

READY TO OCCUPY APARTMENTS



2 BHK FLATS FOR SALE

@ PAMMAL, V.O.C. Nagar, Balaji Street

LAKSHMI BALA

(Near Shiva Vishnu Temple)

- ▶ **Stilt + 3 Floors**
- ▶ **5 Passenger Johnson Lift**
- ▶ **CCTV Camera**
- ▶ **Vastu Compliance**
- ▶ **Covered Car Parking**
- ▶ **Inverter Power Backup for All Flats**



J.K.BUILDERS®

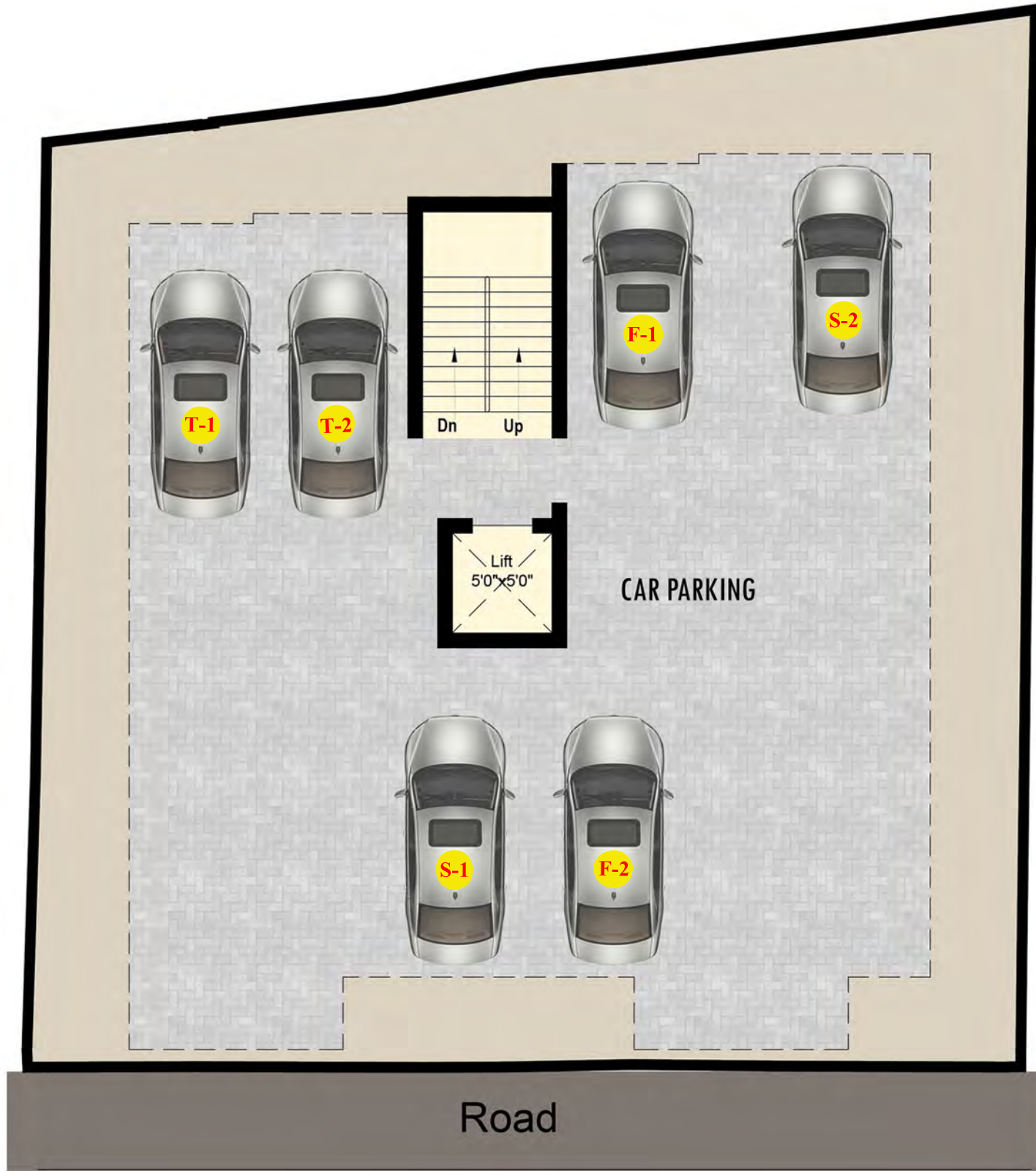


Inviting Land Owners for
JOINT VENTURE

9841420858 | 9790877661

www.jkbuilders.info

OFFICE ADDRESS: NO.23/12, RAMASAMY STREET, RADHA NAGAR, CHROMEPET, CHENNAI - 600 044.



STILT FLOOR PLAN - PAMMAL

J.K.BUILDERS - LAKSHMI BALA

PLOT NO.77, DOOR NO. 18/3, BALAJI STREET, V.O.C NAGAR, PAMMAL, CHENNAI - 600 075



F1 - 957 Sq.ft
F2 - 957 Sq.ft

FIRST FLOOR PLAN - PAMMAL

J.K.BUILDERS - LAKSHMI BALA

PLOT NO.77, DOOR NO. 18/3, BALAJI STREET, V.O.C NAGAR, PAMMAL, CHENNAI - 600 075





Road

S1 - 957 Sq.ft
S2 - 957 Sq.ft

SECOND FLOOR PLAN - PAMMAL

J.K.BUILDERS - LAKSHMI BALA

PLOT NO.77, DOOR NO. 18/3, BALAJI STREET, V.O.C NAGAR, PAMMAL, CHENNAI - 600 075



Road

T1 - 957 Sq.ft
T2 - 957 Sq.ft

THIRD FLOOR PLAN - PAMMAL

J.K.BUILDERS - LAKSHMI BALA

PLOT NO.77, DOOR NO. 18/3, BALAJI STREET, V.O.C NAGAR, PAMMAL, CHENNAI - 600 075



COST SHEET - 957 SQ.FT.	
NAME OF THE CLIENT	
SITE ADDRESS	J.K.BUILDERS - LAKSHMI BALA, PLOT NO.77, OLD DOOR NO. 3, NEW DOOR NO.18, BALAJI STREET, V.O.C. NAGAR, PAMMAL, CHENNAI - 600 075.
FLAT NO. & SQ.FT.	957 SQ.FT.
U.D.S	408 SQ.FT.
FLAT RATE = 957 SQ.FT. x Rs.5,700/- (A)	₹ 54,54,900.00
ELECTRICITY DEPOSIT & CONNECTION CHARGES = Rs.50,000/- WATER DEPOSIT & CONNECTION CHARGES = Rs.25,000/-} (B) UNDERGROUND DRAINAGE DEPOSIT & CONNECTION CHARGES = Rs.25,000/-	₹ 1,00,000.00
GST = (C)	₹ 2,77,745.00
TOTAL PROPERTY COST (A+B+C) = (D)	₹ 58,32,645.00
U.D.S REGISTRATION COST = (E)	₹ 91,800.00
CONSTRUCTION AGREEMENT REGISTRATION COST = (F)	₹ 1,92,505.80
TOTAL PROPERTY COST INCLUDING REGISTRATION COST (D+E+F) = (G)	₹ 61,16,950.80
ADDITIONAL CHARGES	
1	Documentation Charges for Registration of U.D.S, Construction Agreement & Memorandum of Deposit of Title Deeds: - Rs. 20,000/- approx.
2	If Loan is availed, Memorandum of Deposit of Title Deeds is to be Registered (a) Stamp Duty :- 0.5% on loan amount subject to a maximum of ₹ 40000/- (b) Registration Cost :- 1% on loan amount subject to a maximum of ₹ 8000/-
3	Extra Charge applicable for Computer Fee & Document Scanning Fee at the Sub-Register Office

SPECIFICATION FOR RESIDENTIAL FLATS

<p><u>STRUCTURE:</u> Framed structure, Structure & designs are as per Structural Engineers / Architects' specification and also design as per vastu.</p>	<p><u>FLOORING:</u> Anti-skid tiles flooring and wall cladding With glazed tiles upto door height in Bathroom. 4 X 2 Vitrified tiles flooring in Hall, Kitchen, Balcony and in Bed room. 1 X 1 Anti-skid tiles flooring in Staircase. 1 X 1 Cool Roof Tiles flooring for Terrace.</p>
<p><u>HARDWARE:</u> Locks along with Fittings for main Door, other doors and windows.</p>	<p><u>PAINTING:</u> Internal: Two coat of putty, One coat of Wall primer & two coat of Asian Tractor Emulsion (Roller Finish) External: Weather Coat Waterproof Painting.</p>
<p><u>DOORS:</u> Main door: Teak wood main door frame and teak wood paneled shutters with PU Polish, necessary fittings & Safety Grill gate. Other doors: All interior door frames will be of Teak wood; door shutters will be of moulded flush shutters with necessary fittings. PVC doors/ flush doors will be provided for toilets.</p>	<p><u>COMMON AMENITIES:</u> Overhead Tank and Sump for Groundwater & Metropolitan Water. 4 Passenger Johnson Lift Facility. CCTV camera provision for security purpose (provided in common areas only)</p>
<p><u>WINDOWS:</u> Teak wood for Frames & Shutters with headed glass and MS Grill. Window frames and shutters will be given One coat of wood primer, putty & two coats of enamel paint.</p>	<p><u>ELECTRICAL:</u> Three Phase Electric Supply with Best Quality Copper Wiring through PVC conduits concealed in walls and ceilings. Adequate power points with modular Switches of Anchor Roma or equivalent make. A C Points provided in Hall & Bedrooms.</p>
<p><u>KITCHEN:</u> Red Granite platform with Stainless Steel sink with both Metropolitan Water and Ground water provisions. Glazed wall tiles above kitchen slab upto 2' Feet height.</p>	<p><u>WATER SUPPLY:</u> Groundwater & Metropolitan Water is provided.</p>
<p><u>TAP FITTINGS & SANITARYWARE:</u> One Hot/Cold wall mixture Tap with shower - Carryon make in attached Bathroom. EWC in white colour - Parryware make in attached Bathroom. Chrome Plated Tap Faucet & Shower - Carryon make in Common Bathroom. Indian Commode/ EWC in white colour - parryware make in Common Bathroom. One Wash Basin in white colour - Parryware make in Hall/Dining for Common use.</p>	<p><u>SEWAGE SYSTEM:</u> Septic Tank is Provided, Under Ground Drainage System will be provided when it is prosposed by the Corporations.</p>
	<p><u>POWER BACKUP:</u> An Inverter Power Backup will be Provided.</p>
	<p><u>CAR PARKING:</u> Reserved Covered Car Parking Space with Paver Block Flooring.</p>