

SPECIFICATIONS OF FINISHES

1. Reputed moulded door and frame. Height: 84 inches x Width: 41.5 inches (including frame). 35 mm thickness. Fittings: SS door handles (inside & outside), Godrej Ultra Mortise lock (preferred), latches (top latch & bottom latch), good quality door stoppers, hinges & peephole to also be provided.
2. All other doors of Sal frames and flush door with design beading provided with powder coated fittings. Bathroom Doors: Height: 84 inches x Width: 26 inches (excluding frame). Bedroom Doors: Height: 84 inches x Width: 32 inches (excluding frame). Fittings: Godrej cylindrical door handles cum lock (inside & outside), latches (top latch & bottom latch), good quality hinges & door stoppers to also be used.
3. Bathroom to have 7' height tiles on sides (up to the level of the false ceiling) & flooring as per samples selected by **DEVELOPER**. Bathrooms to have a false ceiling with grid panel. Provision for exhaust fan available.
4. White sanitary fittings of Hindware & Parryware with good quality Jaguar (solo or equivalent range) CP fittings including health faucets, hot & cold water connection in shower/bath area, granite counter top with ceramic wash basin & tap shower arm, shower head and cockroach trap in drain in all toilets, as per samples selected by **DEVELOPER**. European Water Closet (EWC) mounted against ledge (with granite top linked to the basin) in all bathrooms as per samples selected by **DEVELOPER**.
5. Solar Powered hot water system will be provided for as per the statutory requirements.
6. Kitchen to have 20mm black granite cooking platform over RCC slab with wall mixer and Single Bowl Single Drain stainless steel sink of 37" x 18" and hot & cold water supply in sink with 2 Ft. height ceramic glazed tiles above cooking platform, as per samples selected by **DEVELOPER**.
7. Flooring in hall, dining, bedrooms & kitchen to be of vitrified tiles with skirting, as per samples selected by **DEVELOPER**. Bedroom balcony's, utility areas & terrace areas to be provided with anti skid vitrified tile flooring with skirting, as per samples selected by **DEVELOPER**.
8. Windows of UPVC frame and shutters with clear glass & mosquito proof mesh

shutters and fitted steel protection grills (enamel painted).

9. Internal walls to be painted in acrylic emulsion paint of any shade and external walls with Asian Apex or equivalent paint. Weather proof paint to be used for the external walls.
10. Utility: Inlet & Outlet for washing machine to be provided.
11. Balconies & terrace: Drain for rain water / excess water to go out, will be provided.
12. Sump, pump and over head tanks of suitable capacity to be provided.
13. Entrance lobby to be decorated in granite as per architects design. Lobby area to also have name boards (with flat owners names), notice board & post boxes for each apartment. Stair case on all the floors will be in Kota stone/Granite. Railing of staircase to have min gap between railing grill. Flooring in lobby on all the other floors to be of granite material. Walls & ceiling in lobby & other common areas on each floor to be painted using acrylic emulsion paint. Lift cladding in Marble/Granite on all floors.
14. Intercom system: Each apartment will have an Intercom facility to the security room and to the other apartments.
15. Landscaping to be provided.

In addition the building will have the following:-

1. First class RCC concrete frames structure.
2. Walls of 8", 6" & 4" thick plastered concrete block masonry walls.
3. Apartment complex to have two entrance gates for vehicles & one entrance for individuals.
4. Concealed electrical, water and sanitary connections.
5. Electricals: Fire resistant electrical wires of reputed make to be used. All electrical wiring to be concealed with provision for TV, internet & telephone points in Master Bedrooms & living rooms and circuit breakers in each flat. Sufficient other plug points & light points in the living, dining, bedrooms, bathrooms, kitchen, utility areas & terrace will be provided. Switches to be of Anchor Roma

make modular type or similar. One Earth Leakage Circuit Breaker for each apartment. One Miniature Circuit Breaker for each room provided at the main distribution box in every apartment. A/C power point in Master Bed rooms & Living/Dining rooms. Provision for geyser to be made in all bathrooms. Provision for fridge, geyser, chimney & hob, water purifier, microwave . to be made in each kitchen. Provision for washing machine to be made in the utility area and terrace. 2 BHK and 3 BHK apartment will be provided with 4 KVA power and 6 KVA power respectively.

6. Generator of repute make to be provided with automatic changeover switch & power back up will be available to all apartments, elevator & common areas. Sufficient sound proofing cabin/container required for generator.
7. Deposits such as KEB, water, sewerage & sales tax prorata in respect of apartments allotted to each will be borne by them or their nominees.
8. Eight person capacity passenger lifts of Schindler Make will be provided (with automatic doors)
9. Stilt floor to have a security cabin (with lights, basic furniture, intercom facility), Generator enclosure, transformer with proper fencing enclosure, Electrical room, Toilet, external water points for gardening & car cleaning, Garbage Disposal area with containers. All common areas & parking areas to have sufficient lighting. Plug points at regular intervals in the parking area.
10. Flooring in stilt floor to be of IPS flooring (cement) material. Parking areas to be clearly demarcated with painted boundaries & with the relevant apartment number displayed on the top.
11. Electrical room to have all the statutory requirements as required by the BESCOM / Department of Electrical Inspectorate.
12. Rain water harvesting equipment to be installed, connected & commissioned.