



Veer Life Spaces LLP

Head Office: Unit No-305, 3rd Floor,
Centrum IT Park, C/3,
Wagle Estate, Thane(W) 400 604.
Contact: +91 7778 091 091

Web: www.vbgroup.co.in
Email: contact@vbgroup.co.in

DATE: 20-04-2022

To,
The chairman / Secretary
Garodia soc.,
Louiswadi,
Thane ,west 400604

LIST OF AMENITIES

General Features:

1. Designer Lobby with the Notice board, name plates of all the occupants of the building of all the floors, Stainless Steel/Aluminum combined chairs and Security Desk at the Entrance of the Lobby with Inter comm facility.
2. 24 hours CCTV Surveillance with DVR facility at Lobby, all Lifts entrance
3. on all the floors, Entrance and Exit ways of the building, open spaces, boundary walls of the Society and the Society Office.
4. Two Branded lifts (1 passengers lift and 1 Luggage lift) like Otis, Mitsubishi, Hitachi, Kone, Schindler, Johnson, Kone, and ThyssenKrupp etc., with built in camera, talkback facility with security and Alarm system.
5. Air-conditioned Society office with Toilet arrangements & basic amenities as per TMC approved.
6. Designer entrance on Gate & Half Height Brick Clad wall with MS grill
7. Rain water harvesting as per TMC Approval.
8. Watchman cabin/booth as per standard requirement (like intercom,



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9. Entry-Exit register.)
10. Every floor shall have a neon Sign of Exit indication on all the floors of the building near the stair ways.
11. Water sprinklers to be provided as per local Fire Authority Laws along with foldable flexible hose dispensers on all the floors with also Fire extinguisher cylinders and a separate HP pump for fire hydrants.
12. RCC staircase & Landing area with good finish marble/tiles.
13. Separate Duct for electric & fire-fighting system.
14. Fire resistant doors to be provided on all the floors of the stair ways.
15. Stair cases to have a commercial Grade Exhaust fan of large size at every interval of minimum 4 floors at least with sensors of smoke
16. detection for auto start in case of fire and smoke dissipation.
17. Refugee Area as per regulations.
18. Public toilets for watchmen, drivers and shop keepers etc.
19. RTPV (Roof Top Photovoltaic) Solar panel on the roof with a height of 1.8 mt from the terrace surface for generating power for street lights, corridors and compound area.
20. Diesel/ backup Generator set of appropriate capacity calculating the power consumptions of Lifts and or mechanical parking work load etc. with sound proof enclosure of reputed make Kirloskar, Mahindra, Cummins etc. to be provided as backup Power supply for the above essential gadgets.
21. Electric meter charges, maintenance, assessment to be paid by the developer till OC.
22. 2 coat plaster for external walls.
23. Damp proof coat for external walls.
24. Asian paint external walls.
25. Bore well
26. Electric meter charges, maintenance charges, all municipal taxes etc. to be borne by the builder till the time of handing over the Conveyance deed of transferring the property back to Garodia Society and not on OC as per MahaRERA rule 4 (a) & (g) of chapter 3



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27. Inter comm facility in all the flats with the Security office connectivity.

> Flooring

1. 24" x 24" vitrified tiles with 4" skirting of same tile (Johnson, Kajaria, Nitco, Marbonite, Euro ,Exxoro, equivalent)

> Kitchen

1. Modular Kitchen as per standard quality.
2. Provision for Aqua Guard in kitchen area.
3. Sink – Stainless steel sink
4. Spout – Swinging Type
5. Exhaust Fan – GMC or similar make.
6. Tiles – Ceramic tiles above kitchen platform
7. Piping for Cooking Gas will be provided.
8. Granite kitchen platform with front patti and back patti with moulding.
9. Suitable place for Dish Washer in kitchen.
10. Store shelf / Loft in kitchen.

> Door

1. Wooden frame of 20 cm width complementing the main door and bedroom doors.
2. Granite frame with moulding for bathroom doors.
3. Main Door – Teak wood / Designer Panel, Panel with high glass polish on both sides with Branded SS fittings and locks.



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4. Godrej lock for main door, eye hole, and night latch.
5. Bed Room Doors – Teak wood with laminate polish with Branded SS timings and locks.
6. Knob lock for bedroom doors.
7. Decorative PVC doors for Bathrooms.

➤ **Window**

1. Anodized French window with Aluminum sliding and color / Tinted glass of Jindal or similar make in all rooms.
2. Granite sills on all four sides of the window.
3. Birds / Pigeon Net.

➤ **Bathrooms & Toilets (Below points consider in all Bathrooms):**

1. Plumbing – Concealed plumbing in CPVC Tubes.
2. Wash Basins on Marble / Granite counter.
3. Sanitary Fitting –Plumber ,Jagvar ,Parryware .
4. Flush Valves – Jaquar or similar with built in stop cock.
5. European style in wall flush system in all the bath rooms.
6. CP Fittings – Jaquar or similar make
7. Designer glazed tiles up to beam level.
8. Exhaust Fan – GMC or Equivalent make
9. Dressing Mirror – Large size Mirror mounted with imported wood moulding.



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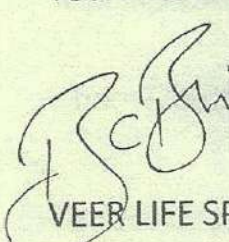
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10. Toilet waterproofing should be if 3 layers
 - 11.1 Base slab shall be coated with polymer and tested with water ponding.
 - 11.2 Plumbing line shall be laid there after
 - 11.3 Brick batcoba with waterproofing plastered
11. Anti-Skid flooring.
12. Concealed plumbing work with Prince Make
13. Borewell water will be provided for flushing purpose
14. One washbasin outside the bathroom.
15. Electric :
 - 16.1 Wiring concealed wiring with multi strand copper wires Polycab or Sillar ISI made.
 - 16.2 Switches – Switches of Legrand / MK / ROMA or Similar make
 - 16.3 MCB for each room separately & ELCB provisions in each file.
 - 16.4 Living room – Ample light points / Fan points / TV cable / AC points / Telephone Intercom Points.
 - 16.5 Kitchen – Ample light points / Fan Point / Telephone Intercom
 - 16.6 points / Power points for Gadgets
 - 16.7 Toilets – General Light / Mirror light / Exhaust Fan / Boiler point.
 - 16.8 Provision of Electric car / 2 wheeler charging point at the individual parking slots as per government norms .

Yours Faithfully


VEER LIFE SPACES LLP

