



Abhijeet Regalo

contact no

7871001551

Abhijeet Regalo

Magishaa Construction has continually pioneered newer technologies, bold design and precision engineering to create properties that are perfect blend between convenience and customization. An twenty years old company, completed several residential projects and currently 16 projects were under process.

Magishaa has believed that it success comes from its people. Wherever there are people there is an opportunity to serve. We provide all the amenities that modern housing has, along with the warmth of real home.

Our vision is primarily synonymous with quality, commitment towards customers reliability and excellence in architecture. Today Magishaa has a dedicated and experienced team in its diverse community to exceed expectations, elevate standards of living, emerge as a prominent brand in construction industry. To provide exemptions quality homes and build life time relationships with our customers and communities.

About Abhijeet Regalo

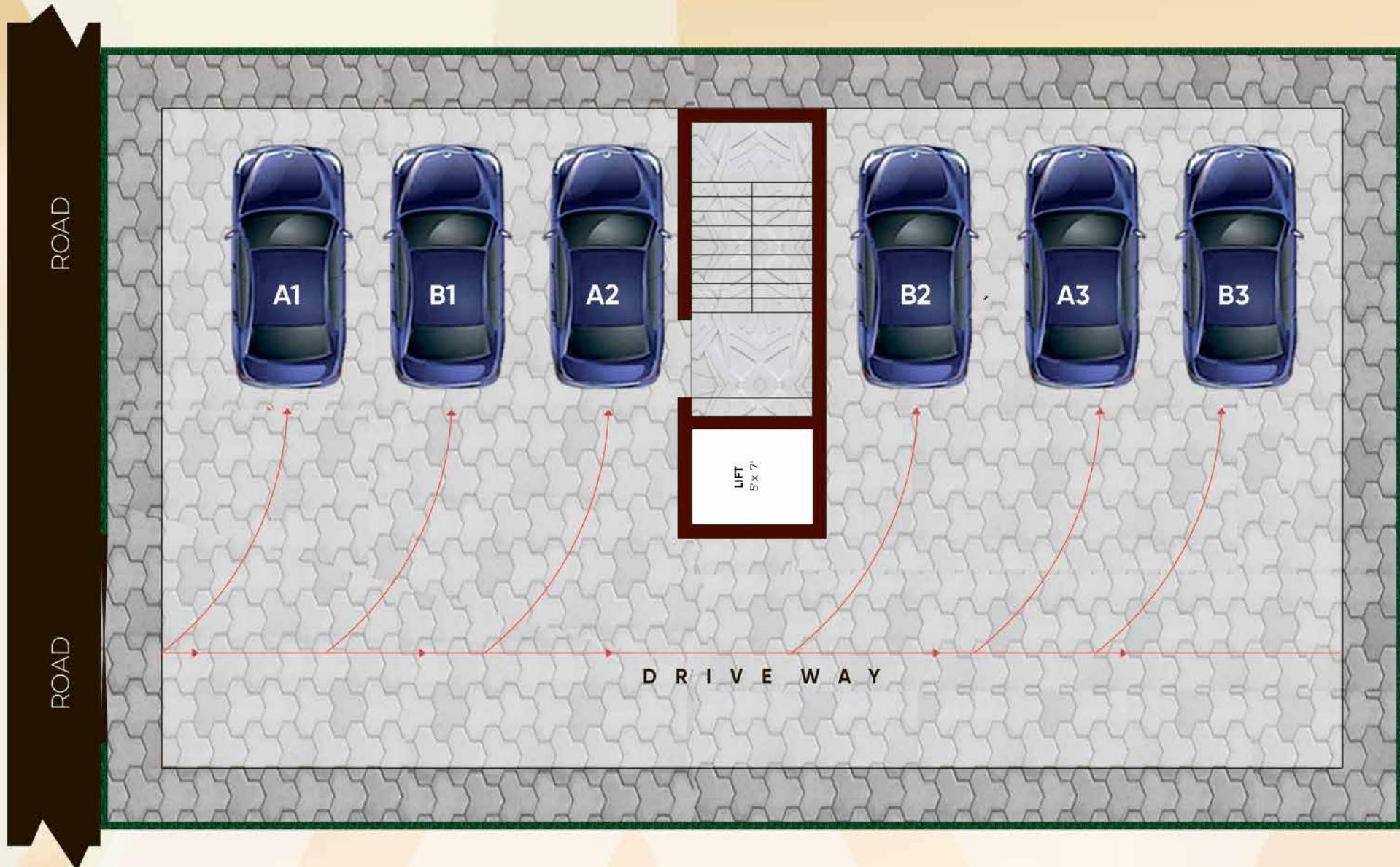
- ◆ An another affordable luxury landmark project from the house “Magishaa” with the name of “**Abhijeet Regalo**”.
- ◆ Son is in a fine locality eminent, for its calm and well suited neighbourhood. And it's a West facing property with 6 exclusive 3 BHK, Stilt +3 Floors, luxury apartments.
- ◆ Every fact of architecture has been chosen to provide the fullest luxury, at most comfort, best space utilization, finest design and affordable cost.

Nearest Key Establishments

- | | |
|---|---------------------------------------|
| ◆ BUS STOP – 100 Mtr | ◆ Golden Scan Centre – 500 Mtrs |
| ◆ CBSE Schools – 0.5 KM | ◆ Thirumanagalam Metro – 0.5 KM |
| ◆ Proposed Anna Nagar Metro – 100 Mtrs | ◆ VR Mall – 1 KM |
| ◆ SBI, HDFC, ICICI, Kotak Mahindra, IDFC Banks – 0.5 Km | ◆ Saravana Stores, Padi – 1 KM |
| ◆ Multi-Speciality Hospitals – 1 Km | ◆ Educational Institutions – 500 Mtrs |
| ◆ ATM – 50 Mtrs | ◆ Temples – 0.5 KM |
| ◆ SBOA Junior College & CBSE School – 1 KM | ◆ Super Markets – 500 Mtrs |
| ◆ Siva Eye Care Hospital – 500 Mtrs | ◆ Cinema Theatres – 1 KM |



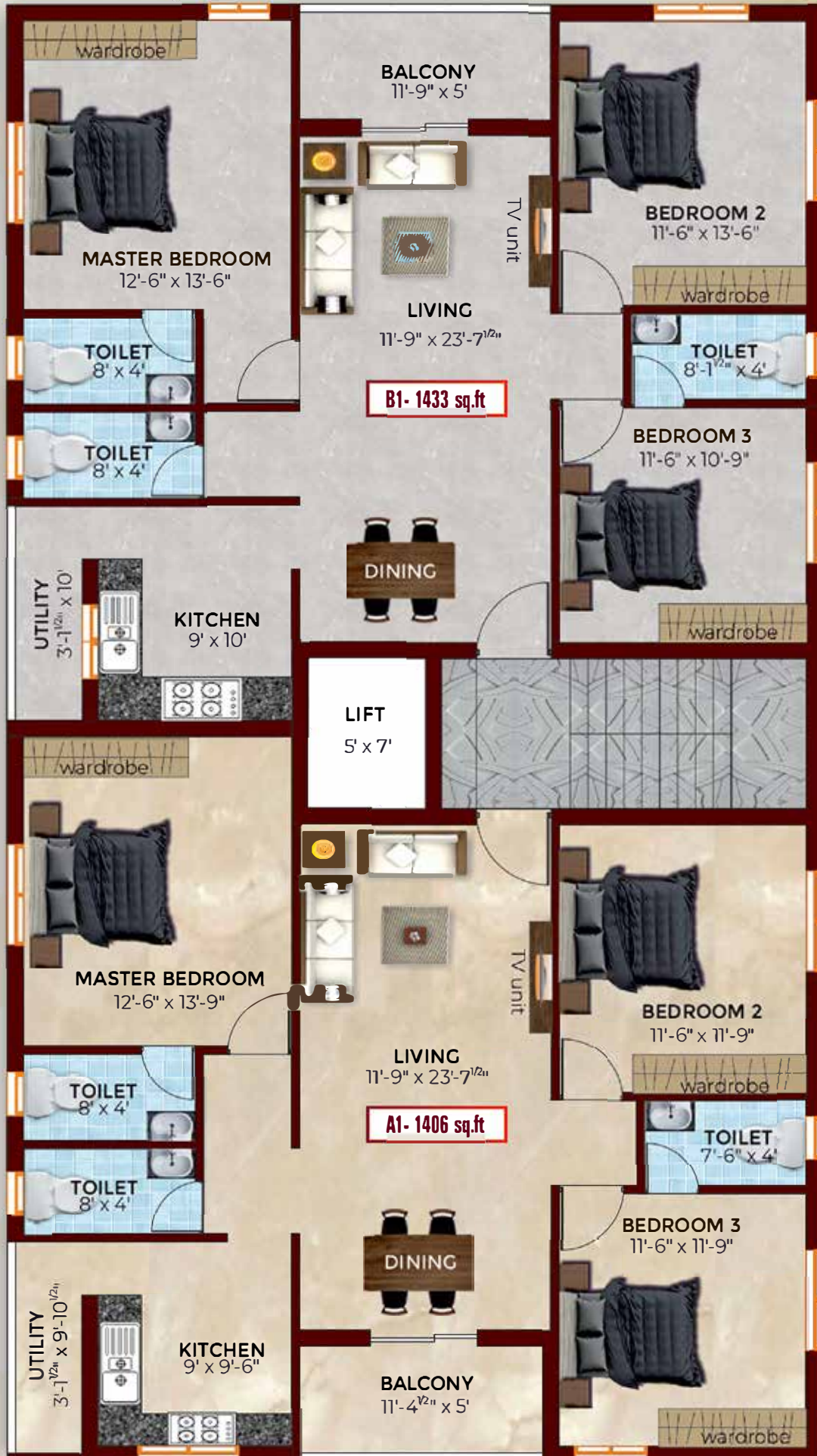
GROUND / STILT FLOOR PLAN



*The new dream house
is on its way to you*



FIRST FLOOR PLAN



Flat No.	Flat Type	Sale Sq.ft.
A1	3 BHK	1406 Sq.ft.

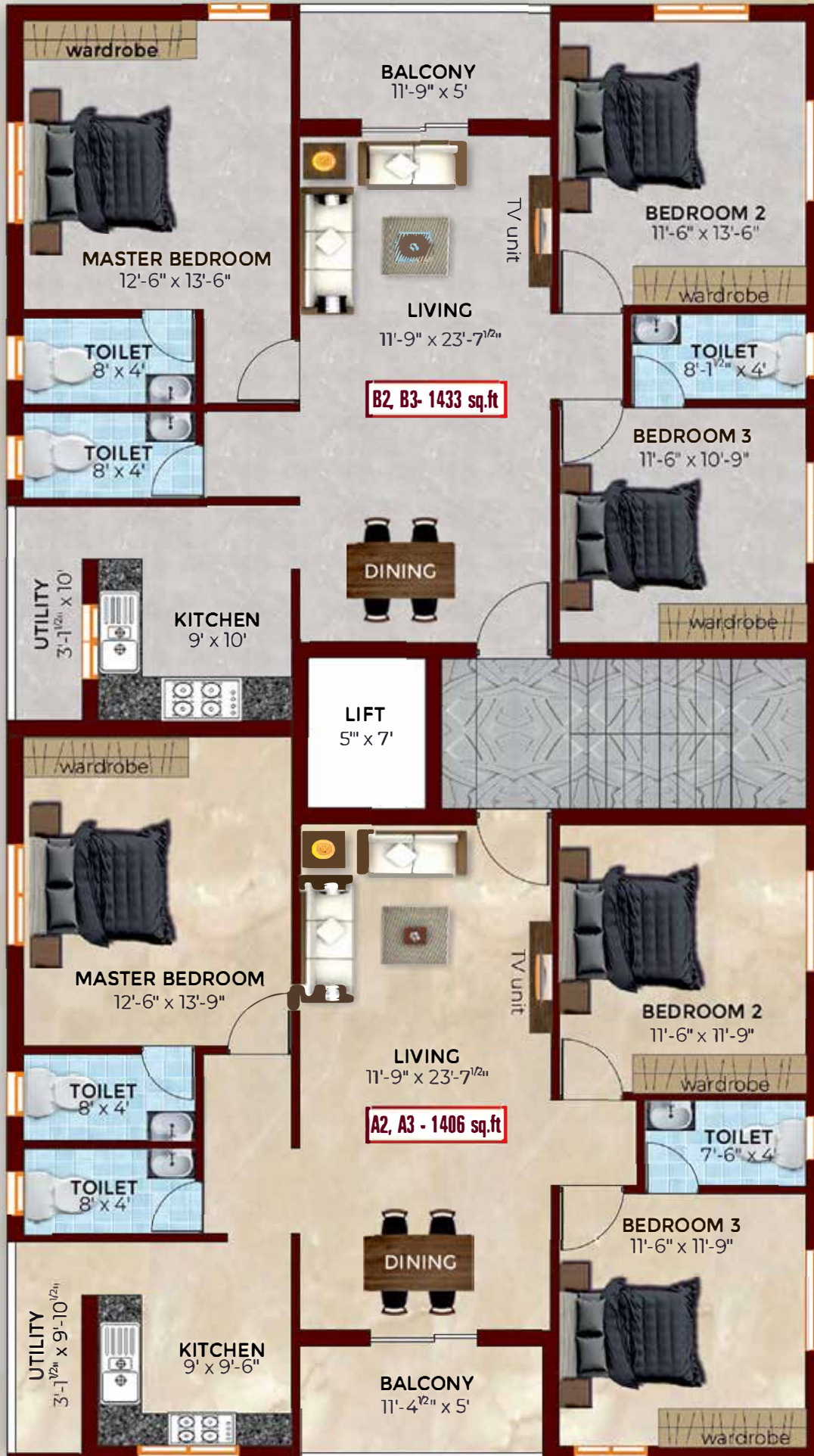
Flat No.	Flat Type	Sale Sq.ft.
B1	3 BHK	1433 Sq.ft.



“A home is not just an investment; it’s the foundation for your life and your dreams”



SECOND & THIRD FLOOR PLAN



Flat No.	Flat Type	Sale Sq.ft.
A2, A3	3 BHK	1406 Sq.ft.

Flat No.	Flat Type	Sale Sq.ft.
B2, B3	3 BHK	1433 Sq.ft.





SPECIFICATIONS

FOUNDATION & STRUCTURE

- ♦ RCC frame structure with RCC Columns, Beams and Slabs
- ♦ Red Brick Masonry filler walls Stilt plus three floor

SUPER STRUCTURE

- ♦ 9" thick outer wall and 4½" thick internal walls wherever necessary with table moulded bricks.

DOORS & WINDOWS

- ♦ Main Entrance Door: Teak wood frame with OST 40mm thick flush door of height 7'0" with Godrej lock or equivalent tower bolts door viewer, safety latch door stopper.
- ♦ Bedroom Door: Solid wood frame with 35mm thickness flush door of height 7'0"ft and Godrej or Equivalent locks, thumb turn with key, door stopper.
- ♦ Bathroom Doors: Solid wood frame with design moulded skin doors of height 2100 mm (7'0") and Godrej or equivalent locks thumb turn.
- ♦ Window: UPVC openable window & MS grills in all windows
- ♦ French Doors: UPVC frame and doors with toughened glass & without grills
- ♦ Ventilators: Fixed louvers with pinhead glass panes.

FLOOR FINISHES

- ♦ Living Dining & kitchen with vitrified flooring (2x2) from SOMANY / KAJARIA.
- ♦ Balconies/ utility- matt finished vitrified tiles/ Non-skid tiles.
- ♦ Bathroom - Non - Skid tiles for flooring & ceramic wall tiles up to ceiling.

WALL FINISHES

- ♦ Internal Walls: Living, dining, bedrooms, kitchen, utility & lobby finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion.
- ♦ Ceiling: Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion.
- ♦ Exterior Walls: Exterior faces of the building finished with 1 coat of primer & 2 coats of emulsion paint with colour as per architect's design.
- ♦ Bathroom: Premium glazed ceramic tiles up to false ceiling height of size 300 x 450 mm & above ceiling will be finished with a coat of primer.

KITCHEN

- ♦ Black Granite counter top with CARYSIL sink.
- ♦ CP fittings from JAQUAR / ROCA
- ♦ Provision for exhaust fan, refrigerator, water purifier.
- ♦ Adequate power points for all kitchen appliances
- ♦ Ceramic /Printed tiles on the wall 2' above the counter top

BATHROOM

- ♦ Shower head with spout & concealed diverter from JAQUAR / ROCA
- ♦ Health faucet from JAQUAR/ROCA
- ♦ White concealed wall mount EWC from JAQUAR / ROCA
- ♦ Provision for exhaust fan & geyser
- ♦ Counter top/wall hung wash basin JAQUAR/ROCA
- ♦ CP fittings from JAQUAR/ROCA

ELECTRICAL & POWER BACKUP

- ♦ 3 phase electricity supply and independent meters.
- ♦ Wires from Polycab / Equivalent
- ♦ Split A/C points for Living Dining & all Bedrooms.
- ♦ Modular switches and sockets of Anchor Roma.
- ♦ Earth leakage circuit breaker to prevent shock.
- ♦ TV, telephone points in living & master bedroom.
- ♦ 2 way switches for master bedroom.

SPECIAL FEATURES

- ♦ Automatic Water Controller
- ♦ Elevators 6 passenger capacity automatic lift will be provided with interior finish.
- ♦ Rainwater harvesting
- ♦ Sump and overhead tank for metro water & bore well.
- ♦ One bore well for supplement usage.
- ♦ Staircase S.S Handrail up to open terrace with Granite or Marble flooring.
- ♦ Terrace using cool roof tiles in open terrace of the building to avoid/neglect heat during summer period.
- ♦ Name board apartment owners name will be provided in stilt.

AREA STATEMENT

S.No.	Flat No	Floor Details	Types	Area sq.ft.	Uds sq.ft.	Facing
1	A 1	First Floor	3 BHK	1406	557	WEST FACING
2	B1	First Floor	3 BHK	1433	568	EAST FACING
3	A2	Second Floor	3 BHK	1406	557	WEST FACING
4	B2	Second Floor	3 BHK	1433	568	EAST FACING
5	A3	Third Floor	3 BHK	1406	557	WEST FACING
6	B3	Third Floor	3 BHK	1433	568	EAST FACING

SALIENT FEATURES

- ◆ Covered Car Parking and Two Wheeler Parking
- ◆ Underground RCC water sump at required capacity for Metro water
- ◆ Exclusive provision for Air conditioning units in bed rooms
- ◆ Adequate space for pathways and staircases
- ◆ Rain water harvesting with adequate piping
- ◆ Provision for telephone and broadband connectivity
- ◆ Wiring provision for Music Systems and accessories
- ◆ Common area staircase granite flooring
- ◆ Ornamental entrance gates
- ◆ Lift for G+3 Floor

DETAILS OF FLAT COST

Flat Cost Sqft @ Rsper Sqft

Covered Car Park

TNEB Deposits, Connection Metro Water Deposits, Connection Sewerage Deposits, Connection and Other Legal Incidental Expenses

Legal, Documentation, Registration & Property Tax Assessment Charges

*+_% Registration Charges & Incidental Expenses on UDS of Land (UDS sq.ft.) **TOTAL COST**

*+_% Registration charges & Incidental Expenses on Construction Agreement

*+5% GST on Flat Cost

*+1% TDS on Flat Cost

PAYMENT SCHEDULE

Stage of Work

Initial Payment (EB + CMWSSB + Car Park Charges included)

On Completion of Foundation

On Completion of Stilt Floor Roof Slab

On Completion of First Floor Roof Slab

On Completion of Second Floor Roof Slab

On Completion of Third Floor Roof Slab

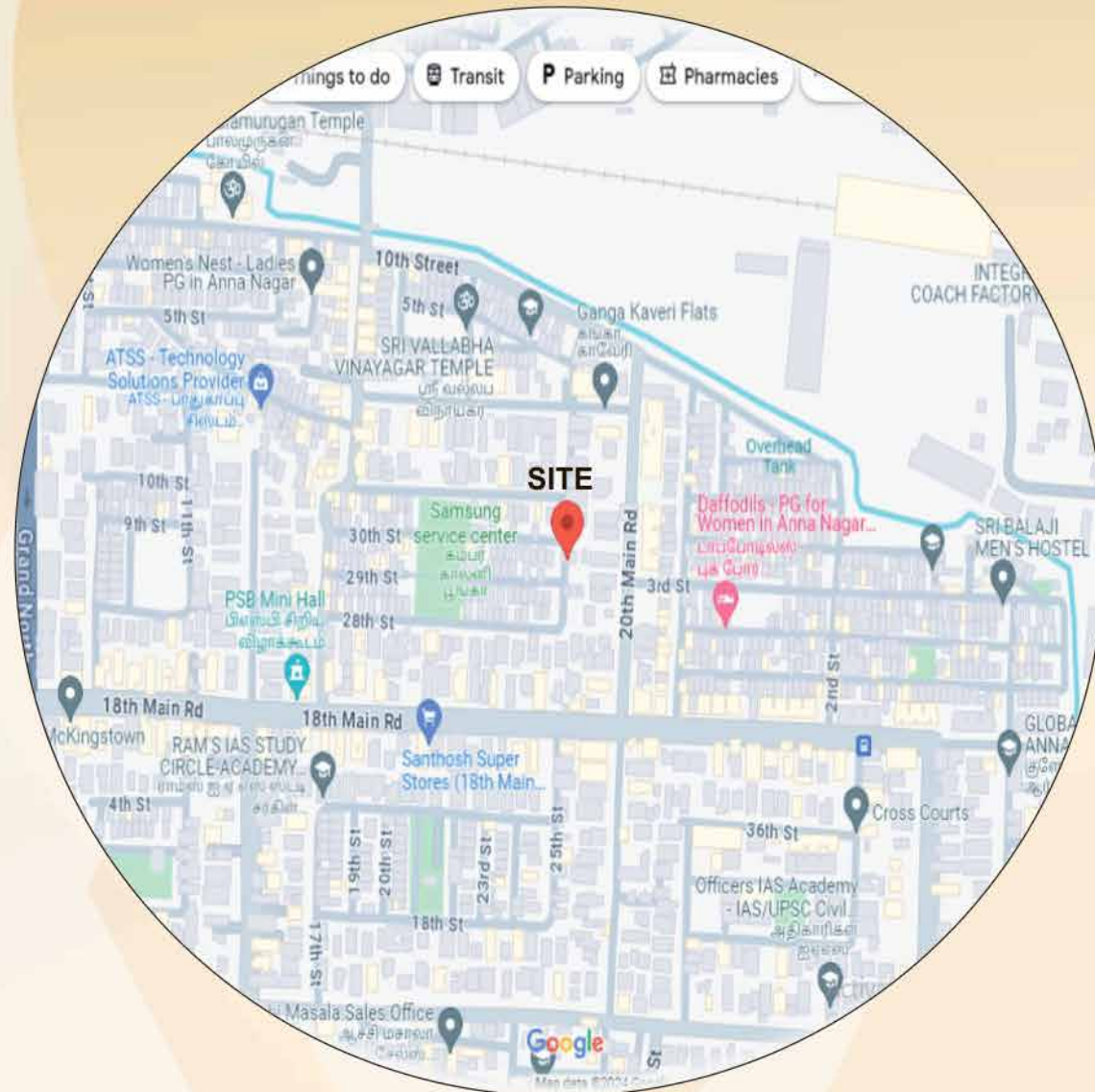
On Completion of Brickwork in Respective Flats

On Handing Over

*DD/Cheque should be drawn in favour of Magishaa Construction payable at Chennai

*Outstation cheques will not be accepted

KEY PLAN



Rs.

Rs. 3,00,000

Rs. 4,00,000

Rs. 1,00,000

Rs.

Percentage

15%

15%

15%

15%

15%

15%

5%

5%

OUR ONGOING PROJECTS



Swasthi Saffron
Plot No. 24, Bharathi Jothi Nagar,
Korattur, Chennai - 600 080.



Plot No. 64, Ward - H, Block No. 25, Jeswanth Nagar,
Mugappair, Chennai - 600037

GOKULAM
Block A

AYODHYA ASILO
Block B

DWARAKA PARCO
Block C

AANANTHAMAYA ORTUS
Block D



Mahima Mangalam
Plot No. 46, Janakraman Street,
K. R. Nagar, Korattur, Chennai - 600 080



Achyuta Ortus
Murali Street, Rajaji Nagar,
Villivakkam, Chennai - 600 049



Vihari Vihar
Plot No. 24, 23rd Street, Poampuhar
Nagar, Kolathur, Chennai - 600099

PREFERRED BANKERS



Disclaimer : Whilst reasonable care has been taken in preparing the brochure, constructing the model and the sales gallery show flat (the "Materials"), the developer and its agents shall not be held responsible for any inaccuracies in their contents or between the materials and the actual unit. All statements, literature and depictions in the materials are not to be regarded as a statement or representations of the fact. Visual representation such as layout plans, finishes, illustrations, pictures, photograph and drawings contained in the materials are artist's impressions only and not representation of fact. Such materials are for guidance only and should not be relied upon as accurately describing any specific matter. All information, specifications, plans and visual representations contained in the materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract.

The sale and purchase agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified in any statement, representations or promises (whether or not contained in the materials and/or made by the developer or the agent) made. No part of the materials shall constitute a representation or warranty. The floor plans are approximate measurements and subject to final survey & Approvals.