

MAHA RERA NO.-PR1190002500651



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Three -Bedroom Luxurious Living.....
PLOT NO. 3, GANDHI NAGAR, NAGPUR.



RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED

188, AROHI APARTMENTS, BAJAJ NAGAR, NAGPUR-10

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❖ GENERAL SPECIFICATIONS

A) STRUCTURE & WALLS:

- R.C.C. Framed Structure in designed grade of concrete (M 25) .
- External walls in Burnt Brick Masonry of 150 mm & 115 mm respectively. Structural design shall be based on IS Standards with all safety considerations .

B) DOORS & WINDOWS:

- Front & all internal door frames shall be of non teak wood 100x62 mm section with laminated flush doors.
- Fully glazed sliding door to all balconies except kitchen.
- Standard quality mortise locks to all doors.
- Full glazed UPVC windows with M. S. painted grills.

C) FLOORING & DADO :

- Fully Vitrified tiled floor 600x1200 mm to all Rooms with 3" Skirting (RAK/NITCO/SOMANI or equivalent make).
- Balconies shall have 600x600 mm non skid tiled floor.
- Colored Ceramic/Glazed tiles Dado of 600x1200mm size up to 2.10m to all Toilets & Ceramic tiled Floor of 600x600 mm of standard make.

D) SANITARY & PLUMBING:

- White Sanitary ware for all toilets of Jaquar /Cera/ Parryware or equivalent make
- Wash Hand Basin of Jaquar /Cera/ parryware make for attached Toilet and in Passage of suitable sizes.
- C. P. Toilet Fittings of Jaquar make
- All Toilets shall have Hot & Cold Water arrangement.
- S .W. R. Pipes & Fittings for Sanitation & CPVC Pipes of Standard make for Plumbing.

E) PAINTING & FINISHING:

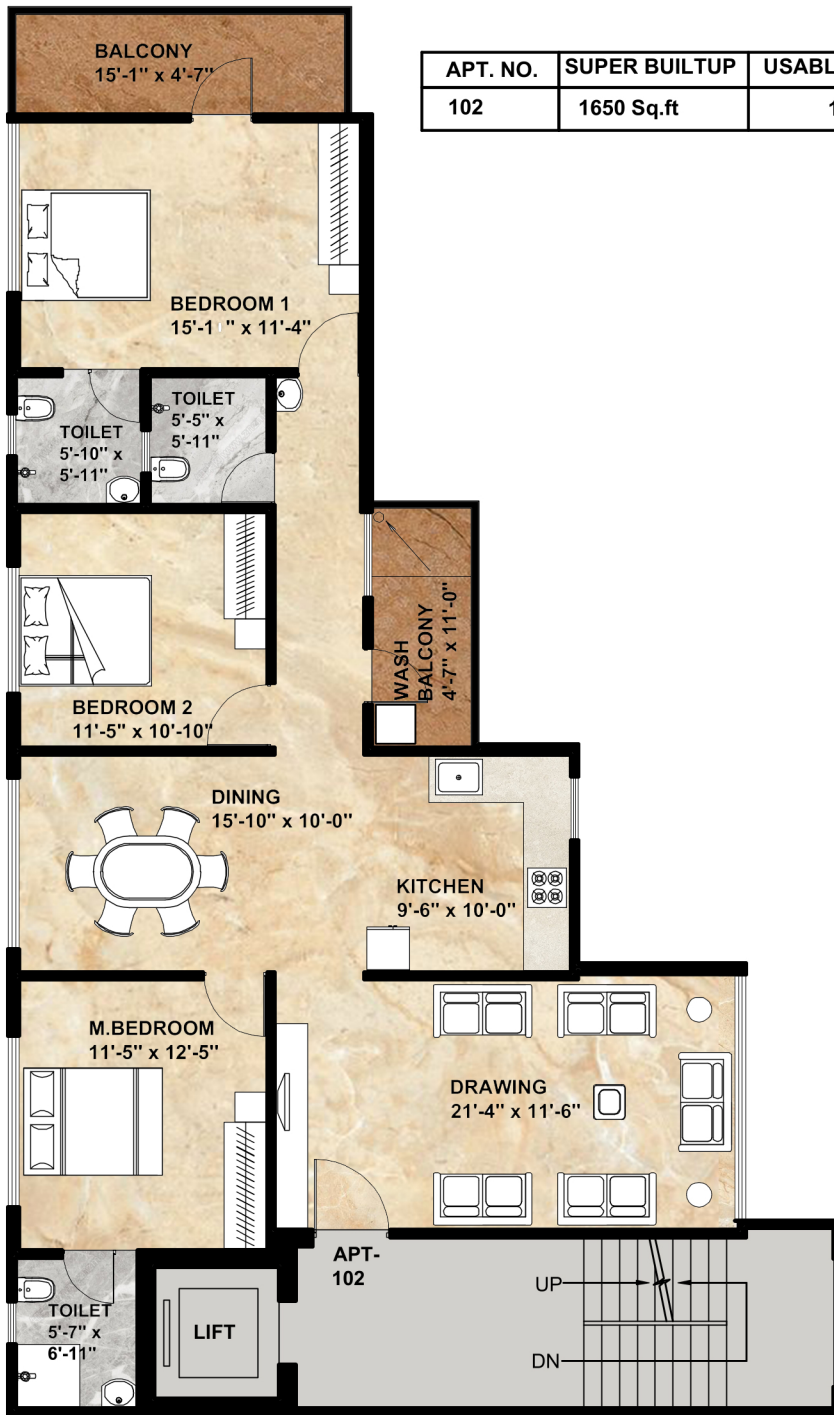
- All Rooms shall have good Putty finish surfaces Painted with Acrylic Emulsion Paint of Asian/Berger make.
- Waterproof acrylic Paint shall be Provided Externally. (Weather shield/Dulux or equivalent)
- Neatly finished Parking, Staircase, Compound Wall and Common Areas.
- Plaster of Paris ceiling to all room except kitchen & toilet with sufficient down lighters.

F) SERVICES & ELECTRIFICATION:

- Granite Top Over Kitchen Otta with Stainless Steel Sink of 18"x 24" of Franke/ Nirali make with Glazed Ceramic/Glazed tiled Dado.600x1200mm.
- Concealed Electrical wiring with Sufficient Electric & Power Points. (Finolex /polycab or equivalent)
- Individual M.S.E.B. Meter with Mains Wiring.
- M.C.B. of Standard make
- Concealed Wiring for intercom and jio network
- Modular Switches of Legrand make(Arteor) to all rooms with concealed boards.
- Staircase shall have Granite Stone Treads.
- One automatic MRL Elevator with access control.
- Diesel generator back up arrangement for Elevator, Pump etc.
- Inverter wiring for one light & fan point in each room & toilet.
- Fire fighting installations as per Fire norms.

G) AMENITIES:

- Allotted Parking area for one car in mechanical/ stacker/puzzle parking or stilted parking for each unit.
- Rain water Harvesting.
- Well designed & decorative parking area, compound wall & Gates.
- Cabin for Security Guard with intercom facility (from Cabin to each flat).
- CCTV surveillance
- Video door phone for each unit.
- One Society Office on top terrace of the area as may be sanctioned.
- Guard Room and common toilet on Ground floor
- A Kitchen platform for cooking with washing place and toilet on top terrace to manage small functions.
- Photo voltaic solar panel of designed capacity for common areas, lifts, pumps et
- Dual flush system for toilets
- Pressure pump to manage flow of water in toilets and other areas.
- Ground water sump of approx 30000 litres and O.H. tank of approx 30000 ltrs storage capacity.
- Tree plantations as per NMC norms.
- Landscape etc as per availability of space.

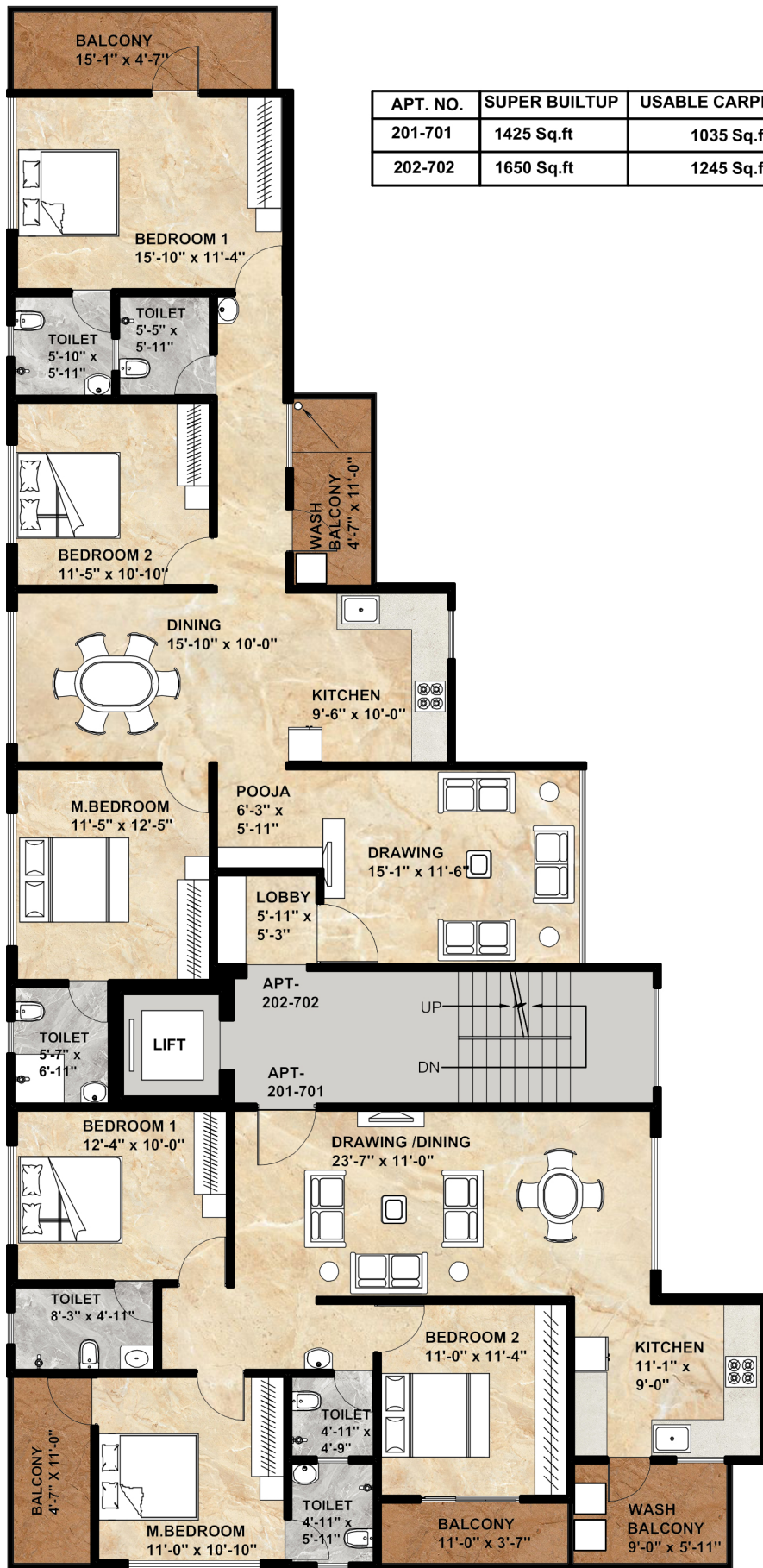


APT. NO.	SUPER BUILTUP	USABLE CARPET AREA	RERA CARPET AREA
102	1650 Sq.ft	1245 Sq.ft	847 Sq.ft

STILTED PARKING

FIRST FLOOR PLAN

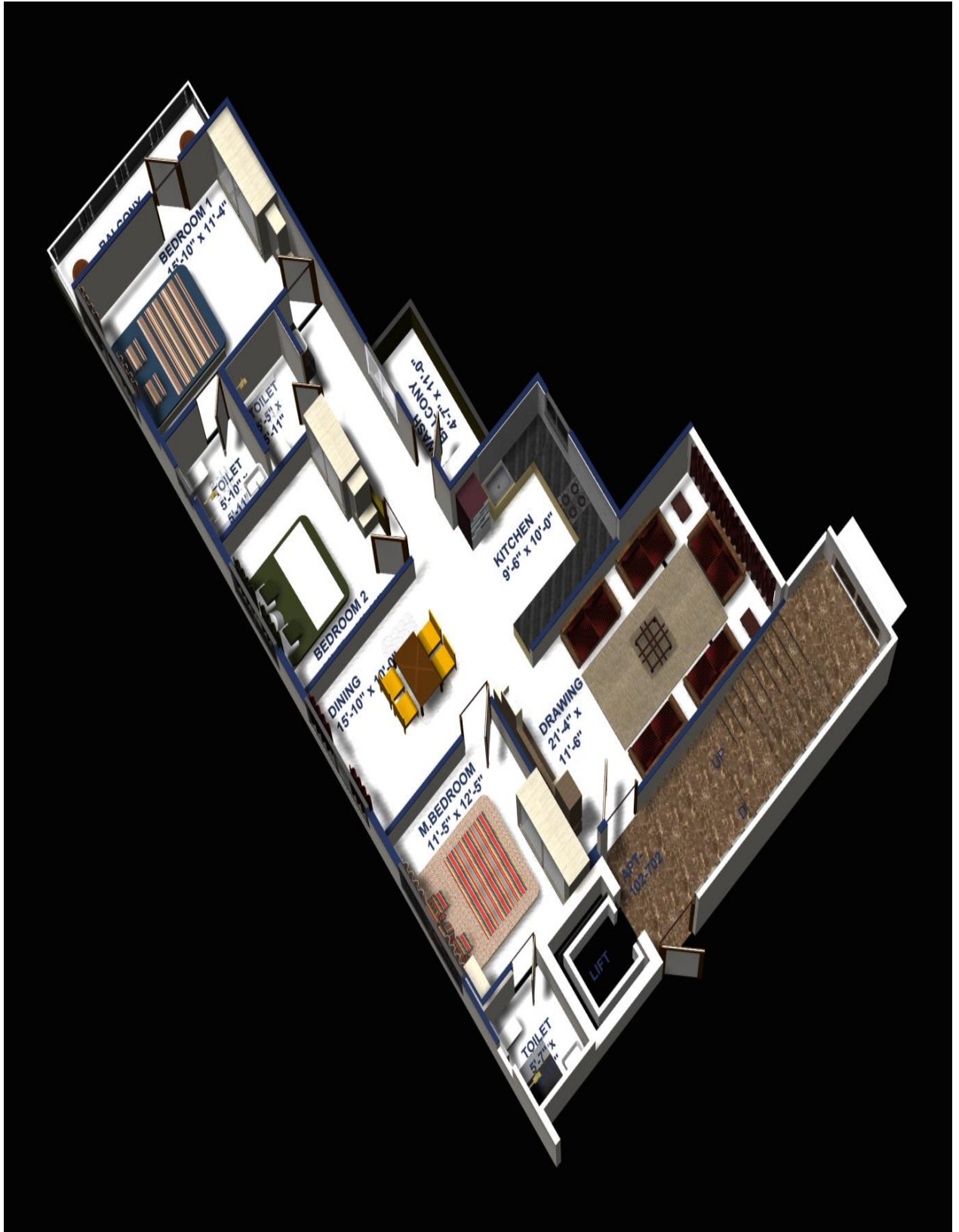




APT. NO.	SUPER BUILTUP	USABLE CARPET AREA	RERA CARPET AREA
201-701	1425 Sq.ft	1035 Sq.ft	759 Sq. ft
202-702	1650 Sq.ft	1245 Sq.ft	847 Sq.ft

TYPICAL PLAN FOR II-VII FLOORS







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:

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

2)Any additions/changes in specifications are chargeable at market rates.

GST as applicable.