



**AGATHIYAR
BUILDERS**



IMMANUEL HOMES

Quality You Can Trust, Dreams
You Can Live

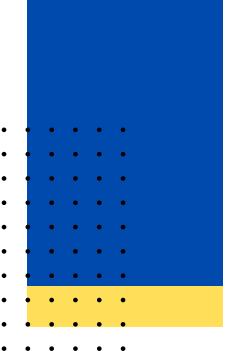


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LET US BUILD **YOUR DREAM** TOGETHER

30 Years Experience
of Craft the dreams

AGATHIYAR BUILDERS

About Us

At Agathiyar Builders, we don't just build houses—we bring your dreams to life. Guided by our mission to "Promote your dreams," we craft homes that reflect the aspirations and desires of every family. We know that a home is more than just bricks and mortar; it's a place where memories are made, milestones celebrated, and lives nurtured. That's why we put our heart into every project, ensuring each home is built with the finest attention to detail, uncompromising quality, and a personal touch that speaks to your unique vision.

Our unwavering commitment to customer satisfaction drives us to go above and beyond, creating spaces that offer comfort, beauty, and longevity. With Agathiyar Builders, you're not just buying a home—you're investing in a legacy of trust, care, and the pursuit of excellence. Let us build the foundation of your future, where your dreams take shape and flourish.

IMMANUEL HOMES

Our premium quality apartments are designed to be more than just a living space. With 3 beautifully designed floors and 6 spacious 2 BHK flats, you'll find the perfect place to create lasting memories.

Every flat masterfully combines luxury and practicality, ensuring your home reflects your dreams. Generous windows invite bright, natural light, filling your space with warmth and positivity. At Immanuel Homes, we believe that a true home is where memories blossom—from joyful laughter to the delightful scent of home-cooked meals, every moment enriches your life.

Flat Details

FLAT NO	TYPE	FACING	BUILUP AREA	UDS AREA
F1/S1/T1	2 BHK	SOUTH	871 SQ.FT	376 SQ.FT
F2/S2/T2	2 BKH	NORTH	980 SQ.FT	424 SQ.FT

We invite you to craft a lifetime of cherished memories. It's not just about finding a place to live; it's about becoming part of a vibrant community where you and your family can flourish, grow, and shape the future you dream of. Welcome home!



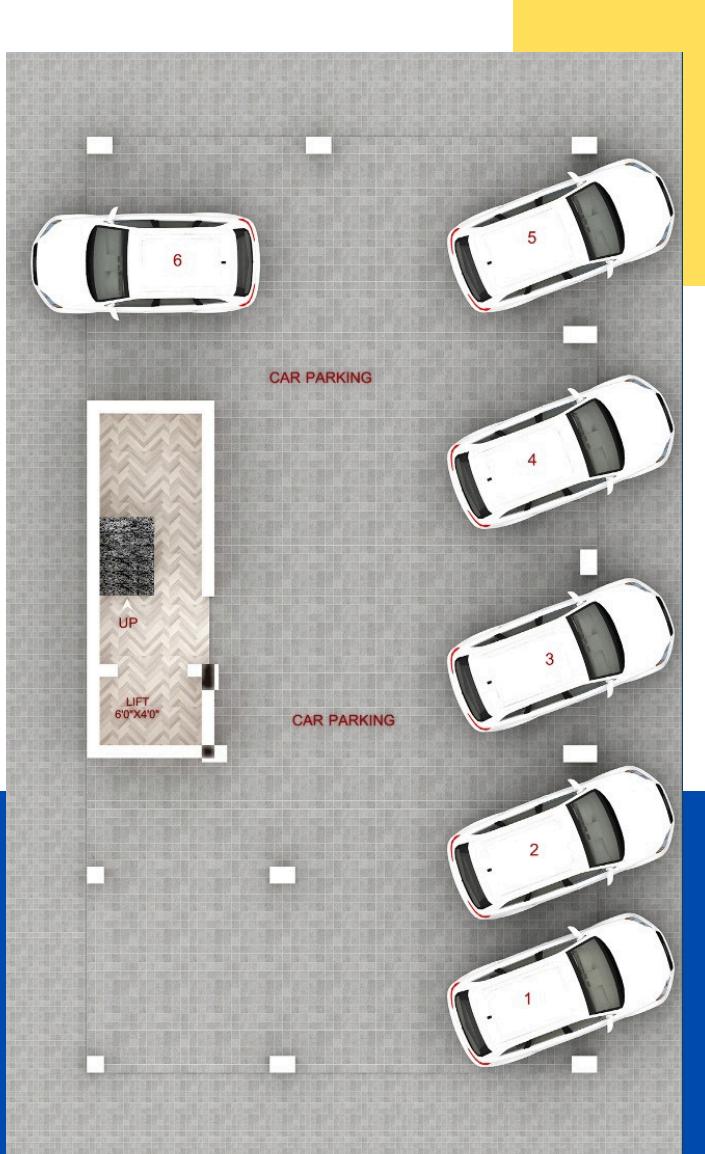
TOP VIEW OF 1,2,3 FLOORS



SIDE VIEW OF 1,2,3 FLOORS



GROUND FLOOR TOP VIEW



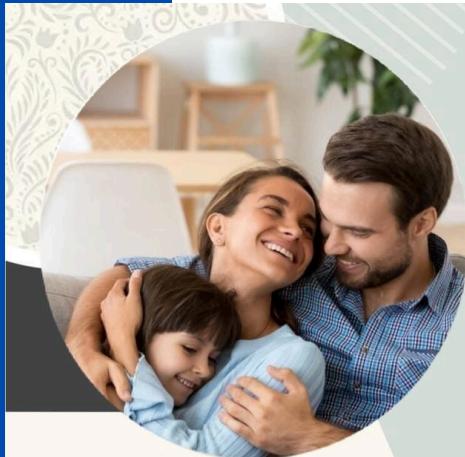
SPECIFICATIONS



SPECIFICATION	DETAILS
STRUCTURE	RCC framed structure
Flooring	Verified Tiles with 24"X24" with 4" Skirting
Toilets	Anti skid Floor Tiles and 12"X18" Wall Tiles up to roof level
Painting	Internal Two coat of wall putti for smooth finish and two coat of Asian Tractor emulsion.External Two coat of Asian Ace exterior
Doors	Main door 1st quality teak Wood frame and Door with varnish polishing. Internal doors Teak Wood frame and Ready made doors
Windows	UPVC Windows
Kitchen	Granite Cooking Top with single bowl stainless steel sink with 4' wall tiles
Sanitary Wares/ Fixtures	Branded Floor Mount Western Closet in all Toilets
Water Supply	One Borewell and 12000 Lit Capacity Sump for metro Water
Electrical	AC points for all bedrooms and Hall
Safety Grills	Safety Grill For Main Door
CCTV	CCTV Installed in all floors
Car Parking	Indivitual Covered Car Parking for Every Flats
Lift	24X7 Lift Facility

BENEFITS – HomeCare Plus+

“With **HomeCare Plus+**, you are not just investing in an apartment—you are investing in hassle-free homeownership.”



AGATHIYAR
BUILDERS
PROMOTING YOUR DREAMS



PROTECT Your Dream Home

More than just a home—it's where your heart is, So We, HomeCare Plus keep your dream home safe, with a year of free repairs and lifelong support. Protect what matters you more and enables you to live carefree.



ELECTRICAL
WORKS



PLUMBING
WORKS



PAINTING
WORKS

HomeCare Plus+ is our exclusive service that provides homeowners with peace of mind through one year of coverage for all plumbing and electrical issues at no extra cost. During this period, our expert technicians will promptly address any problems that arise, ensuring your home stays in top shape.

But our commitment doesn't end there. After the first year, HomeCare Plus offers affordable, minimal-cost services for plumbing and electrical repairs, so you can rest easy knowing you won't face expensive, unexpected maintenance costs down the line.

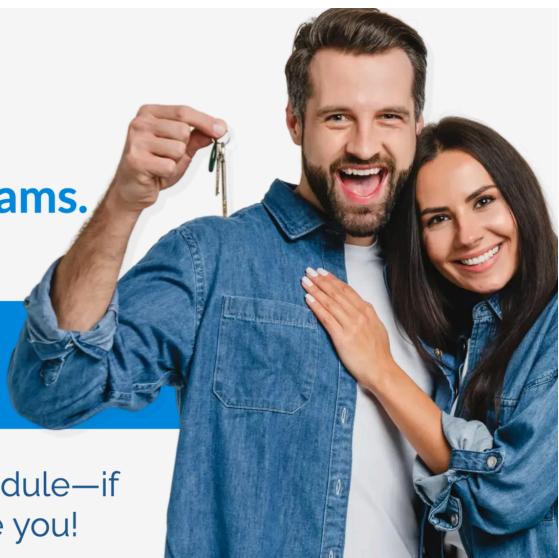
BENEFITS – Timely Delivery Assurance

**“Where your dream home meets
timely delivery!”**

Building Trust.
Delivering Dreams.



**On Time,
Every Time !**



Your keys on schedule—if
we're late, we owe you!

At Immanuel Homes, we know your dream home should arrive right on schedule. Our Timely Delivery Assurance guarantees that when you book with us, you'll receive a certificate with your apartment's scheduled delivery date. If we miss the promised date, we'll pay you a compensation of ₹50,000 for every month of delay—because your peace of mind matters. Experience a stress-free home-buying journey, where transparency is our promise.

To add even more confidence, we cover every step of our construction with 24/7 digital camera access so you can watch your dream home come to life in real time through your mobile. You're also welcome to visit the site or inquire about the status anytime. Join the Immanuel Homes family—your home awaits, and we're here to deliver it as promised!

BENEFITS – Buy and Benefit Together

“Bring Your People, Build Your Dreams, Save Big!”



Own Together Live Together

Buy with your people, Live with the ones you love, save with the ones you trust!

Create your dream community at Immanuel Homes—and save while doing it! With our Buy Together and Benefit Together program, you and your loved ones can own homes side by side, all while enjoying huge concession.

Refer a friend or colleague, and you'll get ₹1 lakh concession on your home, while they receive concession of ₹50,000. Build your future with the people who matter most. Save more, live happier, together.

PAYMENT DETAILS

Building Cost: ₹6,000 per sq.ft
(Pre-book Offer)
₹6,300 per sq.ft

EB, Drainage, Water Supply, Car Parking, Property Tax
₹ 3,50,000

FLAT NO	SALE AREA	TOTAL COST	STATUS
F1	871 SQ.FT	₹ 55,76,000	SOLD
F2	980 SQFT	₹ 62,30,000	AVAILABLE
S1	871 SQ.FT	₹ 55,76,000	SOLD
S2	980 SQ.FT	₹ 62,30,000	AVAILABLE
T1	871 SQ.FT	₹ 55,76,000	AVAILABLE
T2	980 SQ.FT	₹ 62,30,000	SOLD

****How to Compute** - Total Building Cost = (Cost per sq.ft × Sale Area) + ₹3,50,000
(for EB, Drainage, Water Supply, Car Parking, Property Tax)

Common Area Details (25% Included in ₹6000 per sq.ft)

- Lift, Staircase, and Head Room
- Sump and Water Tank

LOCATION

ADDRESS - PLOT NO. 194, EAST
BALAJI NAGAR 6TH STREET,
KALLIKUPPAM,CHENNAI -
600053



LOCATION ADVANTAGES

10 min From Ambattur OT
and Ambattur Railway Station

Near By Schools and Colleges
(Vellammal,Annai Violet) and
Super Markets (Relience,Zudio)

Near By Hospitals (Esvee, Stedford,
Mahalakshmi) and Thetres (Rakki
Cinemas)



**“ Become part of Immanuel
Homes and live the life you’ve
always dreamed of! “**



**"Secure your dream
home today—visit or
enquire for free, and
don't miss out!"**

Contact Us

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