

**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 : 13 Nos.  
Per Floor 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)**