



# RAGAM

@ PERUMBAKKAM

## 2BHK Premium Apartments

955 – 1060 SQ.FT

400m from  
Perumbakkam Main Road

Starting ₹64 Lakhs



CCTV | Lift | Video Door Phone | Covered Parking

**Project Details:**

New Premium 2BHK Apartments (G+3) for sale in Perumbakkam by AA Construction. Project located in well developed area.

- ❖ Just 400m distance From the Perumbakkam Main Road
- ❖ Premium Homes at Attractive Price
- ❖ Proposed Metro with in walking distance
- ❖ SBI, HDFC and LIC Housing pre approval project
- ❖ Well developed area, with all basic amenities

**Site Address:**

Plot No.13, Rathanam Nagar, Perumbakkam, Chennai - 600 100.

Flat No	Sale Area in Sq.Ft	UDS in Sq.Ft	Type	Facing	Availability
F1 / S1 / T1	1060	434	2 BHK	North	Available
F2 / S2 / T2	955	390	2 BHK	North	Available

**Specifications**

<b>Elevator</b>	Automatic elevator up to terrace level.
<b>Windows</b>	UPVC windows with MS grill.
<b>Walls</b>	Natural Red brick walls-Outer 230mm & partition walls 115 mm.
<b>Kitchen Counter</b>	Black granite G20 Granite over RCC slab. Stainless steel sink.
<b>Electrical Wires</b>	ISI branded fire retardant wires- Salzer / Polycab / Orbit.
<b>Doors</b>	Polished Teak wood doors for main door, Country wood for all bed rooms & Balcony/service. Wood composite polymer door for Bathrooms.
<b>Flooring</b>	Vitrified Tiles for Bed rooms & kitchen, Antiskid tiles for bath rooms, Granite flooring for staircase & corridor, Kajaria / Somany / equivalent.
<b>Wall Dado</b>	Glazed wall tiles upto 7 feet for all bathrooms & 2 feet height over the kitchen counter. Kajaria / Somany / equivalent.
<b>Stair Case Railing</b>	Stainless steel handrail.
<b>Sanitary Fittings</b>	Parryware fittings with concealed pipe lines.
<b>Electrical Switches</b>	Modular switches- Salzer / Anchor / Legrand.
<b>Structure</b>	RCC Framed structure Designed by structural Engineer based on soil test report.
<b>Painting</b>	Inner walls with Emulsion paint, Royale play finish/Wall paper for selected walls in hall & bed rooms & outer with Apex paint. Asian Paints.

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### Amenities:-

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- 🚗 Covered Parking
- 📺 CCTV
- 📹 Video Door Phone
- 🔋 Inverter Backup
- 🌳 Landscape Area
- 🗑️ Lift to Terrace

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### Why Choose Us:-

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- ✓ 10+ Years Experience
- ✓ Quality Construction
- ✓ Bank Loan Approved Project
- ✓ Clear Legal Title
- ✓ On-Time Delivery

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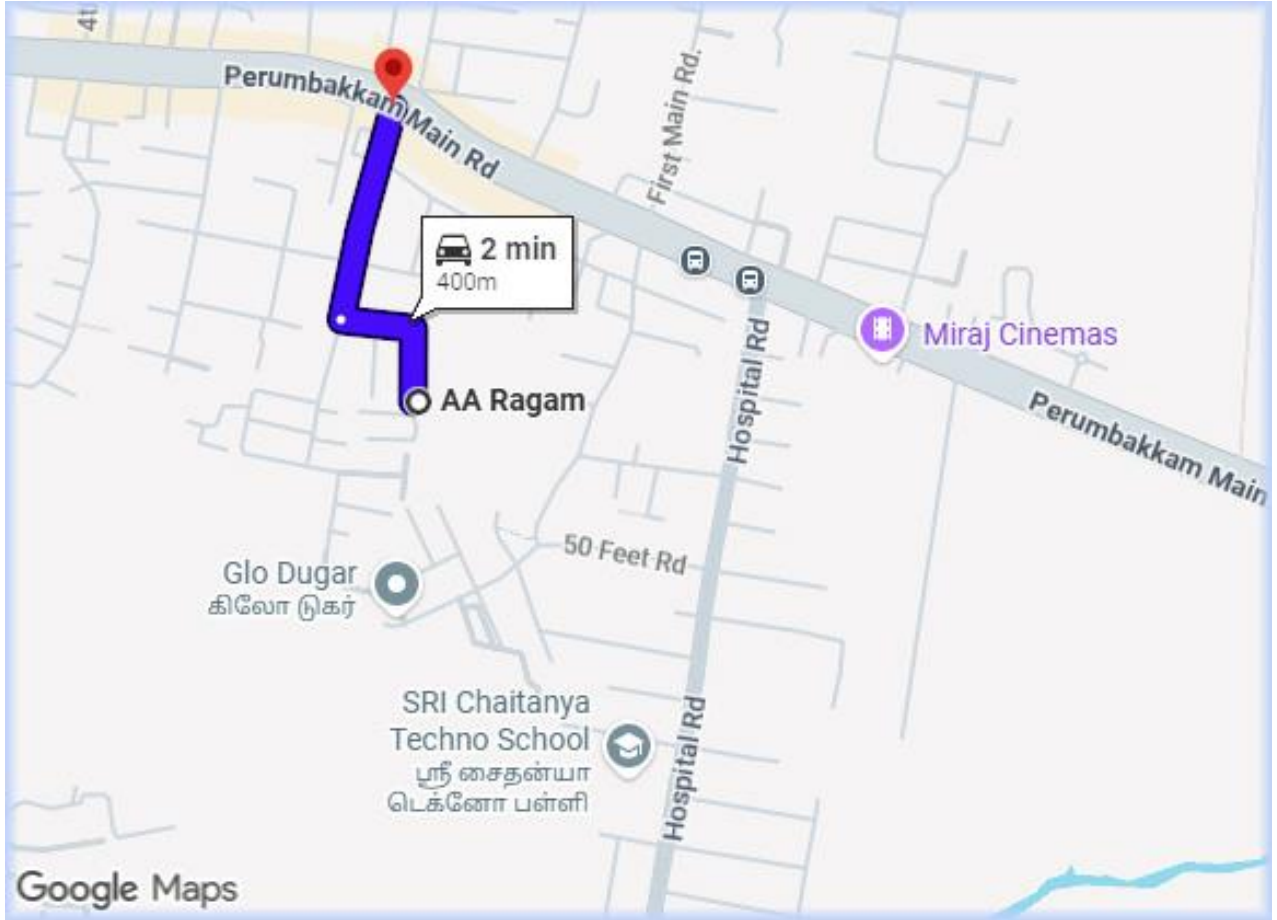
### Exclusion:-

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- ❖ All Fittings (Tube Light, Fan, CFL Bulb, Fancy Lights and etc.,) will be purchased and fixed by the owner.
- ❖ Grills for balconies and additional safety grill doors.
- ❖ Modular kitchen and other wooden works.
- ❖ All the extra work will be charged.
- ❖ Any Correction or Demolition Work will be charged for both Demolition and Reconstruction.



**TYPICAL 1ST, 2ND & 3RD FLOOR PLAN**



### Location Highlights:

- ❖ Just 1 Minutes Perumbakkam - Sholinganallur Main Road
- ❖ Just 10 Minutes From Sholinganallur Junction
- ❖ Nearby IT Corridor Temple, Shop, Hospital & Colleges
- ❖ Miraj Cinemas – 1km
- ❖ Property on 24 feet Road
- ❖ ELCOT IT PARK, Sholinganallur – 2km
- ❖ Prim Buds Garden School – 250m
- ❖ Bharathi Vidyalaya Senior Secondary School – 500m
- ❖ St. John's Public School – 1.5km
- ❖ Sri Chaitanya techno school – 1.2km
- ❖ NPS International – 1.4km
- ❖ Global Hospitals & Health City – 1.3km
- ❖ C-DOT Hospital – 500m
- ❖ Yellow Bell Super Bazaar – 400m
- ❖ Fantastic Jeyachandran – 2.9km

## RAGAM – 2BHK PREMIUM APARTMENTS | PRICE DETAILS

AA Construction ☎ 7299011733 | 7299011833

Plot No.13, Rathanam Nagar, Perumbakkam, Chennai - 600 100.

Guideline Value(Composite) ₹ 5,500.00

Flat No	F1/ S1 / T1	F2 / S2 / T2
Area of the Flat in Sq.ft	1060	955
UDS Area of the Flat in Sq.ft	434	390
Base Price per Sq.ft ( <i>Negotiable</i> )	₹ 6,400.00	₹ 6,400.00
Flat Rate	₹ 67,84,000.00	₹ 61,12,000.00
Covered Car Parking	₹ 2,00,000.00	₹ 2,00,000.00
TNEB	₹ 75,000.00	₹ 75,000.00
<b>Base Flat Cost</b>	<b>₹ 70,59,000.00</b>	<b>₹ 63,87,000.00</b>
GST 5%	₹ 3,52,950.00	₹ 3,19,350.00
Registration Charges and Stamp Duty *	₹ 4,38,100.00	₹ 3,97,675.00
<b>GRAND TOTAL (ALL INCLUSIVE PRICE)</b>	<b>₹ 78,50,050.00</b>	<b>₹ 71,04,025.00</b>

### Premium Amenities Included

✓ Lift up to Terrace ✓ CCTV ✓ Video Door Phone ✓ Quality Construction Finish ✓ Bank Loan

Note:-

\* Flat Registration Charges calculated @7% based on applicable Guideline Value (₹5,500 per Sq.Ft as on date). Subject to government norms.