

PREMIUM LIVING, PRIME LOCATION



Rs
6499/-
sq.ft

 **Jasraj Nagar, Pudupakkam, (Behind Siruseri IT Park)**

Bora's Trinity Row @ Pudupakkam, Siruseri

3 Rowhouses

10 Features & Amenities

10 Location advantages
Reasons to invest
Years of experience



Independent Living at Pudupakkam

- Good Potable water
- Vaastu compliant homes
- 2 BHK House Sizes – 1397 sq-ft
- 3 BHK House Sizes – 1345 & 1396 sq-ft
- Priced at Rs 6499*/- sq-ft
- Independent land ownership
- Zero dead space
- EV charging Point



Eco friendly project

- Rain water harvesting
- Energy saving devices
- Senior citizen friendly homes*
- Ample cross ventilation

Location Advantages

- Jasraj Nagar, Pudupakkam – Behind Siruseri
- 1 km from Vandalur – Kelambakam road
- 5 mins from to SIPCOT IT park
- Reputed schools close by PSBB, Velammal, Chettinad, The school, Kids central
- 500 meters from Pharmacy, Convenience store etc
- 10 mins to Navallur, OMR
- Close proximity to schools & colleges
- Few companies close by – TCS, Atos, Sify, Hexaware, Cognizant, Adani Data center, Steria and many more

Amenities for a Quality life



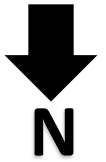
- Fully Compounded
- 100% carpet area – No common area
- Exclusive service area
- Terrace party area
- Premium specifications
- State of art elevation
- Independent land ownership
- Bio septic tank for each house
- 3 phase power with provision power back up
- Bore well & Panchayat water
- Independent Sump & overhead tank
- EV charging point

Invest & protect your child's future

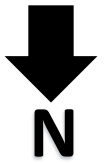
- Property prices in the area are expected to go up by 100% in the next 4 years*
- Clear title with hassle free maintenance for your asset
- More appreciation on projects close to SIPCOT IT Park
- Approved by DTCP & Local panchayat. Approved by leading banks



Ground Floor plan



First Floor plan



Cost sheet & Payment schedule

Bora's Trinity Row Cost Sheet

| Villa No. | Type | Land Area | Built Up Area in SFT | Rate / SFT | Basic Cost | EB & Bio Septic Tank | Approval Charges | Legal Charges | GST | Regn. Charges | Total Cost |
|-----------|-------|-----------|----------------------|------------|------------|----------------------|------------------|---------------|----------|---------------|-------------|
| A | 3 BHK | 809 sqft | 1345 | 6499 | 87,41,155 | 1,50,000 | 1,00,000 | 25,000 | 4,50,808 | 6,43,437 | 1,01,10,400 |
| B | 3 BHK | 757 sqft | 1396 | 6499 | 90,72,604 | 1,50,000 | 1,00,000 | 25,000 | 4,67,380 | 6,67,799 | 1,04,82,783 |
| C | 2 BHK | 842 sqft | 1397 | 6499 | 90,79,103 | 1,50,000 | 1,00,000 | 25,000 | 4,67,705 | 6,68,277 | 1,04,90,085 |

Payment Schedule

| S. No | Particulars | % |
|-------|--|----------|
| 1 | Booking advance | 2,00,000 |
| 2 | Sale & Construction Agreement (15 days from the date of booking) | 20% |
| 3 | On Registration (30 days from the date of booking) | 30% |
| 4 | On Completion of Foundation | 10% |
| 5 | On completion of Ground Floor roof | 10% |
| 6 | On completion of First Floor Roof | 10% |
| 7 | On Completion of Brick Work | 10% |
| 8 | On Completion of Flooring | 5% |
| 9 | On Handing Over | 5% |

Reasons to invest in Trinity Row



- Reputed builder with 10 years of experience
- Independent living in Pudupakkam
- Close to Chettinad Hospital, SIPCOT IT Park, OMR & ECR
- Located in the fastest developing suburb Pudupakkam, with IT companies, Reputed schools close by
- Good rental oppurtunity
- Savings on PRE – EMI
- Easy accessibility to Vandalur, ECR, OMR & Tambaram,
- Over 3,50,000 people working in the vicinity
- No compromise in quality
- Exclusive Land Ownership
- Good potable drinking water

WHY? WHY Pudupakkam?



- Pudupakkam, One of the fastest developing suburb
- Good social infrastructure
- YOY, properties in this area appreciate 20-25%
- Creating Walk to Work culture
- Siruseri Metro station close by
- Good residential habitation
- Good accessibility to IT parks, Schools, colleges, grocery shops etc.
- Good demand for rental homes
- Good quality ground water
- Elevated land zone, No flooding

About Bora Housing (P) Ltd

Bora Housing Limited, a reputed real estate builder in Chennai, with over 25 years of experience in development of apartments, villas and plots.

Every project of Bora Housing is designed and built with customer centric approach, modern designs and latest amenities. We believe in innovating, adding value in developing quality living spaces, transparent business practice and delivering experience.

Having catered to a diverse set of customer segment such as a investor in a plot, a first time home buyer or even a buyer of a holiday home - Customer satisfaction is our ethos and it is the driving factor when we venture into any new development.

The group's vision is to leverage its relationships and expand its portfolio of real estate development space throughout locally and nationally.



For more details, Visit us at our Site Marketing Office

For further information & site visits, Kindly contact

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Google link -

<https://maps.app.goo.gl/1Y4V3AoQhZ4MpUko6>