



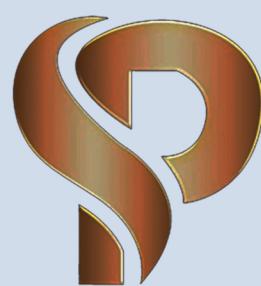
**BUYING A HOME RIGHT NOW WILL BE THE
BEST OPPORTUNITY IN YOUR LIFETIME.!**



Magishaa

GOKULAM

BLOCK - A



SIVA SRI PROPERTIES

AYODHYA ASILO

BLOCK - B



MAGISHAA INFRA

DWARAKA PARCO

BLOCK - C



SKM HOUSING
UPGRADE YOUR AESTHETIC LIVING

AANANTHAMAYA ORTUS

BLOCK - D





THE MAN BEHIND

The Founder and Proprietor of **M/s. MAGISHAA CONSTRUCTION. Mr.SHANKAR K MARIMUTHU** is a Architect Civil Engineer and is engaged in the business of civil construction since 2003. He is well experienced in the real estate and construction industry and has completed number of residential and commercial projects. He has satisfied his customers in terms of quality and standards. He has been in this line of activity for more than 20 + years and has been successfully leading the construction business, which enjoys a good credibility & Accountability in the same. The Company has set a standard in design and construction techniques and definitely has gained a prominent place in construction industry in Chennai. Quality and Client satisfaction are the core objectives of the company. which has completed more than 500 projects totaling around 12,13,000 Sq.ft. The main objective of the organization is promoting and developing residential and commercial buildings in Chennai and around in Tamilnadu.

QUALITY POLICY

We are committed as a team with positive-ness in our attitude towards quality standards, time scheduled commitment and customer service. We strive towards the goal of being the “best” in our business though quality as our basic strategy of more than customer satisfaction.



OUR VISION

To be a world class luxury BRICK work construction company with innovation in designs and in developing an ideal living atmosphere with investment opportunities and innovative real estate solutions, that exceeds our customer's expectations satisfaction.



OUR MISSION

To develop quality residential & commercial properties with Superior Standards and innovation at affordable costs. To achieve customer satisfaction and excellence in construction development, for the benefit of our customer, society and country through professionalism, ethics, quality and excellent customer service. To continually improve our competitive edge through innovations, motivations and customer feedbacks. To respect and comply with safety, environmental and legal requirements.



BUS STOP
500 Meters

HDFC & ICICI BANK
850 Meters



THIRUMANGALAM METRO
2.5 KM

CBSE SCHOOLS
1 KM

PROPOSED ANNA NAGAR
METRO STATION
2 KM

MULTI SPECIALITY HOSPITALS
800 METER

Project Highlights

- ◆ An another affordable luxury landmark project from the house of Magishaa with the name of "**GOKULAM, AYODHYA ASILO, DWARAKA PARCO & AANANTHAMAYA ORTUS**
- ◆ Project is in a fine locality eminent, for its calm and well suited neighbourhood. And it's a South East corner property with 34 exclusive 2 BHK , 3 BHK & 4 BHK - Ground + 3, 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.

PLOT NO.64, JESWANTH NAGAR, MOGAPPAL, CHENNAI-600037


Magishaa


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CONTACT DETAILS

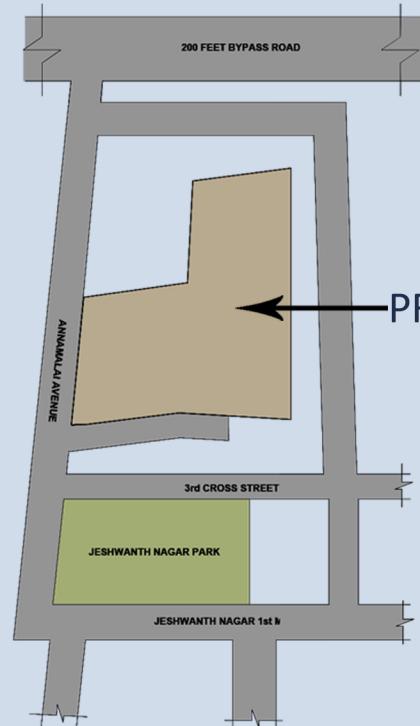
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magishaa_shan@yahoo.in

**FOR ENQUIRY, BOOKINGS &
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044 - 2615 5115
magishaa1603@gmail.com

PREFERRED BANKERS



KEY PLAN



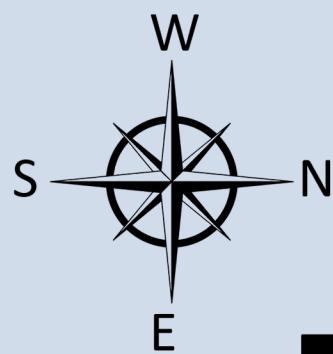
PROPOSED SITE

STILT FLOOR PLAN





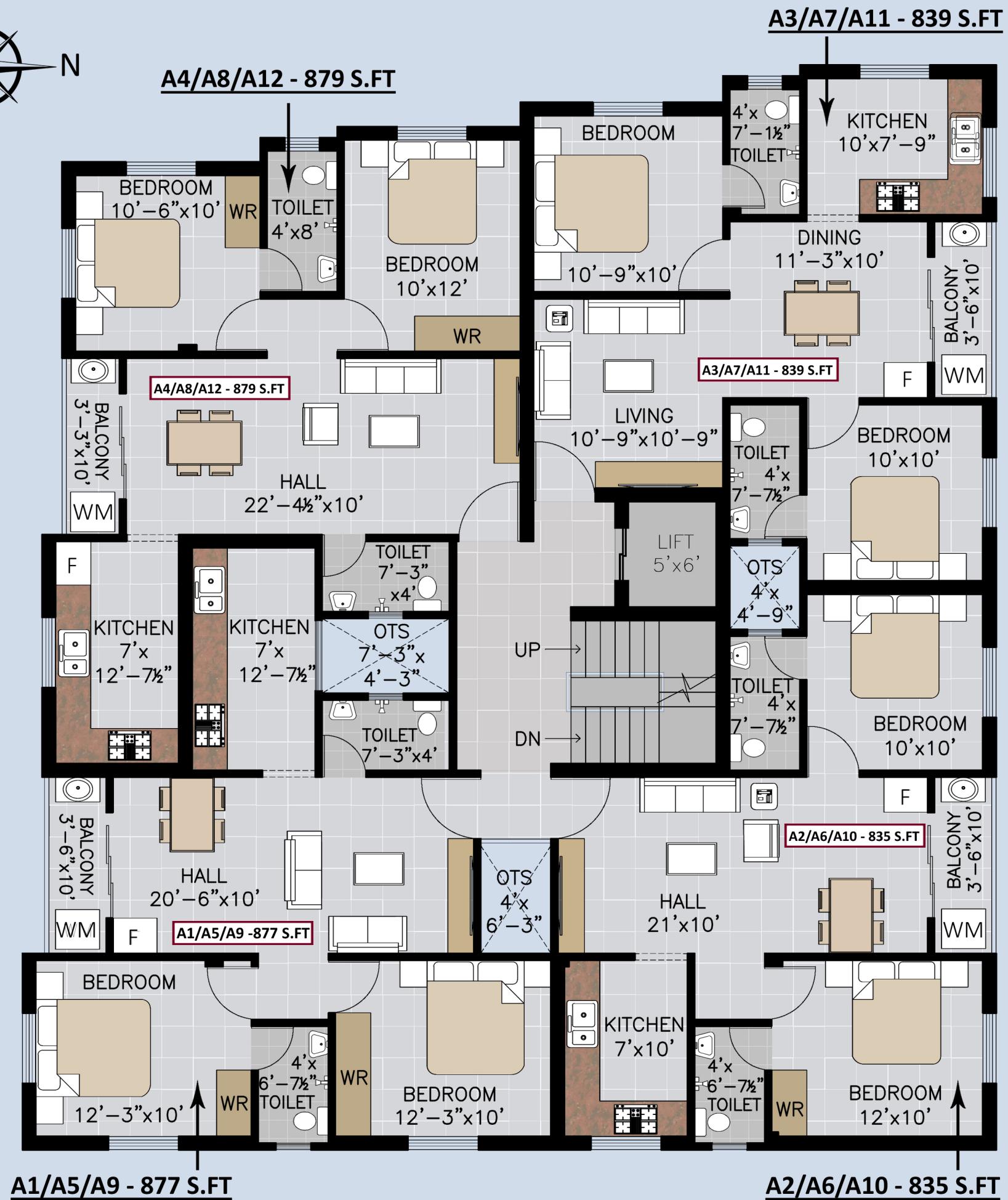
**A HOME IS NOT JUST AN INVESTMENT,
IT'S THE FOUNDATION FOR YOUR LIFE
AND YOUR DREAMS.**



BLOCK - A



Magishaa



TYPICAL FLOOR PLAN

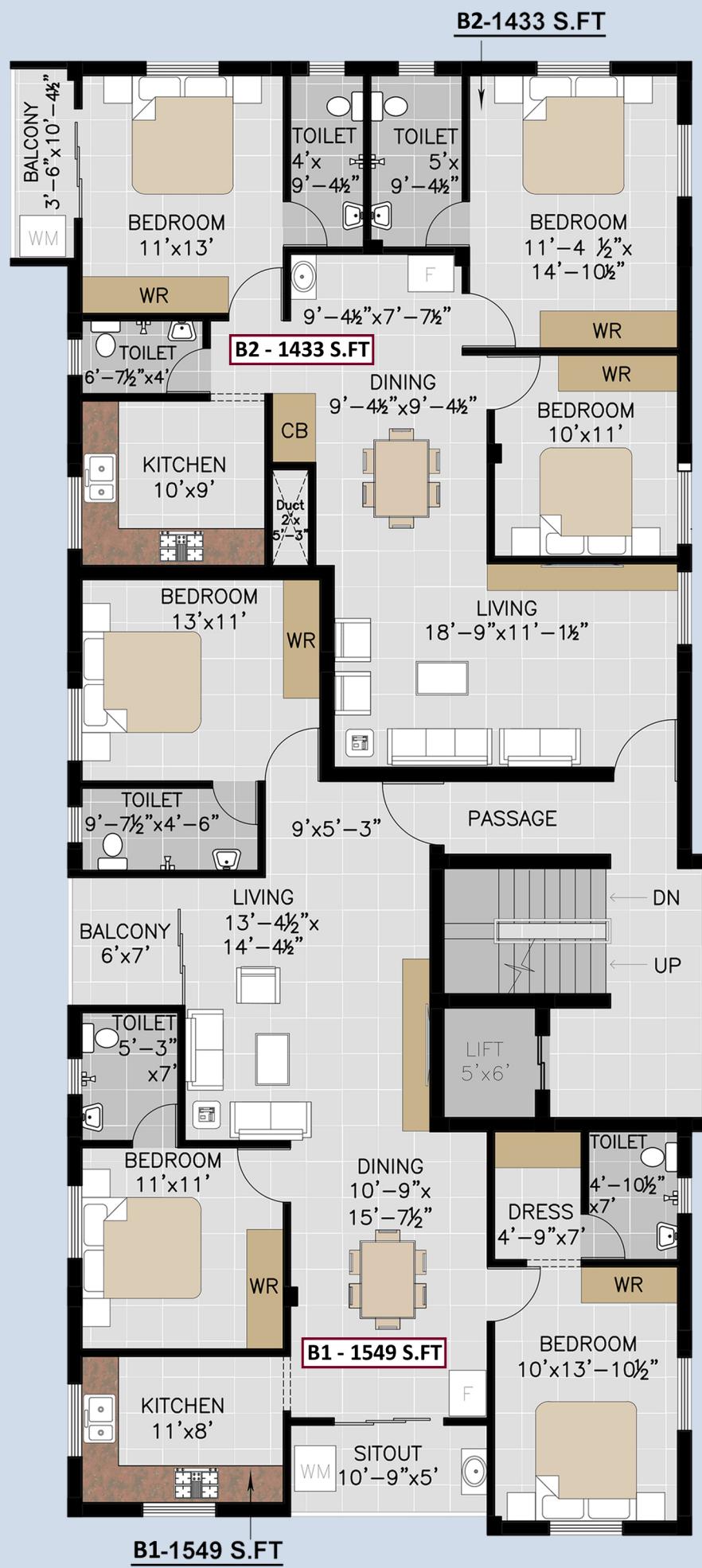


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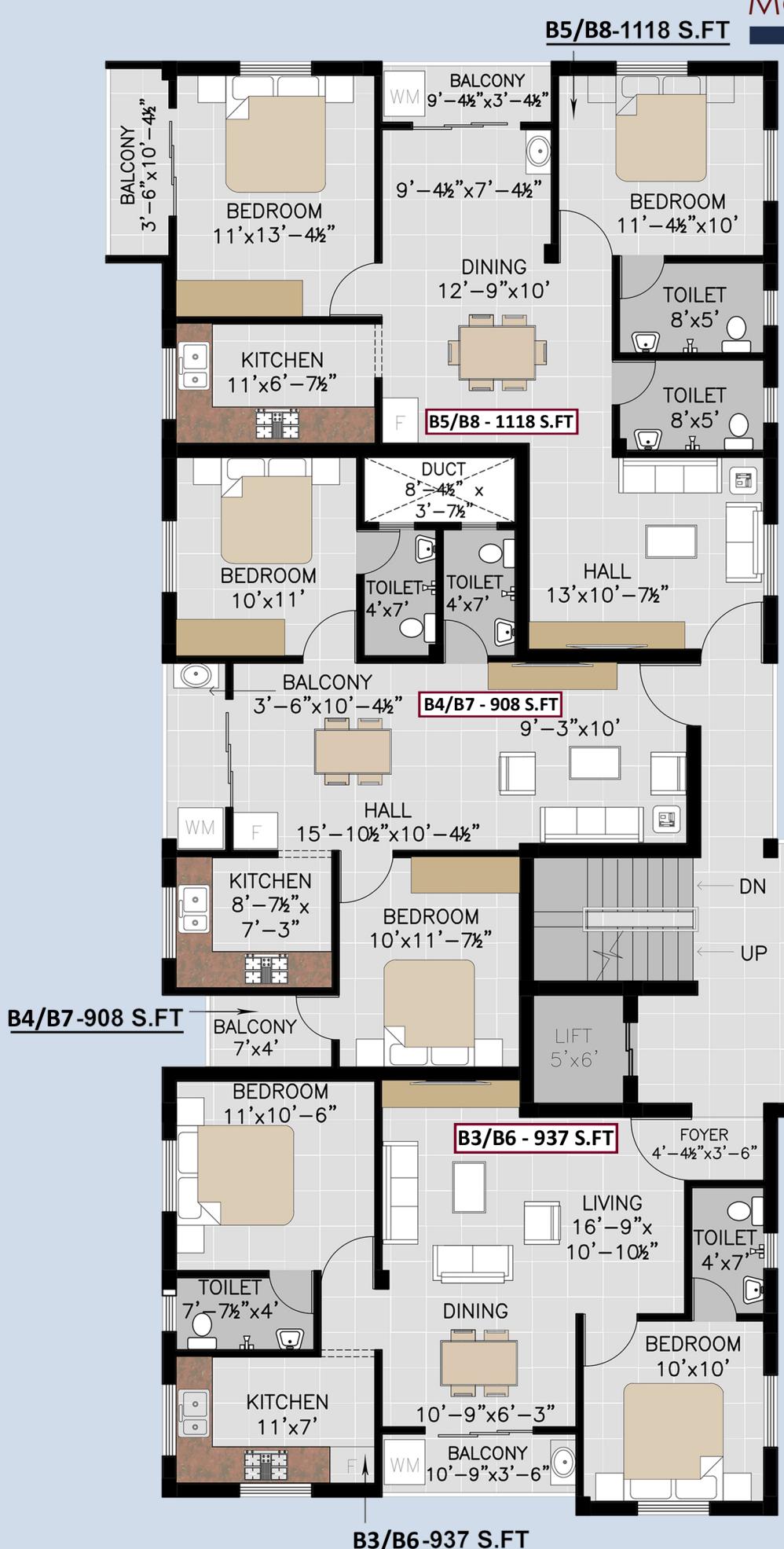


**DESIGN FOR THE PRESENT,
WITH AN AWARENESS OF THE PAST,
FOR A FUTURE WHICH IS ESSENTIAL!**

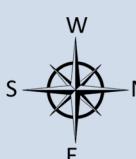
BLOCK - B



FIRST FLOOR PLAN



SECOND & THIRD FLOOR PLAN





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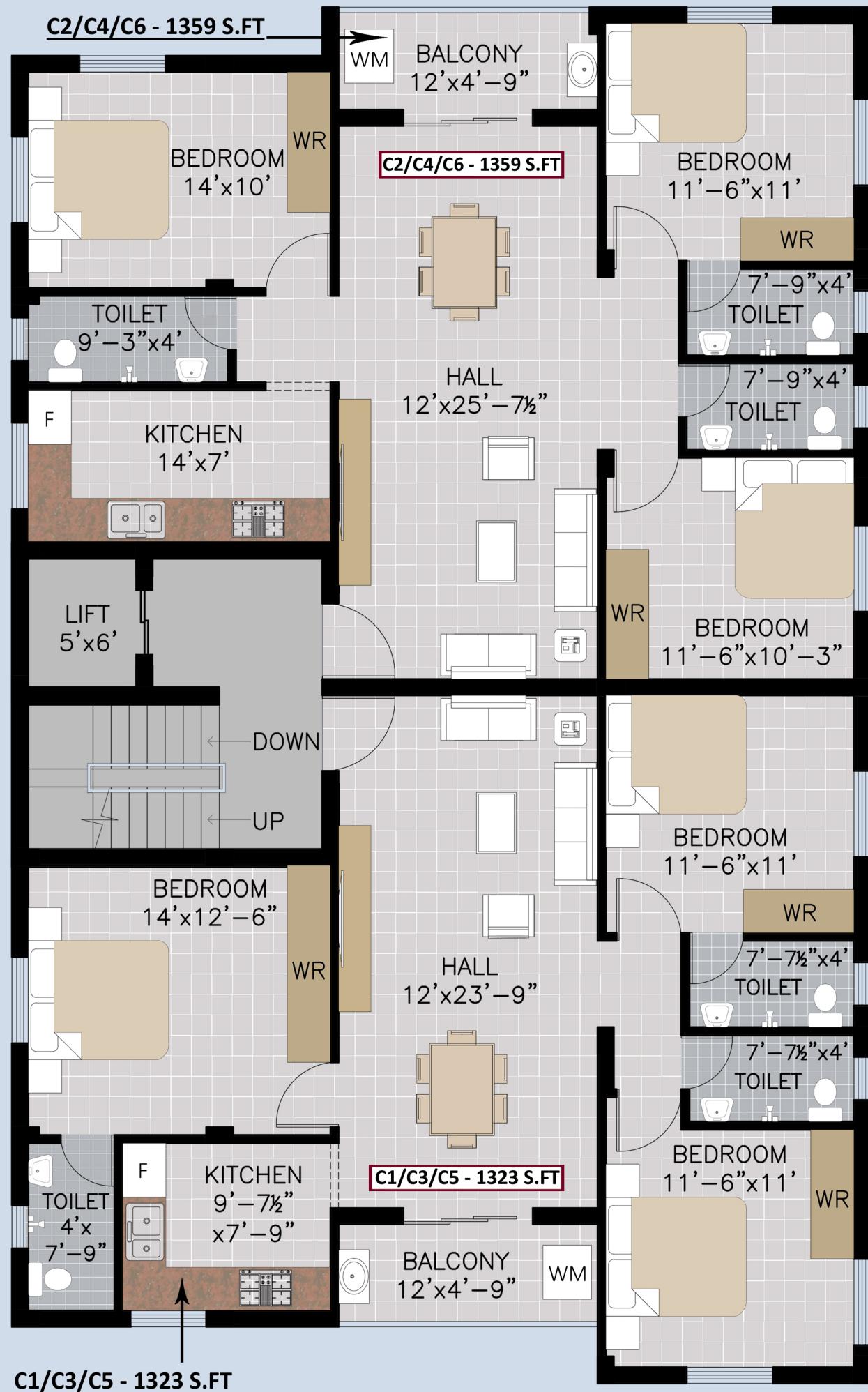


**A BUILDER IS A DESIGNER WITH
AN AESTHETIC SENSE**

BLOCK - C



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TYPICAL FLOOR PLAN



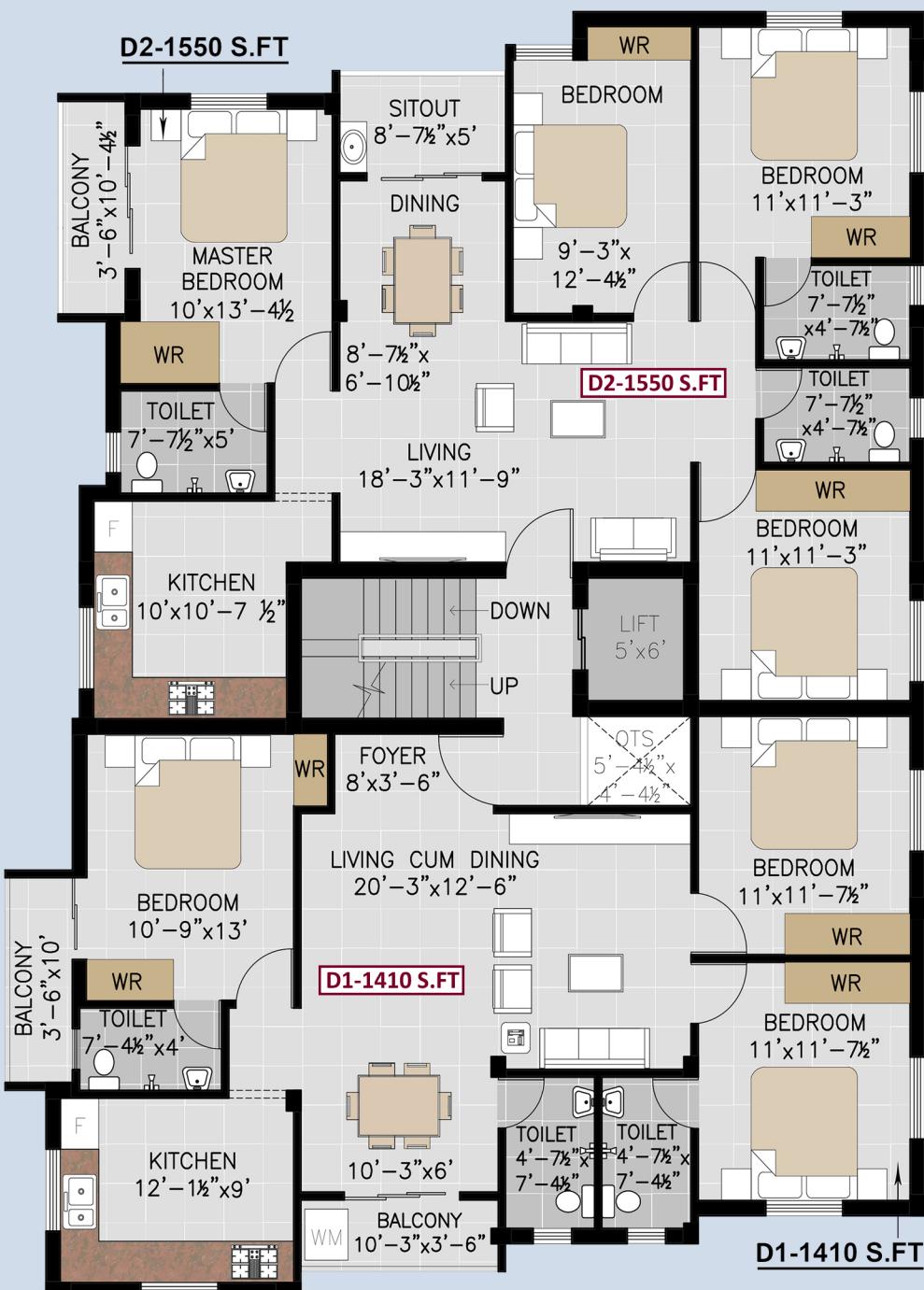
Magishaa



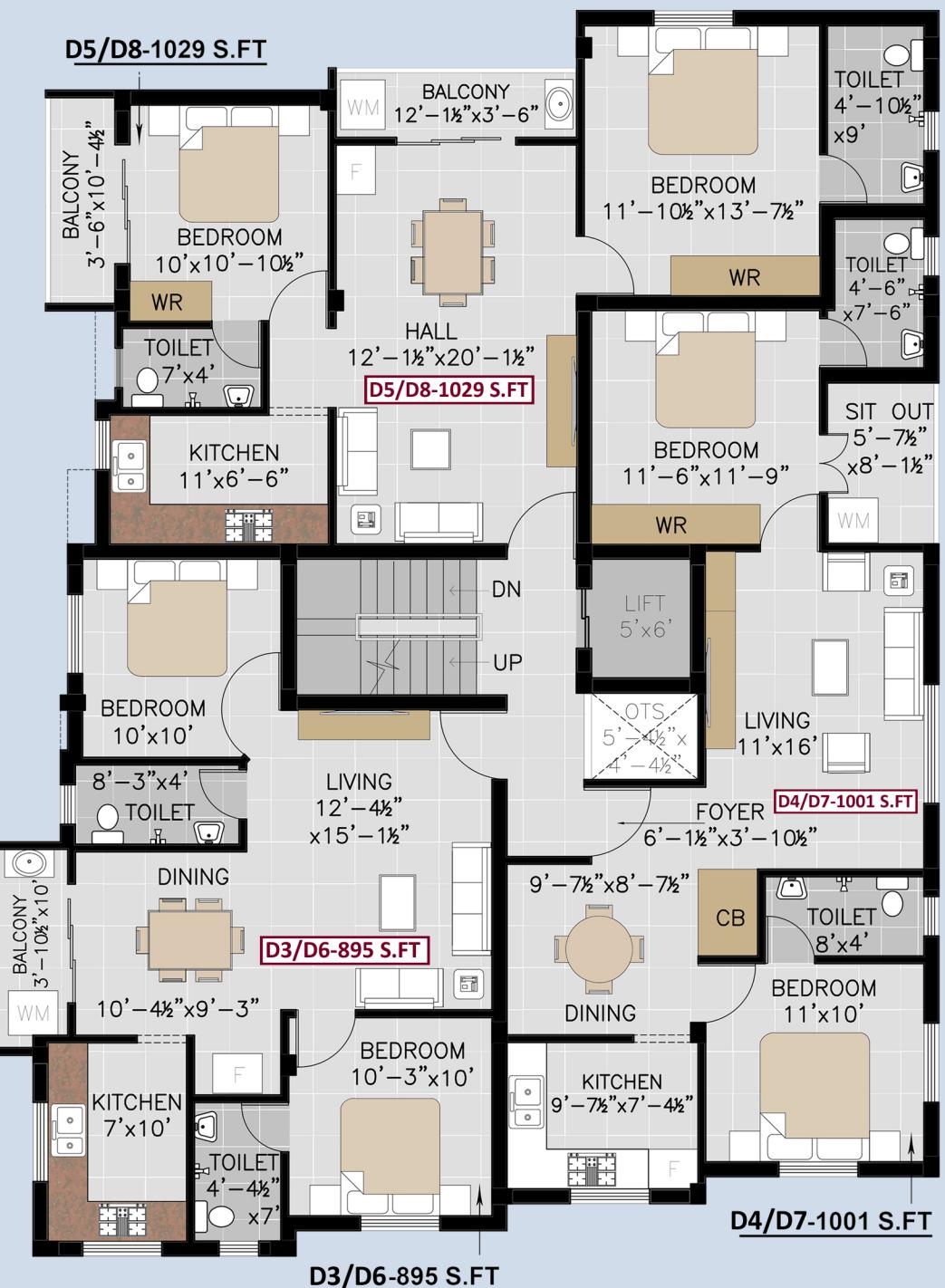
**CONSTRUCT YOUR CURIOSITY
WITH MAGISHAA**



BLOCK - D



FIRST FLOOR PLAN



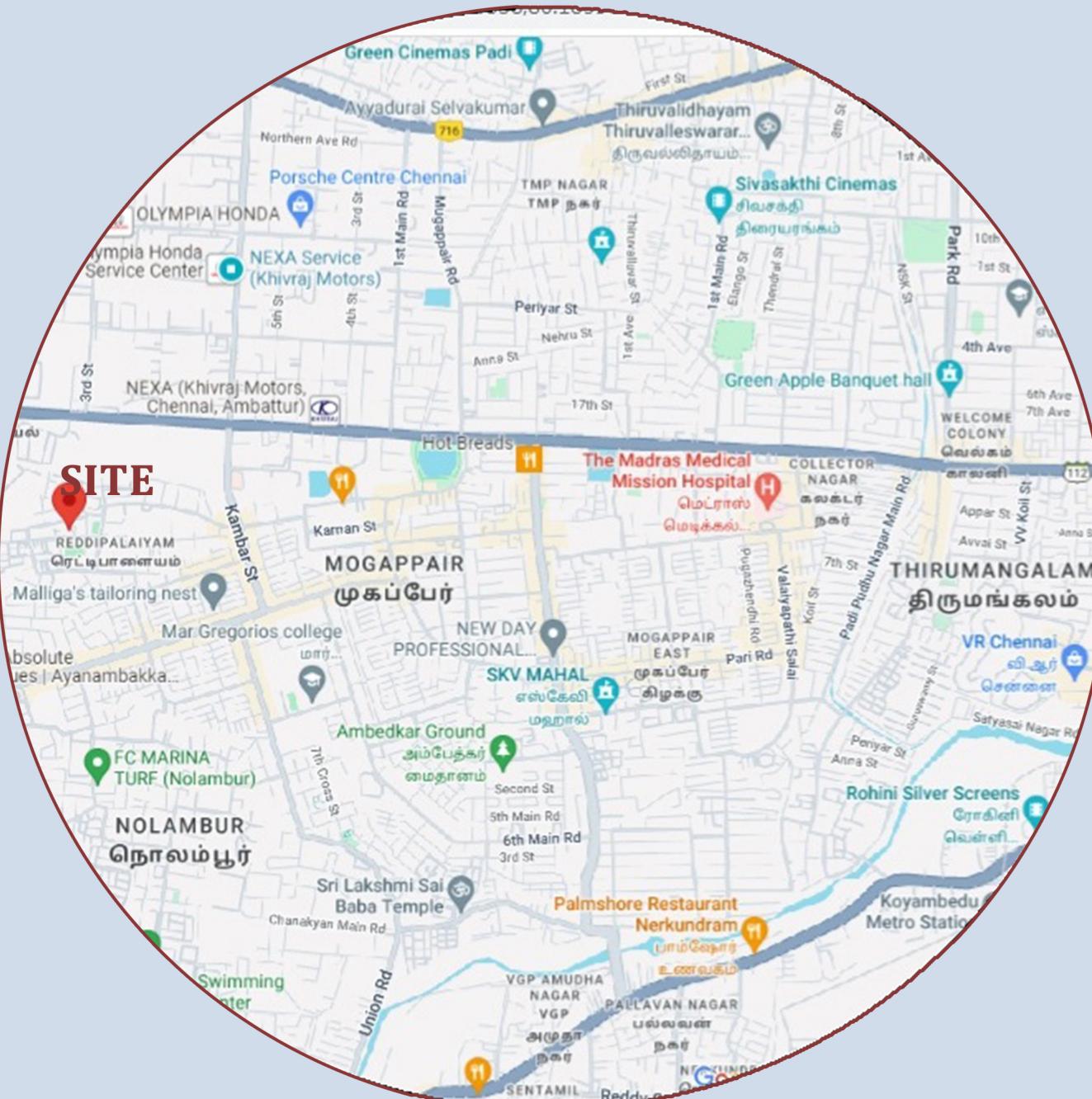
SECOND & THIRD FLOOR PLAN



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AS WE EVOLVE OUR HOMES SHOULD TOO



NEARBY AMENITIES

- 1. 200 Feet Bypass Road - 20 Mtrs
- 2. Velammal Vidyalaya CBSE School - 2.5KM
- 3. Sundaram Medical Foundation - 1KM
- 4. Appollo Vanagaram – 2KM
- 5. Thirumanagalam Metro - 3KM
- 6. VR Mall – 3KM
- 7. Decathlon Sports India, Nolambur – 1KM
- 8. Mar gregorios college of arts and science – 1KM
- 9. Dr.Agarwal Eye Hospital – 1.5KM
- 10. Super Markets – 500Mtrs
- 11. Cinema Theatre – 1KM
- 12. Proposed Anna Nagar Metro - 3KM
- 13. Mugappair West Bus Dippo - 1KM
- 14. Perumal Temple & Amman Temple - 1.5KM
- 15. Multi Cuisine Restaurant - 1.5 KM
- 16. Fitness Studios - 1KM



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**WE MAKE YOUR VISIONARY HOMES
WITH PERFECTION.**

DETAILS OF FLAT COST

| | | | |
|--|-----------------|----------------|-------------------|
| Flat Cost | Sqft @ Rs | per Sqft | Rs. |
| Covered Car Park | | | Rs. 3,00,000 |
| TNEB Deposits, Connection Metro Water Deposits, Connection Sewerage Deposits, Connection and Other Legal Incidental Expenses | | | Rs. 4,00,000 |
| Legal, Documentation, Registration & Property Tax Assessment Charges | | | Rs. 1,00,000 |
| *Registration Charges & Incidental Expenses on UDS of Land (UDS sq.ft.) | | | TOTAL COST |
| * +5% GST on Flat Cost | | | Rs. |
| * +1% TDS on Flat Cost | | | |

PAYMENT SCHEDULE

Stage of Work

| Stage of Work | Percentage | Installment No. |
|---|------------|-----------------|
| Initial Payment (EB + MMWSSB + Car Park Charges included) | 15% | I |
| On Completion of Foundation | 15% | II |
| On Completion of Stilt Floor Roof Slab | 15% | III |
| On Completion of First Floor Roof Slab | 15% | IV |
| On Completion of Second Floor Roof Slab | 15% | V |
| On Completion of Third Floor Roof Slab | 15% | VI |
| On Completion of Brickwork in Respective Flats | 5% | VII |
| On Handing Over | 5% | VIII |

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

*Outstation cheques will not be accepted

BLOCK - A

| S No | Flat No | Floor Details | Types | Area | Facing |
|------|---------|---------------|-------|------|--------------|
| 1 | A 1 | 1st | 2 BHK | 877 | NORTH FACING |
| 2 | A 2 | " | 2 BHK | 835 | SOUTH FACING |
| 3 | A 3 | " | 2 BHK | 839 | EAST FACING |
| 4 | A 4 | " | 2 BHK | 879 | EAST FACING |
| 5 | A 5 | 2nd | 2 BHK | 877 | NORTH FACING |
| 6 | A 6 | " | 2 BHK | 835 | SOUTH FACING |
| 7 | A 7 | " | 2 BHK | 839 | EAST FACING |
| 8 | A 8 | " | 2 BHK | 879 | EAST FACING |
| 9 | A 9 | 3rd | 2 BHK | 877 | NORTH FACING |
| 10 | A 10 | " | 2 BHK | 835 | SOUTH FACING |
| 11 | A 11 | " | 2 BHK | 839 | EAST FACING |
| 12 | A 12 | " | 2 BHK | 879 | EAST FACING |

BLOCK - B

| S No | Flat No | Floor Details | Types | Area | Facing |
|------|---------|---------------|-------|-------|--------------|
| 1 | B 1 | 1st | 3 BHK | 1,549 | NORTH FACING |
| 2 | B 2 | 1st | 3 BHK | 1,433 | EAST FACING |
| 3 | B 3 | 2nd | 2 BHK | 937 | NORTH FACING |
| 4 | B 4 | 2nd | 2 BHK | 908 | NORTH FACING |
| 5 | B 5 | 2nd | 2 BHK | 1,118 | EAST FACING |
| 6 | B 6 | 3rd | 2 BHK | 937 | NORTH FACING |
| 7 | B 7 | 3rd | 2 BHK | 908 | NORTH FACING |
| 8 | B 8 | 3rd | 2 BHK | 1,118 | EAST FACING |

BLOCK - C

| S No | Flat No | Floor Details | Types | Area | Facing |
|------|---------|---------------|-------|-------|--------------|
| 1 | C 1 | 1st | 3 BHK | 1,323 | SOUTH FACING |
| 2 | C 2 | 1st | 3 BHK | 1,359 | SOUTH FACING |
| 3 | C 3 | 2nd | 3 BHK | 1,323 | SOUTH FACING |
| 4 | C 4 | 2nd | 3 BHK | 1,359 | SOUTH FACING |
| 5 | C 5 | 2nd | 3 BHK | 1,323 | SOUTH FACING |
| 6 | C 6 | 3rd | 3 BHK | 1,359 | SOUTH FACING |

BLOCK - D

| S No | Flat No | Floor Details | Types | Area | Facing |
|------|---------|---------------|-------|-------|--------------|
| 1 | D 1 | 1st | 3 BHK | 1,410 | NORTH FACING |
| 2 | D 2 | 1st | 4 BHK | 1,550 | EAST FACING |
| 3 | D 3 | 2nd | 2 BHK | 895 | NORTH FACING |
| 4 | D 4 | 2nd | 2 BHK | 1,001 | SOUTH FACING |
| 5 | D 5 | 2nd | 2 BHK | 1,029 | EAST FACING |
| 6 | D 6 | 3rd | 2 BHK | 895 | NORTH FACING |
| 7 | D 7 | 3rd | 2 BHK | 1,001 | SOUTH FACING |
| 8 | D 8 | 3rd | 2 BHK | 1,029 | EAST FACING |



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PROJECT SPECIFICATION

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.

OUR ONGOING PROJECTS



AARIV APOORVAM & LAXMI SAGAR
NO. 466A, 17th STREET,
KORATTUR, CHENNAI - 600080.



HRIDYAM POORNAM - SWASTHI SAFFRON - SATHVIK RAYS
PLOT NO. 24, BHARANI JOTHI NAGAR,
KORATTUR, CHENNAI - 600080.(NEAR DRJ HOSPITAL)



MAHIMA MANGALAM
PLOT NO.46,JANAKIRAMAN STREET,
KR NAGAR,KORATTUR,CHENNAI-600 080



ACHYUTA ORTUS
MURALI STREET, RAJAJI NAGAR,
VILLIVAKKAM,CHENNAI-600 049.



VIHARI VIHAS
PLOT NO.24, 23RD STREET,
POOMPUHAR NAGAR, KOLATHUR,CHENNAI-600 099



Magishaa Construction

BUILDER & ENGINEERS

No :W 727, 4th Cross Street,
Anna Nagar West Extn.,Chennai-600101.

Tel : 98403 55999, 044 4553 6693, 2615 5115, 98842 33462

E-mail: magishaa1603@gmail.com, magishaa_shan@yahoo.in Web: www.magishaa.com

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