

SRI TEJA RESIDENCE

PROJECT HANDOVER IN
JUNE 2020



CH. NARAHARI

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Flat No. 505, Plot Nos. 28 & 29, Brundavan Apts,
Geetanagar, Old Safilguda, R.K.Puram Post,
Secunderabad-500056

Call: 09348 010 446





COMPANY

- Real Estate started booming in Hyderabad from the Year 2000 onwards. The Phase from Year 2000-2005 is said to be the Initial growth phase for the Real Estate development in Hyderabad, due to the spurt of IT companies. Similarly growing trend in nuclear families, growing urbanization and higher purchasing power of consumers also led to the growth. Other major contributors to the growth include growing service industry and organized retail format.
- Seizing the Opportunity, Hari Krishna Builders started its operations in the year 2001 as a construction company. The team has acquired knowledge of construction industry by education and experience in all areas for more than a decade. Hari Krishna Builders, developed requisite skills and the art of executing the jobs with dedication and team spirit to achieve better results. Hari Krishna Builders and its associate members, are technically qualified in various disciplines and currently working in senior positions in India.

COMPANY VISION

TO BE ONE OF THE LEADING CIVIL AND STRUCTURAL BUILDING CONTRACTOR IN THE NEXT FIVE YEARS.

ETHOS- BUILDING RELATIONSHIPS WITH QUALITY

- Our success stems from the professionalism and enterprise of its resources. The company's high quality standards ensure that only the brightest talent capable of extending the value experience for its customers is retained across all its functions.
- A management that's busy, envisioning land mark gated communities to a design team that's diligently focused on packing quality and luxury into every square foot of construction, quality is truly a way of life.
- To provide the best quality service to our valuable clients meeting their requirements in time and within the mutually agreed budget and conduct our operation in healthy, safe and environmental friendly manner.

PROJECT DESCRIPTION

- Brand New Apartment located 1 / 2 km away from Warangal highway, Pocharam municipal office road.
 - The apartment is under construction where all slabs are laid of which brick work is completed for 3 floors and plastering started.
 - The project is expected to handed over in June 2020
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- 3BHK FLATS - 1,515 SFT
 - FACING – **EAST & WEST**
 - TOTAL FLOORS – 5
 - EACH FLOOR – **2 FLATS**
 - TOTAL FLATS – **10 FLATS**

PRICE DETAILS

INR 4,000.00 Per SFT. 4 Lakhs per car parking and amenities.

SPECIFICATIONS

- **STRUCTURE**

RCC Framed structure

- **CEMENT**

Penna, Coromandel, KCP, Maha, Birla or equivalent

- **STEEL**

Jayaraj, Sarwotham, Kamadenu, Sri TMT or equivalent

- **SAND**

ROBO sand for Slabs & Structural

River sand for ONLY Plastering

- **APARTMENT DESIGN**

Earthquake resistance

- **SUPER STRUCTURE**

Table Moulded red bricks in cement mortar with 2 coats plastering on both inside and outside with sponge finish

- **FINISHES**

Smooth putti (Birla / JK Putti or equivalent) finishing in the whole flat.

POP cornice in living and dining hall

- **MAIN DOOR**

Designer teak wood frame and teak wood shutter with polish / teak veneer skin moulded paneled door / equivalent, brass hardware with night watch will be provided

- **INTERNAL DOORS**

Teak wood frames with good quality waterproof flush doors and shutters

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- WINDOWS

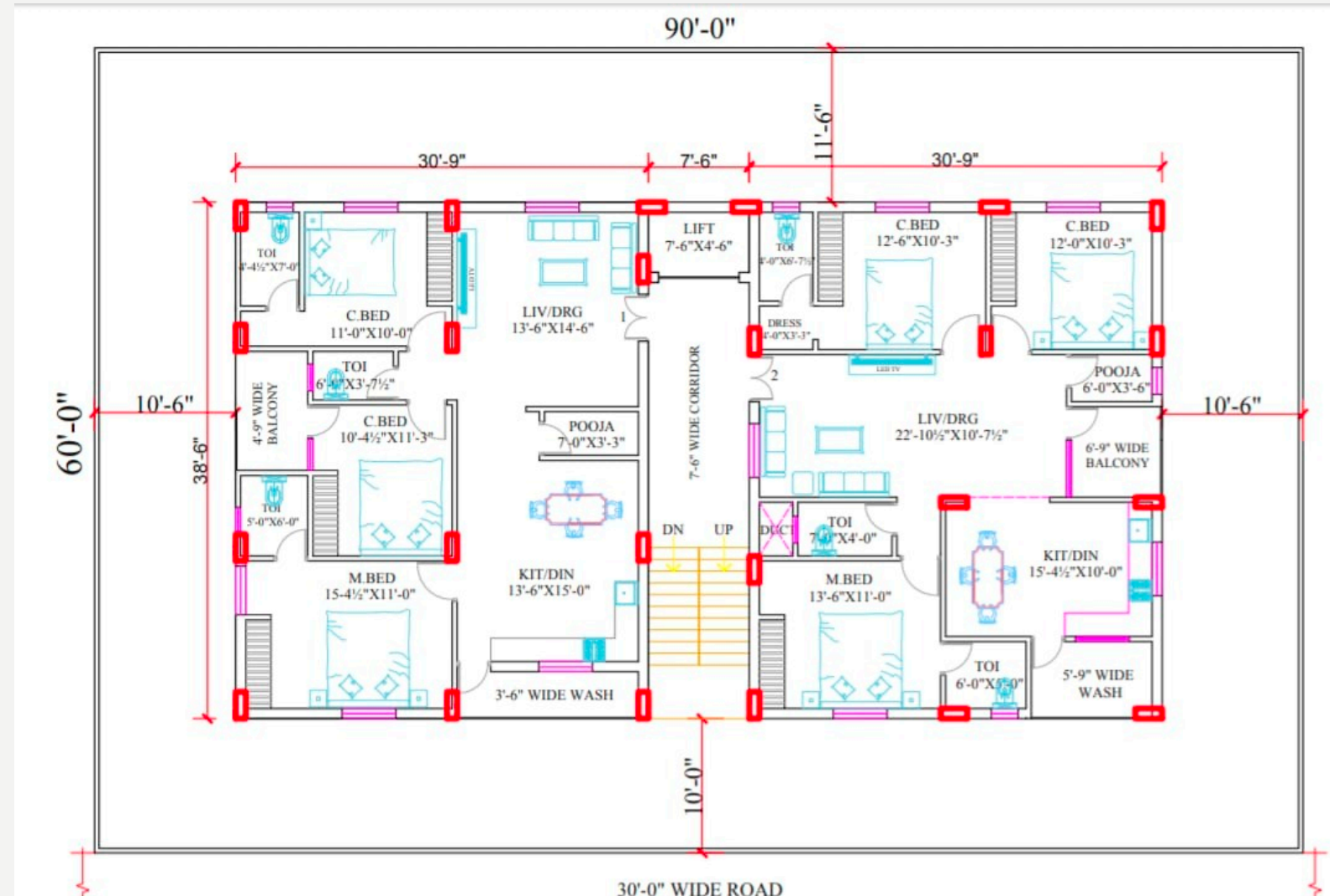
UPVC windows with safety grills

- FLOORING

2 x 2 vitrified tiles 4" skirting,
Balconies with anti skid tiles.

- COMMON AREAS

Corridor, staircase and landing with
marble flooring. Granite cladding for lifts.
Parking area with parking tiles



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- TOILETS

10" x 15" Ceramic tile cladding up to 7'.0" height with anti skid ceramic tile flooring.

Good quality sanitary fittings of Raasi/Hindustan/ or equivalent will be provided.

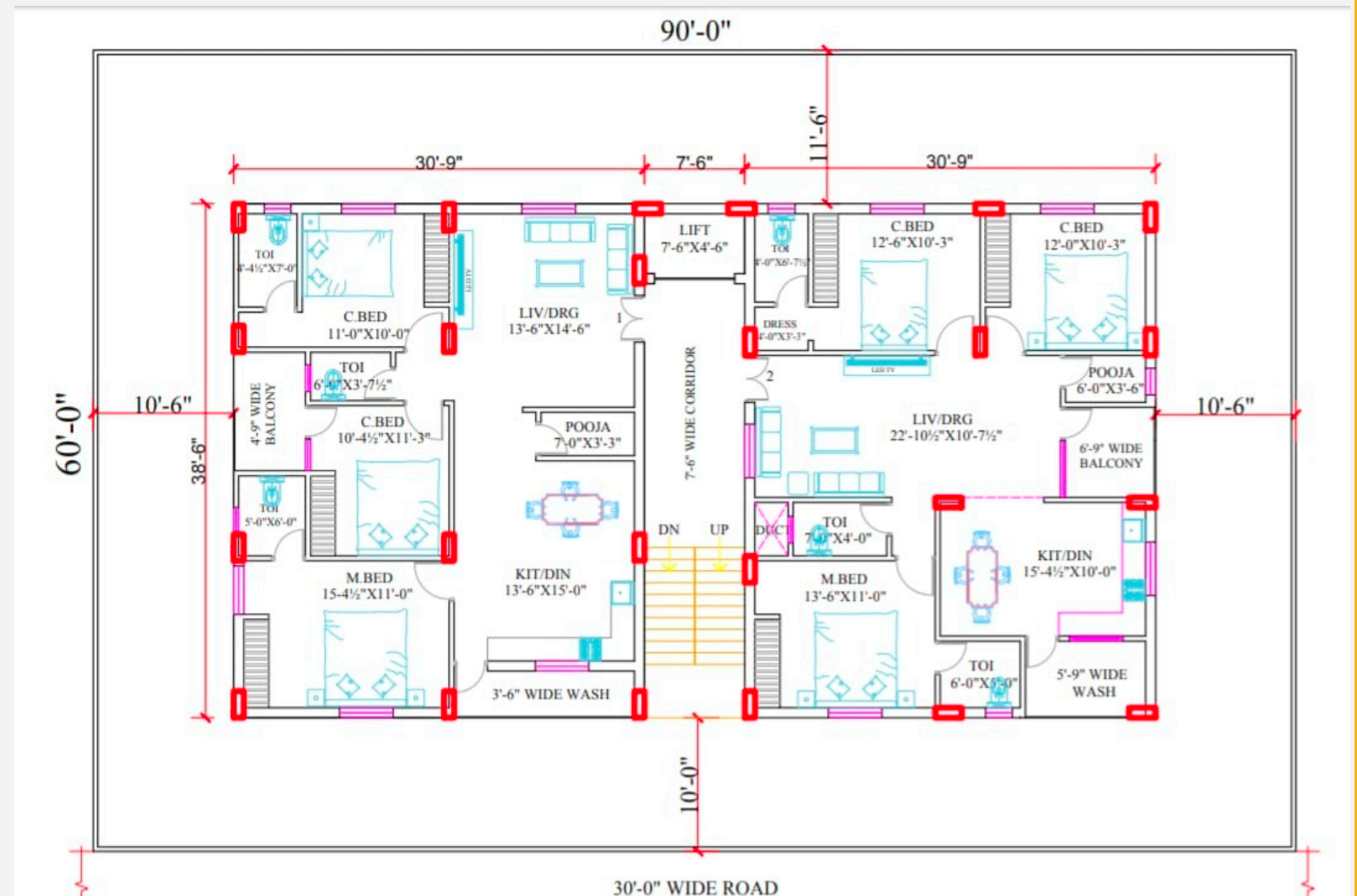
Indian WC in one of the toilets will be provided with PVC flush tanks, over head shower and hot/cold water mixer and wash basin in dining area

- KITCHEN

Polished granite over kitchen platform with glazed tile dado up to 2'.0" height and stainless-steel built sink, Aqua guard point for drinking water

- CABLE

Provision for Cable TV



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- PAINTING

Acrylic based (Asian, apex or equivalent) paint for external walls, tractor emulsion for internal wall.

Two coats of enamel paint with luppam for internal doors, windows and grills

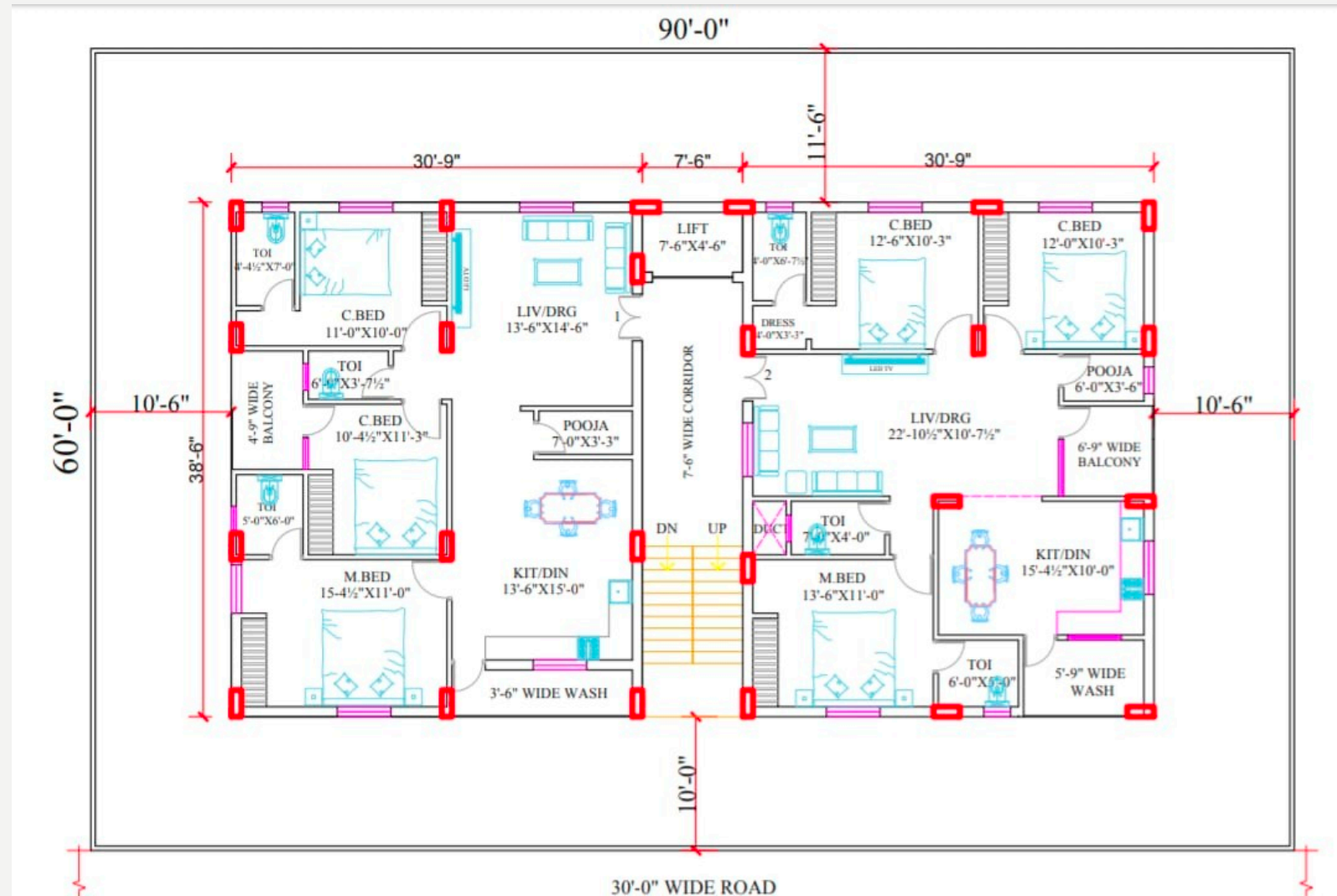
- ELECTRICAL

Concealed PVC Pipes, multi standard ISI Make (Fine cab, more cab or equivalent) copper wiring, adequate points, modular switches for lamps, tube lights, ceiling fans, and exhaust fan including TV, AC, Fridge, Geyser with 3-phase meter distribution box and MCBs will be provided for each flat

- PLUMBING

ISI Mark GI/FMC Piping and superior quality sanitary piping like asheervad, prince or equivalent

- CC Cameras



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- WATER

Separate storage tanks for Municipal and bore well water at ground and overhead

- LIFT

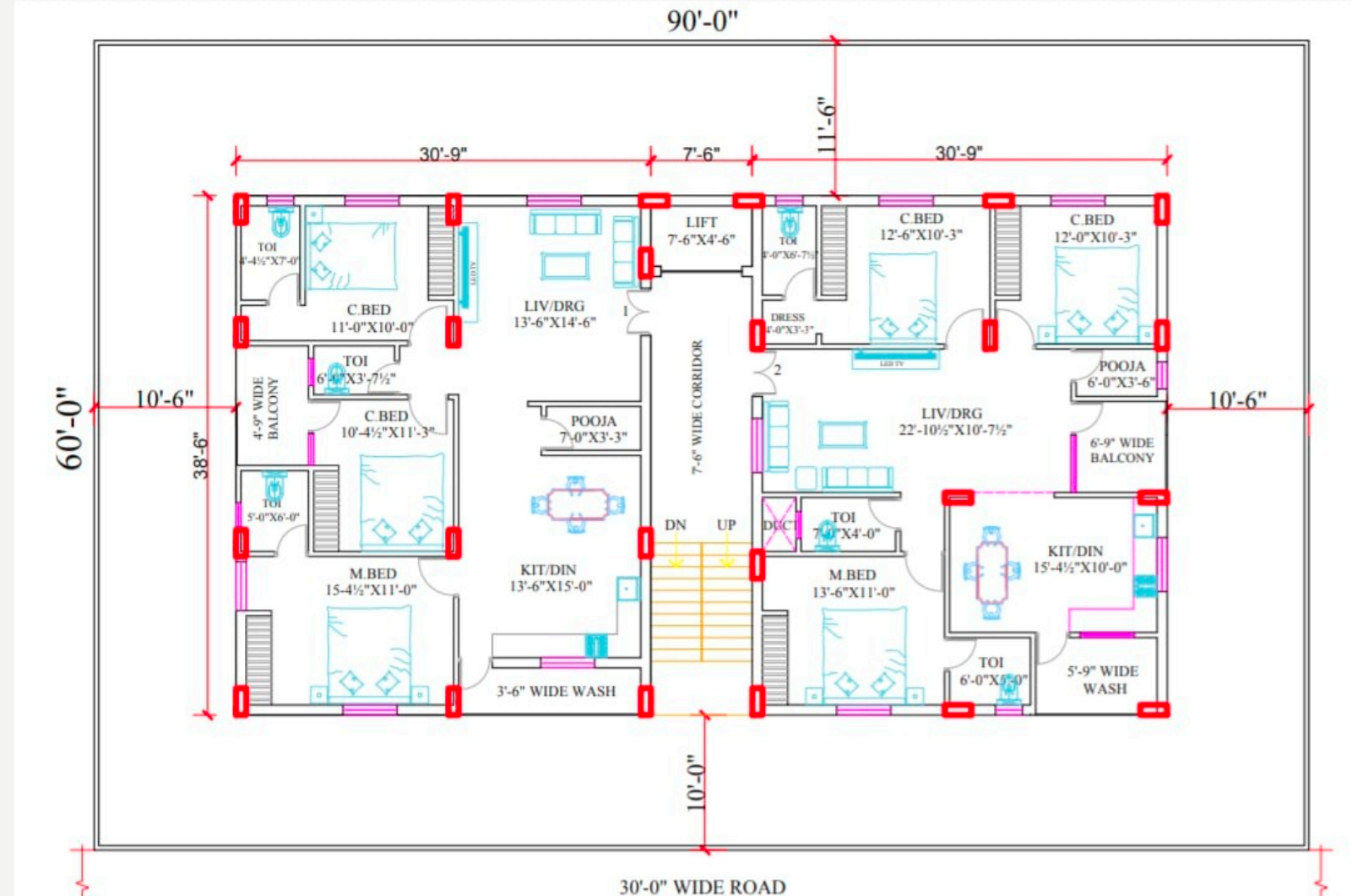
6 Passengers capacity lift of standard make with V3F drive

- GENERATOR

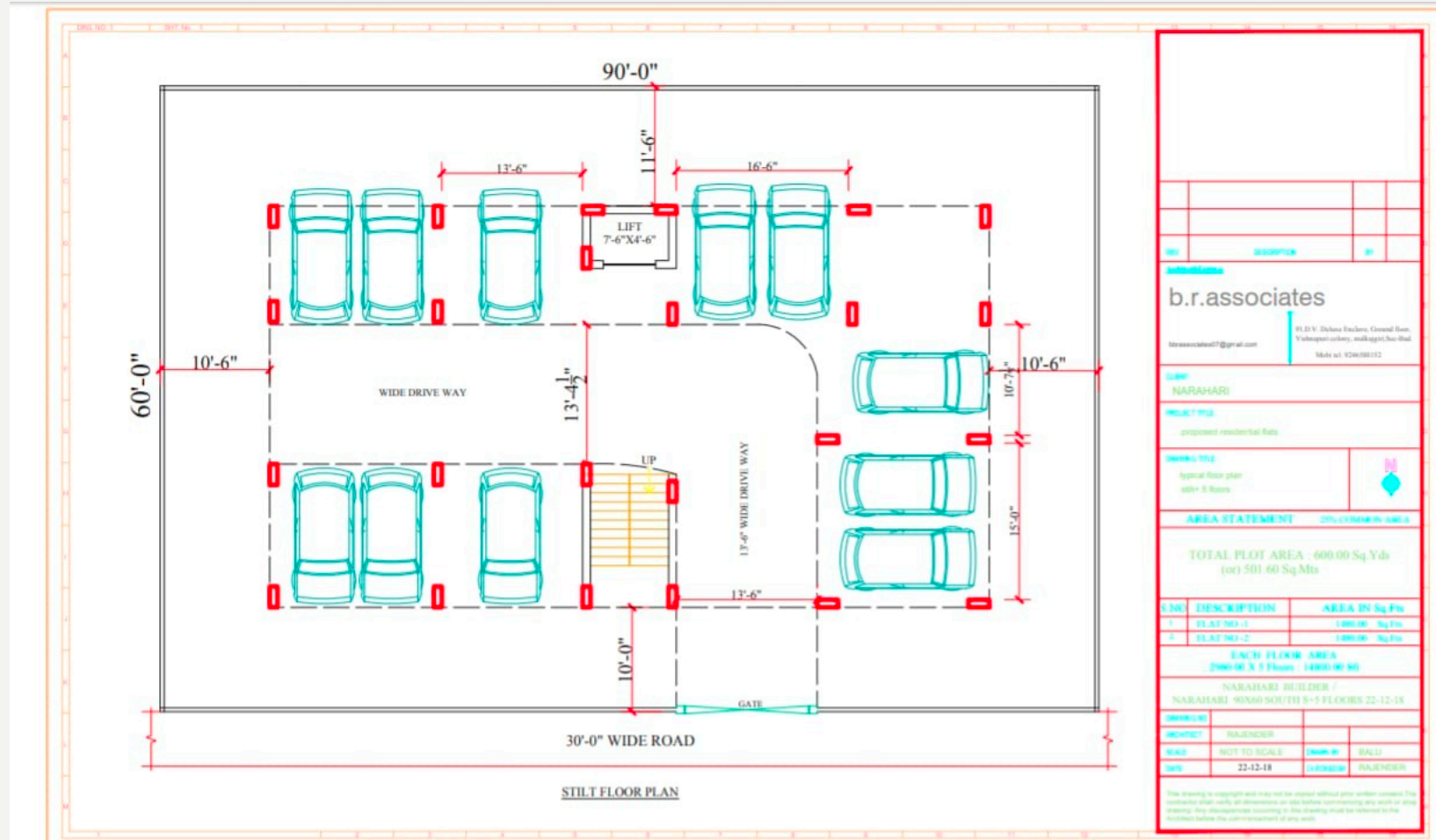
One generator (Eicher or equivalent), back up for lift, common lights, two fans, and two lights in each flat

NOTE

Any extra Works / Amenities and Car parking will be charged extra. Registration fees, VAT / GST and Government fees shall be borne by the purchaser



CAR PARKING



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THANK YOU