

बदर - १५		
५४०५	५	२५
२०		

FLAT NO.11 MRS. CHHAYA H. INDULKAR



Signature

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Impression

FLAT NO.12 MR. SURYAKANT INDULKAR



Signature

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Impression

MR. JAIRAJ M. INDULKAR



Signature

Left Hand Thumb
Impression

MR. VIJAY M. INDULKAR



Signature

Left Hand Thumb
Impression

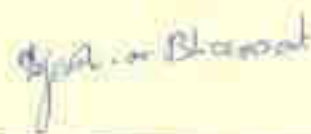
FLAT NO.13 MR.SOMA PIRMAL DEVENDRA



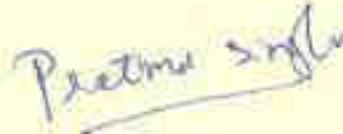
Signature

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Impression

FLAT NO.14 MR. TEJASH N. BHANSALI

	 Signature	 Left Hand Thumb Impression
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FLAT NO. 15 MRS. PRATIMA SINGH

	 Signature	 Left Hand Thumb Impression
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FLAT NO.16 MRS. GARIMA SHANBHAG

	 Signature	 Left Hand Thumb Impression
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MR SACHIN SHANBHAG

	 Signature	 Left Hand Thumb Impression
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FLAT NO.17 MR. N. G. SHANBHAG

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बदा - २५		
५४०५	८६	२०५
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बदर - १५		
५४०५	८०	२५
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FLAT NO.18 MRS. PRATIMA SINGH

	<u>Pratima Singh</u> Signature	Left Hand Thumb Impression 
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FLAT NO. 19 MR. SANJAY KUMAR)

	<u>[Signature]</u> Signature	Left Hand Thumb Impression 
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FLAT NO.20 MRS. PUSHPALATA K BHATIA)

	<u>[Signature]</u> Signature पुष्पालता के. भाटिया.	Left Hand Thumb Impression 
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FLAT NO. 21 MR. SUBRAMANI PIRMAL DEVENDRA

	<u>[Signature]</u> Signature P. Subramani Devendra	Left Hand Thumb Impression 
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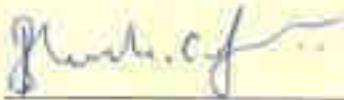
FLAT NO.22 MRS. SHUBHANGI D. GAWDE)

	<u>शुभांगी दि गावडे</u> Signature	Left Hand Thumb Impression 
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बंदर - १५		
यस्य	८८	२५
FLAT NO. 23 MR. BHAVESH JOSHI		

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	 Signature	Left Hand Thumb Impression 
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MS BHAKTI JOSHI

	 Signature	Left Hand Thumb Impression 
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FLAT NO. 24 PRATIBHA S KHOT

	 Signature	Left Hand Thumb Impression 
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FLAT NO. 25 MR. MANOJ BHATIA

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FLAT NO. 26 MRS. JAYSHREE V. SHINDE

	 Signature	Left Hand Thumb Impression 
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FLAT NO. 25 INDUMATI M. BHATIA

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FLAT NO.27 MR. NILESH B SAWANT

	 Signature	Left Hand Thumb Impression 
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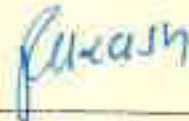
B301 MRS. MITHU MEHTA

	 Signature	Left Hand Thumb Impression 
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B302 MRS. LAXMIBEN SHIKARI

	 Signature	Left Hand Thumb Impression 
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B303 MRS. LAXMI PARMAR

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B304 MR. VINAMRA KUMAR

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B-401 MR. PANKAJ SHAH

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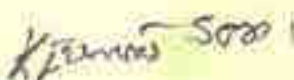
MRS. HARSHA SHAH

	 Signature	Left Hand Thumb Impression 
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B-402 MR. KESHAVJI SONI

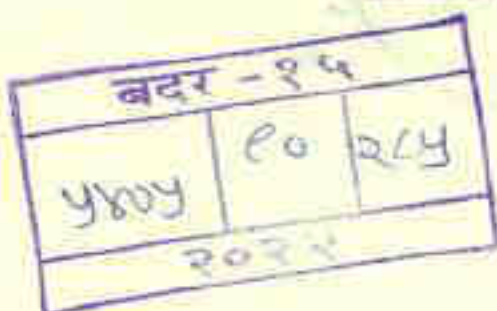
	 Signature	Left Hand Thumb Impression 
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B-403) MR. KESHAVJI SONI

	 Signature	Left Hand Thumb Impression 
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A-301 SMT. HOSUR SIRISHA

	 Signature	Left Hand Thumb Impression 
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81

बदर - १५		
५४०५	९९	२८५
२०२३		

A-302 MRS SHIVKANTA KOTHARI

	<u>S.R. Kothari</u> Signature	Left Hand Thumb Impression 
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MR RAMESH KOTHARI

	<u>Ramesh</u> Signature	Left Hand Thumb Impression 
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A 401 MRS DIPALI N. PATRAWALA

	<u>D.N. Patrawala</u> Signature	Left Hand Thumb Impression 
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A - 401 - NILESH N. PATRAWALA

	<u>N. Patrawala</u> Signature	Left Hand Thumb Impression 
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A 402-MRS DIPALI N PATRAWALA

	<u>D.N. Patrawala</u> Signature	Left Hand Thumb Impression 
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MR NILESH N PATRAWALA

	 Signature	 Left Hand Thumb Impression
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A501 -MR DAULAT M LAKHIANI

	 Signature	 Left Hand Thumb Impression
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MRS SUNANDA D LAKHIANI

	 Signature	 Left Hand Thumb Impression
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A502 -MR PHARAT B DESAI

	 Signature	 Left Hand Thumb Impression
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DILIP B DESAI

	 Signature	 Left Hand Thumb Impression
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बदर-२५-		
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बदर - १५

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A601 - MRS SHEELA D PAGARIYA



Sheela D Pagariya
Signature

Left Hand Thumb
Impression



A602- MR DILIP KAPURCHAND PAGARIYA



Dilip Kapurchand
Signature

Left Hand Thumb
Impression



A702 MR ASHUR HAKIM P.O.A



Ashur Hakim
Signature

Left Hand Thumb
Impression



Witness

1. *Ashur*
2. *Shahar*

SIGNED SEALED AND DELIVERED

By the within named

"THE DEVELOPER" H RISHABRAJ REALTY

Abovenamed acting through its partners

MR. HARISH RATANCHAND JAIN



For H RISHABRAJ REALTY

Harish Ratanchand Jain
Signature Partner

Left Hand Thumb
Impression



Witness

1. *Ashur*
2. *Shahar*



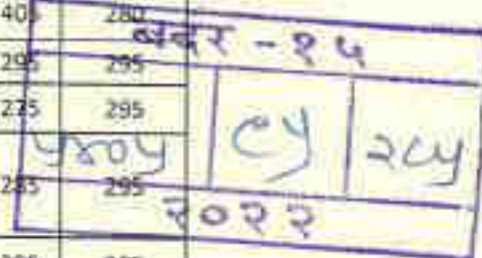
बदर-१६		
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LIST of SNEH SAGAR CHSL

24
Annex-2

FLAT NO.	NAME	SHARE CERT NOS.	DISTINCTIVE NOS	AREA IN SQ.FT
1	MR. NILESH V MARGAL	190 & 191	186 TO 195 & 026 TO 050	280
2	MR. NEELESH K BHATIA	121 & 148	101 TO 105 & 316 TO 325	280
7	MRS. YAMUNA T SANAS	129 & 156	141 TO 145 & 396 TO 405	280
10	MS VEEHA BHATIA	196 & 197	086 TO 090 & 286 TO 295	295
11	MRS. CHHAYA H INDULKAR	116 & 143	076 TO 080 & 266 TO 275	295
12	MR. SURYAKANT INDULKAR, MR. JATRAJ M INDULKAR MR. VIJAY M INDULKAR	178 & 179	081 TO 085 & 276 TO 285	295
13	MR. SOMA PIRMAL DEVENDRA	127 & 154	131 TO 135 & 376 TO 385	295
14	MR. TEJASH N BHANSALI	160 & 163	431 TO 435 & 451 TO 460	295
15	MRS. PRATIMA SINGH	161 & 164	436 TO 440 & 461 TO 470	295
16	MRS. GARIMA SHANBHAG & MR. SACHIN SHANBHAG	107 & 136	031 TO 035 & 196 TO 205	290
17	MR. N G SHANBHAG	110 & 138	046 TO 050 & 216 TO 225	290
18	MRS. PRATIMA SINGH	169 & 170	501 TO 505 & 506 TO 515	290
19	MR. SANJAY KUMAR	175 & 177	016 TO 020 & 166 TO 175	295
20	MRS. PUSHPALATA K BHATIA	114 & 141	066 TO 070 & 246 TO 255	295
21	MR. SUBRAMANI PIRMAL DEVENDRA	174 & 175	531 TO 535 & 536 TO 545	295
22	MRS. SHUBHANGI D GAWDE	128 & 155	136 TO 140 & 386 TO 395	295
23	MR. BHAVESH JOSHI & MS BHAKTI JOSHI	188 & 189	426 TO 430 & 441 TO 450	295
24	MRS. PRATIBHA S KHOT	111 & 139	051 TO 055 & 226 TO 235	280
25	MR. MANOJ BHATIA & Indumati Bhatia	180 & 181	111 TO 115 & 336 TO 345	290
26	MRS. JAYSHREE V SHINDE	120 & 147	096 TO 100 & 306 TO 315	290
27	MR. NILESH B SAWANT	186 & 187	001 TO 005 & 156 TO 165	290
B WING SHIFTING MEMBERS				
B301	MRS. MITHU MEHTA	184 & 185	126 TO 130 & 366 TO 375	303
B302	MRS. LAXMI BEN SHIKARI	105 & 134	021 TO 025 & 176 TO 185	303
B303	MRS. LAXMI PARMAR	124 & 151	116 TO 120 & 346 TO 355	303
B304	MR. VINAMRA KUMAR	167 & 168	486 TO 490 & 491 TO 500	303
B401	MR. PANKAJ SHAH & MRS. HARSHA SHAH			690
B402	MR. KESHAVJI SONI	001 & 002	476 TO 485 & 471 TO 475	318
B403	MR. KESHAVJI SONI	003 & 004	521 TO 530 & 516 TO 520	318
A WING NEW MEMBERS				
A301	SMT. HOSUR SIRISHA	1	561 TO 570	943
A302	MRS. SHIVKANTA KOTHARI & MR. RAMESH KOTHARI	2	571 TO 580	1158
A401	MRS. DIPALI N. PATRAWALA & MR. NILESH N. PATRAWALA	3	581 TO 590	2088
A402	MRS. DIPALI N. PATRAWALA & MR. NILESH N. PATRAWALA	4	591 TO 600	
A501	MR. DAULAT M. LAKHIANI & MRS. SUNANDA D. LAKHIANI	5	601 TO 610	943
A502	MR. BHARAT B. DESAI & DILIP B. DESAI	6	611 TO 620	1120
A601	MRS. SHEELA D. PAGARIYA	7	621 TO 630	2132
A602	MR. DILIP KAPURCHAND PAGARIYA	8	631 TO 640	
A702	MR. ASHUR HAKIM	9	641 TO 650	2114



बदर - १५		
५७७५	३३	२५५
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बदर - १५		
५००५	८४	२५
२०२२		

Golden Tobacco Worker's Co-op. Housing Society Ltd.

(Read No. 10/2019-2020)

Shri Sagai, Plot No. 22, Gulmohar Cross No. 12, Juhu Scheme, Mumbai - 400 049.

20/10/2019

MINUTES OF THE SPECIAL GENERAL BODY MEETING HELD ON 20.10.2019

Quorum was achieved and the meeting commenced at 12:15 p.m.

AGENDA: Discuss and finalise H. Rishabraj Group as builders for Redevelopment of our society.

After the discussions held with all the society members and approval of 21 members present in the meeting, following resolutions were passed by the committee.

RESOLVED THAT M/s. H Rishabraj Group has been accepted as the developer for the redevelopment of our society subject to fulfillment of all the terms and conditions of the tender.

The previous Resolution in favour of the developer M/s TAG Developers LLP has been 'REVOKED' as the said developer was unable to fulfill the society's demand of Bank Guarantee and Area Security.

For The Golden Tobacco Workers Coop Soc. Ltd.


Chairman/Secretary

बदर - १		
५४०५	१८	२८५
२०२२		

उपनिबंधक, सहकारी संस्था,

मुंबई पश्चिम उपनगरे, मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, म्हाडा, मुंबई

पत्ता: गृहनिर्माण भवन, रूम नं. २१९, १ ला फजला, वॉर्ड (पूर्व), मुंबई - ४०० ०५९

दस्तावेज क्रमांक: ०२२.६६४०५२.०५/५२२३

जा. क्र. मुंबई/उपनि/संस्थ/मु.प.उ./१०५०/२०१९

दिनांक :- ०५/१२/२०१९

प्रति,

मा. निवासी कार्यकारी अधिकारी,

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, म्हाडा, मुंबई,

गृहनिर्माण भवन, मुंबई - ४०० ०५९

विषय :- संस्थेच्या पुनर्विकासबाबत

संदर्भ :- १) संस्थेचा दि. ४.११.२०१९ रोजीचा प्राप्त प्रस्ताव

२) या कार्यालयाचे प्राधिकृत अधिकारी निवृत्तीबाबतचे दि. २०.११.२०१९ रोजीचे पत्र

३) प्राधिकृत अधिकारी यांनी दि. २५.११.२०१९ रोजी या कार्यालयात राखर केलेला विशेष सर्वसाधारण सभेचा अहवाल.

आपला अंतिम निष्ठावरील अहवालाने.

गोल्डन टोर्को बकर्स को. ऑप. हीमिंग सोसायटी लि., स्नेह सागर, फ्लॉट नं. २२, गुलमोहर क्रॉस नं. १२, जुहू सिव्ही, मुंबई - ४९ या संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलाम ९ (१) अन्वये नोंदणीकृत संस्था असून तीच नोंदणी क्र. सीओएम. एचएससी.३४६ ऑफ १९६३ असा आहे.

संस्थेचे सध्याचे १ व्या पातळीचे संस्थेच्या इमारतीच्या पुनर्विकासाच्या प्रस्ताव या कार्यालयात दाखल करून त्यांनी पुनर्विचार करून दि. ०४/०५/२०१९ रोजीचे सामान्य निर्देशांतील तरतुदीनुसार विकासक निवडासाठी घालवलेल्या निवृत्तीबाबत सभेसाठी प्राधिकृत अधिकार्याची निवृत्ती करण्याची निर्णय घेतला आहे. त्या अनुषंगाने या कार्यालयाचे संप २ च्या पातळीचे संस्थेच्या दि. २४.११.२०१९ रोजीच्या विशेष सर्वसाधारण सभेस उपस्थित राहण्यासाठी या कार्यालयातील श्री. कांडवे, सहकारी अधिकारी खणो-१ यांची प्राधिकृत अधिकारी म्हणून निवृत्ती करण्यात आलेली होती.

प्राधिकृत अधिकारी श्री. उमेश कांडवे यांनी संस्थेने बोलावलेल्या दि. २४.११.२०१९ रोजीच्या विशेष सर्वसाधारण सभेस उपस्थित राहून अहवाल या कार्यालयात दि. २५.११.२०१९ रोजी सादर केलेला आहे. उक्त अहवालाचे अवलोकन करून आम्हाला, संस्थेतील ३३ ग्राहकांच्या ३४ सभासदांपैकी २८ सभासद सभेस उपस्थित होते. सध्या सभेमध्ये उपस्थित असलेल्या २८ सभासदांपैकी २८ सभासदांनी म्हणजे ५१ ५६ पेक्षा जास्त सभासदांच्या बहुमताने संस्थेच्या इमारतीच्या पुनर्विकास करण्यासाठी विकासक म्हणून पत्र रिशभाज रियल्टी (H RISHABHRAJ REALTY) यांची निवृत्ती केली आहे.

वरील प्रमाणे अहवाल पुढील पत्रवार्तेसाठी पाठविण्यात येत आहे.

(बजाज गांधी)

उपनिबंधक

सहकारी संस्था, मुंबई पश्चिम उपनगरे,
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, म्हाडा मुंबई

प्रति,

मध्यक/ग्राहक,

१. गोल्डन टोर्को बकर्स को. ऑप. हीमिंग सोसायटी लि., स्नेह सागर, फ्लॉट नं. २२, गुलमोहर क्रॉस नं. १२, जुहू सिव्ही, मुंबई - ४९

एच रिशभाज रियल्टी (H RISHABHRAJ REALTY)

उपनिबंधक

सहकारी संस्था, मुंबई पश्चिम उपनगरे,
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, म्हाडा मुंबई

LIST OF AMENITIES

बंदर - १५		
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२०००		

Following is the list of Amenities to be provided by developer in New Flats to be constructed for existing members of the Society. Any change in base structure (R.C.C frame work) will not be acceptable; there should be no difference in amenities, specification provided to exiting members and new members.

All rooms will have ceiling height not less than 9'-6" from top of floor to top of upper floor.

1) Flooring (Basic Rate Rs. 80/- Sq. ft).

- Hall, Dining and Passage: - Vitrified Tiles 1625 mm x 812 mm of approved make and colour,
- All other rooms vitrified Tiles 800 mm x 800 mm of approved pattern, Non-slippery
- Toilets kitchen wall have Non-slippery flooring vitrified Tiles/ Non-slippery Mat finish flooring.

2) Skirting

4" high skirting of same pattern that of flooring of rooms

3) Toilets/ Bath/ W.C. (Basic Rate Rs. 55/- Sq. ft)

- Full wall ht. shall be Ceramic Tiles approved by Society of approved make, shade and size.
- Electrical geyser of capacity 10 litres, in each toilet without any extra cost. Electrical geyser connection to be provided to shower heads.

4) Kitchen Platform

The 'L' type kitchen platform or Parallel type shall be on white marble stands, finished with Granite top and side, moulding etc. as per drawing (Length not less than 4.27 mts. (14')) with stainless steel sink.

Developer to provide piped gas connections with all accessories in kitchen.
Developer to provide cold water connection to the kitchen sink.

Dado of approved ceramic Tiles of approved shade and make for full wall height in all Kitchen walls and over the platform.

5) Windows

Providing and fixing anodized sliding Aluminium windows on granite jams to be provided for all side of window including round moulding for all sides / bottom side 4" out (of wall surface). Aluminium sliding windows to be fixed inside the granite jams (Double Patti pattern to be used.)

The size of Aluminium section shall be heavy section type 18 mm series and 1.5 mm thick section for window up to 5'-0" height, the windows above 5'-0" height the section shall be 25 mm series and 1.5 mm thick section. Additional One panel of mosquito net is to be provided in all the windows. The Aluminium section shall be of 'Jindal' or approved make and shall be anodized with required shade. The glass shall be of 6 mm thick 'laminated (reflective films)' with approved quality. All windows should have 0.75mt. widechajja. Every toilet should be provided with aluminium adjustable louvered window with 6mm Thick glass louvers with granite jams as per other Windows shall have projection Box type M.S. grill of approved design.

externally and painted, subject to MCGM / CFO approval. All windows should have mosquito net, either sliding or detachable, with maximum projection permissible.

6) M.S. Grill

M.S. heavy section (square bar), grills upto 1.5 mt height from the floor level as per approved design for all windows and openings / square as per design bars shall be used for grill, weight not less than 3Kg/sq.ft. with three coats of oil painting etc. complete. Projection will be upto maximum permissible limit. Subject to CFO NOC, mosquito net to be provided to windows and bird net in all toilet ducts (if required).

7) Doors

Unless otherwise specified all doorframe shall be of teak wood/with Sal/Red miranti wood.

a. Double Shutter Main door

(3'6" x 7') size of teak wood Panel with Sal/Red miranti wood Door frame 6" x 3" one shutter 40 mm solid core flush. Door shutter finish with best Veneer from both side, the other side will have marine ply (4mm). The other shutter 1 1/2" x 4" teakwood frame with solid core panels in lower part and S.S safety grill in upper part. All fittings shall be brass Oxidized /Hinges 4 Nos. (4" size), 2 handles, one tower bolt, one Godrej new safety night latch, safety chain, keep hole, stopper, Kadi, Aldrop C.P. Brass Lock finished with French polished for frame and veneer portion. T.W. cover moulding, biding patti etc. complete.

b. Safety Shutters

External side of main door frame 1 1/2 " safety shutter with decorative stainless Steel grill, with brass Hinges, locking arrangements as per drawings is to be provided finishing with polishing etc. complete.

c. Bed room doors

(3'x7') with 2 1/2" x 4" frame, 35 mm solid core marine ply flush door Prelaminated /laminated on both sides, cover moulding, biding patti etc. Mortise Lock with Handle, brass oxidized Hinges 4 Nos.(4"size).Tower bolt 4", aldrop.

d. Kitchen door

(3' x 7') with 2 1/2" x 4" T.W. Frame, 35 mm solid core marine ply flush door Prelaminated /laminated on both sides both side, cover moulding biding patty, etc.(same for Dry balcony doors). Mortise Lock with Handle, brass oxidized Hinges 4 Nos.(4" size) tower bol.

c. Toilet Doors

(2'6" x 6'6") decorative Polyurethane board shutter both side finished approved colour, shade, make, locking arrangements, Handles, hinges of brass oxidized locking arrangements, , glass to panel as per drawing; with granite, double patty doorframe of round nosing etc. finish as per drawing. Water proof Doors.

8) Plumbing

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The toilets to be provided with concealed heavy section or best quality tested pipes, concealed tested fittings, 'Jaguar' make C P fittings, three in one mixer/four way single lever diverter, master cock, flush valve, W.H.B./mixer and cocks, Heater cocks etc. shall be provided as per layout and at the junction of dado tiling. All sanitary works shall be of approved colour and shade. Washbasin shall be fixed within the Granite counters with round mirror etc. as per drawings. Fixer for tissue rolls and health faucet in W.C., PVC pipes of approved make, should be used for connecting bore well and submersible pump.

All Washbasins' will have stainless steel bottle traps. Each toilet will have one W.H.B. and all toilets shall be 'European/ Anglo Indian' with inbuilt jet spray (inside the pan), all W.C's should have tissue roll frame. Electrical geyser of 10 litres capacity of approved make shall be provided in all the toilet blocks of members. All nalni traps will have cockroach traps. Solar water heating supply pipe should be connected to geyser inlet. 'Plumbing' also includes all facilities of member's toilets to be provided to servant toilet. If it is necessary to provide Hydro-pneumatic water pump system, then it should have stand-by generator for running four hours on back-up power supply. All nalni traps should have cockroach trap. All the plumbing lines to each flat shall have a master valve. All the drainage pipes shall be fitted with rat guards. All plumbing drawings should be provided on completion.

9) Staircase

Staircase treads should not be less than 270 mm and risers should not be more than 170mm. Staircase up to First floor shall be finished in non-slippery textured granite in pattern. Three grooves to be provided in the tread. Stainless steel decorative hand railing to be provided on one side. Non slippery Kota or combinations have to be provided on upper floors for treads and risers.

10) Entrance Lobby

Grand entrance lobby with Italian flooring and Italian marble on wall and Italian marble arrangement, Decorative name boards, letter boxes for all flat owners shall be provided at the decided location. Gypsum punning on walls. All corners / sharp edges of Beam, Column or walls should be smooth rounded off with POP.

11) Lift Lobby

Granite fascia tiles shall be provided around 'Lift' entrance on all floors as approved by the Society/Architect

12) Flowerbeds G.I., PVC Pipe outlets shall be connected with separate P.V.C. down take pipes.

13) Notice boards at decided locations.

14) Developer should construct and complete with all finished materials/ amenities in one flat which will be treated as sample flat for this developer has to get sanctioned from concerned members.

15) Common Antenna DTH-HD satellite connection is to be provided in new building to all flats in a separate shaft from electrical shaft.

- 16) Drain outlet, electric supply, Brackets should be provided for Split AC for all rooms as per Society's recommendation. Additional core cut provision in beams should be provided for A.C. piping.

- 17) Lightning arrestors should be provided with proper copper earthing, grid down conductors and electrodes, as per code requirements. Calculations for area coverage and heights shall be submitted by the developer, if required.

- 18) External painting should be a textured paint with SBR base (Nitco outstretch or similar Quality).

- 19) For each living room and bedrooms AC unit's outdoor units, brackets, provision for drain out connected to common down take, electrical supply provision should be made by the developer during construction. Outdoor units location shall be accessible for servicing and maintenance.

- 20) Wet Garbage treatment machine and dry garbage room to be provided in basement subject to authority's approval. Power and control wiring shall be provided for the same.

- 21) Gas pipe re-connection to be obtained by the developer and requested deposit amount paid to the MGL should be handed over to the society.

GENERAL AMENITIES

- 1) 5ft height compound walls with 3ft height barbed wire mounted on M angle shall be constructed and decorated with lighting arrangements. Granite or other stone fascia.
- 2) Open space area excluding garden will have decorative pavers blocks, tiles. Staircase, Lift, Main and Side Entrance, Security Cabins will have aesthetic elevation treatment.
- 3) Flooring of all floors shall be Non-slippery vitrified tiles 800mm x 800 mm in size of approved make, colour and shade.
- 4) Highly Decorative Garden in open area with lighting & seating arrangement.
- 5) **Special emergency system** to lift the rainwater flooded in and at Ground level (in case there is an emergency such as on 26th July 2005) and throw the water outside the compound with stand by generator system to be provided at developer's cost.
- 6) **Lightening arrester** on top of the building is to be provided with proper earthing till ground if required.
- 7) **Lift**: All formalities including execution passing of P.W.D. and N.O.C. from all concerned departments to be obtained by developer. If basement is proposed, lift should be accessible. Auto rescue device to be provided in each lifts. All lifts should be high speed lifts with minimum one stretcher lift per wing.