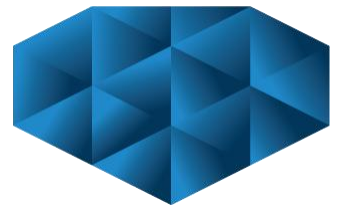


HALLMARK - SAPPHIRE

**PREMIUM RESIDENTIAL APARTMENTS AT VEERAPURAM, NEAR
MAHINDRA WORLD CITY.**



Sapphire





Exterior Perspective - 2



Exterior Perspective - 3

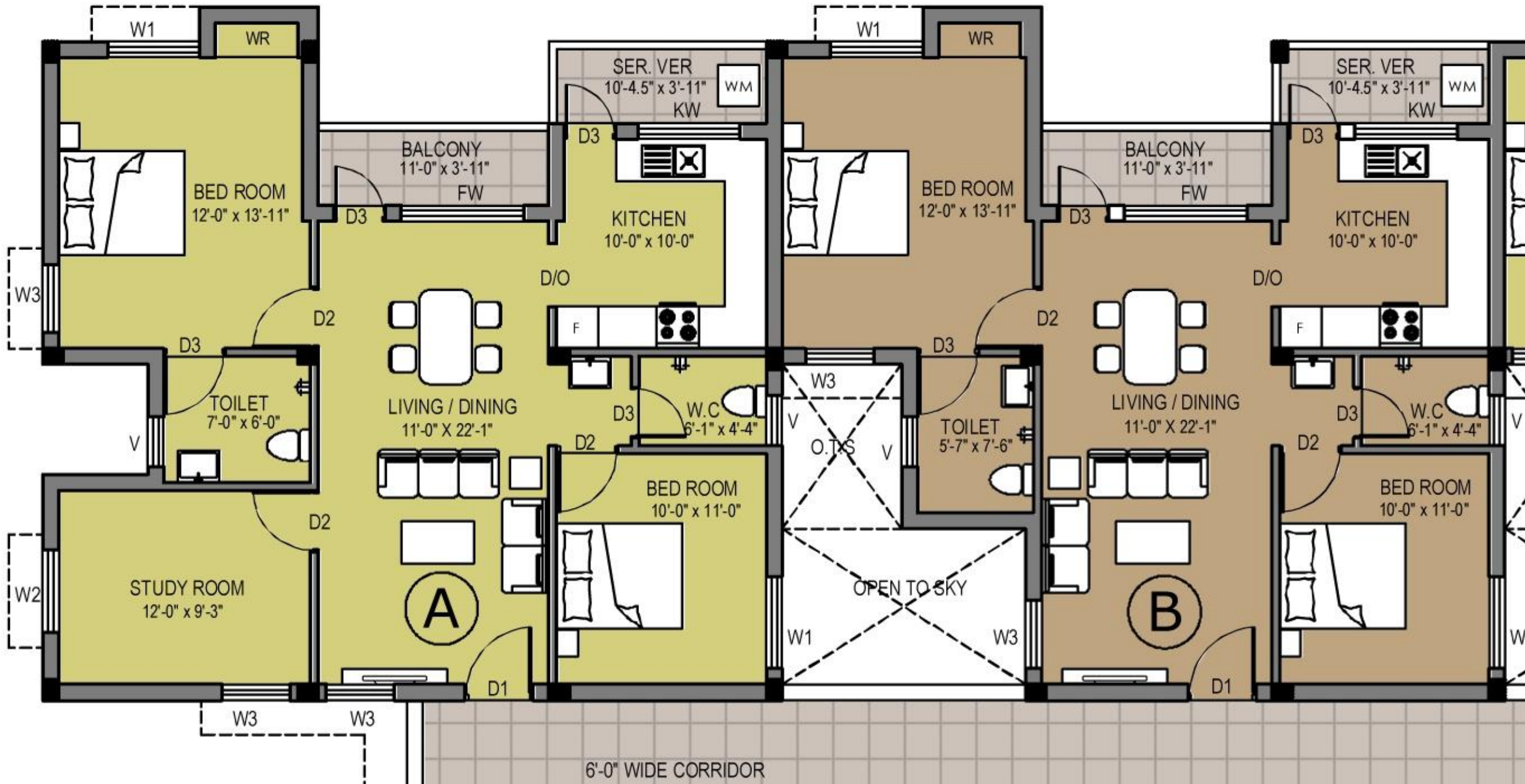


Site Plan



Typical Floor Plan

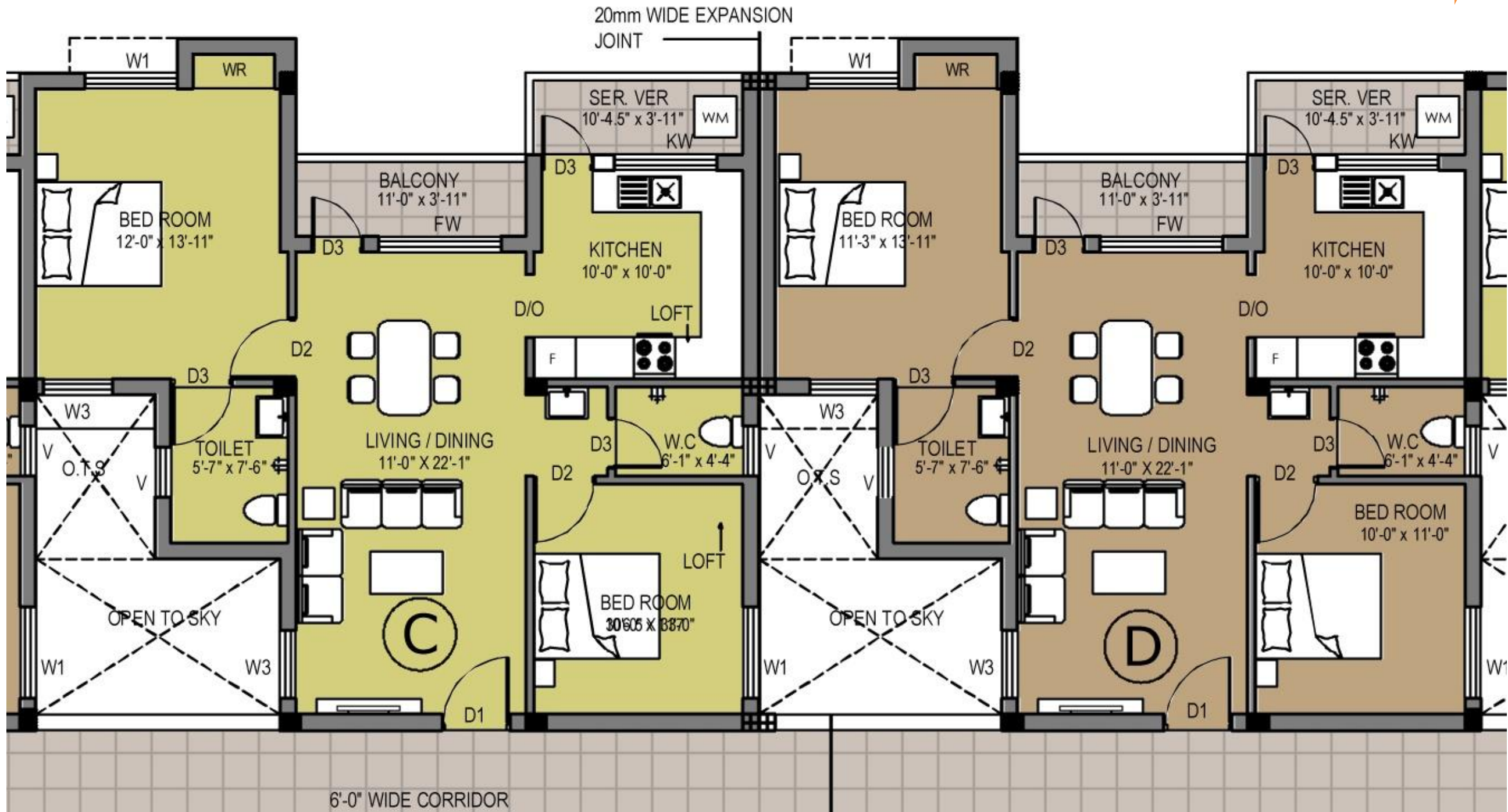
1st, 2nd, 3rd & 4th Floor



Flat - A1,A2,A3,A4
1220 SQ.FT

Flat – B1,B2,B3,B4
1066 SQ.FT

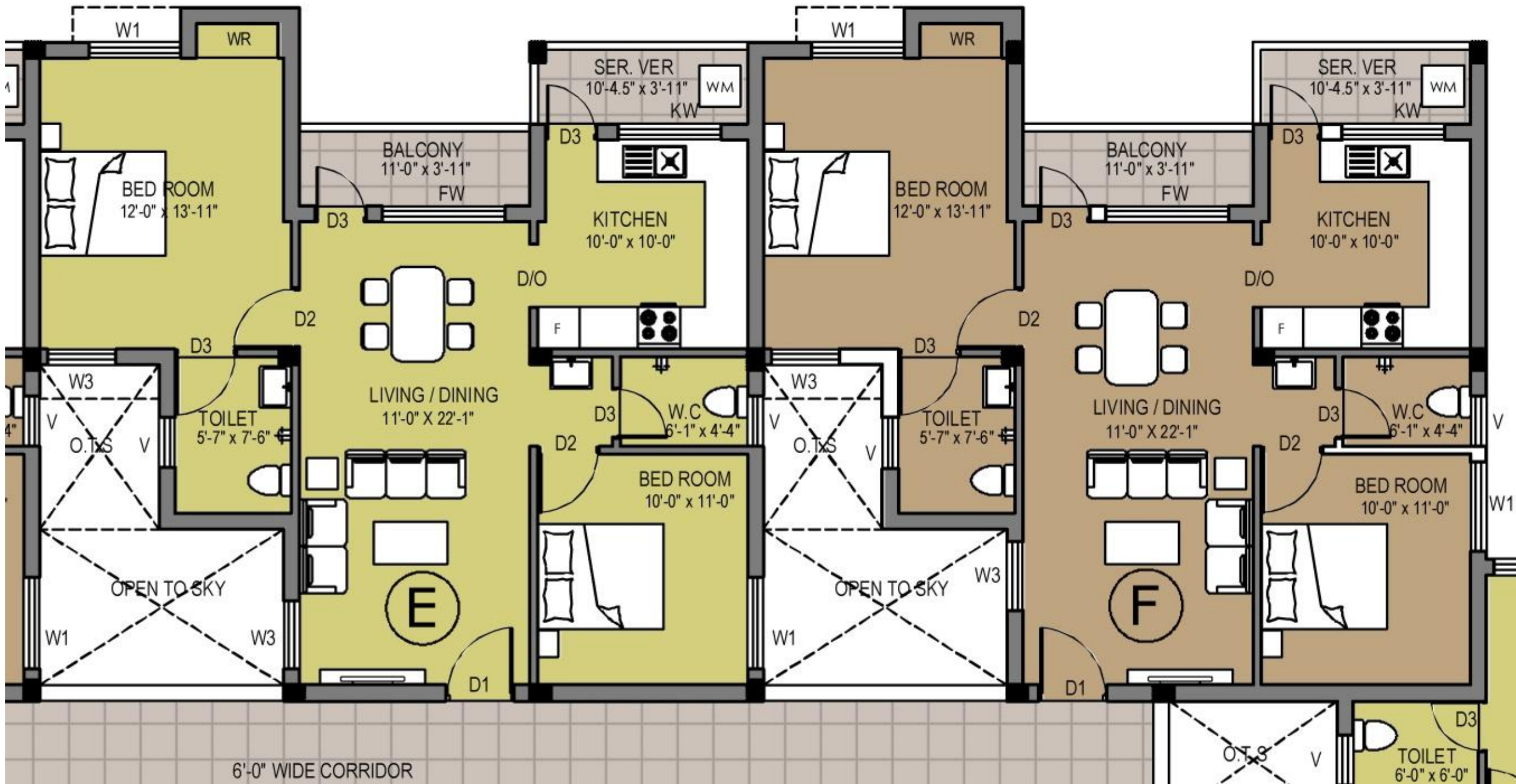
Flat A & B – Floor plan



Flat - C1,C2,C3,C4
1073 SQ.FT

Flat – D1,D2,D3,D4
1058 SQ.FT

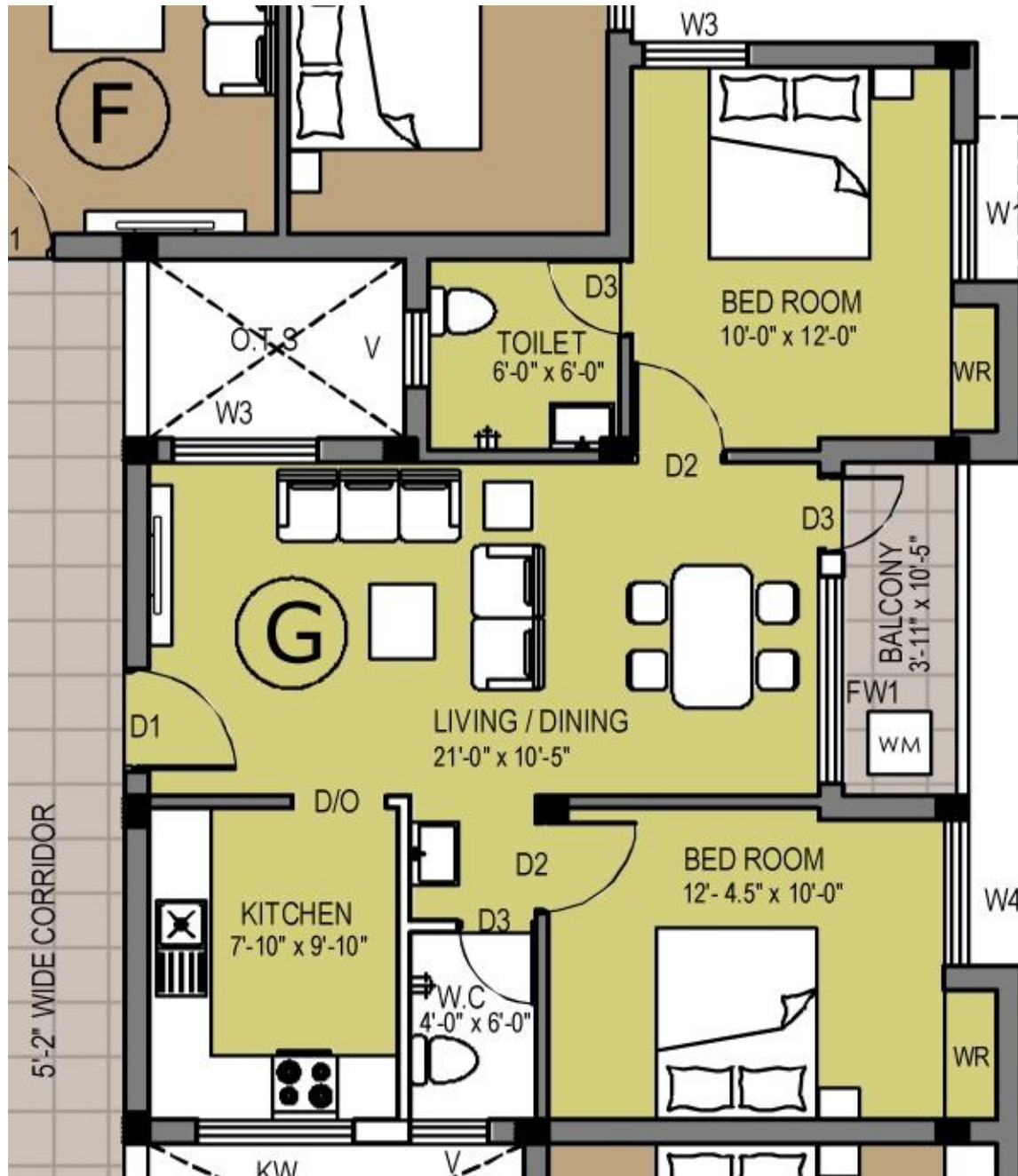
Flat C & D – Floor plan



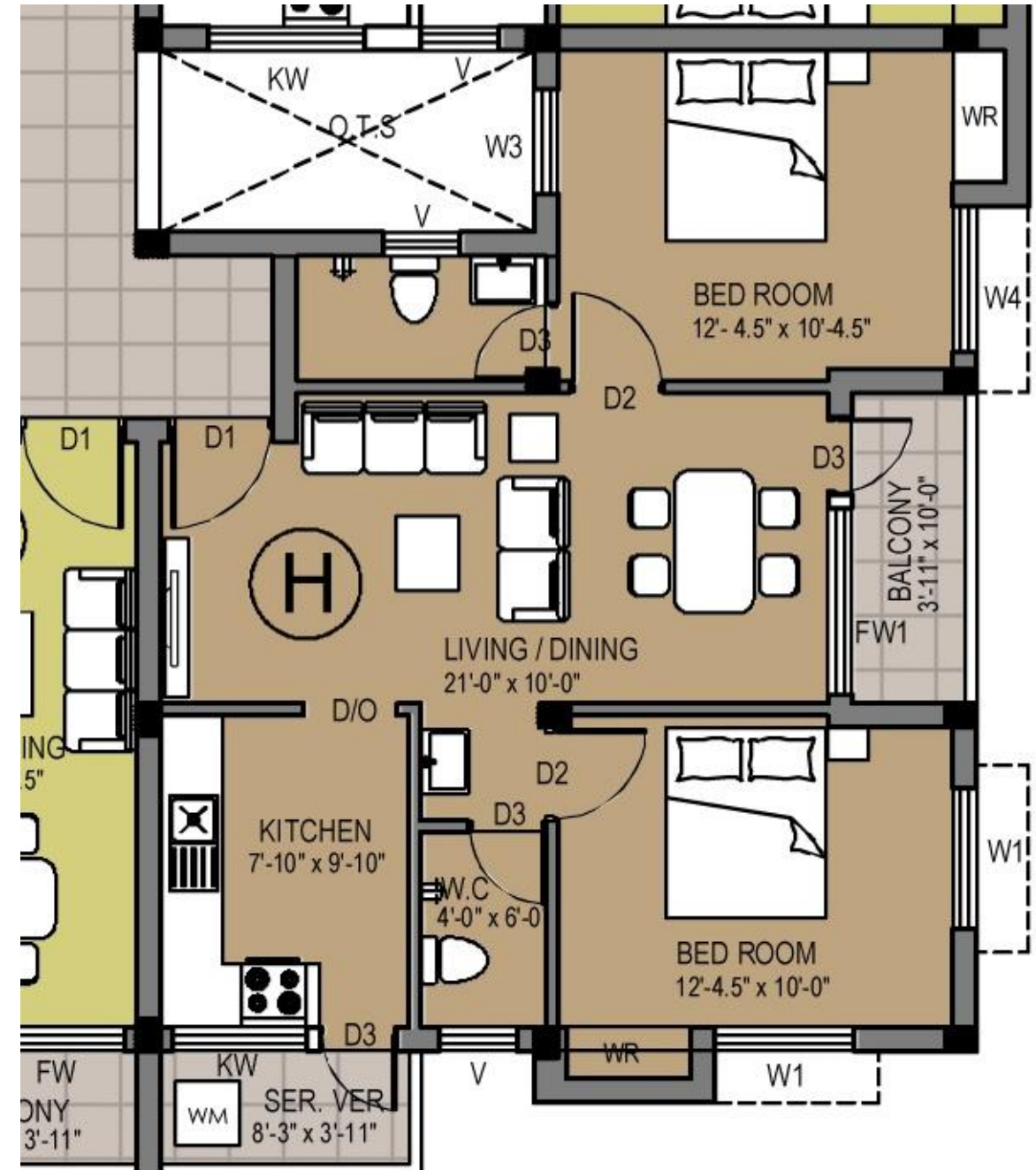
Flat - E1,E2,E3,E4
1066 SQ.FT

Flat – F1,F2,F3,F4
1067 SQ.FT

Flat E & F – Floor plan

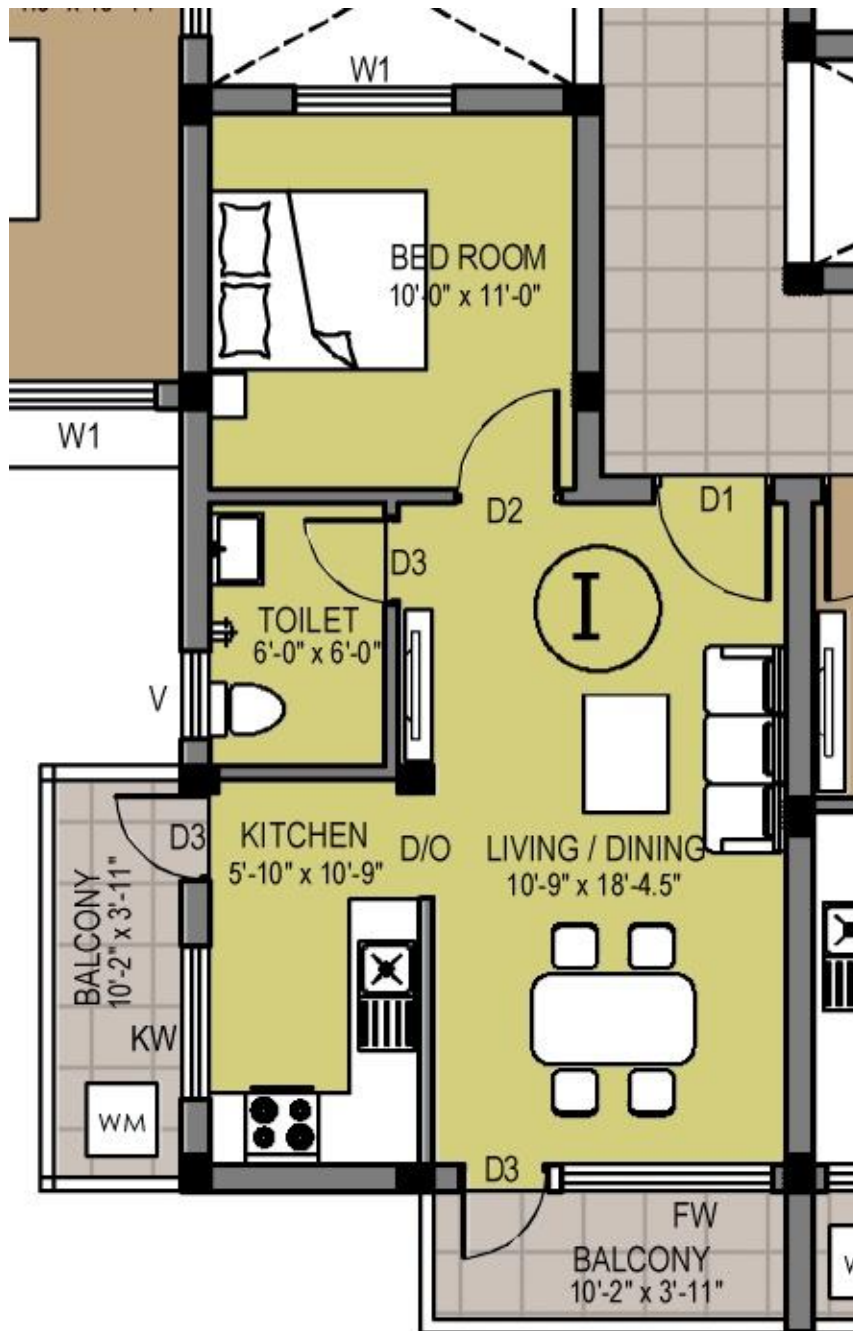


Flat - G1,G2,G3,G4
905 SQ.FT



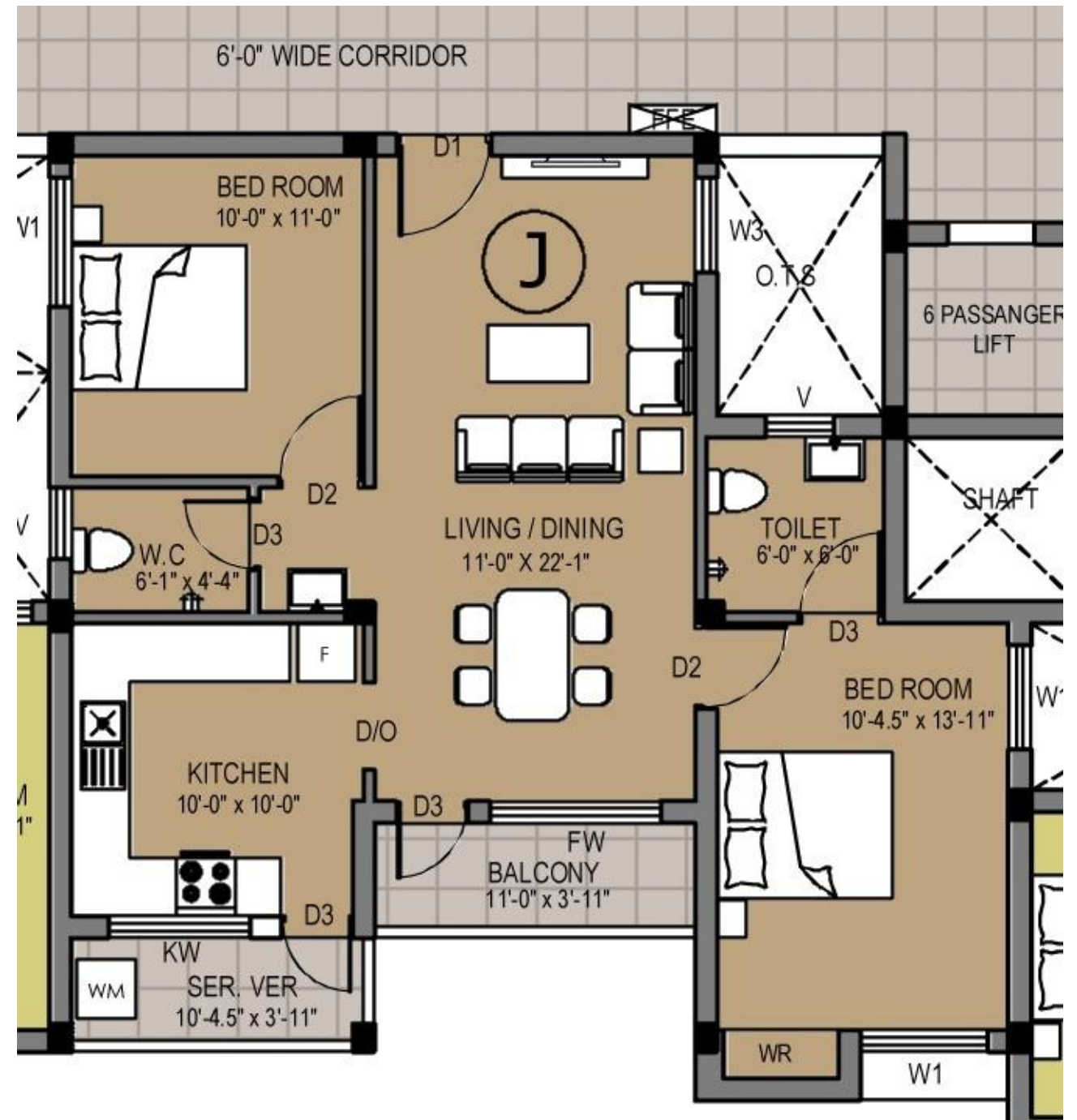
Flat – H1,H2,H3,H4
916 SQ.FT

Flat G & H – Floor plan

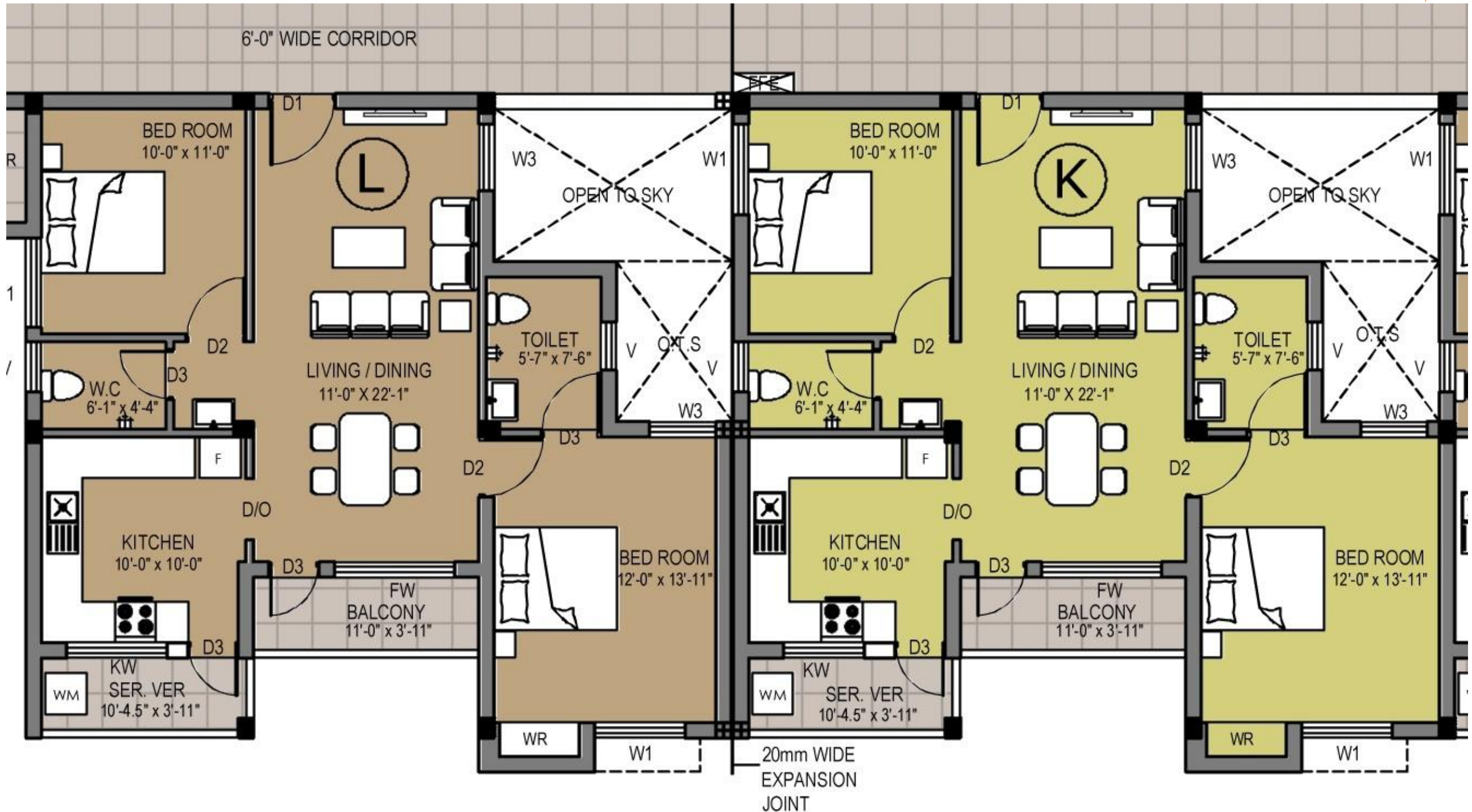


Flat - I1,I2,I3,I4
636 SQ.FT

Flat I & J – Floor plan



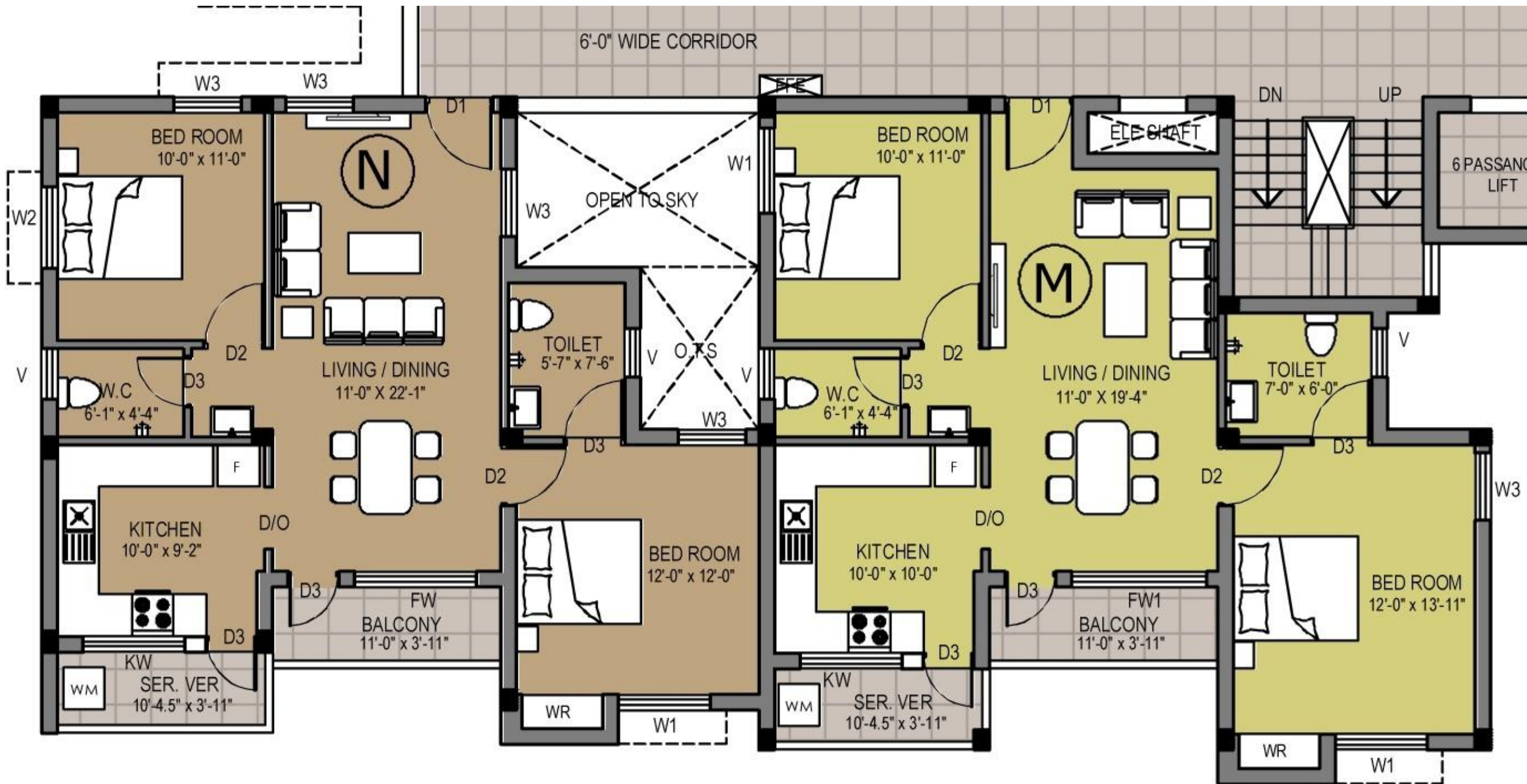
Flat – J1,J2,J3,J4
1034 SQ.FT



Flat - L1,L2,L3,L4
1065 SQ.FT

Flat – K1,K2,K3,K4
1073 SQ.FT

Flat K & L – Floor plan



Flat - N1,N2,N3,N4
1034 SQ.FT

Flat – M1,M2,M3,M4
1051 SQ.FT

Flat M & N – Floor plan

PROPOSED PREMIUM RESIDENTIAL DEVELOPMENT

16-MAY-2013 - R0

HALLMARK SAPPHIRE – MARAIMALAI NAGAR

FOR M/S.HALLMARK INFRASTRUCTURE Pvt Ltd

AREA STATEMENT

Flat No	Type	Individual Carpet Area	Individual Flat Area(a)	Share of Common Area(b)	Built up Area (a+b)	Rounded off Area	% of UDS	UDS AREA	PARKING
UNIT A	2BHK+S	923.87	1054.54	165.42	1219.96	1220 Sqft	2.14%	587	1
UNIT B	2BHK	808.58	921.39	144.53	1065.92	1066 Sqft	1.87%	513	1
UNIT C	2BHK	808.58	927.20	145.44	1072.65	1073 Sqft	1.88%	516	1
UNIT D	2BHK	797.18	914.50	143.45	1057.95	1058 Sqft	1.85%	509	1
UNIT E	2BHK	808.58	921.39	144.53	1065.92	1066 Sqft	1.87%	513	1
UNIT F	2BHK	808.58	921.93	144.62	1066.54	1067 Sqft	1.87%	513	1
UNIT G	2BHK	671.99	782.54	122.75	905.29	905 Sqft	1.59%	435	1
UNIT H	2BHK	693.52	792.22	124.27	916.49	916 Sqft	1.61%	441	1
UNIT I	1BHK	484.27	550.04	86.28	636.32	636 Sqft	1.12%	306	1
UNIT J	2BHK	781.89	893.40	140.14	1033.55	1034 Sqft	1.81%	497	1
UNIT K	2BHK	809.98	927.31	145.46	1072.77	1073 Sqft	1.88%	516	1
UNIT L	2BHK	798.47	920.31	144.36	1064.68	1065 Sqft	1.87%	512	1
UNIT M	2BHK	779.09	908.47	142.51	1050.98	1051 Sqft	1.84%	506	1
UNIT N	2BHK	779.20	893.40	140.14	1033.55	1034 Sqft	1.81%	497	1

Structure

RCC framed structure, fly ash Block / Brick / Hollow Block masonry walls with cement plastered finish. (Seismic Zone III)

Lobby & Staircase

Marble Flooring / Natural Stone flooring, MS Handrails for staircase and Balcony.

Flooring

Marble flooring / Natural Stone flooring for Lift lobby, Natural stone .
Vitrified Stone flooring for Entrance Corridor. Vitrified Tiling for Living/Dining room, Children rooms and Bedrooms. Ceramic tile for Kitchen, utility, bathrooms and common corridor.

Doors

Entrance Door - Teak Wood frame and Flush door shutter with melamine polish.
Bed Room Door- Treated hardwood frame with flush door shutters.
Living / Dining - Wooden Glazed French door.
Bathroom Wooden Door with flush Shutter.

Windows / Ventilators

uPVC Glazed windows and ventilators with exhaust provision.

Wall Finishes

Interior walls and Ceiling - Oil Bound Distemper Paint.
Exterior wall - Exterior Grade Acrylic Emulsion Paint.
Toilets, cooking and sink area in Kitchen - Dadoing with Glazed Ceramic tiles.

Kitchen

Polished granite countertop with Granite / Stainless Steel sink.

Toilets

Premium quality fixtures / accessories for toilets – Jaquar .
Wash basin and wall mounted EWC of white in colour with health faucet – Hindware / Equivalent.

Electrical Wiring

Electrical wiring will be with best quality FRLS (Fire Resistant Low Smoke) sheathed wire through concealed heavy duty PVC conduits and premium brand modular switches.

Kitchen will have electrical points for Microwave oven, Grinder, Mixer, Water purifier and Fridge. All flats will have Distribution board with ELCB as incomer and phase, change over selector switch.
Television & Computer points will be provided in all bed rooms and living rooms.

AC & Geyser Points

Each bed room will have one AC point and each toilet will have one Geyser Point.

Power Backup

Provision for Inverter backup for all the flats.
Generator backup provision.

Specifications

Project Name	Hallmark - Sapphire
Apartment Type	Premium Apartments
Location	Veerapuram Near Mahindra World city
Land Area / No. of Units	30492 Sq.ft / 56 Units
No.of Blocks / Floors	01 Block (Stilt + 4)
Type of flats	48 – 2 bhk 04 – 1 bhk 04 – 2 bhk + Study
Sizes (Sq.ft)	1220 – 1061 / 636
Categories of Flats	Premium
Current Rate / Sq.ft	On Request
Total cost Rs. (Approx. All incl)	On Request
Sanctioning Authority	DTCP APPROVED NO. 118/2013
Launch Date	June 15 th 2013
Basic Amenities	<ul style="list-style-type: none"> • Lift • Covered Car Park • Admin Office • Servants Room • Genset Provision • STP Provision • UG Sump • Over head tank
Additional Amenities (On Request)	<ul style="list-style-type: none"> • Wardrobes • Additional Utility Sink • Exhaust fan

	<ul style="list-style-type: none"> • Electrical Fittings • Modular Kitchen • Inverter Wiring
Project Highlights	Gated community Near Mahindra World City Visitor car park Landscape tree line avenue Vastu compliance 24 hrs gated security Proximity to Mahindra World city + just 1.5 km from GST Road
Completion Date	June 2014
Location Highlight	Nearby Landmark Mahindra World City – Walkable distance Just 1.5 Km from GST Road. Nearby Educational Institute Mahindra World School Nearby Workplaces <ul style="list-style-type: none"> • Ascendas IT Park • Capgemini • Infosys Technologies • Wipro Technologies • Braun • BMW India • Mahindra & Mahindra

Project Details

Price

Basic Cost	Rs.3,750 per Sq.Ft
Infrastructure Cost	Rs. 100 per Sq.Ft
Car parking	Rs.1,25,000
Corpus fund	Rs. 50,000
Legal Charges	Rs. 20,000
Electricity deposit	Rs. 30,000
Maintenance charges	Re.2.50/- per sq.Ft
PLC Charges Extra	
Registration & applicable taxes extra	

Payment schedule

Booking advance	20%
UDS Registration	40%
Completion of basement / Foundation	10%
1 st Floor Roof Completion	5%
2 nd Floor Roof Completion	5%
3 rd Floor Roof Completion	5%
4 th Floor Roof Completion	5%
Brick work & Plastering	5%
Finishing & Handing Over	5%
Total	100%

Handing over :- 1 YEAR FROM THE DATE OF UDS REGISTRATION

Other charges payable at, registration charges, deposits, corpus funds, service tax , vat & maintenance charges.

Preferred financiers



Payment details

Payments from India (in Indian rupees): please prepare a cheque in favour of
"Hallmark Infrastructure Private Pvt Ltd"
Post / courier / hand deliver the cheque to our corporate office
Hallmark Infrastructure Pvt Ltd.,
Suite A, united plaza
New No:43, Old No:62/2
1st floor, Usman Road
Chennai – 600017.

All information, specifications, plan and visual representation contained in the material are subject to change from time to time by the developer and competent authorities and shall not form part of the offer or contract. The floor plans are approximate measurement and subject to final survey.

The sale and purchase agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified by any statement, representations or promises (whether or not contained in the materials and/or made by the developer or the agents) made.

ARCHITECT :

ARCHITECTS – SKS,
Plot No: 14, Santhosh Nagar,
Korattur North,
Chennai – 600 076
www.a-sks.com



Payment Schedule

