



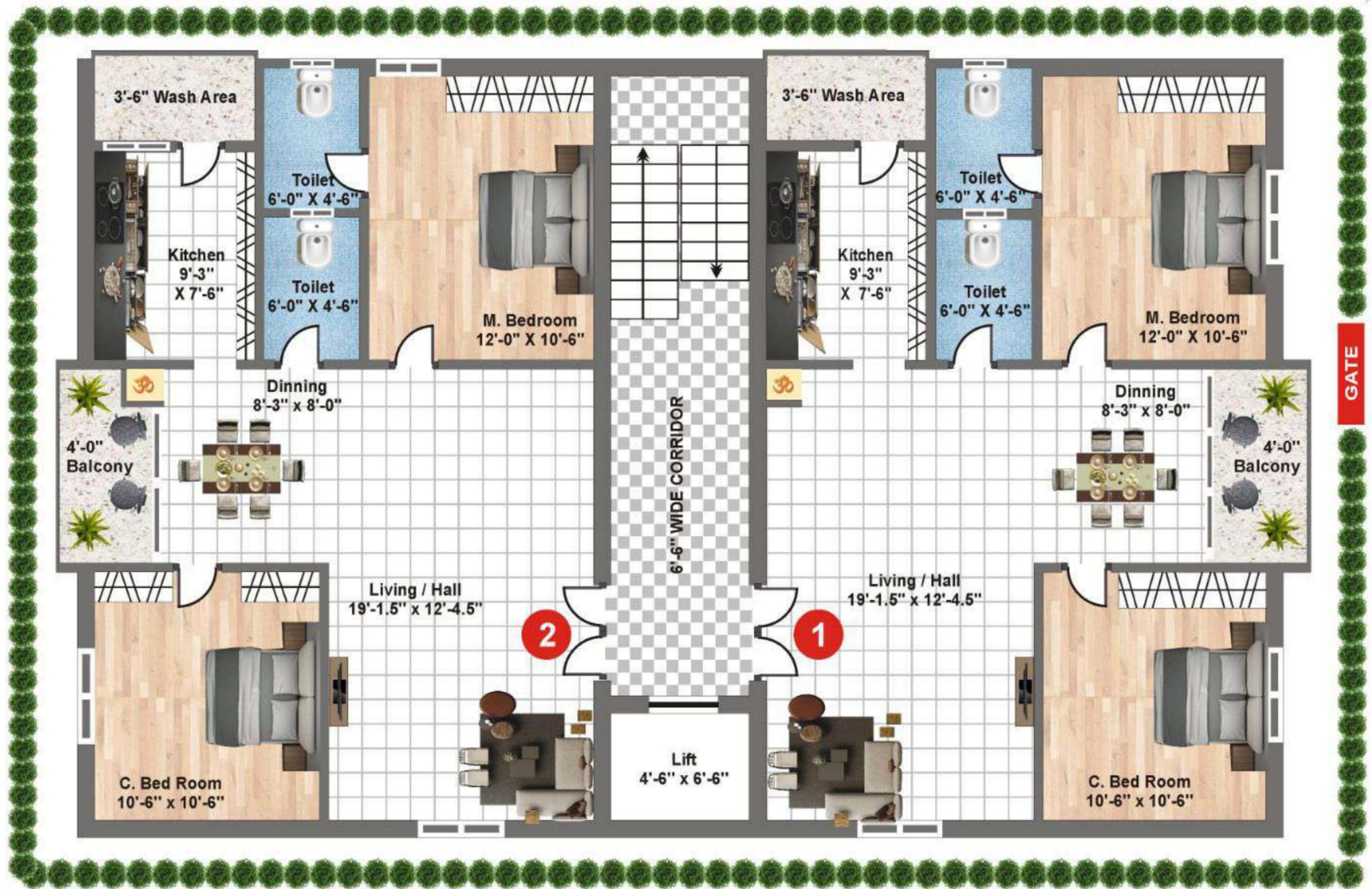
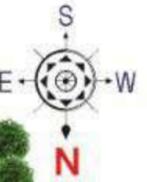
Project by :





**Beautiful Layout & Luxurious Specifications**

# TYPICAL FLOOR PLAN



Flat No.	1	2
Area in SFT	1060	1060
Facing	EAST	WEST

## HIGHLIGHTS

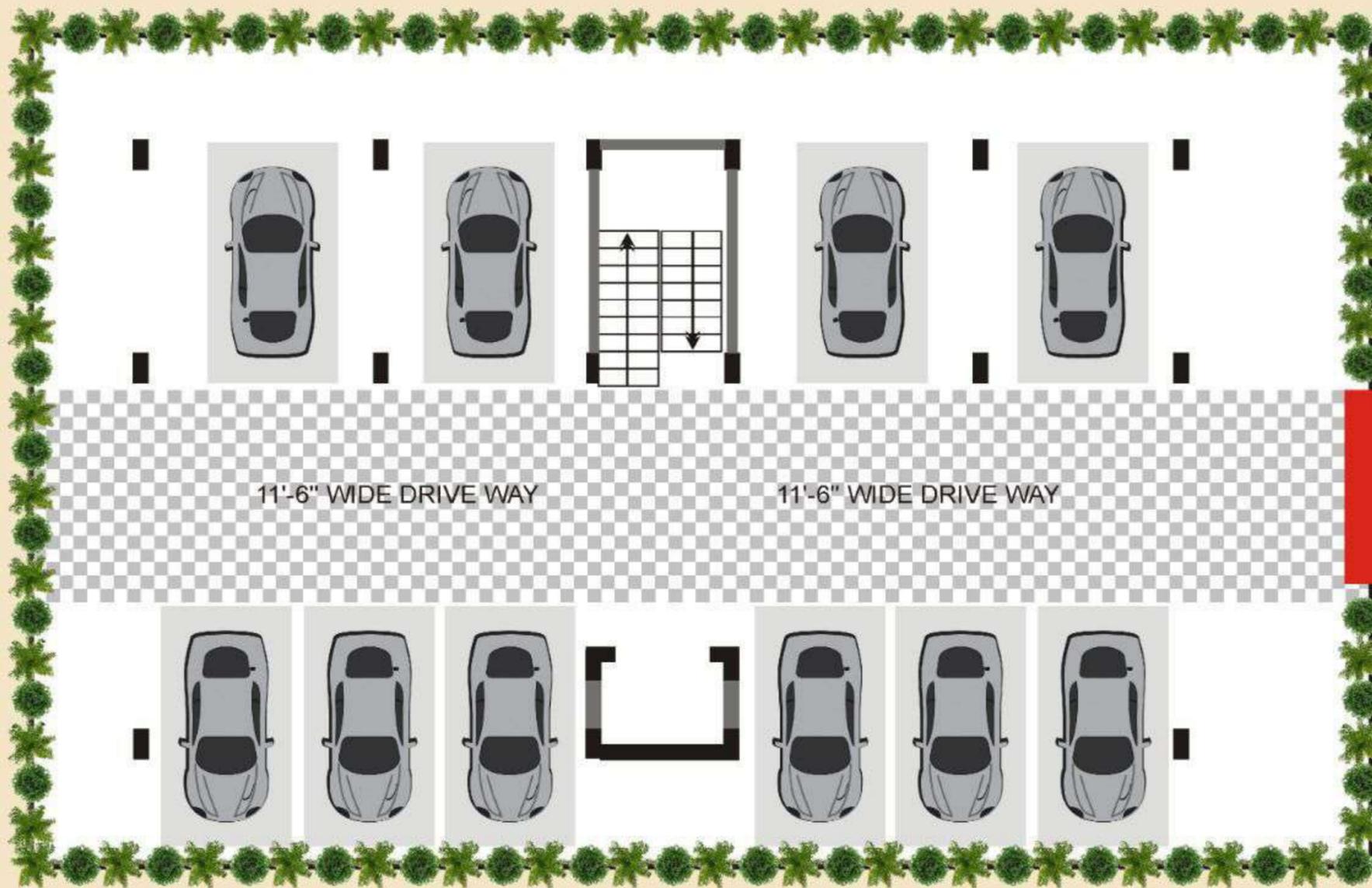
- 3 Phase Electricity, Street Lights
- 30 Feet West Facing Road
- Underground Drainage
- Drinking Water Supply from HMWSSE



## FEATURES

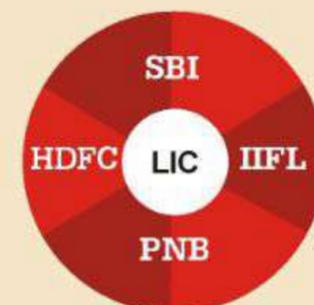
- 100% Vastu
- 100% Clear Title
- Excellent Ventilation
- Quality Construction
- Luxury 2BHK Apartment
- Luxurious Specifications
- Ideal Location
- Spacious Living
- Rainwater Harvesting Pits

# CAR PARKING PLAN



## AMENITIES

- False Ceiling** : False Ceiling with latest Trending Designs
- Power Backup** : A Standby Inverter Power Backup for Lift, Common Area and Parking Area. Individual Inverter Power Backup System for Each Flat Separately
- CCTV** : 24 Hrs CCTV Surveillance will be covering Common Area, Parking Area.
- Parking** : Sufficient Space for Car & Two wheeler parking for each flat
- Lift** : 6 Person capacity lift of reputed make with power backup
- Mosquito Mesh** : For Windows & Ventilators



LOAN FACILITY

# SPECIFICATIONS

## Foundation & Structure

RCC Framed Structure withstands wind and earthquake resistant

## Super Structure Walls

Good Quality Light weight bricks 9' thickness for External walls and 4.5 inches for internal walls (Karimnagar Bricks)

## Plastering

Internal walls with sponge Finishing. Double Coat Plastering for all External

## Doors

Teak wood frames with Moulded Skin Doors



## Flooring

2' x 2' Vitrified Tiles in all the rooms with 3" skirting

## Balconies & Utility

18" x 18" Ceramic Tiles in a common area

## Staircase

Granite Flooring with S.S. Railing



## Toilets

Attached toilets will have WC and Common toilet with indian Commode CERA or equivalent make. Hot & Cold Water mixer, CERA or equivalent make fittings, Toilets will have Dado Tiles upto 7' Height.

## Windows

uPVC two track sliding window shutters with Plain Glass and MS Safety grills

## Plumbing

Ashirwad PVC Pipes and Sanitary lines, Ashirwad C P.V.C. Pipes for Water lines.



## Kitchen

Kitchen Platform will have Granite slab with Built Sink or Stainless steel, 3' Dado Wall Matching Glazed Tiles.

Separate Two-line water supply Connection for Ground water & Municipal water

## Water Supply

Continuous water Supply from overhead tank through Borewell and sufficient capacity of underground sump for municipal water

## Painting

Internal Walls with 2 Coat **Birla Wall Care Putty** Smooth Finish with Plastic Emulsion **Asian Paints** for the entire flat

External Walls with weather proof **ACE Asian & Ultima Paints.** Enamel paints for all other door frames

## Electrical

Concealed Copper Wiring with adequate points like AC, Geyser, TV etc. with ISI Wires (Finolex Gold) and Modular Switches (Anchor Penta)

## NOTE

Registration Charges, GST Assessment & any other Govt. fee will be borne by the purchaser. Any extra work will be charged extra cost.



## LOCATION HIGHLIGHTS :

- 👁️ Layout with spacious 40 & 30 feet wide Roads
- 👁️ Just 6 Kms from Uppal.
- 👁️ 30 feet wide Road Facing.
- 👁️ Near to Infosys, IT Corridor Sez, Singapore Township.
- 👁️ 9 Kms to ORR Junction (Ghatkesar).
- 👁️ 1.5 kms from Warangal Highway.
- 👁️ Near to Shopping Malls, MJR Square, Asian Uppal, Cinepolis, Dmart.
- 👁️ International Schools like Ravees International School, Meridian School, Sage, Rotterdam, Sree Vidyanikethan.
- 👁️ Surrounded by Reputed Engineering colleges/University like Anurag, NNRG, NMREC, SNIST, NGIT.
- 👁️ Near to Multi Speciality Hospitals.
- 👁️ Elevated Corridor Uppal to Narapally.
- 👁️ Just 6 kms from Cherlapally Railway Terminal



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