

PROJECT SPECIFICATIONS
SG Benefit(Mixed Land Use Project)

A. Total No. of Tower : 1 No.

B. No. of Floors : Residential Tower – 1
(2 Basement + G +15 Floors)

C. No. of Flats Per Floor : 13 Nos.
Shops on Ground Floor & First Floor

D. No. of Lifts : 3 Lifts. (8 Passenger - 2 Nos. & 13 Passenger 1 No.)

E. Specification of Lift :
 Lift Facia- Baroda Green with white Marble or equivalent
 External Door- Powder Coated Finish
 Internal Car- MS Wall & Granite Stone Flooring
 Make : Schindler

F. Corridor
 a. Flooring- Baroda Green with white Marble or equivalent
 b. Painting- OBD Paint
 c. Lighting – Ceiling Mounted Light Fixture/ Tube Lights

G. Staircase- Main & Fire
 a. Flooring- Baroda Green with white Marble
 b. Painting- OBD Paint
 c. Railing- MS Railing
 d. Lighting – Ceiling Mounted Light Fixture/ Tube Lights

H. Terrace
 a. Flooring – Brick Bat Coba
 b. Water Tank-R.C.C

I. Parking Area – Lower Basement /Upper Basement
 a. Lighting-Ceiling Mounted Light Fixture / Tube Lights

K. Parking in Open, Lower Basement & Upper Basement

L. Fire Fighting

All requirements in light of Pre NOC granted by UP FIRE SERVICE, LUCKNOW

M. Single Point Electric Connection

The company will arrange single point electrical connection in the complex and the same will be distributed through pre-paid dual meter to the vendee under prepaid system. The terms and conditions are annexed with agreement to sale.

N. LT Panel Room

Size : In Upper Basement area and sizes as per requirement/ norms
Flooring : Kota stone
Walls : White wash

O. Maintenance Room

Size : 100 sq. ft (Approximately)
Flooring : Vitrified Tiles
Walls : OBD Paint

ANNEXURE-E

PROJECT AMMENITIES

1) Security

- i) 2 tier security with CCTV camera
- ii) 24 x 7 security personnel and intercom

2) Club area: Total Area of 1500 Sq. ft will be provided with facilities like Air-conditioned Gym, Multi Purpose Hall, Snooker Table & Carom Board.

UNIT SPECIFICATIONS

SUPER STRUCTURE

- Earthquake resistance RCC Frame structure
- Tower Exterior - Weather-proof texture

FLOORING

- Vitrified tiles in Drawing Room, Kitchen and Bedrooms
- Ceramic tiles in Bathrooms and the Balconies

WALL AND CEILING FINISH

- Pop Cornice, walls & Ceiling with OBD

KITCHEN

- Granite working top with stainless steel sink
- Ceramic tiles upto 2' ft working counter

TOILETS

- Ceramic tiles on walls upto door level
- White Sanitary ware with EWC -CP fittings

DOOR AND WINDOWS

- Outer doors and windows aluminium powder coated
- Wooden Internal door frames with Laminated flush door shutter
- Main door frames of wood with Laminated flush door shutter
- Good quality hardware fittings

ELECTRICAL

- Copper wire with PVC conduits with MCB supported circuits and adequate power and light points in wall & ceiling

TELEPHONE

- Intercom Facilities with instrument

SINGLE POINT CONNECTION

- Display unit of Prepaid meter

Note:

1. Variation in colour in vitrified tiles/granite may occur.
2. Area in all categories of apartments may vary upto + 5% without any change in the cost. However, in case the variation is beyond +5% terms of agreement to sale applicable.
3. The request for any change in construction/specification of any type in the apartment will not be entertained.

**SPECIFICATIONS - SG BENEFIT, CP1/B, GOVINDPURAM,
GHAZIABAD (Shops, Offices, Banks, etc.)**

1. **Super Structure** : Earth Quake Resistant RCC Frame Structure
2. **Plaster on Wall except ceiling**
3. **Supply of electricity connection at single point.**
4. **Cemented coloring**

Lift Lobbies/Corridors

Floors : Baroda Green with white marble or equivalent
Walls : Oil Distemper
Ceiling : Oil Distemper
Fixtures & Fittings : Adequate light points

Staircase

Floors : Baroda Green with white marble

Exterior

Outer Finishing : Weather proof coating

ALLOTTEE(s)