



Luxurious Apartments with Sky Pool, Sky Garden, Gym and Club House



Growing Global
Permission No:

012967/SMD/R1/U6/HMDA/23062018



Approved By
TS Real Estate Regulatory Authority
RERA No: P02400000205

**BADANGPET
MUNICIPALITY**

Permission Number : G1/BA/86/2019



Within 1km GMR - CISF
Airport Entrance Gate
& Opp. Bureau of Immigration



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**HAPPENING HOME
HAPPY FAMILIES**

Make Life Rangeen each day with your family only at Jalsa Regency

Your home is the place that welcomes you to relax after a hard day at work. It's the ideal haven for you and your family. It's the place to bond with family and friends, create special memories and share your joys and sorrows. The four walls of your home are a witness to everything that life takes you through. The residing place must therefore be relaxing, comfortable, spacious and in tune with the needs, requirements and expectations of your family.

Yes, it ought to be the home of your dreams!

Moreover, since buying a home is one of the biggest decisions and primary investments of a lifetime, you deserve nothing but the best.

Why compromise; when Jalsa Regency brings to you luxurious apartments with everything that you ever dreamt of.

So, **"Make Life Rangeen each day with your family only at Jalsa Regency"**

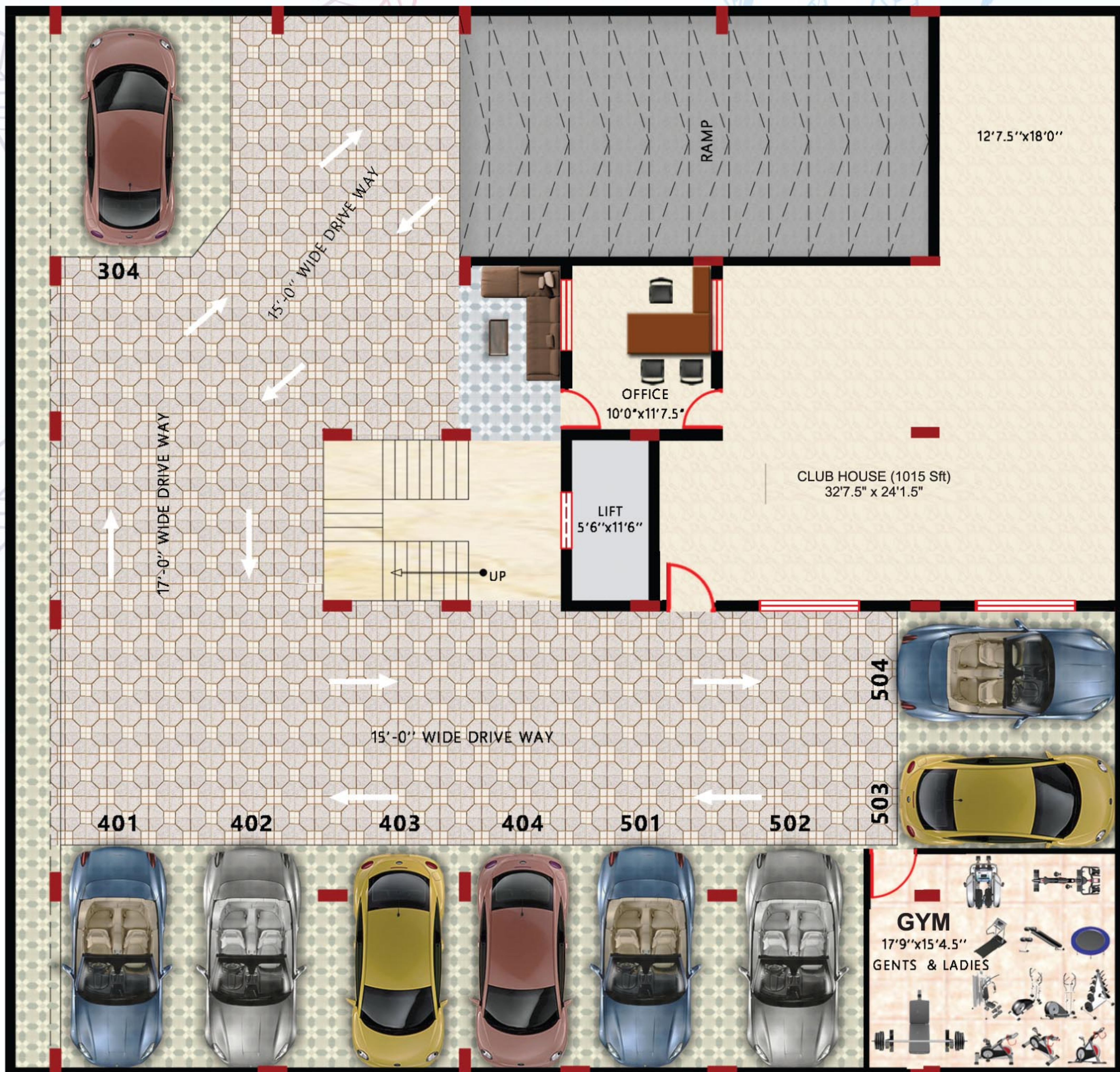


MR. M.H. KASIMI
CEO &
MANAGING DIRECTOR
APNA GHAR
INFRASTRUCTURES
INDIA PVT. LTD.

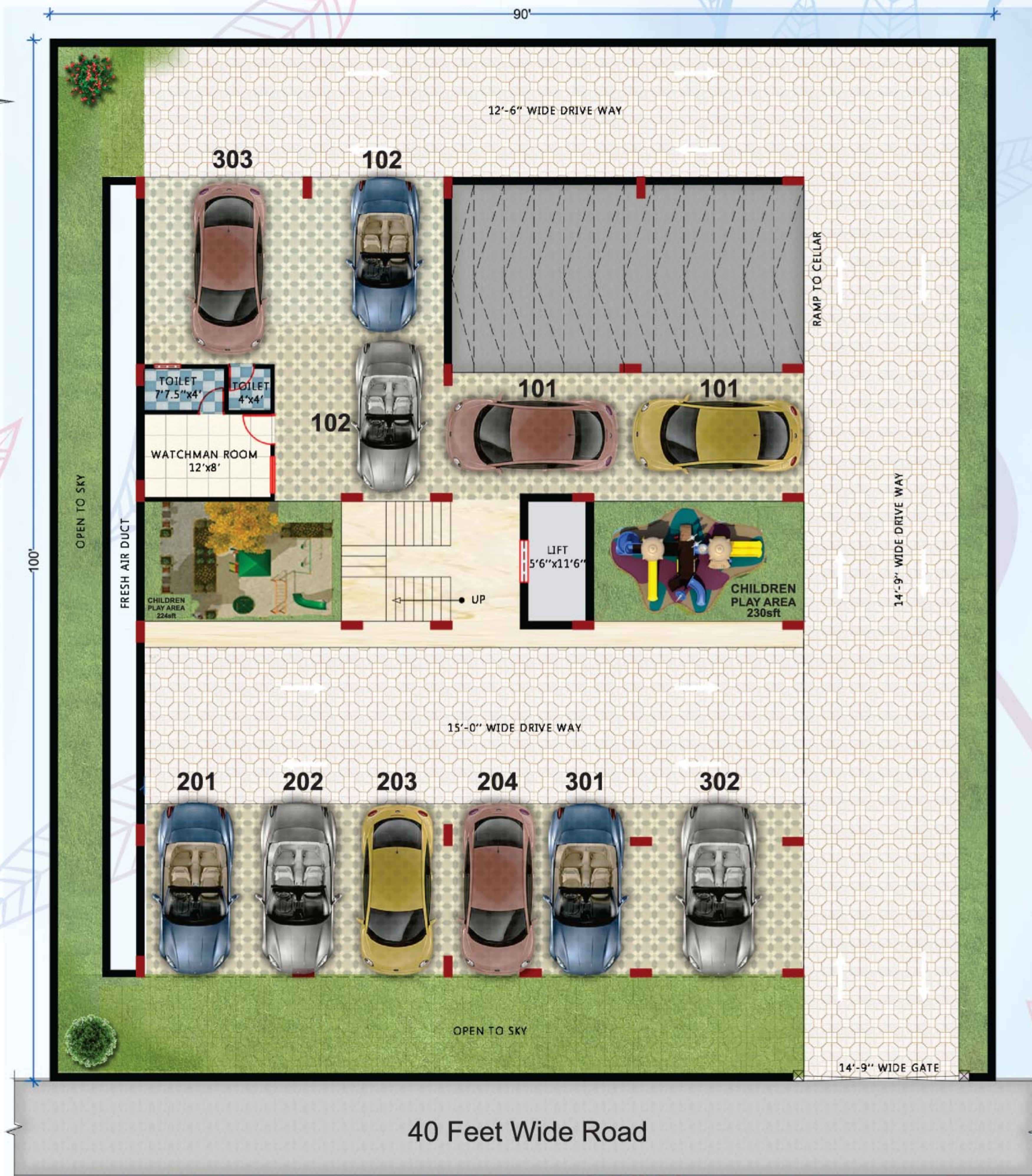
An organization breathes and expands when it is led by a dynamic, resourceful, experienced, lively and professional head. Mr. M.H. Kasimi is one such individual. He has led Apna Ghar Infrastructures India Pvt. Ltd., as its CEO & MD with skillful expertise, sound marketing knowledge and tremendous public relations ability. The owners of JALSA REGENCY Mrs. Moheeth Unnisa & Mrs. Afshan Kasimi are well experienced in the field of construction and real estate as they are working in Apna Ghar Infrastructures India Pvt. Ltd. for more than 10 years as Chair person and Administrative director respectively. They have experience in construction but viewing Mr. M.H. Kasimi qualitative construction, leadership skills, knowledge in construction and real estate, marketing strategy, attractive speaking skills with customers and also by viewing construction of (G + 1) more than 15 villas @ Apna Ghar Infrastructures India Pvt. Ltd. constructed 3 Nos. of (Stilt + 5 Floors) apartments in the heart of the city of Hyderabad, Watan Residency close to Lanco Hills and KK Heights, KK Livings @ King Koti.

Have decided to make Mr. M.H. Kasimi supervise and manage JALSA REGENCY with full responsibility of construction and marketing.

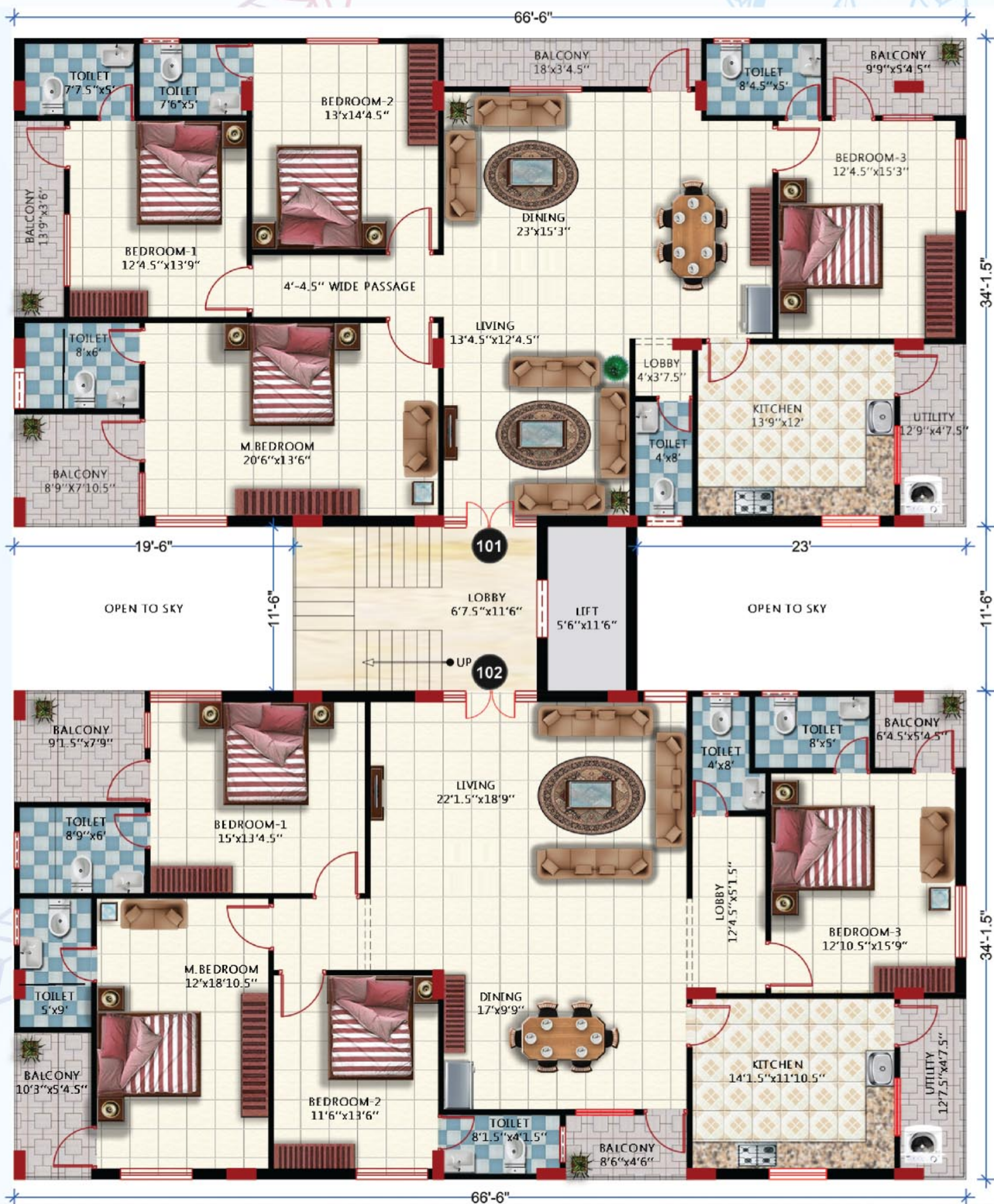




Cellar Floor Plan



Stilt Floor Plan



First Floor Plan



40 Feet Wide Road

2nd, 3rd, 4th & 5th Floor Plan



Sixth Floor Plan

SPECIFICATIONS

FOUNDATION / STRUCTURE
RCC Frame Structure in accordance with IS:456:2000

WALLS
6” thick External and 4” thick Internal wall with AAC Blocks.

WALL FINISHES
Internal walls / ceiling: Double coat cement plaster of 12mm thick with smooth surface treated with luppam / putty and painted with acrylic emulsion of approved colour and brand.

External wall: Double coated sand faced cement plaster of 18mm thick sponge finish and external paint of Asian ACE.
Exterior Cladding / Texture Paint: Sand stone / slate stone cladding and texture paint at designated areas.

FLOORING
Indian Marble flooring (in hall of size 3’ x 5’ and marble tiles of size 15” x 24” in all other rooms) with 4” marble skirting and non-skid ceramic tile flooring in toilets, balcony and utility areas.

DOORS AND WINDOWS
Main Door: Teak wood panelled shutter with teakwood frame finished with melamine polish with good quality hardware with suitable locking arrangement of godrej or equivalent.
Internal Doors: 32mm thick moulded flush doors with enamel paint with teak wood frame fixed with hardware of godrej or equivalent.
Windows: 3 track powder coated Aluminium casement sliding windows with 4mm thick clear glass and SS insect screen and MS safety grills..

LIFT
8 passenger lift of KONE make.

DESIGN & AESTHETICS
No common walls for flats with contemporary elevation.

KITCHEN
Granite platform, stainless steel sink with power provision for chimney.

ELECTRICAL INSTALLATION
Concealed copper wiring for light, fan, plug and power plug points wherever necessary. Power plug for refrigerator, mixer grinder, microwave oven and chimney in kitchen for washing machine in utility. AC points in 2 bedrooms. Modular switches of make GM / Anchor Roma or equivalent. Telephone / Data connections: Power plug points for TV & computer in Hall and Master Bedroom and telephone point provision in Hall and Master Bedroom.

SANITARY & PLUMBING WORKS
Sanitary fittings: ISI certified ceramic ware of superior quality in ISI certified CP fittings for toilets and kitchen of make Elvis or equivalent.
Water supply piping: Superior quality CPVC / GI piping with special fittings as per relevant specifications.
Drainage and Rain water piping: Superior quality PVC piping with special fittings as per relevant specifications.

STAIRCASE RAILING / EXTERNAL HAND RAILING
One meter high SS railing for staircase and balconies.

FALSE CEILING
Contemporary Design false ceiling in hall of Gypsum board.

Amenities


Kids
Play Area


24x7
Surveillance


Power
Backup


Independent
Flats


Security


Lift


Sky Pool


Gymnasium


Club House


Sky Garden


Reserved Parking

Flat Size Specification as per RERA Rules

FLOOR	FLAT No.	TYPE	FACING	PARKING LOT	SALEABLE AREA	COMMON AREA	TOTAL AREA
1 st Floor	101	4 Bedroom	South	101	2676	1381	4057
	102	4 Bedroom	North	102	2676	1381	4057
2 nd Floor	201	3 Bedroom	East	201	1176	607	1783
	202	3 Bedroom	West	202	1177	607	1784
	203	3 Bedroom	West	203	1164	601	1765
	204	3 Bedroom	East	204	1165	601	1766
3 rd Floor	301	3 Bedroom	East	301	1176	607	1783
	302	3 Bedroom	West	302	1177	607	1784
	303	3 Bedroom	West	303	1164	601	1765
	304	3 Bedroom	East	304	1165	601	1766
4 th Floor	401	3 Bedroom	East	401	1176	607	1783
	402	3 Bedroom	West	402	1177	607	1784
	403	3 Bedroom	West	403	1164	601	1765
	404	3 Bedroom	East	404	1165	601	1766
5 th Floor	501	3 Bedroom	East	501	1176	607	1783
	502	3 Bedroom	West	502	1177	607	1784
	503	3 Bedroom	West	503	1164	601	1765
	504	3 Bedroom	East	504	1165	601	1766

OUR PROJECTS




watan
CONSTRUCTIONS
@ Gachibowli




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KK HEIGHTS
@KINGKOTI




CITY DEVELOPERS
KK LIVINGS
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OWNERS & BUILDERS
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@ Kothur



Rajiv Gandhi International Airport





Luxurious Apartments with Sky Gardens, Gym and Club House

Project Address

Plot No. 34, Opp: Bureau of Immigration
Mamidipally Village, Balapur Mandal
R.R. District, Telangana - 500005

Project Approved by :



Marketed by :



GAK GROUP
WITH YOU ALWAYS, ALL WAYS®

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Email : sales@gakgroup.in

Owners, Builders & Developers

JALSA DEVELOPERS

16-2-750/22, Sapotabagh
Saidabad, Hyderabad, T.S. - 500059

Architects & Structural Engineers



RIMM ENGINEERING CONSULTANTS PVT. LTD.

NOTE: The concepts mentioned are indicative only. Developer reserves the right to use substitutes of equipment quality. Developers also right to any alterations in plans, elevations and specifications. All projects are subject to change any option other than the given specifications is at extra cost and at the discretion of the developer. This document is conceptual only and legal offering.