



Presents



The background of the image is a light beige or cream color, populated with numerous thin, light orange circles of various diameters. These circles are scattered across the entire frame, with a higher density on the left side and a more sparse distribution towards the right. The circles vary in size, from small dots to large, prominent circles, creating a textured, bubbly effect.

Happiness is an investment
that multiplies over time.

Come home to happiness ...





JKB

ASTER

brighter side of life!

**Plot No.41A, 41B,
Kamakoti Nagar,
Valasaravakkam,
Chennai - 600 087.**



Area & Price Details

JKB Aster

Plot No.41/A, Kamakoti Nagar, Valasaravakkam, Chennai - 600 087.

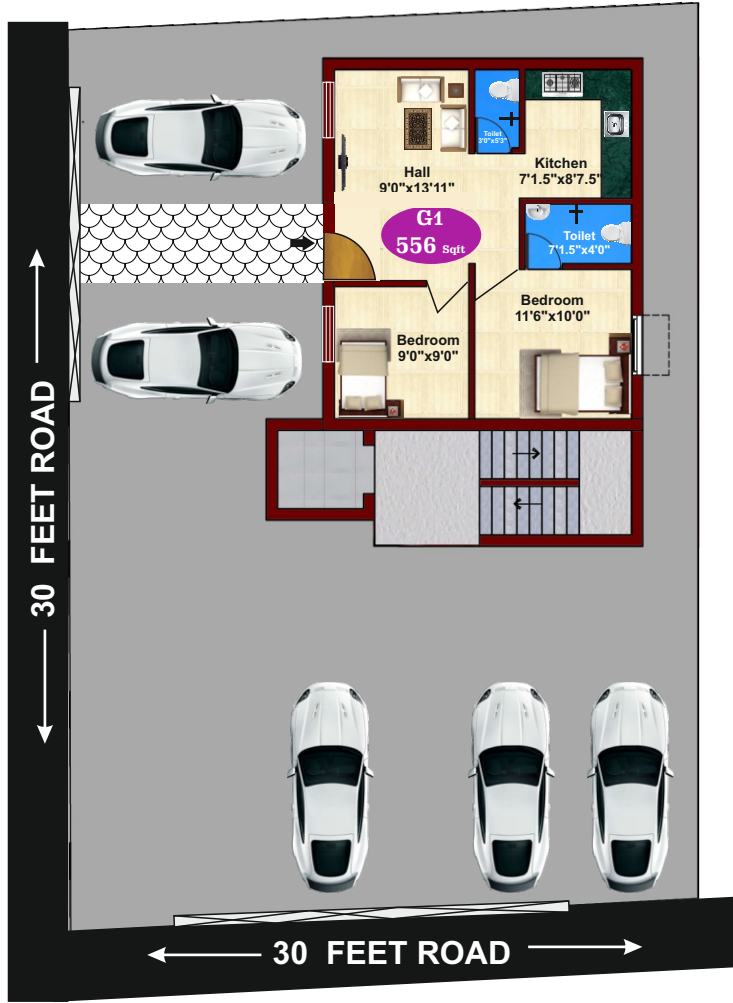
Flat	Type	Facing	Plinth Area	Flat Area	Rate/Sqft	LAND	Flat Cost	Car parking	EB Deposit	Reg. Cost	Total Cost	Available Status
						1399						
						UDS						
G1	1 BHK	N	556	678	7500	330	5087400	200000	30000	269990	5587390	Available
F1	2 BHK	W	901	1099	7500	535	8244150	200000	30000	434605	8908755	Available
S1	2 BHK	W	901	1099	7500	534	8244150	200000	30000	433802	8907952	Available

Plot No.41/B, Kamakoti Nagar, Valasaravakkam, Chennai - 600 087.

Flat	Type	Facing	Plinth Area	Flat Area	Rate/Sqft	LAND	Flat Cost	Car parking	EB Deposit	Reg. Cost	Total Cost	Available Status
						887						
						UDS						
F2	2 BHK	E	763	931	7500	444	6981450	200000	30000	361532	7572982	Available
S2	2 BHK	E	763	931	7500	443	6981450	200000	30000	361532	7572179	Available

Note : GST Value Will be Extra (18% from Construction Cost) Construction Agreement registration charges will be extra (2% of Construction Value) Metro water and Drainage connection cost will be Extra

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



**Plot No.41A, 41B, Kamakoti Nagar,
Valasaravakkam, Chennai - 600 087.**



PROJECT NEARBY LANDMARKS

Bus Stop:

☆ Valasaravakkam Bus stop : 0.5 K.M

Schools :

☆ Deci Academy School : 0.4 K.M

☆ Velankanni School : 0.4 K.M

☆ Pon Vidhyashram School : 1.0 K.M

Hospitals :

☆ Meenakshi Dental Hospital: 0.7 K.M

☆ Vasan Eye Care Hospital : 0.5 K.M

☆ Royal Skin Clinic : 1.2 K.M

☆ Rakshith Hospital : 0.1 K.M

Banks :

☆ State Bank of Indian : 0.5 K.M

☆ Canara Bank : 1.0 K.M

☆ KVB Bank & ATM : 0.5 K.M

☆ HDFC ATM : 0.5 K.M

☆ Union Bank : 0.5 K.M

Temples :

☆ Anjaneyar Temple : 0.2 K.M

☆ Sai Baba Temple : 0.3 K.M

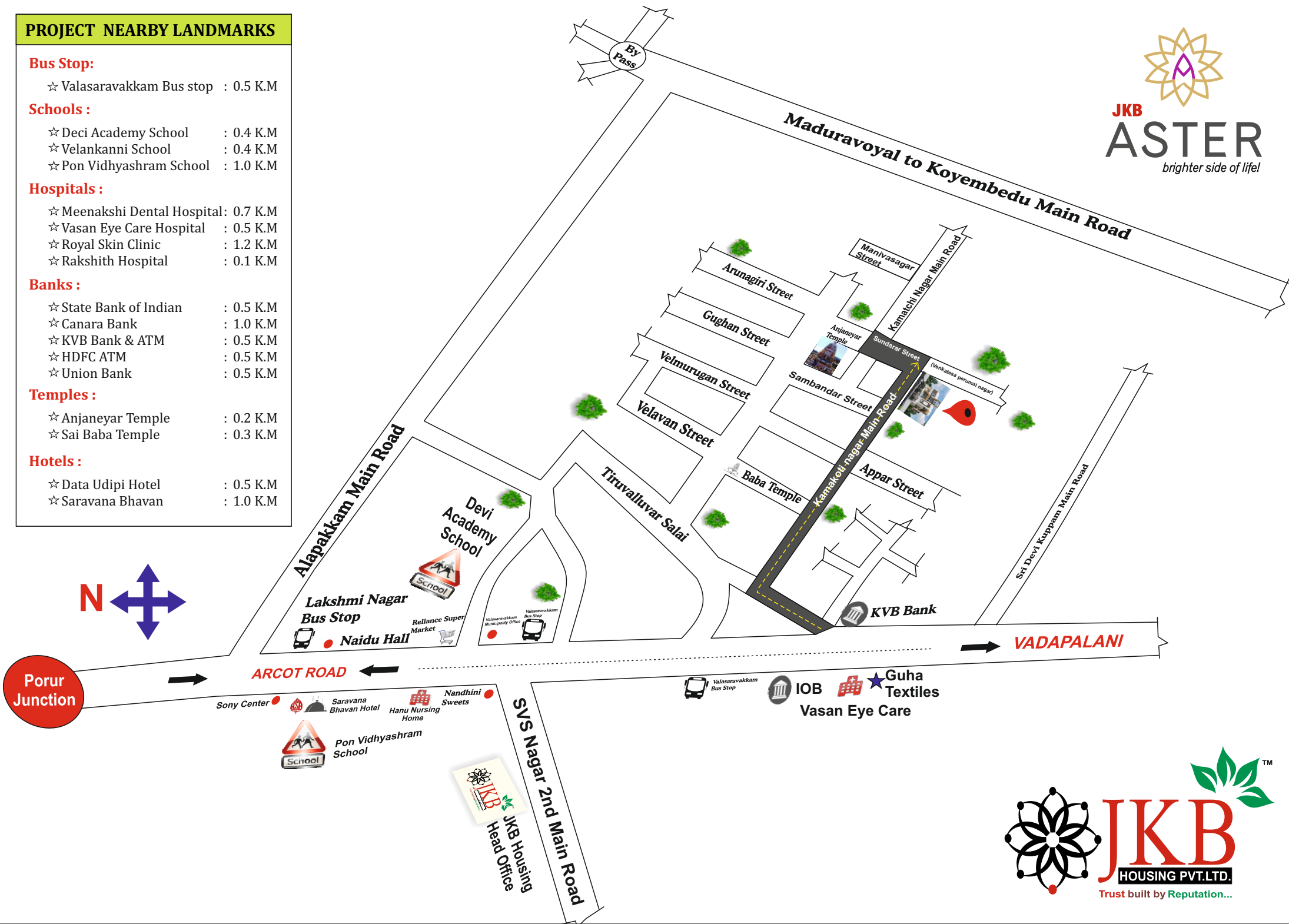
Hotels :

☆ Data Udipi Hotel : 0.5 K.M

☆ Saravana Bhavan : 1.0 K.M



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SPECIFICATIONS

Structure

Reinforced Cement Concrete framed structure.

Roof

Reinforcement Cement Concrete.

Walls

9" Brick work for outer walls and 4.5 inch thick brick work for internal partition walls.

Windows

UPVC Windows

Doors

Main Door having teakwood frame (5"x3") with Teakwood OST Panel Door (Veneer Door) with Varnish Finish and necessary Brass Fittings.

Tiles

Inner Carpet Area : 2*2 Vitrified Kajaria (or) Johnson (or) RAK Tiles, Kitchen & Toilet : Kajaria Brand Tiles

Paintings

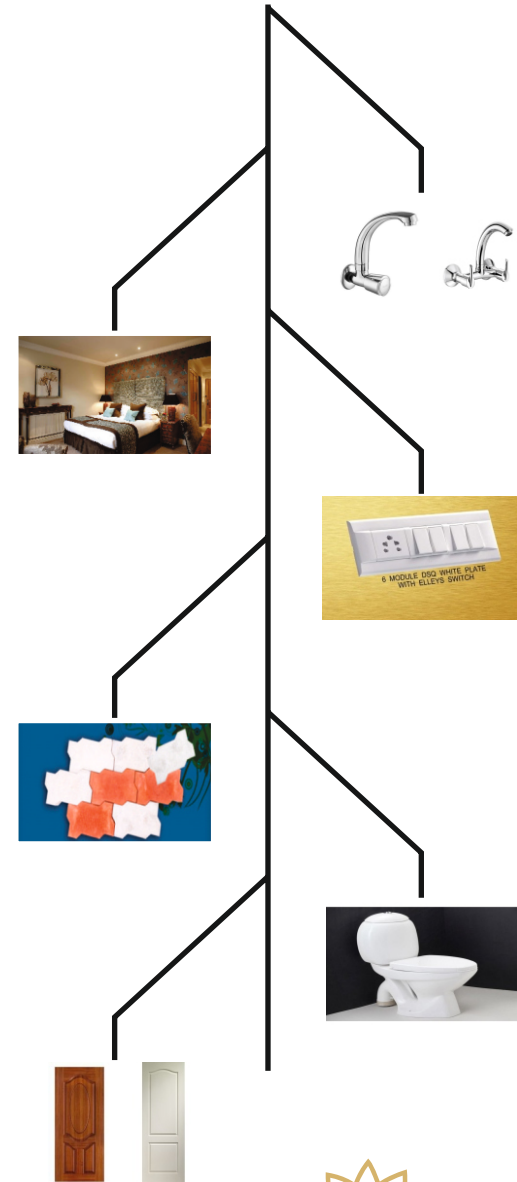
Two coat of JK Wall putty and primer one coat with two coats of Asian Paints Tractor Emulsion for inner walls. Exterior walls with white cement with two coats of ACE.

Sanitary

Italian Collection for Hindware / Parryware

Electrical

Asmon Wires and Modular Elleys Switches



PAYMENT TERMS

S.No.	PAYMENT TERMS	%
1.	While Agreement Time	15%
2.	While Registration Time	45%
3.	While Basement Completion	10%
4.	While Ground Floor Roof Completion	10%
5.	While First Floor Roof Completion	5%
6.	While Second Floor Roof Completion	5%
7.	While Plastering work Completion	5%
8.	While Handing over	5%
TOTAL		100%

For Payment Terms are any clarification please call : **9841884156** (Mr.Selvam - Sales Manager)

APPROVED BANKS



This project was approved by the above Housing Finance.



JKB HOUSING PRIVATE LIMITED

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