

roxana

Real Estate



Health Care



Banjara Hills

Lower Tank Bund



Banjara Hills

Warehousing

roxana

Logistics Park

roxana unity
—— Red Hills ——

Elevation



Parking Floor Plan



Typical Floor Plan



Specifications

| | | |
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| RCC FRAMED STRUCTURE | FOUNDATION & STRUCTURE : | R.C.C framed structure designed to withstand wind & seismic loads. |
| | SUPERSTRUCTURE : | Brick masonry with fly ash bricks in cement mortar (1:6) proportion. |
| PLASTERING | INTERNAL : | Double coat cement plaster of 20 mm thick with smooth finishing. |
| | EXTERNAL : | Double coat sand faced cement plaster of 20mm thick. |
| DOORS | MAIN DOOR : | Designer Teak wood frame with both sides. Veneer flush shutters with melamine polish with reputed make hardware. |
| | INTERNAL DOORS : | Designer Teak wood frame with flush shutter with melamine polish/Paint with reputed make hardware. |
| | FRENCH DOORS : | UPVC sliding door with float glass shutters and hardware of reputed make. |
| | WINDOWS/VENTILATORS : | UPVC sliding window with float glass shutters including mosquito mesh shutters of reputed make. |
| FALSE CEILING | | Designer P.O.P false ceiling in all rooms, corridors & toilets. |

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| PAINTING | EXTERNAL : | Textured/Putty finish with two coats of exterior emulsion paint of Asian/ICI or equivalent make over a coat of primer. |
| | INTERNAL : | Smooth putty finish with two coats of premium emulsion paint of Asian/ICI or equivalent make over a coat of primer. |
| | PARKING AREA : | Two coats of water-proof cement paint over a coat of primer of Asian/ICI or equivalent make. |
| FLOORING | DRAWING, LIVING & DINING: | 800 x 800 mm size vitrified tiles of reputed make. |
| | MASTER BEDROOM | 800 x 800 mm size vitrified tiles of reputed make. |
| | OTHER BEDROOMS : | 800 x 800 mm size vitrified tiles of reputed make. |
| | KITCHEN : | 800 x 800 mm size vitrified tiles of reputed make. |
| | TOILETS : | Anti-skid vitrified tiles of reputed make. |
| | BALCONY/UTILITY : | Anti-skid vitrified tiles of reputed make. |

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| TILES CLADDING | TOILETS/UTILITIES/WASH : | Glazed vitrified tiles of reputed make. |
| | KITCHEN : | Provision for modular kitchen as per the requirement. |
| | UTILITIES/WASH : | Provision for washing machine & wet area for washing utensils etc. |
| PLUMBING, C.P & SANITARY FIXTURES | TOILETS : | Granite/Italian Marble counter washbasin with hot & cold basin mixer of Grohe/TOTO/Kohler/Jaquar or its equivalent make. |
| | | Hot & Cold diverter mixture cum shower. |
| | | All C.P. fittings are reputed make of Roca/Grohe/Kohler/Jaquar/or equivalent make. |
| | | Glass shower cubicle in all bathrooms. |
| SECURITY FACILITIES | | Appropriate & suitable security, surveillance system. |
| | | CC TV cameras all around the campus for surveillance. |

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| LIFTS | | Schindler Automatic lifts with rescue device with V3F for energy efficiency of reputed make. |
| WATER SUPPLY | | Bore well and Municipal water supply |
| LANDSCAPE | | Aesthetically designed landscape. |
| COMMON AREAS | CORRIDOR FLOORING : | Elegantly designed Granite and Vitrified tile flooring. |
| | STAIRCASE FLOORING : | Granite flooring for staircase. |
| | LIFT CLADDING : | Granite cladding work. |
| | PARKING AREA : | VDF flooring with smooth/broom finish or parking tiles for driveways. |

Pricing Particulars

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| 1 | Price | To be ascertained |
| 2 | Car Parking | Rs. 2.5/ Per car |
| 3 | Amenities | Rs. 2.5 lakhs |
| 4 | Sinking Fund | Rs. 2.5 lakhs |
| 5 | GST | Extra @ Actuals |
| 6 | Registration | Extra @ Actuals |

Payment Particulars

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| 1 | Booking amount | 30% of Cost of the Apartment |
| 2 | Upon Completion of Structure for Stilt and 1 st Floor Slabs | 10% of Cost of the Apartment |
| 3 | Upon Completion of Structure for 2 nd and 3 rd Floor Slabs | 10% of Cost of the Apartment |
| 4 | Upon Completion of Structure for 4 th and 5 th Floor Slabs | 10% of Cost of the Apartment |
| 5 | Upon Completion of Brickwork | 10% of Cost of the Apartment |
| 6 | Upon Completion of Plastering | 10% of Cost of the Apartment |
| 7 | Upon Completion of Flooring | 10% of Cost of the Apartment |
| 8 | Upon Final Finishes | 5% of Cost of the Apartment |
| 9 | Before registration and handing over of possession | 5% of Cost of the Apartment + Cost of Amenities + Sinking Fund + Cost of Parking. |

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