

ANUGRAHA– SPECIFICATIONS

1. **Structure:**

R.C.C. structure with block walls

2. **Flooring:**

a. **Common area:**

- Lift lobby: Marble/ Granite/ Vitrified Flooring in ground floor and Vitrified tiles in typical floor
- Staircase: Kota Stone/ Shabad/ Staircase tiles
- Corridors: Vitrified tiles

b. **Apartment:**

- Foyer : Vitrified Tiles
- Living & Dining : Vitrified Tiles
- Bedrooms and Kitchen : Vitrified Tiles
- Balcony & Utility : Antiskid Ceramic tiles flooring

c. **Toilets:**

- Antiskid Ceramic tiles flooring
- Glazed I Ceramic tile dado up to 7' height

3. **Toilets:**

- Chromium plated fittings
- Hot and cold wall mixer for all the toilets.
- Health Faucet For all the Toilets.
- Wall mounted with cistern tank.
- Counter top washbasin on granite slab in Master toilet only.

4. **Kitchen:**

- Provision for water heater and purifier fixing

5. **Utility:**

- Inlet & Outlet for washing machine

6. **Doors:**

- Main door of Woodenised wood frame with architraves
- Main door shutter veneer on one side & painted inside
- Internal doors of Wood/ Stone frame.
- Internal shutters flush doors with paint finish.
- Toilet: same as internal doors

7. **Windows:**

- Anodised/Powder coated aluminium with mosquito mesh
- Aluminium Ventilators for toilets.

8. **Painting:**

- Exterior walls with weather coat texture paint.
- Internal walls with plastic Emulsion and ceilings with oil bound distemper.

9. **Cable TV:**
 - An exclusive network of Cable TV will be provided with a centralized control room at a convenient location (users to pay the operator on a monthly basis)
10. **Lift:**
 - Automatic passenger lifts
11. **Security Systems:**
 - Round the clock security
 - Trained security personnel
 - CCTV Cameras at Entry & Exit points in high traffic areas
12. **Miscellaneous:**
 - Reticulated Gas piping connection -At extra cost
13. **Electrical:**
 - One TV point in the living room & master bedroom & other bed room will have conduit provision with modular boxes & dummy plates.
 - AC point in Master bedroom & other bedroom shall have provision.
 - Telephone points in living area & master bedroom
 - Intercom facility from each apartment to the security room, club house & other apartments
 - Power backup (EB load, DG backup) for units is as below:
 - i. 1 BHK: 3KVA I 1KVA
 - ii. 2 BHK: 5KVA I 1.5KVA
 - iii. 3 BHK(Small): 6KVA, 2KVA
 - iv. 3 BHK(Large): 6KVA, 2KVA(Power backup would be given at extra cost)

The specifications detailed above are subject to the following:

1. The Developer shall endeavour to use appropriate quality materials as described above, including but not limited to marble, granite, wood etc., being natural materials. These natural materials are subject to variations in tone, grain, texture, colour and other aesthetic features, which are beyond the control of the Developer. Particularly in case of marble the shade variations cannot be avoided and in the case of granite, which is pre polished, when laid, it may result in certain amount of unevenness due to its inherent property.
2. Further certain manufactured materials such as ceramic and vitrified tiles, sanitary ware, power coated aluminium or U.P.V.C door frame and windows etc., are subject to colour variations and warping (in case of vitrified/ceramic tiles) due to inherent manufacturing process. The final product used in the building will therefore be subject to colour variations, which again is beyond the purview of the Developer.
3. The Developer relies on manufactures and suppliers for its raw materials such as marble, granite, timber, tiles, aluminium/U.P.V.C, sanitary ware etc., hence, there are possibilities that the materials specified and shown in the samples may not be available at the time of construction. In such instances the Developer reserves the right to

replace unavailable material with suitable alternatives. However, such changes made shall not in any way be detrimental to the quality of the building and it is purely a substitution for unavailable materials.

4. The Developer shall continue to exert best effort in ensuring that quality requirements are met and the Developer shall attempt to minimize variations to the specifications detailed herein.