a prestigious project of

Rishi's Sai Ram Projects Pvt. Ltd.

2 & 3 BHK luxury
apartments @ Gachibowli

Sai's Splendid

Everyone's delight!

Where **nature sets** the mood!

Sai's Splendid is a heaven for those desirous of relaxation and living at their own pace. At the same time it has been designed to provide all conveniences of modern lifestyle. Here you can discover innovative additions for everyday use which reduce the size of your travel bills. Because it is provides easy access to the city, you will spend less on transportation. Fuel stations are available at convenient distances on the highway nearby. More people today want a space that is functional and at the same time they need a definite atmosphere. Demands of buyers are increasing. We are ready to meet all their expectations.

Builders & Developers

Rishi's Sai Ram Projects Pvt. Ltd.
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Cell: 92461 13223, 92465 41151, 94402 70472
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web site : www.rsrppl.com

Architects
PR ASSOCIATES
ARCHITECTS & INTERIOR DESIGNERS
Level-2, 8-2-684/4/17, Anand Banjara Enclave
Road No:12, Banjara Hills, Hyderabad - 34.
Tel: +91-40-64506789, 64573789. Fax: +91-40-65767775.

Structural Engineers
AMBICA ENGINEERS
Plot No. 129 MIG, Shivam Road, Opp: Pawaji Da Dhaba,
Bahadurmakunta, Hyd. Cell: 94920 65705, 9618024461

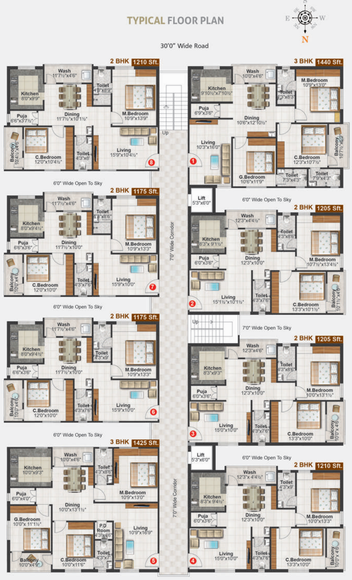
Legal Advisor
C. PRABHAKARA RAO
Kamalapuri Colony, Hyderabad.
Cell: 98490 12193

The project is approved by HDFC BANK LOANS, LIC HFL, Bank of India, ICICI Bank

NOTE : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in plans, specifications and elevation as deemed fit.



TYPICAL FLOOR PLAN



FOUNDATION & STRUCTURE
RCC framed structure.

SUPER STRUCTURE
Red clay brick work in cement mortar. Outer walls 9" thickness & Inner walls 4" thickness.

PLASTERING
Internal : Double coat cement plastering.
External : Double coat cement plastering.

WOOD WORKS
Main Door : The best quality teak wood frame with teak wood shutter and design panel, melamine matt polish fixed and good quality Brass handware and security lock.
Internal Doors : The best quality teak wood frame with flush shutter HDF skin Masonite Moulded panels fixed and good quality hardware.
Windows: All windows are UPVC make.

PAINTING
Internal : Two coats luppum & two coats of plastic emulsion paint over a base coat of primer in all rooms.
External : Premium quality texture painting with wall care.
Common Area : Oil bound distemper.

FLOORING
Best quality 2' x 2' vitrified tiles of standard make.

TILE CLADDING & DADOING
Toilets: Best quality acid resistant & anti skid designer glazed ceramic tile dado up to 6'-6".
Kitchen: Glazed Ceramic tile dado up to 2' height above kitchen platform.
Utility / Wash: Glazed ceramic tiles dado up to 3'-0" height.

KITCHEN PLATFORM
Granite platform with steel sink with bore-well & municipal water connection. Provision for cabinets and exhaust fan.

TOILETS
a) E.W.C. Single piece in master bedroom with flush tank Cera / Parryware / Hindware or equivalent.
b) I.W.C. For common toilet with flush tank Cera make.
c) E.W.C. two piece in guest bedroom with flush tank Cera / Parryware / Hindware or equivalent make.
d) Hot and cold wall mixer with shower provision for geyser in all bathrooms.
e) All fixtures are C.P coated best quality Plumber / ESS/ Laureate make.
f) 3 wash basins for 3 BHK, 2wash basins for 2 BHK Cera make or equivalent.

ELECTRICAL
a) Concealed copper wiring of good quality.
b) Power outlets for A/C & geyser in all Bedrooms & bathrooms.
c) Power plug outlets for cooking range / chimney, refrigerator, micro oven, mixer grinder in kitchen.
d) Plug points for TV & Audio systems in hall and bedrooms.
e) 3-phase supply for each unit and individual meter boards.
f) Miniature Circuit Breakers (MCB) & ELCB for every distribution board.

TELEPHONE & CABLE TV
a) Provision in bedrooms & living room.
b) Intercom facility to all the units connecting security.
c) Two internet points in all flats.

LIFT
Standard-make VJF technology lift with 6 passengers of standard-make.

STAIRCASE & CORRIDORS
Granite for staircase & corridor, S.S Railing for staircase.

GENERATOR
DG back-up for common areas and limited points for every flat.

WATER CONNECTION
Water connection as per municipal norms.

PARKING TILES
Designer tiles.

SUMPS
Sump with a capacity of 15,000 ltr.

NOTE
a) Shelves, chajjas, lofts, arch, etc. are optional will be charged extra.
b) Vat, Registration and service tax applicable as per Govt. norms.
c) Persons desirous to alter / modify shall inform the same at the time of booking only.



Sai's Splendid
Everyone's delight!
SPECIFICATIONS

You are in good company with elite brands asianpaints, Jaquar, NILCO, legrand, CERA, Finolex Pipes, RAK

STILT FLOOR PLAN



CELLAR FLOOR PLAN



Features & Amenities



- A/C Gymnasium
- Multipurpose hall
- Ideally located
- Quality construction
- Excellent ventilation
- 100% Vaastu
- Earthquake resistant design
- Power backup generator
- Intercom system
- Ample car parking
- No common walls
- Luxury 2 & 3 BHK apartments



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Where life is **Full of** energetic times

Life at Sai's Splendid will never be dull or boring. Because we have developed a lot of leisure options indoors like chess & carom. These sporting tables are always full. Whether you are an amateur or a pro in the making our game boards will please you. There is always a feeling of celebration in the air. It is very easy to discover songs of freedom in this concrete marvel. You can also view expressions of joy and happiness everywhere. All efforts to ensure that your lifetime's abode of bliss stays that way for your entire life span.



SOME OF OUR PROJECTS



Where corporate **excellence creates** landmarks

An abode that impresses is a result of good design sense, meticulous planning and practical thinking. Rishi's Sai Ram Projects Pvt. Ltd., imbibes and builds them in every project. So that buyers and prime property people are delighted. Take a good look at these completed & ongoing 'gems' before becoming a proud owner.