FAQ KAILASH ENCLAVE

1) How centrally located is this project?

This Project Kailash Enclave is located at Santhospuram .Its 500 meters from santhospuram bus stop and velachery mainroad.Its 2.5 km to medvakkam junction and 7 km to Sholinganallur junction . It's a center to east tambaram, medavakkam, medavakkam koot road , vengaivasal, Selaiyur , Rajakilpakkam, Mdambakkam etc.

2) Are all flats vastu compliant?

Yes, we believe in vastu and all flats are designed based on vastu principle. We have our own vastu articles in our blog. By going through our blog you can understand how much we give importance to vastu and how we follow the vastu principle in our designs.

3) Does this Builder Floor Apartment has lift?

Yes , it does have lift.

4) What type of Flats available?

2BHK and 3BHK

5) What are the materials you use and are those of good quality?

We use only premium and top quality brand materials in our construction. Each material like bricks, M sand, steel etc are tested at the site as per IS construction standards we also take quality certificates and warranty documents from our suppliers which will be shown to you when you do the visit our projects.

6) What are the banks approved for this project?

We have tie up for all major banks which has lowest interest rate and you can go with any bank as well as your wish.

7) Is the price negotiable or fixed?

Yes, the prices are negotiable. We will try to give the best price possible by us.

15) Is there ample car parking for all the flats?

We make sure at the time of designing that every flat owner gets proper car parking spaces. We also make sure that all flat owners have independent car parking so one should not be dependent on others for parking their car and taking out their car.

16) How can I book the apartment as I am abroad?

Yes you can . We have lot of NRI clients and we will guide you step by step

17) Any measures for avoiding heat at the top floor ?

Yes we use top quality heat resistant tiles which helps to reflect back the direct heat with its white color component. You can check when you come for a site visit and you can see our pervious construction

18) what is the completion date for this Project ?

We have detailed schedule for all the projects we do. We when you visit our site we will show you the detailed GANTT chart of this project and we also update the progress with photos and videos every month.

19) What will be the registration and other government charges?

All the government charges will be explained at the time of booking as the government rules and regulations keeps on changing very frequently

20) Can we see your companies Standard of operating Procedures and checklists, daily site reports and material testing reports

Yes we will be happy to explain you our operation process and quality systems

21) Does this Project has power backup?

No. It has inverter Provisions only

22) Is this Project a gated community ?

No its not a gated community or society .Its a Builder Floor apartment and it doesn't have big maintenance charges like gated community

23)What about the UDS ?

it will be 50% of the total built up area on average

24) what about maintaince after the handover ?

For any quality issues we take one year full guarantee. once in six we visit our old projects ourselves to check if any issues persist.

25) Can we visit your previous projects before booking ?

yes of course. You can visit our recently completed ones and also old ones

26) Can we do modification in the flat ?

Yes. we dont encourage anything that will affect the structure of the building. But modifications can be done depends on the type of it

27) Will you provide lofts , Shelves especially at bedrooms and kitchen ?

yes we do provide. No extra charges for that.

28) Do we get choice to choose tiles and paint color?

Yes you can. We will show you what we use which is of top quality but If you want very premium ones you have to pay the difference

What is a Builder Floor Apartment ?

Builder Floor Apartments is normally a building with less number of flats or apartments. There wont be many amenities as multistory apartments or gated community

What is a benefit in Builder Floor Apartment ?

Very Less Maintenance
No Hidden Cost
Less Water Issues
More UDS
Good Rental Income
Easy Resale
Timely Completion
Better ROI in long term

What is a benefit in Multi Story Apartment ?

Better Security
Good For aged people
Parks and play area for kids
Belonging to a society
Amenities like power backup is a plus
Less Drainage issues compared to builder floor apartment

But People rarely use all the amenities

Maintenance cost becomes a burden after sometime, It increases year by year and giving on rent becomes issue as the tenant wont be interested to pay the rent . water issues will be there as the number of houses will be more etc

call 9940437777 / 9551517777 for any doubts on buying a property or building construction

happy to help :-)