

NEWRY

Mahonnathi
— AN ABODE OF LUXURY —
INDRA NAGAR, ADYAR

Luxury
LIVING,
REDEFINED



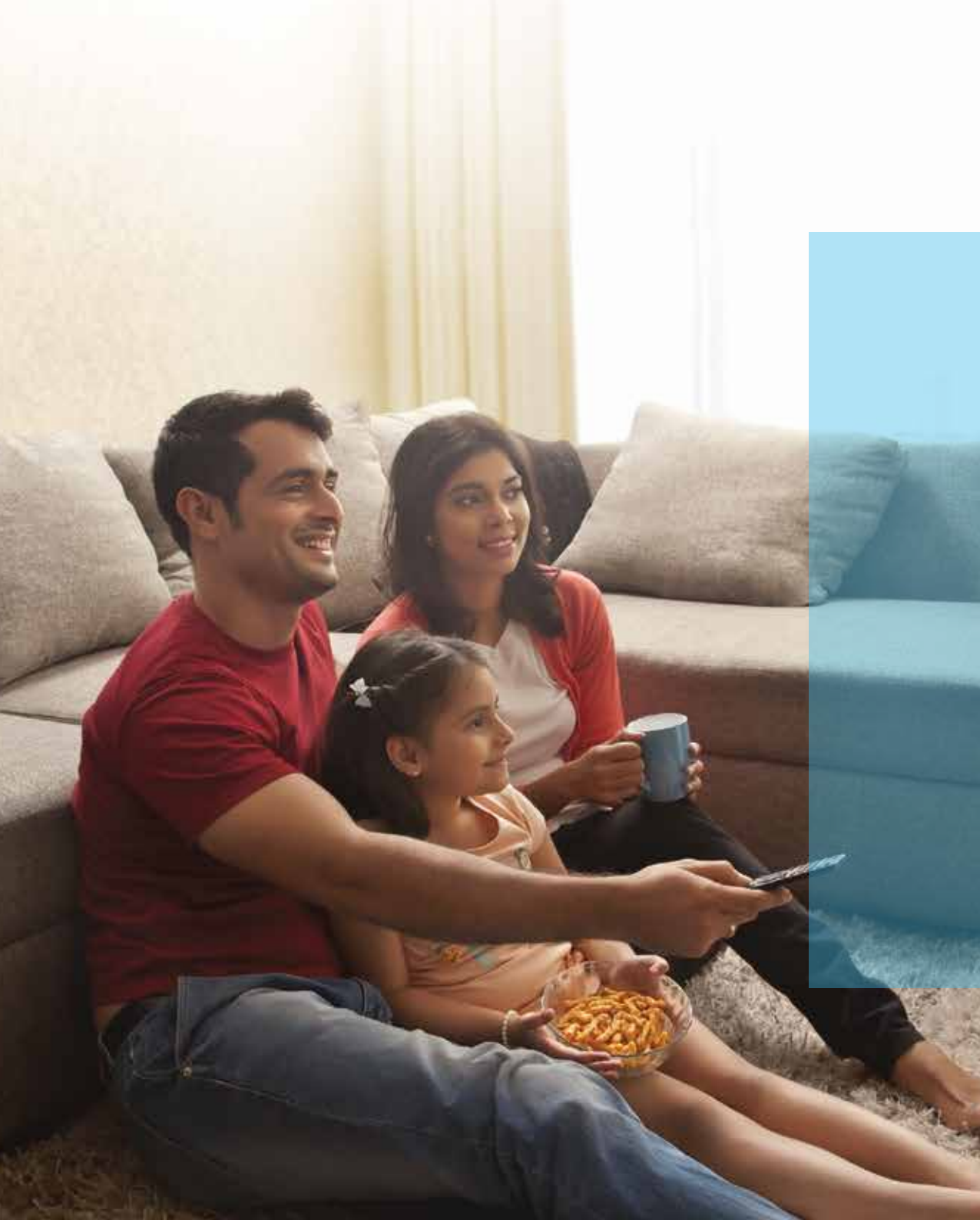


A TIMELESS MASTERPIECE

The master-planned Mahonnathi is a luxury 3BHK home for just 6 privileged families. Developed on 3975 square feet of land at Indra Nagar in Adyar, a preferred premier destination of South Chennai, this inspiring home built on stilt plus 3 floors has everything you need to make it your paradise. With just 2 apartments on a floor, the homes spread generously on 1451 sq.ft. and 1455 sq.ft. giving you the luxury of living your life in absolute privacy.

• 6 Luxury Apartments • Stilt + 3 Floors • 3BHK 1451 sq.ft. & 1455 sq.ft. • 2 Apartments Per Floor

B P NO: BA/WDCN13/00937/2020
RERA NOT APPLICABLE



LIVE IT UP IN STYLE

Each of the spacious homes at Mahonnathi offer you the luxe design details you deserve, including the teak doors, extra large windows for free flow of light and air, granite countertops in the kitchen and antiskid tiles in bathrooms and top of the line fittings and fixtures in every room. Truly, these are the towering features that have inspired us to name this mavel development, 'Mahonnathi' which mean 'towering in features'.



DISTANCE INDICATOR

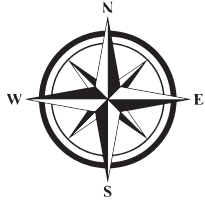
Indra nagar MRTS 850 Mts | Tidel park 1 km
 Madhya kailash 2 kms | Adyar bridge 2 kms.

LOCATION MAP
 NOT TO SCALE

A HOME SO CLOSE, SO NEAR.

Located at Indra Nagar in Adyar Mahonnathi is just minutes away from Madhya Kailash and the MRTS on OMR. This vantage location gives you quick and easy access to the IT majors of Tidel Park, TRIL and the rest on the IT Corridor. What's more, it puts you one step closer to the leisurely life you've always wanted with the best of shopping, dining and entertainment hubs of Adyar, OMR and ECR.

Site Address: Plot No. 159, New Door No: 5(3), 22nd Cross Street, Indira Nagar, Chennai – 600020



3 BHK FLOOR PLAN

TYPE	SBA	PA	CA
3BHK	1455	1163	1025
3BHK	1451	1160	1021



UPSCALE SPECIFICATIONS

STRUCTURE

RCC framed structure with RC foundations confirming to BIS.
Anti-termite treatment as per BIS for the complete Building.
All walls with bricks set in cement mortar.
9" thick Brick wall for the outer wall and 4 -1/2" thick Brick wall for all internal partition wall.

WALL FINISHE

Cement plaster and JK /Birla putty finish with Pearl Touch Emulsion for all internal walls.
External Walls finished with Weather Shield Max. The toilet walls finished with Joint Free Tiles.
Wash area will be finished with Ceramic Tiles.
2' above the kitchen platform will be finished with double glazed ceramic tiles.

CEILING

All ceiling areas will be finished with cement /Gypsum plaster

FLOOR FINISHES

Living, Dining & Kitchen will be finished with 800 x 800 Double charged vitrified tiles.
Bedrooms will be finished with 600x600 Double charged vitrified tiles With matching skirting.
Wash & Service will be finished with Ceramic Anti – Skid tiles.
Lobby and Staircase areas will be finished with Marble / Granite.
Staircase areas will be finished with Tiles.
Car park areas will be finished with Vitrified tiles.
Columns in the car park will be provided with rubberized edge protection.
Driveway will be finished with PCC with Granolithic Flooring/ interlocking Blocks.

DOORS & WINDOW

Paneled Teak Front Main Door.
Godrej or Equivalent locks will be provided.
All Bedrooms doors will be of African teak wood frame with BST/Moulded skin paneled door.
Godrej or equivalent locks will be provided.

Toilet doors- African teak wood frame with OST/Moulded skind paneled door with one side polish & other side with laminated finish.

French doors - African teak wood frame with melamine polish, shutters fitted with 5mm thick glass and MS Grills with Enamel paint.

Windows - UPVC window (NCL,VEKA/Equivalent) with MS Grills as per Design of the Architect.

TOILETS

Parryware – Roca /Kohler wall hung European Water Closets.
All CP fittings in bathrooms are of Jaguar / Kohler or Equivalent Bathroom Health Faucets will be provided.
Rain shower for all toilets and Pressure pump for all Showers.

KITCHEN

Provision for basic electrical & plumbing lines. Provisions will be made for chimney and Aqua Guard.

ELECTRICAL

Concealed Insulated Copper Multi-strand wires in all Apartments.
Each Apartment will be provided with a distribution board having MCB's.
Switches & Sockets of Legrand/Anchor
TV and Telephone Points will be provided in Living and all bedrooms.
Electrical Provision for Microwave, Fridge Mixer, Grinder, Aqua guard and Chimney.
All Toilets will have electrical provision for connecting a Geyser.

LIFT

The building will be served by an Eight passenger lift of Schindler /Johnson or Equivalent make.

POWER SUPPLY & GENERATOR

3 Phase Power Supply, with Generator Back –Up for common lights, lifts, pumps and for all lights, fan points including fridge point inside the apartment would be provided.

SECURITY

Intercom connection to the security will be provided.
Conduit Provision for video door phone will be provided.
CCTV for common areas in the stilt and terrace area level

COMMON FACILITIES

Common Toilet for drivers and domestic help.

COMPOUND WALL

5' high compound wall on all sides of the plot.

LANDSCAPING

Landscaping as per architect's Design.

SUMP

One underground RCC sump of adequate capacity for metro water.

BOREWELL

One bore well of required depth would be provided.

RAIN WATER HARVESTING

As per the requirements of CMWSSB

EXTRA WORK

If any additional work is required to be carried out or extra fittings are to be provided, the same will be executed at extra cost after the Allottee approves the estimate for extras and pay the extra cost in Advance.



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