

SPECIFICATIONS OF THE EAST CREST APARTMENT

1. **Structure:**
R.C.C. Framed Structure with Porotherm Towers Walls
2. **Flooring:**
 - a. **Common Area:**
 - Lift Lobby: Granite Flooring / Vitrified Tiles Flooring
 - Staircase: Kota Stone Flooring
 - Corridors: Vitrified Tiles Flooring
 - b. **Apartment:**
 - Foyer : Vitrified Tiles
 - Living & Dining : Vitrified Tiles
 - Bedrooms and Kitchen : Vitrified Tiles
 - Balcony & Utility : Antiskid Ceramic Tiles
 - c. **Toilets:**
 - Antiskid Ceramic Tiles Flooring
 - Glazed / Ceramic Tile Dado up to 7'-0" Height.
3. **Toilets:**
 - Chromium Plated Fittings
Hot and Cold Wall Mixer for all the Toilets.
 - Health Faucet For all the Toilets.
Granite Counter Top Wash Basin in Master Bathroom
 - European Water Closet (EWC – Wall Mounted)
4. **Kitchen:**
 - Hot and Cold Wall Mixer
 - Provision for Water Heating and Purifier
5. **Utility:**
 - Inlet & Outlet for Washing Machine
6. **Doors:**
 - Main door of woodenised door frame with architraves
 - Main door shutter veneer on one side
 - Internal doors of wood frame.
 - Internal shutters flush doors with paint finish.
 - Toilet/ utility: same as internal doors
7. **Windows:**
 - Aluminium Powder Coated Windows with Mosquito Mesh
 - Ventilators for Toilets
8. **Painting:**
 - Exterior Walls with Texture Finish.
 - Internal Walls with Plastic Emulsion and Ceilings with OBD.

9. Electrical:

- One TV Point in the Living Room & Master Bedroom
- Fire Resistant Electrical Wires of Reputed Make
- One Earth Leakage Circuit Breaker for each Apartment
- Electrical Modular Switches of Reputed make
- Split A/C Power Point in the Master Bedroom.
- Each circuit will have One MCB Control, in Main Distribution Box in every Apartment
- Individual Apartments to have a BESCOM Power of 03.00 KVA, 05.00 KVA and 06.00 KVA for 1.0, 2.0 & 3.0 BHK respectively.

10. 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)

11. Telephone/ Intercom Facility:

- Telephone Points in Living Area and Master Bedroom
- Intercom facility from each Apartment to the Security Room, Club House and other Apartments
- Facilities to receive Direct Incoming Calls as well as Dial Outside LOCAL/STD/ISD (Outgoing Calls to be Charged at Actuals)
- A Telephone System with Intercom Facility will be installed with Cabling done up to each Flat

12. Lift:

- Automatic Passenger Lifts

13. Power Back- Up:

- Stand-by Generator for lights in Common Areas, Lifts & Pumps.
- Individual Apartments to have a backup of 0.75 KVA, 01.00 KVA & 01.50 KVA for 1.0, 2.0 & 3.0 BHK respectively at an extra cost.

14. Security Systems:

- Round the Clock Security
- Trained Security Personnel

15. Reticulated Gas Piping Connection : At Extra Cost.

The specifications detailed above are subject to the following:

1. The Developer reserves the right to change the specifications without prior notice, in the interest of quality and timely delivery. 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.