**SPECIFICATIONS**

 The DEVELOPER agrees to construct the residential apartments allotted to the OWNER with following specifications:

1. STRUCTURE : R.C.C. Framed structures.

2. SUPER STRUCTURE : Rain effected walls are of 9” Red Bricks/Cement Bricks andothers are 4 ½ thick Red Bricks/Cement Bricks.

3. PLASTERING : Plastering with sponge finish.

4. FITTING & FIXTURES :

Main Door : Teak Wood frame and shutter aesthetically designed with Polishing.

 Internal Doors : Teak Wood frame with moulded /panel door.

Windows : UPVC

Windows Grills : M.S. Enamel Painted aesthetically designed

Hardware’s : Godrej/Europa locks along with necessary fittings formain Door and other doors.

5. FLOORING : 2’x2’ Vitrified tiles flooring in all rooms, plain ceramic tiles in Balconies. Granite/Shabadflooring for staircases. Lift walls with Aesthetically designed Verified/ Marble/ Granite Cladding

6. PAINTING : All interior walls with putty finish and painted withemulsion. Exterior facia of building wall be painted with exterior quality paint.

7. ELECTRICAL :Best quality cables using copper wiring through PVC conduits concealed in walls and ceilings. Adequate power points with modular switches.

8. TELECOM : Telephone points will be provided in Master bedroomand living room.

9. TELEVISION :Provision to TV Pointin Master bedroom & living room.

10. GENERATOR :A Generator Set of Kirloskar or equivalent make will be provided for common area lighting andLift Purpose.

11. R.C.C. Shelves : R.C.C. Shelves of 250 S.F.T. will be provided in the Owners Flats.

12. KITCHEN :Granite Platform with stainless steel sink with two Water line provisions and ceramic tilesdadoing upto 2’ height.

13. ELEVATORS :One8 Passenger lifts of Johnson/Kone makewith V3F Drive.

14. TOILETS : All toilets with non-slippery ceramic tile flooring and wallcladding with ceramic tiles up to door height. One wall mixture,with shower of EssEss /jaguar/ Cera / Plumber orequivalent make.

- EWC with flush tank and wash basin of Hind ware /Cera / RAK or equivalentmake. Provision for geyser in all toilets. - ISI PVC/CPVC Pipes