

SPECIFICATIONS

	STRUCTURE Earthquake resistant, RCC frame structure.		PLUMBING Adequate water supply in each unit. Premium quality sanitary ware & fittings in all toilets. (Jaguar, Kohler, Plumber or equivalent) Hot water point. Concealed plumbing for hot & cold mixture for shower. Premium quality UPVC pipes for water supply and CPVC pipe for hot water.
	FLOORING Premium quality vitrified tile flooring in all rooms. Premium quality tiles upto beam bottom/Intel level in kitchen & all bathrooms.		ELECTRICAL 3-phase concealed ISI quality wiring with modular switches & ELCB for safety. Sufficient electric points in all rooms. A/C points in drawing room & bedrooms. TV points in drawing room & master bedroom. Geyser points in all toilets.
	WALL FINISHES Internal wall - make finish plaster with white cement base putty. External wall - texture finish with premium acrylic paint.		DTH Centralized DTH.
	DOORS Polished laminated main entrance door with wooden frame. Flush doors in internal area with wooden frame. Premium quality SS/BRASS hardware & handles.		LIFT Fully automatic elevators in each block with 6-person capacity.
	WINDOWS Premium quality aluminium windows with stone sill for all windows and standard quality window glasses.		SECURITY CCTV camera for 24 X 7 Security, Fire safety system.
	KITCHEN Premium quality granite platform with ss or equivalent sink. Designer tiles above platform upto beam bottom level. RO point provision.		TERRACE FLOORING China mosaic with required water proofing on terrace.
	WASH AREA Premium vitrified floor with dado of glazed tiles.		
	BATHROOMS Glazed / ceramic tiles dado upto beam bottom/ Intel level, mat finish floor tiles & exhaust fan point.		

Legal Note :

- Stamp duty, Registration charges, Legal documentation charges, Initial maintenance charges, GST and any additional charges, taxes, cess or duties levied by the government and local authorities prior, during or after the completion of the scheme, will be borne by the purchaser. ■ Any other liabilities due to change in the by laws, Stamp duty, Govt. Laws shall be borne by purchaser. ■ In the interest of the continual developments in design and quality of construction, the developer reserves all rights to make suitable changes in the scheme and all the purchasers shall abide by such changes. ■ Changes / Alteration of any nature including the elevations, exterior colour scheme of the unit or any other change affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme. ■ All rights reserved with the organizers to make any changes in the scheme & specification and the members shall abide by such changes. ■ Internal changes shall be done only with prior permission & shall be charged extra in advance. ■ Irregular payment shall cause cancellation of booking. ■ This brochure is intended only to convey the essential design and technical features of the scheme and shall not be construed to form part of any type of legal document. ■ Agreement to sell shall be final and binding to the purchaser. ■ All dimensions, objects, treatments, material, equipment and color scheme shown in this brochure are artist's impression. Actual may be different as per architect's design. ■ All dimensions shown here are confirmed to unfurnished wall and of the largest measured areas. ■ Subject to Ahmedabad Jurisdiction.



SEPAL 6
ELEGANT