



ANNEXURE "A" Specifications for Miraabilis

OPTION B: WARM SHELL SPECIFICATIONS	
WALL FINISH	INTERNAL: All internal walls of all the areas will be painted using Premium Emulsion Premium Quality Tiles In Toilets
FLOORING	ENTRANCE FOYER: Premium quality Imported Marble LIVING AREA / FAMILY LOUNGE: Premium quality Imported Marble DINING AREA: Premium quality Imported Marble CORRIDOR: Premium quality Imported Marble MASTER BEDROOM: Premium quality Imported Marble ALL OTHER BEDROOMS: Wooden Finish LVT flooring KITCHEN: Premium quality Imported Marble BALCONIES : Designer Anti-Skid Tiles TOILETS: Premium quality Imported Marble UTILITY AREA: Designer Anti-Skid Tiles
CEILING FINISH	Good quality designer false ceiling in POP and high-quality paint in all the areas.
DOORS AND WINDOWS	EXTRENAL: Aluminum Sliding openable Doors & Windows. INTERNAL: Designer Flush Doors in Polish / Duco paint fixed in Hardwood.
ELECTRICAL FITTINGS	LIGHT FIXTURES: Technical Lights in all the Areas. EXTERNAL: Adequate Lighting in Common Areas.
WIRING AND SWITCHES	WIRING: Fire Resistant copper wiring in concealed PVC conduits. SWITCHES: Modular Switches & Sockets in adequate numbers. TVPOINTS: In Family Lounge & All Bedrooms. TEL. POINTS: In Living Area & Family Lounge, Dining Area and All Bedrooms.
SANITARY WORK	INTERNAL PIPING: Corrosion Free CPVC Pipes & Fittings. All Taps and Fittings from TOTO or Equivalent. BATH FITTINGS & WARE: Washbasins, Wall Mounted W/C and Bathtub From TOTO or Equivalent
RAILING	BALCONIES: Railing with Security Glass. STAIRCASE: Mild Steel.
WOODWORK	WARDROBE: In all Bedrooms. MODULAR CABINETS: In Kitchen.
KITCHEN	COUNTER: Kitchen Counter with Stainless Steel sink. Gas HOB, Chimney with Exhaust Pipe. WALL TILE: Designer Ceramic Tiles up to 2 ft. above working counter and Countertop Quartz
AIR CONDITIONING	VRV Acs: In living area/ Family Lounge, Dining Area, Kitchen and All bedrooms.
SECURITY	CCTV in Common Area/Basement, Fire Fighting System with Sprinklers, Smoke Detectors.

For Rhomes Miraabilis LLP


(Nohar Yadav)

Partner



RHOMES MIRAABILIS LLP

Regd. Off. : 81, First Floor, Poorvi Marg,
Vasant Vihar, New Delhi-110057

www.rhomes.in

LLP IDENTIFICATION NO.: ACJ-9259



ANNEXURE "A" Specifications for Miraabilis

OPTION A: COLD SHELL	
FLOORING	All internal spaces in the apartment with bare concrete/IPS.
WALL/CEILING	All internal walls and ceilings within the apartment would be rough finished and unpainted.
EXTERIOR	Appropriate finish of exterior grade texture paint.
DOORS AND WINDOWS	Main door (veneer polished) and external doors and windows will be provided.
PLUMBING	Vertical stacks for water supply and drainage will be provided in the shafts with connecting points provided in the toilets/kitchen. Internal distribution of water supply and drainage will be done by the customer according to the internal layouts at his own cost.
ELECTRICAL	Only PVC conduits will be provided in the ceiling slabs up to drop points. No light points, Fixtures/switches will be provided.
SECURITY	CCTV in Common Area/Basement, Fire Fighting System with Sprinklers, Smoke Detectors.

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