



**QUALITY
GETS BIGGER,
BETTER AND
AFFORDABLE TOO.**



INTRODUCING SPRINGFIELD PHASE II



Springfield
PHASE II
MEDAVAKKAM

GREAT LOCATION, GREAT INVESTMENT, GREAT VALUE.

NAVIN'S
Springfield
PHASE II
MEDAVAKKAM

WELCOME TO A PLACE
WHERE COMFORT, VALUE

Navin's Springfield Phase II



★ ★ ★

STEP INTO SPRINGFIELD PHASE II, MEDAVAKKAM.

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HOME TO QUALITY AND MORE.

After the successful implementation of Springfield Phase I, Navin's presents Springfield Phase II - homes that are high on comfort and value. And with the hallmarks of quality synonymous with every Navin's project.

At Springfield Phase II, you will find 148 classy and well-designed homes spread over 2.65 acres. Idyllic, well planned and aesthetically built, these homes come with a host of comforts and amenities. Located at Medavakkam - one of the top ten fastest growing residential neighborhoods in India and the fastest growing area in Chennai* the project is in proximity to strategic locations like Velachery, Madipakkam, Pallavaram and OMR making it, quite naturally, a convenient address.

A home at Navin's Springfield Phase II is just the right investment to reap the dividends in the future. In 2, 3 and 4-BHK home configurations, ranging from 555 sq ft to 1717 sq ft, the project offers the choicest homes in terms of location, space, value, and needless to say, comfort.

A LOT TO LOOK FORWARD TO.

Life is complete at Springfield Phase II with every amenity available at hand. In fact, you don't need to step out of your beautiful campus for just about anything - spending quality time with the kids, working on your fitness, shopping for your daily needs, catching up with friends and doing much more.



Phase II Amenities:

- Play court
- Basketball practice court
- Guest rooms
- Gallery for Art
- Departmental store

General Features:

- Landscaping in courtyards
- Pedestrian friendly pathways
- Jogging track
- Signages in the township
- Benches
- Feature wall at entrance
- Water body
- Avenue trees
- Street lighting
- Standby Generator (common areas)
- Security intercom
- Rain water harvesting
- Earthquake resistant structure
- Driver's restroom
- Association room
- Security cabin
- Sewage Treatment Plant

WHAT YOU CAN EXPECT

Phase 1 Amenities:

- | | |
|----------------------|-----------------------------|
| Amphitheatre | Pocket courts |
| Indoor games | Creche |
| Reading room | Servant quarters |
| Gym | Dance / Music Teaching Room |
| Children's play area | Senior citizen's corner |
| Multipurpose Hall | |

SCHEDULE OF PAYMENTS

ON BOOKING	15%	WITHIN 30 DAYS OF BOOKING	30%
AT FOUNDATION STAGE	15%	ON COMPLETION OF RESPECTIVE ROOF SLAB	15%
ON COMPLETION OF INTERNAL PLASTERING	15%	LAYING OF FLOORING	5%
BEFORE HANDING OVER	5%		

EXTRA EXPENSES

- Registration charges
- Legal fees, Documentation charges and incidental expenses
- Sales tax / VAT and Service tax
- Infrastructure charges
- Service connection charges, fees, deposits and incidental expenses for electricity, water supply, sewage treatment plant etc.,
- Maintenance charges / Deposit
- Corpus fund / Sinking fund
- Miscellaneous charges

SPECIFICATIONS

STRUCTURE	RCC framed structure
WALLS	Cement blocks in cement mortar
DOORS	Main door in teakwood frame and other doors in country wood with flush type shutters
WINDOWS	UPVC with glazed shutters
KITCHEN	Polished granite platform with stainless steel sink and ceramic tiles dadoing
FLOORING	Vitrified tile flooring inside the flat
TOILETS	Ceramic tiles flooring and dadoing with good quality sanitary fittings
ELECTRICITY	Three phase electric supply with concealed copper wiring, circuit breaker and AC point in all bedrooms
FINISHING	Walls and ceiling plastered suitably, walls finished with putty and emulsion paint; Doors – Enamel paint; Main entrance door – Varnish Sealer Finish; Outer walls – Exterior Matt Finish
WATER SUPPLY ARRANGEMENTS	Bore well / Open well for tapping groundwater – Sump to store water with arrangements for pumping water to overhead tank
LIFTS	5 passenger lifts of reputed make



LIVE IN PEACE-OF-MIND HOMES CHISELED WITH THE

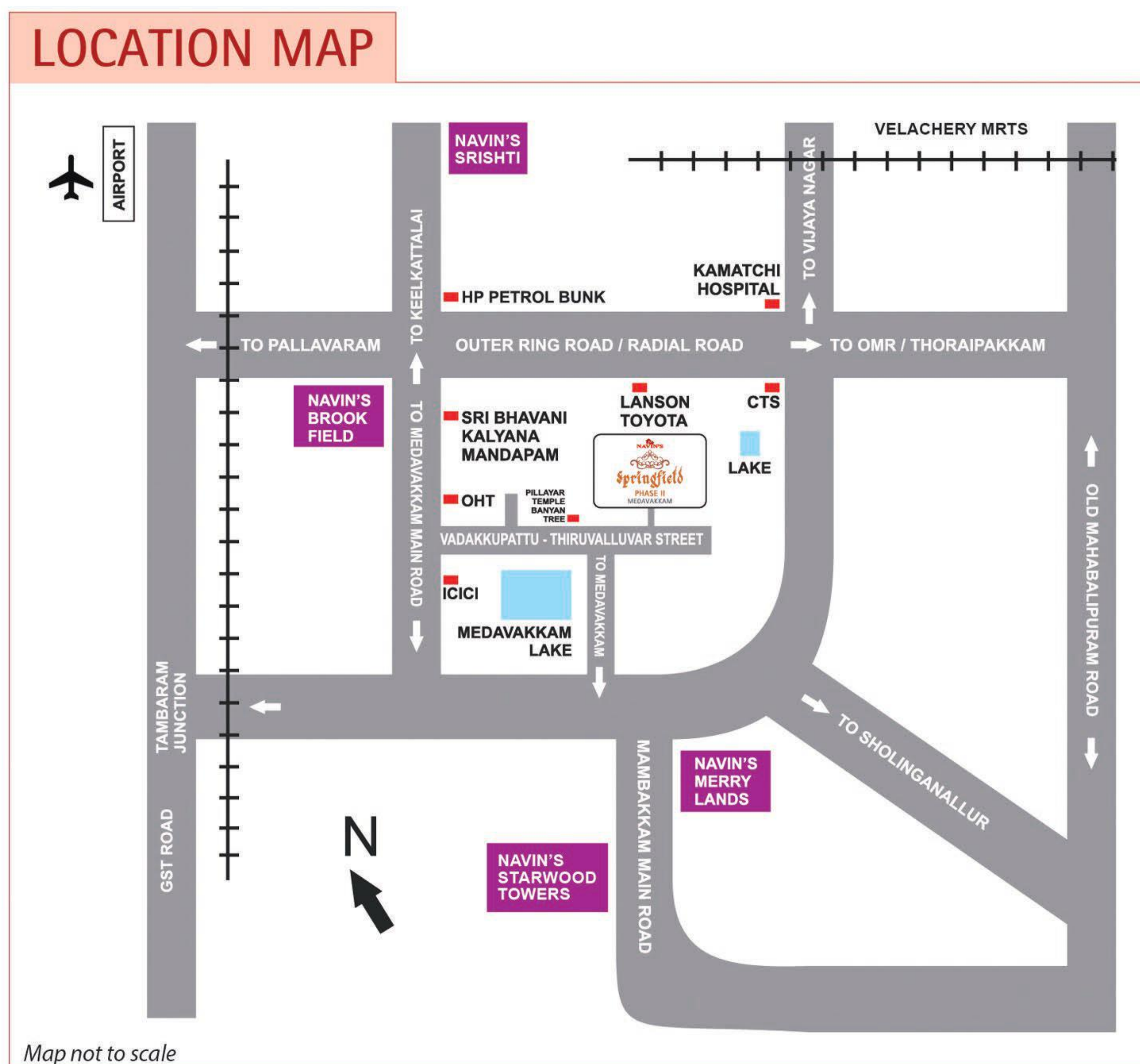
- 2 million sq ft completed
- 3 million sq ft under development
- Over 110 projects • Over 2000 happy families

Springfield Phase II is designed and developed by Navin's, a proud homemaker with a 25-year tradition of building around 110 quality real estate projects renowned for clear legal titles, functional elegance, aesthetic appeal, ethical business practices, perfect completion track record, rock solid credentials and most importantly, legendary customer care. Navin's stellar performance over the years has earned the company tremendous goodwill and trust among thousands of home buyers. We urge you to visit any of Navin's existing or ongoing projects and witness how our quality speaks for itself.

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MAXIMUM GENUINE AWARDS FOR THE MOST TRUSTED BUILDER

- ★ ★ ★
- ★ 2-time Winner of 'Rotary Award for Ethical Business Practices'
 - ★ 6-time Winner of 'Best Builder Award' from Builders' Association of India
 - ★ Bagged 6 CIDC Vishwakarma Awards for 'Best Project' and 'Best Professionally Managed Company'.
 - ★ **Gold Award** at International Quality Summit in New York
 - ★ Managing Director Dr. R. Kumar has been a proud recipient of the Honorary Doctorate in Construction Science from University of Milan, Italy.
 - ★ The Royal Institution of Chartered Surveyors (RICS) has bestowed an Eminent Fellowship on Managing Director Dr. R. Kumar.
 - ★ College of Engineering Guindy **awarded Dr. R. Kumar** with the Distinguished Alumnus Award 2013.
 - ★ Managing Director Dr. R.Kumar has been a proud recipient of the Industry Doyen Award from CIDC Vishwakarma for the year 2015.



Promoter: Aswini Apartments

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"The Home Makers Who Care"
AN ISO 9001:2008 CERTIFIED GROUP