



#### NFBD Presenting "SERASA Commercial Zone",

Premium Layout for Residential & Commercial Purpose

@ Nellikuppam, Guduvanchery.

"Healthy Lifestyle for a Happy Life"

A town surrounded by all amenities, precious and valuable asset for your family. An ecosystem absolutely an ideal place to live with high standard, unmatched blend of modernity and nature.

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# Why "SERASA Commercial Zone"?

- >> Residential Demand
- >> Highest Appreciation
- >> Surrounded by IT companies and Industries
- >> High returns on investment made, hence inevitable!
- >> Located at heart of the city
- >> Surrounded by 5000+ residents
- >> Futuristic Infrastructure
- >> Secured Compound Wall
- >> Good Source of Water







# Social Media Analysis 70 60 50 40 20 20 10 2016 2018 2020 2022 FACEBOOK YOUTUBE WEBSITE

#### Why Us?

- ▶ NFBD PVT.LTD., is a Private Limited organization
- ← Best client service with Multiple Plots with Multiple Sizes @ Multiple Location
- Decades of Experience with Transparent Deal

#### About Us

- "NAMMA FAMILY BUILDER & DEVELOPER" was established in 2016 by MR.PONNUSAMY KARTHIK.A (Founder & Chairman) along with Managing Directors Mr.K.Govindaraj (AGS), Mr.A.Idhayadulla, Mr.T.U.Srikanth, Mr.V.P.Thanigaimalai, Mr.G.Anand. Namma Family Builder & Developer Pvt.Ltd., The best builder in Guduvanchery, Chennai.
- We are determined on providing such a pleasure to clients by corporate establishments. The company had grown to a stage of handling multiple Projects at a time. Headquarters Chennai-Guduvanchery, Branches Guduvanchery & Kelambakkam.
  - Subsequently, it was converted into a "NAMMA FAMILY BUILDER & DEVELOPER PVT. LTD"., in the year 2020. Thus establishing "NAMMA FAMILY BUILDER & DEVELOPER" as one of the most revered builder & developer in Chennai.
  - Successfully completed above 1050+ (Resale Plots, Layout Plots, Commercial Plots, Industrial Plots)
    Projects across Tamil Nadu in an effective and successful manner. Now, we extended our service in property sales across India & we are channelizing our best efforts to make an impact in real estate & construction services.
  - Formed into "NFBD Group" of business in 2019, with 90 + Employees | 800 + Labours. Industries Served Import & Export, Business Development, Investor Business, Real Estate & Construction Business across Globally (India, United States, United Kingdom, Dubai, Saudi Arabia)
  - With all projects being completely customer-centric, NFBD Pvt. Ltd. believes in ensuring that projects are developed to serve the needs of their customers & meet their satisfaction. Ranked as "Best Builder in Chennai" in Google.
  - Our aim is to continue the legacy of being one of the best builders in Chennai & across India. We strive to exhibit the concept of RESALE on plots & LAYOUT sale across TAMILNADU (GST, ECR, OMR & COIMBATORE, HILL POINT OOTY, KODAIKANAL, YERCAUD), KARNATAKA, KERALA. Apart from this we also becoming dominant player in construction services.







## Revenue Related Process

- · Legal verification by Leading Lawyer
- · VAO legal check
- FMB, A-Register, Chitta, Adangal, Patta Process
- DTCP & RERA Apply Process
- · Manual & Online EC Process

EC, Patta, Chitta, Adangal, FMB, A-Register

#### @Freeof Cost

Architectural Designs | Floor Plans 3d Views | 3d Videos | Virtual Tours

#### **OUR DEPARTMENTS**

Board of Directors Sales & Marketing CADD Department Digital Marketing Revenue & Legal Video Department

\* as issued by the Income Tax Department

Graphic Design Department Social Media Product Sourcing Promotional Wing Accounting & Finance Operations Management

Human Resources
Research & Development (R&D)
Purchase Department
General Management
Project Administrative
IT Department & Logistics

Distribution Department Testing & Compliance Transport Department Planning & Management Project Development Project Analysis Production & Purchase
Project & Product Maintance
Quality Assurance
Loan Processing
Manufacturing
Package Department



#### NAMMA FAMILY

#### BUILDER & DEVELOPER PVT.LTD.



#### AREA STATEMENT

Plot No	Sq.ft	Plot No	Sq.ft
1	915	31	1158
2	762	32	1112
3	1003	33	943
4	1233	34	943
5	1468	35	943
6	1924	36	943
7	1307	37	943
8	1273	38	1056
9	1240	39	1156
10	1206	40	912
11	1184	41	916
12	1183	42	919
13	1183	43	919
14	1382	44	925
15	793	45	927
16	711	46	927
17	711	47	813
18	711	48	1231
19	613	49	1257
20	537	50	1233
21	964	51	1208
22	943	52	1183
23	943	53	1157
24	943	54	1130
25	943	55	1103
26	1103	56	1080
27	1250	57	1060
28	1808	58	1040
29	1170	59	1030
30	1170	60	1077
		61	1877













#### **NEAR BY SCHOOLS**

19 Minutes -SRM Public CBSE School

17 Minutes -Sri Ma Vidyalaya CBSE School

21 Minutes -Shree Sankalpa Matriculation School

20 Minutes -St. Mary's Matriculation School

16 Minutes - Velammal CBSE School

05 Minutes -CEE DEE Yes Day Public CBSE School

21 Minutes -Velammal Matriculation School

#### **NEAR BY COLLEGES**

27 Minutes -SRM Engineering College

05 Minutes -The Apollo College of Arts & Science

09 Minutes -Sri Sathya Sai Medical College & Research Institute

20 Minutes -SSN College of Engineering

#### **INDUSTRIES & COMPANIES**

18 Minutes - Medopharm Pvt. Ltd.

25 Minutes - ZOHO

18 Minutes - Intimate Fashions India Pvt. Ltd.

30 Minutes - Mahindra World city

10 Minutes -Crown Record Management

03 Minutes - Vestas Technical Training India



#### **NEAR BY HOSPITALS**

27 Minutes -SRM Hospital

26 Minutes - Deepam Hospital

15 Minutes - GV Hospital

09 Minutes -Sathya Sai Medical College & Research Institute

#### **NEAR BY GOVERNMENT OFFICE**

20 Minutes -Guduvanchery SRO

16 Minutes -Thiruporur SRO

02 Minutes - Nellikuppam VAO Office

33 Minutes - Vandalur Taluk Office

15 Minutes -Thiruporur Taluk Office

#### **NEAR BY HIGHLIGHTS LOCATIONS**

40 Minutes -Tambaram

30 Minutes - Chengalpattu

16 Minutes -Thiruporur

25 Minutes -ECR

22 Minutes - Guduvanchery (GST)

30 Minutes - Vandalur Zoo







## Location Highlights



ECR



Thiruporur Temple



GST Road



Vandalur



Intimate Fashions



ZOHO



Tambaram



Kilambakkam Bus Terminus



Velammal Vidhyashram CBSE School



AGS Supermarket



One Hub Chennai



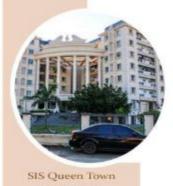
XS Real En Veedu Apartment



Apollo College of Arts & Science



Lancor Apartment



Apartment



#### **Site Features**

- >> Black Top Roads (24',40')
- >> 100% Vastu | 100% Legal Clear
- >> DTCP & RERA Approved
- >> Street Lighting
- >> Entrance Archway | Avenue Trees
- >> 537 sq.ft to 1924 sq.ft (Sq.ft.-Minimum to Maximum Sizes)
- >> Residential Area Suitable for Immediate Construction
- >> Potable Ground Water (Within 30 Feet)
- >> Easy Access to Schools, Colleges, Hospitals & Supermarket
- >> Secured Gated Community with Fully compounded





Black Top Roads



Entrance Archway



Street Lighting



Compound Walls



Avenue Trees



Ready for Construction



Easy Accessbility



Round the Clock Security Service

## Site Advantages

- >> 05 Minutes CEE DEE Yes Dav Public School
- >> 16 Minutes Velammal Matriculation School
- >> 05 Minutes -The Apollo College of Arts & Science
- >> 16 Minutes -Thiruporur SRO
- >> 25 Minutes -ECR
- >> 15 Minutes GV Hospital
- >> 02 Minutes Nellikuppam VAO Office

#### **Project Configuration**

 Size
 Units
 Ranging

 65697 sq.ft
 61
 537 to 1924 sq.ft





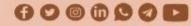


#### **Exclusive Services & Assistance**

- ✓ Legal verification by well qualified advocate
- ✓ Title verification in VAO office
- ✓ Property measuring & stone placing process
- √ Property agreement process
- ✓ Property registration draft & TP (temporary password) number process
- ✓ Bank loan process maximum % of loan approval @ any bank
- ✓ Legal doubts & queries (lifelong support 24/7 service)
- ✓ Annual maintenance of the property
- √ 3d plans | 3d videos | virtual tour (free of cost)
- ✓ A-to-Z pre-process & post assistance from booking to construction

#### Our Strength

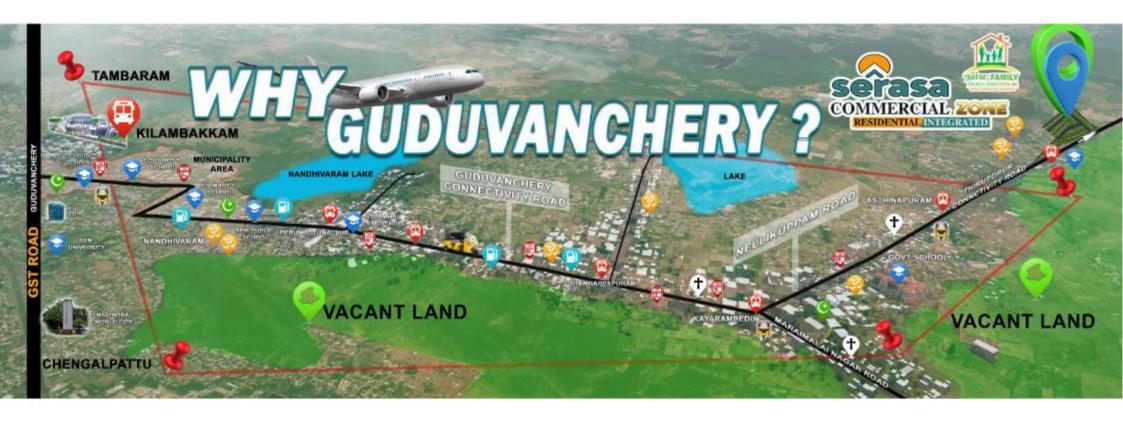
- ✓ Decades of Experience with Good Reputation
- ✓ Retaining high-quality, promising expertise
- ✓ Strong Team Work with Responsibility
- ✓ Customer satisfaction-oriented service
- ✓ Personalization on projects & services
- ✓ One Stop Solution | Transparency
- ✓ Honesty | Professionalism | Trust
- ✓ Sincere in maintaining promises
- ✓ Project Completion on-time



www.nammafamilybuilder.com









#### Social Infrastructure

As the GST main road establishes a great connection with the OMR and ECR you will be perfectly connected to all the vital region of

With the Increasing Number of IT Parks and very good conectivity to other parts of city there has been a massive demand for homes at Chengalpet.

Around 25 percent of the Eight-Laning of the GST road's Stretch Guduvanchery and Mahindra World City has been completed

Proposed International Airport at Mamandur. The Greenfield airport will come up at investment of 4,500 crore, before

Express Highway Tambaram - Chengalpattu, which is a 42Km elevated corridor between Chennai Airport and Chengalpattu.

8 Lane road widening from Chengalpattu - Tindiyanam likewise will boost the demand for homes in GST Road stretch.

The Third Rail Line Project between Tambaram Chengalpattu. This Additional Network will pave Additional EMU Train Services

Chengalpattu Sports City at 500 acres, A mega sports city project was proposed by TN government which will see the day light very

The New Mofussil Bus Terminus -Kilambakkam .Which was under Construction and soon to be to

Sriperumbudur Metro - A study was conducted very recently to extend light house to poonamalle metro upto Sriperumbudur

Southern railway building a new railway line connecting a Avadi and Guduvanchery via the Industrial hub of Chennai Sriperumbudur

Bengaluru Expressway would be built at over Rs.14,870 Crore cost and help reduce travel time between Bengaluru and by 2-3

#### High potential for Appreciation due to Social Infrastructure & Developments like

- Asia's Biggest Bus Terminal @ Kilambakkam
- Proposed Metro Rail Extension from Airport New Bus Terminal (Kilambakkam)
- \*3rd Line Railway Track from Tambaram Chengalpattu
- CMDA extension upto Chengalpattu
- \*2 Lane to 4 Lane Road (GST to OMR) (Nellikuppam Road Expansion)
- Monorail Project (Connecting Vandalur, Puzhal, Velachery)
- Zoho, Mahindra world city, Ford, Shriram Gateway
- ·Good connectivity & developed IT parks
- \*Demand of Lands & increasing price
- GST road extension between Guduvanchery and Mahindra World city
- New railway line connecting Avadi and Guduvanchery

#### Seven Reasons Why Real Estate Investing Is the Safest Investment Option...

- 1. Investing in Land
- 2. Investing in Tangible assets
- 3. Real Estate Markets are relatively stable
- 4. Long Term Appreciation
- 5. Regular Income

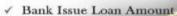


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#### BANK PROCESS

- √ Client Eligibility check
- √ Choose bank accordingly
- ✓ Loan login with all proofs
- ✓ Personal, Technical & Original Verification
- ✓ Loan Sanction / Approval Process























#### NFBD Bank Loan Process

#### NRI CLIENT'S PROOFS:

- √ Working Country Embassy authority letter
- √ Visa permit (work Permit) from immigration | Visa renewal details
- √ Passport, Aadhaar card and Pan card
- ✓ NRO and NRI account details with the bank statement (both Indian and International bank account). statement for last 6 months)
- √ Employment Proof and Income Proof (Salary Certificate (in English) or salary slips for last 6 months)
- The NRI Applicant is present in India at the time of Submitting the loan application, the POA needs to be attested or notarized locally
- √ In case, the applicant is outside India while a loan is requested, then the POA needs to be attested by the Indian Consulate of NRI's resident country
- √ Passport size Photographs

#### SALARIED CLIENT PROOFS:

- >> PAN card & Aadhaar card
- Office ID card & Offer letter copy
- >> Latest 3 month pay slip & Latest 2 years Form 16
- >> Salary Bank statement for last 6 months
- Passport size photos (2) & Stamp size photo (1)
- Processing Fees Cheque (depends on the loan amount)

#### SELF EMPLOYED CLIENT PROOFS:

- >> PAN card & Aadhaar card
- >> IT papers (last 3 years) & Business photos proof
- >> Current & Savings account statement (1 year)
- >> Passport size photos (2) & Stamp size photo (1)
- >> Processing Fees Cheque (depends on the loan amount)
- Company registered certificate copy

#### REGISTRATION PROCESS PROOF

- » Client ID and Address Proof (PAN card and Aadhar card)
- » Witness ID and Address Proof

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## Elevations















## Commercial





"There is nothing more Exciting than incorporating bold. Vibrant colors with a striking mix of genres and periods to create lively, magical spaces that inhabit memories and enrich lives"

## Interiors



























## NAMMA FAMILY

BUILDER & DEVELOPER PVT.LTD.

## Material Moodboard







**Virtual Tour** 





Refresh your way



# Floor Plans





GROUND FLOOR

100 sort



FIRST FLOOR

PRINCIPLE LINEAR H-0000000H





"An Interior is the Natural Projection of the Soul"

-1988.4 sq.ft Site Area Ground Floor -1400 sq.ft Staircase -100 sq.ft

-1500 sq.ft Build up Area

Bedroom 1



Car Parking

### An idea is salvation by imagination



LIVING

BEDROOM

-230.1 SQ.FT

KITCHEN

-77 SQ.FT -80 SQ.FT

M. BEDROOM -138.8 SQ.FT

CAR PARKING

-173 SQ.FT



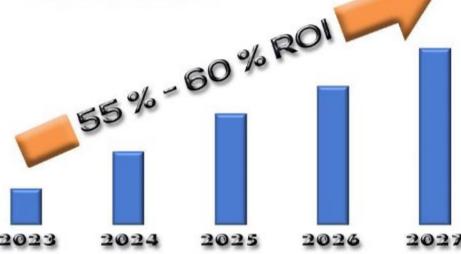




#### What We Do?

Architectural Designs | Residential & Commercial Construction | Technical Drawings such as Structural Drawings | Construction Contracting | Interior Designs (Customized House Plans & 3d Elevations)

Design | Foundation | Basement | Structure | Electrical | Kitchen | Lofts | Plumbing | Joineries | Wardrobe | Plastering | Flooring | Painting



- ✓ Resale Your plot & Get high ROI
- ✓ Surrounded by Residential Area
- ✓ Rate will increase in future





#### NAMMA FAMILY

#### **BUILDER & DEVELOPER PVT.LTD.**



#### Head Office No.11 Valli Nagar 1st Street, Govindarajapuram, Guduvanchery - 603-202.

