

# COSMOS REIT PRIVATE LIMITED

CIN: U70109UP2022PTC165297

Regd. Office: BF – 33, Aditya City Centre, Plot No. GH-03, Vaibhav Khand, Indirapuram, Ghaziabad 201014, UP; E-mail: infocosmosreit@gmail.com

## PROJECT SPECIFICATION

(Specifications, Amenities, Facilities, which are Part of the Apartment)

**Project:** "Cosmos Corner", situated at Plot no. 7B/ GH1, Siddharth Vihar Yojna, Ghaziabad 201009, Uttar Pradesh.

<b>SPECIFICATIONS OF APARTMENT (BLOCKS: JAGANNATH, SUBHADRA, BALABHADRA)</b>		
<b>Sl. No.</b>	<b>Description</b>	<b>Details of Items</b>
1.	Flooring details of Various Parts of House	Tiles / Laminated Wood (As per design of Developer's Architect)
2.	Wall Finishing Details	Paint / Tiles (As per design of Developer's Architect)
3.	Kitchen Details	Modular kitchen (Cabinet only) (As per design of Developer's Architect)
4.	Bathroom Fittings	CP Fittings, Wash Basin, WC
5.	Doors and Windows Frames	MS / UPVC / Aluminum / Wood / Composite Material (As per design of Developer's Architect)
6.	Conducting and Wiring Details	PVC Conduits, Wiring (As per design of Developer's MEP Consultant)
7.	Lift Details	Branded Make
8.	External Glazing	UPVC / Aluminum (As per design of Developer's Architect)
9.	Windows/Glazing	UPVC / Aluminum (As per design of Developer's Architect)
10.	Doors	Wooden Flush Door (As per design of Developer's Architect)
11.	Main Doors	Wooden Flush Door (As per design of Developer's Architect)
12.	Internal Doors	Wooden Flush Door (As per design of Developer's Architect)
13.	Electrical fittings	Switch Box and Sockets. (As per design of Developer's Architect).
14.	External Finishing/Colour Scheme	Exterior Grade Paint
15.	Meter & Electricity connection	To be obtained by allottee(s) from Promoters / Govt. Agency on payment of applicable charges.
16.	Water Supply / Sewer Connection	To be connected to UPAVP / Urban Local Body for water supply / Sewer.

For Cosmos Reit Pvt. Ltd.

  
Authorized Signatory

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	SPECIFICATION AREA WISE	
<b>1</b>	<b>Living/Drawing / Dining/Foyer</b>	
1.1	Floor	Vitrified tiles (As per design of Developer's Architect).
1.2	Walls	Paint
1.3	Ceiling	Paint
<b>2</b>	<b>Master Bedroom/Dress Room</b>	
2.1	Floor	Laminated Wooden Flooring
2.2	Walls	Paint
2.3	Ceiling	Paint
<b>3</b>	<b>Bed rooms</b>	
3.1	Floor	Laminated Wooden Flooring
3.2	Walls	Paint
3.3	Ceiling	Paint
3.4	Wardrobe	Wardrobe in 2 Bedrooms in 3 BHK / 3 BHK plus Servant Room Apartments (As per design of Developer's Architect) Wardrobe in 4 Bedrooms in 5 BHK plus Servant Room Apartments (As per design of Developer's Architect)
3.5	Air Conditioner (AC)	3 Nos 1.5 Tonne Split ACs in bedrooms in 3 BHK/ 3 BHK plus Servant Room Apartments 5 Nos 1.5 Tonne Split ACs in bedrooms in 5 BHK Plus servant room apartments
<b>4</b>	<b>Toilet</b>	
4.1	Floor	Tiles
4.2	Walls	Combination of Tiles and Paint
4.3	Ceiling	Paint / Grid Ceiling
4.4	Counters	Granite /Synthetic Stone (As per design of Developer's Architect)
4.5	Sanitary ware/CP fittings	CP Fittings, Wash Basin, WC
<b>5</b>	<b>Kitchen</b>	
5.1	Floor	Tiles
5.2	Walls	Tiles up to 2' above counter / Paint in the Balance Area
5.3	Ceiling	Paint
5.4	Counters	Granite /Synthetic Stone
5.5	Fixtures	CP Fittings, SS Sink
5.6	Cabinets	Modular Kitchen Cabinet

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<b>6</b>	<b>Balcony / Terrace</b>	
6.1	Floor	Tiles
6.2	Walls & ceiling	Exterior Grade Paint
6.3	Railings	MS
<b>SPECIFICATIONS OF COMMERCIAL BLOCK</b>		
<b>1</b>	No of floors	Ground and First
<b>2</b>	<b>LOBBY AND COMMON AREA</b>	
2.1	Flooring	Tiles / Granite Flooring
2.2	Ceiling	False Ceiling with lighting
2.3	Painting	Obd painting
2.4	Railing	Railing with glass / Pipes
2.5	Electricity	Ceiling fixtures
2.6	Staircase	Stone / Concrete Flooring
<b>3</b>	<b>SHOPS</b>	
3.1	Ceiling Height	(13 feet 3 inches) floor to floor height of shopping floor
3.2	Flooring	RCC slab.
3.3	Wall	75 mm. Dry Wall Partition / Half Brick Work
3.4	Ceiling	RCC Ceiling
3.5	Dry wall/ brick wall partition (as per design of developers architect)	
3.6	The columns and shaft placement are tentative only, the final columns and shafts placement will be as per project consultants	
<b>4</b>	<b>COMMON TOILET (Male &amp; Female)</b>	
4.1	Flooring:	Granite/Tile flooring.
4.2	Painting:	OBD Paint.
4.3	Wall Cladding:	Tiles/Stone up to 8'-0"ht.
4.4	Chinaware, WC, Wash Basin, Urinal in male toilets	
4.5	CP FITTING Make :	Jaquar/Somany/Hindware/equivalent.
<b>5</b>	<b>LANDSCAPING</b>	
5.1	Hard Landscape:	Tiles/Trimix Concrete/Pavers/Kerb Stone/Chequered Tiles.
5.2	Soft Landscape:	Natural Grass/Artificial Grasspad/Shrubs/Plants/Trees.
5.3	Lighting:	As Per Design.

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Sr. No.	Particulars
1.	Community Hall
2.	Gymnasium
3.	Indoor Play Area
4.	Tower Lounge
5.	Towers Drop Off
6.	<b>Meter &amp; Electricity Connection</b> – To be obtained by Allottee(s) from UPAVP / Urban Local Body / Govt. Agency / PVVNL / Promoter's Nominated Agency on payment of applicable charges.
7.	<b>Water Supply / Sewer Connection</b> – To be connected to UPAVP / Urban Local Body / Govt. Agency water supply / sewer.
8.	<b>Power Back Up:</b> To be obtained directly by Allottee(s) from Promoter / Promoter's nominated agency on payment basis.

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