

## APARTMENT SPECIFICATIONS

### AIR-CONDITIONING

- Provision for ODUs and points in all rooms (Bedroom + Living).

### DECK

- Deck with designer wooden flooring.
- Safety railing.

### DOORS AND WINDOWS

- Designer main door with wooden frame provided with premium make lock & fittings.
- Internal door openings provided to benefit future aesthetics of interior design requirement.
- All window openings provided with granite stone frame with premium quality aluminum anodized / UPVC section and glass.

### WASH & UTILITY

- Anti-skid tiles / granite on dado with adequate electrical and plumbing points.

### TELEVISION, INTERNET & TELEPHONE

- Convenient provision of telephone & television points in each apartment.
- Provision of High speed internet facility to the apartment / flat in the township.

### WALL SURFACE

- Inner wall putty on all plastered wall and ceiling upto primer finish.
- Outer wall textured finish.

### TOILETS

- Decorative high-quality vitrified tile upto lintel level with premium quality sanitary ware and C.P fittings in all toilets.

### KITCHEN

- Granite kitchen platform with sink of standard make on demand by flat/apartment purchaser.
- High quality vitrified tile dado upto lintel level.
- Provided PNG Gas connection on platform & provision for R.O. water purifier.

### FLOOR FINISH

- Superior quality carving/GVT/vitrified tile.

### ELECTRICAL

- Adequate switch power points with concealed copper wiring of RR KABEL / eq. make.
- Modular switches of LEGRAND / HAVELS / eq. make.

## BUILDING SPECIFICATIONS

### ENTRANCE FOYER & LOBBY

- Well-designed entrance foyer, waiting area elegantly designed lobby at all floor levels.

### ELEVATORS

- Fully automatic (passenger / stretcher) and service elevator of Adequate efficiency (Recommended Mitsubishi/ Schindler eq. make.)

### PARKING

- Site development : Trimix concrete floor / stone paving.

### FACADE TREATMENTS

- Plaster : Roller finished double coat plaster on exterior wall.
- Paint : Weather shield paint of advance quality textured roller finished make.

### ELECTRIC AND POWER BACK-UP

- Silent generator of adequate facilities for lifts, water pump sand common facilities & sufficient load to flat/apartment purchase.
- Designer light fittings of premium make in common passages.
- Solar panels installed for power backup to common areas.

### SECURITY

- Gate app and intercom facilities with connectivity from entrance foyer to each flat, lifts and security cabin.
- CCTV camera coverage in campus, reception and basement area. assesible online by flat/apartment purchaser.

### STRUCTURE

- Earthquake resistant structural design as per IS for RCC frame structure with isolated footings and in fill masonry walls.

## AMENITIES

- Reception and Waiting Lounge
- Kid's Play Area
- Sand Pit
- Toddler's Zone
- Poolside Deck
- Swimming Pool
- Poolside Seat-out
- Shower Area
- Locker Room & Changing Room
- Community Hall with Kitchen Facilities & Wash Area
- Washrooms for Guests
- Spa
- Yoga / Meditation / Aerobics Room
- Gym with Modern Equipment
- Meeting Room
- Guests House
- Staff Dormitory

## SPORTS

- Indoor Games ( T T Table, Billiards Room, Carrom, Chess, Card Room )
- Badminton Court
- Cricket / Football Turf Station
- Basket Ball
- Volley Ball

## OTHER AMENITIES

- Security system with CCTV camera and intercom entrance foyers.
- Wi-fi campus zone
- Car parking for each flat and provision for stake parking with height of 15 feet. guest car parking extra

## PAYMENT PLAN

• At the time booking	10%
• On execution of legal documents	10%
• 1st Installment on completion of Foundation Work	20%
• 2nd Installment on completion of Fourth Floor Roof Casting	10%
• 3rd Installment on completion of Eighth Floor Roof Casting	10%
• 4th Installment on completion of Twelfth Floor Roof Casting	10%
• 5th Installment on completion of Sixteenth Floor Roof Casting	10%
• 6th Installment on completion of Brick & Plaster Work	10%
• 7th Installment on completion of Flooring Work	05%
• Final Installment before Registration	05%

Payment procedure should be followed as per Tower wise (T1, T2, T3, & T4)

### LEGAL DISCLAIMER

- \* All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable products.
- \* All the elements, objects, treatment, materials, equipment & colour scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specification of our final products.

### NOTE

- All rights for alteration / modification and development in design or specifications by architects and / or developers before final handing over shall be binding to all the members.
- This brochure is for private circulation only. By no means, it will form part of any legal contract.

### WE REQUEST

- Stamp duty, Registration charges, All Legal obligations, Society maintenance charges etc. shall be borne by the purchaser.
- GST & All or any other taxes levied in future, will be borne by the purchaser.
- Any additional charges or duties levied by the Government / Local authorities during or after the completion of the property shall be borne by the purchaser.
- In the interest of continual development in design & quality of construction, the developer reserve all the rights to make any changes in the scheme including technical specification, designs, planning, layout & all purchasers shall abide by such changes.
- Changes / alteration of any nature including elevation, exterior colour scheme, balcony grill or any other changes affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme.
- Any RCC member (Beam, Colum & Slab) must not be damaged during your interior work.
- Low-voltage cables such as telephone, TV and internet cables shall be strictly laid as per consultant's service drawings with prior consent of Developer / Builder's office. No wire/cables/conduits shall be laid or installed such that they form hanging formation on the building exterior face by the purchaser.
- This brochure is intended only for easy display & information of the scheme and does not form part of the legal documents.
- Common passages/ landscaped areas are not allowed to be used for personal purpose.
- All purchasers will have to abide by the rules and regulations set by the society management.
- Society maintenance norms have not been declared in the brochure.

## LANDSCAPE AMENITIES

- Bubbler Feature
- Lounge Deck with Hanging Lights
- Bar Counter
- Entry Signature Wall Drop Off Feature
- Paving Entry with Water Feature
- Walking Path
- Feature Green Wall
- Water Body
- Plumeria Plaza
- Party Garden
- Zen Garden
- Seating Deck
- Senior Citizen Area
- Seating Deck with Pergola
- Open Lawn
- Old Folks Corner with Pergola
- Palm Plaza
- Butterfly Garden Wall
- Seating Steps
- Outdoor Exercise Station
- Stepping Stones

## SPECIAL FACILITY

- Medical OPD Clinic
- Kids Play School
- Library