

SPECIFICATIONS

Structure/ super structure:

- Reinforced cement concrete structure
- AAC blocks with cement mortar outer wall 9", and inner walls 4" and duct, Corridor 6" wall.
- Finishes: cement plastering smooth luppum finishing

Painting:

- Asian Premier Emulsion For walls with Birla putty finish, elevation sides with texture, Apex paint.

Main door:

- Teak wood frame section 5"x3" and veneer flush door with polish

Internal door:

- Teak wood frame section 4"x3", wood panel flush doors. Bed room doors Teak frames with hard wood skin moulded flush doors and for Toilet doors Teak frames with Flush doors

Windows:

- UPVC single glazed glass slide door with grills

Plastering:

- Smooth internal plastering and two coats of external plastering with water-proof cement compound

Flooring:

- Vitro-Nano finish 800mm X 800mm vitrified tiles for hall, bedroom, dining, kitchen and balcony, Anti-skid tiles in all toilets

Kitchen:

- Black granite counter top with stainless steel sink. 2ft height wall tie dado above counter top.

Toilet:

- 24"x12" size glazed tiles up to door height, all fixtures in white colour, CERA or equalent
- All cp fittings JAQUAR or CERA or equalent
- Solar water for master bedroom
- Provision for geyser and exhaust fan

Electrical:

- Finolex/Finocab or equalent wires
- Legrand/Anchor Modular Switches

Security:

- CC Cameras in security, entrance and around the building

Plumbing:

- PVC and CPVC

Solar Water:

- One Master Bathroom only

Power backup:

- Power backup generator facility for lifts, common area, motors, four points in all flats

Communication system:

- Provision for cable TV & telephone in master bedroom and living room
- Provision for internet

Lifts:

- Johnson lift of 8 passengers

Water Supply:

- Bore water for general purpose will be supplied through sump and overhead tanks. Hot water supply for master and children's room toilets through geyser provision

Common extras:

- Sound-proof generator, transformer, 3-phase power connection panel board, drainage and car parking area with VDF flooring, Solar fencing system all around the compound wall, SS pipe railing at staircase, Granite flooring with corridors and staircase, power backup 100% in common areas lifts and Borewell.

Note:

- Registration Charges, GST and any other taxes applicable as per govt norms to be borne by customers only.
- Any alter or modify shall inform at the time of booking with extra cost.

A design concept & print execution of

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LOCATION MAP (Not to scale)



Just 4 km from ORR

LOCATION HIGHLIGHTS

- 15 Min from the University of HYD.
- 20 Min drive to Gachibowli Circle.
- 25 Min drive from Wipro Campus.
- The project is surrounded by many Renowned Colleges, Schools, Malls.
- The IT HUB - all with in 30 Min Radius.

FEATURES

- Premium Location.
- 5 min from Mumbai Highway
- 10 min from Tapadia Mall & GSM Malls
- 5 min from Proposed Metro
- 2 min from Fusion International School



NIKHIL SAI KRISHNA DEVELOPERS

Plot No: 109, H.No: 1-55/1/B, Satpthagiri Enclave, Madinaguda, Hyderabad - 500050, Telangana

Call on +91 7997998892 / 7997998893

NOTE : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit. All renderings and views are for representation for the project meant for conveying the idea only.



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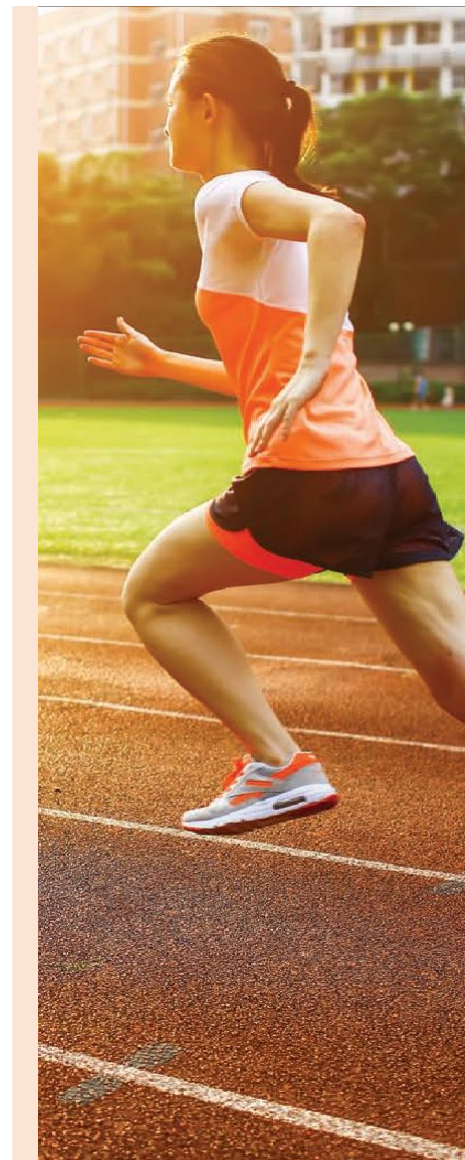
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 AMEENPUR, HYDERABAD**



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**Not an Escape, Not a retreat
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EXTERNAL AMENITIES

- Children's Play Area
- Swimming Pool
- 100% VASTHU Compliance
- East & West Facing
- Lawn
- Power Backup
- Solar Water
- Intercomm Facility
- CCTV Surveillance
- 24x7 Security
- SOLAR FENCING

CLUB HOUSE AMINITIES

- GYM
- Indoor Games
- Multipurpose Hall
- Waiting Lounge
- Guest Rooms
- YOGA HALL
- AEROBICS
- READING ROOM
- OFFICE WORKSPACE

