

UNIT SPECIFICATION

	DOOR • Salwood frame in all doors. • Flush Door With Hardware Fitting And Lock In All Doors.		ELECTRIFICATION • Modular switches. • Concealed circuit wiring. • Electric points in all rooms. • M. C. B. in individual flat for safety. • Generator C.O. switch for individual flat. • Two way light & fan points. • High ampere special electric point For Freeze, oven, mixer, Ro Plant, Washing Machine. • Special points for T.V.		BATHROOM • Bath fittings by Cera or Equivalent company. • Granamite / Glaze tiles in dedo & floor. • Wall hung closet with seat cover in attached toilet. • Orisapan in common toilet.
	WINDOWS • Aluminium section with glass. • Granite Frame sill. • Window in living room & bedroom for air ventilation.				FLOORING • Granamite tiles flooring in living, kitchen & dining area. • Granamite tiles flooring in all rooms & other area.
	KITCHEN • Granite platform with S.S. Sink. • Glazed Tiles Up To Lintel Level.		PLUMBING • I.S.I brand CPVC & UPVC plumbing & drainage piping & hot water pulmbing point.		
	TITLE • Loan able clear title. • Registered sale deed for individual members. • Building Use Certificate. • Airport N.O.C. • Lift Licence. • Fire N.O.C.		STRUCTURAL DESIGN • Considering last earth quake.		ENAMEL • Texture on external wall with paint. • Colour in common areas. • Putty on internal wall.

CAMPUS FEATURES

	COMPOUND WALL • Compound Wall Around The Campus.		ROAD • Rcc / Pavers Block Road.		FIRE SAFETY • Fire safety provision as per authority Norms.
	ENTRANCE GATE • Entrance Gate On 120 Ft Wide TP Road. • Security cabin. • Lighted project name shield.		PARKING First Come First Park For Each Flat. (on Ground Floor & Basement)		WATER TANK • Overhead Water Tank In The Each Building & Under Water Tank.
	INTERCOM FACILITY • Main Gate, Reception, Security Cabin To Flat. • Flat to flat.		LIFT • High speed automatic two elevators of standard Company in each building.		POWER BACK-UP • Generator With 6-normal Point In Each Flat, lift, Water Pump, Common Passage & Parking Light.

RERA NO:

KEY PLAN



DISTANCE:

•Diamond Bourse - 5.3 km	•Shyam Mandir - 5 km	•Broad way School (Althan) - 5 km
•Metro Rail Station (Bhimrad) - 4 km	•Dhiraj Sons (Althan) - 4 km	•D-Mart (Pandesara) - 6.2 km

Disclaimer :

• Any amendments in rules & regulation by any authority will be bound to all members. • All expense of leagle document ,extra stamp duty (If Any), GST, Society maintenance, safety grill, incidental charges (Drainage , Water Supply, IC, etc.), SMC Tax, Gas Connection and electric connection (GEB Charges, Cabling & its labour charge & other related exp.) will be bound by members. • External & Internal Changes shall not be allowed • Before possession, Execution for saledeed is compulsory. • Members are bound to pay installments regularly & irregularity in payment may cause cancellation of booking developers reserves right of making any changes in the scheme & it shall ben bound to all members. • This booklet is only for private circulation and for general information to the members & shall not from a part of any agreement. It can be changed without prior notice There may be difference in previous and recent brochure in manner of matter & Content part in that cases recent brochure should be considered The interior design/furniture work etc. Shown in the brochure is just for the purpose of presentation/Explanation to the members, It is not part of the standard specification, as unit is sold without internal furniture. • The interior design /Furniture work / Lighting Plantation / Architectural Presentation etc. Shown in the brochure is just for the Purpose of presentation / Explanation to the members. It is not part of the standard specification of the project.

DEVELOPERS



ARCHITECT



LEGAL ADVISOR



Rajesh Rohit & Co.
Chartered Accountants

BOOKING CONTACT

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