

Date: 03.03.2021

To,

Hon'ble Chairman,
Real Estate Regulatory Authority Karnataka,
2nd floor, Silver Jubli Block,
Unity Building, CSI Compound,
3rd Cross, Mission Road,
Bengaluru, Karnataka 560027.

Respected Sir,

We have applied for registration of our project namely "**Ashraya**, a project of Salarpuria-Sattva Group" on the residentially converted land being northern Portion of Survey No. 1 measuring in all about 04 Acres and 26 Guntas and the residentially converted land bearing Survey No.43/3 measuring in all about 20 Guntas, both situated at Lakshmisagara Village, Bidadi Hobli, Ramanagara Taluk and presently bearing khatha number 152900402002900043 issued by Manchanayakanhalli Gram Panchayat, Lakshmisagara.

In this regard, below is the specification for the apartment/s in the said project.

Structure:

R.C.C framed structure with Porotherm / Cement block walls.

Flooring & Dado:

a. Common area:

- Ground floor Entrance & Lift lobbies: Vitrified flooring
- Basement lift lobby: Vitrified tile flooring
- Upper floor lift lobbies: Vitrified tile flooring
- Staircase: Cement Finish
- Corridors: Vitrified tile flooring

b. Apartment:

- | | | |
|-------------------|---|-------------------------|
| ➤ Foyer | : | Vitrified Tiles |
| ➤ Living & Dining | : | Vitrified Tiles |
| ➤ Master bedroom | : | Vitrified Tiles |
| ➤ Other Bedrooms | : | Vitrified Tiles |
| ➤ Balcony | : | Anti-skid ceramic tiles |
| ➤ Kitchen | : | Vitrified tiles |
| ➤ Skirting | : | Vitrified tile |
| ➤ Toilet | : | Anti-Skid ceramic tiles |

c. Cladding:

- Kitchen dado: Ceramic tiles 800 mm above the counter level
- Toilet dado: Ceramic tile dado up to 7' in shower area/ Up to 4' high in rest of the areas.

Neelanchal Dwellings LLP,

Regd. Office: No. 3, Salarpuria Windsor, 4th floor, Ulsoor Road, Bangalore - 560042 Tel: +91 80 42699000 Fax: +91 80 42699011
CIN: AAB-2672

CP & Sanitary fittings-

- Chromium plated fittings for all toilets
- Wall mixer with shower in bath area
- Health Faucet for all the Toilets.
- Floor Mounted EWC for all toilets
- Wash basin /Corner Wash basins

Kitchen:

- No kitchen counter, sink & sink mixer shall be provided. (to be installed by end user).
- Inlet & Outlet Provision for washing machine.

Toilet:

- Electrical provision for geyser in all the toilets.

Doors:

- All door frames of RCC.
- All Door shutters- flush shutters with paint finish and necessary hardware.

Windows & railings:

- Aluminium/UPVC sliding door with mosquito mesh in living room.
- Aluminium/UPVC windows with mosquito mesh (Living/Dining, & all bedrooms).
- Aluminium/UPVC ventilators for toilets.
- Balcony railings in MS.

Painting:

- Exterior walls with weather coat paint as per design.
- Internal walls and ceilings with oil bound distemper.
- Enamel paint on all MS railings/ grills.

Lift:

- Automatic passenger lifts.

Electrical

- One TV point in living room
- Only conduiting for Telephone point in Living room i.e. without wiring and switch box.
- Only conduiting for AC in Master bedroom shall be provided (AC point not in developer scope).
- Intercom facility in ground floor of each tower to the security room.
- Individual apartments to have a BESCOM power of 2 kW for 1BHK and 3 kW for 2 BHK & 3 BHK.

Back-up Generator (at extra cost)

- 0.25kVA for 1BHK, 2BHK and 3 BHK.

Neelanchal Dwellings LLP,

In confirmation of the above, we have signed this letter.

With warm regards

For Neelanchal Dwellings LLP,



Authorised signatory

Neelanchal Dwellings LLP,

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