

INDEX

- 1) Introduction
- 2) Project details
- 3) Location map
- 4) Floor plans
- 5) Amenities and Specification
- 6) Flats details
- 7) Gallery
- 8) Payment schedule
- 9) Other charges
- 10) Banks partnered
- 11) Contact us

ASERA SHELTERS

Asera Shelters & Investments is a part of the Asera Conglomerate since its inception in the year 1995. We are a privately-held construction company that doesn't build houses, it builds homes.

We don't simply roll out another home like all the others. Whether it is an architecturally designed home or a modest conventional home we can manage your project from the planning stage to completion.

We will work with you every step of the way to help turn your dreams and ideas into reality. Not only can we see and forecast what's possible, we make it happen under the most extraordinary conditions imaginable.

We are known for being the kind of partner you can really build something with. Like Trust

Asera Shelters & Investments Ltd Homes have these features

- Quality building materials and fittings
- Impact factor from the street frontage
- Contemporary neutral styling
- Generous open plan living areas
- Impressive entrance foyers
- Elevated feature ceilings
- Superior finishing
- Landscaped for indoor/outdoor flow



Introduction to NEELKAMAL

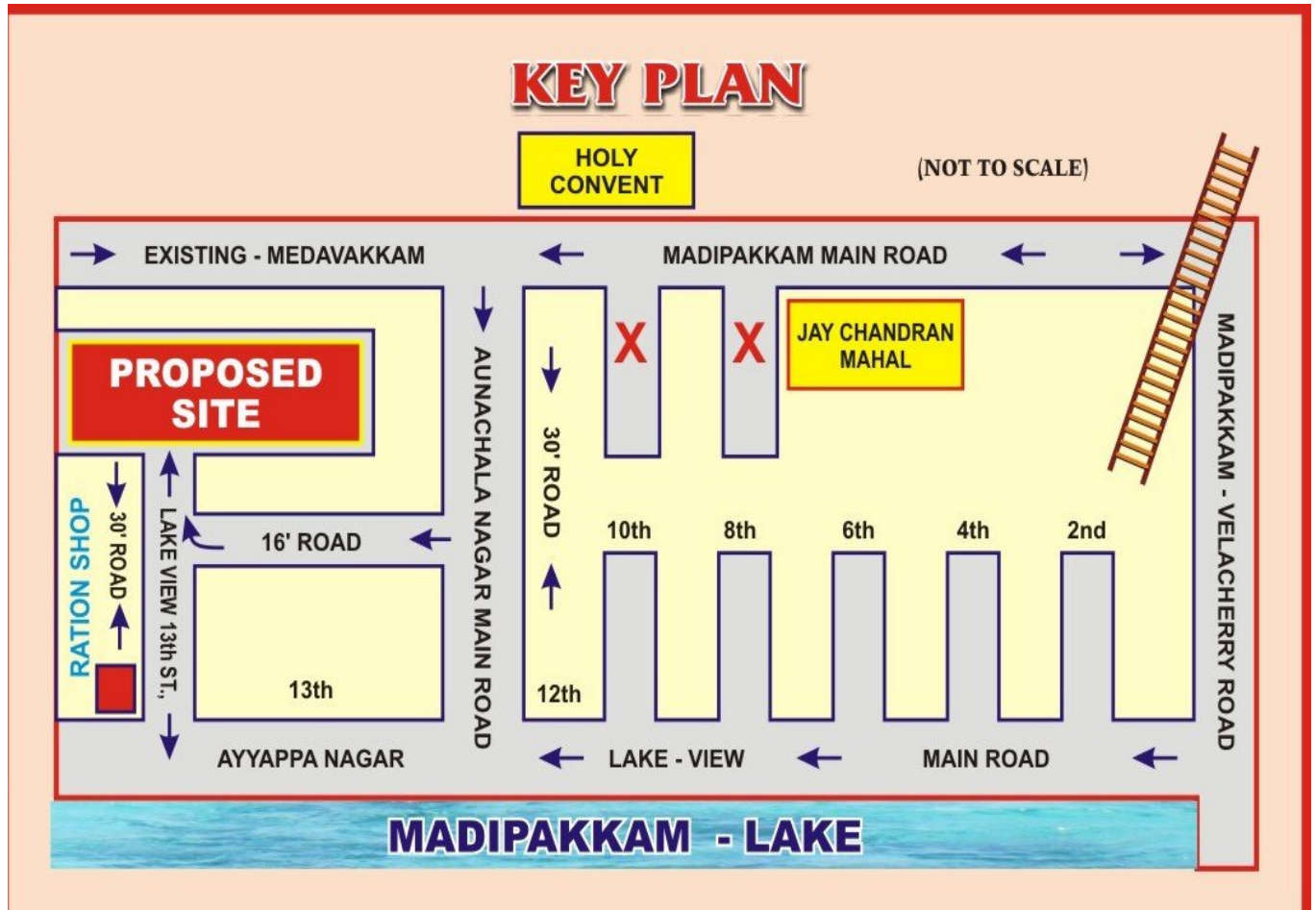
Preciously affordable and 100% vastu compliant homes from ASERA SHELTERS. **NEELKAMAL** is a gated community which has 52 smart affordable homes set in 4 floor high rise buildings. Homes at NEELKAMAL are available in 2 & 3 BHK variants with sizes ranging from 935 sq ft – 1325 sq ft. These smart affordable homes are priced at Rs 40 lakhs onwards and make a very good investment as they are located in MADIPAKKAM which has high potential for appreciation.

Project Details

Project	NEELKAMAL
Address	13, Lake View Street, Keelkattalai – Madipakkam . Chennai 600117
Land Area	27,137 sq , 11.30 grounds
No of Apartments	52 Apartments
Type	36 - 2bhk flats , 16 - 3bhk flats
Size of the Apartment	2bhk (935sq – 1035sq) , 3bhk (1288sq – 1325sq)
No: Of Floors	Stilt + 4
No: Of Blocks	3 connectivity blocks
Possession by	Second Quarter of 2014

Location Map

KEY PLAN



This architectural floor plan illustrates a multi-story residential building with a central corridor and lobby. The plan is divided into several units, each with its own set of rooms and dimensions. The units are color-coded and labeled with numbers in circles, indicating different types or configurations of housing.

Units and Room Details:

- Unit 6 (Top Left):** Includes a bedroom (13'5" x 10'), kitchen (10' x 8'), living/dining (11' x 10'), and bathroom (4' x 7').
- Unit 7 (Top Middle):** Includes a bedroom (14'9" x 10'), kitchen (7'3" x 10'), living/dining (14'9" x 10'), and bathroom (4' x 7').
- Unit 8 (Top Right):** Includes a bedroom (12'9" x 13'), kitchen (8' x 10'), living/dining (15' x 10'), and bathroom (4' x 7').
- Unit 9 (Middle Right):** Includes a bedroom (13'7" x 11'4"), kitchen (9'4" x 8'), living/dining (15' x 10'), and bathroom (4' x 7').
- Unit 10 (Middle Left):** Includes a bedroom (12'2" x 10'), kitchen (9' x 10'), living/dining (11' x 10'), and bathroom (4' x 7').
- Unit 11 (Middle Right):** Includes a bedroom (11'7" x 9'6"), kitchen (8'4" x 10'), living/dining (11' x 10'), and bathroom (4' x 7').
- Unit 12 (Middle Left):** Includes a bedroom (10' x 10'5"), kitchen (8'4" x 10'), living/dining (13'3" x 10'8"), and bathroom (4' x 7').
- Unit 13 (Middle Right):** Includes a bedroom (10' x 10'5"), kitchen (8'4" x 10'), living/dining (13'3" x 10'8"), and bathroom (4' x 7').
- Unit 14 (Bottom Right):** Includes a bedroom (11'4" x 10'), kitchen (8' x 10'), living/dining (12'5" x 10'3"), and bathroom (4' x 7').
- Unit 15 (Bottom Left):** Includes a bedroom (11'4" x 10'), kitchen (8' x 10'), living/dining (12'5" x 10'3"), and bathroom (4' x 7').

Common Areas:

- Lobby:** Located in the center of the building, featuring a staircase and a central entrance.
- Staircase:** Located in the center of the building, providing access to different floors.
- Entrance:** Located at the bottom center of the building, leading into the lobby.

Room Dimensions:

- Bedrooms: 13'5" x 10', 14'9" x 10', 12'9" x 13', 13'7" x 11'4", 12'2" x 10', 11'7" x 9'6", 10' x 10'5", 13'3" x 10'8", 10' x 10'5", 11'4" x 10', 11'4" x 10'.
- Kitchens: 10' x 8', 7'3" x 10', 8' x 10', 9'4" x 8', 9' x 10', 8'4" x 10', 8'4" x 10', 8' x 10', 8' x 10'.
- Living/Dining: 11' x 10', 14'9" x 10', 15' x 10', 11' x 10', 13'3" x 10'8', 13'3" x 10'8', 12'5" x 10'3', 12'5" x 10'3'.
- Bathrooms: 4' x 7', 4' x 7', 4' x 7', 4' x 7', 4' x 7', 4' x 7', 4' x 7', 4' x 7', 4' x 7'.

Other Features:

- Staircase:** Located in the center of the building, providing access to different floors.
- Entrance:** Located at the bottom center of the building, leading into the lobby.
- Room Dimensions:** Various dimensions are provided for each room, such as 13'5" x 10', 14'9" x 10', 12'9" x 13', 13'7" x 11'4', 12'2" x 10', 11'7" x 9'6', 10' x 10'5", 13'3" x 10'8', 10' x 10'5", 11'4" x 10', 11'4" x 10'.

Specification

- CMDA approved
- 2' x 2' Vitrified Tiles in all rooms
- Vaastu complaint
- Bathroom Fittings –Jaquar or Similar
- Sanitary Fittings – Hind ware/ Parry ware or Similar
- Designer Bathroom Tiles
- Imported Paneled Doors
 1. Main Doors Designer polished door
 2. Room Hard wood frames flush door
 3. Bathroom Designer PVC water proof doors
 4. Windows Wooden hard PVC windows
- Emulsion Paint for Walls & Ceiling
- Granite Platform in Kitchen
- ELCB & MCB provided
- Exhaust Fan Provision in Kitchen
- Electrical Provision for AC in all rooms
- T.V. & Telephone points in master bedroom and hall
- 3 phase electrical connection
- Adequate Electrical Points in all rooms

AMENITIES

- GYM
- 3 Nos. Fully Automated Elevators
- Walking and Jogging Tracks
- Shuttle Court
- Television and Telephone points
- Main Door will be Designer Door
- Option : U.P.V.C. Windows
- Ample Car and Bike Parking
- Caretaker or Lumber Room
- Servants Toilets
- Conference Room

FLAT DETAILS – FIRST FLOOR

FLAT No.	SALEABLE AREA	UNDIVIDED LAND SHARE
1	945	462.06
2	935	457.17
3	939	459.13
4	943	461.08
5	1288	629.77
6	1325	647.86
7	1024	500.69
8	1035	506.07
9	1321	645.90
10	1303	637.10
11	939	459.13
12	937	458.18
14	945	462.07
15	935	457.18

FLAT DETAILS – SECOND FLOOR

FLAT No.	SALEABLE AREA	UNDIVIDED LAND SHARE
16	945	462.06
17	935	457.17
18	939	459.13
19	943	461.08
20	1288	629.77
21	1325	647.86
22	1024	500.69
23	1035	506.07
24	1321	645.90
25	1303	637.10
26	939	459.13
27	937	458.18
28	945	462.07
29	935	457.18

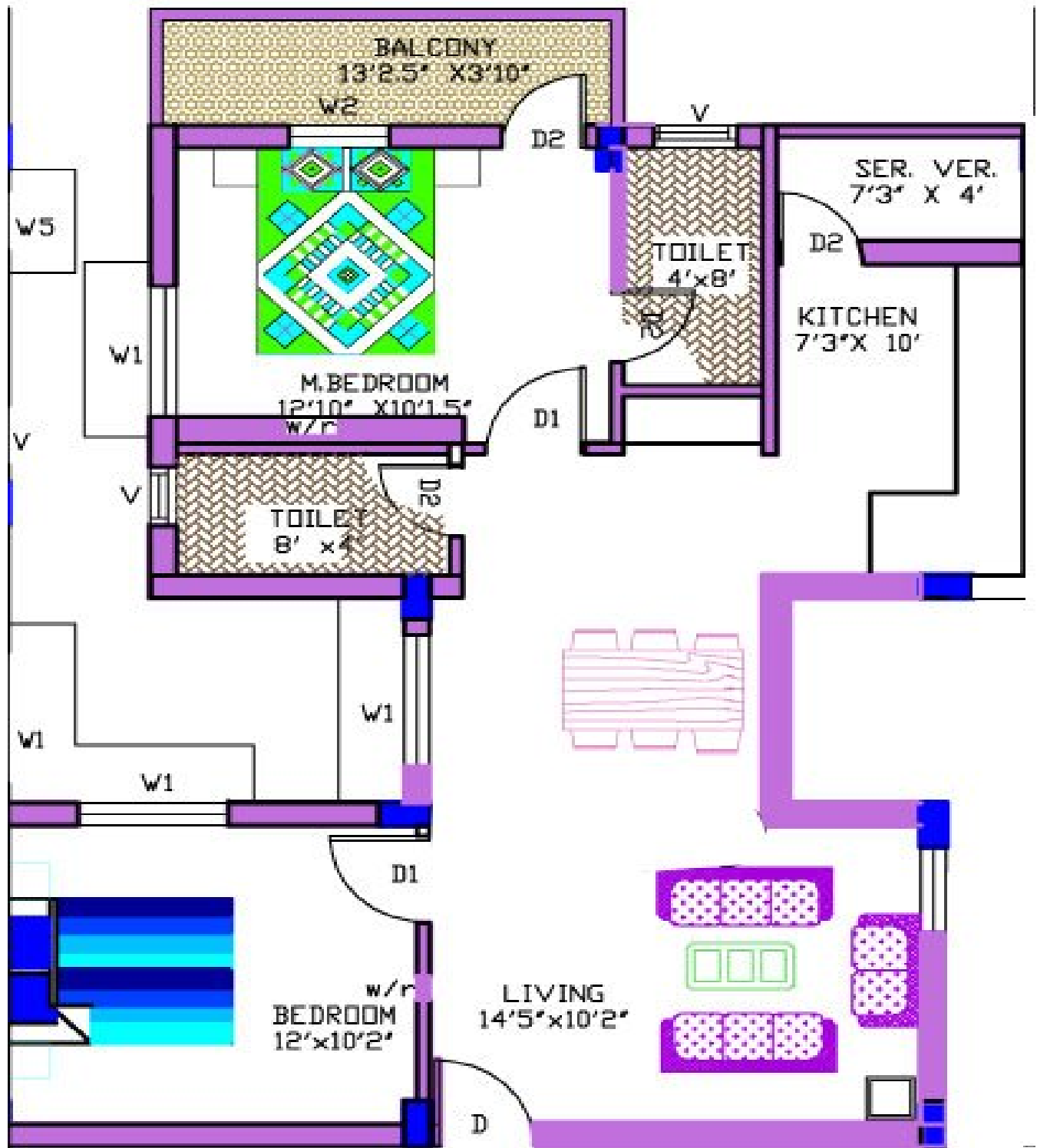
FLAT DETAILS – THIRD FLOOR

FLAT No.	SALEABLE AREA	UNDIVIDED LAND SHARE
30	945	462.06
31	935	457.17
32	939	459.13
33	943	461.08
34	1288	629.77
35	1325	647.86
36	1024	500.69
37	1035	506.07
38	1321	645.90
39	1303	637.10
40	939	459.13
41	937	458.18
42	945	462.07
43	935	457.18

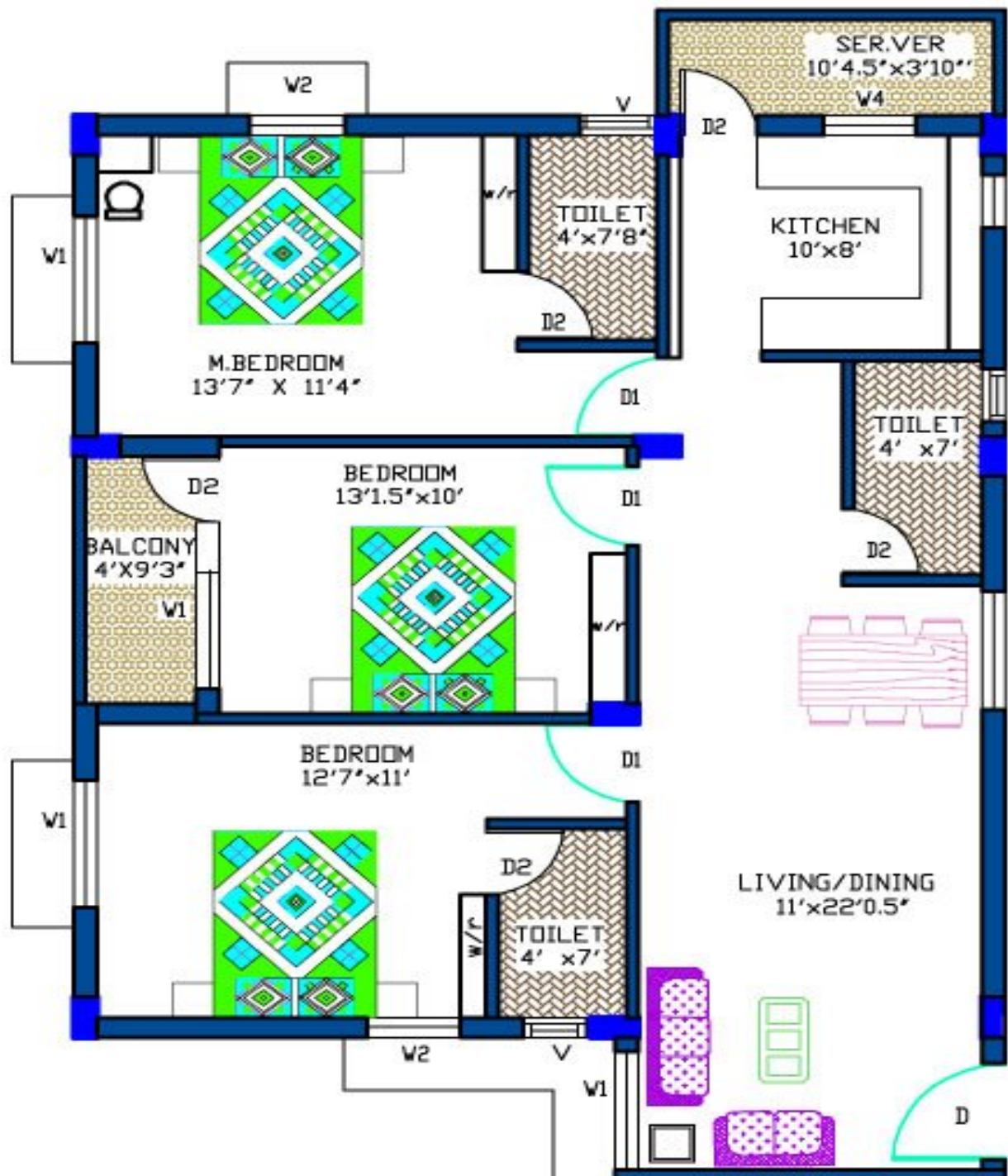
FLAT DETAILS –FORTH FLOOR

FLAT No.	SALEABLE AREA	UNDIVIDED LAND SHARE
44	945	462.06
45	935	457.17
46	939	459.13
47	943	461.08
48	1288	629.77
49	1325	647.86
50	1024	500.69
51	1035	506.07
52	1321	645.90
53	1303	637.10

Layout of a 2 BHK APPARTMENT



Layout of a 3 BHK FLAT



PAYMENT SCHEDULE

ON BOOKING	RS. 1,00,000
WITH IN 7-10 DAYS (SINGING OF THE SALE AND CONSTRUCTION AGREEMANT)	10 %
WITH IN ONE MONTH (SIGNING OF THE U.D.S)	30 %
ON COMPLETION OF THE FIRST FLOOR ROOF SLAB	10 %
ON COMPLETION OF THE SECOND FLOOR ROOF SLAB	10 %
ON COMPLETION OF THE THIRD FLOOR ROOF SLAB	10 %
ON COMPLETION OF THE FOURTH FLOOR ROOF SLAB	10 %
ON COMPLETION OF BRICK WORK AND INNER PLASTERING	10 %
ON COMPLETION OF FLOORING	5 %
DURING HANDING OVER THE KEYS	5 %

Other charges

	PARTICULARS	RUPEES
1.	COVERED CAR PARK (open car park later options)	1,50,000
2.	a) EB III PHASE CONNECTIONS b) WATER CONNECTIONS c) SEWAGE CONNECTIONS	1,00,000
3.	INFRASTRUCTURAL CHARGES	25,000
4.	GENERATOR BACKUP AND LEGAL CHARGES	50,000
5.	TOTAL	3,25,000

Note 1: Excluding Service Tax, Sales Tax and any other government tax levied which will be charged at actual and the same is to be paid by the party of the second part before taking possession of the flat.

NOTE 2: Excludes a registration charge which has to be paid separately.

Banks Partnered



LIC



HDFC



AXIS



SBI



INDIA BULLS

Contact us

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Note: subject to any changes.