

A home that gives less space to stress and more room to life



When did you last play cricket with your son, on a Monday?

When did you last have a cup of tea with your spouse, then went for a meeting?

When did you last walk back from work, without a sweat?

When did you last chase butterflies with your child, before school time?

When did you last share a sunset with your spouse, minutes after sharing ideas with your boss?

All these at **Pristine Pavilion!**



More to life at Pristine Pavilion

The conflict between home and office is the biggest stress in modern times. And to confound it all is the time spent on the road travelling to and fro - to a cacophony of horns and a symphony of swears! Now here's your chance to say goodbye to that kind of stress and say hello to the sheer joy of living, with a home that almost borders your work space!

Yes! Pristine Pavilion, an initiative of DRA Aadithya Projects (Pvt) Ltd. is besides India's biggest integrated business city Mahindra World City, New Chennai.

For those working here, home is just a few minutes away! Here, time becomes your wealth, so make use of it. Either way, this is real estate that shows all indications of going up in the very near future!

Pristine Pavilion - Project Details: Phase-1, 64 apartments comprising of 2BHK and 3BHK, divided between still + four floors of gorgeous living spaces. The designers have incorporated the free flow of the Earth's energies like wind and sunshine to create homes filled with peace, love and liveliness.



Project approved by Major Financial Institutions



Express your affection by spending more time with your family

Pristine Pavilion gives you a home that's your own, and luxury that comes within budget

Come and discover living spaces that have the highest building standards inbuilt into them, without adding to your budget. Aesthetically designed homes have it all! A natural play of light and air, excellent finishing, top quality specifications and amenities that will give you a grand lifestyle, without any worry! **Pristine Pavilion** gives you the power of authority and ownership when you buy the property.

Natural beauty, so much at home here

Pristine Pavilion is situated on a stunning locale with sapphire water bodies, emerald grasslands & gentle rolling hills. The wind sweeps through as though it has been newly set free and the night sky can make a new astronomer out of you. Living here is a pleasure magnified by the sheer beauty of your home too!

Right there in the vicinity!

- What facilities surround **Pristine Pavilion**? Look at the things just minutes away to know that you can enjoy a lifestyle par excellence here.
- A railway station that almost comes home (Paranur) is part of a major railway route connecting Chennai and rest of Tamil Nadu.
- Mahindra World School, Health center and Entertainment hubs
- A 60,000 sq. ft. shopping and lifestyle center with retail, supermarket, book/music store, food court, banks and ATMs, medical center, travel desks etc.

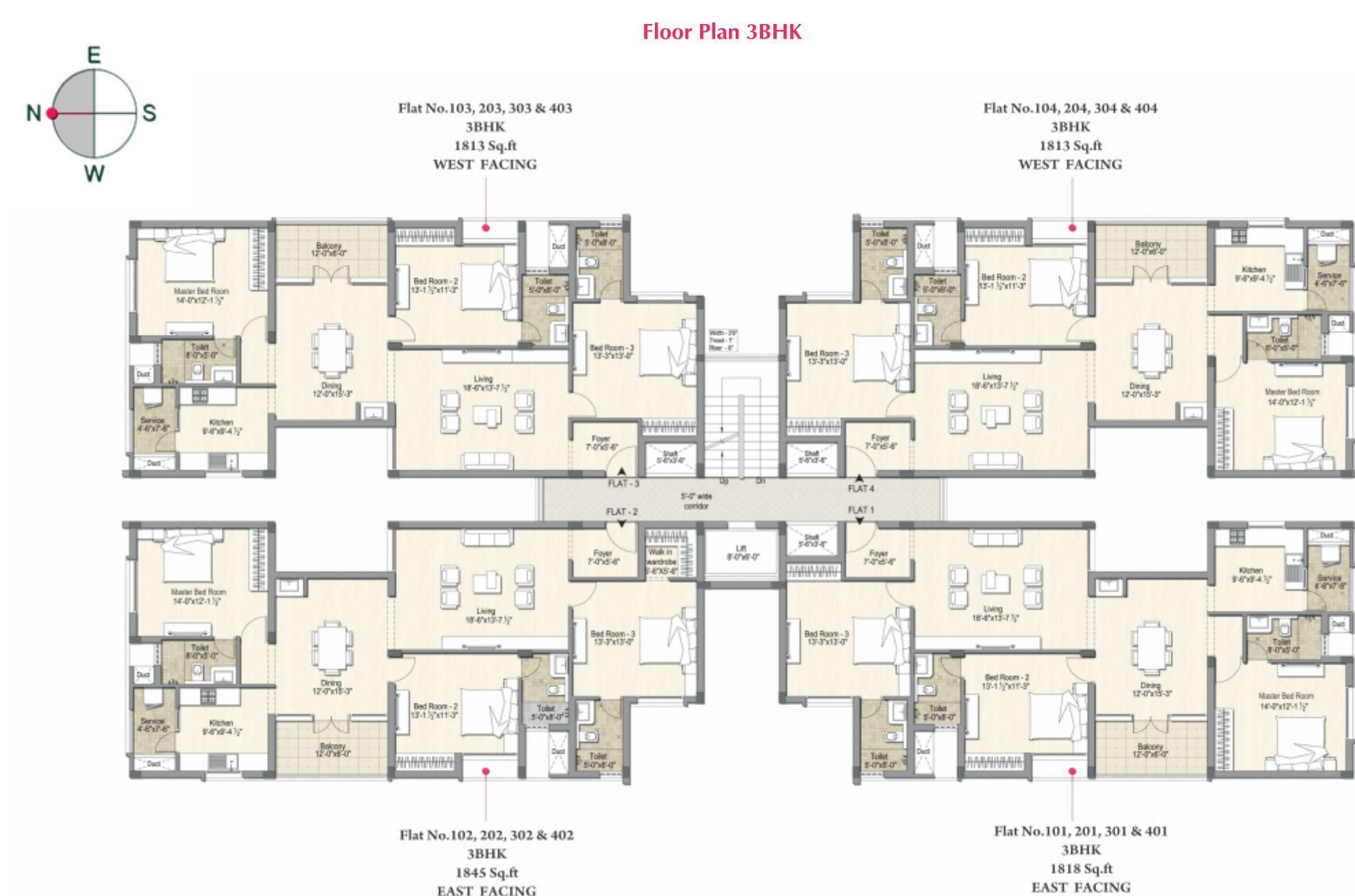


Have a word with your child/spouse... surprise your spouse with gift... share a cup of tea...



Disclaimer: This brochure does not constitute a legal offering. Specifications and plans discussed are subject to change without notice.

Comb your child's hair... change the bulb... hang a new painting...



Villa - Apartments - 3 Sided Ventilation - No common walls

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Structure
RCC framed structure with plastered walls.

Flooring
2' x 2' Vitrified Floor Tiles for Living, Dining and Bedroom
1' x 1' anti-skid tiles for Kitchen, Bathroom, Utility and Balcony

Kitchen
Counter top granite slab and SS Sink with drain board. Provision for exhaust fan. Glazed wall tiles above kitchen center slab up to 2 feet high.

Utility
8' x 12' Glazed wall tiles up to 3 feet high from the floor.

Bathroom
8' x 12' Glazed wall tiles up to ceiling height.

Common Area
Ground floor lobby: Granite
Other floors: Kota / Shahabad
Terraces: Pressed clay tiles
Car park: Interlocked cement paver blocks

Fittings
Bathroom: Jaguar or equivalent.
Wash basin: Parryware or equivalent.
EWC: Parryware or equivalent.



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Doors - Main Doors/Internal Doors
Factory made pre-hung engineered doors made from eco-friendly materials with PVC lamination

Painting
Interior Walls: Putty finished walls with plastic emulsion
Ceiling: Putty finished ceiling with plastic emulsion
Exterior Walls: Combination of Texture and plain finish with 2 coats of water proof cement paint.

Electrical
All internal circuits in PVC conduits with ISI brand wire. Modular switches of Anchor / Roma or equivalent.

Windows
UPVC windows with bug mesh tract.

Elevator
Fujitec/Johnson or equivalent.

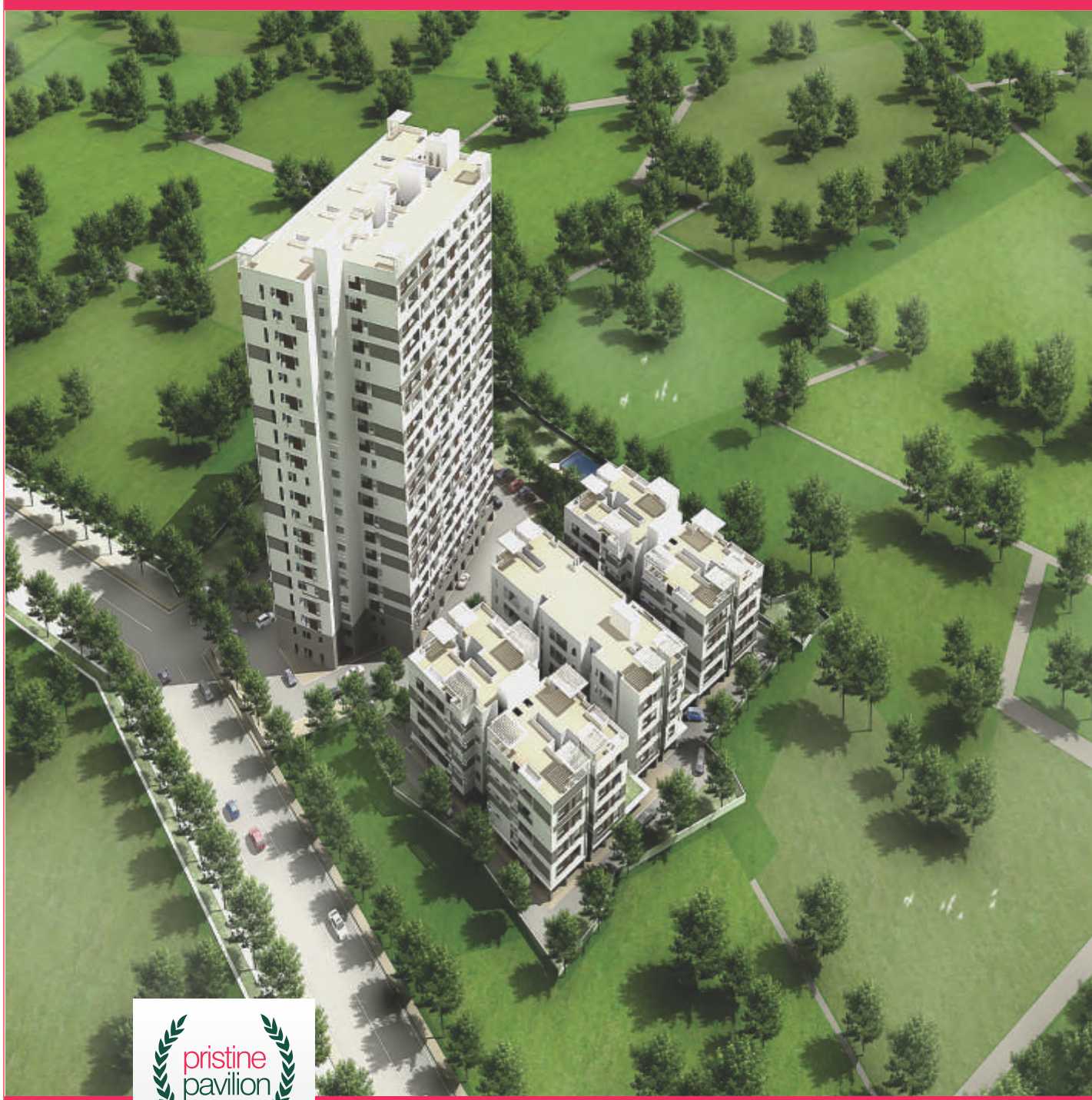
Power Backup
upto 1 kw

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Change the gas... Watch the breaking news on TV... climb a tree to retrieve kite...

Architects: www.kharche.com

Skip rope with your child... walk with your dog...



Catch a few minutes of meditation... picnic in your backyard... make up a family so

Some of the Companies in Mahindra World City

SPECIAL ECONOMIC ZONE :

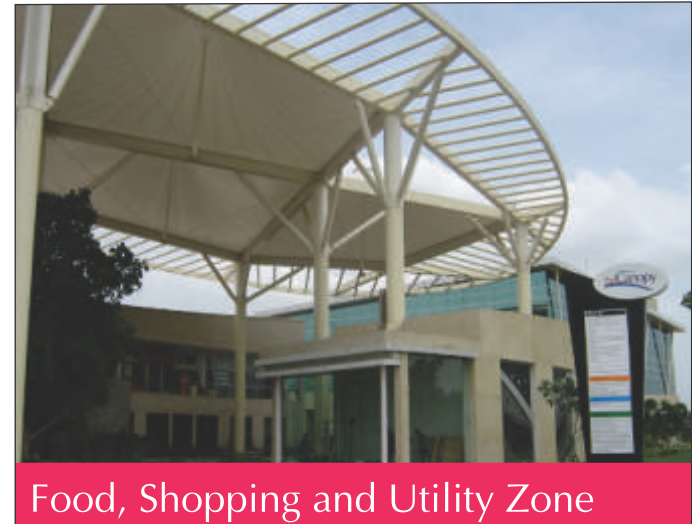
- Infosys
- Wipro
- Ascendas
- Capgemini
- Mindtree
- Mastek
- Helios
- Wabco
- Rane

MANUFACTURING ZONE :

- TESA
- Husky Injection Moulding Systems
- TTK Healthcare
- Armstrong
- Tuk Tuk Exports
- Fujitec
- Mecaplast
- Lincoln Electric
- Federal Mogul
- Parker
- Kryolan Cosmetics
- BMW
- Mahindra Research Valley
- Hidromas
- Renault
- Nissan
- Sundaram TVS
- Milton Roy
- SMC
- NTN
- Depuy
- Geratoo Moulds
- Incra Leather Council
- Sanwa Synergy
- Ingersoll Rand
- AMM India & etc...

SOCIAL INFRASTRUCTURE ZONE:

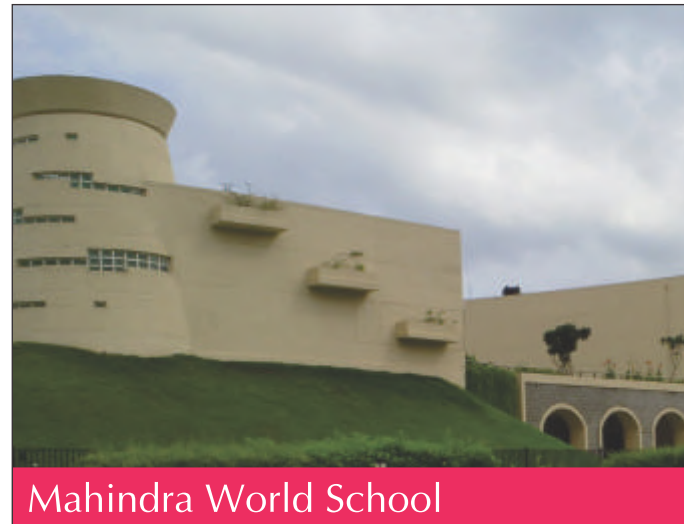
- Holiday Inn Express
- Apollo Healthcare Centre
- Shopping Centre
- Mahindra World School



Food, Shopping and Utility Zone



Paranur Railway Station



Mahindra World School

Pristine Pavilion - Project Highlights

- From the renowned house of DRA Aadithya Projects (P) Ltd.
- Live, work, play next to India's largest integrated business city, Mahindra World City (New Chennai)
- Luxury living at affordable prices
- World class amenities in the vicinity
- 100% Vaastu Compliant homes keeping aesthetics and comfort in mind
- Free-hold premises with highest UDS and least common area loading
- Three sided ventilation making it villa apartments
- Large open spaces, serene and pristine environment

Some of the neighbours of Pristine Pavilion are

- Mahindra World school – 2 km
- Mahindra food zone, Park and utilities – 2 km
- Paratur Railway station - 2 km
- Mahindra Business Integrated City – Walking distance
- Industrial Hubs (Oragadam, Sriperumbudur) – 30 minutes
- IT Corridor (OMR) - 25 minutes
- Entertainment Zone (ECR, Mahabalipuram) - 30 minutes
- Domestic & International airport – 40 minutes
- Hospitals
- Family clinic & pharmacy – 5 minutes
- SRM Hospital – 10 minutes
- Chengalpet Govt hospital – 10 minutes

Payment Schedule

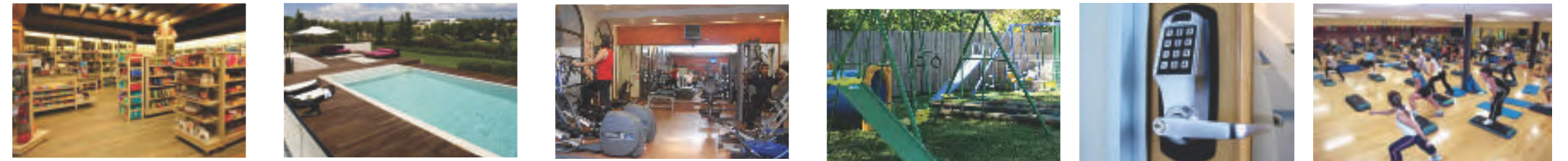
On Booking	15% + ST
First Installment (Within 30 Days)	10% + ST
Upon Completion of Foundation	15% + ST
Upon Completion of Still	10% + ST
Upon Completion of I Floor	7.5% + ST
Upon Completion of II Floor	7.5% + ST
Upon Completion of III Floor	7.5% + ST
Upon Completion of IV Floor	7.5% + ST
Upon Completion of all Walls & Plastering	7.5% + ST
Upon completion of all Finishes	7.5% + ST
Upon Handing Over Intimation	5% + All other additional charges + ST

Service Tax (ST), VAT, Stamp Duty & Regn fees shall be charged based on actuals

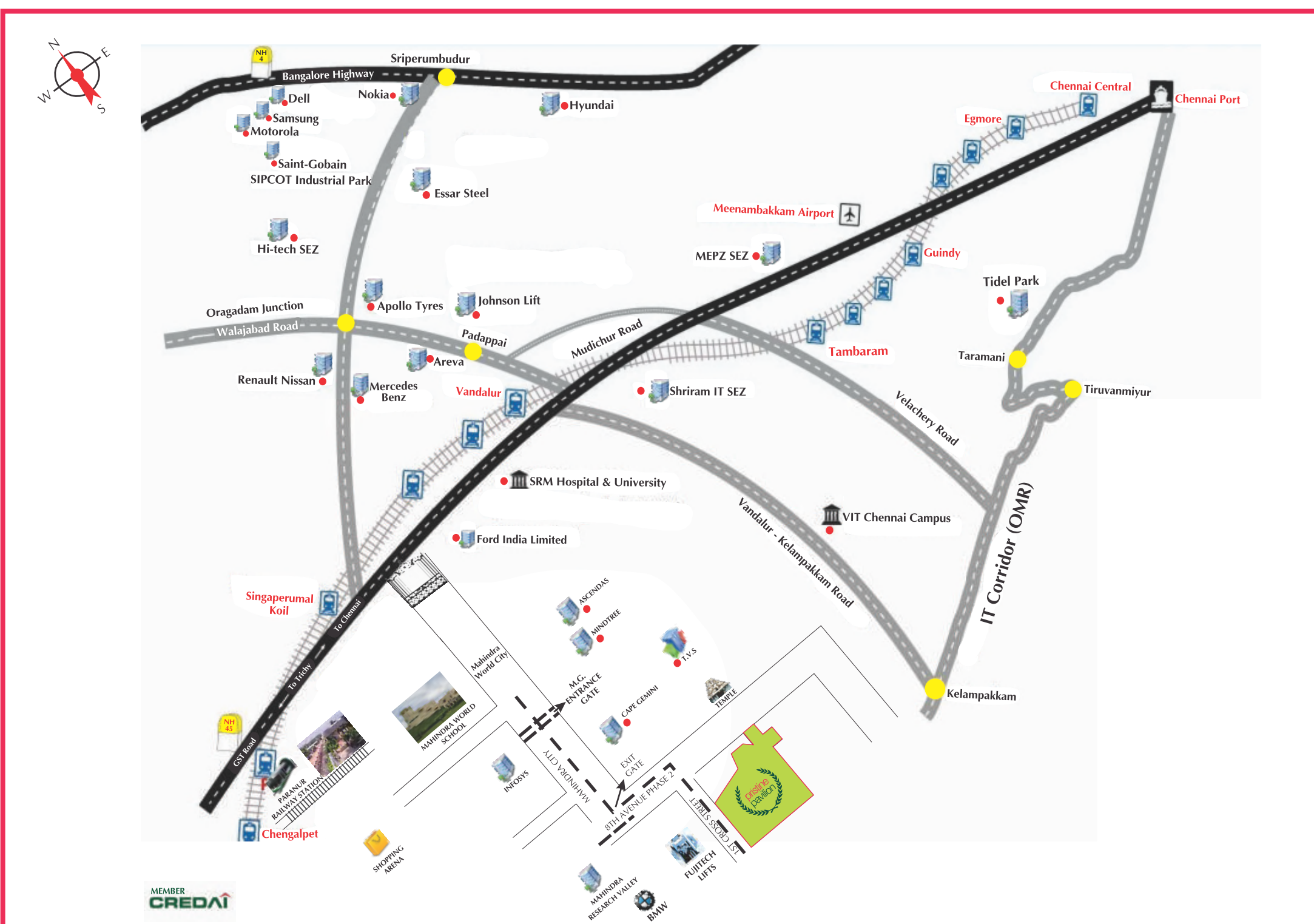
Amenities

- Party Hall / Yoga Room / Aerobics Room
- Shopping Area and Bistro - Coffee Shop
- Swimming Pool / Health club
- Children Play Area / OSR Park
- 24x7 security/Intercom System/Optic fibre connectivity
- Sewage Treatment Plant and Rain Water Harvesting
- Drivers and Servant rest rooms

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The promoters DRA Aadithya Projects (P) Ltd. - The steel behind the concrete

Pristine Pavilion is from DRA Aadithya Projects (P) Ltd., one of South India's leading real estate development companies. Highly qualified professionals with a keen sense of ethics and values make the company what it is today.

DRA has partnered with leading developers such as

- L & T Eden Park, Chennai
- L&T South City, Bengaluru
- Prestige South City, OMR, Chennai
- Mantri Developers, Koramangala, Bengaluru
- Embassy-Habitat, Bengaluru



L & T Eden Park, Chennai

DRA is credited with:

- Over 10 million sq. ft. of completed projects – more than 7000 residential apartments and over 2 million sq. ft. of built-up commercial and retail space
- Having strategic alliances with other industry majors
- Having extensive network of industry partners right through the value chain
- Sound financial – Zero debt group
- End-to-end real estate development



Embassy-Habitat, Bengaluru



An initiative of



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Site Office : DRA Aadithya Projects (P) Ltd. - Project - Pristine Pavilion
Mahindra World City - New Chennai (Opp to Fujitech Lifts)
Chennai. Email: admin@draadithya.com, www.pristinepavilion.com



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