



# TULIP

ABODE OF HAPPINESS

2, 2.5, 3 BHK and Pent Houses  
of size ranging from  
835 sq.ft to 1385 sq.ft.





## About Us

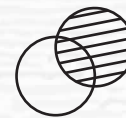
Saradeuz, a new age construction company born as a vision of an young, enthusiastic and inspiring Engineer aims at developing a world class urban lifestyle at an affordable pricing well suited for the upcoming people of Chennai.

## Why Us?



### Quality

We ensure the highest standards of quality.



### Transparency

We practice the highest level of ethics.  
No frills attached is our tradition.



### On Time Delivery

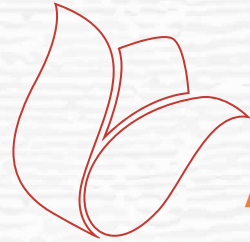
We give 100% Commitment to deliver your home on time.



### Aesthetic Design

We shape your imagination into an aesthetic design.





## A Home So Precious, You'll Love It.

A beautiful and serene vista provides the setting for this truly exquisite property - Tulip, an Abode of Happiness at Perumbakkam.

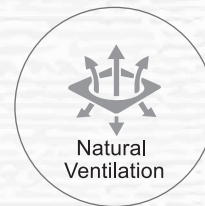
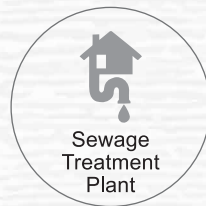
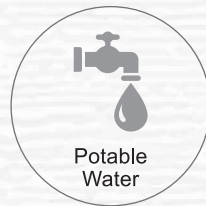
Tulip is a collection of **79 exquisite apartments** built on stilt + 5 floors, most ideal for living in comfort, style and class. The life style apartments start from a comfortable living space of **835 sq.ft to 1385 sq.ft.**

Designed to appreciate the beauty of fine living that is abundant in this precious property, the apartments comprising of **2, 2.5, 3 BHK and Pent Houses** have the essence of a classic contemporary architecture crafted by enterprising architects and brought to life by a quality conscious promoter and builder - Saradeuz Infrastructures Pvt. Ltd.





## Experience a life in leisure Comfort & convenience



- Located in a serene environment
- Architectural design structure with stilt +5 floors
- Smartly planned design with zero dead space and abundant ventilation
- Located close to prominent schools, colleges, hospitals, railway stationm, IT hubs, etc.,







# Project Specifications



## STRUCTURE:

- » Earthquake proof RCC framed structure with solid blocks and bricks.



## PLASTERING:

- » All internal plastering and external plastering will be rough sponge finish



## TILES:

- » All rooms will have vitrified tile flooring 24"x24" with matching skirting of 4" height.
- » Anti-skid tile flooring of 12"x12", dadoing with 18"x12" tiles up to 7 feet level



## DOOR & WINDOWS:

- » Main door with first quality teak wood frame section and teak veneered door with good quality hardwares.
- » All the bedroom frames will be chemically treated country wood with suitable section. The shutters are both side commercial ply painted quality flush doors. The toilet will have FRP doors or its equivalent.
- » All the window frames and shutters will be powder coated aluminium or UPVC with M.S. Grills fixed.



## KITCHEN:

- » Black Granite counter with stainless steel sink. Exhaust fan opening will be provided.
- » Ceramic tiles above the kitchen counter up to height of 24" will be provided.



## WARDROBE:

- » Required space is provided for shelves on one side of all the bedrooms and kitchen



## PAINTING:

- » Two coats wall putty, one coat primer and two coats of interior premium emulsion in inner walls. One coat exterior primer and two coats apex paint in outer walls. Doors and grills are painted with good quality enamel paint and main door will be coated and varnish.



## ELECTRICAL:

- » Three Phase connection will be provided. Main board will be fixed with Mini Circuit Breakers and with the main switch connected to consumption meter as per TNEB's regulation.
- » Copper wires will be concealed in PVC conduits connected to quality brand (Litaski) modular switches.
- » Living room will be provided with 2 wall light points, 2 fan points, 1 chandelier point, 3 5A sockets and provision for Telephone and Television.
- » Dining room will be provided with two wall light points, one fan point and one 5A Socket.
- » All bedrooms will be provided with one 5A plug socket, one fan point, two lights points and one AC point
- » Master bedroom will be provided with one TV and telephone point.
- » Kitchen will be provided with three 5A sockets, one light point, one exhaust fan point and one 1 5A socket point.
- » Wash area will be provided with one light point and one 5A point for washing machine.
- » All Toilets will be provided with one light point, one mirror light point, one 15A socket for geyser and one 5A point
- » Balcony will be provided with one light point.



## PLUMBING & TOILET FIXTURES:

- » All the plumbing lines will be of medium gauge CPVC pipe internally and PVC pipes externally. All the sanitary fittings such as EWC, IWC and washbasin will be white colour porcelain Parryware or its equivalent make. All the taps and other fittings will be ESS or its equivalent.



## RAIN WATER HARVESTING:

- » Water will be conserved with rain water harvesting methods.

# Block A (1st, 2nd, 3rd & 4th Floor)



- Flat 1** 1033 Sq.ft. **Flat 2** 940 Sq.ft. **Flat 3** 969 Sq.ft. **Flat 4** 1143 Sq.ft. **Flat 5** 958 Sq.ft. **Flat 6** 1124 Sq.ft. **Flat 7** 944 Sq.ft. **Flat 8** 900 Sq.ft.
- Flat 9** 1150 Sq.ft. **Flat 10** 963 Sq.ft. **Flat 11** 1155 Sq.ft.

# Block A (5th Floor)



**Flat 1** 1389 Sq.ft. **Flat 2** 1143 Sq.ft. **Flat 3** 1055 Sq.ft. **Flat 4** 951 Sq.ft. **Flat 5** 900Sq.ft. **Flat 6** 1155 Sq.ft.

# Block B (1st, 2nd, 3rd & 4th Floor)



**Flat 1** 1246 Sq.ft. **Flat 2** 835 Sq.ft. **Flat 3** 920 Sq.ft. **Flat 4** 973 Sq.ft. **Flat 5** 1244 Sq.ft. **Flat 6** 1035 Sq.ft.

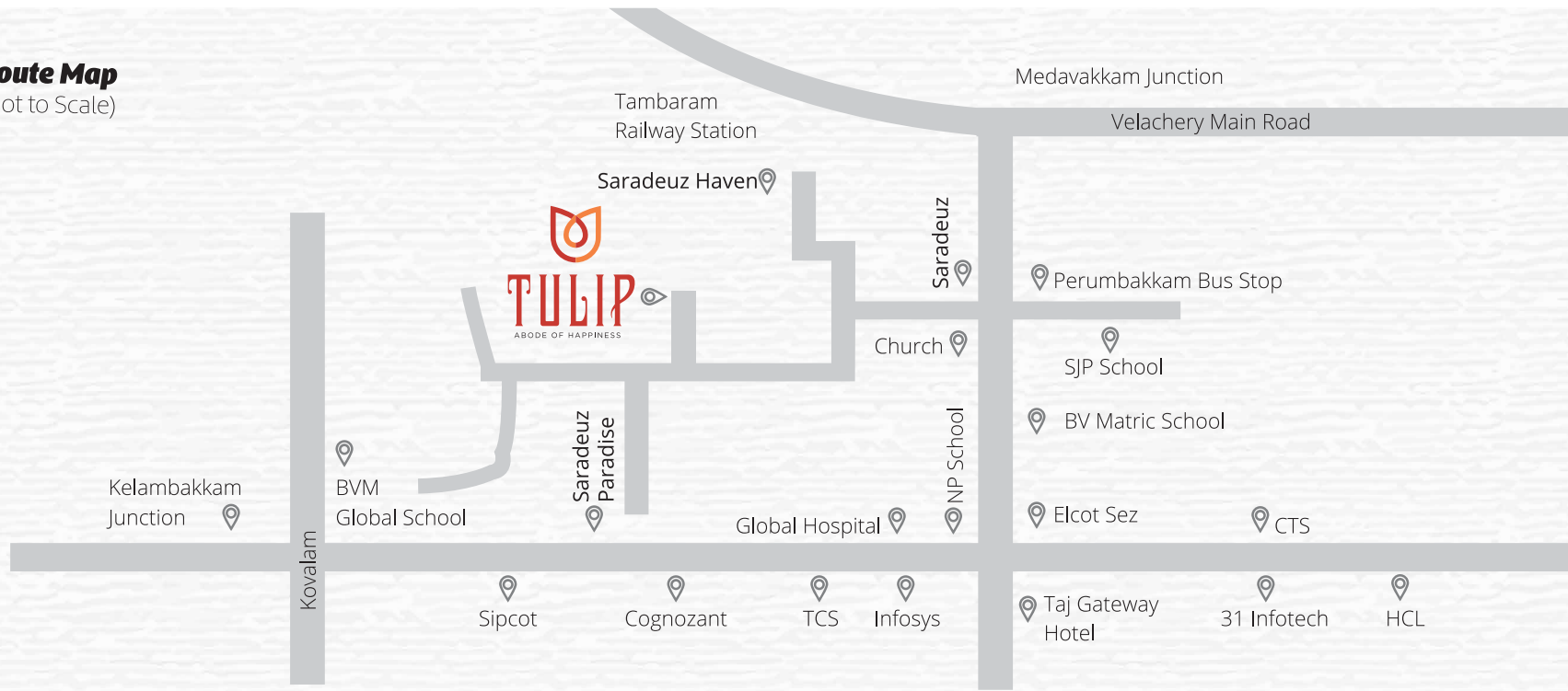
# Block B (5th Floor)



**Flat 1** 1249 Sq.ft. **Flat 2** 924 Sq.ft. **Flat 3** 973 Sq.ft. **Flat 4** 1244 Sq.ft. **Flat 5** 1035 Sq.ft.

## Route Map

(Not to Scale)



## Payment Schedule

Booking ₹ 2, 00, 000

Constructon Milestones	Percentage (%)
On signing the agreement	20%
At the time of registration of UDS of land payment to be made within 30 days fro the days from the date of agreemant	30%
On layong roof slab	15%
On completion of brick work	15%
On completion of plastering	10%
On completion of finishing work	5%
Final payment on completion	5%



## A Prime, Value Appreciating Destination

Tulip, Strategically located at Perumbakkam just 2 minutes away from the upcoming Metro Station. With major health care institutions, a collection of reputed educational institutions, shopping malls, IT Hubs and entertainment centres at an easy driving distance. What's more, Perumbakkam, is a value appreciating destination.

### Schools & Colleges

Bala Vidya Mandir School - 0.5 Kms  
Bharathi Vidyalaya Sr. Sec School - 2.5 Kms  
St. Johns Public School - 2.5 Kms  
National Public Schools - 3 Kms  
Sathyabhama University - 5.5 Kms  
Hindustan University - 10 Kms  
St. Joseph College of Engineering - 5 Kms  
Tambaram MCC College 10.5 Kms

### IT Hubs

TCS - 2.5 Kms  
Infosys - 4.7 Kms  
Accenture - 5 Kms  
Elcot Sez - 2.8 Kms  
Siruseri Sipcot - 9.5 Kms

### Hospitals

CM Hospital - 1 Km  
Global Hospital - 2.3 Kms  
Chettinad Hospital - 8 Kms  
Dr. Kamakshi Memorial Hospital - 7.5 Kms  
Sree Balaji Dental College & Hospital - 7.5Kms  
Lifeline Hospitals - 13 Kms

### Shopping & Entertainment Zones

AGS Cinema - 7 Kms  
MGM Resort - 8 Kms  
Vivara Mall - 8.4 Kms  
Marina Mall - 11.4 Kms



# Refer & Win

up to ₹75000\*/-

Referring Saradeuz Homes to your loved ones is incredibly rewarding

Saradeuz offers exciting rewards from ₹30,000 to ₹75000 for those who refers their friends and family



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