

## SPECIFICATIONS

### Building :

Reinforced Concrete Cement (RCC) framed structure with columns, beams and slabs. Building should be Earthquake resistant.

### Foundation :

RCC raft/ pile Foundation with retaining wall as per structural design with waterproofing in the basement.

### Anti -termite Treatment :

Anti termite treatment on land and building at plinth level before/ during construction and after completion.

### Walls :

200 mm thick external walls and 125 mm thick internal partition walls. Ready to Paint

### External :

Waterproof cement plaster with antifungal long term maintenance free finish. The elevation should be aesthetically designed as mutually agreed upon between the developer and the owner. Double glazed sound proof branded glass should be provided on the front façade.

### Lift:

Two Nos. of Automatic Lift with 8 passengers capacity with ARD device to go up to the roof.

### Flooring:

All imported premium quality Italian marble slab flooring in the dining, drawing, bed rooms and other areas to be provided. Kitchen and bathroom floor tiles to be anti skid and granite/ vitrified tiles on the dado upto 7 ft height in the toilets to be provided. All kitchen and bathroom floors to be properly water proofed alongwith roof.

### Kitchen:

Granite top cooking platform, stainless steel sink with drainboard. Large utensils wash area below the sink to be provided. Granite / vitrified tiles above cooking platform upto lintel level also to be provided and 4 inch skirting on all other sides.

### Fittings:

Premium quality light coloured Roca / Kohler / Jaquar fittings in all bathrooms and kitchens.

*We don't mention brands/Premium brands.*

*HK*

### Water connection:

Hot and cold water line in all the bathrooms and kitchen.



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*Ravi Kumar Deyan*

*Director*

Geyser Points:

Geyser points in all bathrooms with one point for washing machine and one in kitchen wash area.

Exhaust fans:

Facilities for exhaust fans in bathrooms and kitchen.

Deep Tubewell :

Deep Tube-well and corporation supply with adequate UG reservoir for drinking and fire fighting water along with iron removal and filtration unit.

Fire fighting equipments:

Fire fighting equipments as per recommendation of WBFS.

Decoration of lobby:

All Lobbies with decorative ceiling and imported Italian marble slab flooring with granite paneled lift façade.

Doors:

Poly Coat Finish Flush Door for all rooms with decorative main doors with Godrej' Yale night latch on main door with brass handle and all other doors to have good locks and fittings.

Windows:

Large French aluminium windows matching with the elevation.

Roof:

Water proofing of roof with good quality heat resistant insulated roof tiles (earthen pot insulation) and roof gardening.

Terrace:

In each flat there must be one terrace garden subject to getting sanction from KMC.

Community Hall:

Provision of one air conditioned community hall with telephone connection.

CCTV:

Intercom facility in each flat with closed circuit T.V. for communication between main lobby, gate and flats

Cable Connection:

Cable connection in all bedrooms and drawing room.

Generator:

Provision for soundless Generator with Back up in full for all the common services and generator power (2500 watts) to each flat with automatic changeover and overload protection.

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Tripping Device:

Automatic Electronic tripping device in each flat to avoid over load.

Wiring:

Best quality copper wiring with A/C points in all the bedrooms, sitting & dining.

Telephone lines:

Provisions for two Telephone lines in each flat with broadband connection.

T.V Lines:

In all bedrooms

Boundary wall:

Decorative boundary wall with maintenance free material.

Compound:

Proper landscaping as per the specification of the Architect. Greenery with plants' hedges, flowerpots, creepers, fountain etc. to keep the building cool.

Plaster

Niranjan  
4/9/19

Shyam  
4/9/19

(Specifications taken  
from Development  
agreement further  
changes incorporated  
by Surendra Sir  
& Ravi Sir)

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Ravi Kumar Dugar