

SOBHA VALLEY VIEW - HERITAGE

SPECIFICATION

Sobha Ltd, takes great pride in delivering international quality standards to its customers. Please find enclosed specifications for SOBHA VALLEY VIEW - HERITAGE, BANGALORE.

While the specifications reflect the high quality standards that Sobha Ltd. employs in the project, we would request our customers to note that many of the materials used in the project- including, but not limited to, marble, granite, wood, etc. are subject to variations in tone, grain, texture, Colour and other aesthetic features, which are beyond our control. For example, in case of granite, which is pre-polished, when laid, may result in certain amount of unevenness, due to its inherent property. While we confirm that we will use similar quality materials available, we are unable to confirm/assure that the products used in the building will always match the samples shown with regard to these features.

We also request you to note that certain manufactured materials such as ceramic/rectified and vitrified tiles, anodized/powder coated aluminum, sanitary ware, etc., are subject to Colour variations and this is mostly due to items being manufactured in different lots and due to the inherent manufacturing process (In case of vitrified tiles). The final product used in the building will therefore be subject to these Colour variations, which again is beyond our purview.

Sobha Limited relies on manufacturers and suppliers for its raw materials – such as marble, granite, timber, tiles, aluminum, sanitary ware, etc. These are possibilities that the materials specified and shown in model apartment / samples may not be available at the time of construction. In such instances Sobha Limited reserves the right to replace unavailable material with suitable alternatives of the same standard, grade and specification. We request our valuable customers to note that any such changes made will not, in any way, be detrimental to the quality of the building.

Sobha Limited will attempt to minimize variations to specifications, however in case of any variation of the same we will not compromise in terms of the standard, grade and specification.

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RESIDENTIAL APARTMENTS

STRUCTURE

- 2 Basements + Stilt + 13 storied RCC structure.

CAR PARKING

- Covered car parks in basements and stilt levels.

FOYER/LIVING/DINING

- Vitrified tile flooring and skirting.
- Plastic emulsion paint for walls & ceiling.

BEDROOMS

- Vitrified tile flooring and skirting.
- Plastic emulsion paint for walls & ceiling.

TOILETS

- Ceramic tile flooring.
- Ceramic wall tiling upto false ceiling.
- False ceiling with grid panels.
- Vanity counter for wash basin except DH toilet

KITCHEN

- Ceramic tile flooring.
- Ceramic tiling upto ceiling.
- Plastic emulsion paint for ceiling.

FRENCH BALCONIES/UTILITIES

- Ceramic tile flooring and skirting.
- MS handrail as per design/Granite coping for parapet
- Plastic emulsion paint for ceiling wherever applicable.
- All walls painted in textured paint.

STAIRCASE

- Concrete treads & Risers
- Textured Paint for Walls.
- Plastic emulsion paint for ceiling.
- MS handrail as per design.

COMMON AREAS

- Ceramic tile/ Vitrified Tile flooring
- Ceramic tile cladding up to ceiling/false ceiling.
- Plastic emulsion paint for ceiling/ False ceiling as per design.

JOINERY

- Main Door/ Bedroom Doors:
Frame – Timber
Architrave - Timber
Shutters – with both side HDF skin.
- Toilet Doors:
Frame – Timber
Architrave – Timber
Shutters –with outside HDF and inside laminate
- All other external doors to be manufactured in aluminium extruded frames and shutter with panels.
- Aluminium glazed windows

LIFTS

- 2 nos. in each wing.
- 1 no. in Clubhouse.

LANDSCAPE

- Designer landscaping

COMMON FACILITIES OF THE PROJECT

- Well-equipped common clubhouse.
- Swimming pool.
- Children's play area
- Landscape Plaza

PLUMBING & SANITARY

- Sanitary fixtures of reputed make in all toilets.
- Chromium plated fittings in all toilets

ELECTRICAL WORKS

- Split AC provision in one bedroom
- BESCOM power supply:
 - o For 2 bed room- 4 KW single phase supply
 - o For 3 bed room with DH room & toilet- 6 KW three phase supply
 - o For 3 bed room- 5 KW single phase supply
- Standby power of 1KW for apartments and 100% power backup for common area facilities
- Television points in living & Master bedroom
- Telephone points in living & Master bedroom
- Intercom facility from security cabin to each apartment (only point)