

MAHARERA NO: 50500034108

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**Three & Four Bedroom Luxurious Living.....
Plot No.85, Shivaji Nagar, Nagpur-440010**



RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED

188, AROHI APARTMENTS, BAJAJ NAGAR, NAGPUR-10

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Specifications:

Structure

- RCC framed structure with 6" thick brick masonry external walls.
- Internal walls of 4 ½" thick brick masonry.

Plaster

- 12 mm thick plain funty finish plaster for internal walls.
- Decorative (Combination of sponge & funty finish) for exterior surfaces.

Doors & windows

- Doors- Main entrance door shall be decorative flush door with veneer & jambs with paneling. Good quality S.S. fixtures shall be provided. All other doors shall be laminated flush doors with paneling for jambs. Good quality S.S. fixtures shall be provided.
- Windows –UPVC sliding windows with Mosquito net.

Flooring

- Fully vitrified floor tiles 800 x 800 mm in size to all rooms with 75 mm skirting. (RAK / Nitco / Kajaria or equivalent make). Balconies & terraces shall have 450 x 450 mm nonskid tiles.
- Coloured Ceramic / Glazed tiles for dado up to lintel height for toilets. Toilet floors shall be nonskid ceramic tiles.
- Non-skid tiles / Granite stone in common areas & staircase.

Kitchen

- Kitchen platform (otta) with granite stone top & stainless steel sink of 24" x 18".
- Ceramic tiles dado up to lintel level.
- Granite otta with stainless steel sink of 24" x 18" size for washing utensils & Glazed tiles up to 0.90 mt for wash balcony.

Sanitary & Plumbing fitting

- White commode & wash basin of Jaguar /Cera/ Parryware or equivalent make for all toilets.
- Basin of Jaquar / Cera / Parryware or equivalent make for hand wash in passage.
- Jaquar or equivalent make standard quality single lever diverter in all toilets and shower panel with glass cubical in master bedroom toilet.
- Common basin shall have hot & cold mixer arrangement.
- SWR pipes & fittings for sanitation & CPVC pipes of standard make for plumbing.
- Water proofing treatment to all toilets.

Electrical

- Power points in kitchen for microwave, aqua-guard, fridge etc.
- Sufficient Light & Fan point arrangement in all rooms.
- Provision for water heater power point in each bathrooms.
- Provision for A.C. point in all bedrooms.
- Telephone point in drawing room.
- Invertor wiring for one light & one fan point in each room & toilet.
- Modular switches Legrand or equivalent of standard make.
- TV wiring points in living.
- Three phase wiring with standard make distribution panel for each flat.
- M.C.B of standard make for each flat.

Water Supply

- Well water for utility purpose.
- Underground and overhead water tanks with necessary water pumps.
- Pressure pump for plumbing line.

Paints

- Acrylic Emulsion Paint of Asian / Berger or equivalent make with necessary putty finish for all rooms internally.
- Parking, staircase, compound wall & common areas shall be neatly finished with good quality painting.
- Weather shield or equivalent Waterproof Acrylic Paint for external surfaces.
- Oil paint for M.S. Grills, M.S. Gates & M.S. Railings etc.

Parking

- Allotted parking area for one car for each flat.
- Properly designed & finished parking area. Good quality paver block flooring in marginal spaces.

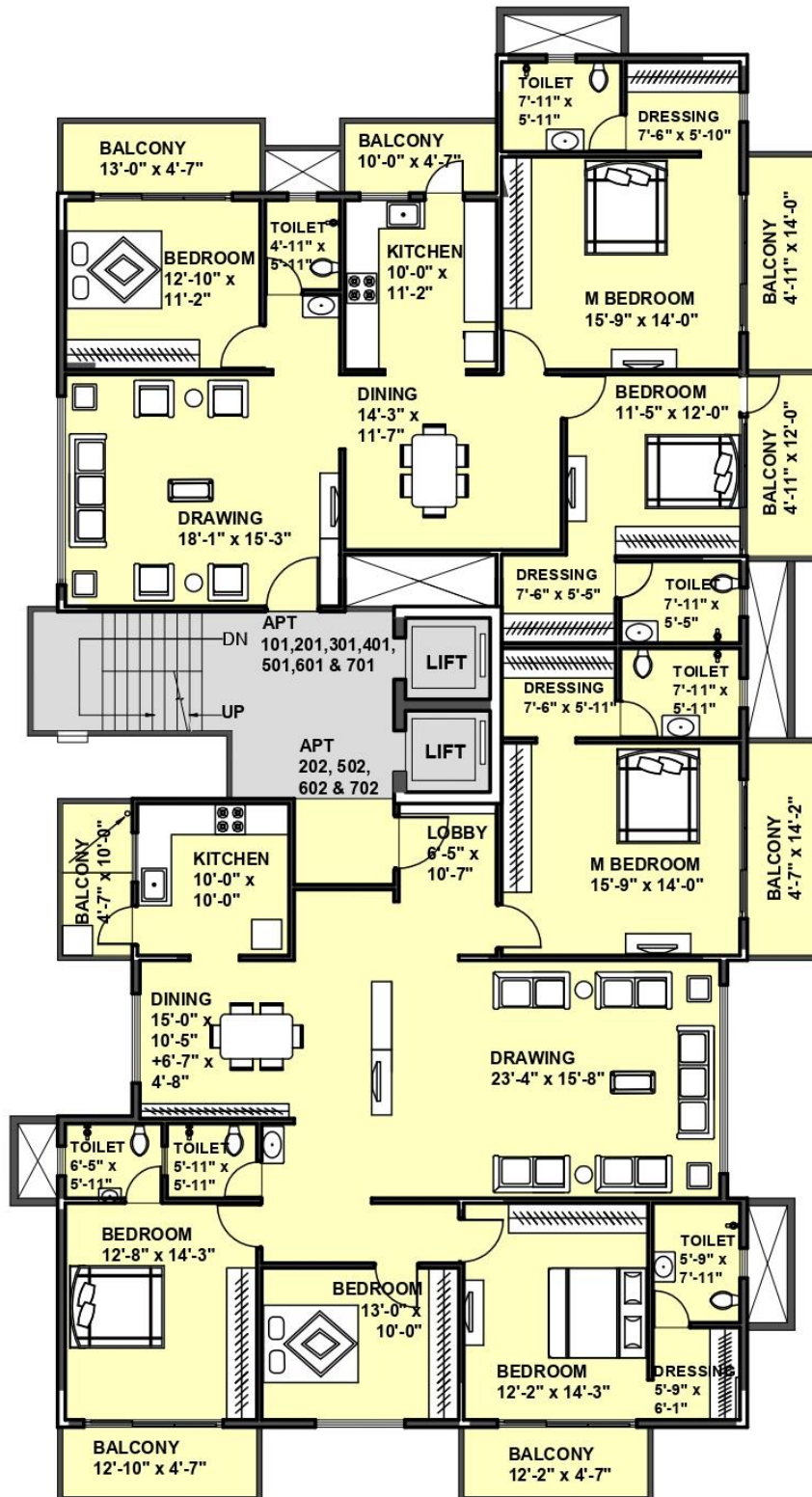
Elevator

- Two numbers Kone / Schindler or equivalent make automatic MRL elevators with backup arrangement.

Amenities

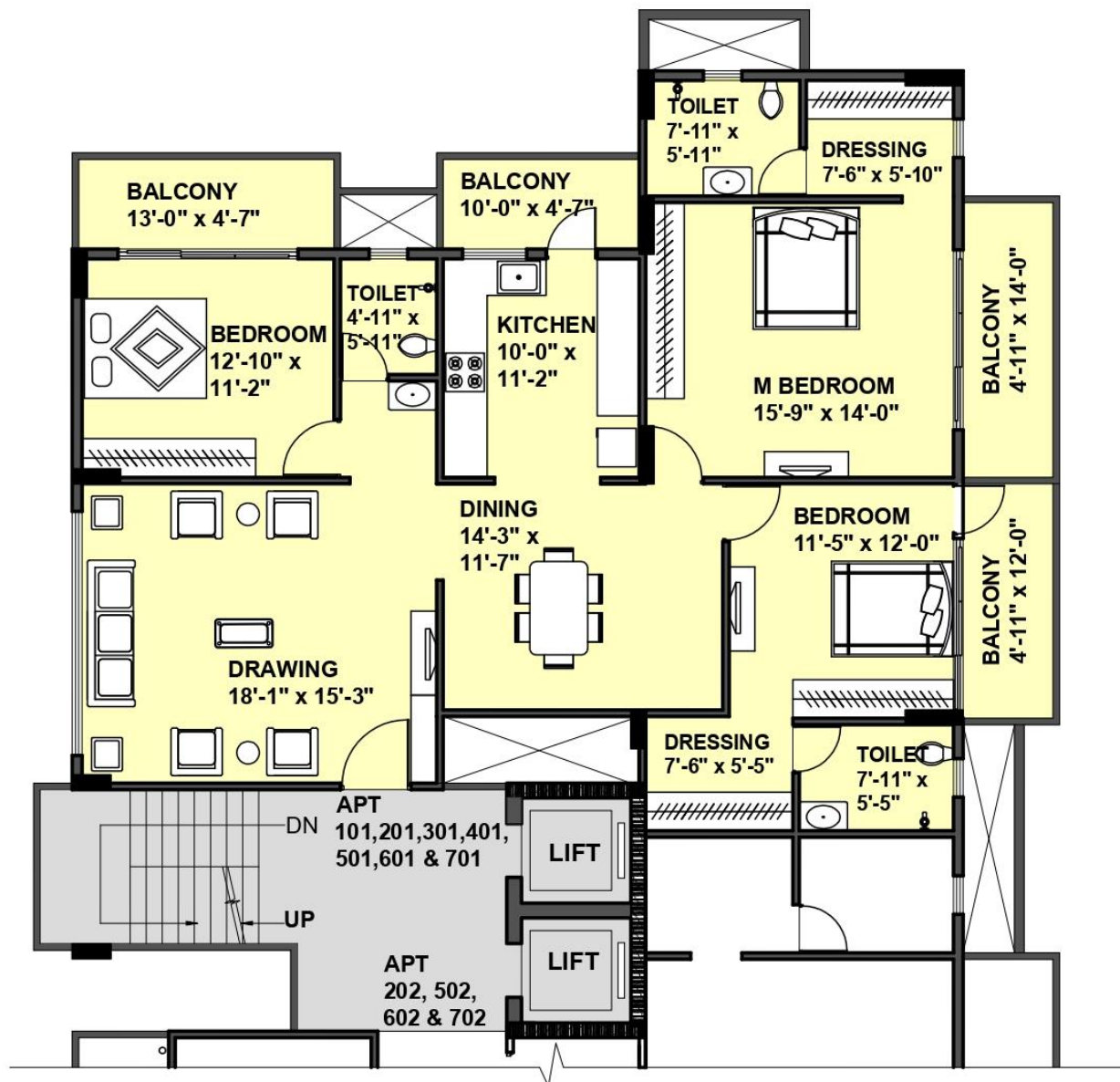
- Plaster of Paris false ceiling to all rooms except kitchen ,balconies & toilets.
- Anti-termite treatment to ground floor area.
- Rain water harvesting.
- Well-designed compound wall with two numbers compound gates.
- Cabin for security guard.
- Intercom facility from guard room to each flat.
- Arrangement of solar panel for electricity supply to common utility area.
- CCTV surveillance for ground floor common area, staircase/parking.
- Video door phone arrangement for each flat.

Note :- The specifications mentioned above are subject to modifications for up gradation



TYPICAL PLAN FOR I,II,III,IV, V, VI & VII FLOORS

APT. NO.	S. B/UP	USABLE CARPET AREA	RERA CARPET AREA	DATE - 15-04-2022
101,201,301,401,501,601 & 701	2000 SQ.FT.	1535 SQ.FT.	1345 SQ.FT.	
202,502,602 & 702	2530 SQ.FT.	2030 SQ.FT.	1850 SQ.FT.	

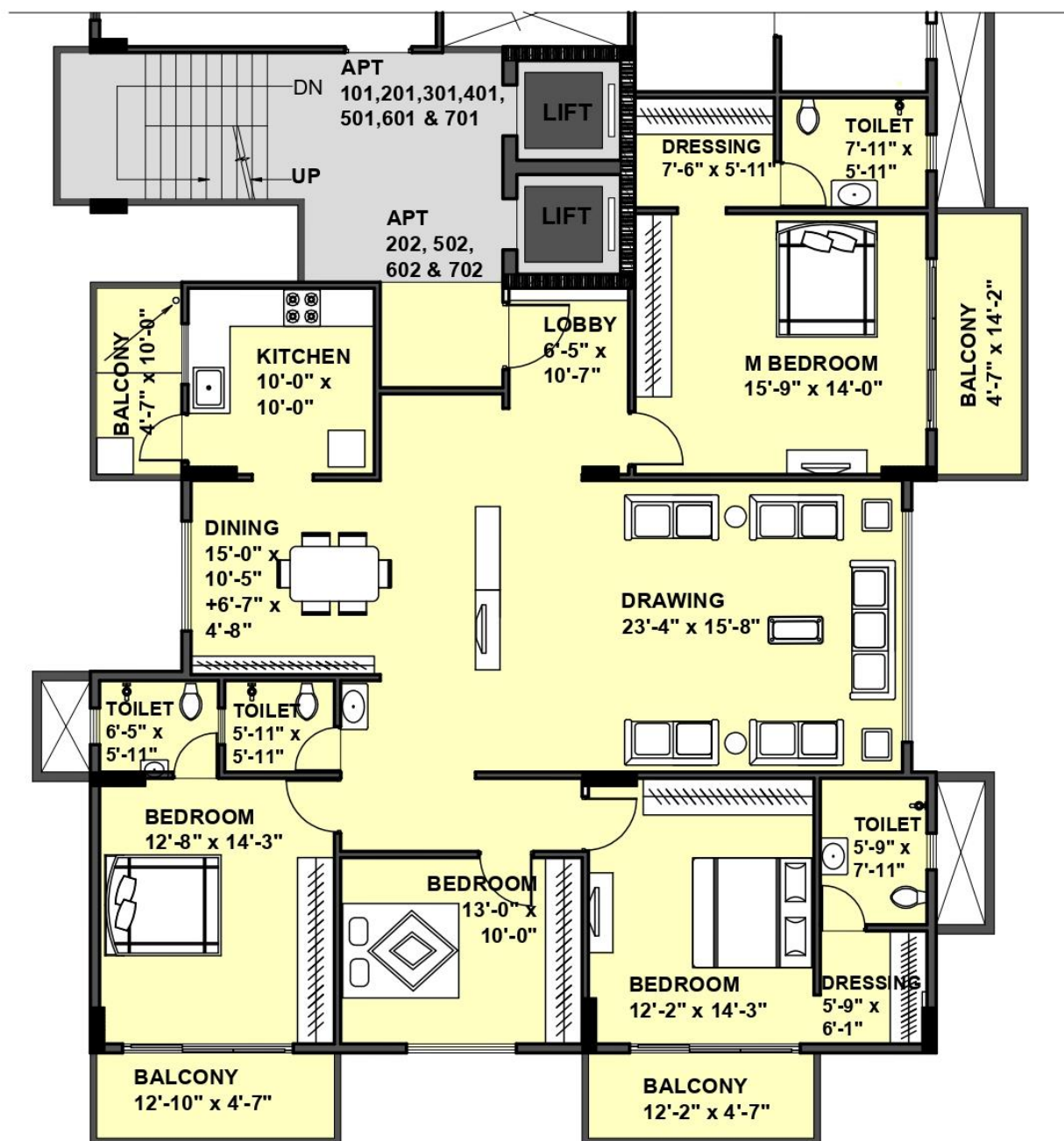


TYPICAL PART PLAN FOR I,II,III,IV, V, VI & VII FLOORS

3BHK APT. NO.	S. B/UP	USABLE CARPET AREA	RERA CARPET AREA	DATE: 15-04-2022
101,201,301,401,501,601 & 701	2000 SQ.FT.	1535 SQ.FT.	1345 SQ.FT.	







TYPICAL PART PLAN FOR I,II,III,IV, V, VI & VII FLOORS

4BHK APT. NO.	S. B/UP	USABLE CARPET AREA	RERA CARPET AREA	DATE: 15-04-2022
202,502,602 & 702	2530 SQ.FT.	2030 SQ.FT.	1850 SQ.FT.	





SCHEDULE OF PAYMENT:

Sr.No.	Installment	Amount in Rs.	(% of Price)
1	Booking Claim	-----	8 %
2	At the time of Agreement	-----	8 %
3	At Plinth level	-----	8 %
4	At Parking floor roof slab	-----	8 %
5	At First floor Roof slab	-----	8 %
6	At Second floor roof slab	-----	8 %
7	At Third floor roof slab	-----	8 %
8	At Fourth floor roof slab.	-----	8 %
9	At Fifth floor roof slab	-----	8 %
10	At Sixth floor roof slab	-----	8 %
11	At Seventh floor roof slab	-----	8 %
12	Upon Brickwork completion	-----	5 %
13	Upon Plaster completion	-----	5 %
14	At Possession/ sale deed	-----	2 %

Note: i) Expenses towards Stamp duty, registration of sale deed, legal charges and those for M.S.E.B. meter and common water meter are additional.

- Any additions/changes in specifications are chargeable at market rates.
- GST as applicable.