



BESIDE GLOBAL HOSPITALS

Being rich is bliss!





MALLE'S  
**ASHIRA**  
— PERUMBAKKAM —

Quality of life is often questioned while buying a home.

Malles has made a mark in the industry by providing not just A HOME but also by guaranteeing the richness of life within. Ashira, means 'rich' in Hebrew. Malles Ashira, residential apartments at Perumbakkam gives unprecedented value to life that makes people think "Being rich is bliss".



### Being peaceful is rich!

Is leading a peaceful life an illusion? Not when one realizes that peaceful living is not just the absence of disturbance but a palpable presence of tranquility and a sense of fulfillment. Malles Aashira's serene atmosphere is designed to fulfill a sole purpose; to offer a peaceful and hassle-free life. A lifestyle everyone seeks. A lifetime of bliss.



### Being healthy is rich!

Which is the best temple ever made? Is it where statues or scriptures are kept or where our soul, a part of God itself resides? Which is the best home ever made? Is it where furniture and gadgets are kept or one's body which houses the heart, brain and many vital organs working in unison? Then, don't you think we have some duty towards this body, probably the best creation of God? Let's pledge to invest a little bit of time and effort for a healthier life. Malles Aashira brings healthier living for a life time.





### Being happy is rich!

Which is the most blissful state of all? Isn't it the state when one is engulfed with happiness? Imagine that state lasting for a lifetime. Malles Aashira realizes that holistic happiness is achieved not just from tangible entities but also from what one feels deep within. What Aashira offers replicates what one needs to feel happy.



### Being divine is rich!

A question looms if one can actually feel divine. Divinity is often equated to the almighty. When one spends a lifetime trying to connect with the soul it is in the hope of experiencing divinity. With excellent amenities and breathtaking views, Malles Aashira offers the expression and experience of an emanating form. The closest one could get to being divine.





## Being closer is rich!

When does one feel the closest? Is it when near & dear ones are within callable distance? Is it when what one wants and what one needs are available in close proximity? Or is it perhaps both? Malles Aashira is more than just a living space; it is where one enjoys constant connectivity to all the day-to-day utilities. Imagine living a life in which one never feels left wanted; in which one can always feel the closest.



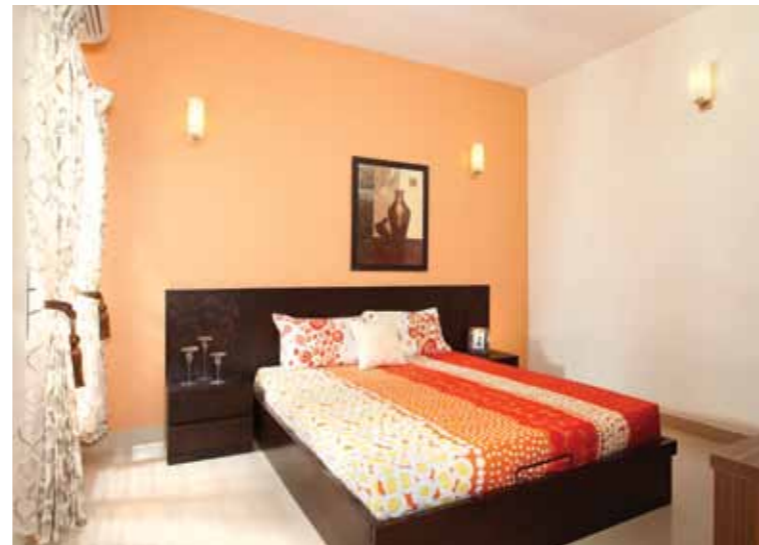


MALLES   
**AASHIRA**  
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Malles Aashira is a grand project situated in Perumbakkam just 700 metres from Medavakkam OMR link road. Aashira's 478 splendid homes are located amidst well known landmarks such as Global Hospitals, Sholinganallur Junction, Medavakkam Junction, Tambaram, Chennai Airport and Velachery Railway Station. Surrounded by abundant greenery, the homes at Aashira range between 1 BHK, 2 BHK, 2.5 BHK & 3 BHK from 550 to 1620 sq. ft.



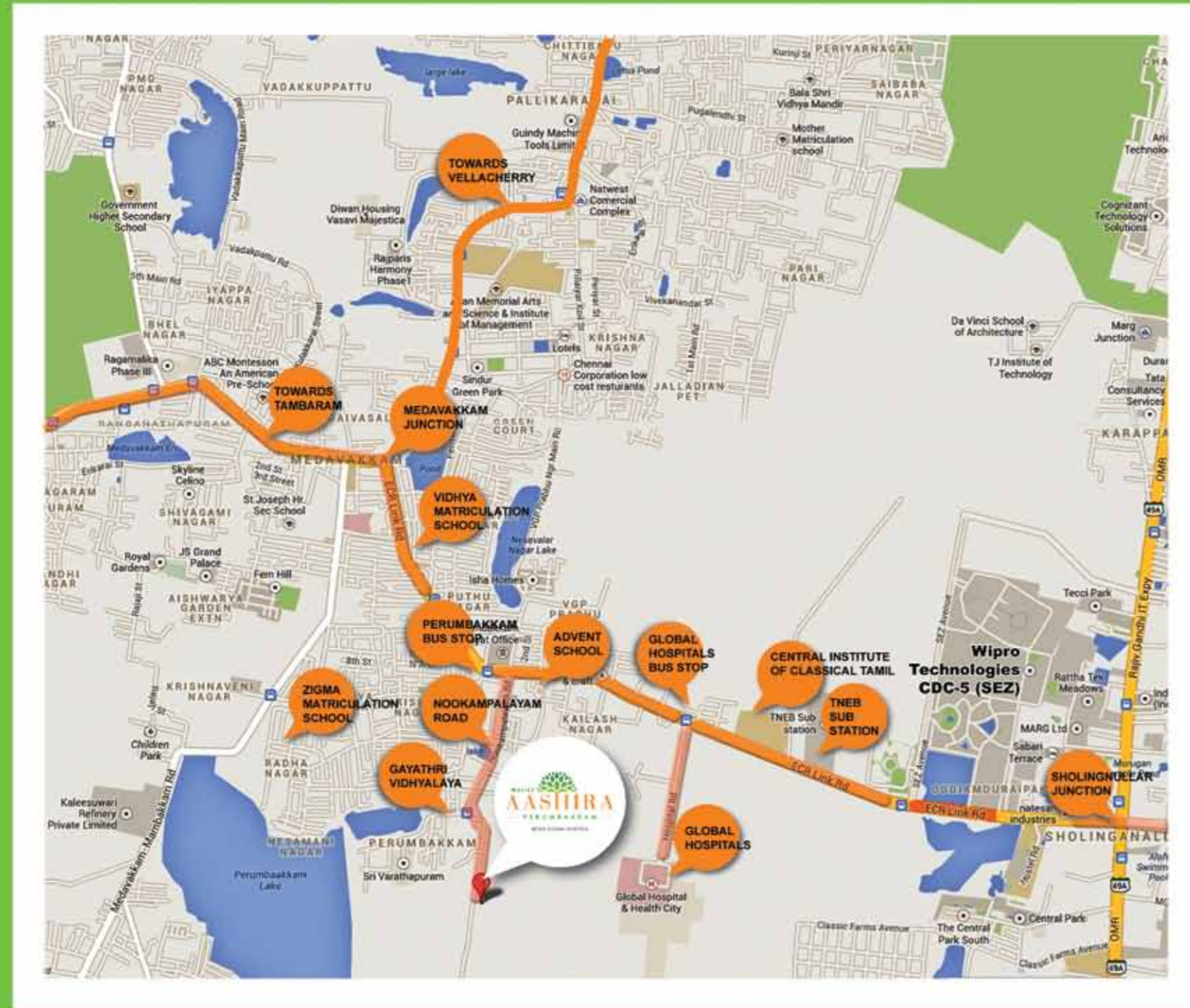


### Model Flat at Malles Aashira

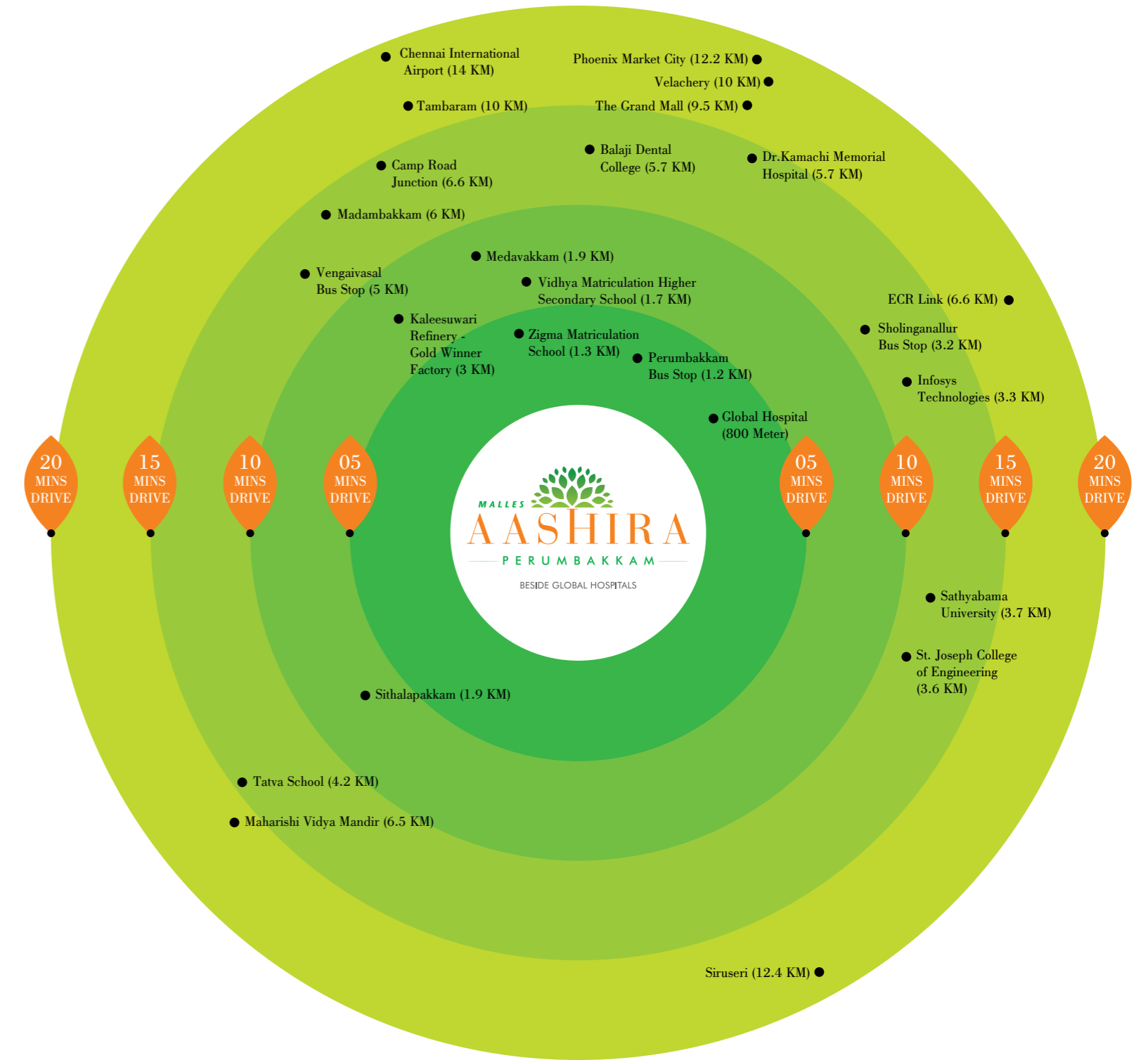
Images shown are shot on location from actual model flat of Malles Aashira.



## Key Plan



## Key Distance



## Amenities

Meditation Zone | Abundant Potable Water | In-House Temple | Swimming Pool | ATM | Gazebo | Amphitheatre | Baby's Day Care | Indoor Games Zone: Pool Table, Carrom, Chess, Table Tennis, Board Games | Outdoor Games Zone: Cricket Nets, Tennis Court, Basketball Court | Indoor Shuttle Court | Mini Home Theatre | Indoor Basketball Court | Library | Acupuncture Walkway | Convenience Store



Gaming Arena: Xbox 360, PS3, Wii | AC Gymnasium | Well Ventilated Homes | Vaastu Compliant | Jogging Track | Park | Water Body & Pond | Landscaped Garden | World-class Club House | Studio Style Accommodations | Power backup for common areas & in homes up to 0.5 KVA

## Specifications

### Structure

100% Earthquake proof RCC framed structure with Solid cement blocks, Aerocon blocks or Porotherm blocks

### Flooring

1st Quality Branded Vitrified tiles of 24” x 24” except Toilets & Balconies. Toilet floor and Balcony floor with non-skid / anti-skid tiles

### Kitchen

Black Granite counter with stainless steel sink with drain board size 18” x 36”. Exhaust fan opening will be provided. Printed tiles 8”x12” above the kitchen counter to the height of 2 feet

### Bathroom & Toilet

EWC & wash basins are in white colour of Parryware or equivalent make. 3 wash basins for 3 bedroom flats. 2 wash basins for 2 bedroom flats. Bathroom fittings are Jaquar and Metro. 8” x 12” printed glazed tiles to the height of 7 feet will be provided.

### Door Frames & Shutters

Main entrance door frame is teak wood with solid wood imported skin moulded door. Other door frames are good

quality seasoned and chemically treated country wood with hard core imported skin moulded doors with 30mm thickness. All toilet doors shutters and frames will be water proof fiberglass with stainless steel hinge. Godrej mortise lock will be provided for main door and other bedroom doors with ordinary mortise locks.

### Windows

UPVC frames with UPVC sliding shutters

### Electricity Supply and Wiring

3 phase electricity supply and independent meters. Good branded ISO 9001 quality concealed copper wiring for light and fan points. Switches are modular type. Double door DB with space provision for phase changer switch. Power points will be provided for essential electrical appliances. 2 AC points for 2 bedroom apartments and 3 AC points for 3 bedroom apartments

### Wardrobes

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

### Phone & Television

Telephone & Television points will be provided in the living room and the master bedroom.

### Elevators

Semi-automatic 8 passengers elevator of JOHNSON make is provided with VVVF drive and rescue device

### Painting

Interior walls will be finished with emulsion paint and exterior walls will be finished with emulsion exterior paint

### Pest Control

Pre and post construction termite control will be done

### Rainwater Harvesting

Water will be conserved with rainwater harvesting methods

### Exclusions:

The following do not form part of our provision.

- Covering of the bedroom niches or shelves and kitchen shelves and lofts with shutters or doors
- Provision of electrical appliances or fittings
- Grill work for entrance door and balconies
- Barbed wire fencing over the compound wall
- Provisions of any feature not included in the above list will be entirely at our discretion and any additional cost to be borne by the flat buyer

### Payment Schedule:

- To confirm booking (EMD) – 15 %
- On registration – 20 %
- Completion of foundation – 15 %
- Completion of roof slab – 10 %
- Completion of block work – 10 %
- Completion of internal plastering – 10 %
- Completion of external plastering – 10 %
- Completion of plumbing work – 7 %
- 30 days before possession – 3 %

### Rate:

- Rate quoted would be exclusive of registration charges for the undivided portion of land
- Charges for electricity connection, maintenance, infrastructure fees, sewage treatment plant, corpus fund, panchayat plan approval and planning permission will be additional

### Note:

Service tax, Service charge, VAT & any other government deposits, charges & taxes are as per Govt. norms and subject to change



Malles - Chennai's builder, is a prominent construction company situated in Chennai. We are established over 3 decades and have carved a niche in the construction industry through creating unique designs, constant innovation and strongly adhering to the ethics in the field of construction. Each of our projects is executed by highly skilled architects, dedicated site engineers, renowned suppliers and an energetic management team. Over the years Malles Constructions have been decorated with various awards and recognitions.





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