
HARMONY HOMES
WE BUILD WITH INTEGRITY AND VALUES

ABOUT US:

Harmony Home Builders, a partnership company promoted by a group of friends engaged in real estate and building materials offers “affordable homes with luxury living”.

Harmony Home Builders is ably backed by a consortium of professionals from construction industry to ensure that Quality, Durability and Comfort be the hallmark of every property we develop.

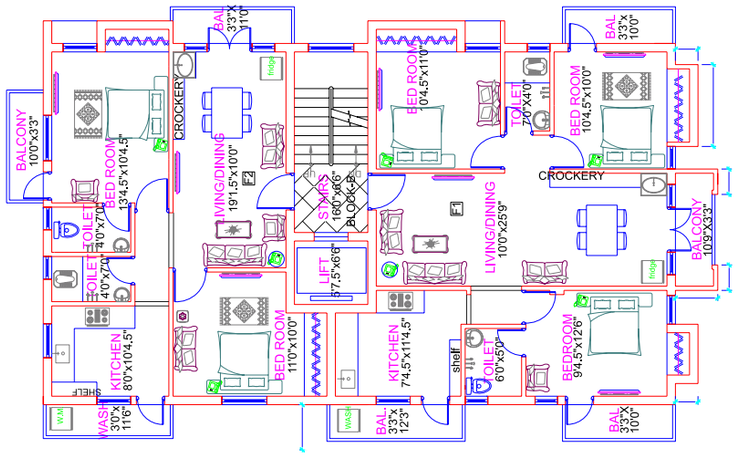
APARTMENT TYPES AND RATE STRUCTURE

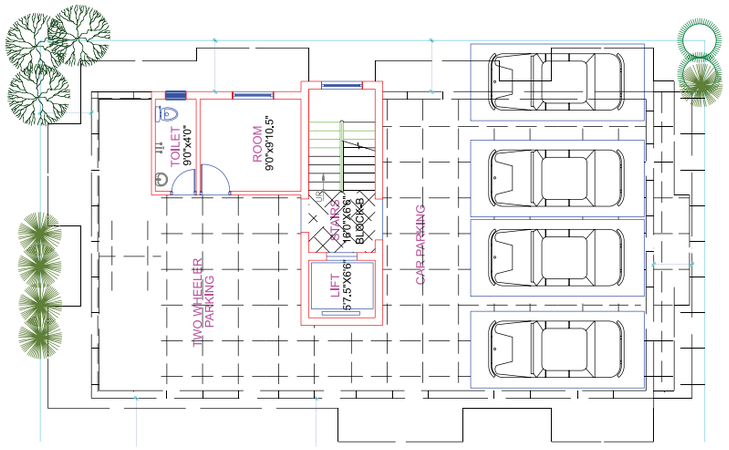
- 3 Bedrooms : 1301 Sq Ft.
- 2 Bedrooms : 1022 Sq Ft.

CORPORATION APPROVAL NUMBER

Dated :16.04.2013 • No.: 03024/2013

CMDA Approval Dated : 02/02/2013 • No.: 00958/2013









SPECIFICATION

1	Structure	RCC Column framed structure with isolated footings and tie beams RCC framed structure with beams and slabs, Peripheral walls 9" Brick / Solid Blocks walls, Partition walls: 4 ✓ thickness Brick / Solid Blocks with hoop iron reinforcement. RCC Framed Structure confirming to Seismic Zone III requirements
2	Flooring	Vitrified Tiles for Living, Bed, Dining and Kitchen Areas (24" x 24" with Skirting) All Bathroom : Anti-Skid Ceramic Tiles and glazed ceramic tiles dado upto 7' height. Balcony : Anti-Skid Ceramic tiles for floor Common corridor and lift lobby : Ground floor _ Marble or Granite flooring and other floors, Non-Slip ceramic tiles
3	Wall Finishes	Internal wall : Putty with emulsion paint External wall : Emulsion Paint
4	Doors	Entrance door : Teak wood frames with ply shutters with Veneer finish and polish on both sides with good quality hinges, tower bolt, lock and security eye. Other Doors : Hard wood frames with molded skin doors with enamel paint on both sides with good quality hinges, tower bolt and lock. Toilet Doors : Sal wood frame with FRP coated flush shutter including locking arrangements with paint finish. Good quality UPC Window
5	Kitchen	Spacious kitchen with polished granite counter top and ceramic tiles upto 2' above working platform, Stainless steel sink
6	Bathroom	Ceramic/Glazed tiles for floor and wall seven feet height, colored sanitary fixtures, CP fittings and health faucets. Bath/Shower mixer and shower head
7	Electrical	Wiring : Concealed good quality multi strand copper wiring Anchor/Finolex or equivalent make Switches: Modular Anchor switches or equivalent Provision for exhaust fans in Kitchen & toilets Provision for Geyser in all bathrooms 1 Main distribution box for each flat 1 MCB for each room provided in the distribution box Adequate light / Fan Points- A.C.points for Living / Master Bed room Intercom facility between security and each flats. C.C.Camera.
8	Elevators	Automated lifts of reputed brand
9	Provision	Inverter backup for selected points Concealed telephone & TV points in living and master bedroom
10	Water proofing and Anti Termite	At required stages.

PAYMENT PLAN

DESCRIPTION	*SCHEDULE OF PAYMENT*	*PERCENTAGE*
On Booking	Advance	1,00,000.00
1st Installment	While Signing the Agreement	20%
2nd Installment	On Completion of Foundation	20%
3rd Installment	On Completion of First Floor Roof Level	15%
4th Installment	On Completion of Second Floor Roof Level	15%
5th Installment	On Completion of Brick Works/Plastering	20%
6th Installment	On Completion of Plumbing/Electrical/wood	15%
Final	Handover Possession	05%

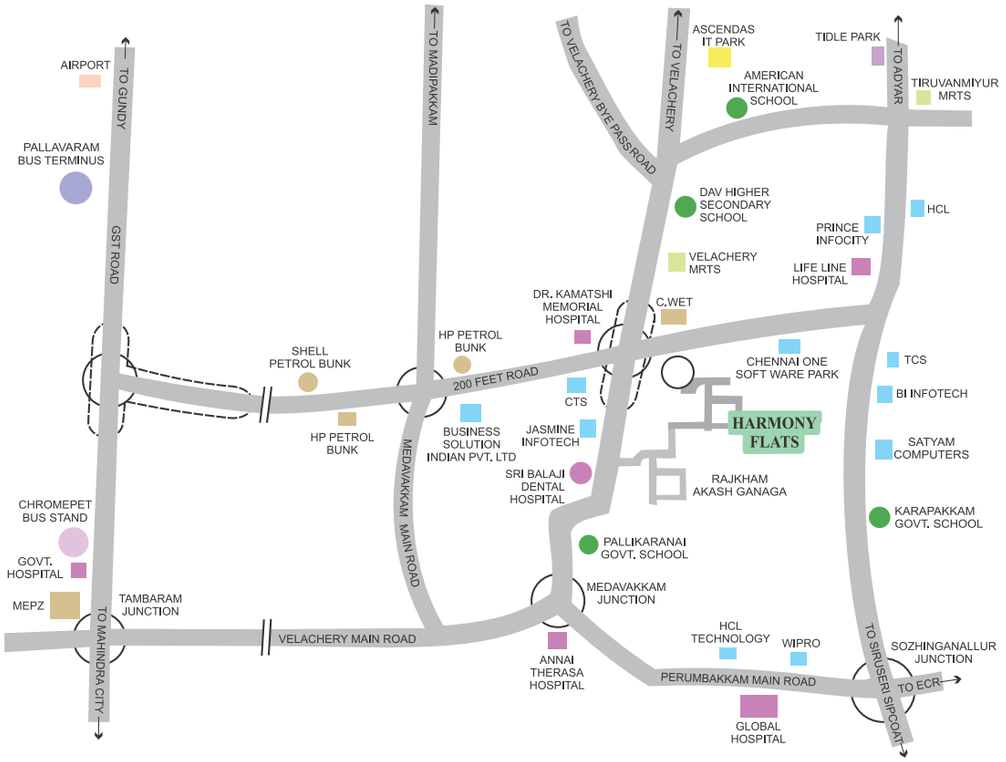
PALLIKARANAI SOUTHERN SUBURB OF CHENNAI.

Pallikaranai is one of the fastest growing suburbs of Chennai, with close proximity to Velachery (4 Kms), Old Mahabalipuram Road (Thoraipakkam - 5 Kms) and Airport (9 Kms). Recently brought under the jurisdiction of Corporation of Chennai, Pallikaranai has seen dramatic improvement in infrastructure such as 6 lane roads connecting Velachery to Tambaram via Pallikaranai, sewerage and drainage connections, making it the most attractive destination for real estate in South Chennai.

Large marshes fill the area and lend a freshness that the congested parts of the city can't offer.

According to a 2012 report by global property consultant Knight Frank, the neighbourhood has emerged as India's 11th largest destination for investment in the residential real estate, in the list of 13-top residential destinations in the country where housing prices are expected to increase by 93 percent over the period 2011-2017

LOCATION



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