




NAVIN'S
 **Sadhprabha**

Simple. Systematic. Sound.



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Sadhprabha

In the heart of Gerugambakkam, Navin's marks its another distinguished footprint with an address designed for those who value both privacy and connection. Limited to just six exclusive residences, this is a community where space, peace, and elegance converge to create an intimate living experience.

Each home is thoughtfully positioned to harness natural light and airflow, while ensuring a sense of seclusion from the outside world. The distinctive pixel-inspired façade lends the building a contemporary character, introducing a fresh architectural language that makes it instantly recognizable in the Gerugambakkam landscape.

This boutique development offers premium 2 BHK residences in two well-planned layouts of 920 sq.ft. and 971 sq.ft., each crafted to provide more room, more comfort, and more of what matters for family life. A world for you - an address that pairs refined privacy with a rare sense of connection.




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Disclaimer: Images shown are for illustrative purposes only and actual appearances may vary.

About Navin's

Since 1989, Navin's has been transforming aspirations into reality, crafting homes where memories are cherished, ambitions take flight, and life's milestones are celebrated. Built on the pillars of trust, transparency, customer-first approach, and ethical practices, Navin's has become a name synonymous with reliability and excellence for over three decades.

At Navin's, we believe homebuilding is more than construction, it is an art, perfected with intellect, precision, and passion. Every project reflects our commitment to blending architectural brilliance with lasting value. To ensure this, each home undergoes 1,575+ stringent quality checks, setting unmatched benchmarks in the industry.

With a legacy of delivering clear titles, prime locations, flawless construction, and uncompromised adherence to regulations, Navin's has consistently raised the bar in customer satisfaction. More importantly, we bring to every project a deep understanding of what families truly need. spaces that inspire trust, comfort, and happiness.



128+
Projects



3800+
Happy Families



36
Years in Business



60+
Awards



Perfect
Titles



Green Building
Champion

Project Highlights



Gerugambakkam
a well-established residential enclave in Chennai



Efficient design with
ample lighting and ventilation



Premium quality and specifications



On-time delivery promise - we at Navin's have
delivered more than 128 projects on time



Premium 2 BHK homes

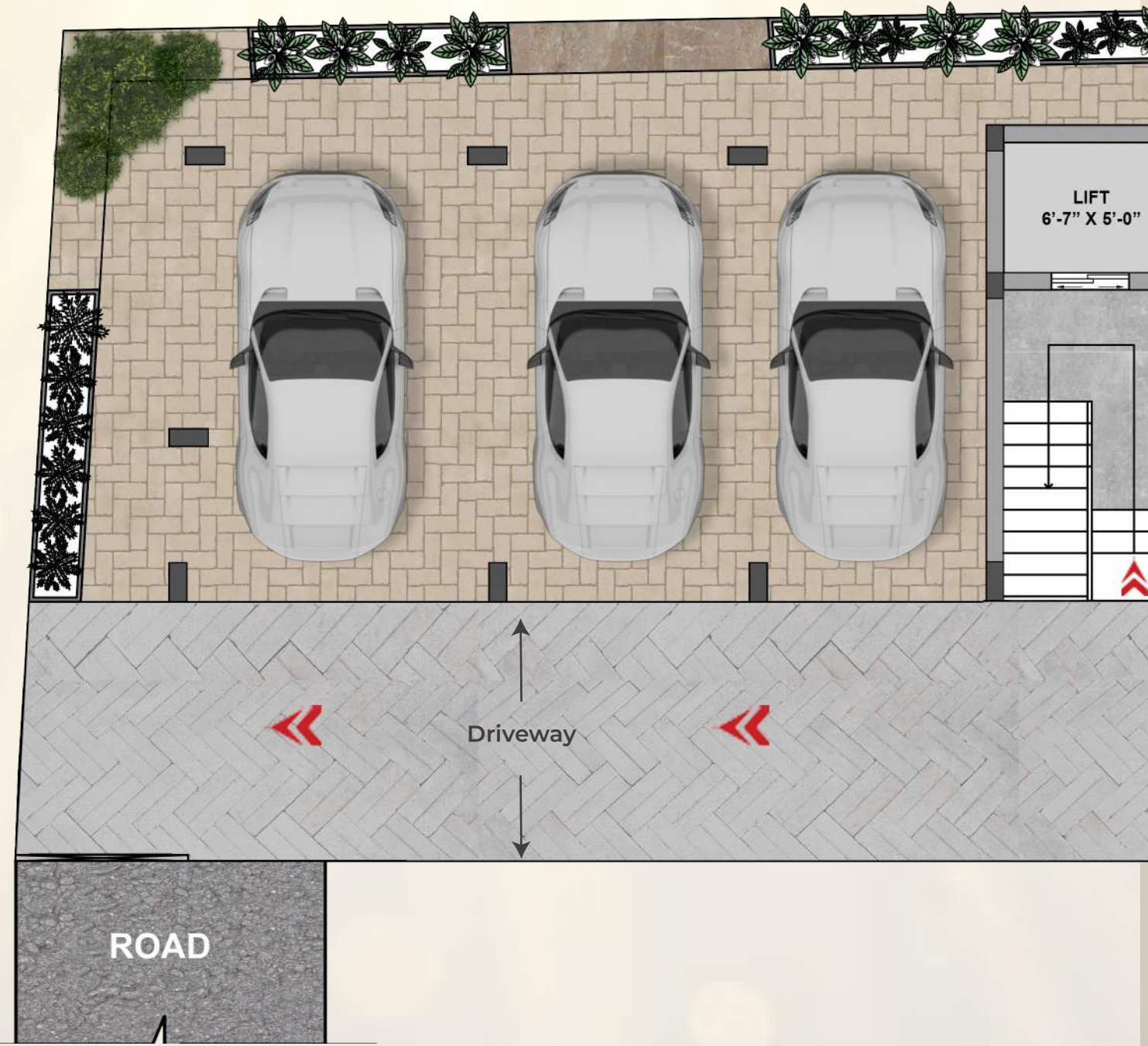


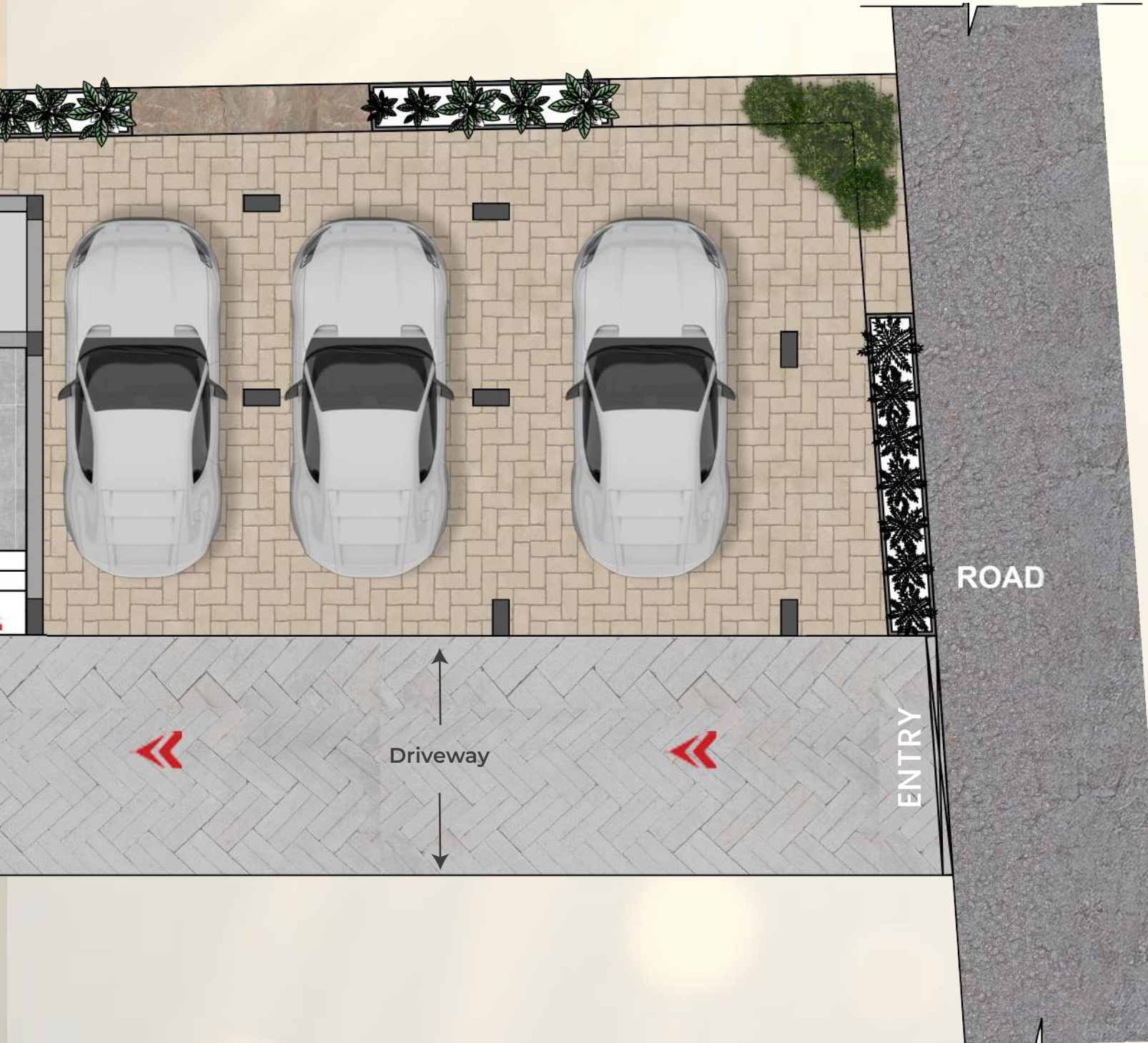
Growing residential zone.



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Stilt Floor Plan





ROAD

Driveway

ENTRY

Typical Floor Plan



Unit - A



Unit Plinth Area in Sq.ft	Common Area in Sq.ft	Super Built Up Area in Sq.ft.	Carpet Area in Sq.ft.
708	212	920	645



Unit - B



Unit Plinth Area in Sq.ft	Common Area in Sq.ft	Super Built Up Area in Sq.ft.	Carpet Area in Sq.ft.
748	223	971	684



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Features



Personal Parking:

Exclusive car parking slot provided for each apartment.



Enhanced Security:

Advanced intercom and cutting-edge surveillance create a secure haven for your family.



Designated Pathway:

Distinct tile patterns define driveway and parking, while dual entry points ensure smooth vehicle access.



Sustainable Living:

Eco-friendly features like rainwater harvesting and solar power contribute to a greener future.



Quality Craftsmanship:

Superior construction and rigorous quality checks ensure lasting value and peace of mind.



Uninterrupted Power:

A whisper-quiet generator provides seamless backup power for essential services and common areas.

Specifications



Structure

Seismic Zone III compliant RCC framed structure ensures stability and safety.



Walls

Autoclaved aerated blocks with Smart fix or Equivalent Adhesive.



Doors

- Main Door - 7 ft height teakwood door frame with 40mm thick two-panel Masonite shutter, PU finish, & architrave
- Bedroom Door - Good quality 35 mm thick wooden door frames with double-sided laminated finish shutters
- Toilet Door - Good quality 32 mm thick WPC frames with laminated finish shutters



Windows & Ventilators

Good quality UPVC windows and ventilators.



Kitchen

Platform : Granite platform with 2-ft high ceramic tiles dadoing above the counter & stainless steel sink.

Utilities : Water point with separate taps for bore & metro waters.



Flooring

Vitrified tiles in living, dining, bedrooms & balcony.

Toilets : Ceramic tile flooring and designer wall dadoing up to 7 ft false ceiling height

Common Areas : Granite flooring for the stilt floor entrance lobby.

Terrace : Terracotta tile flooring

Parking : Elegant & durable interlocking pavers



Plumbing & Sanitary Installations

- Elegant sanitary & CP fittings of superior quality
- CPVC concealed water line closets with health faucets in all bathrooms
- Wall mixer with overhead showers in all bathrooms



Electricity

- Electrical Supply** : Three-phase power supply with concealed wiring & ACCL
- Electrical Points** : AC points in all bedrooms & AC point preparation in living & dining
500 watts of 24x7 power back-up to all apartments (essential fan and light points)
Full power back up for all common areas
Concealed FRLSH copper wiring with modular switches & sockets (reputed make)
DTH & data point in the living room
Electrical point for TV & telephone points in living & all bedrooms
Geyser provision in all bathrooms
Well-planned provisions for refrigerator, washing machine, water purifier & all other Kitchen appliances with chimney preparation.



Finishing

- Interior Finishing** : Interior walls have putty finish with Navin's oyster white premium emulsion paint.
- Exterior Finishing** : Outer walls have premium anti-fungal emulsion paint for weather protection.
- False Ceiling** : Grid type false ceiling in all bathrooms.



Water Supply

- Bore well / Open well for tapping groundwater
- Sump to store water with arrangements for pumping water to overhead tank



Lifts

Automatic five-passenger lift of reputed make with ARD function



Staircase

SS handrails for safety and a modern look.

Schedule of Payments:

On booking	10%
Within 30 days of booking	45%
Upon laying of foundation stage	15%
Upon laying respective roof slab	15%
Upon commencement of internal plastering	10%
Before handing over	5%

Other Charges:

- Registration charges (as per Government norms)
- Legal fees, documentation charges and incidental expenses
- Infrastructure charges
- Corpus fund
- Miscellaneous charges
- Maintenance charges
- Solar panel charges
- Service connection charges, fees, deposits, and incidental expenses for electricity, water supply, drainage connection, etc.,
- Government fees, charges, & incidentals
- GST

A Few of our Awards & Accolades

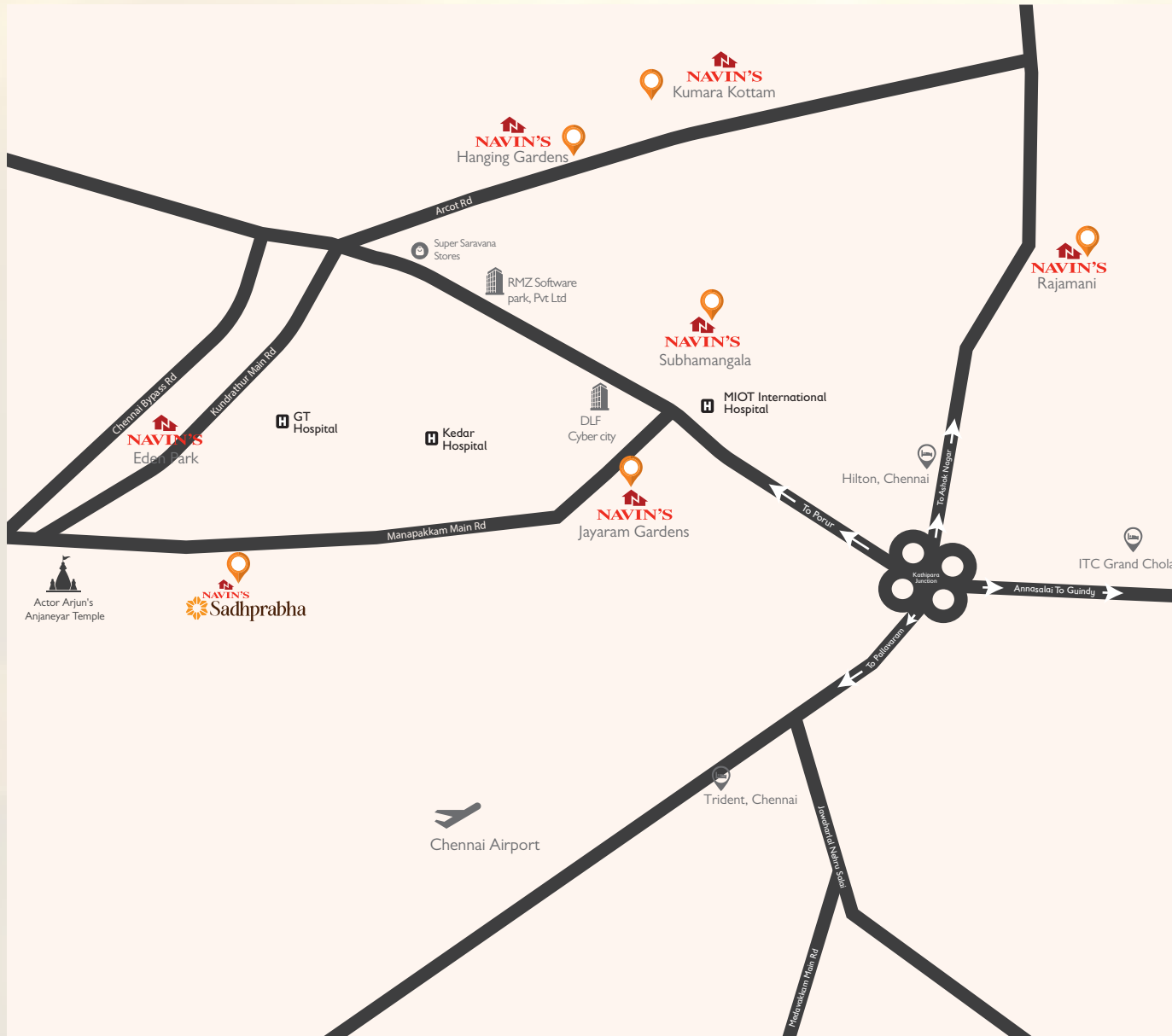
- CIDC Vishwakarma Award for Construction Health, Safety & Environment 2024 – Navins Starwood Towers 3.0
- CWDB – Stalwarts of the South – Chennai 2023
- PMAY Award 2022 – Navins Starwood Towers 2.0
- Best HR Practices Award – FICCI HR 2021 Awards hosted by FICCI Tamil Nadu with IIM-Trichy
- ET Now Real Estate Award 2019 Most Trusted Developer | Most Innovative Marketing Campaign | Smart Residential Project – Navins Starwood Towers
- CIDC Viswakarma Award for Best Construction Project – Navin's Hillview Avenue
- CIDC Viswakarma Award for Best Construction Project – Navin's Whiteberry
- IGBC National Green Champion Award
- PMAY Award 2019 – Navins Starwood Towers



Scan for
More Awards



Location Map






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NAVIN'S

The Home Makers Who Care

Promoter: Navin Builders

Site Address:

Plot No: 22 VGN'S Pratish Avenue, Gerugambakkam Chennai - 600128

Registered & Corporate Office:

Navin's Triumph, No. 802 & 804, Anna Salai, Nandanam, Chennai - 600 035, India.

TEL : 044-4320 7777 — **Email :** sales@navins.in

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RERA Not Applicable

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