

• **SPECIFICATIONS FOR THE UNIT***

Finishes	
External Wall Finish	Texture paint (Asian, Nerolac, Acro, Unitile or equivalent)
Internal Wall Finish	Oil Bound Distemper (OBD) on walls and ceiling
Internal plaster	Cement plaster /Gypsum plaster on Walls& Ceiling
Bedroom and Living Room Flooring	Vitrified tiles
Internal doors	Hard wood door frame with flush shutter in teak finish/ paint /skin or Skin Moulded doors in enamel Paint
External doors/windows	Powder Coated/Anodized Aluminum/UPVC with glazing.
Hardware	Handles and fittings (Ipsa, Door G or equivalent)
Electrical	modular switches and sockets, copper wiring. (Fittings like fans, geysers, ACs, light fixtures, appliances etc. not provided) Brands: ABB, Anchor, Philips or equivalent
Kitchen	
Walls	2 feet dado in Ceramic tiles above counter and rest Oil Bound Distemper (OBD)
Flooring	Ceramic/Vitrified tiles
Counter	Granite or equivalent counter without woodwork
Fittings and Fixtures	C.P. Fittings (Cera, Jaguar, Rybo or equivalent), Single bowl sink with drain board of stainless steel (Imagine, Lotus, Amro or equivalent)
Toilet	
Walls	Ceramic tiles up to 7 feet
Flooring	Ceramic tiles
Ceiling	False ceiling
Fittings & Fixtures	C.P. Fittings (Cera/Jaguar or equivalent), English type WC and wash basin in white shade (Cera/Jaguar/Vermora/Somany/ Hindustan or equivalent)
Balcony/verandah	
Flooring	Ceramic tiles
Ceiling and Walls	Texture/External paint
Railing	M S Railing
Common Staircase &Corridor	
Corridors/ Lobby – flooring	Tiles/ Kota Stone
Corridors/ Lobby/ Ceiling& Walls	Oil Bound Distemper (OBD)
Main & Fire Staircase	Tiles/ Kota Stone
Railing	M S Railing
Structure	
Structure	RCC frame structure

Tiles are susceptible to staining and variations in shade. Whereas all efforts shall be made during laying of tiles, to minimize, perceptible shade variations, the Developer, shall not be held liable in any manner whatsoever, for the same.

**For technical reasons or unavailability, equivalent materials may be used in place of the materials specified above.*