

A large, illuminated sign stands at the entrance of the Pragnya Edenpark. The sign is rectangular with a grey top section and a yellow bottom section. It features a glowing logo of a stylized lotus flower above the text 'PRAGNYA EDENPARK' in large, bold, yellow letters. Below this, the words 'INFORMATION MEMORANDUM' are written in smaller, white, bold letters. The sign is flanked by yellow pillars and sits on a circular base with some greenery.


**PRAGNYA
EDENPARK**
**INFORMATION
MEMORANDUM**

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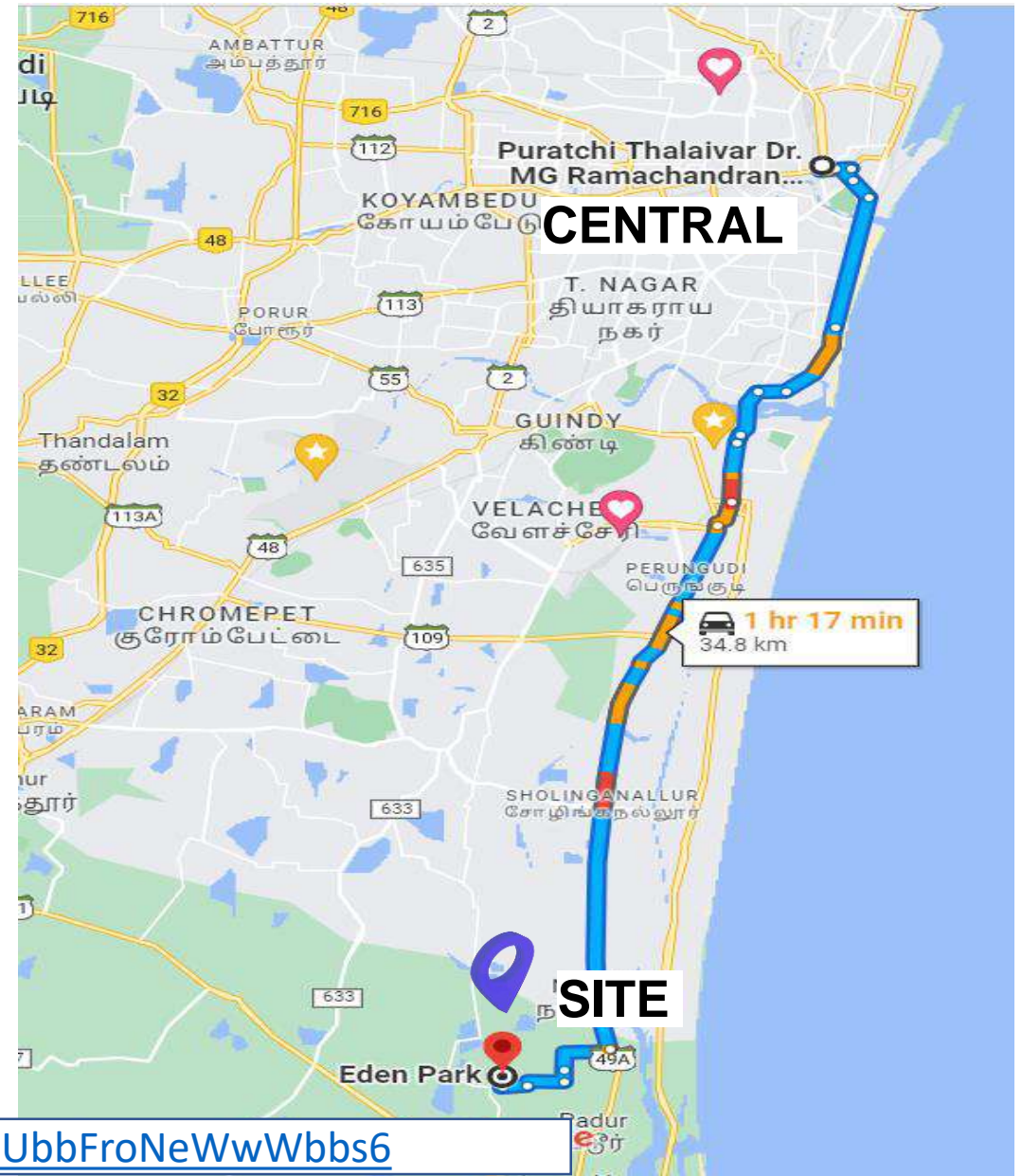
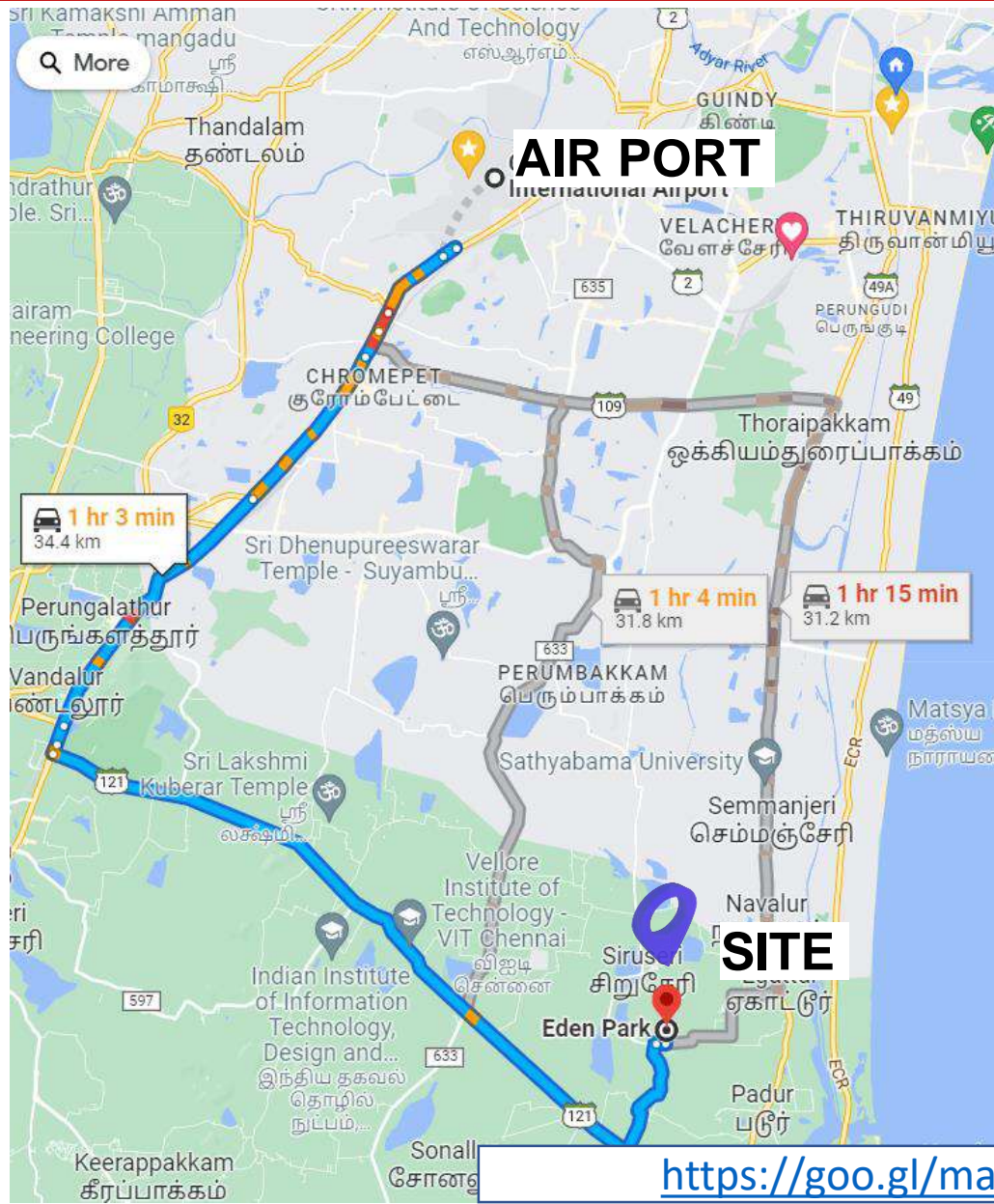
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Executive Summary



- Proposed Apartment is Siruseri, Chennai
- Minutes away from Siruseri IT Park, it is easily accessible from OMR.
- Close to TCS / WIPRO / Hexaware Campus
- PSBB School within the Campus
- Top Notch Construction by L & T
- Loaded with Sports Facilities and Club House
- 32 Kms from the Air Port
- 35 Kms from Central Railway Station
- 1935 Sft Apartment with UDS of 756 Sft
- Large Central Open Courtyard

Location Overview

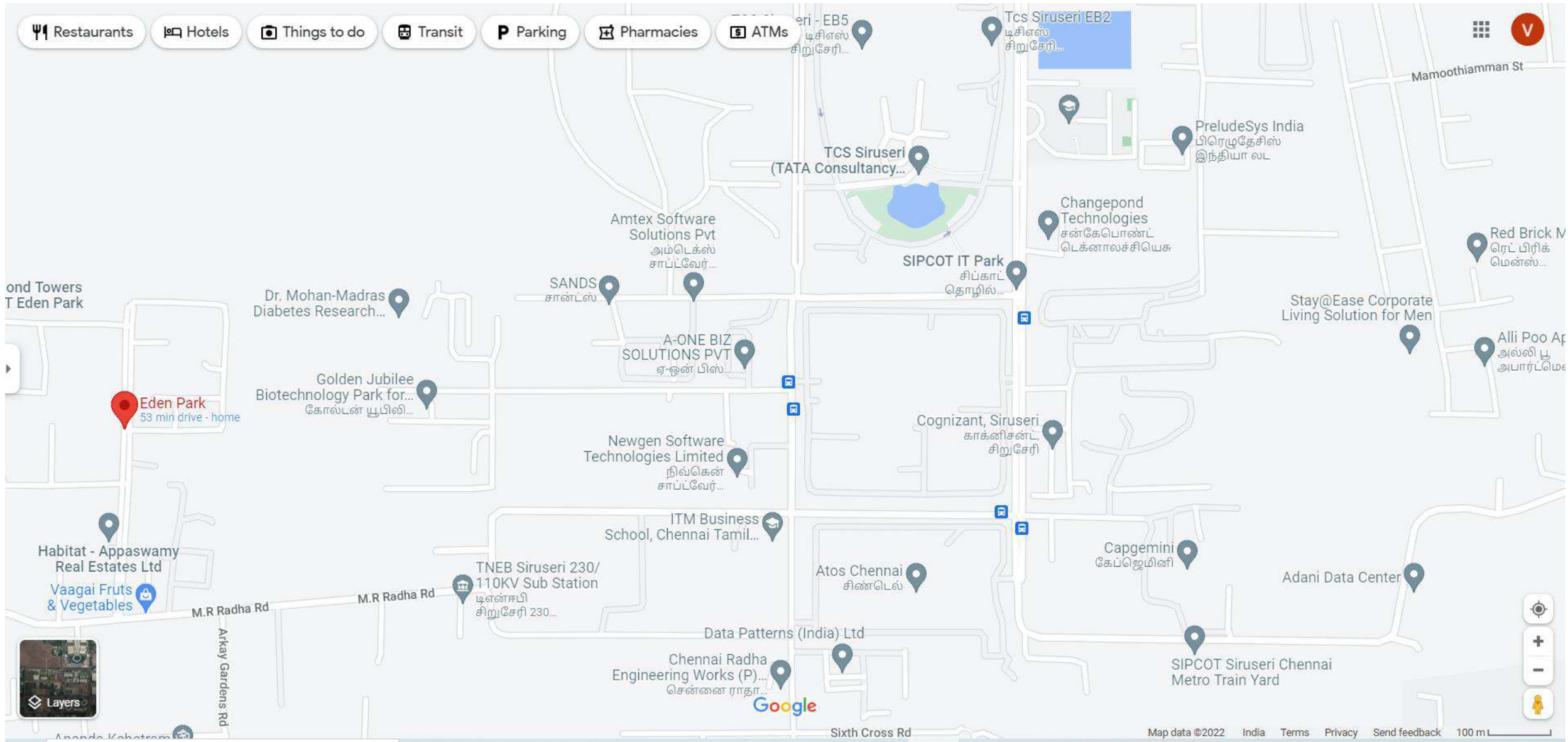


<https://goo.gl/maps/cEUbbFroNeWwWbbs6>

Property Satellite View



Property Satellite View – IT Majors in Proximity



Phase I Layout and Apartment Plan



<https://goo.gl/maps/cEubbFroNeWwWbbs6>

Fact Sheet



Age of Building	10 Years Old	Sewer System	Sewer Treatment Plant
Floor	Cedar 12 th Floor	Parking	2 Covered Car Parks in Basement
Structure	2B + S + 13	Security	24 hours security with CCTV
Super Built Up	1935 Sq Ft	Amenities	Club House, Swimming Pool, Gym, Tennis Court,
UDS	756 Sq Ft	Facing	North
Bedrooms	03	Elevator	Available
Bathrooms	03	Furnishing	Wardrobes in all rooms
Balcony	02	Air Conditioner	1 Window A/c
Service Area	Yes (Next to Kitchen)	Status	Ready for Occupation
DG Back Up	Yes	Base Sale Price	Rs. 80 Lakhs - Negotiable
Water supply	Bore Well / Tanker Water Supply	Maintenance	INR 5,000 / PM

Apartment Photos



Apartment Photos



Way Forward



V Venkataraman

CEO, MLM Realtors

Tel: +91 93810 52061 / 87544 49773

venkat@mlmconstructions.com

MLM Constructions & Realtors,

B – 4, Aswathi Apartments,

Old # 16, New # 4, Second Crescent Park Road,

Gandhi Nagar, Adyar,

Chennai 600 020

India

