



Total Environment Constructions Pvt. Ltd.

IMAGINE, No. 78, ITPL Main Road, EPIP Zone, Whitefield, Bengaluru - 560066, India.

CIN No:U45202KA1985PTC007026 GSTIN:29AACCT0477D1ZE

TERM SHEET

Allo	ttees:	Anuradh	a Rama Se	etty			Blocking Date	15-Feb-22
	Unit	Jnit Level Interior [Floor] Design		Saleable Area	Buit-Up Area	Carpet Area	Outdoor Area	Consideration (INR)
1154	ļ	15[14]	Online	2,305	1,844	1,453	211	28,554,720.00
1	Cost of	Residential	Unit	Blue				28,554,720.00
2	Regular	Independe	nt Car Park	:/s		1		
3	Regular	Dependent	t Car Park/s	3		1		
		Payment	Schedule		Due Date	Consideration	Estimated Tax	Total (INR)
						28,554,720.00	3,426,566.40	31,981,286.40
1	Booking	Amount			15-Feb-22	5,00,000.00	60,000.00	5,60,000.00
2	Earnest	Money Dep	oosit		17-Mar-22	18,02,800.00	2,16,336.00	20,19,136.00
3	Advance Bank	e as agreed	with the pa	artner	17-Mar-22	69,08,400.00	8,29,008.00	77,37,408.00
4	Constru Partner	ction linked Bank	as agreed	with the		1,03,62,600.00	12,43,512.00	1,16,06,112.00
5	On Virtu	al Complet	ion (on or b	efore)	30-Aug-23	34,54,200.00	4,14,504.00	38,68,704.00

Anuradha Rama Setty Allottee/s	Jobi Rajan	Sameer Bansal Auth	Gaurav Kamat orized Signatories For Promo	Kamal Sagar ter
Auton Pr. 21-Jan-2023 5:15 PM IST			Bailed Developing Authorized signations	

AGREED TERM

Approvals & Title

 The project In That Quiet Earth Phase1 is registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority, Karnataka vide Reg No -PRM/KA/RERA/1251/446/PR/180519/001745.

General Terms and Conditions:

Booking and Payments

- 1. The date of this document shall be referred to as the Booking Date.
- 2. The Earnest Money Deposit [EMD] being a sum equivalent to 10% of Total Sale Consideration must be paid in full, on or before the "Due Date" mentioned in the Payment Schedule to book the Unit. There are multiple sales consultants & channel partners working on the sales of the Project and if Units are blocked for extended periods, the options available to other customers become limited. Hence, the booking may be cancelled at the discretion of the Promoters and the Booking Amount forfeited, if the EMD is not received in full along with the signed Term Sheet within 30 days from the Booking Date mentioned above.
- 3. It is clearly understood and agreed by the Allottees herein that this EMD is only for the purpose of temporarily booking the Unit if the 1st instalment of "Advance" mentioned in the Payment Schedule is not received by the "Due Date", this booking may be cancelled at the sole discretion of the Promoters and the EMD forfeited in such case.
- 4. The Virtual Completion Date mentioned in Payment Schedule above, shall be valid only if the "Agreement for Sale" is signed within 30 days from the Booking Date and all payments are made on or before the dates mentioned in the Payment Schedule.
- 5. To facilitate timely disbursal of payment by the Allottees, the Promoters will get the Project approved by at least two housing finance institutions or banks of repute. The Promoters shall not be obligated to get the Project approved by any other entity for home loan to be availed by the Allottees. The Allottees shall be solely responsible to ensure timely disbursement of home loan (if any) availed by them.

Taxes and Duties

- In addition to the above amounts, Taxes and Duties as applicable, shall be payable along with each instalment at the rates
 prevailing at the time of invoicing for the relevant milestone. Stamp Duty and Registration Fees as well as incidental
 expenses shall also be payable on actuals on the Agreement for Sale as well as Sale Deed.
- 2. TDS the Allottee shall deduct TDS, at the prevailing applicable rates, from every payment towards Consideration made to the Promoters. Deduction of TDS for the amount paid towards EMD shall be made from the Advance payment. All such deductions shall be remitted immediately to the Income Tax Department and a physical (hard copy) of the duly signed Form 16B shall be provided to the Promoters within 30 days of the deduction

Transfer or Cancellation

- The above unit cannot be resold or transferred until the 1st instalment of "Advance" has been paid in full AND the
 Agreement for Sale is signed, after which, the unit can be transferred at a charge calculated at the rate of INR 500 per
 square feet of carpet area and in such case, the potential Transferee would have to meet and be approved by the
 Promoters.
- 2. In case of cancellation of the booking by the Allottees for any reason, the Promoters shall be entitled to forfeit a sum equivalent to 10% of the Total Sale Consideration towards cancellation fees and shall refund balance amount (if any) without any interest, within 90 days of execution of cancellation deed by the Allottees. However, cancellation after Interior Design of Unit by Allottees is permissible only at the discretion of the Promoters and may be subject to additional charges.

Design, Specifications & Interior Design

- 1. These homes have been especially designed and detailed by "Shibanee & Kamal Architects". Any design decisions, whether interior or exterior, shall be at the sole discretion of "Shibanee & Kamal Architects". No external architects or designers shall be entertained by the Promoters. Before booking the above Unit, the Allottees have understood and they appreciate the design philosophy of "Shibanee & Kamal Architects" and will not request for changes that are outside of this philosophy.
- 2. The Promoters shall carry out and supervise the construction of the Unit as per the specifications provided in the annexure, unless the Allottees proceed with the Interior Design of their Unit. The "Specifications" are to be read in conjunction with the selection made by the Allottees from the Green, Blue and Purple options.
- 3. The Promoters shall provide all Allottees access to the online Interior Design platform (eDesign) to customise their Unit. This option shall be accessible to all Allottees at no extra cost. However, for Interior Design via the online platform, the options shall be limited to the standard options available through the platform only.

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Allottee/s			Kamal Sagar	
			Authorized Signatories For Promoter	

- 4. In addition to the eDesign Platform, the option of Personalised Interior Design shall be available for a limited number of Allottees, offered exclusively through "Shibanee & Kamal Architects", solely at the discretion of the Promoters. Personal sessions with the appointed Architects which shall be limited to a maximum of 3 (Three) sessions running for a cumulative total of 9 (Nine) hours and these sessions shall be available only at the offices designated by the Promoters for this purpose. Personalised Interior Design for a fee calculated at INR 500 / sq.ft. on Saleable Area of the Unit.
- 5. In case the Allottees have not opted for Personalised Interior Design at the time of purchasing the Unit and wish to do so at a later stage, the requisite fee shall be payable before commencing with the Personalised Interior Design.
- 6. Charges towards Interior Design and improvements via either of the options stated above, shall be payable as follows 25% of the charges, immediately on signing the Interior Design drawings and schedules, before the commencement of any work in the Unit and 75% of the charges on the completion of Internal Plaster milestone in the Unit.
- 7. Any request for Interior Design of the Unit by the Allottees shall result in an increase in timeline for the Virtual Completion of the Unit, and the revised estimated completion date for the Unit shall be derived on the basis of the extent of Interior Design selected by the Allottees or a minimum of 12 (Twelve months) months after the date of receipt of the Unit drawings and costing sheets by the Promoters, duly signed by the Allottees, whichever is later ("Revised Virtual Completion Date").
- 8. If the drawings and cost sheets are not signed off by the Allottees within 03 (three) months from the date of their being notified by the Promoters to commence with Interior Design, the Promoters shall have the right to proceed with the completion of the Unit on standard default specifications and design without any changes whatsoever even if the Allottees have already started with the Interior Design process.
- 9. Our Experience Homes are designed and finished, to showcase the potential of the particular home product and do NOT reflect the default specifications offered with the Unit. The specifications that will be provided in the Unit shall be as per the details provided in the annexure "Specifications" and based on the selection of Green, Blue or Purple specs.
- 10. The Promoters shall notify the Allottees to commence Interior Design of their Unit no later than 15 (fifteen) months prior to the Virtual Completion Date.

Area Definitions*

- "* All reference and mention of Area is in Square Feet. 1 Sq.ft. = 0.093 square meters.
 - Carpet Area shall include the net usable floor area of the Unit, excluding the area covered by the external walls, areas
 under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but including the area under
 internal partition walls and columns in the Unit.
 - 2. Outdoor Area shall include exclusive balconies, decks, terrace gardens, service platforms, water bodies, if built on concrete slabs, and, in the case of villas, covered car porticos.
 - 3. Built-Up Area shall include the entire Unit area measured to the centre of any walls that are common with an adjacent unit or the common area lobby, service area, exit stairs and elevator shafts and to the outer face of all external walls. The Built-Up Area shall include bathrooms, balconies, utility spaces, internal stairs and terrace gardens, the area under all internal walls, and 50% of the area of service platforms. Gardens, decks & water bodies, if built on concrete slabs shall be taken at 100%.
 - 4. Saleable Area In order to provide transparency and a standard measure to customers, the Promoters use the Built-up area of the floor plate as the basis for calculating Saleable Area and have stayed away from the concept of Super Built-Up Area. In case of Apartments, a standard loading of 25% is applied on the Built-up area to arrive at Saleable Area. Saleable Area = [Built-Up Area *1.25]. In case of villas, Saleable Area = [Built-up Area].

Property Management

- 1. Complimentary Property Management services shall be provided by the Promoters for the common areas and facilities in the Project, for 3 years from date of Virtual Completion.
- 2. The scope of the Property Management services shall be limited to the Common Areas only and shall include housekeeping, landscaping, security services, diesel for the generator, electricity and water for the common areas, AMC's for the equipment in the common areas, waste management and the maintenance of the clubhouse and amenities such as swimming pool and gym, if any. The scope shall NOT include any maintenance for the Unit, and shall NOT include the cost of any utilities such as water, electricity, diesel for power backup or gas supply to the Unit, all of which shall be payable separately by the Allottees, from the Effective Completion Date.

No Pre EMI Plan

- 1. The Promoters may, at their discretion, at an additional cost, offer a No Pre EMI Payment Plan to the Allottees for a portion of the Sale Consideration, wherein, for a fixed period of time, the Promoters agree to bear the cost of the interest for the housing loan for the Unit taken by the Allottees. In case the Parties opt for a No Pre EMI Payment Plan, the Allottees confirm that they have clearly understood and agree to the following terms relating to No Pre EMI Payment Plan:
- 2. Housing Finance Partners The Allottees shall select a housing finance institution or bank for procuring a housing loan, only from the list of entities identified by the Promoters for this payment plan. The Allottees shall not insist on taking the loan for the Unit from a different entity. All fees and other expenses payable to the Housing Finance Partner with respect to the housing loan shall be payable in full by the Allottees.
- 3. Information and Documents The Allottees shall provide all the information and documents as required by the Housing Finance Partner, within 15 (fifteen) days from the Booking Date.

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- 4. Loan Agreements The Allottees agree to enter into a Loan Agreement with the Housing Finance Partner and other relevant documents, including but not limited to, a Tripartite Agreement with the Housing Finance Partner and the Promoters, for the housing loan, on the terms prescribed by the Housing Finance Partner.
- 5. Allottees' Contribution The Housing Finance Partner shall require the Allottees to pay their contribution towards the Sale Consideration, to the Promoters as clearly specified in the Payment Plan and the Allottees agree to do so immediately as per the timelines specified in the No Pre EMI Payment Plan, in order to enable the Housing Finance Partner to disburse the remaining amount payable at that time as per the Agreement for Sale.

Other

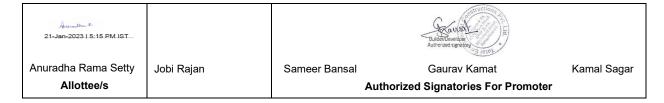
- 1. Unit numbering for apartments is in the form of a four digit number where the first digit represents the Block or Tower, the 2nd & 3rd digits represent the Level on which it is located and the 4th digit represents the apartment type on each floor. Therefore, apartment 1034 is in Block 1, on the 3rd level (Second floor), Type-4. In the case of villas, the numbering starts with 0001 and continues in a sequential manner.
- 2. All Milestones refer to the completion of the activity in the Tower or Block in which the unit is located.
- 3. All payments shall be made within 21 (twenty-one) calendar days from the date of intimation of the payment milestone getting completed.
- 4. The Allottees confirm that the above terms capture all the commitments made to them and that these terms shall supersede any previous understandings between the Parties and any other commitments made by any representative/s of the Promoters. It is not possible for the Promoters to validate or to deliver on any commitments made outside of these terms by any representative/s of the Promoters and it is therefore critical that the Allottees ensure that all agreed terms are captured here clearly.
- 5. This Term Sheet shall be valid only when it has been duly signed by all the authorized signatories of the Promoters and the Allottee/s.
- 6. The above terms supersede any previous understandings between the Parties and any commitments made by any representative of the Promoters.

I agree to all the costs, payment schedules, terms and conditions as mentioned above.

Anuradha Rama Setty
Allottee/s

Authorized Signatories For Promoter

High quality exposed brick masonry using specially procured high-strength terracotta wire-out bricks and / or stone masonry for parts of the exterior with deep-set waterproof pointing. All other masonry in terracottal blocks, table moulded brick, Aerocon blocks or Concrete blocks with plaster. RCC frame structure with a height of 9'6' from slab top to slab top, except in the case of sloped or curved roofs. Flooring & Dado Children's Bathroom Children's Bathroom Marble on the floor and counter, Marazzi or equivalent tiles / glass dado on the walls up to 7' in shower area. Asian paint or equivalent washable paint with skirting in dry area. Children's Bathroom Children's Bathroom Marble on the Floor and Counter, Marazzi or Equivalent Tiles/Glass Dado on the walls up to 7' in shower area. Asian paint or equivalent washable paint with skirting in dry area. Children's Bathroom Children's Bathroom Marble on the Floor and Counter, Marazzi or Equivalent Tiles/Glass Dado on the walls up to 7' in shower area. Asian paint or equivalent washable paint with skirting in dry area. Children's Bedroom Deck/Outdoor Brazilian lpe or other natural hardwood / Engineered Solid Wood, finished with oil Deck/Outdoor Stone pavers Guest Bathrooms Marble on the Floor and counter, Marazzi or equivalent tiles / glass dado on the walls up to 7' in shower area. Asian paint or equivalent washable paint with skirting in dry area. Guest Bathrooms Marble on the Floor and Counter. Marazzi Tiles on the floor and walls up to 7' in shower area. Asian paint or equivalent washable paint with skirting in dry area. Guest Bathrooms Kitchen Kitchen Kitchen Green Marble laid with paper joints and finished with 8 coats polish on the floor. Marble / granite counter with glass or glazed tile dado above the counter up to a height of 2'. Forem Marble laid with paper joints and finished with 8 coats polish. Living & Dining Living & Dining Master Bathroom Master Bathroom Master Bathroom Master Bathroom Master Bathroom Master Bathro		SPECIFICATIONS	GREEN	BLUE	PURPLE
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Shower area. Asian paint or equivalent washable paint with skirting in dry area. Marble on the Floor and Counter. Marazzi Tiles on the floor and walls up to 7' in shower area. Asian paint or equivalent washable paint with skirting in dry area. Guest Bedroom Kota stone laid with paper joints and finished with 8 coats polish. Kitchen Imported marble laid with paper joints and finished with 8 coats polish on the floor. Marble / granite counter with glass or glazed tile dado above the counter up to a height of 2'. Kitchen Green Marble flooring & Counter with glass or glazed tile dado above the counter up to a height of 2'. Living & Dining Imported marble laid with paper joints and finished with 8 coats polish. Living & Dining Kota stone laid with paper joints and finished with 8 coats polish. Imported marble on floor and counter, Marazzi or equivalent tile / glass dado on the walls up to 7' in shower area. Asian paint or equivalent washable paint with skirting in dry area. Master Bathroom Indian Marble on the floor and counter, Marazzi or equivalent tile / glass dado on the walls up to 7' in shower area. Asian paint or equivalent washable paint with skirting in dry area. Master Bedroom Kota stone laid with paper joints and finished with 8 coats polish.	Deck/Outdoor	Stone pavers		0	
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Kitchen Counter with glass or glazed tile dado above the counter up to a height of 2'. Kitchen Green Marble flooring & Counter with glass or glazed tile dado above the counter up to a height of 2'. Living & Dining Imported marble laid with paper joints and finished with 8 coats polish. Living & Dining Kota stone laid with paper joints and finished with 8 coats polish. Imported marble on floor and counter, Marazzi or equivalent tile / glass dado on the walls up to 7' in shower area. Asian paint or equivalent washable paint with skirting in dry area. Indian Marble on the floor and counter, Marazzi or equivalent tile / glass dado on the walls up to 7' in shower area. Asian paint or equivalent washable paint with skirting in dry area. Master Bedroom Hardwood flooring. Master Bedroom Kota stone laid with paper joints and finished with 8 coats polish.	Guest Bedroom	Kota stone laid with paper joints and finished with 8 coats polish.	0	0	0
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Master Bathroom Imported marble on floor and counter, Marazzi or equivalent tile / glass dado on the walls up to 7' in shower area. Asian paint or equivalent washable paint with skirting in dry area. Indian Marble on the floor and counter, Marazzi or equivalent tile / glass dado on the walls up to 7' in shower area. Asian paint or equivalent washable paint with skirting in dry area. Master Bedroom Hardwood flooring. Master Bedroom Kota stone laid with paper joints and finished with 8 coats polish.	Living & Dining	Imported marble laid with paper joints and finished with 8 coats polish.		0	0
shower area. Asian paint or equivalent washable paint with skirting in dry area. Indian Marble on the floor and counter, Marazzi or equivalent tile / glass dado on the walls up to 7' in shower area. Asian paint or equivalent washable paint with skirting in dry area. Master Bedroom Hardwood flooring. Master Bedroom Kota stone laid with paper joints and finished with 8 coats polish.	Living & Dining	Kota stone laid with paper joints and finished with 8 coats polish.	0		
Master Bathroom shower area. Asian paint or equivalent washable paint with skirting in dry area. Master Bedroom Hardwood flooring. Master Bedroom Kota stone laid with paper joints and finished with 8 coats polish.	Master Bathroom	200-100-100-100-100-100-100-100-100-100-		0	•
Master Bedroom Kota stone laid with paper joints and finished with 8 coats polish.	Master Bathroom	•	0		
	Master Bedroom	Hardwood flooring.			0
Utility/Laundry Green Marble flooring No dado or counter	Master Bedroom	Kota stone laid with paper joints and finished with 8 coats polish.	0	0	
Sandy Education Marion morning. No dadd of Southern	Utility/Laundry	Green Marble flooring. No dado or counter.	0	0	0



Bath accessories	Towel rings, toilet paper holders, towel racks and soap dish in Master, Children's and Guest Bathrooms - all of Grohe or equivalent make.		0	0
Cockroach/Floor traps	A detachable stainless steel cockroach trap with lid of Chilly or equivalent make in all bathrooms.	•	0	0
Faucets	All faucets shall be CP, heavy body metal fittings of Grohe or equivalent make.	0	0	0
Hand Showers	Hand showers of Grohe or equivalent make in the Master and Children's bathrooms.			0
Health Faucets	Health faucets of Schell or equivalent make in all bathrooms.		0	0
Kitchen Sink	Stainless steel sink with drain board	0	0	0
Overhead Showers	One Rain shower of Grohe or equivalent make in the Master bath.			0
Overhead Showers	Showers of Grohe or equivalent make in all bathrooms.	0	0	0
Plumbing	Internal water supply lines & drainage lines in cPVC pipes. Hot water lines in multiple layer composite pipes. Sewage lines in PVC pipes. Provision for centralised hot water connection to the shower and wash basin in each bathroom and to the sink in the kitchen.	0	•	
Shower Area	Glass partition with door for the shower area in the Master & Children's bath.			0
Wash Basins	Porcelain wash basins of Kohler or equivalent make shall be provided in all bathrooms.	0	0	0
Washing Machine Point	One cold water inlet and drainage outlet for a washing machine in the Utility / Laundry room.	0	0	6
Water Closets	Western style, porcelain EWC of Kohler or equivalent make in all bathrooms.		0	0
	Electrical			
Bathrooms	1 no - 5 amp switch & socket.	0	0	6
Entertainment	1 Television Point in either living or family.		0	0
Kitchen	3 no.s - 5 amp switch & socket, 5 no.s - 15 amp switch and socket.			0
Kitchen	3 nos - 5 amp switch & socket, 4 nos - 15 amp switch and socket.	0	0	
Living/Dining	3 no.s - 5 amp switch & socket.	•	0	0
Master Bedroom	2 nos - 5 amp switch & socket		0	6
Other Bedrooms	2 no.s - 5 amp switch & socket.	0	0	6
Power & Back Up	Power connection of 3 KVA with back-up power from Diesel Generator.	0		
Power & Back Up	Power connection of 5 KVA with back-up power from Diesel Generator.		0	6
Switches & Sockets	All switches of Anchor or equivalent make. Apart from the basic light and fan controls, the following number of sockets in various rooms:	0	0	0
Telephone	1 Telephone Point each in living and master bedroom.	0	0	0
Utility	1 no -5 amp switch & socket, 1 no -15 amp switch and socket.	0	0	0
Wiring	All wiring of Havells or equivalent make, concealed in PVC conduit pipes.	0	0	0

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Frames &	Door and window frames and architraves in Solid Wood. All flush door shutters in natural wood			,
Shutters	veneer. All bathroom windows, external utility fenestration, maid's room door and window in aluminium extruded frames or in uPVC with clear or frosted glass.			
	All hardware in stainless steel brush finished. The main door with a night latch of Godrej or equivalent			
Hardware	make.	•	•	
	All other doors with handle and tower bolts and a mortise lock or tubular / cylindrical lock. All			
Hardware	outward swing glass windows fitted with SS friction stays. Magnetic / concealed door stoppers for		•	
	the Main door and Bedroom doors.			
Mosquito Screens	Mosquito screens for all the External Windows and French Windows.			
Window Orillo	No window grills permitted for the French Windows. Grills provided only for windows where there is a			
Window Grills	sheer drop. No grills for bathroom windows.			
Window Grills	No window grills permitted for the French Windows. Grills provided only for windows where there is a			
TTIII GOTT GITIII G	sheer drop.	1000	10.70	
	Paint			
Paint	All internal paint in Acrylic Distemper.	0	•	
Dains	No external paint over exposed brick or stone masonry. Cement based paint for other areas. Any			
Paint	steel railings etc. with a zinc-chromate primer and synthetic enamel paint.	_	_	
	Electro-domestic Equipment			
Chimney	Ductable electric chimney with anodized aluminum filters in the Kitchen.		•	
Dishwasher	Dishwasher of Siemens or equivalent make in the Kitchen.		•	
Heat Pump	Centralized Heat Pump.		•	
Hob	4-burner cooking hob in the Kitchen.		•	
Microwave	Microwave of Siemens or equivalent make in the Kitchen.			
Oven	Oven of Siemens or equivalent make in the Kitchen.			
Water Purifier	RO unit.		•	
	Home Automation			
Green Controls	Occupancy sensors in master bathroom, children's bathroom and guest bathrooms.			
Security / Safety	Bio-metric main door lock with additional control from smart phone app.			
Security / Safety	Colour door camera with call bell facility outside the main door.			
Security / Safety	Gas leak detector and heat detector in the kitchen.			
Security / Safety	Magnetic sensors in all windows, French windows and main door.			
Security / Safety	Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency.			
Security / Safety	Pet immune motion sensors at few locations for detecting intrusions.			
Security / Safety	Surface mounted siren and auto dialler.			
	Cabinetry & Furniture			
Posio Meteriale	All woodwork and modular units in termite resistant good quality plywood or MDF panels in natural			
Basic Materials				

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Brand / Make	Xin Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from our proprietary furniture design line.		•	•
Children's Bathroom	Mirror with backing ply and edge trim			•
Children's Bathroom	Shutters below the counter			•
Children's Bedroom	2 single beds, 2 module wardrobes		•	
Children's Bedroom	2 single beds, study unit, 2 module wardrobes			•
Guest Bathrooms	Mirror with backing ply and edge trim			•
Guest Bedrooms	Double bed with bedside tables, 1.5 module wardrobes.		•	•
Hardware	All hardware in stainless steel brush finished of Hettich or equivalent make.		•	(
Kitchen	Floor & wall mounted cabinets in veneer finish		•	(
Living & Dining	Console unit in dining area. No crockery unit.			(
Master Bathroom	Mirror with backing ply and edge trim			(
Master Bathroom	Shutters below the counter			(
Master Bedroom	Double bed with bedside tables, 2 module wardrobes		•	
Master Bedroom	Double bed with bedside tables, study unit, 2 module wardrobes			(
Other Spaces	No cabinetry shall be provided in any other spaces		•	(
	HVAC			
Air Conditioning	A hybrid central Air-conditioning system with blower units in the Bedrooms, Family space and Living / Dining area of each apartment.		•	(
Mechanical Ventilation	Exhaust fan of GMC-Hitec or equivalent make in all bathrooms			(
	Utilities / Services			
Back-up Power	Back-up power shall be provided to the common area lighting and pumps and motors etc. The Generators shall be provided with acoustic enclosures and an automatic change-over switch.	•	•	(
Elevators	Elevators shall be provided with automatic doors and SS finish inside the cabins. Elevators shall be provided with multi-beam sensors for door operation and down collective system.	•	•	
Rainwater Harvesting	Percolation pits shall be provided for rainwater harvesting.	•	•	•
Reticulated Gas	Reticulated gas supply shall be provided to individual units.	•	•	(
Sewage Treatment	A tertiary sewage treatment plant shall be provided with separate plumbing for the use of re-cycled water in landscaping and for the flushing system.	•	•	(
	Common Facilities & Amenities			
			•	-

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Community Park Gym	Community Bark Commercial to with a walking trail in round it with a separate kids play area. Upright cycle, 4 station Multi-gym, Flat incline, decline Multipurpose Bench, dumbells.		0	0
Multi-Purpose Hall	Multipurpose hall with a common space for parties.	•		
Sporting Facilities	Tennis Court.	•	•	
	Landscaping			
Irrigation	Sprinklers and a drip irrigation system for landscaped areas		0	
Soft Landscaping	Landscaped garden areas. Expensive exotic plants provided only at additional cost.	0	0	0
Soil	Good quality red soil and sand mixture with manure as the base layer for landscaping		0	0

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