

**Subject: Specifications for Bare-shell Units of Amber & Burgundy**

**Amber Group Housing**

1. There are a total of 422 Flats planned in this project, of which 388 were initially sold. Out of the 388 sold Flats, full refunds have been made on grounds of Medical Exigencies in respect of 03 Flats. Further, a total of 136 Flats have been sold as Bare-shell Units.
2. The Specifications for bare-shell Units in Amber have been kept the same as shown in the Marketing Brochure and listed below:

<b>Amber – Specifications for Bare-shell Apartments</b>		
Structure		RCC framed Earthquake resistant Structure
Wall finish	External	Combination of stone, tiles and textured paint finish
	Internal	Unpainted plastered walls
	Lift Lobbies	Marble/ Granite/ Vitrified cladding and acrylic emulsion
Flooring	Living/ Dining/ Master Bed-room	RCC slab without floor finish
	Other Bed-rooms	RCC slab without floor finish
	Domestic Help room	RCC slab without floor finish
	Kitchen & Toilet	RCC slab without floor finish with base filling and water proofing
	Balconies & Terrace	RCC slab without floor finish
	Lift Lobbies	Granite/ Marble/ Vitrified Tiles
Kitchen	Dado	Unpainted Plastered Walls
	Fittings	Plumbing, Piping without Fixtures
Toilets	Dado	Unpainted Plastered Walls
	Fittings	Plumbing, Piping without Fixtures
Doors	Main Entrance	Seasoned Hard wood Frame with European Style moulded shutter
	Internal	Seasoned Hard Wood frame with no Shutter
Windows/ External Doors		Powder coated/ Anodized Aluminium Glazing
Electrical		Electrical wiring till the MDB, no internal wiring in the apartment.
		Concealed conduits and Boxes except switch plates
Power Backup		100%
Communication		Conduits for TV and telephone Points, video door phone
Lobby		Air-conditioned with Designer Furniture in the Waiting area

## 2. Burgundy

As for the Burgundy Housing Project, all the Flats have been sold as bare-shell Units and the Specifications to be provided, as taken from the Brochures, with certain modifications (highlighted) are given below:

Burgundy – Specifications for Bare-shell Apartments		
Item	Description	
Structure		Earthquake resistant RCC framed construction
Wall finish	External	Combination of stone, tiles and textured paint finish
	Internal	<b>Un-plastered partition brickwork walls.</b> This was shown as <i>Plastered walls</i> in the Brochure. However, keeping in view that the electrical conduiting work on the walls is to be done by the Homebuyers, the plaster will have to be broken for undertaking conduiting works on the walls and it will be serve no purpose if we give the plastered internal walls.
	Lift Lobbies	Select Marble/ Granite/ Vitrified cladding and acrylic emulsion paint/ texture paint
Flooring	All Rooms/ Balconies/ Terraces	RCC slab without floor finish
	Kitchen and Toilets	RCC slab without floor finish with base filling and water proofing done
	Lift Lobbies	Select Marble/ Granite/ Vitrified Tiles
	Staircase	Stone
Fittings	Kitchen and Toilets	<b>Water inlet tap-off point, no further Plumbing or fixtures</b> Though it is mentioned in the Brochure that these will be with <i>"Plumbing and Piping without Fixtures"</i> . This is being dispensed with as any such provision would constrain the Flat buyer in planning its internal fittings.
		<i>In addition, the management would provide for Water-proofing in sunken areas along with floor traps and filling</i>
Doors	Main Entrance	Imported Veneered Door
	Internal	No internal door frames and door shutters will be provided
	External	Powder coated/ Anodized Aluminium with toughened glass
Windows		Powder coated/ Anodized Aluminium with toughened glass
Electrical		Electrical wiring till the MDB, no internal wiring in the apartment
		Concealed conduits in the ceiling slabs up to drop points
Power Backup		100% power backup
Air-conditioning		<b>No Provision</b> The Brochure mentions <i>'Provision for VRV air-conditioning'</i> , which means only making provision in the Structure and a Power Point for the same. This would leave no choice/ flexibility with the Homebuyer regarding its location and choice of Split/ VRV systems. Hence, being dispensed with.

<b>Burgundy – Specifications for Bare-shell Apartments</b>	
<b>Item</b>	<b>Description</b>
Elevators	3 High-speed passenger elevators with Glass façade overlooking the Golf Course.
	Separate Service Lobby with service elevator
Balconies	Glass/ Tinted Balconies in all apartments
	Sky Gardens on intermediate floor lobbies – <b>This will not be provided</b>
Other Amenities	Provision for piped gas
	Fire - fighting and detection system
	Water Softening Plant

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