

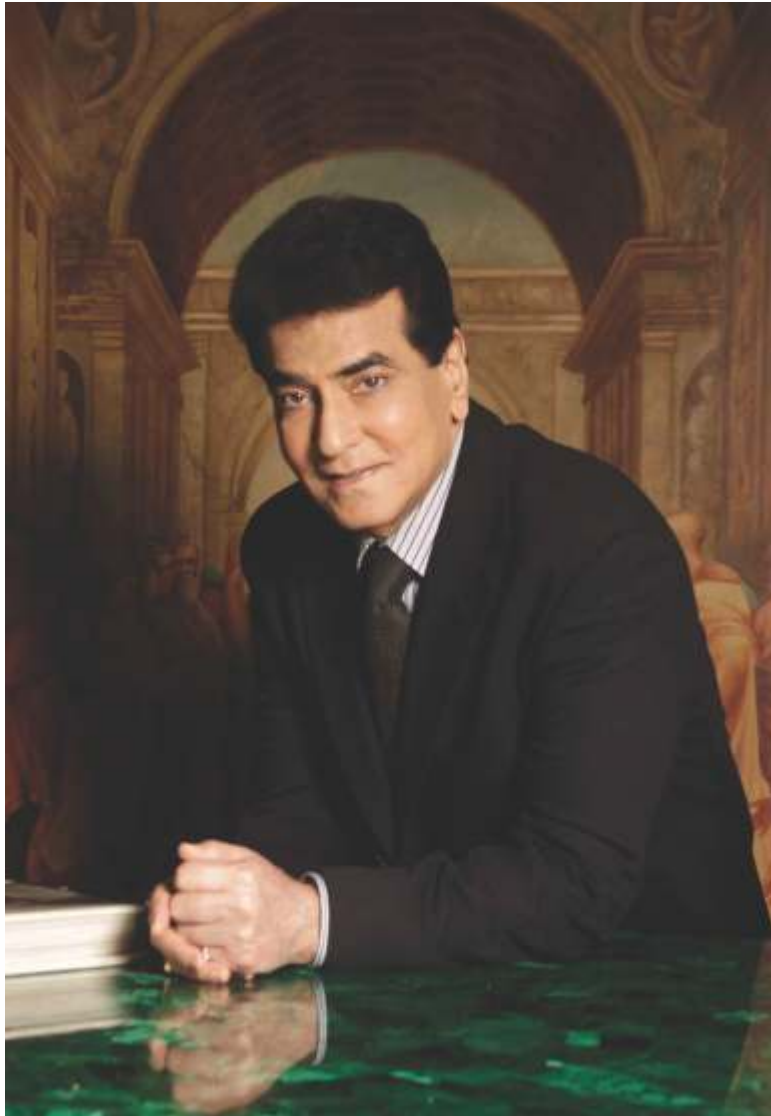


Building Real Assets



AN OEUVRE OF THE
HIGH LIFE

CREDIBILITY IS NO COINCIDENCE



Since times immemorial, history has proved it time and again that a Desire to Excel, Astute Planning, Integrity of Intent and Sincere Efforts to Deliver Beyond Expectations have always been the corner stones on which the edifice of stupendous Success and Astounding Credibility have been built across all horizons.

And nothing applies more aptly to the Management of **J.K. DEVELOPERS** than this. Over the years these very values have been the hallmark of all our highly successful business ventures:

Balaji Telefilms Ltd. is one of the largest production houses across India, South Asia, South East Asia and the Middle East, delivering Hindi and regional content. Ruling the roost in content production in the TV and Films space. The main business of the Company is Production, Distribution, Exhibition of Television Serials and Films etc.

Balaji Motion Pictures Ltd. (BMPL) is the youngest and fastest growing entity in the Balaji fold and has become synonymous with commercial cutting-edge cinematic content supported by intensive and innovative marketing.

In 2010, we launched a sub-brand **ALT Entertainment** for new-age cinema with alternate sensibilities. **ALT's** foray into regional cinema with its maiden State award-winning Marathi co-production, Taryanche Bait, received an overwhelming response and set new box office records.

J.K. DEVELOPERS has over 30 years of experience in building fine luxury properties that have redefined luxury living. Each project has been the outcome of deep-rooted professional insight and inputs from India's leading Architects, RCC Experts and other consultants. No wonder these projects have been landmarks in their own right, sought after for their striking architecture, well planned interiors and lasting construction standards.

Buildings constructed in up-scale locations include:

- Premier Residential Apartments in Pali Hill, Bandra, Mumbai.
- Private Luxury Homes in up-scale Juhu, Mumbai.
- Residential and Service Apartments in up-scale Juhu, Mumbai.
- Commercial Building "Balaji House", at New Link Road, Andheri (W), Mumbai.
- A JV with Gama Constructions, a subsidiary of Hiranandani Constructions to build 1.5 million sq.ft. of Commercial and IT Space in Chandivali, Andheri (E), Mumbai.
- Development of Mini Township spread over 12 acres at Kiwale Village, Pune.
- Development of Residential and Retail space spread over 4.8 acres at Mira Road (E), Thane.

Gautam Apartments, Pali Hill



Krishna Bungalow, Juhu



Balaji House, Andheri (West)



Krishna Building No. 1, Juhu



Krishna Building No. 2, Juhu



OUR PAST PROJECTS

Lighthall A, B, C (Completed) & D (Up-coming), Chandivali, Andheri (East)





Spread over 4.8 acres, 'IRIS' is a master plan with designer landscapes delivering the ultimate luxury lifestyle on a platter.

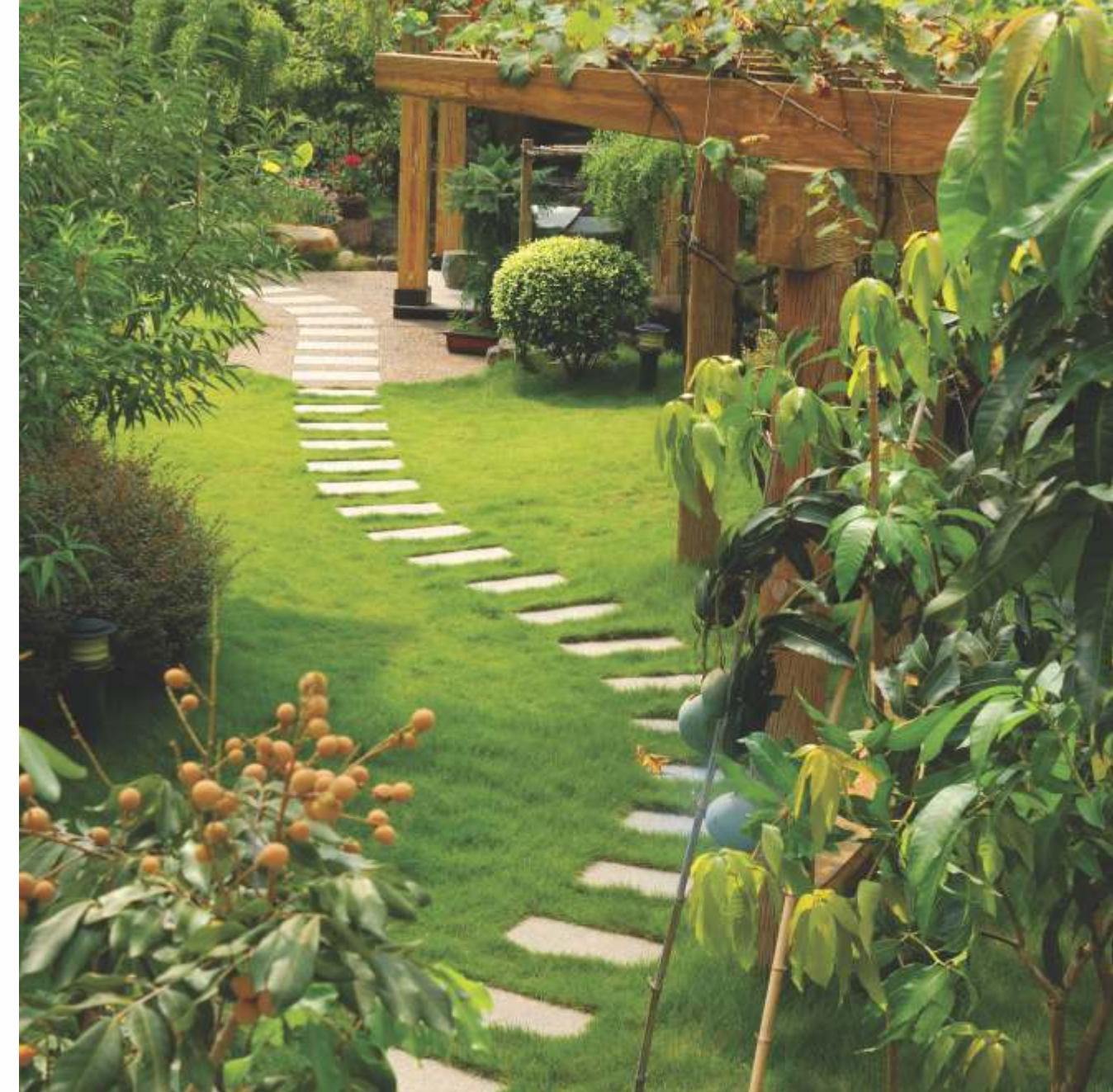
Splendid and magnificent in every way, 'IRIS' sets new standards in well-defined lifestyles with its 1, 2 and 2.5 BHK Luxury Apartments.

START **LIVING** SENSATIONALLY

A sense of grandeur and indulgence begins as you enter the awe-inspiring main gate of 'IRIS'. Each facet such as its unparalleled views, inexplicable tranquility, un-confined spaces, opulent architecture and spacious landscaped driveway, mirrors international taste and refined sense of style.

It is truly a pre-cursor to the lavish apartments that await you.





INTERIORS THAT
SERENADE YOUR SENSES



Designed especially for connoisseurs of all that is superlative and exceptional, these apartments are designed to pamper your senses, celebrate your passions and provide you with the perfect setting to cherish time & space with your loved ones.

EXCEPTIONAL LIFESTYLE AMENITIES

Indoor:

- Vaastu compliant layout
- Grand entrance lobby
- High speed elevators of reputed brand
- Vitrified flooring in entire home
- Provision for air-conditioning units
- Adequate concealed electrical points in all rooms
- Interior walls with smooth finish POP/Gypsum plaster
- Main door with heavy latch
- Cross-ventilation in all apartments
- Outer deck with full height french windows
- Imported sanitary fittings
- Piped gas in every kitchen
- Kitchen with dry area
- Spacious living room with dining area
- Bathroom finished with vitrified tiles
- Provision for geysers in all bathrooms
- CCTV monitoring of common areas
- Video door phone
- Integrated security management system
- Granite platform with stainless steel sink in kitchen
- Anodized aluminium sliding windows with glass

Standard:

- Rain water harvesting facility
- Earthquake resistant R.C.C. structure
- Anti-termite treatment

Outdoor:

- Grand main entrance
- Swimming pool
- Pool deck
- Pergola
- Jogging track
- Party lawn
- Lawn mounds
- Amphitheater
- Steps
- Shrubs
- Lawn
- Avenue plants
- Gazebo
- Garden paving
- Kids play area
- Ample parking
- Tennis court



Located just off the Western Express Highway, behind Dara’s Dhaba, ‘IRIS’ is conveniently located offering easy access to the Western and the Central suburbs.



• Dahisar Check Naka	3.1 kms	11 mins	• Proposed Dahisar Metro Station	4 kms	7 mins
• Mira Road Railway Station	3.7 kms	12 mins	• International Airport	23.1 kms	32 mins
• Bhayandar Railway Station	5.9 kms	18 mins	• Domestic Airport	22.8 kms	31 mins
• Western Express Highway	500 m	4 mins	• BKC	30.2 kms	43 mins
• Ghodbunder Road	500 m	2 mins			

Our Esteemed Team :

Design Architect :	Kunal Kuwadekar & Associates.
Planning Architect :	Pushkar Consultants.
Liaisoning Architect :	Anish & Associates.
MEP Consultant :	Noesis Project Consultant.
Project Management :	LYD Engineers.
RCC Consultant :	Mahimtura Consultants Pvt. Ltd.
Environment Consultant :	Enviro Analyst & Engineers Pvt. Ltd. and Pristine Consultants.
Legal Advisor :	Divya Shah & Associates.
Landscape Consultant :	Abhaas Landscapes.



Building Real Assets

Website : www.jkdevelopers.in

Project Sales Office : Plot Bearing S.No.21, H.No.1, S.No.24,
H.No.1 (Pt) of Village Ghodbunder, Near Vinay Nagar, Mira Road (East)-401107, Thane.

Disclaimer: The plans are subject to changes/modifications/amendments (without notice) for better layout, as per the suggestions of the architect and/or as per requirement of the Mira-Bhayandar Municipal Corporation and/or all other concerned authorities. All the amenities, facilities etc., are subject to the approval of the concerned authorities and subject to the changes, if required. All renderings and maps are artist's impressions and not actual depiction of the buildings or landscaping. Developer does not warrant or assume any legal liability or responsibility for the accuracy or completeness of any information disclosed.

Typical Floor Plan

CENTRAL GARDEN SIDE VIEW



(102 To 1302)

(103 To 1303)



(101 To 1301)

(104 To 1304)

REAR GARDEN SIDE VIEW



Typical Floor Plan

ROAD SIDE VIEW



(102 To 1202)

(103 To 1203)

(104 To 1204)

(105 To 1205)



CHAJJA

MAIN DOOR

MAIN DOOR

1.50 M. WIDE PASSAGE

MAIN DOOR

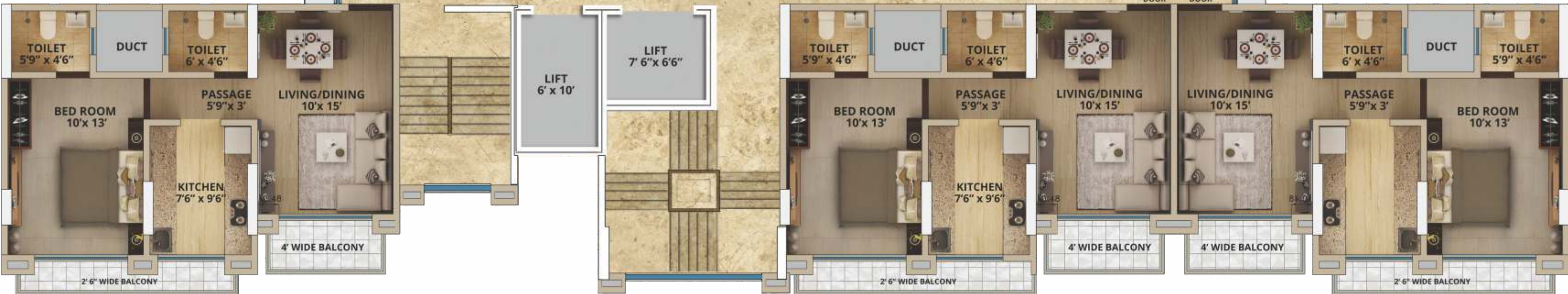
MAIN DOOR

CHAJJA

(101 To 1201)

(107 To 1207)

(106 To 1206)



LIFT
6' x 10'

LIFT
7' 6"x 6'6"

CENTRAL GARDEN SIDE VIEW



Ready Building

