



**Vikas Kejriwal**  
Group of Companies

**AGRASEN REALTORS & DEVELOPERS PVT LTD**  
**“Rajender Nagar Commercial” SPECIFICATION OF “Elite Square”**

- 1) Common Area of building fully finished with Tile.
- 2) Shop will be delivered without Tile & Wiring as same will be done by the shop owner as per their need of business.
- 3) Pop & Paint of shop & interior will be done by shop owner according to finishing they want as per Business Requirement.
- 4) Front Fascade, Paint will be completed by builder.
- 5) Electric Transformer will be completed by builder.
- 6) Parking Area & Common Area will be completed by builder..
- 7) Electric cabling up to shop will be sanctioned by electrical department as per need of business by shop owners & as per their application to them and will be completed by shop owner.
- 8) Water supply and drainage system will be completed by builder..
- 9) Lift will be installed by builder.

Plot No - 196-197, Paalm Paradise, Talramgarh, Gorakhpur
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**“Rajender Nagar Residential SPECIFICATION OF “Elite Heights**

<b>Bedrooms</b>	
Ceiling/ Wall Finish	Smooth Finish POP
Doors	Flush Doors
Windows	Wooden or UPVC with Grills
Flooring / Skirting	Vitrified Tiles ( 2' x 2' Vitrified tile)
*Provision for Window A/C.	
<b>Living/ Dining Rooms</b>	
Ceiling/ Wall finish	Smooth finish POP
Doors	Designer main door (Framed Timber Door) other doors (Flush Doors)
Windows	Wooden or UPVC with Grills
Flooring / Skirting	Vitrified tiles ( Double charged Vitrified Tiles)
*Provision for Split Unit	
<b>Toilets</b>	
Ceiling	False Ceiling Provided
Wall Finish	Ceramic Wall Tiles Up-to DADO Level (2100 MM)
Doors	Flush Doors
Ventilators	Wooden or UPVC
Flooring / Skirting	Ceramic tiles
Vanity Counter	Granite / Italian
Water Closet (WC)	Wall Hung Commode with flush valve
* Provision for Exhaust and Geyser.	
<b>C.P. Fittings and Accessories</b>	
GROHE / JAGUAR Toilet Fittings or Equivalent Fittings in All Toilets	
* provision of Geyser	
<b>Kitchen</b>	
Ceiling / Wall Finish	Smooth finish POP with 2 feet designer tile above counter
Doors	Flush door

Ventilators	Wooden or UPVC
Flooring / Skirting	Anti Skid Ceramic tiles
Sink and counters	Stainless Steel Sink with granite counter top
*Kitchen will be equipped with Provision of Exhaust, Chimney, Geyser and R.O. fittings	
<b>Balconies</b>	
Ceiling / Wall Finish	Exterior Grade paint on plaster
Flooring / Skirting	Anti skid tiles / stones
Handrails and Parapets	MS Grills & wall
*Provision of washing Machine (Plumbing and Electrical Only) space for inverter	
<b>External Wall Finishes</b>	
* This shall be provided with reputed brand exterior grade paint, which shall have water repellent properties	
<b>Staircase</b>	
Ceiling / Wall Finish	Exterior grade paint on plaster
Flooring / Skirting	Anti skid tiles or Granite on treads and risers
Handrails and Parapets	Decorative Child care MS/ railings
Air-Conditioned Lobby / Reception area on ground floor	
<b>Common Passage</b>	
Ceiling	Partial attractive false ceiling (If required)provided with adequate lighting
Wall Finish	Exterior grade paint on plaster
Flooring / Skirting	Vitrified Tiles
<b>Electrical Wiring &amp; Installation</b>	
Fixtures and fittings	ISI marked modular switches / sockets, Distribution boxes and circuit breakers. Wiring shall be ISI marked copper wiring in concealed conduits.
Plumbing	ISI marked water supply pipes with accessories and ISI marked PVC rain / waste water pipes
<b>Security System</b>	
CCTV, EPBAX system	
<b>Lifts and Elevators</b>	
	One passenger lift and one goods lift of international make *Lift wall will be treated with Granite/Italian/Designer tiles. Lift shall be provided with ARD (Automatic Rescue Device) System. Provision of phone connected to EPABX system in each lift.
<b>Power Back-Up</b>	
Power Back-Up in all common area	Parking, Common corridors, Staircase, Lifts, Pump room etc. 1kva in each flat.