



Magishaa's

Mahima Mangalam

Plot No.46, Janakiraman Street,
K R Nagar, Korattur,
Chennai -600 080



Achyata Bhavana

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 its 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.

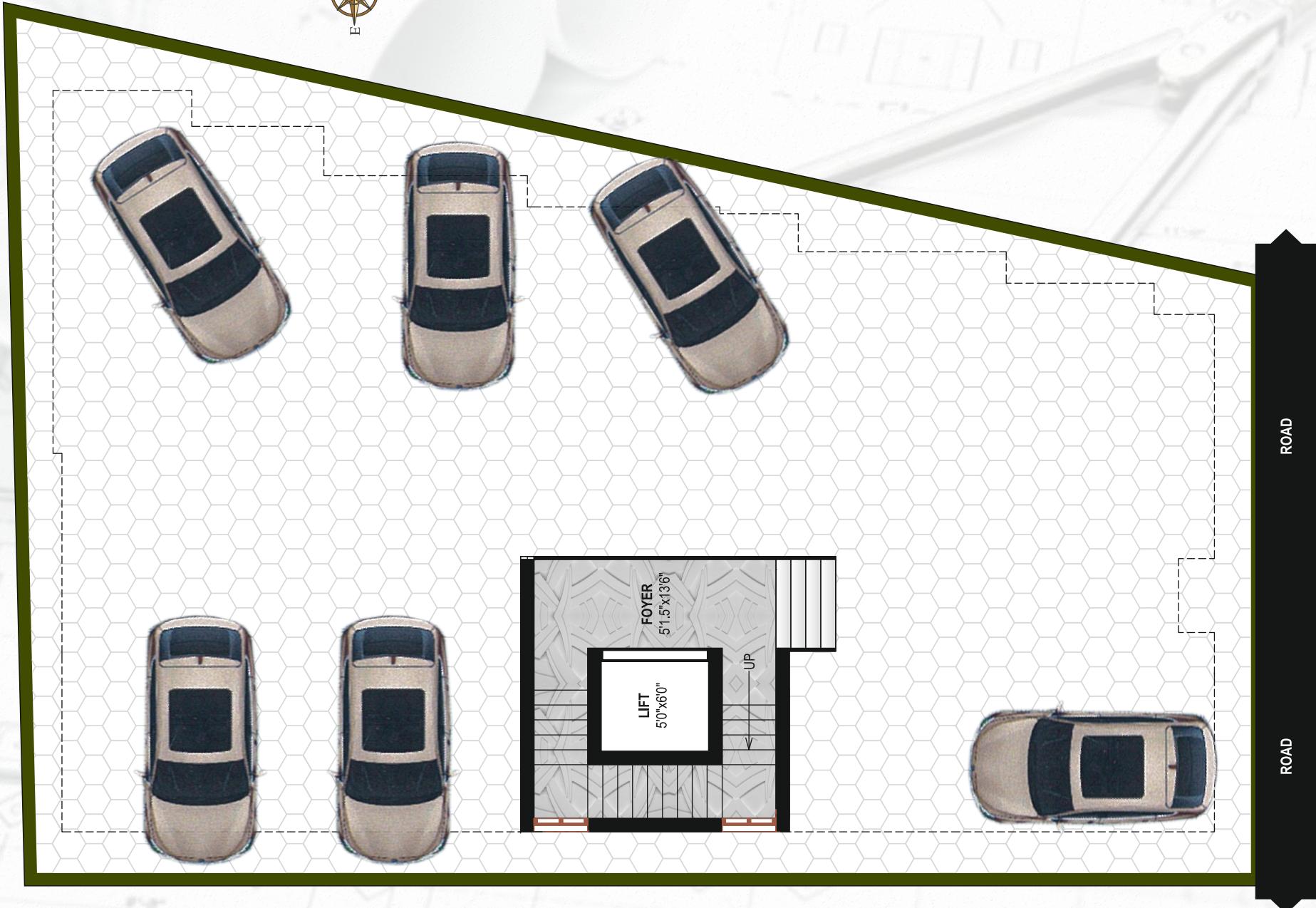
About Achyata Bhavana

- ◆ An another affordable luxury landmark project from the house "Magishaa" with the name of "**Achyata Bhavana**".
- ◆ Achyata Bhavana is in a fine locality eminent, for its calm and well suited neighbourhood. And it's a North 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

01	Bus Stop 300 M	08	Vivekanand School 50 M	15	Primary Health Centre 500 M
02	Korattur Railway Station 940 M	09	Bakthavatchalam College 400 M	16	Padi Saravana Store 1.5 KM
03	HDFC, ICICI, Canara Bank & Indian Bank 850 M	10	VR Mall 2.5 KM	17	Chennai Public School 2.5 KM
04	Electricity Board 250 M	11	Sivan Temple 800 M	18	DAV School 3 KM
05	Shell Petrol Bunk 500 M	12	Perumal Temple 800 M	19	SBIOA School 2.3 KM
06	Health Centre 350 M	13	RPS Hospital 2.4 KM	20	Korattur Police Station 800 M
07	Vegetable Market 500 M	14	DRJ Hospital 2.7 KM	21	Frontier Lifeline & MMM Hospital 2 KM

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Flat No.	Flat Type	Sale Sq.ft.	Flat No.	Flat Type	Sale Sq.ft.
F1	3 BHK	1248 Sq.ft.	F2	3 BHK	1189 Sq.ft.

SECOND & THIRD FLOOR PLAN



Flat No.	Flat Type	Sale Sq.ft.	Flat No.	Flat Type	Sale Sq.ft.
S1/T1	3 BHK	1248 Sq.ft.	S2/T2	3 BHK	1189 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 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

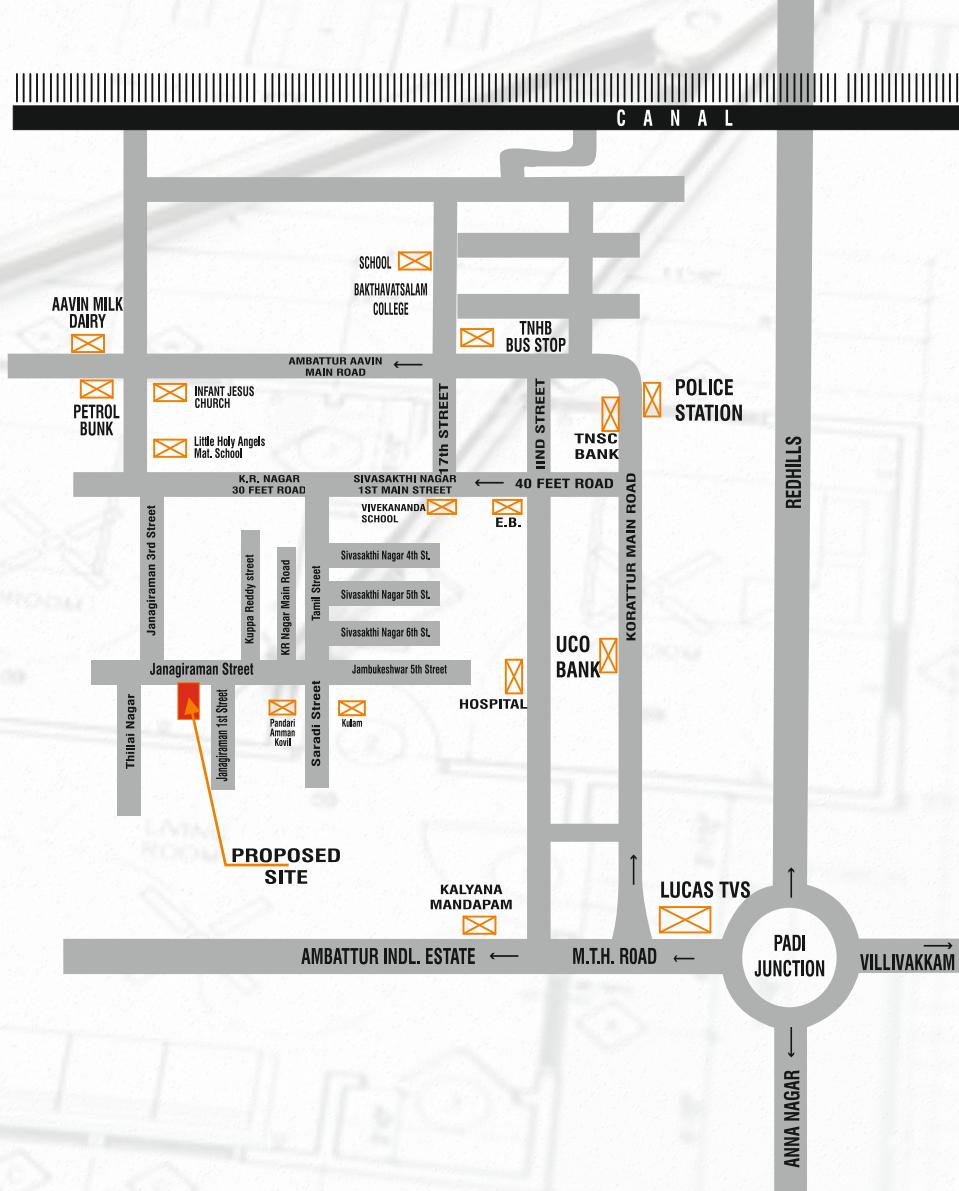
* Outstation cheques will not be accepted

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

KEY PLAN



OUR ONGOING PROJECTS



VIHAS 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-80.



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



Vihari Vihas
Plot No.24, 23rd Street, Poompuhar
Nagar, Kolathur, Chennai-600099



VIHAS 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



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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.

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