



Achyuta Ortus



Magishaa's

Achyuta Ortus

Plot No.4(10A), Murali Street,
Rajaji Nagar, Konnur,
Villivakkam, Chennai - 600 049.

Achyuta Ortus

Magishaa Construction has continually pioneered newer technologies, bold design and precision engineering to create properties that are perfect blend between convenience and customization. An twelve 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 Achyuta Ortus

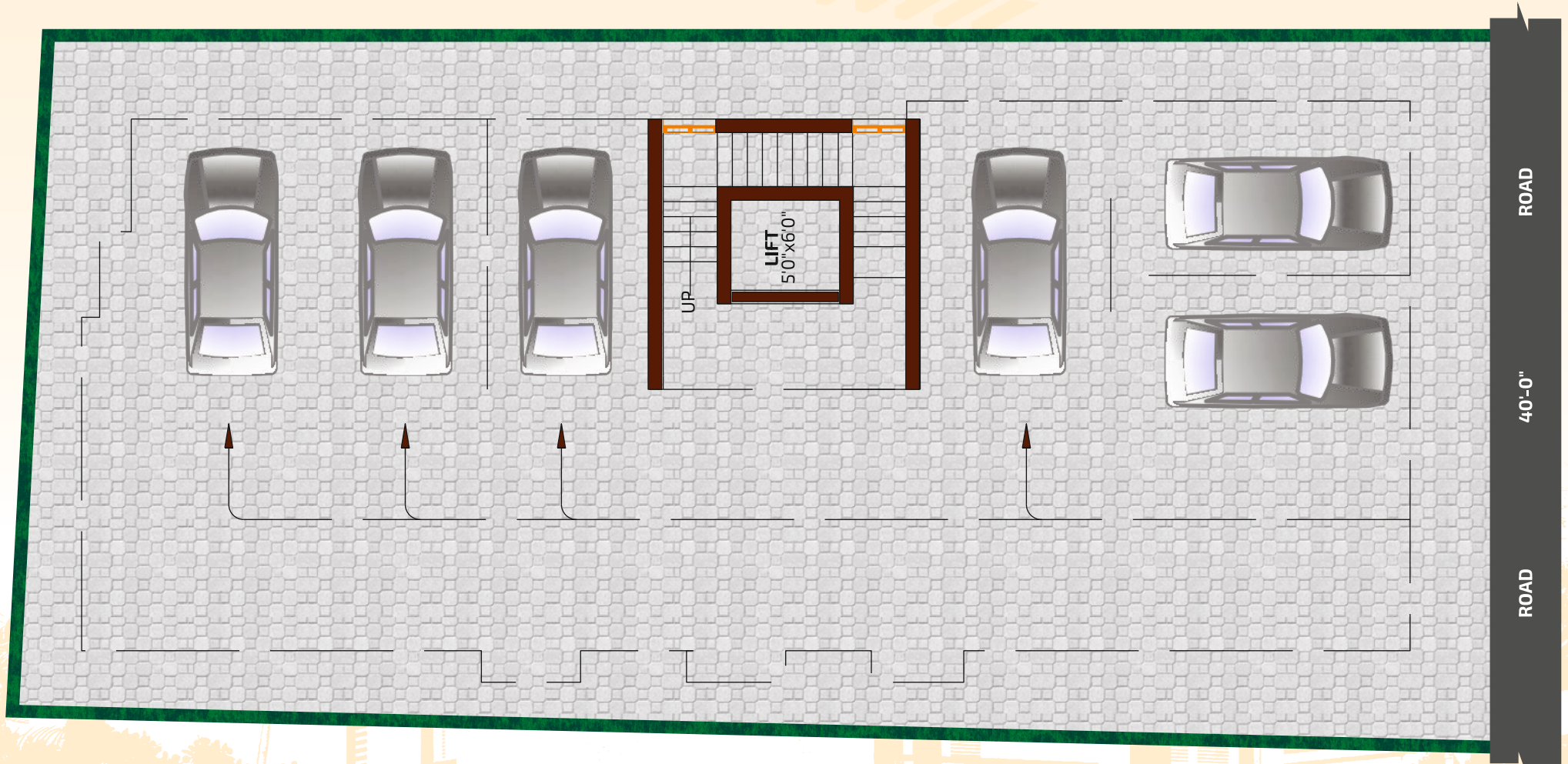
- ◆ An another affordable luxury landmark project from the house “Magishaa” with the name of “Achyuta Ortus”.
- ◆ Achyuta Ortus is in a fine locality eminent, for its calm and well suited neighbourhood. And it's a South facing property with 6 exclusive 3 BHK - Ground + 3, luxury apartments.
- ◆ Every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

Nearest Key Establishments

- | | | |
|--|---|--|
| ✎ Bus Stop - 120 m | ✎ Rajaji Nagar Post office 120m | ✎ Sri agatheeswarar Temple 1.3 km |
| ✎ Villivakkam Railway & Metro Station 350m | ✎ Villivakkam Vegetable Market 500m | ✎ St.John's Mat. Hr. Sec. School 900m |
| ✎ Primary Health Centre 350m | ✎ Bharat Petrol Bunk 1.7 km | ✎ Don Bosco Mat. Hr. Sec. School 1 km |
| ✎ Proposed Srinivasa Nagar Metro 1 km | ✎ Faith Multispeciality Hospital 1.3 km | ✎ Goodwill Mat. Hr. Sec. School 1.1 km |
| ✎ HDFC Bank 850m | ✎ RPS Hospitals 2.1 km | ✎ AGS Cineams 1.4 km |
| ✎ State Bank of India 1.4 km | ✎ DRJ Hospital 2.2 km | ✎ S2 Cinemas Perambur 4.1 km |
| | ✎ Varasatkhi Vinayagar Temple 80m | |



GROUND FLOOR PLAN





FIRST FLOOR PLAN



Flat No.	Flat Type	Sale Sq.ft.
F1	2+ BHK	1786 Sq.ft.
F2	1 BHK	654 Sq.ft.



SECOND & THIRD FLOOR PLAN



Flat No.	Flat Type	Sale Sq.ft.	Flat No.	Flat Type	Sale Sq.ft.
S1&T1	3 BHK	1345 Sq.ft.	S2&T2	3 BHK	1213 Sq.ft.

SPECIFICATIONS

FOUNDATION & STRUCTURE

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

SUPER STRUCTURE

- 9" thick outer wall and 4 1/2" 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 printer & 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.
- 2way 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.

PAYMENT SCHEDULE

Stage of Work	Percentage	Installment No.
Initial Payment (EB+MMWSSB+Car Parking 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

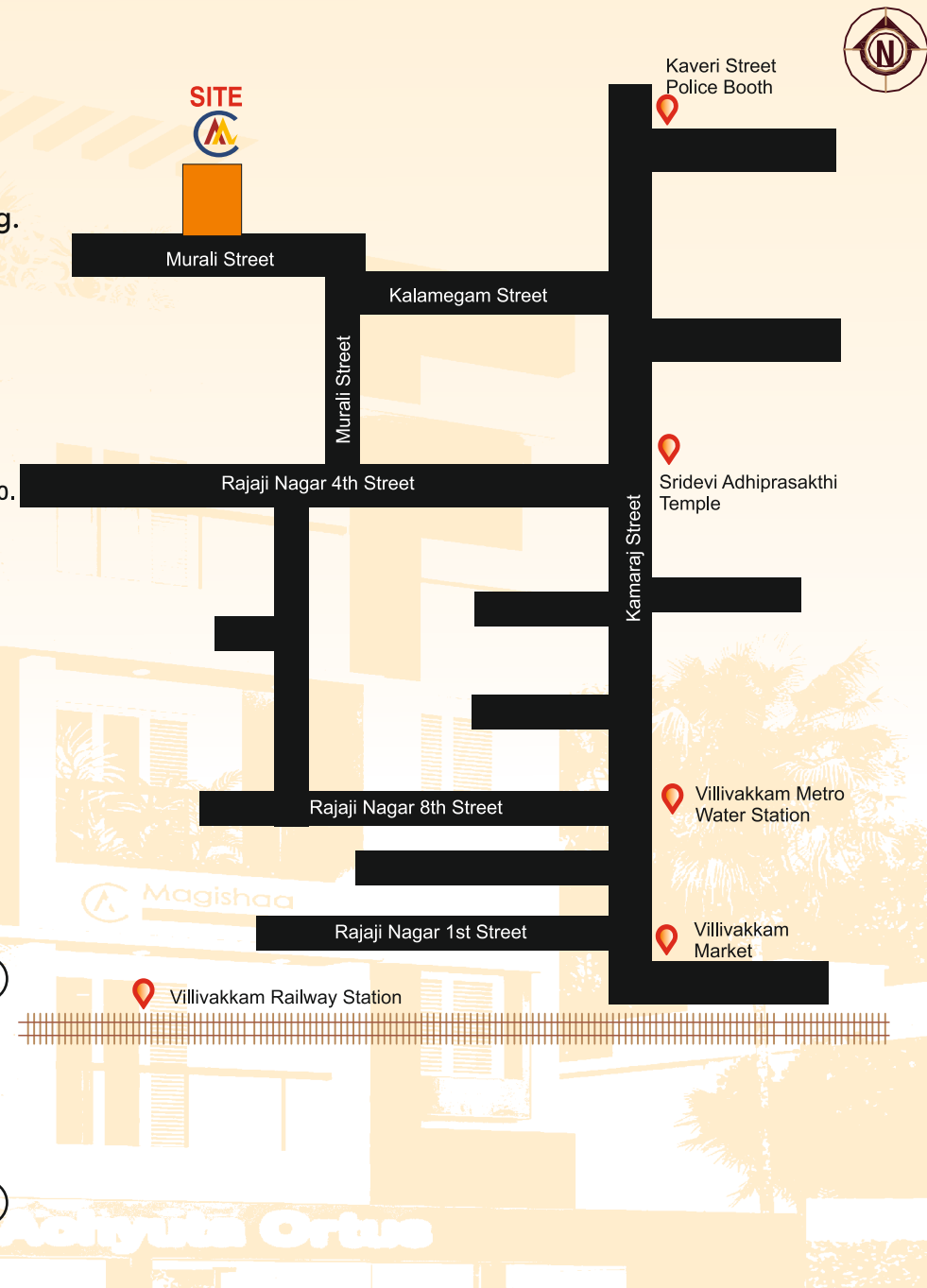
DETAILS OF FLAT COST

Flat cost Sqft @ Rs per Sqft	Rs.
^a Covered Car Park	Rs. 3,00,000
^a TNEB Deposits, Connection Metro Water Deposits, Connection Sewerage Deposits, Connection and other legal incidental expenses	Rs. 4,00,000
^a Legal, Documentation, Registration & Property Tax Assessment Charges	Rs. 1,00,000

- +11% Registration charges& Incidental Expenses on UDS of land (UDS sq. ft)
- +2% Registration charges & Incidental Expenses on Construction Agreement.
- +5% GST on Flat cost

TOTAL COST Rs.

KEY PLAN



OUR ONGOING PROJECTS



VIHAV VAJRA & MADHAV MAGNUS
3rd & 4th Street, Rajaji Nagar, Villivakkam, Chennai 600 049



AARIV APOORVAM & LAXMI SAGAR
Plot No.466, 466-A, 17th Street, TNHB Colony, Korattur, Chennai-600 080.



VIHAV GURU KRUPA
Dee Gee Nagar, Soorapattu, Chennai-53



NEERAJ GOKULAM
#25/34, 11th Street, North Jeganatha Street
Villivakkam, Chennai - 600 049.



JAGADISHA ORTUS
Sriraman Salai, Thanikachalam Nagar,
Madhavaram, Chennai 600051.



NANDAKESHAV OPTIMUS
Rajiv Gandhi Nagar, Kolathur, Chennai-600 099.



JAYA KRISHNA REGALO
46th Street, Korattur, Chennai-600 080.

Preferred Bankers



Magishaa Construction
ENGINEERS & BUILDERS

No.W-727, 4th Cross Street, Anna Nagar West Extn.,
Chennai-600 101. (Opp. S.B.O.A. School East Gate)
Tel : 044 4553 6693, 2615 5115, 98842 33462
E-mail : magishaa1603@gmail.com
magishaa_shan@yahoo.in
Web : www.magishaa.com

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.

