

PROPOSED SPECIFICATIONS OF APARTMENTS

Category : 3 BHK & 4+1 BHK

STANDARD INCLUSIONS

STRUCTURE : RCC framed structure with AAC Blocks in all towers for better insulation and soundproofing.

EXTERNAL FINISH : Exterior Grade Dustproof Paint on exterior sections and glass on specific sections

BALCONIES : **Flooring** : Anti-Skid Vitrified Tiles ; **Walls and Ceiling** : Dust Proof Exterior Grade Paint ; **Railing** : MS Railing

ELECTRICAL FITTINGS : Electrical wiring in concealed conduits, provision of adequate light and power points ; Provision for Telephone, Internet, DTH / Cable and TV outlets ; Switches of Wipro / Havells/ L&T or Equivalent Brand & Protective MCBs

LIVING / DINING : **Flooring** : Premium Vitrified Tiles ; **Walls** : Premium Emulsion Paint ; **Ceiling** : Premium Emulsion Paint

BEDROOM(S) FINISHES : **Flooring** : Premium Vitrified Tiles ; **Walls** : Premium Emulsion Paint ; **Ceiling** : Premium Emulsion Paint

ELEVATORS : High Speed Elevators of Kone / Otis / Schindler or Equivalent Brand

KITCHEN : **Flooring** : Premium Vitrified Tiles ; **Walls** : Premium Emulsion Paint & Vitrified Tiles up to 2ft above counter ; **Ceiling** : Premium Emulsion Paint ; **Cabinets** : Premium Modular Kitchen Cabinets of Appropriate Finishes

WASHROOMS : Fully Equipped Washroom with Branded CP and Sanitary Fittings (Jaquar / Kohler/ Toto or Equivalent Brand) ; **Flooring** : Premium Anti-Skid Vitrified Tiles ; **Walls** : Premium Vitrified Tiles ; **Ceiling** : Premium Emulsion Paint

STAIRCASES : Up To 5' Wide Staircases ; **Risers and Treads** : Granite Stone ; **Wall & Ceiling Finish** : Premium Emulsion Paint

DOORS & WINDOWS : Up To 3.5' Wide and Up To 8' High Flush Doors & Frames ; Main Door with Digital Lock (Yale / Godrej / Dorset or equivalent) ; Up To 8' High Windows, High Grade UPVC Windows and Doors with Toughened Glass

ADDITIONAL INCLUSIONS

Modular Kitchens ; Wardrobes in Rooms ; Concealed Provision for Split AC(s) ; Geysers in Washrooms ; Chimneys and Hobs in Kitchens ; 24/7 Power Backup ; LPG Gas Pipeline Connection

NOTES:

1. Brands mentioned are indicative and may be replaced with equivalent or higher quality as per availability.
2. Final specifications will be as per agreement for sale and sanctioned plans.
3. Developer reserves the right to make minor changes without compromising quality.
4. Furniture and appliances shown in marketing material are not part of the standard offering unless specified.
5. Modular kitchen with hob and chimney will be provided; brands & design may vary.
6. Wardrobes, geysers, and concealed copper piping for split ACs will be provided as part of additional fittings; brands & design may vary.
7. Additional features may vary depending on tower, floor, and unit type.