



GREENFINCH

PROJECTS PVT.LTD



building quality homes is our Passion, enhancing lifestyles is our Vision



We have over 15 years of experience in property development with an outstanding reputation for quality, integrity and service. We are a group of young and dynamic team with well experienced and professionally qualified personnel at every level.

We review and refine our systems, processes and procedures in order to deliver an unparalleled level of excellence in the industry.

We prioritize customer satisfaction by 'Redefining Real(i)ty'.



Greenfinch Projects
now brings to you their **Premium Homes**
at an **Affordable Price** range



VALLERIAN

- **Lush green** project site spread across **40,000 sqft**
- Contemporarily designed **2 & 3 BHK** units varying between **999sqft - 1527 sqft**
- Architecture focused on achieving optimum **Natural lighting, Cross ventilation, Space utilization** and **Vaasthu**
- **200m** from **Metro Cash & Carry, Hosur Road** | **1km** from **Electronic city** | **8km** from **Central silk board junction**
- Within **Close Proximity** of **Educational institutions** and **Medical centers**
- Abundantly **Serviced** by **Public transport**
- State-of-the-art infrastructure **Replete with Amenities**



Gymnasium

Indoor Games

Kids Play Area

Jogging Track

Swimming Pool

Basketball Court

Convention Center

Landscaped Gardens

Sewage Treatment Plant

Water Treatment Plant

Rain Water Harvesting

Waste Management

24*7 Power Back Up



Structure

1. RCC-framed structure designed for seismic forces
2. Block Masonry - Masonry Walls shall be made from Solid/Hollow concrete blocks of reputed make

Flooring & Skirting

1. Flat Area (Hall, Dining & Bedrooms)
 - a. Superior quality Vitrified Tiles of reputed make for flooring and skirting
 - i. Flooring - 600 x 600mm
 - ii. Skirting - 100mm high
2. Kitchen Area
 - a. Counter shall be in 20mm thick polished jet black granite
 - b. Superior quality ceramic tiles for flooring of reputed make
 - c. Superior quality ceramic tiles for dadoing up to 2ft. from counter top
3. Balcony Area
 - a. Superior quality ceramic tiles for flooring and skirting of reputed make
4. Common Areas including Club House
 - a. Superior quality granite slabs/Marble slabs for flooring, skirting
 - b. Skirting shall be up to a height of 100mm high
 - c. Granite/Marble cladding for lift architraves as per design
5. Bathrooms & Toilets
 - a. Superior quality ceramic tiles for walls & flooring of reputed make
 - Height 7ft. from floor level
 - i. Walls- 450 x 300mm
 - ii. Flooring- 300 x 300mm
6. Common Staircase Area
 - a. Flooring shall be in 20mm thick superior quality polished granite slabs
 - b. Skirting shall be in 20mm thick superior quality polished granite
 - c. Treads shall be in 20mm thick superior quality polished granite slabs with anti- skid grooves
 - d. Risers shall be in 20mm thick superior quality polished granite slabs

Lifts - 1 numbers of 6 Passenger lift, fully automatic of reputed make for each Block

False Ceiling for Toilets - All toilets shall have grid panels ceiling with powder coated aluminum sections

Solar System - Solar water heater (hot water) shall be provided only for the 4th floor apartments

Plastering

1. Internal Plastering - Smooth plaster for all walls except toilets & partially in kitchens
2. External Plastering - Rough plaster for all external walls

Painting

1. Internal Painting
 - a. O.B.D. for all internal ceilings of reputed make
 - b. Plastic Emulsion paint for all internal walls shall be of reputed make
2. External Painting - Texture paint with anti-fungus, weather coat of reputed make

Painting for Metal Works - M. S. Grills/Balcony/Utility railings shall be in Enamel paint of reputed make

Doors - Door Frame & Shutter shall be as follows:

1. Main Entrance Door - Teak wood frame & HDF moulded paneled shutter. Door frame & shutter shall be polished on both sides
2. Bedroom Door - Hard Wood Frame & flush shutters (BST) of reputed make. Door frame & shutter shall be painted on both sides
3. Toilet Doors - Hard wood frame & flush shutters of reputed make

Door frames & shutters are polished on outside, and painted with P.U coating from inside facing the toilet

Plumbing & Sanitary Specifications

1. All sanitary fixtures shall be from Hindware (white shades)
2. All plumbing fixtures shall be from Jaquar or equivalent
3. AquaGuard point shall be provided in all kitchens
4. Single lever diverters in master bedroom toilet and wall mixer in common toilet shall be of Jaquar/ Equivalent make

Ironmongery - Ironmongery shall be of reputed make

Sliding Doors, Windows & Ventilators - Shall be in extruded aluminum sections & powder coated/UPVC, with all necessary gaskets, handles & locks of reputed make & approved by Architects

Metal Works - M. S. Grills/Balcony/Utility railings shall be as per design

Electrical Specifications

1. PVC insulated fire retardant wires of anchor/Havells/ Finolex of Equivalent make
2. Premium quality modular electrical switches of anchor Roma/MK/Equivalent
3. Premium distribution boards of reputed make
4. BESCOM power supply of 3.5KW shall be provided for 2 bedroom flat and 4.5KW for 3 bedroom flats
5. TV & Telephone points in living and in master bed rooms A/c point in Master bed room
6. Conduit provision for A/c in all other bedrooms and living room
7. Intercom facility from security room to all the flats to ensure screening of Visitors and CC TV security system near the entrance gate
8. DG connection shall be provided for lift, water pump, common area lighting, Garden area lighting and gate light



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