

SCHEDULE - II
PROPOSED SPECIFICATION

Zone IV seismic considerations for structural design.

PART A – INSIDE THE INDEPENDENT FLOOR

Living, Dining, Lobby, Foyer, Office/Study

Floor	Marble/Engineered Marble/Laminated Wooden Flooring (In Study/Office)
Walls	Emulsion Paint
Ceiling	Emulsion Paint/OBD/Limited False Ceiling

Bedrooms

Floor	Laminated Wooden Flooring
Walls	Emulsion Paint
Ceiling	Emulsion Paint/OBD/Limited False Ceiling
Wardrobes	Modular Wardrobes of standard make

Kitchen

Walls	Tiles/Paint up-to 2' above counter & Emulsion Paint/OBD . in balance area
Floor	Tiles/Stone
Ceiling	Emulsion Paint/OBD/Limited False Ceiling
Counter	Marble/ Granite / Engineered Stone
Fittings / Fixtures	CP fittings, SS Sink, Exhaust fan, Geyser
Type	Modular Kitchen with Hob, Chimney, Oven, Microwave, Dishwasher, Refrigerator, Washing Machine (in balcony) of reputed make

Balcony

Floor	Tiles
Ceiling	Emulsion Paint/ OBD
Railings	MS/Glass

Master Toilet

Walls	Marble/Tile/Mirror
Floors	Marble/Tile
Ceiling	Emulsion Paint/OBD/Limited False ceiling

X _____
Sole/First Applicant

X _____
Second Applicant

X _____
Third Applicant

SCHEDULE – II

Counter	Marble/Granite with Modular Vanity
Fixtures/Accessories	Glass Shower-partition in toilets, Exhaust Fan, Geyser, Toilet Paper Holder, Wall-hung rimless WC (Semi-Smart Seat), Wash Basin, Shower, Health Faucet, Medicine Cabinet with Mirror, Sanitary ware/ CP fittings

Toilets

Walls	Tile/Mirror
Floors	Marble/Tile
Ceiling	Emulsion Paint/OBD/Limited False ceiling
Counter Room)	Marble/Granite with Modular Vanity (Except Powder)
Fixtures/Accessories	Exhaust Fan, Geyser, Toilet Paper Holder, Wall-hung rimless standard WC, Wash Basin, Health Faucet. Sanitary ware/ CP fittings & mirror. Shower, Glass Shower-partition, Medicine Cabinet in all toilets (except Powder Room).

Plumbing

CPVC & uPVC piping for water supply in toilet & kitchen and vertical down takes.

S. Room

Floor	Tiles/IPS Flooring
Walls / Ceiling	OBD
Toilet	Tile (Flooring) & Cladding/Paint, Conventional CP Fittings, Chinaware

Doors

Internal Doors	Painted/Laminated/Polished Flush Door/Skin Door
Entrance Doors	Painted/Laminated/Polished Flush Door/Skin Door, with 1 hour fire rated door shutter

External Glazing

Windows/ External Glazing	Single/Double Glass Unit with Glass in uPVC/Aluminium & mosquito mesh shutter (in bedroom, living & dining). Single/Double Glass Unit with Glass in uPVC/Aluminium/MS in other areas.
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Electrical Fixtures/Fittings

Modular fittings & Modular touch switches in select areas. Home automation with control device in select areas. Ceiling fans in all rooms (except toilets & store rooms) and ceiling light fixtures in balconies, kitchen and toilets.

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Sole/First Applicant

X _____
Second Applicant

X _____
Third Applicant

SCHEDULE – II

Air Conditioning

VRV/VRF Air Conditioning system with high wall indoor units in Living, Dining, Bedrooms & in study/office rooms (if any)

PART B – COMMON AREAS IN THE BUILDING

Power Back-up (per apartment)

Back-up by DG set upto 8 KVA in 269 -300 sqyds plots. Back-up by DG set upto 10 KVA in 300 - 450 sqyds plots.

Back-up by DG set upto 12.5 KVA in 460 -585 sqyds plots.

Back-up by DG set upto 15 KVA in 600 sqyds plots onwards
(Overall diversity of 80 % will be applied)

Fire detection system (addressable fire alarm panel, fire detector and hooters) – Gas leakage detectors in Kitchen & Fire Detectors in Rooms.

Security System

CCTV for driveway of parking, ground floor entrance lobby, basement & terrace.

Video Door Phone, Electro-mechanical/magnetic lock on main apartment entrance door.

Lift Lobby

Lifts Capacity of 6/8 persons

SCHEDULE – III PAYMENT PLAN

1. Standard Payment Plan:

Sl. No.	Instalment Description	% Due of Unit Price
1	Amount on Application	INR 10 Lacs
2	Booking Amount- within 30 days of Application	10% (less Amount paid with Application i.e., 10 lacs)
3	Within 90 days of Applications	15%
4	Within 270 days of Application / On Completion of Structure (whichever is later)	25%
5	On Application of OC	25%
6	On Receipt of OC	15%
7	On Offer of Possession	10%
	Total	100%

2. Down Payment Plan:

Sl. No.	Instalment Description	% Due of Unit Price
1	Amount on Application	INR 10 Lacs
2	Booking Amount- within 30 days of Application	10% (less Amount paid with Application i.e., 10 lacs)
3	Within 120 days of Application	80% (less Down Payment Rebate at 8%)
4	On Offer of Possession	10%
	Total	100%

3. Note:

- a. Stamp duty and registration charges as applicable will be extra
- b. Down Payment Rebate at 8% shall be applicable on Unit Price
- c. GST as applicable will be extra on each instalment
- d. Holding Charges at the rate Rs. 25/- per sq. ft. per month (if applicable)
- e. Interest Free Maintenance Security Deposit of Rs. 2 lacs to be paid upon offer of possession.

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Sole/First Applicant

X _____
Second Applicant

X _____
Third Applicant

SCHEDULE – IV FLOOR PLAN

225 SQM (STILT FLOOR PLAN)

B2-02



PLANS NOT TO SCALE
DISTANCES - PLAN CAN BE APPROXIMATED FOR SPECIFIC LOCATION
MAKERS ARE FOR ILLUSTRATIVE AND INDICATIVE PURPOSES ONLY
FURNITURE LAYOUT AND FINISHINGS ARE FOR ILLUSTRATIVE AND EDUCATIVE PURPOSES ONLY

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Sole/First Applicant

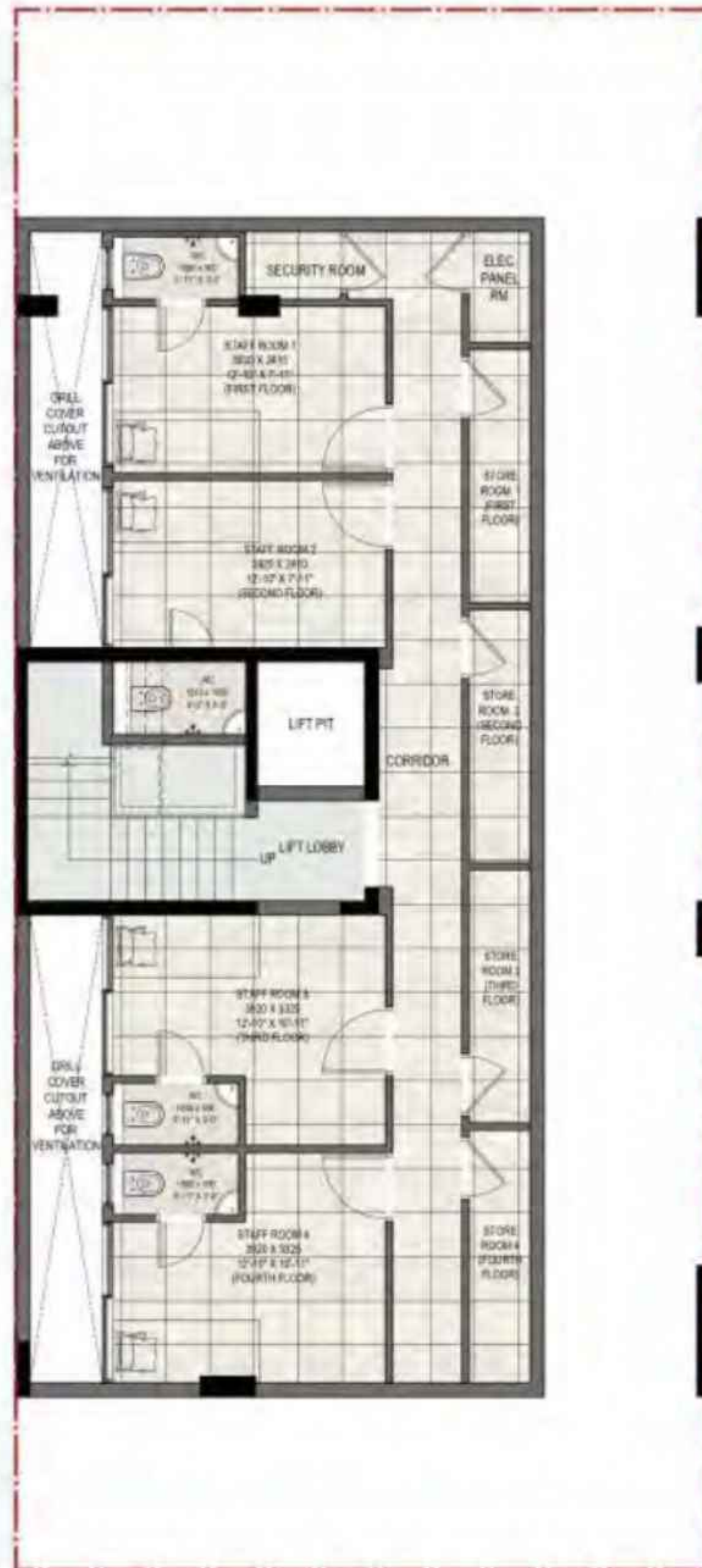
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Second Applicant

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Third Applicant

SCHEDULE – IV FLOOR PLAN

225 SQM (BASEMENT FLOOR PLAN)

B2-02



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DIMENSIONS: PLAN CAN BE APPROVED AS PER SPECIFIC LOCATION.
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**SCHEDULE – IV
FLOOR PLAN**

225 SQM (TERRACE FLOOR PLAN)

B2-02



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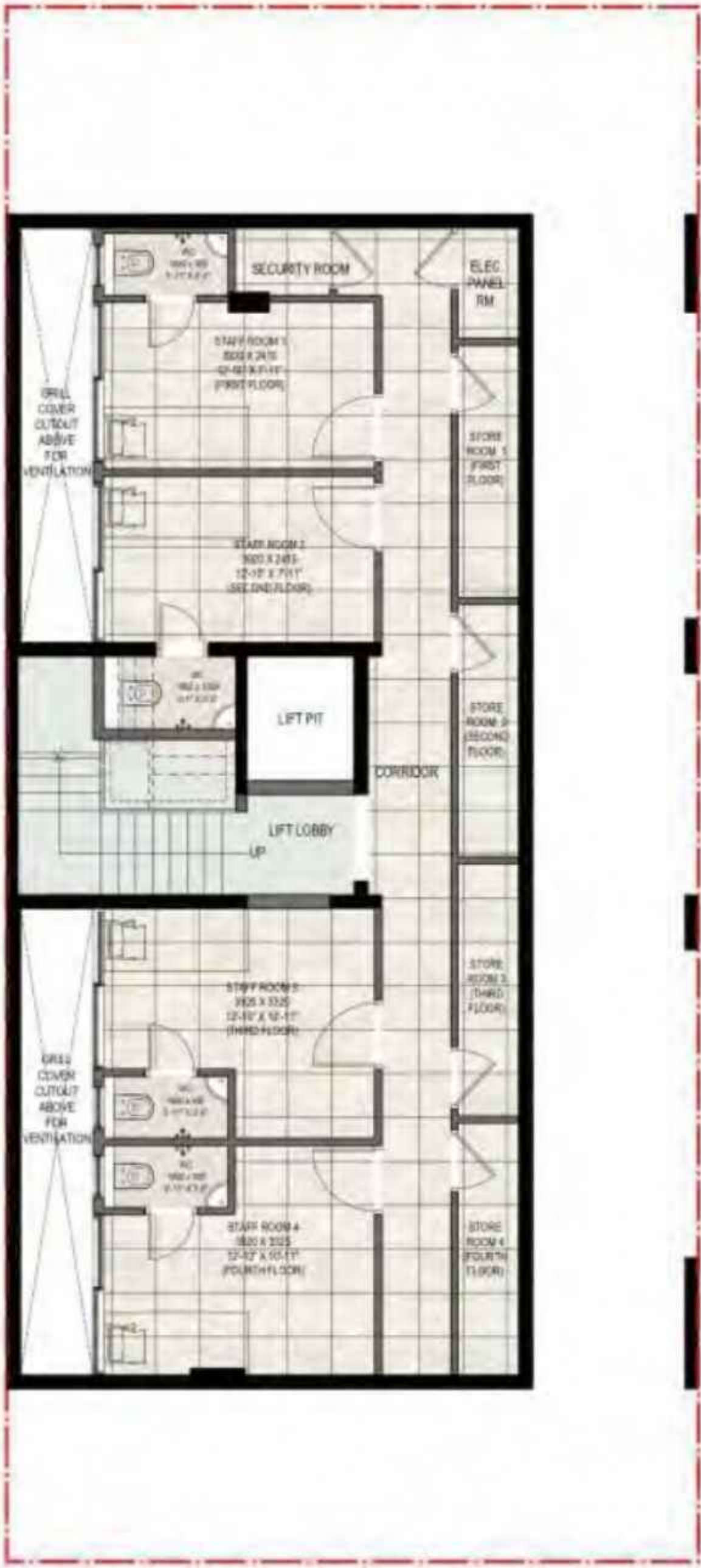
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Second Applicant

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Third Applicant

SCHEDULE – IV FLOOR PLAN

225 SQM (BASEMENT FLOOR PLAN)

B2-08



PLANS NOT TO SCALE.
DISTANCES, PLAN COORDINATES SHOWN AS PER SPECIFIC LOCATION.
MAJORS ARE FOR ILLUSTRATIVE AND EDUCATIVE PURPOSES ONLY.
FURNITURE LAYOUT AND DIMENSIONS ARE FOR ILLUSTRATIVE AND EDUCATIVE PURPOSES ONLY.

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Second Applicant

SCHEDULE – IV FLOOR PLAN

225 SQM (STILT FLOOR PLAN)

B2-08



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SCHEDULE – IV
FLOOR PLAN



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Second Applicant

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Third Applicant

**SCHEDULE – IV
FLOOR PLAN**

241.875 SQM (BASEMENT FLOOR PLAN)

B2-25



PLANS NOT TO SCALE

SCHEDULE - IV FLOOR PLAN



X _____
Sole/First Applicant

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Second Applicant

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Third Applicant

**SCHEDULE – IV
FLOOR PLAN**

241.875 SQM (TERRACE FLOOR PLAN)

B2-25



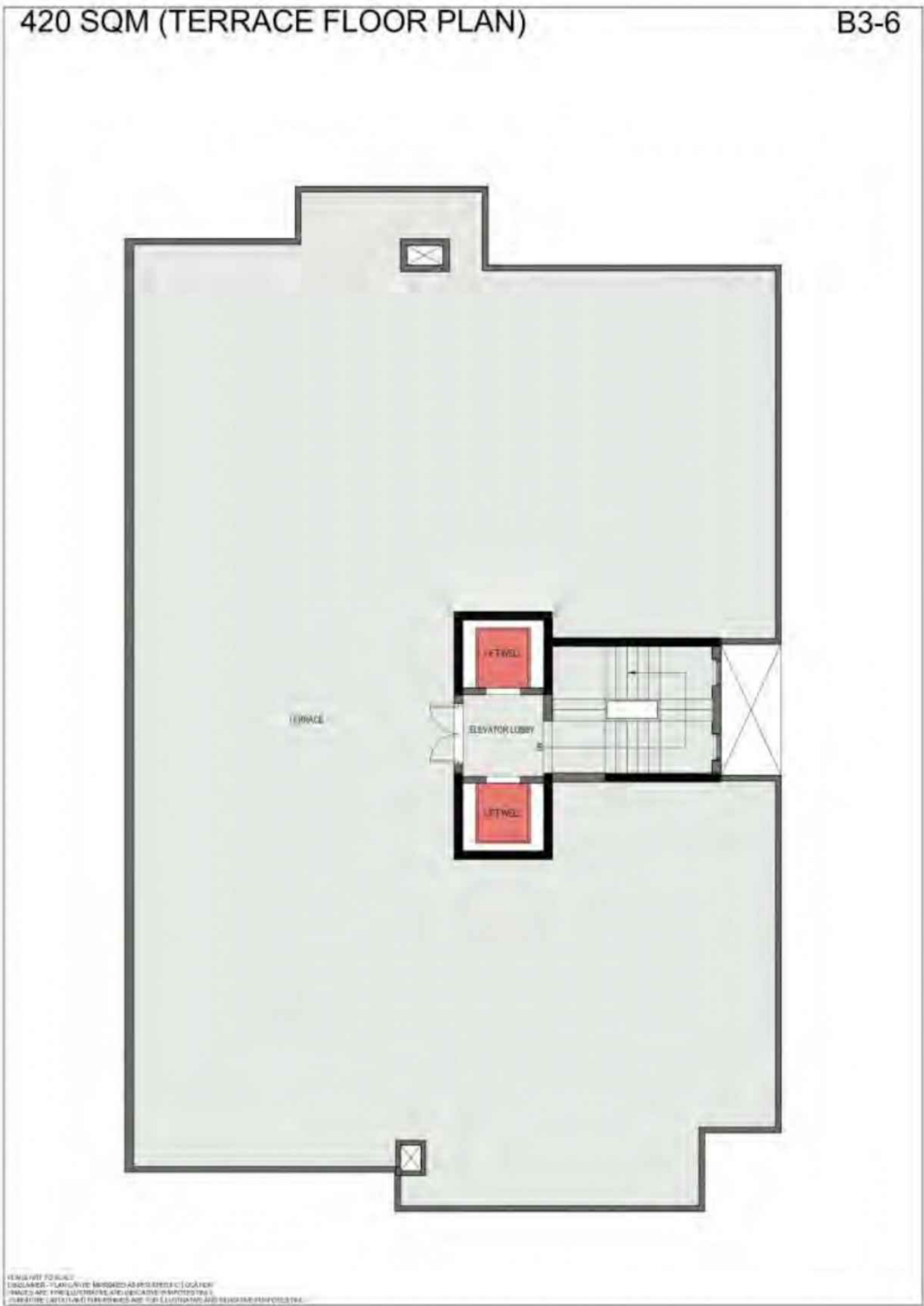
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FLOOR PLAN**

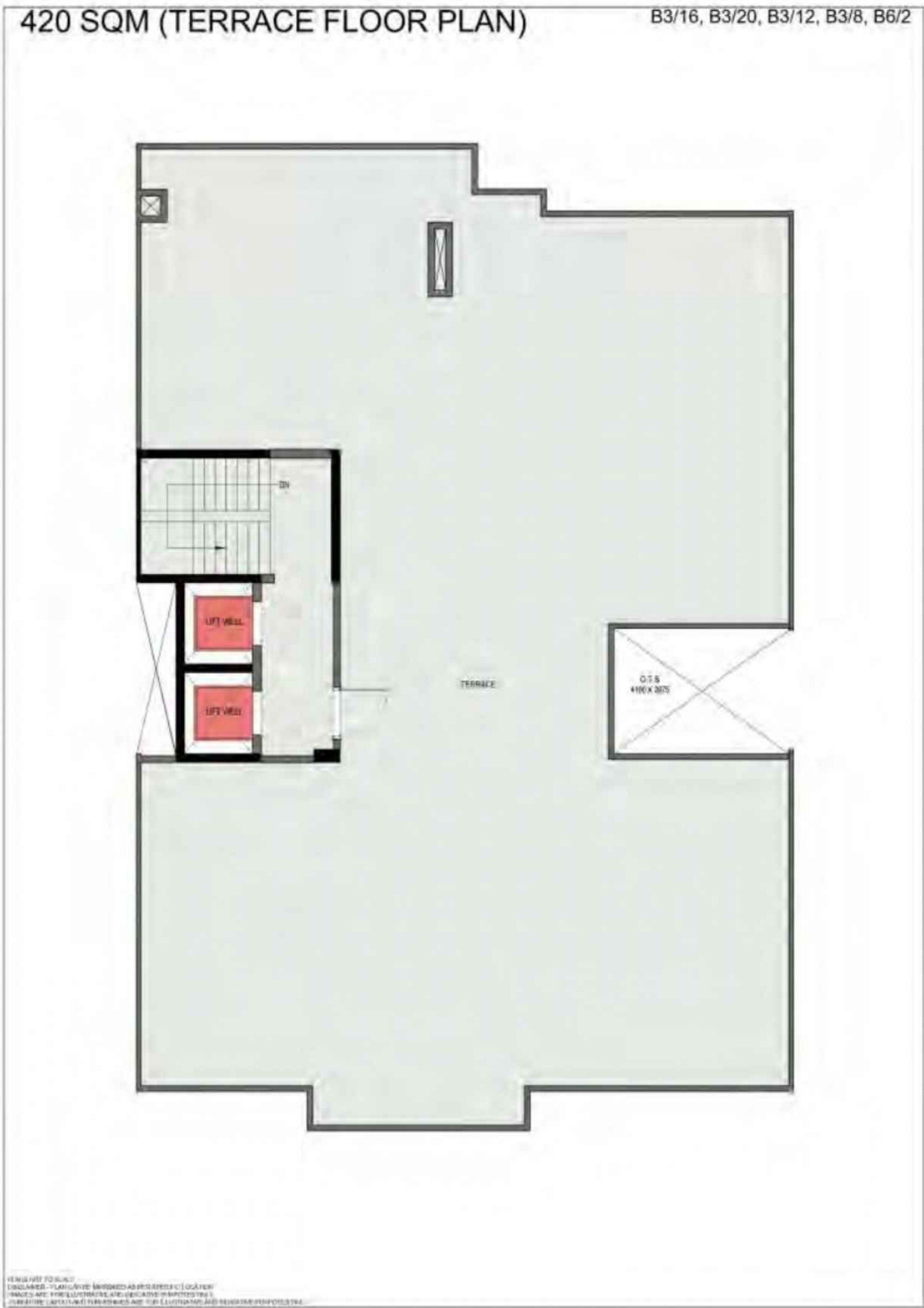


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Sole/First Applicant

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Second Applicant

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Third Applicant

**SCHEDULE – IV
FLOOR PLAN**



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Third Applicant

**SCHEDULE – IV
FLOOR PLAN**

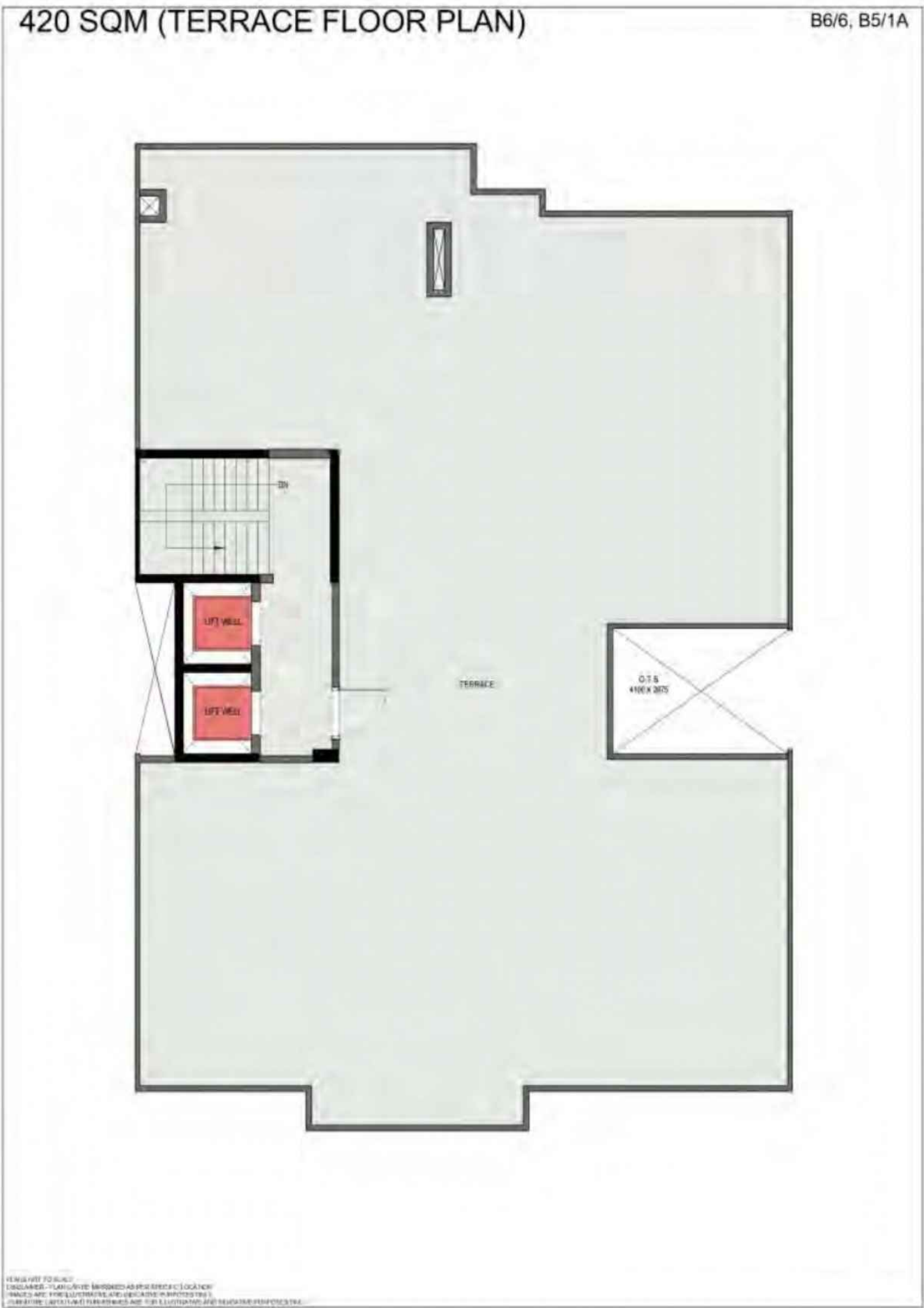


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SCHEDULE – IV
FLOOR PLAN



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FLOOR PLAN



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FLOOR PLAN

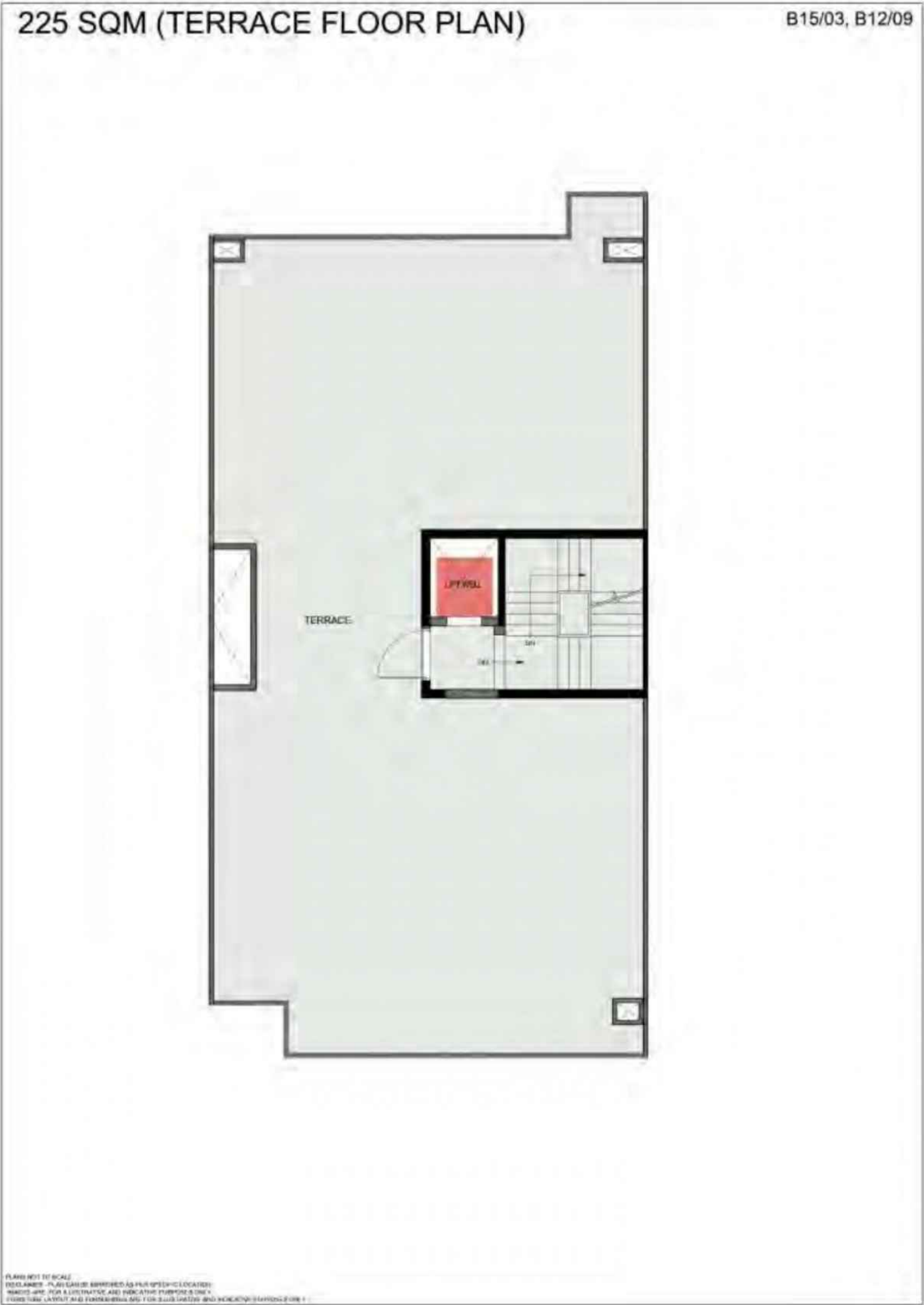


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Third Applicant

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FLOOR PLAN**

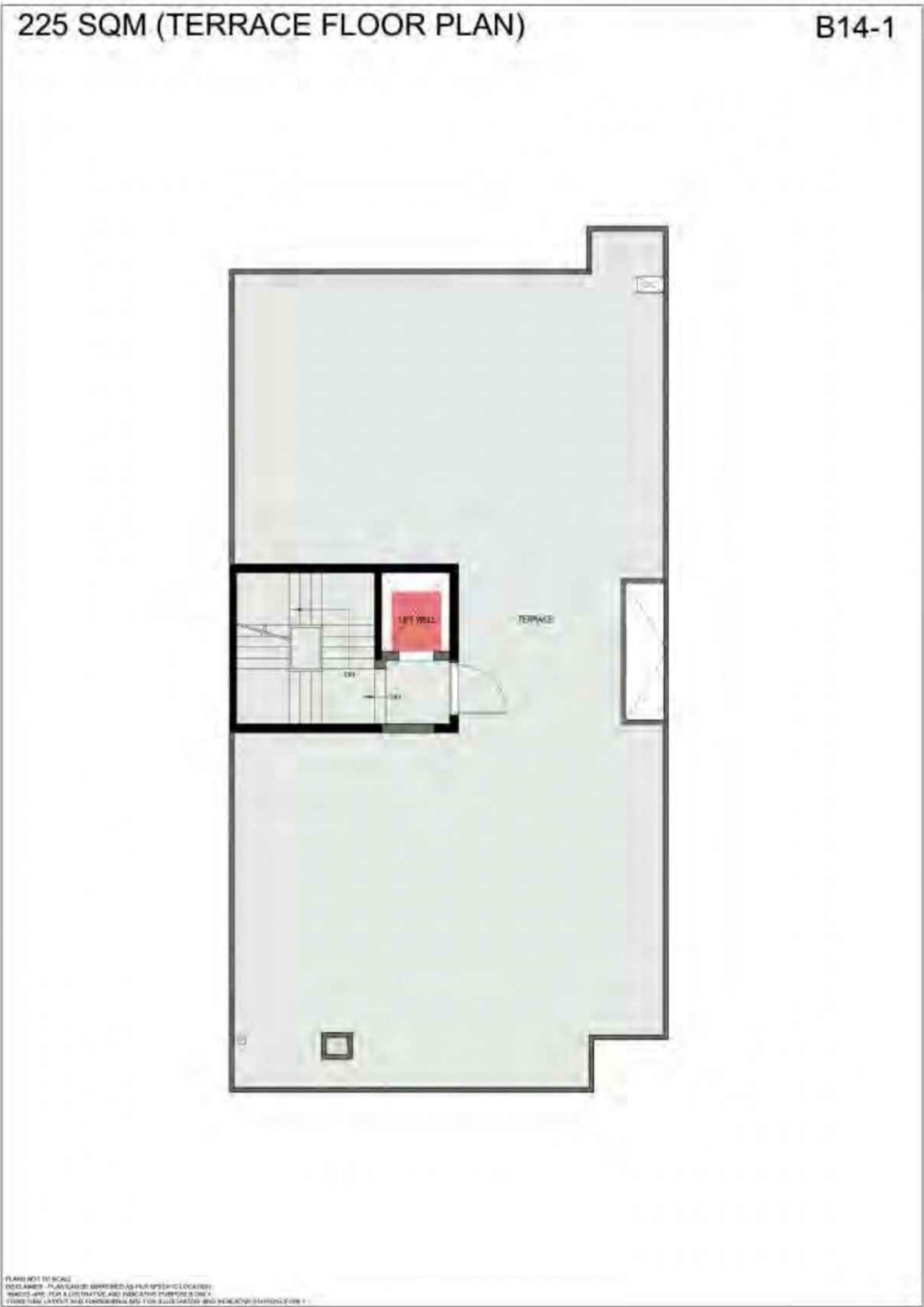


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Second Applicant

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Third Applicant

SCHEDULE – IV
FLOOR PLAN



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Sole/First Applicant

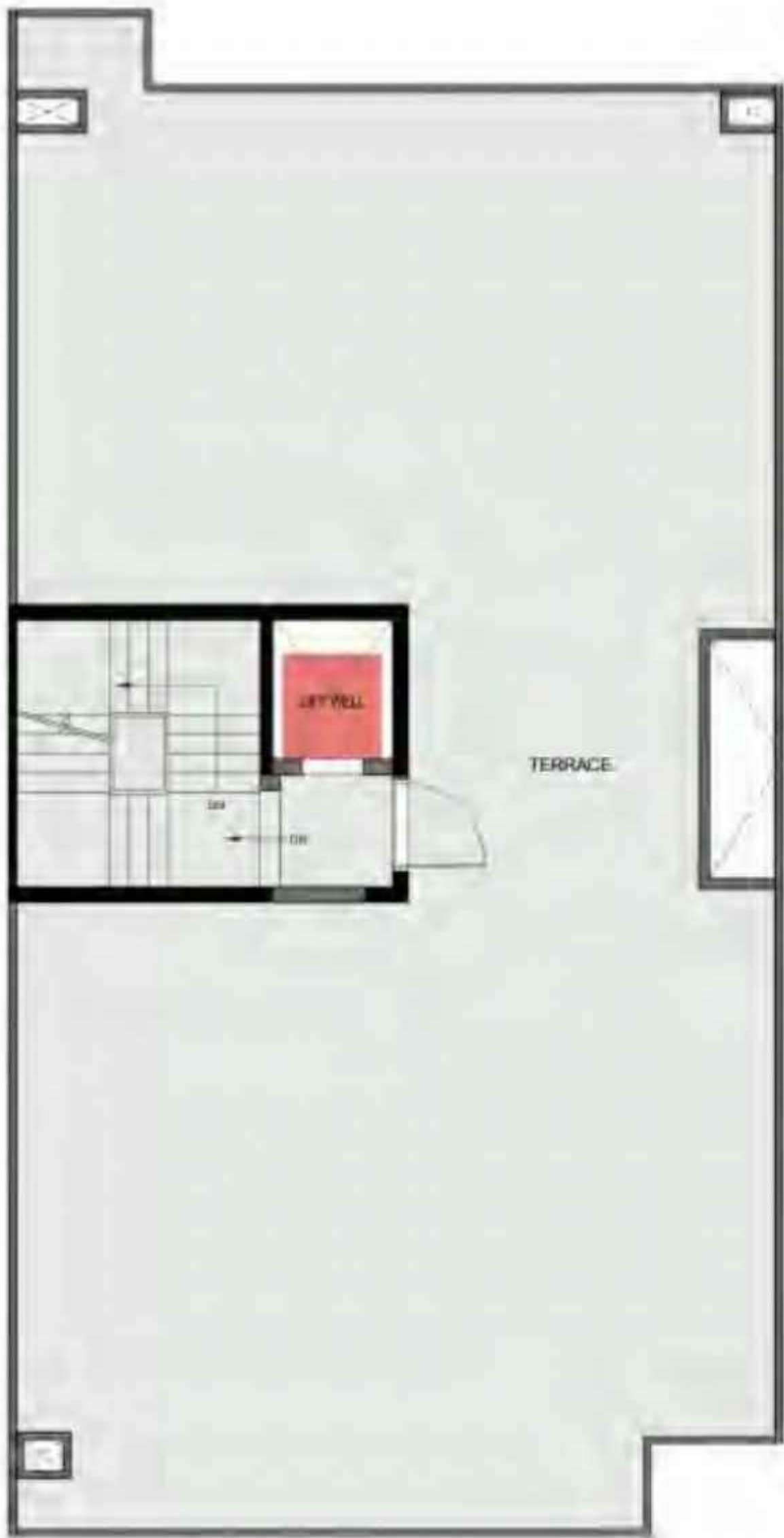
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Second Applicant

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Third Applicant

SCHEDULE – IV
FLOOR PLAN

225 SQM (TERRACE FLOOR PLAN)

B14-08



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