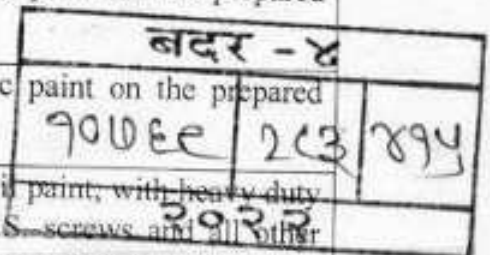




LASHKARIA HOUSING & INFRASTRUCTURE (P) LIMITED

Lashkaria Anurag, 1st Floor, J. P. Road, Model Town, Four Bungalow, Near Versova Metro Station, Andheri (W), Mumbai - 400 053. T: +91 22 2636 7867/7624/7479
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LOCATION	ITEM	SPECIFICATION
Electric Meter Room and substation		The Meter Room should be supported by the installed Fire Fighting System Smoke Detectors and Fire Extinguishers suitable for Electrical Panels. Meter Room should adhere to MCGM/Power Supply governing and operating rules
		Intercom and CCTV Camera to be installed in Meter Room for communication and security
Letter Box		letter box in the common lobby as per design
Society Office Room Size minimum 20 sq.mts area	Flooring	600mm x 600mm vitrified floor tiles of approved shade and design.
	Skirting	75mm thick same tile as use for flooring flush with the wall.
	Gypsum punning walls on	Gypsum on plastered surface of walls. All corners sharp edges of Beam, Column smooth rounded off with gypsum.
	Paint on walls	3 coats of Premium plastic paint on the prepared surface of all sides of wall.
	Ceiling	3 coats of Premium plastic paint on the prepared surface.
	Flush Door	Flush door with both side oil paint, with heavy duty Brass hinges fitted with S.S. screws and all other necessary fittings such as Tower Bolt, Kundi, handle from both sides etc.
	Electrical	Only ISI approved copper wires of appropriate size through PVC conduits.



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LOCATION	ITEM	SPECIFICATION
		Sufficient No. (as approved by Architect) Modular switches (White colour) with Tube light fittings. Sufficient no of charging points and sockets and provision for Split A/C and provision for outdoor unit of split A/C
	Fix Furniture	2' ht. Overhead storage units placed along the periphery of all sides of the wall, made of good quality 18 mm thick commercial ply bounded with 1 mm thick laminate. Internal sides of the door and internal part of the door shutters should be polished. OSU should be fitted with all other necessary fittings such as hinges, blockage, brush steel handles & locks.
	Toilet	Attached toilet with specifications as above
	Loose Furniture Equipment	1 New brand steel office table with lock & key arrangement, 1 dozen Plastic chairs (four resting arms) One desk top computer with printer.
	Intercom	To be provided
	CCTV Camera with audio	To be provided
Security Room	Flooring	600mm x 600mm vitrified floor tile approved shade and design.
	Skirting	75 thick same tiles as use for Flooring flushed with the wall.
	Gypsum punning on walls	Gypsum on plastered surface of walls. All corners / sharp edges of Beam, Column or walls should be smooth rounded off with gypsum.



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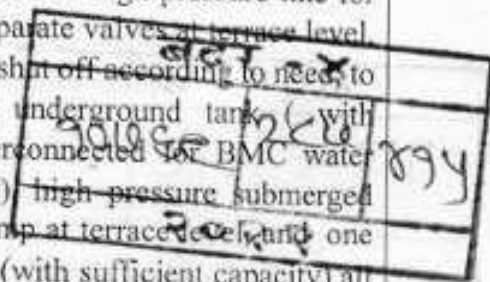
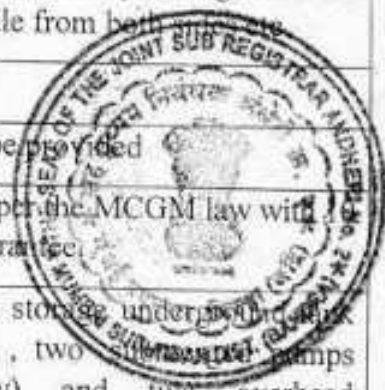
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LOCATION	ITEM	SPECIFICATION
	Paint on walls	3 coats of Premium plastic paint on the prepared surface of all sides of wall.
	Electrical	Only ISI approved copper wires of appropriate size through PVC conduits. Lights, ceiling fans as required in office.
		Sufficient No. of (as approved by Architect) Modular switches (White colour) with Tube light fittings.
	Flush Door	Flush door with both side oil paint/approved laminates, with heavy duty Brass hinges fitted with as screws and all other necessary fittings such as Tower Bolt, Kundi, handle from both sides.
	Intercom	To be provided
	CCTV	Camera and Monitor to be provided
Water Tank	Overhead Tank	RCC waterproof tank as per the MCGM law with years water proofing guarantee.
		To provide one separate storage underground tank with sufficient capacity, two submersible pumps (one remains standby) and two overhead interconnected tanks with sufficient capacity with separate down take pipes for general use (kitchen, basin, bathroom etc.) and for high pressure line for toilet flush use, with separate valves at terrace level to allow distribution or shut off according to need, to provide one separate underground tank (with sufficient capacity interconnected for BMC water supply with main tank) high pressure submerged pump and a booster pump at terrace level and one separate overhead tank (with sufficient capacity) all for emergency firefighting operations, which is to



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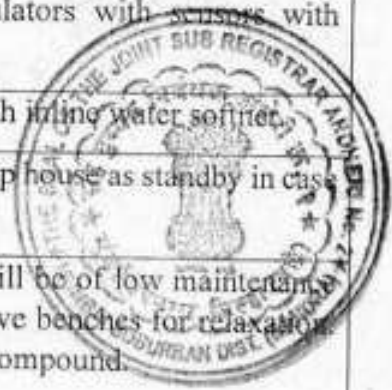
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LOCATION	ITEM	SPECIFICATION
		be always kept filled. Best practices to be followed for looping the outlets of all overhead tanks to allow diversion to all down take lines, during repairs of any of the overhead tanks.
	Water inlet pipe line	Adequate water line from main MCGM connection to be provided considering the extra incoming members of society
	U/G Tank	RCC 1 water proof tank as per the MCGM law. With 10 years water proofing guarantee.
	Pump Room	With approved capacity Pumps (one stand by) Automatic pumping regulators with sensors with repute brand.
	Bore well	Provision of Bore well with inline water softener.
		D.G set connection to pump house as standby in case of power failure.
External Site Development		The landscape proposal will be of low maintenance plantation. Garden will have benches for relaxation. Solar lighting system for compound. The parking area and pathways shall be finished in heavy duty concrete interlocking pavers block. Dedicated children play area with play equipment.
Compound Wall		Brick/Block masonry along the total periphery of the plot of 6' height from Gr. Level.
Main Gate		Adequate no of gates with paint finish with lighting mast on top of the gates pillar. (One large for vehicular movement and one small for pedestrians)



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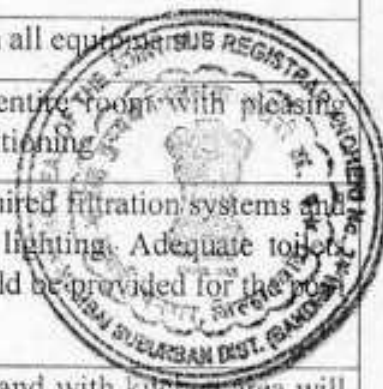
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LOCATION	ITEM	SPECIFICATION
		If Gate Arch is provided, it should be sufficiently high to allow free passage of Fire Tenders.
External Signage Board		Society name will be put on the signage board. The developers branding shall be put up on the ground floor at the junction of the 2 roads as shown in the plans.
D.G sets		D.G set to be as per the specification of the electrical consultant and conditions of the CFO
Amenities		
1	Gymnasium	To be fully equipped with all equipment.
2	Yoga room	Aesthetic finish for the entire room with pleasing wall colours and air conditioning.
3	Swimming pool	Swimming pool with required filtration systems and all accessories and pool lighting. Adequate toilets and changing rooms should be provided for the pool area.
4	Banquet hall	Banquet hall with chairs and with kitchen area will be provided. Kitchen area will have a platform and points for heating of food and wash facility.
4	Indoor games	Indoor games room with Table tennis table and 2 carrom boards will be provided.
5	Outdoor children's play area	Children's play area with rubberized flooring and play equipment.



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Note: - The reputed "Brands" for all above mentioned materials will be discussed by the Developer with the Society, which Society will confirm in writing after certified by

[Signatures and stamps of various officials, including a prominent signature of 'Rahul' and a date stamp '25']



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LIST OF APPROVED MATERIALS

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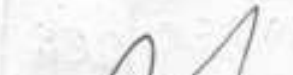
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If any of the above BRANDS is not available, then the Developer will discuss with the Society & provide equivalent alternative or better option, which Society will confirm in writing after being certified by Society's PMC for quality assurance

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ANNEXURE "P" PROJECT SCHEDULE

1. 18th OCTOBER 2022 - DA REGISTRATION
2. 6 (SIX MONTHS) FROM DA REGISTRATION 18th OCTOBER 2022
IOD ISSUANCE - APRIL 2023
3. 45 DAYS (FORTY FIVE) VACATION NOTICE AFTER OBTAINING
IOD ISSUANCE - JUNE 2023
4. 6 (SIX MONTHS) FROM THE DATE OF VACATION
CC - DECEMBER 2023
5. FROM JANUARY 2024, 36 (THIRTY SIX MONTHS) FOR
OCCUPATION CERTIFICATE - DECEMBER 2027
6. INCASE OF GRACE PERIOD
OCCUPATION CERTIFICATE - JUNE 2028



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Amulshi
P. Menkumar

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Date :- 03/10/2022

ANNEXURE "Q"

LIST OF APPROVED MATERIALS

Sr. No.	Material	Approved Brands
1.	Cement O.P.C grade 43	ACC, Gujarat Ambuja, L&T, Birla
2.	Bricks	Ordinary clay bricks of any brand confirming to I.S.1077 minimum crushing strength 35kg./sq.cm. Water absorption allowed 25% for bricks used in paneled walls. 20% for bricks used in load carrying.
	Blocks	ACC Blocks of siporex or any other approved brand of 4", 6", 9"
3.	Water proofing compound	'Impermo', 'Cicco', 'Roff', 'Sunanda Chemical', 'Scott No.1'.
4.	A.C. Sheets	'Everest', 'Amco', 'Charminar'.
5.	White-Cement	'ACC', 'JK White', 'Birla'.
6.	C.I. Pipes	'Neco' confirming to ISI standard
7.	P.V.C. pipes	'Supreme', Astral
8.	A.C. pipes	'Everest', 'Himalaya', 'Swastik'
9.	External Waterproof Acrylic paint	Jotun., Asian Apex
10.	Concrete additives : Polymers WP Compound Repair mortar Plasticizers Epoxy	Roff, Sunanda Roff, Sunanda Roff, Sunanda Roff, Sunanda Ciba, Choksy



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11.	Sand	Sand shall be river sand with Silt content less than 3% by volume.
12.	Water	Potable water free from organic or any other deleterious substances.
13.	GI pipes	'C' - class Tata.
14.	CPVC pipes	Astral make - SDR II
15.	Ceramic tiles	RAK / BELL
16.	Vitrified Tiles / Glazed Tiles	Marbo-Granite / H & R Johnson / Nitco / Euro Tiles
17.	C.P. fittings	Jaguar Grohe series/ Hansgrohe/ Hindware/ Kohler/Rocca
18.	Sanitary ware	Hindware / Kohler/Jaguar/Rocca
19.	Paver Tiles	Super
20.	Pumps	Grand Force/Kirloskar
21.	Electrical Wires	Polycab / Finolex / Sundeeep/Anchor
22.	Electrical Cables	Polycab / Finolex/Anchor
23.	Electrical Switches	Legrande / Crabtree / MDS/GN
24.	Steel reinforcement	TATA / VIZAG / JINDAL or any other approved brand

If any of the above BRANDS is not available, then the Developer will discuss with the Society & provide equivalent alternative or better option, which Society will confirm in writing after being certified by Society's PMC for quality assurance

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