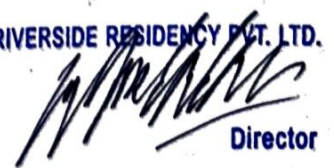


PROJECT SPECIFICATION FOR SIKKA RIVERSIDE RESIDENCY

S.No	DESCRIPTION of Items	APARTMENT SPECIFICATION
		SIKKA RIVERSIDE RESIDENCY
1	Structure	Structure designed with the highest seismic consideration for the zone as stipulated by the BIS code and for better safety.
2	External Finish	Textured / surface finish/ with Weather-resistant paint of a renowned brand.
3	Foundation	RCC raft foundation and columns
4	Bedrooms	
4.1	Master Bedroom & Dress Room Flooring/ Skirting	Wooden laminated flooring/ Premium vitrified Tile
4.2	Flooring/ Skirting	Vitrified tiles of minimum 600 x 600 mm size in all bed rooms
4.3	Wall Finishes/ Ceiling	Acrylic emulsion on POP punning, and Oil bound distemper in ceiling.
5	Living / Dining Room	
5.1	Flooring / Skirting	Imported Marble
5.2	Wall Finishes/ Ceiling	Acrylic emulsion on POP punning, and Oil bound distemper in ceiling.
6	Toilet	
6.1	Flooring / Skirting	Anti-skid vitrified tiles of reputed make
6.2	Wall Finishes	Vitrified wall tiles up to DADO level approx. 2400mm
6.3	Ceiling finishes	Oil Bound Distemper with false ceiling
6.4	Counter	Glazed granite/tile/marble platform
6.5	Fixtures / Accessories	Premium brand CP fittings Roca/Jaguar/Grohea/Kohler or equivalent brand and Rain Shower in Master Bed Room Toilet.
6.6	Sanitary ware / CP Fittings	Premium brand CP fittings Roca/Jaguar/Grohea/Kohler or equivalent brand single lever fitting in all washrooms
6.7	Partition	Glass Partition in master Bed Room
6.8	Geyser	Provision for Geyser in all washrooms
7	KITCHEN	
7.1	Flooring / Skirting	Imported Marble

7.2	Wall Finishes	Acrylic emulsion paint on walls
7.3	Ceiling	Oil Bound Distemper
7.4	Fittings / Fixtures	
7.5	CP FITTING & ACCESSORIES	Provision for Geyser and Taps with PVC Piping.
8	Lift Lobby Typical Floors	
8.1	Flooring	Tile/Granite / Marble
8.2	Wall Finishes	Acrylic emulsion paint
8.3	Ceiling	Acrylic emulsion paint
9	Ground Floor Double Height Entrance Lobby	
9.1	Flooring / Skirting	Imported Marble
9.2	Wall Finishes	Acrylic emulsion on POP punning
9.3	Ceiling:	Gypsum false ceiling with acrylic paint.
9.4	Waiting Area:	Double-height waiting area with sofa sitting and AC
9.5	Air Condition	Air condition entrance lobby
10	Balcony:	
10.1	Flooring	Tiles
10.2	Wall Finishes	Exterior grade paint on plaster
10.3	Ceiling	Exterior grade paint on plaster
10.4	Hand rail & Railing	Combination glass railings with S.S. members
11	Staircase Main	
11.1	Flooring	Indian stone / Granite
11.2	Wall finishes / Ceiling	Oil Bound Distemper on plaster
11.3	Railing	Painted MS / SS Railing
12	Staircase Fire	
12.1	Flooring/ Skirting	Indian stone / Granite / Tile
12.2	Wall finishes	Oil Bound Distemper on plaster
12.3	Railing	Painted MS/SS Railing
13	LIFT	Two Passenger lifts and one Service lift. Total three lifts
14	DOORS	
14.1	Main Entrance Door	Premium quality door & frames with biometric lock
14.2	Internal	Premium quality door & frames
14.3	Hardware's	Digital Lock on Main door. Handles and knobs from reputed makes and brands on all other doors and High-quality steel / Brass Hardware's.

For SIKKA RIVERSIDE RESIDENCY PVT. LTD.



Director

15	Windows and External Glazing	Premium Aluminum /UPVC frames with glass & mosquito net in all habitable areas.
16	Electrical and Plumbing Installation	
16.1	Electrical fixtures and fittings	ISI mark switches / sockets, distribution boxes and circuit breakers from standards makes and brands.
16.2	Wiring	ISI mark concealed conduits with copper wire
16.3	Plumbing	ISI mark CPVC/UPVC water supply pipes with standard valves and accessories.
16.4	Security System	Gated Community, Access Control at entrance, CCTV surveillance would be provided for security along with intercom connectivity with Guard Room.
16.5	Parking Management	Intelligently designed car park, signage boards and equipment's in strategic locations.
17	Fire Fighting	All fire provisions as per fire safety norms
18	SPECIAL FEATURES & AMENITIES	
18.1	EV Charging	Provision of EV charging on chargeable basis.
18.2	Party Hall and Gym	Experience unrivaled convenience and luxury on our thoughtfully designed first floor.
		An equipped Gym to keep you fit and motivated
		A spacious 60+ seater Party Hall for memorable gatherings
		Luxurious common washrooms for both men and women
		Air Conditioning for maximum comfort
		Designed with premium finishes and modern efficiency in mind and offers a perfect blend of wellness, entertainment and comfort.
18.3	Kids Play area and terrace garden	- Kid-friendly play area in the rear garden: A safe, vibrant space where little ones can explore, play, and socialize in a supervised outdoor setting.
		- Terrace garden on the part of 12th floor: A serene green retreat offering fresh air, scenic views, and quiet relaxation amidst nature.
		- Indoor activity hall: A versatile space designed for snooker, table tennis, and a variety of indoor games and activities, perfect for recreation and social play, rain or shine.

In case of any changes to be done at the request of the individual unit owner it will be done at extra cost to be drawn by buyer thereof and subject to compliance with the approval building plan and the applicable laws

DISCLAIMER: The above specifications are only indicative & some of these may be changed in consultation with the Architect or equivalent may be provided at the Company's sole discretion.

For SIKKA RIVERSIDE RESIDENCY PVT. LTD.


Director