

ELDECO GOODLIVING PROPERTIES LIMITED

RERA Specifications – Ballads of Bliss

Dt-22-04-2025

Finishes	
External Wall Finish	Combination of texture paint /Cement paint/External emulsion paint
Internal Wall & Ceiling Finish	Oil Bound Distemper (OBD)/Acrylic emulsion paint on walls and ceiling
Living Room Flooring	Vitrified Tiles
Bedroom/Study Flooring	Vitrified Tiles
Doors	Main/Internal Door-8 Ft High solid particle board-laminated/Veneer finish Frame-Hardwood/plywood structure with- Laminated/Veneer finish
External doors/windows	UPVC Frame with plain & toughened glass
Hardware	Good quality handles and fittings
Electrical	Good quality modular switches and sockets, copper wiring. (Fittings like fans, geysers, light fixtures, appliances etc. not provided), 1.5 Ton all weather split AC for living/bedroom
Kitchen	
Walls	2 feet dado in Ceramics Tiles above counter and rest with acrylic paint /OBD
Floor	Vitrified Tiles
Counter	Granite / composite stone
Fittings and Fixtures	Good quality C.P. Fittings, Stainless steel single bowl sink with drain board. Without woodwork & without appliances
Toilets	
Walls	Ceramic /vitrified tiles up to false ceiling level
Flooring	Matt ceramic tiles / vitrified tiles
Ceiling	False ceiling
Fittings & Fixtures	Good quality C.P. Fittings, English type WC and wash basin in white shade
Verandah / Balcony	
Flooring	Ceramic /Vitrified Tiles
Ceiling	OBD
Wall	Texture/External emulsion
Railing	M.S. Railing
Common Staircase & Corridor	
Corridors--Flooring	Ground/basement floor—Combination of stone & vitrified tiles Typical—vitrified tiles
Corridors--Ceiling & wall	GF & Basement—Acrylic Emulsion Paint on wall & OBD on ceiling Typical Floor—OBD
Main Staircase & Fire Staircase	Ceramics Tiles/Vitrified Tiles/Kota Stone
Railing	MS railing
Structure	
Structure	RCC frame structure.

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Director/Authorised Signatory

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Basement/Stilt	
Flooring	RCC Trimix Floor
Wall & Ceiling	OBD
Other	
Power Back up	5 KVA mandatory power backup for each unit to be provided at additional cost & shall be calculated @ 50% diversity, i.e. gensets of capacity 50% of total load will be installed.

Notes:

1. The Company may install any one of the alternative materials without any cost implication.
2. Natural stone, wherever used, is subject to natural variations in material characteristics including color.

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