

# Specification

## Wall finishes

**Internal** All internal walls will be plastered and finished with P.O.P/Putty.

**External** Exquisitely designed classical exteriors finished in Wether Coat

**Flooring** Entire floor with Wooden / Vitrified Tiles.

## Toilets

**Walls** Ceramics tiles up to a height of 7'-0" & floor with Tiles/Marbles. All white Sanitary & CP fittings will be of slandered make with hot & cold facilities. Kitchen.

**Flooring** Mat finished ceramic tiles/Marble.

**Platform** A working platform in Granite with Stainless Steel Kitchen sinks.

**Walls** 2ft. Ceramics tiles dado above working platform with point for aquaguard.

**Window** UPVC / Aluminum with M/s Grill.

**Doors** Panel/flush doors of hardwood, Painted with 2 coats of synthetic enamel paints. (32mm for main door, 30mm for other doors) Designer main door with one side shine laminate provided with godre mortise lock with latch for main door.

**Electric** All electrical wiring of standard make in concealed conduits Copper wires. Convenient provision and distribution of light and power plugs.

**Water Supply** Through deep tube wells and required numbers of Overhead tanks or a suitably located water tower.

**Tel./TV Point** In all Bedrooms including drawing room.

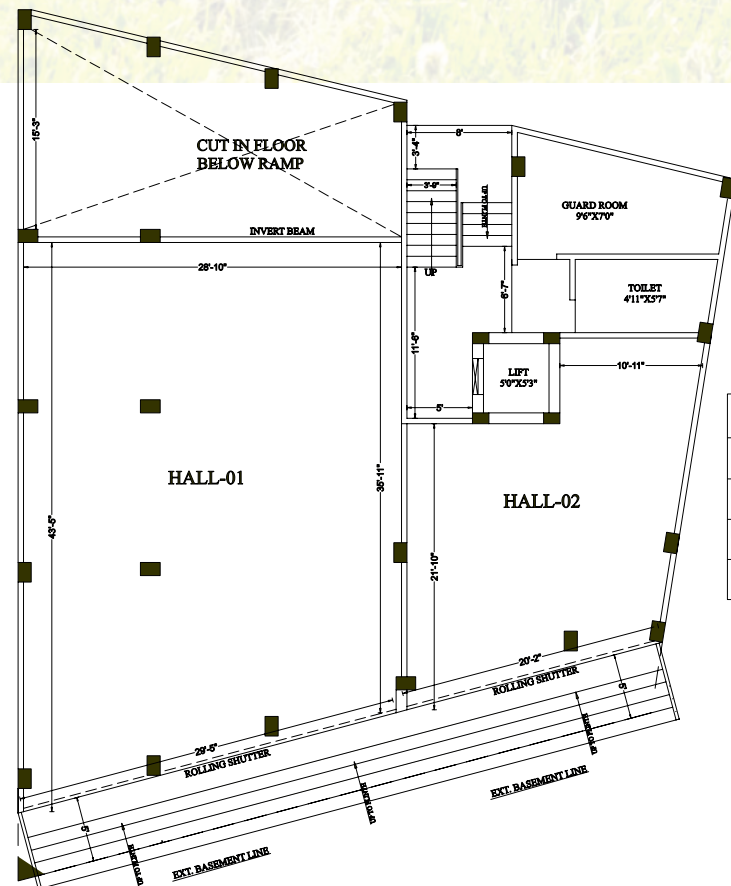
**Other Facilities** Washing machine point with water inlet and outlet at a convenient location. Wash basin in the dining area wherever possible.

**Parking Space** Car parking space on the Basement floor available.

**Generator** For Common light, lift, Water Pump and 500 Watt. electrical connection to each to each flat.

**Power Supply** Electrical connection from Electric Department.

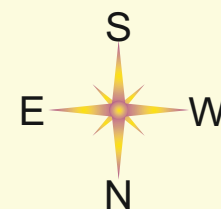
**Security** CCTV surveillance available at the reception Counter.



AREA CALCULATION			
Sr. No.	Details	B/U AREA	S.B/U AREA
01	Hall-01	1185.00 Sft	1660.00 Sft
02	Hall-02	485.00 Sft	680.00 Sft
03	G.Room	230.00 Sft	300.00 Sft

## TYPICAL FLOOR PLAN

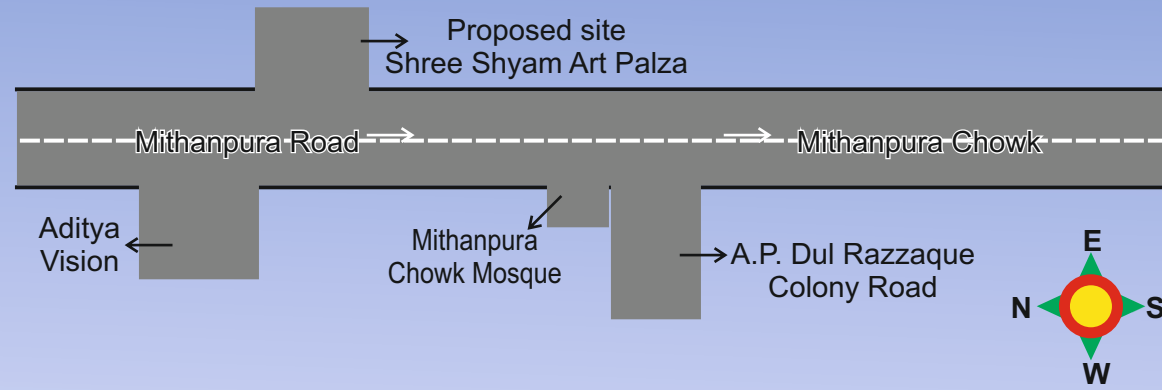
1st to 4th Floor



FLAT NO.	BHK	CARPET AREA	BALCONY AREA	WALL AREA	SERVICE AREA	TOTAL AREA
01	2-BHK	660.00 Sft	66.00 Sft	49.00 Sft	233.00 Sft	1008.00 Sft
02	3-BHK	740.00 Sft	110.00 Sft	40.00 Sft	267.00 Sft	1157.00 Sft
03	3-BHK	730.00 Sft	120.00 Sft	45.00 Sft	269.00 Sft	1164.00 Sft



## Location Plan



### Payment Plan:

- 1) 5% at the time of booking
- 2) 10% Ground floor roof casting.
- 3) 10% First floor roof casting.
- 4) 10% Second floor roof casting.
- 5) 10% Third floor roof casting.
- 6) 10% Fourth floor roof casting.
- 7) 25% After Completion of Masnory Work.
- 8) 15% Tiles Flooring Finishing.
- 9) 5% At the time of Possesion.

### Term & Conditions

1. Cheque / Draft to be issued in favour of Jai Sri Shyam Homes Pvt. Ltd.
2. Timely payment schedule is essence of the agreement.
3. Cost of Registration & Govt. Tax to be born by the buyer.
4. The Drawing displayed in the brochure are provisional & tentative the builder can carry out addition, alteration in the layout plans floor plans. Only with the permission of architect.



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**जय श्री श्याम**  
 Homes Pvt. Ltd.



**RERA** .....



**ART PALAZO at - Club Road, Mithanpura, Muzaffarpur, Bihar**