A project of J. S. Infrarealty Pvt. Ltd.

“JS” - The Address



- 2/3/4 BHK apartments
- 1100 Sqft, 1600 Sqft & 2300 Sqft
- Located right at the heart of the city
- Biggest project of East Kanpur
- Well connected by road network
- 8 minutes drive from Mall Road
- Spacious and open design patterns
- Surrounded by acres of Greenery maintained by Cantt, Kanpur
- Next to convenient retail hub and leisure destinations

Located at: Lal Bungalow, Jajmau, Kanpur

J.S. GROUP

better things are coming!



(Aerial View)

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(Front View)

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(Rear / Road View)

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LOCATION / KEY DISTANCES

Mall Road 6 kms
Kanpur Airport 5.1 kms
Z-Square shopping mall 7.9 kms
Golf Club 2.7 kms
Cawnpore Club 4 kms
Central Railway Station 6.6 kms

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(SITE PLAN)



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(2 BEDROOM FLAT - Area 1100 sqft)

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(3 BEDROOM FLAT - Area 1600 sqft)

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(4 BEDROOM FLAT - Area 2300 sqft)

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Time linked plan for Flats:

Particulars	Rate of Payment	Others
On Expression of Interest (EOI)	10%	-
With 03 months of EOI	6%	-
With 06 months of EOI	6%	-
With 09 months of EOI	6%	-
With 12 months of EOI	6%	-
With 15 months of EOI	6%	-
With 18 months of EOI	6%	-
With 21 months of EOI	6%	-
With 24 months of EOI	6%	-
With 27 months of EOI	6%	-
With 30 months of EOI	6%	-
With 33 months of EOI	6%	-
With 36 months of EOI	6%	-
With 39 months of EOI	6%	+ 50% parking
With 42 months of EOI	6%	+ 50% parking
With 45 months of EOI	6%	+ Club Membership + IFMS + Electric Charges
On Possession		Balance on any Account

Down payment Plan (10% discount) :

On Expression of Interest	10%
Within 45 days of EOI	85% + Parking + Club Membership + Electric Charges
Within 45 months of EOI	5% + IFMS

J. S. INFRAREALTY PRIVATE LIMITED
CIN : U45400UP2011PTC043935
Registered Office:
16/80-1, Civil Lines, Kanpur - 208 001
Tel: +91 512 23050 42/73/81

Other Charges payable:

S. No.	Particulars	Amount
1	Car Parking on Ground Floor & Basement	Rs. 1,75,000.00
	Open Car Parking	Rs. 1,00,000.00
	Prices are for One (01) Car parking only (One parking compulsory, more are subject to availability and condition)	
2	Interest Free Maintenance Security	Rs. 25,000.00
3	Club Membership	Rs. 25,000.00
4	Electric Power Station Charges (Transformer, KESCO, DG Set, Panels, Meters etc.)	Rs. 50,000.00

Note:

All payments shall be made only through Account payee Cheque / DD favoring "J. S. Infrarealty Pvt. Ltd." payable at Kanpur, or through RTGS; below is our account detail:

Name : J. S. INFRAREALTY PRIVATE LIMITED
A/c No. : 913020028928901
Type of A/c : CURRENT
Bank Name : AXIS BANK
Branch : CIVIL LINES, KANPUR
IFS Code : UTIB0000133

Applicable "Service Tax" and all other present & future taxes, imposed by the Government from time to time shall be borne by the buyer in addition to the due installments.

Contact Person : Mr. Sayed Ahsamuddin / Mr. Rafat Ali
Mobile No : +91 8081 2976 89 / +91 9450 3399 76
Email: realestate@jsgroupindia.com

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Features:

1 - Earthquake resistant RCC frame structure
2 - 1st class brickwork in cement mortar for walls
3 - Beautiful False Ceiling Designs in drawing and dining rooms
4 - Steelwork in gates and balcony railings
5 - Hardwood chaukhats for doors and windows
6 - Elegantly designed Melamine Moulded Doors
7 - Glazed Wooden Window Shutters
8 - Vitrified Tile Floors
9 - Tile work in Dados of Toilets and Kitchens
10 - Walls and Ceilings to be painted in soothing pastel shades
11 - Steelwork painted with enamels
12 - Electrification with copper conductors recessed in walls and ceilings
13 - Good quality materials used for sanitation and plumbing
14 - Branded sanitarywares and bathroom fittings
15 - Modular Kitchen
16 - Water Supply from Borewell to Overhead Tank, Tank to Flats
17 - Rainwater harvesting is done
18 - Nine (09) high speed elevators for convenient movement
19 - 24 hours power backup
20 - Fire safety measures shall be taken
21 - Facility of Video Door Phone, InterCom and CCTV surveillance
22 - Terrace, Sunken Slabs of Toilets and Kitchens shall have proper water proofing treatment.

Facility Center:

Gymnasium, Swimming Pool, Club House For Indoor Games, Badminton Courts, Children's Play area and Ample Green area for leisurely walks and relaxation.



Note:

2 Wall mounted Commode and 1 Indian Seat in Toilets (For apartment 1600 and 2300 sqft area). 1 wall mounted Commode and 1 Indian seat in Toilet (For 1100 sqft apartment)

Back up power 4 KVA (for Apartments 1100 sq ft area), 5 KVA (for apartment 1600 sq ft area) and 6 KVA (for apartment - 2300 sq ft area).