

Ref No.: KCPL/WS/AL/23-24/

Dated:

Customer Code:

ALLOTMENT LETTER	
From	To
Promoter name: Krisumi Corporation Private Limited	Customer name:
Address: Krisumi Sales Lounge, Sector 36A, Gurugram, Haryana - 122004	Address:
Phone No.: +91 9289086396/ 7303184039 / 7303183317	Mobile: +
Email Id: customerservice@krisumi.com	Email id:

Subject: Allotment of Apartment No. in the Group Housing Project named as 'Waterfall Suites' in Sector 36A, Gurugram, Haryana.

1. Details of the Allottee:

ALLOTTEE DETAILS	
Application No.	
Bookig Date	
Name of the Allottee	
Son/Wife/Daughter of (whichever applicable)	
Nationality/Residential status	
Address (Correspondence)	
Pin code	
Address (Permanent)	
Pin code	
Mobile No.	
Email	
PAN (Permanent Account No.)	
Aadhar Card No.	

Co-Applicant Detail:-				
Name of the Allottee	Son/Wife/Daughter of (whichever applicable)	Nationality/Residential status	PAN (Permanent Account No.)	Aadhar Card No.
Mob No.		Email		
Co-applicant		Co-applicant		
Address (Correspondence)				
Address (Permanent)				

PROJECT DETAILS		
Details of HARERA Registration	Reg. No.: RC/REP/HARERA/GGM/715/447/2023/59	
	Dated: 08.05.2023	
	Valid Upto: 31.12.2028	
Project Name	Waterfall Suites	
Project Location	Sector 36A, Gurugram, Haryana - 122004	
Nature of Project	Group Housing	
Proposed date of Completion of the Project	31.12.2028	
Proposed date of Possession of the residential apartment	31.12.2028	
License No.	39 of 2013 and 85 of 2014	
Name of Licensee	Krisumi Corporation Private Limited	
Name of Collaborator (if any)	NA	
APPROVAL DETAILS	Details of License approval	License No. 39 of 2013
		Endst.No.LC-2819/DS(R)/2013/41770
		Date of License: 04.06.2013
		Valid Upto: 03.06.2026
		License No. 85 of 2014
		Endst.No.LC-2879/DS(R)/2014/17885
		Date of License: 08.08.2014
		Valid Upto: 07.08.2024
		Details of Building Plans approval
	Dated: 25.01.2023	
	Valid Upto: 24.01.2028	
	Details of Environment Clearance approval	EC Identification No. EC23B038HR172193
		Dated: 05.04.2023
		Valid Upto: 04.04.2033

Dear Sir / Ma'am,

This is in reference to your application form No. dated ("Application") along with your Cheque/ DD / Pay Order No./ RTGS/ NEFT No. dated for a sum of Rs. ("Advance Amount") submitted with Krisumi Corporation Private Limited (the "Company") for allotment of an apartment in our Group Housing Project, named as '**Waterfall Suites**' ("Project"), being developed by the Company on land admeasuring 3.886 acres ("**Project Land**"), situated at Villages Sihi and Harsaru, Sector 36A, Gurugram, Haryana, forming part of lands comprised in licenses bearing No. 39 of 2013 and No. 85 of 2014 ("**Licenses**").

The said Apartment (defined herein) is being developed on a distinct land parcel of the Project Land admeasuring **2.625** acres, out of the balance, an area of approximately **1.061** acres will house the building for EWS units ("**EWS Land**") and **0.2** acres area approx. will house the nursery school of the Project. The Project is part of a larger township / colony, namely, "**Krisumi City**" being developed by the Company in phases on larger land, at Villages Sihi & Harsaru, Sector 36A, Gurugram, Haryana.

We are pleased to inform you that pursuant to your Application and subject to the terms and conditions contained in this allotment letter ("Allotment Letter"), the Company hereby allots you an **Apartment bearing No.** on Floor No. , **Tower Name WS** ("Apartment") of the Project, and which is more specifically mentioned in **Annexure-I**. The Total Price of the Apartment shall be Rs. which includes Box Price ("**BP**") of the said Apartment, and other applicable charges and taxes as mentioned under **Annexure- II** of this Allotment Letter.

You are requested to sign and execute all necessary documents, including without limitation the Agreement for Sale ("**Agreement**"), in respect of the said Apartment within **45 days** of this letter. The draft of the Agreement is annexed with this Allotment Letter for your needful. If you fail to execute and deliver to the Company, the Agreement within the said period of 45 days from the date of receipt of this Allotment Letter and / or you fail to appear before the Sub-Registrar for its registration as and when intimated by the Company, then the Company shall serve a notice to you for rectifying the default, which if not rectified within next 60 days, your Application shall be treated as cancelled and the Advance Amount, less amount of Goods & Services Tax ("**GST**") deposited by the Company with the department, shall be returned to you, within a period of 90 days from the termination / withdrawal of the Application for allotment.

Please note that this allotment is subject to the fulfillment of terms and condition as detailed in the Application and in this Allotment Letter in respect of the said Apartment and till the execution and registration of the Agreement, the Application and Allotment Letter (together with all annexures) together shall govern the relationship between the Parties.

The List of Specifications is attached in **Annexure – III** for your reference.

The standard draft of the Agreement is enclosed herewith as **Annexure - IV**.

You are hereby requested to sign and deliver to the Company, office copy of this Allotment Letter, within 7 (Seven) days of the receipt thereof as an acknowledgement of your acceptance to the terms of the allotment of the said Apartment.

SAID APARTMENT AND BOOKING DETAILS			
1	Nature of the Said Apartment		Residential Apartment
2	Said Apartment	Unit No./Tower/Floor No.	Unit No.: Tower : WS Floor No.:
		Parking No(s).	
		Property Category (Unit Type)	
3	Carpet Area (sq. mts.)		
4	Exclusive Balcony area (sq. m) (not part of the carpet area)		
5	Rate of carpet area (Rs/sq. m)		
6	Land Area (sq.mts.) (comprised in the Project Land) on which the Said Apartment is to be constructed		10,622.98
7	Total Price (inclusive of parking charges, Govt fees/levies/ common areas/taxes {which includes GST payable by the allottees at rates as specified from time to time, which at present is 5% })		, Detailed Break of Total Price provided in Annexure-I

Note: Carpet area means the net usable floor area of the Apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony area, but includes the area covered by the internal partition walls of the apartment.

Explanation-For the purpose of this clause, the expression ‘exclusive balcony area’ means the area of the balcony, which is appurtenant to the net usable floor area of the Apartment, mean for the exclusive use of the allottee;

2. Booking Amount :

1.	Booking Amount	Amount in Rs. (10% percentage of total consideration value)	
2.	Cheque No/DD No./RTGS		
3.	Dated		
4.	Bank Name		
5.	Branch		
6.	First Receipt Amount		
7.	Total Amount Received (Till Date)		
8.	Total Price		

3. Mode of Booking

1.	Direct/Real estate agent	Agent
2.	(If booking is through Real estate agent, then Real estate agent Reg. No.)	
3.	Real estate agent Charges	As Applicable

PAYMENT PLAN	
Payment Plan (Inclusive of all charges/fees)	Please Refer Annexure -II .
Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	All Cheques / drafts to be made in favor of "KRISUMI CORPORATION PVT. LTD. – WATERFALL SUITES MASTER A/C" payable at New Delhi.
Virtual Account Number	Account No. 10087004
Bank Name	Sumitomo Mitsui Banking Corporation, Branch – New Delhi, Branch Address - 13th Floor, Hindustan Times House, 18-20 KG Marg, Connaught Place, New Delhi – 110001
IFSC Code	SMBC0000001

Best Wishes

Thanking You

Yours Faithfully

For Krisumi Corporation Private Limited

I/We have read and understood the contents of above communication, accordingly, I/We accept and confirm the same by appending my/our signature(s)

Applicant I

Co-Applicant

(Authorised Signatory)

Dated:

This allotment is subject to the following conditions:

1. TERMS

- 1.1 That the allotment of above said Apartment is subject to the detailed terms & conditions mentioned in the Application Form and Agreement. Although there shall not be any variation in the terms and conditions thereof.
- 1.2 Terms & conditions provided in Agreement shall be final and binding upon both the Parties subject to any other conditions in the Allotment Letter.
- 1.3 Upon issuance of this Allotment Letter, the Allottee shall be liable to pay the Total Price of the said Apartment as shown in the Payment Plan as annexed.
- 1.4 The Total Price (as defined in the terms and conditions in Agreement For Sale) shall be payable as per the "Payment Plan" as annexed.
- 1.5 That the carpet area and balcony area of the Said Apartment are as per approved building plans. If there is any increase in the carpet area which is not more than 5% of the carpet area of the Said Apartment allotted, the Promoter may demand that from the Allottee as per next milestone of the payment plan. All the monetary adjustment shall be made at the same rate per sq. m as per Agreement For Sale.
- 1.6 In case, the Allottee fails to pay to the Promoter as per the payment plan, then in such case, the Allottee shall be liable to pay interest from the due date at the prescribed rate under rule 15 of the Haryana Real Estate (Regulations and Development) Rules, 2017.
- 1.7 On offer of possession of the Said Apartment, the balance unpaid Total Price shall be paid by the Allottee and thereafter the Allottee will execute the conveyance deed within 3 months and not later than 6 months as per provisions of The Real Estate (Regulation And Development) Act 2016 (Act)/ The Real Estate (Regulation and Development) Rules, 2017 (Rules).
- 1.8 The stamp duty and registration charges will be payable by the Allottee at the time of registering the conveyance deed with the Sub Registrar Office, Manesar, Gurugram.
- 1.9 Interest if applicable on instalment will be paid extra along with each instalment.
- 1.10 The Allottee shall enroll himself as a member of association of allottee to be formed for this Project and shall sign a copy of the application form for membership.

2. MODE OF PAYMENT

- 2.1 In case the above terms & conditions are acceptable to you, then you are advised to submit your consent in writing with the Company along with the amount as demanded by the Company in accordance with the Payment Plan, in the office through Cheque / Demand Draft/RTGS drawn in favour of '**KRISUMI CORPORATION PVT. LTD. – WATERFALL SUITES MASTER A/C**' payable at New Delhi within 7 days of the receipt of this Allotment Letter and further sign the 'Agreement for Sale' within 45 days from the date of issue of this Allotment Letter.
- 2.2 All cheques/demand drafts must be drawn in favour of "**KRISUMI CORPORATION PVT. LTD. – WATERFALL SUITES MASTER A/C**".
- 2.3 Name and contact number of the Allottee shall be written on the reverse of the cheque/demand draft.

3. NOTICES

- a. All the notices shall be deemed to have been duly served if sent to the Allottee by registered post at the address given by the Allottee to the Company and email ID provided in the application form.
- b. Kindly inform us of any change in your address, telephone no., email ID for future correspondence.

4. CANCELLATION BY ALLOTTEE

If the Allottee fails in submission of consent within 7 days of the receipt of this Allotment Letter or seeks cancellation/withdrawal from the Project without any fault of the Company or fails in payment of required additional amount towards Total Price of the Said Apartment and signing of 'Agreement For Sale' within given time, then the Company is entitled to forfeit the Booking Amount (as defined in the Application) paid for the allotment and interest component on delayed payment (payable by the customer for breach of agreement and non-payment of any due payable to the Company). The rate of interest payable by the Allottee to the Company shall be the State Bank of India highest marginal cost of lending rate plus two percent. The balance amount of money paid by the Allottee shall be returned within ninety days of such cancellation.

5. COMPENSATION

Compensation shall be payable by the Company to the Allottee as per provisions of The Real Estate (Regulation And Development) Act 2016 as adjudged by the adjudication officer in the manner as provided in The Real Estate (Regulation And Development) Act 2016 (Act) / The Real Estate (Regulation and Development) Rules, 2017 (Rules).

6. SIGNING OF AGREEMENT FOR SALE

- a. The Company and the Allottee will sign the "Agreement For Sale" within 45 days of allotment of this Said Apartment.
- b. That you are required to be present in person in the office of the Promoter, on any working day during office hours to sign the 'Agreement For Sale' within 45 days.
- c. All the terms and conditions mentioned in the draft agreement for sale as notified in pursuance of Rule 8 of the Haryana Real Estate (Regulation and Development) Rules by government of Haryana.

7. CONVEYANCE OF THE SAID APARTMENT

The Company on receipt of Total Price of Said Apartment along with parking space, will execute a conveyance deed in favour of Allottee within three months on receipt of stamp duty/registration charges from the Allottee.

OTHER TERMS

a. All applicable statutory charges, taxes including all Government levied taxes and other levies demanded or imposed at any later date by the concerned / competent authorities shall be payable proportionately by the Applicant(s) from the date of booking, as per demand raised by the Company / competent authority as the case may be.

b. In the event that the Applicant is a Non-Resident Indian (NRI), Person of Indian Origin (PIO), Overseas Citizen of India (OCI) or is otherwise bound to comply with the provisions of the Foreign Exchange Management Act, 1999 (or any substitute or derivatives thereof along with all notifications, circulars, guidelines etc. issued under the same and as amended from time to time) or with any of the rules and regulations of the Reserve Bank of India or compliance under any other applicable law, governing the actions of such Applicant(s) including those for the remittance of payments into and out of India or for acquisition, sale, transfer of immovable property, then the Applicant(s) shall provide the Company with all relevant and required permissions, approvals, consents, documents, information, no objection certificates, etc. including for remittances beneficiary's name, beneficiary's account number, bank name, branch name, bank address, swift code etc., as would enable the Company to lawfully carry out its obligations under this Application. The Applicant(s) shall have the sole responsibility to duly fulfill at all times, all or any of the said compliances and to furnish suitable certifications / consents / permissions thereof to the Company and the Company accepts no responsibility in this regard.

c. The Applicant(s) agrees, acknowledges, and understands the below mentioned facts and provide irrevocable and unconditional consent for the same and further undertakes that the Applicant(s) shall not raise any demand, claim, dispute, or objection whatsoever in this regard:

- i. **“Krisumi City”** refers to the residential group housing project(s) / township(s) / colony(ies) being / to be developed by the Company in different phases, on its larger land situated at Village Sihi & Harsaru, Sector 36A, Gurugram, Haryana. The Project “Waterfall Suites” is being developed on Project Land, as a separate phase within Krisumi City;
- ii. The building housing the Apartment is being developed on a distinct land parcel of the Project Land admeasuring 2.625 acres, an area of approximately 1.061 acres will house the tower for EWS units (**“EWS Land”**) and area admeasuring 0.2 acres will house the nursery school of the Project.
- iii. The Company shall, at its own costs and expenses, develop a club on the ground floor of the building(s) comprised in the Project (**“Club”**) and manage, maintain and operate the Club, on its own or through appointment of third party operator, on such terms and conditions as it may deem fit at its sole and absolute discretion. The Company has not charged / demanded the cost of construction and development of the Club from me / us in any manner whatsoever and the same shall be developed at the sole costs and expenses of the Company. The Club shall not form part of the common areas and facilities of the Project and the Company shall have the exclusive right to deal with the Club including to sale, lease and / or transfer the same, at its sole and absolute discretion. The Club shall be for the exclusive usage of the allottees / occupiers of the Project, and I / we shall have the right to use facilities of the Club as per a separate agreement entered by me / us with the Company / third party operator containing the terms and conditions of Club maintenance, usage and operations. The membership fee for the Club has been included in the Box Price of the Apartment, however, I / we shall have to separately pay the usage charges of the Club along with applicable taxes as per the terms of the aforesaid separate agreement.;
- iv. A 12 meter and 7.5 meter wide road runs along the south-eastern periphery of the Project and the said road shall pass through / connect the other phases of ‘Krisumi City’ (**“Common Access Road”**) and the Common Access Road shall be used by the occupants / residents of such phases of Krisumi City for the purpose of ingress / egress to / from such phases. The Common Access Road shall always remain common for the entire ‘Krisumi City’ and its residents / occupants and such Common Access Road shall not be exclusively available for any separate phase of the ‘Krisumi City’;
- v. The Company shall integrate the basement of the Project together with common facilities of STP and drainage with other phases of Krisumi City;
- vi. The Company is fully entitled, in its sole and absolute discretion, to avail / purchase / enhance any additional Floor Area Ratio (**“FAR”**) in relation to the Project / Project Land / ‘Krisumi City’ under Transit Oriented Development (**“TOD”**) Policy and / or any other policy prevailing in the State of Haryana and to utilize the said FAR on any other phase / area of the ‘Krisumi City’. The said additional FAR shall be the sole entitlement of the Company and I / We shall not have any right, title or interest whatsoever in such additional FAR as well as I provide my irrevocable consent and no objection in this regard;
- vii. The Company has the right to integrate additional land parcel(s) in the Licenses and alter (increase or decrease) the area of Krisumi City and/or migrate part of its area/FAR for any other use permitted by the DGTCP or other competent authority.
- viii. The Company shall be developing residential units for the EWS (Economic Weaker Section) on the EWS Land as part of the Project in accordance with the applicable laws, rules and regulations. The Company is fully entitled to carry out construction and development of EWS component / tower attributable to other phases of ‘Krisumi City’ on the EWS Land; and
- ix. The Company may amend / modify / alter the sanction plan, layout plan, specifications, building plan and / or any other plans / approvals of “Krisumi City”, subject to the applicable laws, rules and regulations, in such manner as may be solely and absolutely determined by the Company to achieve the understanding captured in Sub clauses b) to h) above, without affecting the layout of the residential tower/building, in which the Apartment is situated and/or the rights of the Applicant(s) in the land underneath. The Applicant(s) undertake to give no objection and consent to the Company in the Company's format, as and when required for such integration of additional land parcel(s) in the Licenses.

8. The Courts at Gurugram alone shall have jurisdiction in case of any dispute.

Best Wishes
 Thanking You
 Yours Faithfully

For Krisumi Corporation Private Limited

I/We have read and understood the contents of above communication, accordingly,
 I/We accept and confirm the same by appending my/our signature(s)

Applicant I

Co-Applicant

(Authorised Signatory)

Dated:

DOCUMENTS ATTACHED ALONG WITH ALLOTMENT LETTER

Sr. No	Annexures
1.	Description of the apartment with parking – Refer Annexure I of Allotment Letter.
2.	Detailed Breakup of Total Price & Payment Plan – Refer Annexure II of Allotment Letter
3.	Specifications (which are part of the Said Apartment) as per Haryana Building code 2017 or National Building Code - Refer Annexure III of Allotment Letter
4.	Specifications, amenities, facilities (which are part of the Project) as per Haryana Building code 2017 or National Building Code - Refer Annexure III of Allotment Letter
5.	Copy of draft Agreement for Sale – Refer Annexure IV of Allotment Letter
6.	Payment Receipt(s)
7.	Demand-cum invoice for _____ Instalment, if any
8.	Floor plan of Said Apartment
9.	Copy of letter of approval of Building Plan
10.	Action plan of Schedule of Development (Duly approved by HARERA)
10.	Site Plan
11.	Copy of Environment Clearance
12.	Copy of Board Resolution vide which the signatory was authorized
14.	Copy of License and renewal thereof

ANNEXURE – I

DESCRIPTION OF THE APARTMENT WITH PARKING (IF APPLICABLE)

i. Unit No.	:
ii. Unit Type	:
iii. Tower Name	:
iv. Floor No.	:
v. Carpet Area	: Sq. Mtrs. (equivalent to sq. ft. approx.)
vi. Balcony(ies) Area	: Sq. Mtrs. (equivalent to sq. ft. approx.)
vii. External Wall Area	: Sq. Mtrs.(equivalent to sq. ft. approx.)
viii. Exclusive Area (v+vi+vii)	: Sq. Mtrs. (equivalent to sq. ft. approx.)
ix. Car Parking Usage Rights	: Premium Covered Car Park 1 (One)
<i>Note: 1 square meter = 10.764 square feet</i>	

ANNEXURE – II
DETAILED BREAKUP OF TOTAL PRICE AND PAYMENT PLAN
A: TOTAL PRICE

S. No.	Price Description	Amount in Rs.
A.	Box Price (BP)	
B.	External Development Charges (EDC) & Infrastructure Development Charges (IDC)	
C.	Other Charges	
D.	Sale Consideration (A+B+C)	
E.	Goods & Service Tax* (GST)	
F.	Total Sale Consideration (D + E)	
G.	Interest Free Maintenance Security Deposit (IFMSD)	
H.	Stamp Duty and Registration Fee on the Agreement for Sale*	
I.	Stamp Duty and Registration Fee on the Conveyance Deed#	
	Total Price # (F+G+H)	

* As per the prevailing rates & regulations and are subject to change.

Stamp duty amount & Registration fee on the Conveyance deed shall be extra & payable by the Allottee(s) as applicable at the time of Conveyance Deed.

B : PAYMENT PLAN		
PAYMENT PLAN : -Flexi Payment Plan		
1	Booking Amount	10% of Sale Consideration + GST + Registration & Stamp Duty on Agreement for Sale
2	Within 90 days from Booking	15% of Sale Consideration + GST
3	Within 15 Months from Booking OR Completion of 1st Floor Slab, whichever is later	10% of Sale Consideration + GST
4	Within 24 Months from Booking OR Completion of 10th Floor Slab, whichever is later	15% of Sale Consideration + GST
5	Within 36 Months from Booking OR Completion of 24th Floor Slab, whichever is later	25% of Sale Consideration + GST
6	On Completion of Super Structure	7.5% of Sale Consideration + GST
7	On Application of OC	7.5% of Sale Consideration + GST
8	On Offer of Possession	10% of Sale Consideration + GST + IFMSD + Registration & Stamp Duty on Conveyance Deed

Terms & Conditions of Total Price & Payment Plan

- BP is inclusive of right to use of **1 (One)** car parking space and Club membership fee.
- The recurring Club usage charges shall be payable separately by the allottee in terms of the separate agreement governing the terms and conditions relating to Club maintenance, usage and operations.
- EDC & IDC are pro-rated per unit as applicable, any revision would be charged on pro-rata basis from the Applicant(s).
- Other Charges are towards water meter, electric meter & its connection charges, STP etc. as per the prevailing rates.
- The payment would be considered subject to realization of the instrument. In case of dishonor of cheque for any reason, the Company may cancel the booking / allotment as per applicable terms and conditions, and Applicant(s) shall be further liable to pay cheque dishonor charges of Rs. 1,000/- (Rupees One Thousand only) along with applicable GST, to the Company.
- The Stamp Duty and Registration Fee shall be collected and further paid by the Company as a pure agent under GST and other applicable Laws.
- GST, Development Charges, Registration Fee and Stamp Duty mentioned in this Allotment Letter are as per the prevailing rates and regulations and are subject to change.
- The date of clearing of the instrument shall be deemed to be the date of payment.
- All payments towards Total Price or any additional incidence of tax, Club usage, maintenance or any other charges shall be payable by the Applicant(s) as and when demanded by the Company or its nominated maintenance agency.
- To avoid penal consequences under the Income Tax Act 1961, where sale consideration for the Apartment exceeds Rs. 50 Lakhs, you are required to comply with provisions of Section 194 IA (effective from 1st June 2013), by deducting TDS, as applicable from each instalment / payment. You will furnish the challan cum certificate of TDS deposit (form 26QB & form 16B) within 7 days from the date of tax so deposited. Following necessary particulars to be filled up in form 26QB are as under:

Name of Transferor: Krisuppi Corporation Private Limited

PAN of Transferor: AAECV0565A

Address: 3rd Floor, Central Plaza Mall, Golf Course Road, Sector-53, Gurgaon-122002, Haryana

No credit will be given for TDS in case wrong particulars are filled in Form 26QB inadvertently or otherwise.

- It shall be the sole responsibility of non-resident / foreign national of Indian origin to comply with the provisions of Foreign Exchange Management Act 1999 and / or statutory enactments or amendments thereof & rules & regulations of the Reserve Bank of India.
- Payments from any third party (other than the Applicant(s)) shall not be accepted. In case any payment has been credited to Company's account, the same shall be returned directly to the said third party and will further give right to the Company to terminate this Allotment Letter.
- Interest would be charged on delayed payment from the due date of each instalment as per applicable laws.

ANNEXURE – III
LIST OF SPECIFICATIONS

LIST OF SPECIFICATIONS OF THE APARTMENT – WATERFALL SUITES		
1	LIVING/DINING/FOYER	
1.1	FLOOR	ENGINEERED WOODEN FLOORING
1.2	WALLS	ACRYLIC EMULSION PAINT
1.3	CEILING	ACRYLIC EMULSION PAINT
2	BEDROOM	
2.1	FLOOR	ENGINEERED WOODEN FLOORING
2.2	WALLS	ACRYLIC EMULSION PAINT
2.3	CEILING	ACRYLIC EMULSION PAINT
2.4	MODULAR WARDROBES	NA
3	TOILETS	
3.1	FLOOR	VITRIFIED TILES
3.2	WALLS	VITRIFIED TILES
3.3	CEILING	ACRYLIC EMULSION PAINT ON FALSE CEILING
3.4	COUNTERS	GRANITE / VITRONITE / QUARTZ
3.5	SANITARY WARE/CP FITTINGS	TOTO OR EQUIVALENT / GROHE OR EQUIVALENT
3.6	FITTING/FIXTURES	NA
4	KITCHEN	
4.1	FLOOR	VITRIFIED TILES
4.2	WALLS	TILES AND ACRYLIC EMULSION PAINT
4.3	CEILING	ACRYLIC EMULSION PAINT
4.4	COUNTERS	GRANITE / VITRONITE / QUARTZ
4.5	FIXTURES	MODULAR KITCHEN WITH HOB AND CHIMNEY
4.6	KITCHEN APPLIANCES	PREMIUM QUALITY CP FITTINGS, SINK WITH DRAIN BOARD
5	UTILITY BALCONY / MAIN BALCONY	
5.1	BALCONY	ANTI-SKID TILE ON FLOOR, EXTERIOR PAINT ON WALL AND CEILING
5.2	RAILING	GLASS RAILING WITH SS BALUSTERS
6	DOORS	
6.1	ENTRANCE DOOR	MODULAR DOOR WITH VENEER AND POLISH (2.4M HIGH)
6.2	INTERNAL DOORS	MODULAR DOOR WITH LAMINATE (2.4M HIGH)
7	EXTERNAL GLAZING	ALUMINIUM GLAZED DOOR AND WINDOW
8	AIR CONDITIONING	VRV AIR-CONDITIONING SYSTEM WITH ONE OUTDOOR MODULE FOR THE ENTIRE APARTMENT.
9	ELECTRICAL FITTINGS	MODULAR SWITCHES LED LIGHTING FIXTURES IN BALCONIES, TOILET, KITCHEN & CORRIDOR
10	POWER BACK-UP	100% POWER BACK-UP
11	GAS PIPELINE	UNINTERRUPTED GAS SUPPLY TO EVERY KITCHEN THROUGH A NETWORK OF SAFE PIPING WITH INDIVIDUAL GAS METER.

● Please note, Unit nos. 3401 & 3402 (Penthouses) will be bare shell units.

ANNEXURE – III

LIST OF SPECIFICATIONS

SPECIFICATIONS OF COMMON AREAS - WATERFALL SUITES

1	ENTRANCE LOBBIES	<p>FLOOR: STONE FLOORING</p> <p>WALLS: COMBINATION OF STONE, VENEERED PANELING, METAL, AND ACRYLIC EMULSION PAINT</p> <p>CEILING: VENEERED PANELLING AND FALSE CEILING WITH ACRYLIC EMULSION PAINT</p> <p>ALL LOBBIES ARE AIR-CONDITIONED</p>
2	APARTMENT FLOOR LOBBIES	<p>FLOOR: VITRIFIED TILE</p> <p>WALLS: ACRYLIC EMULSION PAINT</p> <p>CEILING: FALSE CEILING WITH ACRYLIC EMULSION PAINT</p> <p>ALL LOBBIES ARE AIR-CONDITIONED</p>
3	ELEVATOR / LIFT DETAILS	<p>4 HIGH SPEED PASSENGER ELEVATORS</p> <p>2 SERVICE ELEVATORS</p> <p>2 SHUTTLE ELEVATORS FROM BASEMENT TO GROUND</p> <p>FLOOR TOTAL 8 ELEVATORS IN ONE TOWER</p>
4	FIRE FIGHTING SYSTEM	<p>A SYNCHRONIZED FIRE FIGHTING SYSTEM WITH FIRE SPRINKLERS, HYDRANT, HOSE REEL, SMOKE DETECTORS, HEAT DETECTION AND FIRE CURTIAN SYSTEM AS PER NORMS, PRESSURIZED STAIRCASES, LIFT LOBBIES AND LIFT SHAFTS FOR BETTER FIRESAFETY.</p>

S.No.	AMENITIES & FACILITIES WHICH ARE PART OF THE PROJECT - WATERFALL SUITES
1.	Round the Clock Security
2.	24 Hours Electricity & water
3.	100% Power Back-up
4.	Piped Gas System
5.	Open & Covered Parking Spaces
6.	All the Lobbies are Air-conditioned
7.	High speed passenger elevators with service & shuttle elevators
8.	Club House Restaurant, Gymnasium, Spa, Treatment Room, Business Center
9.	Swimming Pool
10.	Convenience Store
11.	Landscape & Green Areas
12.	Water Feature
13.	Seating areas