

MAX ESTATES 128 PRIVATE LIMITED

(formerly Accord Hotels and Resorts Private Limited)

Regd. Office: Max House, 1, Dr. Jha Marg, Okhla, New Delhi - 110020

CIN: U55101DL2006PTC151422

Phone: 0120 - 4743222, Email ID: secretarial@maxvil.com

Basic Specifications

Structure	Earthquake Resistant R.C.C. framed structure
Living room & Dining room	
Floors	Imported Marble- Crema Marfil or equivalent
External door & windows	UPVC/ Aluminum Frame
Internal walls	Acrylic emulsion Paint
Ceiling	Ceiling as per design with concealed LED Lights in ceiling and coves
External walls	Combination of Brick tile Cladding + External Grade Weather Resistant paint
Internal Doors	Moulded/Laminated Door Shutter
Main Door and frame	Designer Flush doors finished with polished wood veneer and solid teak wood/timber/engineered door frames.
Bedrooms	
Floors	Laminated wooden floor
External doors & windows	UPVC/ Aluminum Frame
External walls	Combination of Brick tile Cladding + External Grade Weather Resistant paint
Internal walls/Ceiling	Cornice + Acrylic emulsion Paint of appropriate colour.
Internal doors and frame	Flush doors finished with polished wood veneer and solid teak wood/timber/engineered door frames.
Hardware and Locks	Stainless steel/brass finished hardware fittings for doors and locks of branded makes.
Toilets	
Floors	Premium Quality Anti-Skid Tiles
External doors & Windows	Aluminum / UPVC Frame
Tile cladding	Tiles 7'-0" on all sides
Ceiling	Moisture resistance false ceiling + Acrylic emulsion Paint
Internal doors	Moulded/Laminated Door Shutter
Internal walls	Acrylic emulsion Paint of appropriate colour.
Fixtures and fittings	All provided of standard company make
Kitchen	
Floors	Premium Quality vitrified Tiles
External Doors & Windows	UPVC / Aluminum Frame
Internal walls/Ceiling	Engineered stone or Tiles 2'-0" above counter + OBD Paint
Fixtures and Fittings	Modular Kitchen with Granite or engineered stone top & stainless-steel sink
Hardwares	Blum/Hettich or equivalent.
Drawers and Cabinets	Soft closing bank/ soft close shutters.



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Miscellaneous	Chimney, Hob, Microwave, OTG, Waste Crusher of approved make.
Balcony	
Floors	Anti skid Tiles
External Walls	Combination of Brick tile Cladding + External Grade Weather Resistant paint of appropriate colour.
Railings	MS railing as per design
Lift lobbies /Corridors	
Floors	Premium Quality vitrified Tiles / Ceramic Tiles or equivalent
Walls	Combination of Tile cladding + Acrylic emulsion Paint of appropriate colour.
Sanitary Ware & C.P fittings	
Premium sanitary fixtures of American Standard/Toto or equivalent, all chrome plated fittings to be of Grohe/Kohler or equivalent. Bathtub in master toilet. Glass partitions in shower area of all toilets.	
Others	
Centralized heat pump	Heat pump of approved make provided in each unit for hot water supply to toilets and kitchen.
HVAC	VRV/VRF AC system in living and dining room and High Wall Split AC in bedrooms.
Electrical	All electrical wiring in concealed conduits; provision for adequate light and power points. Telephone and T.V. outlets in living, dining, and bedrooms; moulded modular plastic switches and protective MCBs.
Wardrobes	Stylish modular Wardrobe with highest standard hardware of Blum, Hettich or equivalent.
Plumbing	As per standard practice, all internal plumbing in CPVC/Composite. All external in UPVC

