

# *ADITYARAM EMPIRE*

## (PRE-SALES SCRIPT)

**Executive:** Good Morning sir / madam

This is (**Uma**) from Adityaram Property, one of the leading Real Estate developer in South India. We have received your enquiry for **Adityaram Empire** project, plot property in Kelambakkam, OMR

Am I speaking to Mr **Customer Name**

**Customer:** Yes

**Executive:** Thanks for confirmation sir/madam

**Adityaram Empire** project is located in **OMR, Kelambakkam, (Pudupakkam)** location

When you are travelling from Kelambakkam to Vandalur road, within **1.5 kms**, you can find Rajinikanth sir farm house on your left hand side. There you need to take left and in the same road within **900 mts**, you can find our project on your left.

Totally **Adityaram Empire** PH 2 it is **12 acres of land extent** along with **1.5 acres open park with 20+ world class amenities** where we developed 268 villa plots.

We have beautiful lake view villa plot in this project.

Adjacent to our project, in **20 acres, fresh water pond** is available where in future too there won't be any water scarcity issues, now **within 20ft, sweet ground water is available**. Also ventilation and air circulation will be in higher end.

**Minimum plot area starts from 671 sq.ft. to 3777 sq.ft** with price starting from **42 Lakhs**

**Executive:** Can I know your actual requirement sir - Budget & size?

**Customer:** 60 L budget

**Executive:** Great sir, you can able to get plots within your desired budget.

Can you visit our project by today along with your family?

**Customer:** If, No.....

**Executive:** Why don't you try to visit by tomorrow sir to grab your best plot sir.

**Customer:** Again If, No.....

**Executive:** Otherwise, try to visit by this weekend (Saturday / Sunday)

**Customer:** If, Yes.....

**Executive:** Can I know your alternative number and your residing location.

**Customer:** 91XXXX777

**Executive:** At what time you will be reaching our project sir?

**Customer:** Around 11 am

**Executive:** Fine, I am fixing your appointment with our sales manager to feel better experience.

As there is fast moving, please bring your cheque book or Card to block your dream villa plot.

Booking Advance amount will be **One Lakh**

**Executive:** Will share the project Detail / Location map to this WhatsApp number with Brochure. (Confirmation on WhatsApp Number)

Thank you for choosing **Adityaram Property**. Have a great day sir!

### **Why we choose Adityaram Empire**

- Location ambience is very calm & peaceful.
- We never ever face water scarcity in this location
- Upcoming metro work has been planned from Kelambakkam to Kilambakkam

- In 2019 the price was about Rs. 2,600/- per sq.ft and now the market price is Rs. 6,600/- per sq.ft.. Within 6 years, the appreciation is Rs. 5000/- per sq.ft..
- Now we are selling at Rs. 6000/- per sq.ft. Within a year period, we assure you can get 20% of appreciation.

### **USP & FEATURES**

- Biggest Township
- Fastest Developing Location in Chennai - Kelambakkam witnesses rapid growth in residential sector
- Excellent Connectivity to Navalur, Siruseri, Padur, Vandalur and Kelambakkam - Kovalam, ECR
- Upcoming Metro from Kelambakkam - Thiruporur – Mahabalipuram (Poonjeri)
- Easy access to transportation hubs and its located next to Kelambakkam & perfect access through OMR bypass road and highway
- Close to Top IT Hubs, Schools, Colleges & Hospitals
- Best-in-class Infrastructure
- Clear Legal Documentation
- Guaranteed High Value Appreciation
- Ready to Construct
- Top Grade Blacktop Internal Roads
- Solar LED Street Lights
- 3 years of Free Maintenance
- Potable Sweet Ground Water in 30 ft – TDS Level – 70% to 80%
- Avenue Trees
- 24/7 CCTV Surveillance
- Open Area 60%

### **OSR AREA IN 1.5 ACRES (20+ AMENITIES)**

- Fitness Station
- Kids Play Area & Leisure Park
- Reflexology Pathway
- Gazebo
- Basketball Court
- Pickle Ball
- Party Lawn

- Badminton Court
- Cricket Practice Net
- Granite Pergola Seating Area
- Flower Garden
- Multi-Purpose Court
- Elder Discussion Deck
- Beneath The Branches
- Lake View Gazebo
- Foot Soak Pond
- Lotus Pond
- Lilly Pond
- Lake View Seating Area
- Birds Feeding Area
- Hammock
- Born fire Pit