

# SARE MeadowVile



A 62-acre serene integrated township at Singaperumalkoil, off GST

## Serviced Plots

**SARE**  
HOMES

GURGAON | MUMBAI | CHENNAI | GHAZIABAD | INDORE | AMRITSAR

**SARE REALTY PROJECTS PRIVATE LIMITED**

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**CREDAI**

Financial Partner  
**VISTRA** (P) LTD.



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**SARE**  
HOMES

[www.Zricks.com](http://www.Zricks.com)



## AN IDEAL DESTINATION

SARE MeadowVile is strategically positioned just off the GST, near the Automobile & IT hubs of Ford & Mahindra City, and also near the industrial hub of Oragadam - in the vicinity of Daimler, Renault and other companies.

GST (Grand Southern Trunk road) is NH 45 - which offers the best transportation infrastructure in Chennai. It connects Chennai to its suburbs and the airport through fast-expanding road improvement projects. Attracting Automobile & IT majors and other corporates, GST is opening up massive job and residential opportunities with increasing SEZs and multiple townships while providing unparalleled connectivity by road, rail and air.

Several multinationals have their preferred location in Singaperumalkoil and the areas around, making it a very attractive destination. Look who your neighbours will be.

YAMAHA

RENAULT

EICHER

SIEMENS

DAIMLER

MOSERBAER

NISSAN

HYUNDAI

MOTOROLA

FORD

ASHOK LEYLAND

INFOSYS

APOLLO

CAPGEMINI

ROYAL ENFIELD

DELL

BMW

WIPRO

**ZRICKS** COMMUNITY

### Welcome to SARE MeadowVile

Away from the hustle bustle of city life lies a quiet place surrounded by hills and undulating meadows. Singaperumalkoil - a part of a growing suburb that is quickly changing the horizon of an expanding Chennai.

Nestled here is a sprawling landscape of 62 acres where you can live comfortably and healthily with your loved ones. In a supported community, amidst all the necessary conveniences.

Experience the pride of owning your private space. And the joy of living with your loved ones the way you always wanted. In a villa that is conveniently expandable. On your very own piece of land.

## STAY CONNECTED



SARE MeadowVile is located in the automotive growth area between GST and Dragadam, with easy access to destinations like Mahindra World City, Dragadam and Srirambudur. The project is located closer to the SH-57 which connects GST to Dragadam and onward to the Srirambudur industrial hub.

SARE MeadowVile is 4 km away from the Singaperumal railway station and bus stand, with excellent connectivity with Chennai city. Easy access to Singaperumal railway station provides connectivity to major train stations such as Tambaram and Chennai Central.

# MASTER PLAN

PLAN SHOWING THE DTCP APPROVED LAYOUT OF HOUSE SITES IN S.F.NOS : 331/1,2, 332, 333, 334C/1A,2, 335A, 336/1,2,3,4,5,6, 337, 338/1,2, 339, 340/1,2,3, 341/1,2, 342, 343/1A,1B,2, 344, 345, 346, 347, 348/1,2,3,4,5,6,A, 350/1,2,4,5, 351/1A,1B, 352/1,2,3A,3B,4, 353/1A,1B,2A,2B, 396/1A, 397/3 OF KOLATTHUR VILLAGE, CHENGALPATTU TALUK KANCHEEPURAM DISTRICT.



## LIVE AS A COMMUNITY WITH SERVICED

## PLOTS

With Serviced Plots you can enjoy essential conveniences of life. In a manner that is comfortable and energising. SARE Meadowville is a planned, integrated township, with conveniences like an elaborate club house, shopping, landscaped parks, metalled roads, regular maintenance by Jones Lang Lasalle and much more...

The township area is developed and possessions have already begun. So you don't move into an isolated area, but a healthy, growing community where you will be taken care of.



Adequate water supply



Convenience Shopping



24-hour Power back-up for essential services



Elaborate Club house



Landscaped Parks



AC Community Hall



Children's playground



Segregated Pedestrian path



Round-the-clock Security



Primary school



Guided traffic movement



Planned parking

## ENJOY AN ELABORATE 20,000 SQ FT\* CLUBHOUSE

An ultra modern clubhouse packed with several amenities such as three swimming pools including a kids pool, gymnasium, indoor & outdoor sporting facilities, banquet & party hall and much more... all amidst plush green landscaping.



\* (3437 Sq. mtr.)  
1 sq. metre = 10.764 sq. ft.

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# CLUBHOUSE AMENITIES AND FLOOR PLANS



- 1 Swimming Pool
- 2 Gymnasium
- 3 Health Club
- 4 Jogging track
- 5 Badminton Court
- 6 Indoor Games Room for Snooker, Carrom
- 7 Coffee shop
- 8 Banquet Hall

**ZRICKS**



Ground Floor

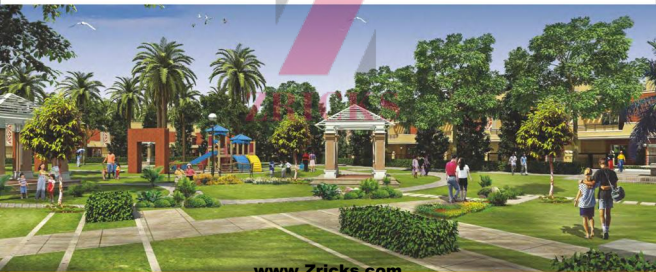


First Floor

## REJUVENATING GREENS

In close proximity to your serviced plot

Open spaces with abundance of nature make for healthy living. Discover inviting greens within the township that have been organised for the entire family. These refreshing expanses are suitably equipped with seating arrangements, children's play zone, walking trails...all in the midst of beautified nature.





# THE REASSURANCE OF SARE HOMES



## International association

S.A.R.E. plc is promoted by Duet Group focused on developing residential real estate in India. SARE has a strong balance sheet and its assets in India are valued at Rs. 4,100 cr. with nominal leverage. The fund's equity is held by global investors like Forum Partner and Goldman Sachs Principle Strategy Asia Ltd (GSFS). Our institutional investors and a board consisting entirely of independent directors ensure that the fund operates to the highest standards of corporate governance. The Duet Group is a global asset and real estate management firm based in London with offices in New York, Boston, New Delhi and Dubai.



## IGBC Certification

SARE Homes believes in green living. Our townships are designed with infrastructural necessities and indulgences like landscaped greens, for healthy, self-sufficient community living. We have also received Indian Green Building Council (IGBC) certifications.



## Home called India

SARE Homes has a strategy to invest and develop townships on a pan-India basis. SARE Homes currently has residential projects at Ghaziabad, Gurgaon, Amritsar, Chennai, and Indore. With proposed projects at Ahmedabad, Navi Mumbai, Bangalore, NCR and Kolkata, we are actively seeking to expand our portfolio across India.



## Accolades

SARE Homes has gained industry recognition in a number of different categories and locations. This recognition has been given by an eminent jury panel.



## Our biggest hallmark

At SARE Homes we assign top priority to fulfilling committed schedules and delivering possession on time. Our FDI funding, strong management team and streamlined processes ensure uninterrupted construction progress. Our on-time delivery across all projects stands testimony to this commitment.



## Chennai presence

SARE Homes has been offering mixed residential opportunities in Chennai in a phased manner. With SARE Crescent ParC at OMR and MeadowVile at GST, SARE is offering Expandable Villas and Dewy Terraces.



## CREDAI approval

SARE Homes takes pride in working to uncompromising quality standards and maintaining transparency in all dealings. All SARE Homes carry approvals and sanctions from the relevant authorities. It is also a member of the Confederation of Real Estate Developers' Associations of India that ensures observance of code of conduct.



## Thoughtful conveniences

Our townships offer conveniences that enable joyful and comfortable living. They include professional management services (managed by JLL), round-the-clock security, 24 hour power back-up, adequate water supply, rainwater harvesting, schools, shopping, organised parking, kids' play areas, community bus-shuttle services, IGBC certifications and various modern club facilities.

Features	Serviced plot by SARE Homes	Regular plot
Developer profile	UK based, 100% FII developer with pan-India presence and high level of customer satisfaction	Regional / Local players
Planning and architecture	Planned by a leading team of architects	X
Legal Title	Advocates from more than 13 banks have cleared the documents	No guarantee for title perfection
Loan Support	More than 13 banks have given APF approval	Bank support is not assured
Customer Profile	MRI and Upper income educated families	Mainly investors
Security	The township is secured by a compound wall with a secured gated entry, round-the-clock guards	The resident needs to make arrangements
Convenience shopping	Located within the township, for exclusive use by residents	X
Club house	35,000 sq ft Club, exclusive for township residents	X
Landscaped parks	Professionally designed and planned for the entire family	X
Adequate water supply	✓	X
Primary school	✓	X
Children's playground	✓	X
Segregated pedestrian paths	Well marked paths to walk on, safe from vehicle traffic, to enjoy morning and evening walks	X
Guided traffic movement	✓	Prone to encroachments
Water treatment plant	✓	Takes many months for readiness
Sewage treatment plant and waste management	✓	X
AC Community hall	✓	X
Customer care	Full Redged team prepared to help with a range of customer requirements	X
Site office	Full Redged, well equipped and permanent site office in place	No one present on site
Maintenance and upkeep	Professional maintenance by Jones Lang LaSalle with Full time Estate Manager appointed at the site	Dependent on local authorities
Rate of habitation	Possession has been given, families will soon start moving in	Takes many years for occupancy
Safety of investment	Safe and encroachment free	Prone to encroachments
Value Appreciation	Very fast, in view of habitation and amenities	Very slow, as plots remain as it is, for many years
Re-Saleability	Re-salable any time after purchase	Re-sale is possible only after very long years

## 1 Where is the development?

The proposed development is a part of 50-acre integrated township which is strategically located in Singaperumaludi, off SE7 between Mahindra World City and Oragadam Industrial Areas.

## 2 How far is the location from the airport, railway station and bus terminal?

The development is 130 minutes from Chennai International airport, 5 minutes from railway station (Singaperumaludi) and bus stand.

## 3 How far is the location from the Central Business District?

The CBD is 25 kms from the development.

## 4 Is there public transport available to other parts of the city?

Singaperumaludi Bus stand has good connectivity with 1 bus every 4 minutes. Also, residents will be provided with SARE bus shuttle service to Oragadam, and Mahindra World City.

## 10 Are there any branches / ATMs near the location?

ATM is located 1.5 kms from the site.

## 11 Can a group visit to the site be arranged?

Yes, we would be pleased to arrange a group visit on request. Kindly contact our Chennai sales office or you can call 0-80-444 33 111 for the same.

## 12 How do I book my serviced plot at SARE Homes?

You can book your serviced plot by completing the application form and paying the advance.

## 13 What is the nature of the agreement to be signed by us?

A buyer needs to sign the site agreement.

## 14 Is it possible to get housing finance in this project?

Yes, we will help you get housing finance through our tie-ups with banks.

## 15 How much housing loan can one get?

Housing loan will be sanctioned depending upon your repayment capacity and according to your income. Your spouse's income can be included, if you want to increase the amount of your loan. The maximum loan that can be sanctioned varies with housing finance companies and ranges from Rs. 10 lacs to Rs. 1 crore.

## 16 What is my responsibility for disbursement of instalments in case of loan taken through banks?

It is the buyer's responsibility to ensure timely disbursement of instalments from the bank, since the demand letter would be sent directly to the customer and no demand will be made by the developer to the bank. To facilitate smooth payment, customers are required to issue a consent letter to the institution well before the due date, or give standing instructions.