

SPECIFICATIONS

Particulars	Studio,1,2,3 BHK	Villas
Structure	RCC Framed structure designed in compliance with seismic forces and foundation fulfilling all earthquake safety requirements.	RCC Framed structure designed in compliance with seismic forces and foundation fulfilling all earthquake safety requirements.
Elevators	2 elevators per tower provided	Personal Automatic Elevator provided in Type A- Shyam Kutir
Wall Finish		
External	Exterior Grade Paint / Texture Paint / Equivalent	Exterior Grade Paint / Texture Paint / Equivalent
Internal	Emulsion Paint on POP including ceiling / Equivalent	Emulsion Paint on POP including ceiling / Equivalent
Flooring		
Living & Dining	Vitrified Tiles	Vitrified tiles
Master Bedroom	Vitrified Tiles	Laminated Wooden flooring / Equivalent
Other Bedrooms	(in bedrooms)	Vitrified tiles
Lounge areas	-	Vitrified tiles
Kitchen	Anti skid Tiles	Anti skid tiles
Toilets & powder Rooms	Anti skid Tiles	Anti skid tiles
Balconies and terraces	Matt finish / Anti skid Ceramic Tiles	Matt finish/Anti skid ceramic tiles
Kitchen		
Counter	Granite counter top with Stainless steel sink	Granite counter top with SS double bowl sink with drain board
Dado	Ceramic tile dado	Premium Ceramic tiles
General	Provision for water purifier	
Toilets		
Wall Finishes	Glazed /Matt finish ceramic tile dado	
Fixture and Fittings	Sanitary ware, CP fittings and accessories of good quality	Premium range sanitary ware and CP fitting of reputed brand.
Counter		Granite counter top with wash basin
Dado		Premium Tiles
Doors and Windows		
Main Door	Polished wooden frame with polished flushed door shutters / Equivalent	Polished wooden frame with polished flushed door shutters / Equivalent
Internal Doors	Painted wooden frame with painted flushed door shutters / Equivalent	Polished wooden frame with polished flushed door shutters / Equivalent
Windows	Aluminum or UPVC frame windows with Glass. / Equivalent	Aluminum or UPVC frame windows with Glass.

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Electrical		
Wiring	Concealed copper wiring	Concealed copper wiring
Lighting and Fan Outlet	Adequate provision of points for Lights, fans and plugs in Living & dining, Bed Rooms, Kitchens and toilets	Adequate provision of points for Lights, fans and plugs in Living & dining, Bed Rooms, Kitchens, toilets and other areas
AC power outlet	All bedrooms and living and dining	All bedrooms and living and dining
Geyser power outlet	All toilets and kitchen	All toilets and kitchen
Exhaust fan outlet	All toilets and kitchen	All toilets and kitchen
TV and Telephone outlets	In living dining and master bedroom	In living dining and all bedrooms.
Internet Provision	Provision in the apartment	Provision in the villa
Switches	Modular switches of reputed brand	Modular switches of reputed brand
Power Back up	Adequate DG power back up	Adequate DG power backup
Lift Lobbies		
Ground Floor Entrance Lobby	Combination of Granite and Verified tiles / Equivalent	
Upper Floor Lobbies	Verified tiles	
Staircase	Polished Indian Stone	
Security		
General	Intercom System and CCTV cameras	Intercom System, CCTV camera within the complex
For Each Villa		Video door phone for each villa
Garden		Courtyard with garden and deck sit out
Parking		
Resident Parking		Within the Villa
Visitors Parking		Within the complex
Interior Upgrades	Interior finish upgrade options to be available in due course	Interior finish upgrade options to be available in due course

Disclaimer:-

Alteration in Specifications

The specifications listed above are indicative only and that the company may on its own provide any additional/ better specifications and/or facilities other than those mentioned herein above due to technical reasons including non availability of certain materials of acceptable quality and price or due to popular demand or for reason of the overall betterment of the Project/ Individual Residential Flat and the cost of additional/ better specifications and/ or facilities as additional charges proportionately or as the case may be demanded by the company.

Alteration in Plans, designs, location and area

The Residential Flat area provided herein are purely tentative and subject to approval from the Sanctioning Authority or Architect or Structural Engineers of the Company and there may be change (decrease/ increase) in the area of the said Residential Flat, change in its dimension, size, location, number, boundaries etc. The final size, location, number, boundaries etc. shall be confirmed by the Company on completion of development of the Project. The plans, designs and specifications of the Residential Flat are subject to revision, variations and modifications therein as may be necessary or as it may deem appropriate and fit in the best interest of the Project or as may be done by any competent authority. The necessary changes/ alterations may involve change in position/ location, including change in dimensions, area or number etc. of the Residential Flat.

Price List

Club Membership, Admin and Legal Charges, IFMS, Electrification/DG set Charges, Electric connection meter charges, EDC charges, Any other charges would be in accordance with the demand raised by the Developer from time to time or at the time of offer of possession as the case may be in addition to Basic Sale Price.

Price are exclusive of Service Taxes and other taxes which is payable as per govt. norms.