

Developer Name: ROSWALT REALTY			
Project Name: ROSWALT ZAIDEN			
Sr. no	Amenities Description		Details
I	Internal Flats		
SAMPLE FLAT SHOWN			
a	Flat Configuration (CARPET AREA)	1BHK 2BHK 3BHK	1BHK- 401 sq.ft. 2BHK- 605-675 sq.ft. 3BHK - 875-960 Sq.Ft.
b	Total Flats in Building (sale & Rehab Flat Details)	Sale Flats Rehab Flats	details not provided
c	Floor Height		3.0 M
d	Flooring	(Tile / Marble brand)	Vitrified Tile
e	Kitchen Amenities	kitchen platform	Granite
		flooring & wall tiles	Vitrified Tile
		tiles / marble	Vitrified Tile
		kitchen Accessories provided Sanitary fittings	Branded CP Fitting and SS Sink
		Provision for Geyser, Washing Machine, gas line etc	Yes
f	Toilets	Flooring	Antiskid Tiles
		WC , Bath Fittings & wash basin Brand Sanitary fittings	Branded CP Fitting and Sanitary Fittings
		Provision for exhaust fan & additional amenities	Yes
g	Windows	window frame Marble	Yes
		height of window provided	4ft / 6ft / 7 ft
		type of window like Sliding Windows / fixed	Sliding
		double framed window with Mosquito net if any	No
h	Doors	Door Height	7 ft
		Laminate / Finish doors with teakwood polished frames	Yes
		door Handle Stainless steel / Brass Hardware	Yes
i	False Ceiling	False Ceiling provided	-
		any additional features	-
j	Electrical layouts and switches	Type Electrical systems provided	Concealed Electrical system
		MDB / Electric Brand	Legrand
		wire used (Wire Brand)	Polycab / RR Kabel
		Provision for telephone, Lights, Fans & TV with adequate points	Yes
		Provision for Air Conditioner in Living Room and Bed Rooms.	Yes
		Provision for LAN and Cable Connection	Yes
		Switches Brand / (AS PER CUSTOMER REQUIREMENT)	Legrand
k	Plumbing fixtures	Branded Sanitary ware & Sanitary fittings in toilets and kitchens. (AS PER CUSTOMER REQUIREMENT)	Jaquar or equivalent
		Sanitary fittings brand in toilets	Jaquar or equivalent
l	Paintings	Internal paint details- Premium Quality Luster / Asian Royal or Equivalent	Plastic / Lustre paint
		External Paint – Water Repellent Fungus Proof Acrylic paint	Texture paint
m	Any other accessories or provisions	Building Orientation (Maximum day light & Cross ventilation)	Yes
		Utility with clothes drying space	Yes
		Spacious Size of Rooms / size of rooms	Yes
		Minimum wastage of space	Yes

		Additional Features if any	-
II	Floor Lobbies (Lift & Staircase Lobby)		
a	Lobby Size	Exquisite designed lobby on each floor	yes
b	Flooring	Elegant Italian Marble lobby	Vitrified Tile
c	Ceiling		Paint
d	Dado		Paint
e	Lighting Effects	LED light Fittings for common lobby lighting	Yes
f	Nos. Lift , Size & Brand		
g	Lift facade	Designer Lift Lobbies at each Floor	Yes
III	Main Entrance lobby		
a	Entrance Lobby Height & Size	Double Height Designer Air conditioned Entrance Lobby	Yes
b	Reception Area		Yes
c	Waiting Area		Yes
d	Flooring	Designer tiles	Yes
		Air Conditioned Entrance lobby	Yes
e	Ceiling		
f	Lighting Effects	LED light Fittings	Yes
g	Facades and Wall Cladding		Yes
h	Additional Amenities if any	Wifi at Entrance Lobby and Terrace	-
		Ramp for Wheel Chair provided if any	Yes
IV	General Amenities		
a	Recreation Area	Roof Top lounge	
		Landscaped Terrace Garden	
		Relaxing Gazebos	-
		Fitness & gym Open Air Gymnasium	
b	Garden or Jogging track	yoga / meditation Deck	
		Kids Play area with Modern & imported high safety equipments	Kids Zone- Kid's Swimming Pool, Basketball Court, Indoor Games
		Seating Area with Senior Citizens Relaxation Area	
		Jumbo Outdoor Ludo Game or any other game if any	
		Jogging track	
		Trees & Plantation	Yes
c	Security Systems	Security Cabin	
		Premium Building entrance gate with security cabin	
		Effective Surveillance Systems	Yes
		Intercom/ CCTV Camera App based security system	Yes
d	Paving	Width of Paving Area & Pavers Blocks & other features	
e	Gates & Compound walls	Decorative Main gate & wicket Gate Elegantly designed Compound Wall	Yes
f	Additional Amenities if any		Library, Medical Room, Star Gazing, Mini Theatre, Café, Banquet Hall, Viewing Deck, Conference Room,