

MAHA RERA NO.- PR1190002601502



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***Three and Four Bedroom Luxurious Living.....
PLOT NO. 60, PARK ROAD, SHIVAJINAGAR , 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 (M35). Structural design shall be based on IS Standards with all safety considerations.
- External walls in concrete as per structural design.

B) DOORS & WINDOWS:

- All doors shall be laminated flush doors.
- Fully glazed UPVC sliding door or flush door to all balconies.
- Standard quality mortise locks to all doors.
- Full glazed UPVC windows.

C) FLOORING & DADO:

- Fully Vitrified tiled floor 600 x 1200 mm to all Rooms with 3" Skirting (RAK/NITCO/SOMANY or equivalent make).
- Balconies shall have 600 x 600 mm non skid tiled floor.
- Coloured Ceramic/Glazed tiles Dado of 600x1200mm size up to 2.25m to all Toilets & non skid Ceramic tiled Floor of 600 x 600 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 finish surfaces Painted with Acrylic Emulsion Paint of Asian/Berger make.
- Waterproof acrylic Paint/textured finish shall be Provided Externally. (Weather shield/Dulux or equivalent)
- Neatly finished Parking, Staircase, Compound Wall and Common Areas.
- Plaster of Paris ceiling to all rooms except kitchen & toilet with sufficient light fixtures.

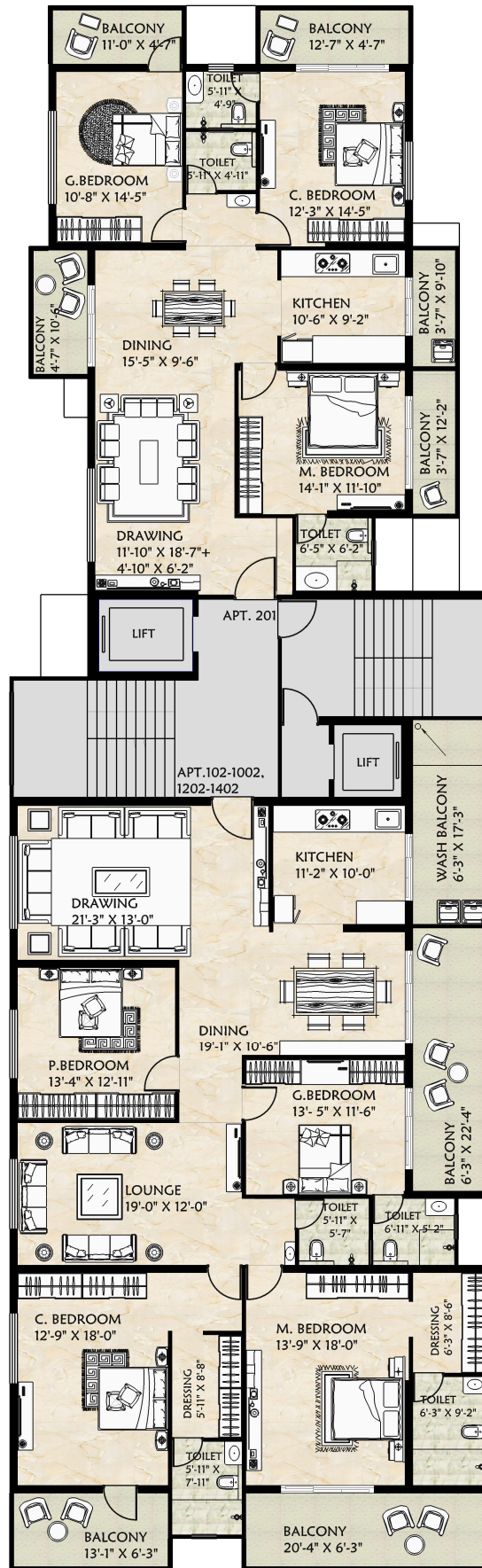
F) SERVICES & ELECTRIFICATION:

- Granite Top over Kitchen platform 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 fibre optic network
- Modular Switches of Legrand make (Arteor) to all rooms with concealed boards.
- Staircase shall have Granite Stone Treads.
- Two automatic MRL Elevators 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:

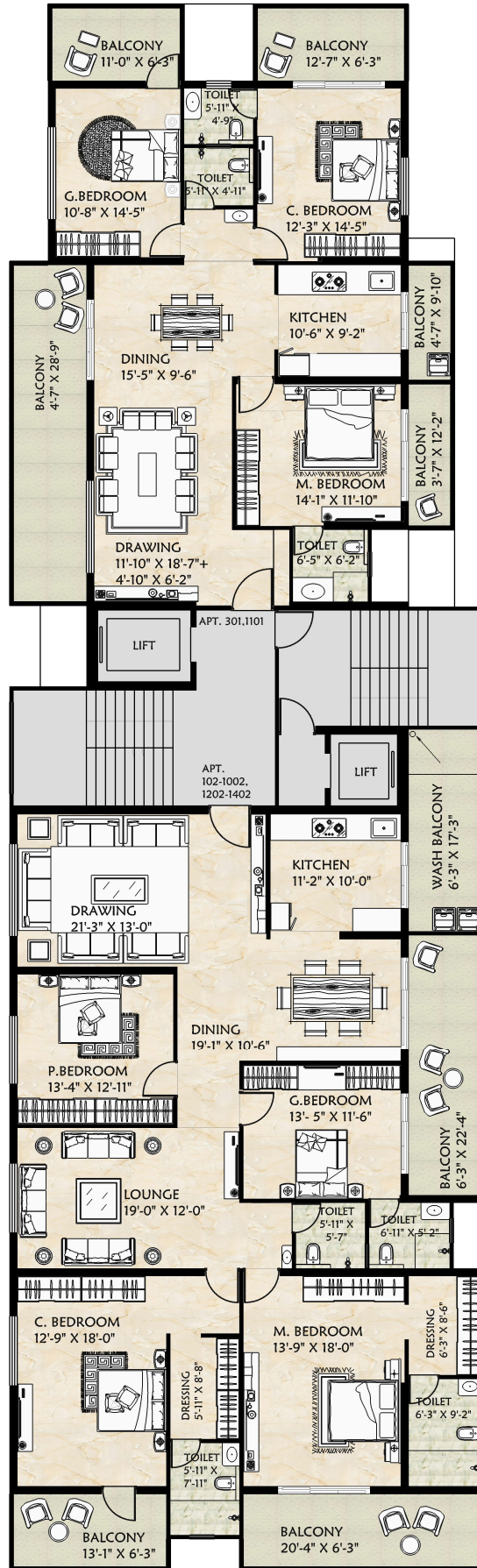
- Allotted Parking area of two cars for each 4 bedroom apartment and one car for each 3 bedroom apartment in mechanical stacker parking arrangement.
- Rain water Harvesting.
- Well designed & decorative parking area, compound wall & Gates.
- Cabin for Security Guard with intercom facility (from Cabin to each flat).
- CCTV surveillance
- Video door phone for each unit.
- One Society Office on terrace of the area if 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 etc.
- Dual flush system for toilets
- Pressure pump to manage flow of water in toilets and other areas.
- Under Ground sump and O.H. tank of sufficient storage capacity.
- Tree plantations as per NMC norms.
- Landscape etc as per availability of space.

Note : The specifications are subject to modification.



TYPICAL I - XV FLOOR PLANS

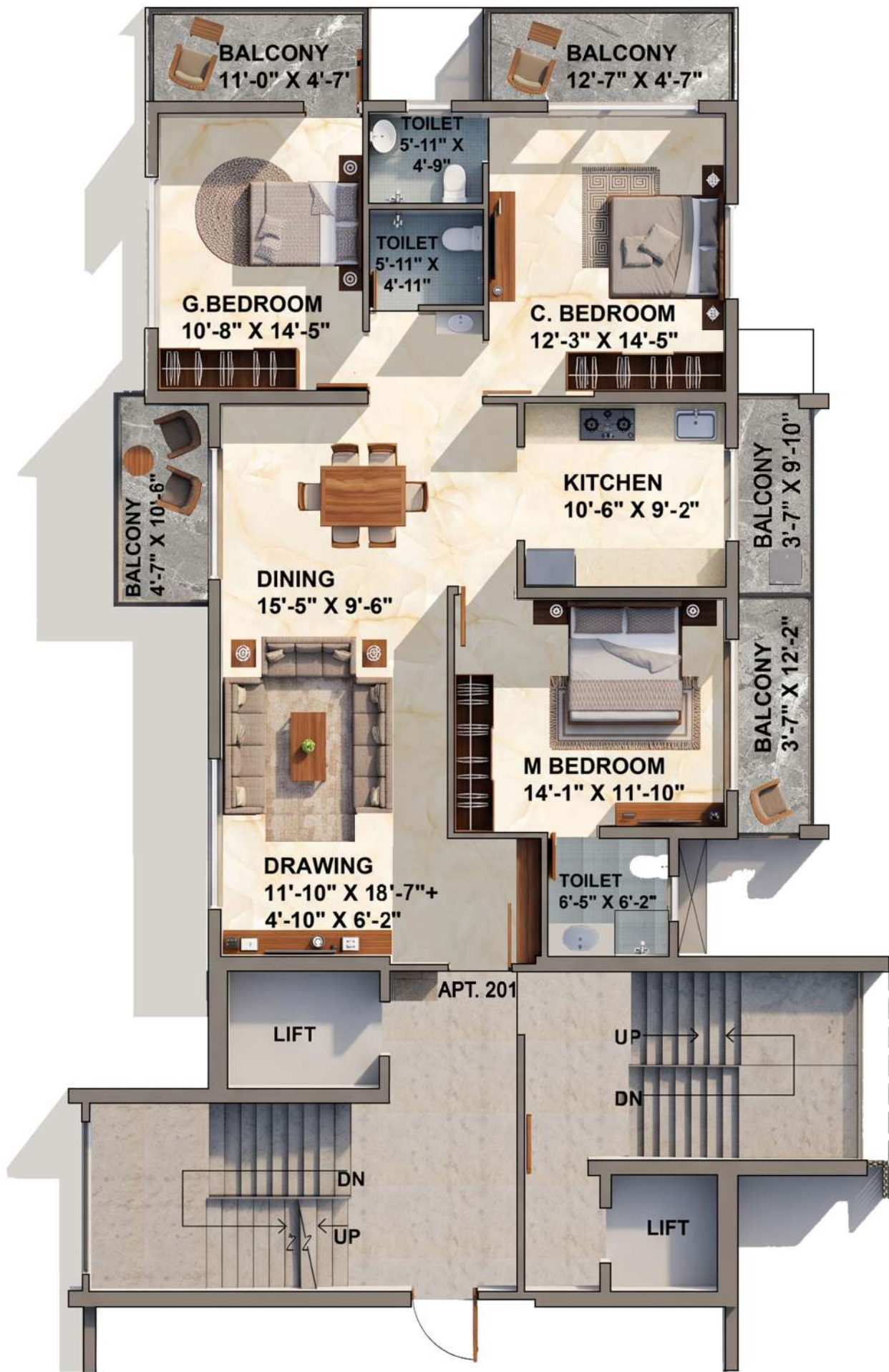
APT. NO.	S. B/UP	USABLE CARPET	RERA CARPET
201	1935 SQ.FT.	1440 SQ.FT.	1164 SQ.FT.
102-1002, 1202-1402	3225 SQ.FT.	2452 SQ.FT.	1564 SQ.FT.



TYPICAL I - XV FLOOR PLANS

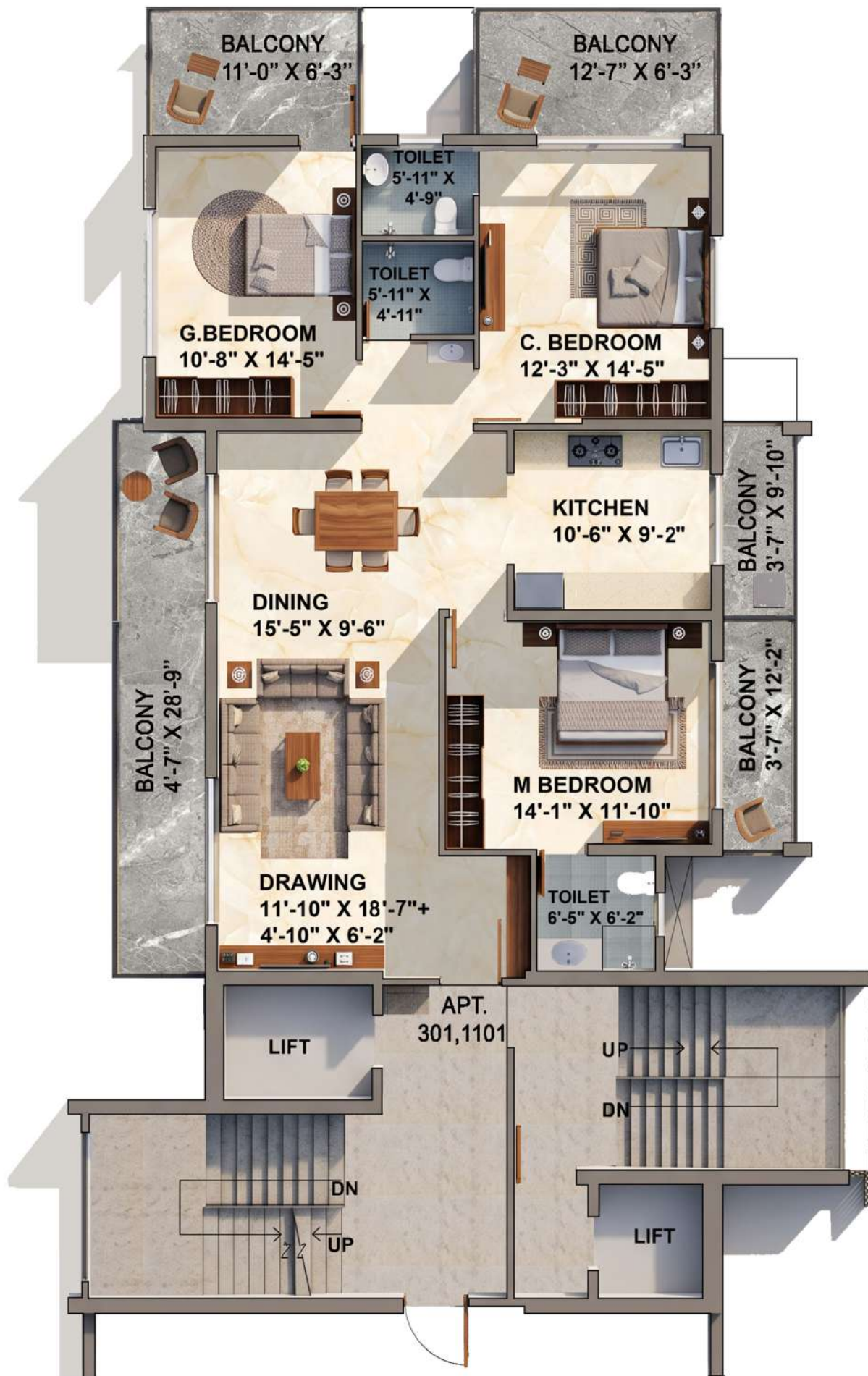
APT. NO.	S. B/UP	USABLE CARPET	RERA CARPET
301,1101	2115 SQ.FT.	1569 SQ.FT.	1164 SQ.FT.
102-1002, 1202-1402	3225 SQ.FT.	2453 SQ.FT.	1564 SQ.FT.





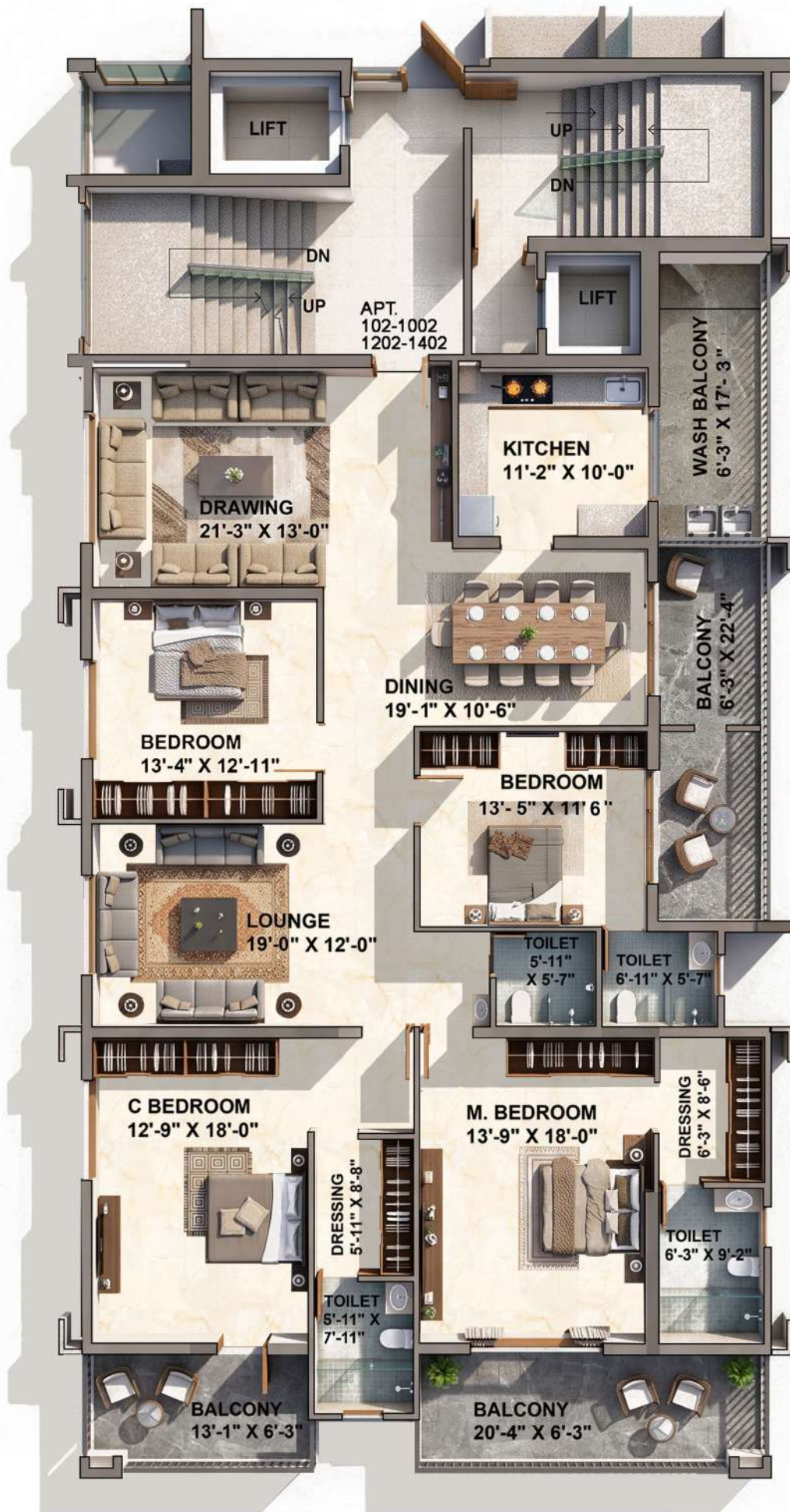
PART PLAN OF II FLOOR

APT. NO.	S. B/UP	USABLE CARPET	RERA CARPET
201	1935 SQ.FT.	1440 SQ.FT.	1164 SQ.FT.



PART PLAN OF TYPICAL III, XI FLOORS

APT. NO.	S. B/UP	USABLE CARPET	RERA CARPET
301, 1101	2115 SQ.FT.	1569 SQ.FT.	1164 SQ.FT.



TYPICAL I - XV FLOOR PLANS

APT. NO.	S. B/UP	USABLE CARPET	RERA CARPET
102-1002, 1202-1402	3225 SQ.FT.	2452 SQ.FT.	1564 SQ.FT.

SCHEDULE OF PAYMENT:

Sr.No.	Installment	(% of Price)
1	Booking Claim	10 %
2	At the time of Agreement	10 %
3	At Plinth level	7 %
4	At Parking floor roof slab	7 %
5	At First floor roof slab	4 %
6	At Second floor roof slab	4 %
7	At Third floor roof slab	4 %
8	At Fourth floor roof slab.	4 %
9	At Fifth floor roof slab	4 %
10	At Sixth floor roof slab	4 %
11	At Seventh floor roof slab	4 %
12	At Eighth floor roof slab	4 %
13	At Ninth floor roof slab	4 %
14	At Tenth floor roof slab	4 %
15	At Eleventh floor roof slab	4 %
16	At Twelfth floor roof slab	4 %
17	At Thirteenth floor roof slab	4 %
18	At Fourteenth floor roof slab	4 %
19	At Fifteenth floor roof slab	4 %
20	Upon Brickwork completion	3 %
21	At Possession/ sale deed	3 %

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.
- 3) GST as applicable.