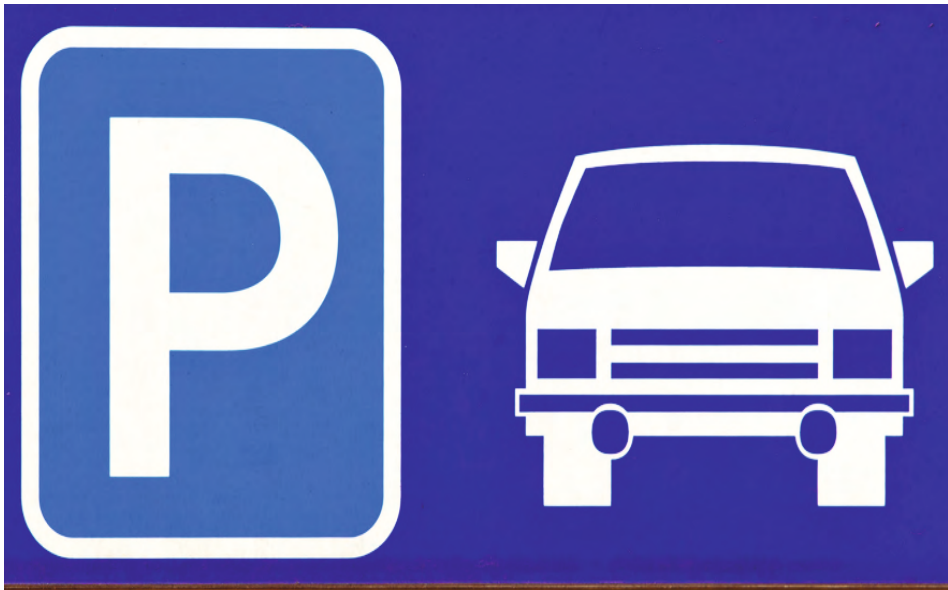
Primary school



AC Community Hall



Guided traffic movement



Planned parking

# EXPAND YOUR VILLA TERRACE ANYTIME

## Pre-approved Layout

Your final expandable villa plan (G+2) comes pre-approved for any future expansion.

## Conveniently expandable

Your villa terrace can be expanded any time later with any creative idea that is functional or indulgent. You can keep it open, or build a roof, or have an awning that you control at will.

For example, you could build a complete extra room with an attached bathroom.

A home-office or a private study.

A pulsating home theatre for your entertainment.

A sports room with your favourite games.

A terrace garden with a lounge and an invigorating jacuzzi.

A party zone with a bar and barbecue.

A meditation room where you could also do yoga, along with a quiet puja room.

You decide...

## Save up front

The option of expanding your villa in the future helps you reduce your purchase price and save considerably on your initial outlay.



# THOUGHTFUL DESIGNS SURROUND YOU



Master bedroom with balcony



Separate Puja space



Vaastu compliance



Master Bathroom with dresser



Shower panel in master bathroom



Sunlit, ventilated spacious rooms



Security Grills on windows



Spacious kitchen with storage



Wash basin near dining area



Space for Shoe rack outside



Study with loft



Party Terrace



# ENJOY AN ELABORATE 37,000 SQ FT\* CLUBHOUSE

An ultra modern clubhouse packed with several amenities such as three swimming pools including a kids pool, gymnasium, indoor & outdoor sporting facilities, banquet & party hall and much more.... all amidst plush green landscaping.



\*(3437 Sq. mtr.)  
1 sq metre = 10.764 sq ft.

# CLUBHOUSE AMENITIES AND FLOOR PLANS



- 1 Swimming Pool
- 2 Gymnasium
- 3 Health Club
- 4 Jogging track
- 5 Badminton Court
- 6 Indoor Games Room for Snooker, Carrom
- 7 Coffee shop
- 8 Banquet Hall



Ground Floor



First Floor

# MASTER PLAN

## LEGEND

- 1. MAIN ENTRY WITH LANDSCAPED BOULEVARD
- 2. SHOPS
- 3. 4 PARKS
- 4. GROUP HOUSING
- 5. COMMUNITY HALL
- 6. SCHOOL
- 7. CLUB HOUSE (3 SWIMMING POOLS, JOGGING PARK, AC HALL)
- 8. PUBLIC CONVENIENCES BUILDING (SPACE FOR POST OFFICE, ATM ETC.)
- 9. CHILDREN'S PLAYGROUND



# THE REASSURANCE OF SARE HOMES



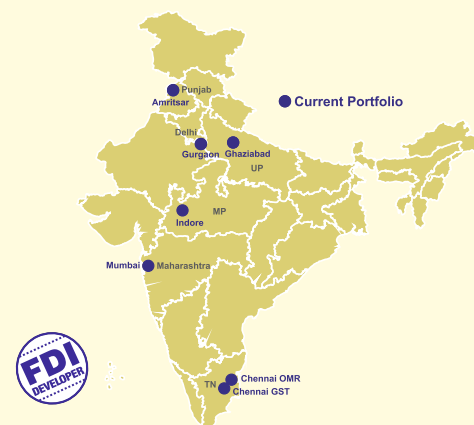
## International association

S.A.R.E. plc is an offshore fund promoted by Duet Group focussed on developing residential real estate in India. SARE has a strong balance sheet and its assets in India are valued at Rs. 3,200 crores with nominal leverage. The fund's equity is held by global institutional investors like Forum Partners and Goldman Sachs Principal Strategy (GSPS) Asia Ltd.



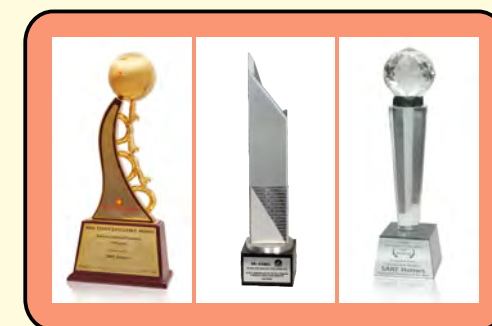
## IGBC Certification

SARE Homes believes in green living. Our townships are designed with infrastructural necessities and indulgences like landscaped greens, for healthy, self-sufficient community living. We have also received Indian Green Building Council (IGBC) certifications.



## Home called India

SARE Homes has a strategy to invest and develop townships on a pan-India basis. SARE Homes currently has residential projects at Ghaziabad, Gurgaon, Amritsar, Chennai, and Indore. With proposed projects at Ahmedabad, Navi Mumbai, Bangalore, NCR and Kolkata, we are actively seeking to expand our portfolio across India.



## Accolades

SARE Homes has gained industry recognition in a number of different categories and locations. This recognition has been given by an eminent jury panel.



## Our biggest hallmark

At SARE Homes we assign top priority to fulfilling committed schedules and delivering possession on time. Our FDI funding, strong management team and streamlined processes ensure uninterrupted construction progress. Our on-time delivery across all projects stands testimony to this commitment.



## Chennai presence

SARE Homes has been offering mixed residential opportunities in Chennai in a phased manner. With SARE Crescent ParC at OMR and MeadowVille at GST, SARE is offering Expandable Villas and Dewy Terraces.



## CREDAI approval

SARE Homes takes pride in working to uncompromising quality standards and maintaining transparency in all dealings. All SARE Homes carry approvals and sanctions from the relevant authorities. It is also a member of the Confederation of Real Estate Developers' Associations of India that ensures observance of code of conduct.



## Thoughtful conveniences

Our townships offer conveniences that enable joyful and comfortable living. They include professional management services (managed by JLL), round-the-clock security, 24 hour power back-up, adequate water supply, rainwater harvesting, schools, shopping, organised parking, kids' play areas, community bus-shuttle services, IGBC certifications and various modern club facilities.

# FAQs

**1 Where is the development?**

The proposed development is a part of 62-acre integrated township which is strategically located in Singaperumalkoil, off GST between Mahindra World City and Oragadam Industrial Areas

**2 How far is the location from the airport, railway station and bus terminus?**

The development is (30 minutes) from Chennai international airport, 5 minutes from railway station (Singaperumalkoil) and bus stand.

**3 How far is the location from the Central Business District?**

The CBD is 35 kms from the development.

**4 Is there public transport available to other parts of the city ?**

Singaperumalkoil Bus stand has good connectivity with 1 bus every 4 minutes. Also residents will be provided with SARE bus shuttle service to Oragadam, Mahindra World City, Tambaram & Sriperumbudur.

**5 What is the extent of the overall township?**

The township is planned on approx. 62 acres of land comprising low-rise, mid-rise and group housing row houses, twin houses and villas and multi-storeyed buildings. The township is planned on approx. 62 acres of land comprising of 5 parks, low & mid rise towers, group housing, row houses, twin villas and Independent Villas.

**6 Is there a market convenience store near the location?**

Yes, there will be several convenience stores within the development.

**7 Are there any schools near the location?**

Yes, there are reputed schools such as Mahindra World School (CBSE syllabus) which is 5kms from our project and Vidya Mandir School (CBSE syllabus) which is 12 kms from our project.

**8 Are there any hospitals / medical centres near the location?**

Yes, there are hospitals within 10 minutes drive namely SRM Hospital. In addition, medical services are proposed as part of the township.

**9 How far is the nearest petrol pump?**

4 kms.

**10 Are there any branches / ATMs near the location?**

ATM is located 3.9 kms from the site.

**11 Can a group visit to the site be arranged?**

Yes, we would be pleased to arrange a group visit on request. Kindly contact our Chennai sales office or you can call 0-81 444 13 111 for the same.

**12 How do I book my home at SARE Homes?**

You can book your home by completing the application form and requisite for malities.

**13 What is the nature of the agreement to be signed by us?**

A buyer needs to sign the sale agreement and construction agreement.

**14 What is the nature of car parking available within the Project?**

Open parking will be available in the development.

**15 Are modifications permitted in the Villas?**

Post possession, the customer is free to modify the internal specification, as long as there is no effect of the same on other occupants. However, structural changes to the villas will not be permitted.

**16 Is it possible to get housing finance in this project ?**

Yes, we will help you get housing finance through our tie-ups with banks.

**17 How much housing loan can one get?**

Housing loan will be sanctioned depending upon your repayment capacity and according to your income. Your spouse's income can be included, if you want to increase the amount of your loan. The maximum loan that can be sanctioned varies with housing finance companies and ranges from Rs. 10 lakh to Rs. 1 crore.

**18 What is my responsibility for disbursement of instalments in case of loan taken through banks?**

It is the buyer's responsibility to ensure timely disbursement of instalments from the bank, since the demand letter would be sent directly to the customer and no demand will be made by the developer to the bank. To facilitate smooth payments, customers are required to issue a consent letter to the Institution well before the due date, or give standing instructions.

**19 Whom do I contact if I have any more questions / clarifications ?**

Please contact the our Chennai Sales office at SARE Homes or you can call 0-81 444 13 111. You can also visit our website [www.saregroup.com](http://www.saregroup.com)

**20 What happens if I wish to cancel my booking?**

In the eventuality of withdrawal / cancellation, the earnest money deposited will stand forfeited and the balance amount paid, if any, will be refunded to the intending allottee, without any interest and such refund shall be made only after the flat is re-allotted / sold to any other person(s).

**21 Can two villas be bought and converted into one villa?**

No, as this would result in structural changes.

**22 Would the registration be done on the basis of plot or UDS?**

The registration will be on UDS. In case of Independent Villa the registration will be done on the basis of land.