



A SQUARE
DREAM HOMES IN REALITY

Ambrosia



Abode of the Gods



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Club House Amenities



Convenio



Infinity Swimming Pool



Multi Purpose Hall



Mini Theatre



Gymnasium



Open Party Area



Children Play Area



Pool Table



Baby's Day Out



Table Tennis



Rejuvenation Centre



Indoor Games

Specifications

Structure:

- ✓ RCC framed structure with Pile Foundation designed to withstand seismic loads as per structural design conforming to BIS.
- ✓ Walls using Solid Blocks / Bricks / Fly Ash Bricks in cement mortar with reinforcement at Sill Level and Lintel at 7'0" from floor level.
- ✓ Ceiling height will be maintained at 9'9" clear from finished floor Level.

Wall Finishes:

- ✓ Internal Walls will be finished with smooth finished cement plaster, Wall Care Putty coats and Premium Emulsion paint.
- ✓ Exterior walls will be finished with neat cement plaster, white cement coat and Weather Proof Exterior Emulsion paint.
- ✓ Utility / Toilet walls will be finished with Designer Glazed Ceramic Tiles of colour and size till 7'0" level as per architect's concept. Trims, Dadoing and Profiles in PVC will be used to protect the edges of the ceramic tiles.
- ✓ Kitchen Platform Walls will be finished with Ceramic Tiles of colour and size up to 3'0" above the Cooking Platform.
- ✓ Ceiling surfaces will be finished with neat cement plaster, white cement coat and cement paint.

Flooring:

- ✓ Living, Dining, Kitchen and Bed Room Areas will be finished with 24" x 24" Vitrified Tiles with 4" high skirting as per architect's concepts (also with optional Wooden flooring in Master Bedroom Area).
- ✓ Utility and Toilet Areas will be finished with Acid Proof Anti Skid Ceramic Tiles as per architect's concept.
- ✓ Balcony, Common Areas and Lift Lobby will be finished with Porcelano / Ceramic / Kota Stone Tiles.
- ✓ Car parking and Staircase Areas will be finished with VDF / Paver Blocks and Kota Stone / Anti Skid Step Tiles.
- ✓ Terrace Areas will be finished with 10" x 10" pressed Weathering Course Terracotta Tiles.

Joineries:

- ✓ Entrance Main Door will be provided with Seasoned Teak Wood Frames and Four Panel Curved Doors with Varnish finish on both sides, Brass Fittings, Mortise Locks, Door Eye View.
- ✓ All Bedrooms, Toilets and Balcony Doors will be provided with Seasoned Country Wood Frames and Water Proof Hardcore Flush Doors with Laminates finish and required fittings as per architect's design.
- ✓ Modular two or three panel UPVC Window Frames and Shutters with safety MS Grills will be provided.
- ✓ Optional UPVC French Windows shall be provided for Balcony Doors or Pent Houses Terrace with Safety MS Grills as per client's requirement by architect's design.

Kitchen:

- ✓ Reticulated Concealed Gas Supply provisions will be provided as per architect's designs and BIS standards.
- ✓ Counter Top Granite platform will be finished with 16mm thick Granite slab 2'0" wide at a height 2'6" from the finished floor level along with Stainless Steel Single bowl sink with Drain Boards and 2 CP long body taps.
- ✓ Provision for Exhaust fan, Mixer, Grinder, Microwave and Refrigerator will be provided.
- ✓ Kota Stone Shelf can be provided only below the kitchen slab as indicated in floor plan as per architect's design.
- ✓ Optional Modular Kitchen can be provided as per client's requirement.

Bed Rooms:

- ✓ Kota Stone Wardrobe and a Loft shall be provided as indicated in floor plan will be provided as per architect's design.
- ✓ Concealed Conduits for Telephone and Cable RF wiring will be provided in Master Bed Room. One Air Conditioner Electrical point will be provided in each Bedroom.

Plumbing and Sanitary:

- ✓ All Sanitary Wares will be new range IWC / EWC (white or colour) with flush tanks as per architect's design and concepts.
- ✓ A Single bowl With Counter new range colour Wash basin will be provided in or near the Rest room or Dining space as Indicated in the floor Plan.
- ✓ All CP fittings and Taps (like 2 in 1 Wall mixer, Shower, Health Faucet etc.) will be provided as per architect's design.
- ✓ All Bathrooms will have provision for an Exhaust Fan and Geyser connection.

Electrical:

- ✓ 3 Phase power supply and Concealed Insulated Multistrand Copper wires will be provided in all apartments with Individual Distribution Box having ELCB, MCB's and Manual Phase change over Rotary switches.
- ✓ All Switches and Sockets will be provided in Metal Box and Modular Switches with Cover plates.
- ✓ Wiring for Inverter will be provided to support 1 Light and Fan point in each room.

	Light Point Nos.	Fan Point Nos.	5 A Sockets	15A Sockets
Living / Dining	5	2	4	1
Kitchen	2	2 (incl. exhaust fan)	2	2
Balcony	1	1	1	-
Bedroom	3	1	3	1
Toilet	1	1 (incl. exhaust fan)	1	1 (for Geyser)

Elevators:

- ✓ Each block will be served by a 5 passenger lift with Variable Voltage Variable Frequency (V3F) and Automatic Rescue Device (ARD) technology

Water proofing & Anti-Termite Treatment:

- ✓ Water proofing treatment using brush bond technology will be performed for all rest rooms, utility and other water storing bodies as per architect design.
- ✓ Anti Termite treatment will be performed in six various stages as per BIS for each building of the project with a guarantee certification of 10 years.

Water:

- ✓ Underground Common RCC sump of adequate capacity for Drinking water / Panchayat Water Supply / Treated Water will be provided.
- ✓ Reverse Osmosis facility will be provided to meet the Drinking water requirement.

Sewerage:

- ✓ Sewerage treatment plant will be provided and treated water shall be used as recommended by the architect as per BIS standards.

Note:

- Guideline value, VAT & service tax are calculated and collected as per current Government norms subject to change as and when announced by the governing authority
- Brands specified In material specification are only an indication of quality . The promoter shall use any ISI Branded items as available.
- Customization Of Any sort in the existing floor plan scheme shall attract architectural fees of Rs.25000 + Service tax.
- All items mentioned as optional can be availed at extra cost.
- Any delays in the payment will attract interest on the amount due.
- Incase of a cancellation of booking, there will be a cancellation charge levied [i.e. Rs. 50,000/- or 2% of the total flat value which ever is higher]. + Statutory charges paid till that date .

Material Specifications:

- | | |
|---------------------------------|--|
| 1. Cement | - Coromandel / Chettinad |
| 2. Steel Rods | - Tata Tiscon / Vizag / ARS |
| 3. Paint (Emulsion & Enamel) | - Asian Premium / Nippon |
| 4. Elevation Exterior wall | - Asian Ace / Nippon |
| 5. Wall putty & white cement | - Birla wall care/ Asian acrylic |
| 6. Varnish | - Sheenlac |
| 7. Taps and Fittings CP | - Metro / Parryware |
| 8. IWC / EWC floor Closets | - Parry ware / Hindware Colour |
| 9. Washbasins | - Parry ware / Hindware Colour |
| 10. Plumbing Motor | - Tismo or Suguna |
| 11. Plumbing PVC ISI pipe | - Finolex / Prince / Supreme |
| 12. Sanitary PVC ISI pipe | - Finolex / Prince/Supreme |
| 13. Water Proofing Chemical | - Fosroc Brushbond |
| 14. Electrical conduits | - Finolex / Rocky / Varun |
| 15. Main Cable Line | - Universal / Orbit |
| 16. Electrical wires & Switches | - Finolex / Orbit / Kundan Cab |
| 17. Distribution board | - Havells / Master |
| 18. MCB's & Isolators | - Havells / Standard |
| 19. Rotary Switch | - Havells / L&T |
| 20. Metal Box and Switches | - Anchor / Clip-sal / Litaski |
| 21. Elevators | - OTIS / Johnson / Kone |
| 22. Tiles | - Marbonite / Asian / Orient / Kajarai |
| 23. UPVC Windows | - Fenesta |
| 24. Flush doors | - Diamond / Prestige |
| 25. Laminates | - Greenlam / Silverline |
| 26. Mortise locks | - Godrej / Link |

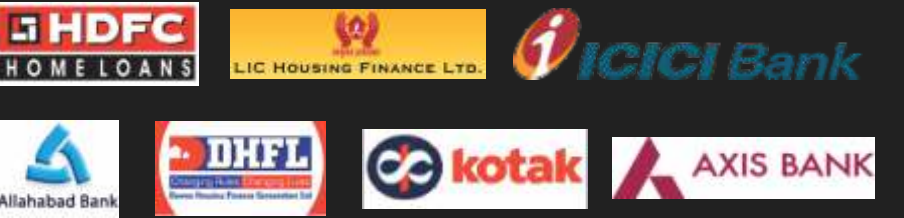
Payment Schedule:

- | | |
|-----|---|
| 15% | on Booking |
| 30% | on Registration of Undivided Land Share
(Maximum of 15 days from date of Approvals). |
| 10% | on Foundation level Completion |
| 10% | on Ground Floor Roof Completion |
| 10% | on First Floor Roof Completion |
| 10% | on Second Floor Roof Completion |
| 5% | on Completion of Brickwork |
| 5% | on Completion of Plumbing, Woodworks,Electrical etc., |
| 5% | before handing over the Flat. |

Maintenance Charges:

Club Ambrosia has a commercial Convenio space which shall generate monthly rental income which in turn used to maintain the club house. Apart from that to maintain the project and its various services like Security, Common area Housekeeping, maintenance of equipments such as Elevators, Generators, Electrical systems, RO Plant, STP etc a maintenance fee will be levied @ Rs. 2.25/- per Sq. Ft. per month. 12 months advance for the same shall be collected before handing over of the project. The promoters shall maintain the above amenities for 12 months after which the same shall be handed over to the Residents Association, who shall take care of the premises from there on and shall fix the maintenance charges to be collected from time to time thereafter.

Home Loans by :



Site Plan





A SQUARE
D R E A M H O M E S I N R E A L I T Y

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