













Smart spaces for smart businesses

Award winning developer with a stellar track record

 <p>CIDC</p> <p>Vishwakarma Award for Best Professionally Managed Company & Best Residential Project in 2015 and Best projects in 2011 & 2012.</p>	 <p>NTV 'Most Transparent Developer in India' Award - 2013.</p>	 <p>CNBC / CRISIL 'Highest Transparency' Award - 2010.</p>	 <p>CNBC / CRISIL 'Best Legal Systems' Award - '07, '08, '09, '10.</p>	
 <p>CNBC / CRISIL 'Best Residential Property' Award - 2009 in South India.</p>	 <p>Est'd. 1941</p> <p>'Outstanding Builder' Award - 2007 from the Builders' Association of India.</p>	 <p>A CRISIL DA3+ rated company.</p>	<p>Named 'Business Wizards' by the India Today Group, in 2010 and showcased as 'Best of Chennai' in 2009 by Global Village Partnership.</p>	 <p>10 years maintenance by Akshaya.</p>
 <p>Developer of Disabled/Elder-friendly homes.</p>	 <p>Integrated ISO 9001:2008, ISO 14001:2004, OHSAS 18001:2007 Management System & SA 8000:2008 Certified Company.</p>	 <p>Indian Green Building Council FOUNDING MEMBER</p> <p>IGBC Green home Pre-Certification for all projects.</p>	 <p>CRISIL REAL ESTATE STAR RATINGS</p> <p>CRISIL Star Ratings for all projects.</p>	

Building greener tomorrow

- As part of the uncompromising standards we'll be building only Green Buildings
- IGBC Green Home / LEED precertification for all projects
- Green homes guarantee sustainable projects delivering earth-friendly and energy-friendly homes

All projects are certified / pre-certified green buildings

- | | | | |
|-----------------------------|-----------------|-----------------------------|-------------|
| 1. Domaine, OMR | - Platinum LEED | 8. The Belvedere, GST Road | - Gold |
| 2. Rubics Square, OMR | - Platinum LEED | 9. Orbit 11, (C) Coimbatore | - Gold |
| 3. Abov, OMR | - Platinum | 10. Vibgyor, Nungambakkam | - Gold LEED |
| 4. Levelup, Sterling Road | - Platinum | 11. Today, OMR | - Silver |
| 5. January, OMR | - Gold | 12. Tango, OMR | - Silver |
| 6. Orbit 11, (R) Coimbatore | - Gold | 13. Oceano, Besant Nagar | - Silver |
| 7. 36 Carat, PH Road | - Gold | 14. Republic, Kovur | - Green |
| | | 15. Trichy Rich, Trichy | - Green |

Star rated projects

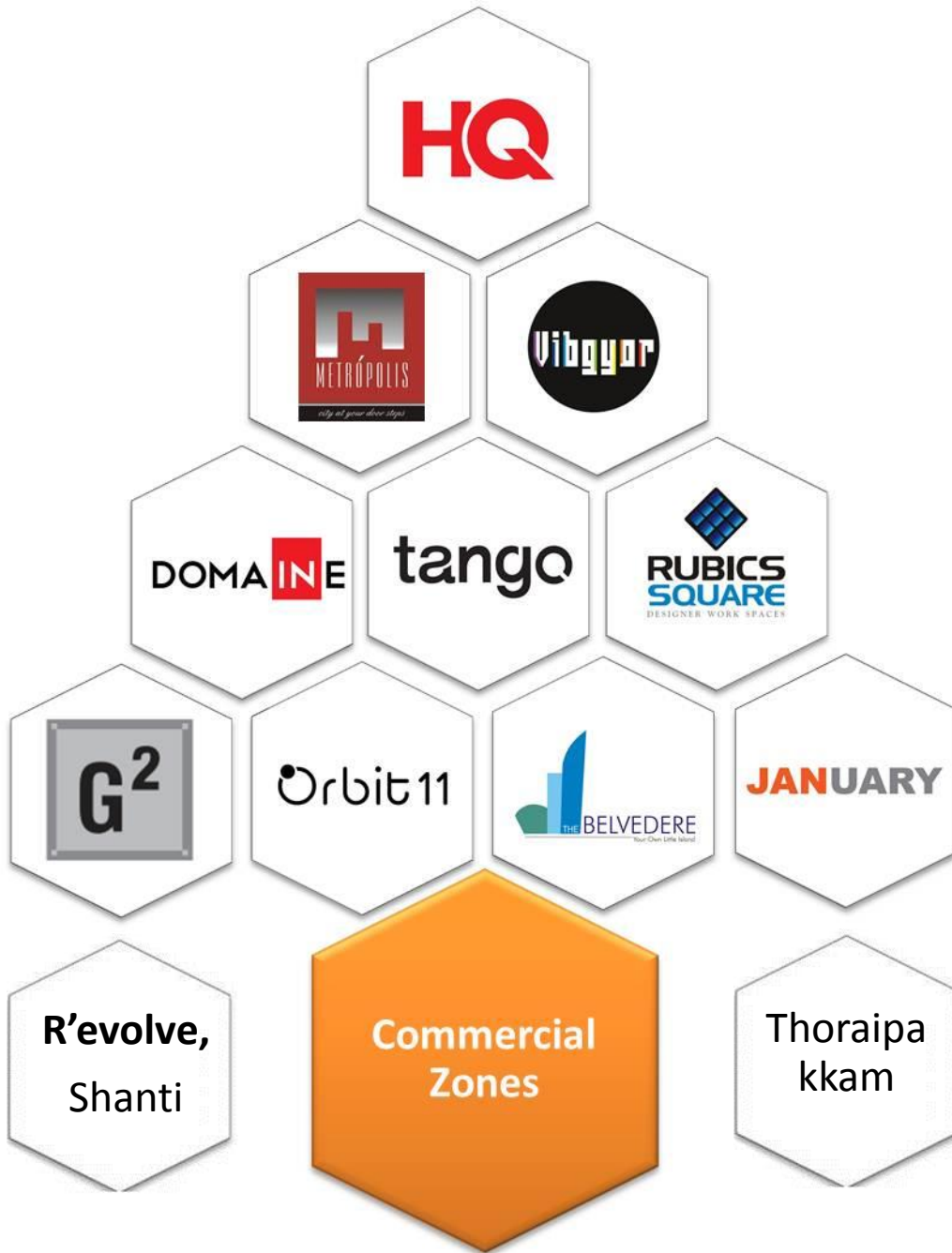
- All our projects are rated by CRISIL
- CRISIL Rating indicates agreed quality specifications, time schedule and transfer of clear title to customer is Very Good

Akshaya' s project ratings

- | | | | |
|----------------------------|-----------------|--------------------------------|-----------------|
| 1. Adena, OMR | – 7 Star Rating | 7. Tango, OMR | – 5 Star Rating |
| 2. 36 Carat, PH Road | – 7 Star Rating | 8. Trichy Rich, Trichy | – 5 Star Rating |
| 3. January, OMR | – 6 Star Rating | 9. Orbit 11, Coimbatore | – 4 Star Rating |
| 4. The Belvedere, GST Road | – 6 Star Rating | 10. Republic, Kovur near Porur | – 4 Star Rating |
| 5. Abov, OMR | – 5 Star Rating | 11. Metropolis, GST Road | – 3 Star Rating |
| 6. Today, OMR | – 5 Star Rating | 12. Levelup, Sterling Road | – Awaited |



A Bouquet of smart ideas for business development



Shanti



Over 85,807 Sq.ft of commercial space in the heart of CBD



Location

- Mount Road

The Offering

- Over 85,807 sq.ft of commercial space.
- Connected well through upcoming metro, central railway station and bus stops

Best Suited for

- Exclusively for commercial and office space of MNC and banks.

Available for sale



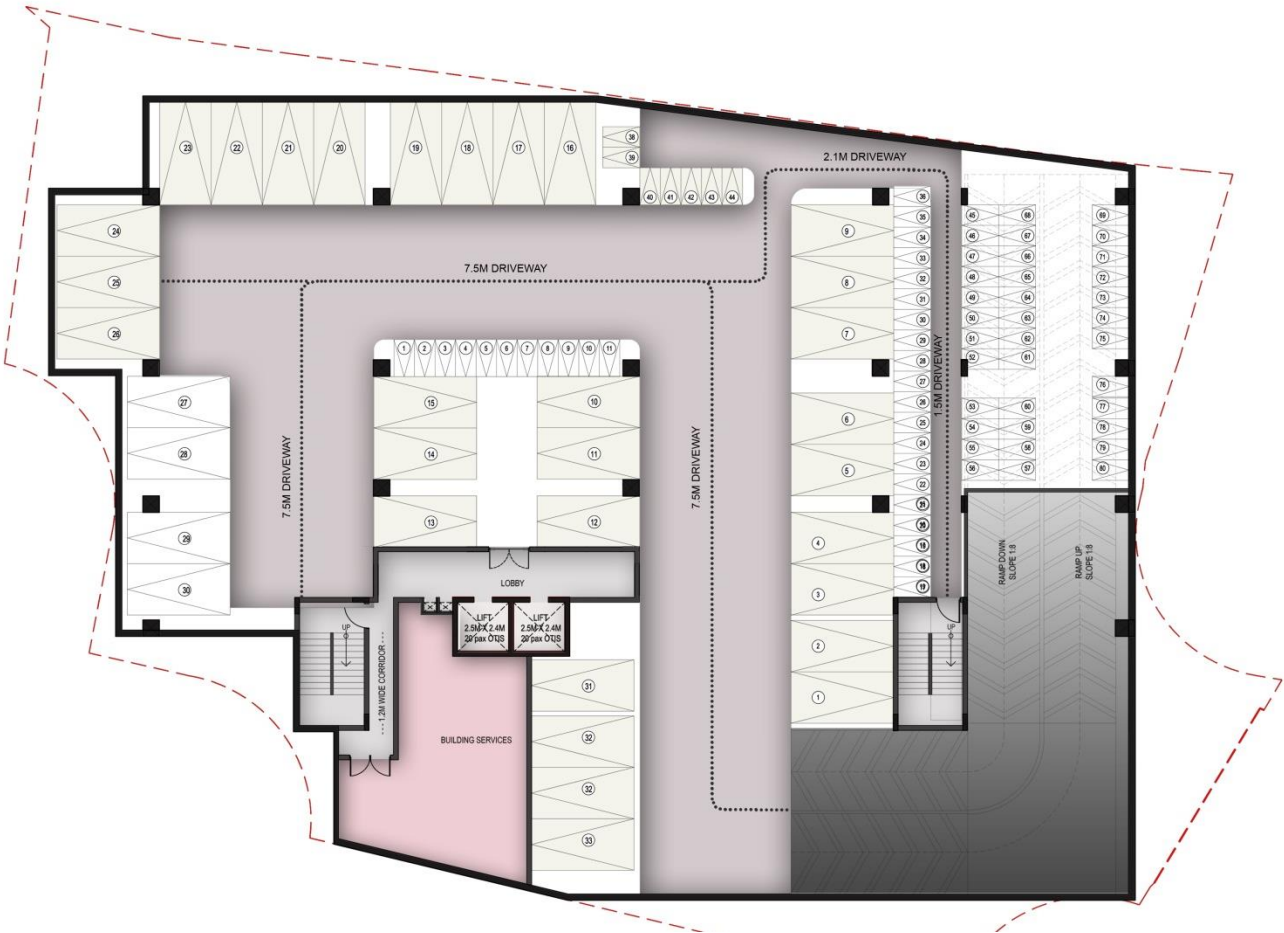
Awaiting for
Green certification

Amenities & Specifications

- Ground + 6 floors
- Average floor plate 14,000 sq.ft
- 4 elevators for easy movement
- Located in the heart of CBD with the metro station at the entrance of the project
- Easy access to Central and Egmore railway stations
- 131 car park and two wheeler parks

Floor	Total Area (Sq.ft)
Ground Floor	4173
First Floor	12744
Second Floor	13599
Third Floor	14119
Fourth Floor	13836
Fifth Floor	14000
Sixth Floor	13336
Total	85807

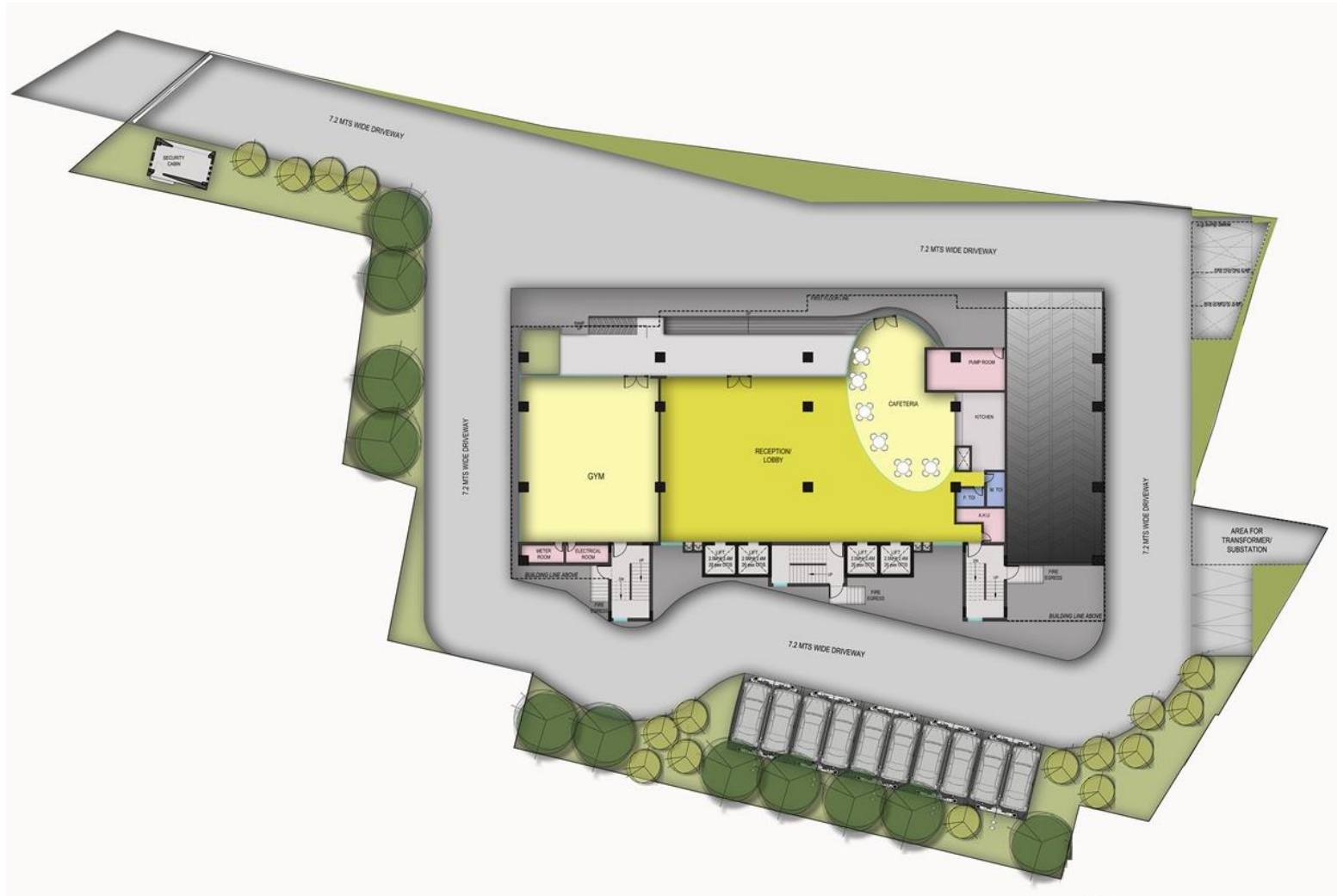
Basement >>



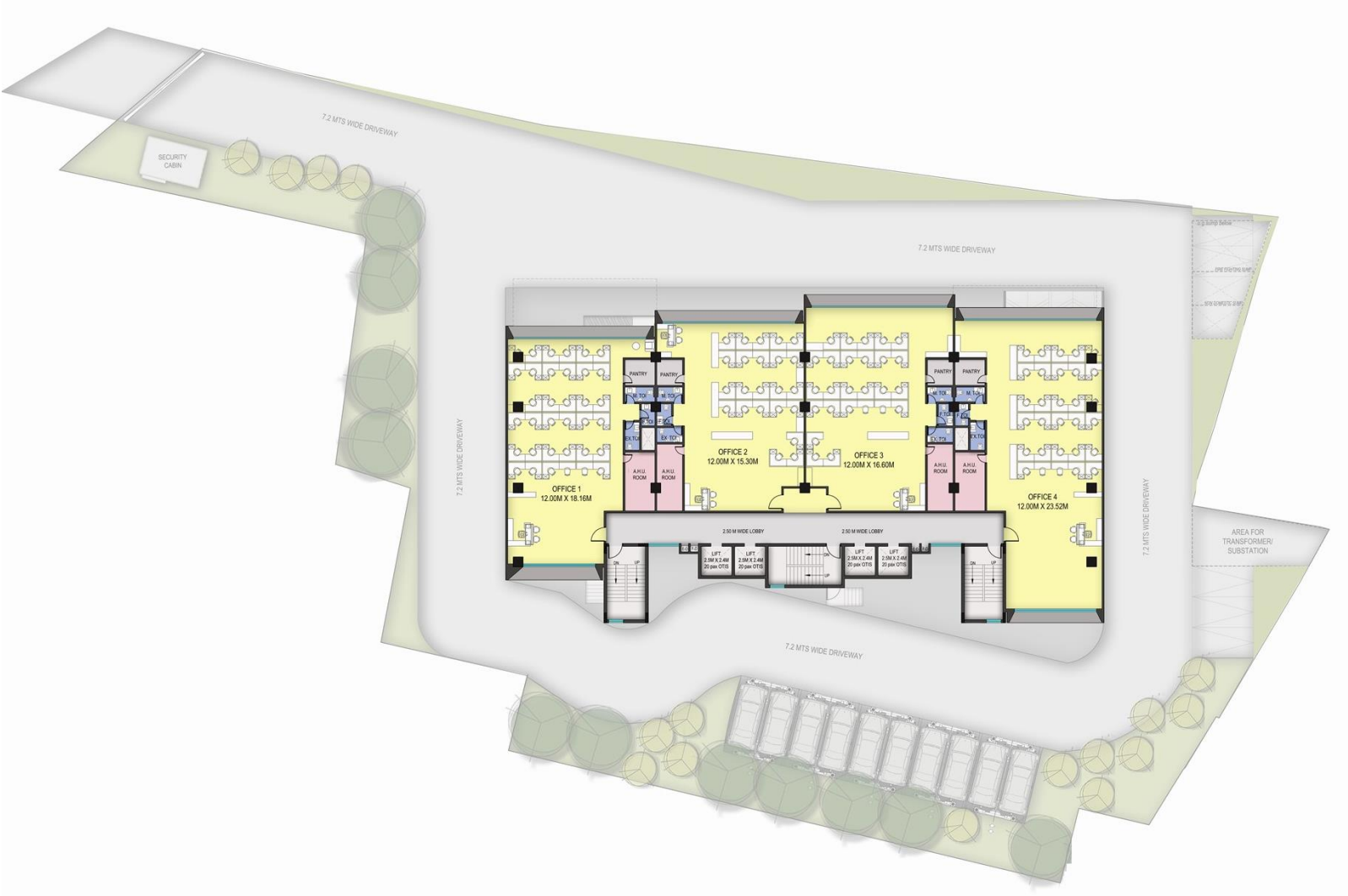
Shanti

Ground floor >> 4173 sq.ft

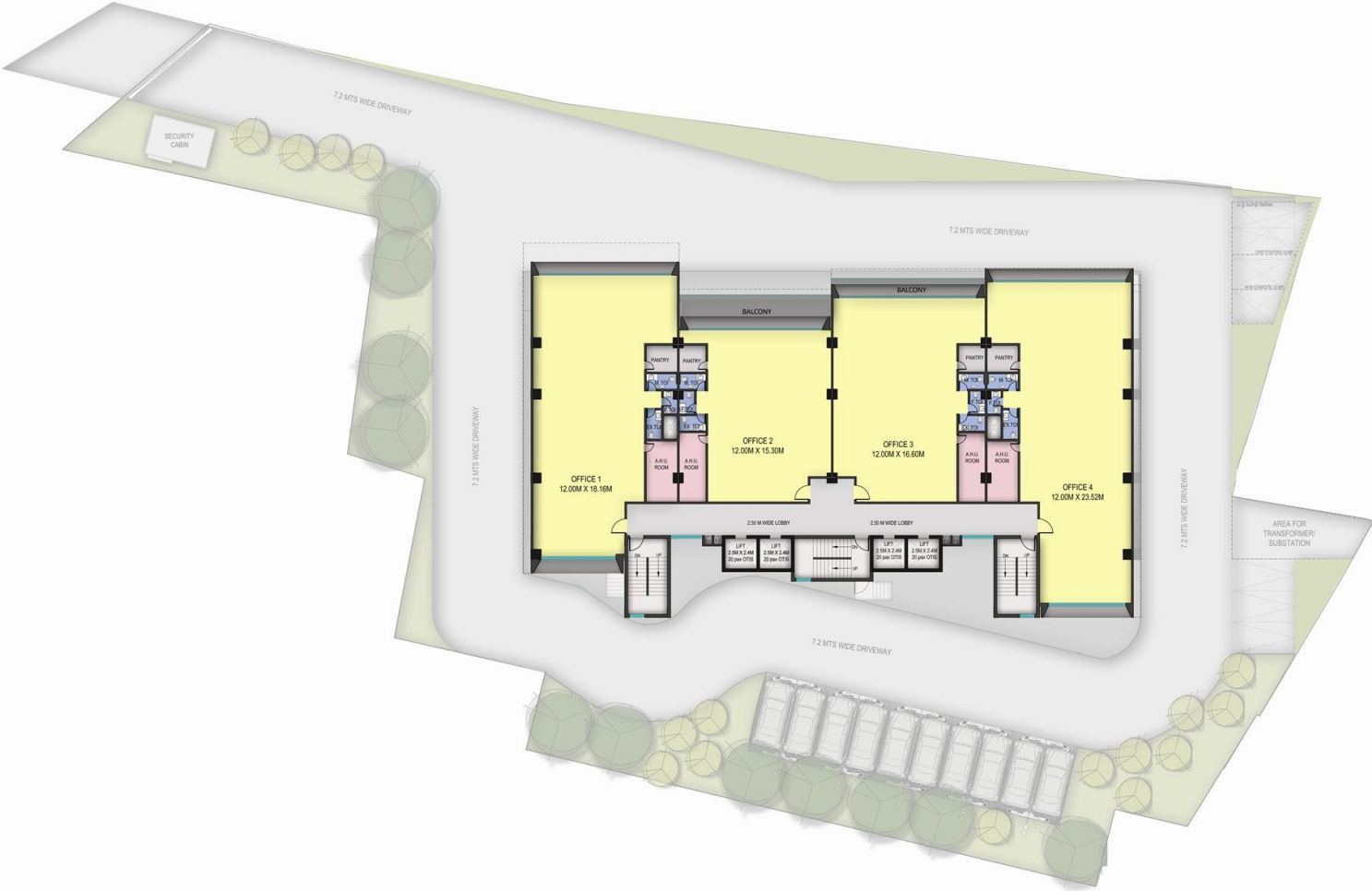
akshaya
uncompromise.



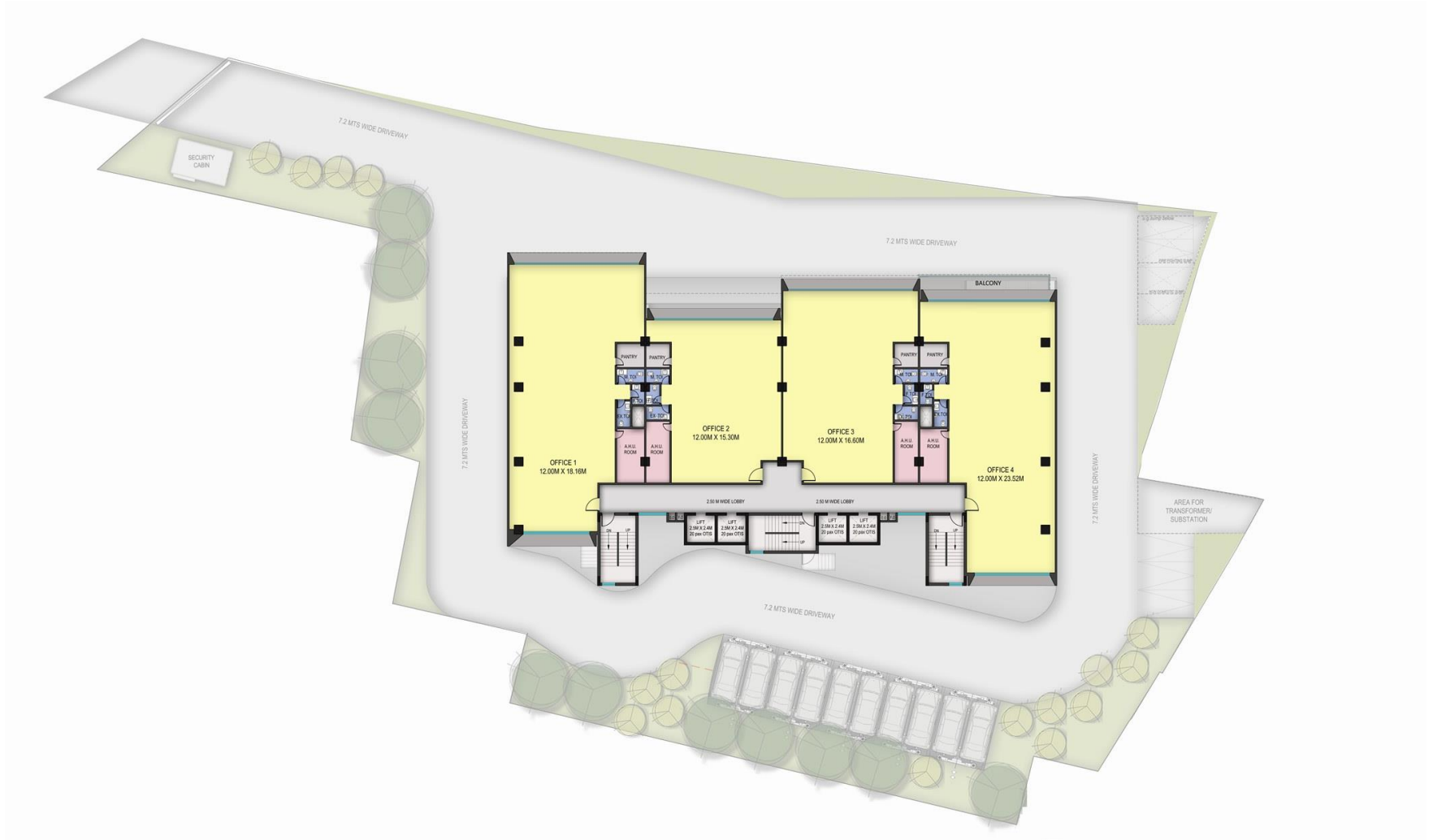
First Floor >> 12744 sq.ft



Second Floor >> 13599 sq.ft



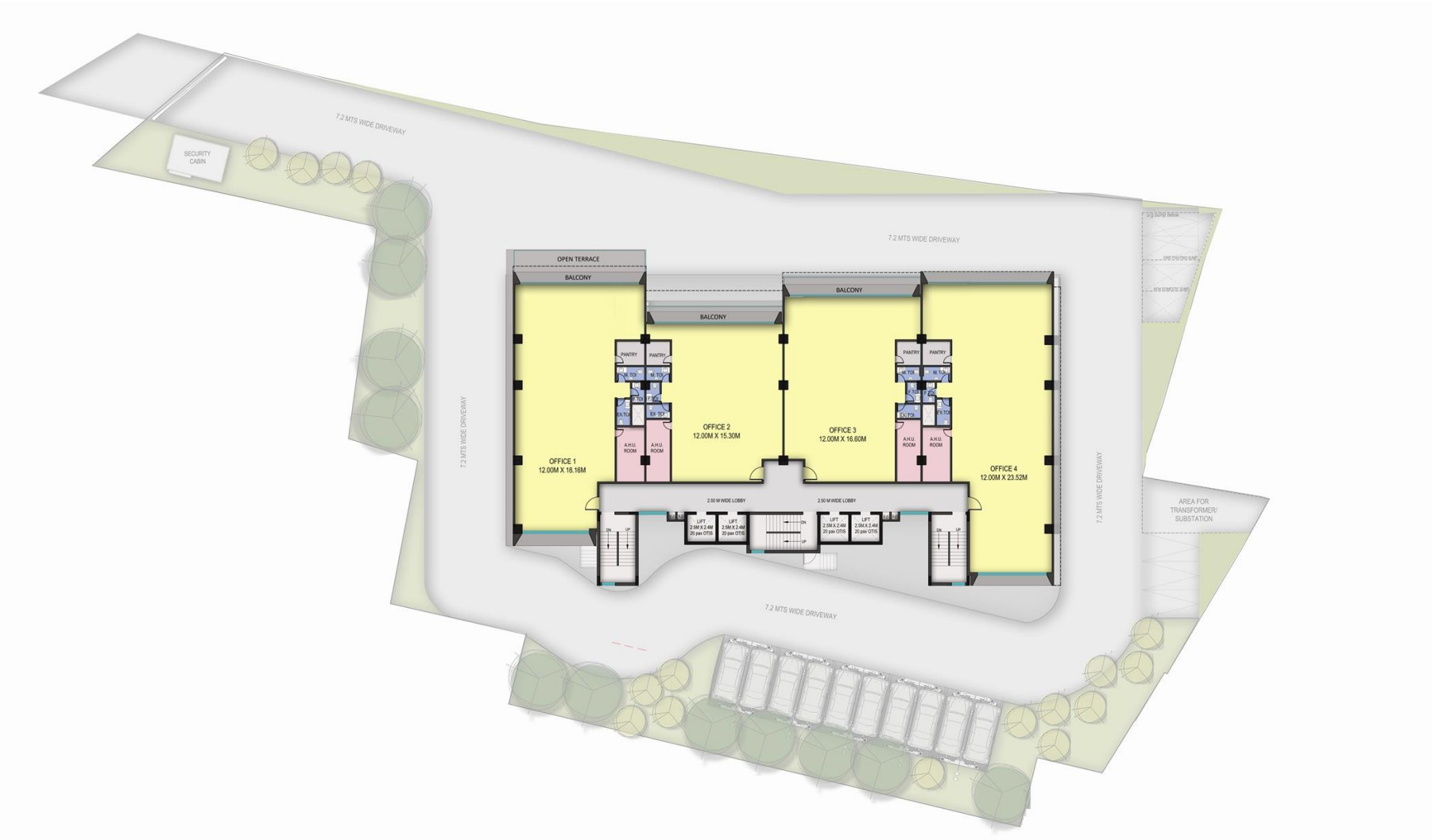
Third Floor >> 14119 sq.ft



Shanti

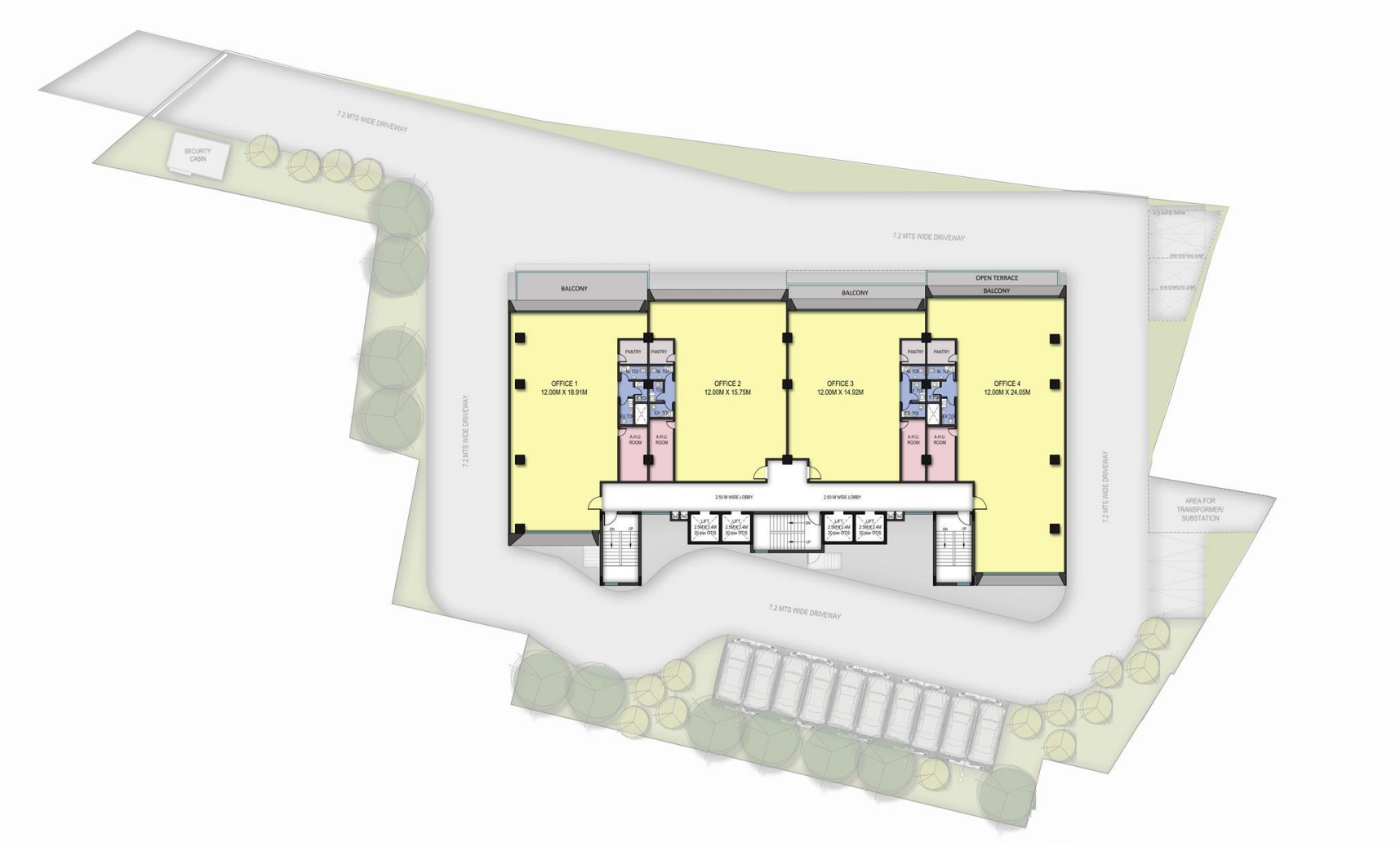


Fourth Floor >> 13836 sq.ft



Shanti

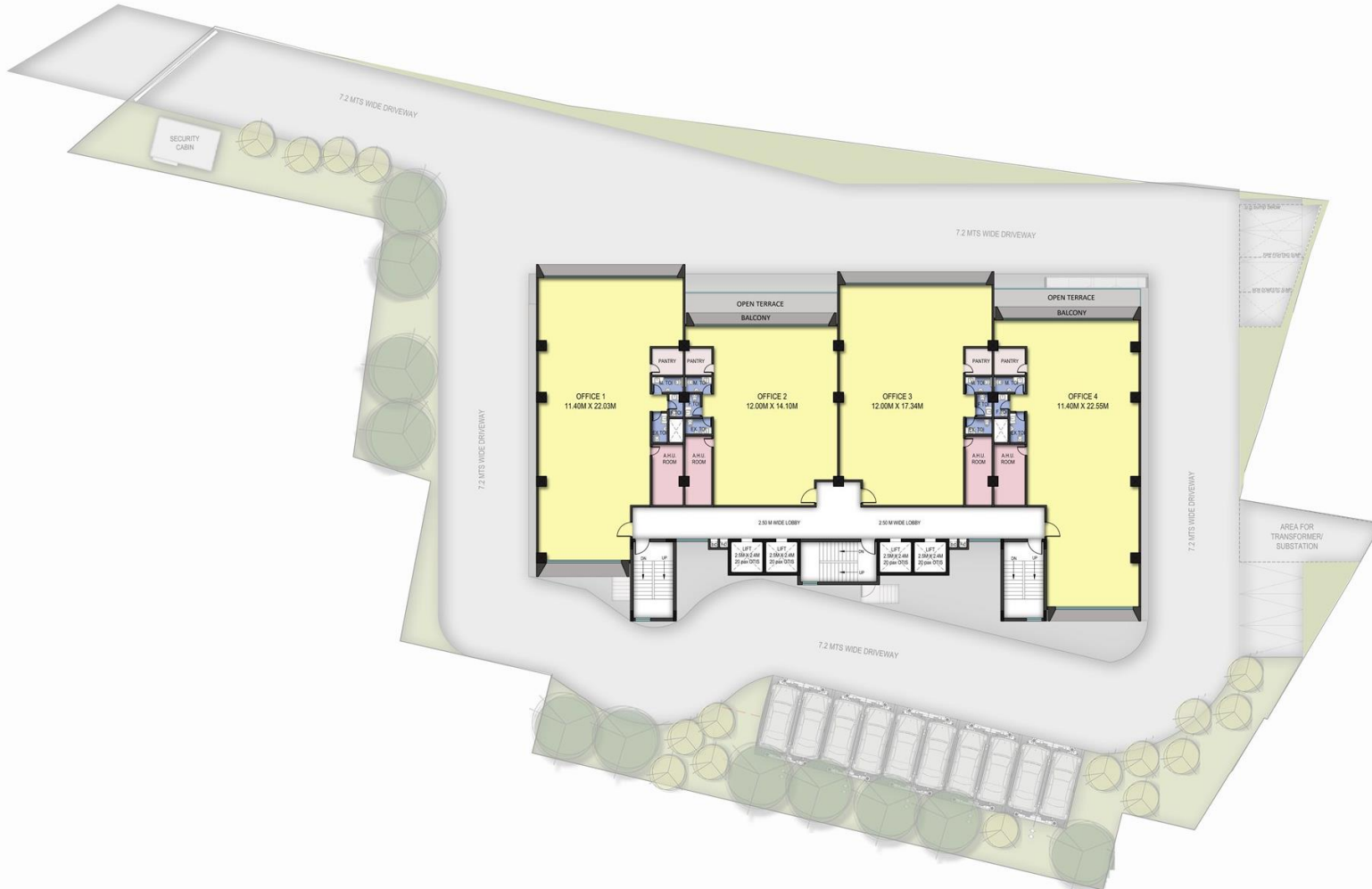
Fifth Floor >> 14000 sq.ft



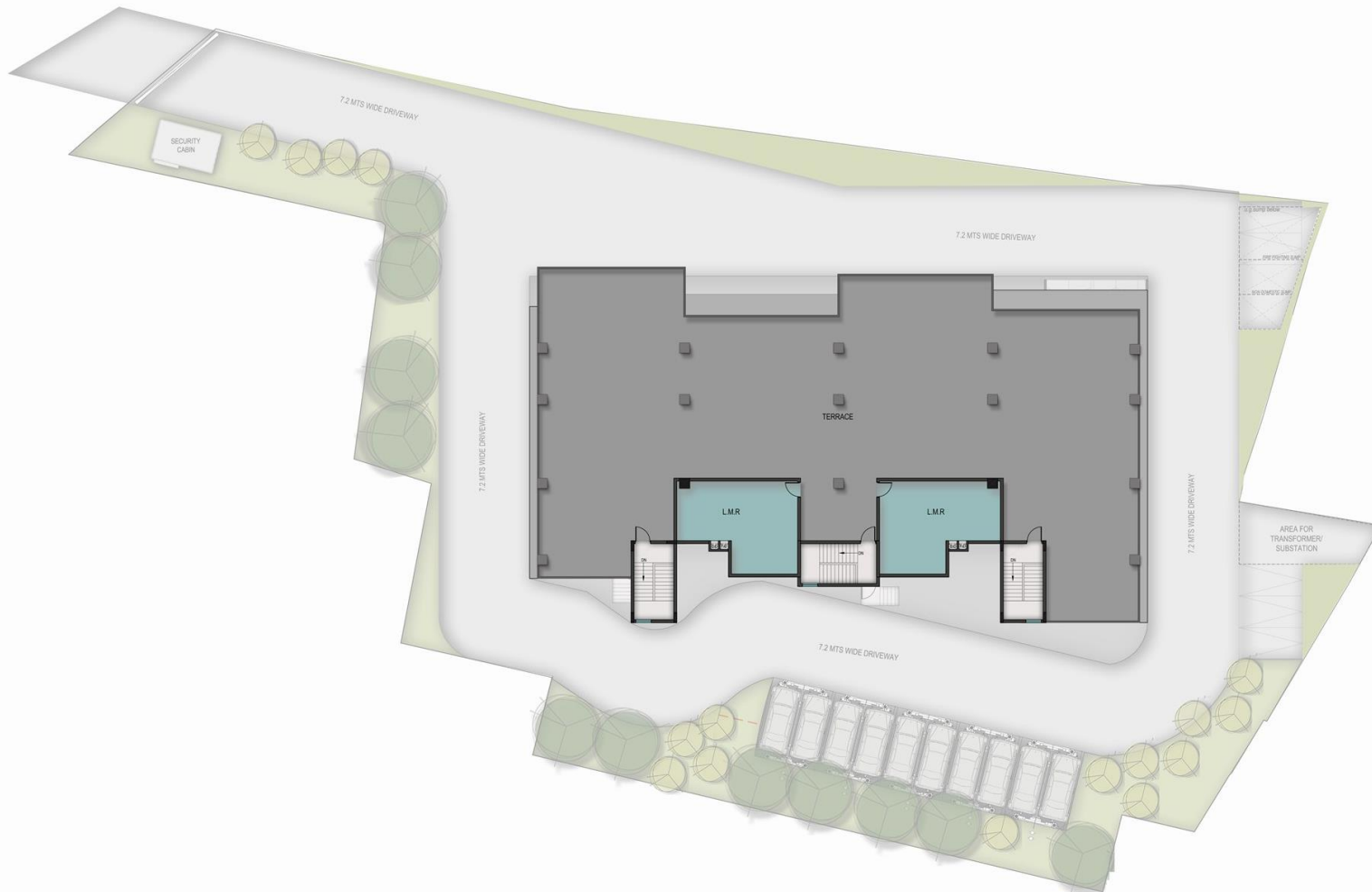
Shanti

akshaya
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Sixth Floor >> 13336 sq.ft



Terrace Level >>



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