

PROJECT DETAILS

Gera’s River of Joy Apartments

Description of the Project Land

The plot admeasuring 13983 square meters being a part larger property. It consists of Survey no. 12/1 (part) admeasuring 1738 square meters and 13/1-A (part) admeasuring 12245 square meters, of Village Panelim identified as “GANACHI SHEER’ and ‘KUXAL GALLY MOLL’ situated at Panelim, within the limits of Village Panchayat Panelim Taluka Tiswadi Registration Sub-District of Ilhas District North Goa in the State of Goa;

The said land is bounded as under:-

Towards the North :- By part of Survey no. 12/1 (Part) purchased by Gera Realty Estate vide agreement dated 14th Aug-2017 registered as PNJ-BK1-02152-2017

Towards the South :-By National Highway and Service Road

Towards the East:- By part of Survey No 13/1

Towards the West:- By part of Survey no. 13/1-A (Part) purchased by Gera Realty Estate vide agreement dated 14th Aug-2017 registered as PNJ-BK1-02152-2017 (Zone C)

Description of the Project

The project shall be known as “Gera’s River of Joy Apartments”

The project is to be developed on the land described hereinabove and consists of five buildings ; four buildings consisting of stilt floor (parking) + five floors and one building consisting of stilt floor (parking) + four floors. The project contains 1 and 2 BHK apartments.

DESCRIPTION OF THE SPECIFICATIONS OF THE APARTMENT

Key Specifications – Apartment

Sr. No	Location	Specifications
i.	Structure	The building will be RCC framed structure or partly framed structure and partly load bearing. Columns, beams and slab design will be as per normal practices. Material used in the RCC structure will be as per normal standard practices as available and as specified by the Structural Designer.
ii.	Internal Walls	Shall be of blocks/brick finished with gypsum plaster and two coats of oil bound distemper
iii.	Electrification	1. Each bedroom shall have 2 light points, 1 fan point and two 5AMP plug points 2. Electrical Point provision for AC in the master

		<p>bedroom and living room.</p> <ol style="list-style-type: none"> Living & Dining area shall have 3 light points, 2 fan points and 2 plug points. Kitchen shall have two 15A plug points for kitchen appliances, one point for a chimney and one point for the hob, one 5A plug points and 1 light point. Bathrooms shall have a geyser point, a light point and an exhaust point. Terrace shall have 1 light point Suitable concealed conduiting shall be done for T.V. points in living room and each bedroom. One telephone point shall be provided in living room only. All wiring shall be concealed and of copper manufactured by Polycab (or equivalent brand). Switches will be Modular of Legrand or equivalent.
iv.	Power Supply	A load supply of 70 watts/square meter of carpet area will be provided after applying the suitable diversity factor
v.	Windows	<p>Shall be powder coated aluminum. Windows that are more than 1.5 meters in height will be part fixed and part sliding/ open able. The windows shall have GI/aluminum mesh mosquito net. The windows shall be provided with a marble/granite cill.</p> <p>Bathroom windows will be powder coated aluminum windows with open able shutters/glass louvers.</p>
vi.	Waterproofing	The roofs and toilets will be waterproofed. In case of a leakage, the same will be rectified, as under warranty in case any painting is required, only touchup will be done - Variation in the shade of paint is expected and will have to be accepted. Any breaking, tampering to the structure, services & existing finishes will render all warranties null and void
vii.	Doors	<ol style="list-style-type: none"> Entrance Doors: Shall have a door frame with both sides laminated flush door shutter Bedroom doors shall have door frames with laminated flush door shutters Toilets: shall have doorframes of owner/promoter/developer's choice with laminated flush door shutters. Terrace sliding door shall be powder coated aluminum door with GI/ aluminum mesh mosquito net
viii.	Flooring	<ol style="list-style-type: none"> Living/ dining, all bedrooms shall have vitrified flooring of approx. 600mm x 600mm with skirting. Master bedroom shall have vitrified tiles with wood finish design. Kitchen area shall have vitrified flooring. Attached terrace of all the Apartments shall have ceramic tiles.
ix.	Bathrooms	<p>Shall have ceramic tiles on the floors and till lintel height on all the walls. The color of the bathroom tiles shall be the choice of the developer. Sanitary ware and CP fittings shall be Jaguar or equivalent make.</p> <p>The bathroom will contain:</p> <ol style="list-style-type: none"> Washbasin fixed on a granite platform with a pillar lock of Jaguar or equivalent make. European style W.C. of Jaguar or equivalent make and a concealed flush Valve (or flush tank) of Jaguar or equivalent

		<p>make to be provided.</p> <p>C. All toilets shall have concealed plumbing.</p> <p>D. One bathroom shower shall be provided with a direct connection to the down take lines that are connected to the roof top common solar water heating system provided on the terrace</p>
x.	Fire Protection	The fire protection system of the building shall be as per Fire NOC.
xi.	Video Door Phone	Video Door phone (make and specifications shall be the choice of the Promoter) shall be provided. The same may be connected to the home automation system or be a standalone system.
xii.	Terrace/Balcony	To have MS railing
xiii.	Kitchen Area	<p>The kitchen area shall have a platform of granite fitted on a frame work with modular cabinets below the counter. The platform shall have a ceramic tile splash surface of approx. 600 mm height from the granite counter.</p> <p>The platform shall also have a hob and a chimney fitted above the hob. The kitchen platform shall also have a stainless steel sink (of Nirali make or equivalent).</p> <p>The plumbing will be done for a water purifier.</p>
xiv.	Piped Gas	Piped gas provision shall be made as per the choice of the Promoter. The provision shall be to provide piping only. Measurement devices and other accessories are to be provided directly by the agency providing the gas and shall be the responsibility of the Allottee to procure the same.
NOTE: For all Electronic/ Mechanical equipment the warranty as provided by the original manufacturer shall be applicable for the customer to avail directly.		

Automation

Particulars	1 Bedroom Apartment	2 Bedroom Apartment
Automation Make	Voice based Home Automation - DEFT / Equivalent	
Light Automation	On/ off, Dimming / mood light control	On/ off, Dimming / mood light control
Places Covered	Living	Living
	Dining	Dining
	Master Bedroom	All Bedroom
No of automation points		
<i>Living Room + Dining</i>		
Ceiling Lights	3	3
Ceiling fans	2	2
<i>Master Bedroom</i>		
Ceiling Lights	2	2
Ceiling fans	1	1
<i>Bedroom 2</i>		
Ceiling Lights	NA	2
Ceiling Fans	NA	1
Energy monitor (Software)	Enabled	Enabled
Lamps to be used with dimmable ballasts (by customer)	LED	LED
Lenovo Tablet*(or equivalent)	Provided	Provided
No. of Infrared Appliances that can be controlled	16	24
Curtain Control	Provision *	Provision *

Note: * Motor, wiring & Curtain rod to be provided by the customer

COMMON GENERAL AREAS

Key Specifications – A. Common General Areas

Sr.N	Location	Specifications
1.	Common general areas – Flooring/Painting	The entire structure excluding the individual apartments that is the common lobbies, common passages with ceramic tile flooring and oil bound distemper finish on walls and ceiling, common staircases (including fire staircases) with kota stone treads with vitrified tile landing, overhead terrace (excluding area earmarked for Promoter), overhead water tank, foundations, columns not considered in the carpet area of the Apartment, lift well, lift room (if elevator is not machine-room-less type).
2.	Internal roads/Common driveways	Common driveway around the building shall be paved or asphalted or other finishes as per the choice of the developer and street lighting.
3.	Entrance gate	Entrance gate and guard room
4.	Visitor parking	Visitor parking shall be provided as shown in master parking plan
5.	Underground water tank	Underground water tank along with pumps and plumbing network.
6.	Sewage treatment plant	Sewage treatment plant along with necessary down take pipes and drainage network.
7.	Electrification	Electrification for the common areas as per electrical consultant.
8.	Equipment's	Equipment provided including a. 2 elevators of Schindler make or equivalent with a cumulative passenger capacity as per traffic analysis the internal finishes of the same shall be as per the standard MS powder coated finish of the manufacturer. b. Diesel Generator, with capacity to run common lights, fire pumps and 2 elevators, c. Fire protection systems as per the Fire NOC, d. Organic waste composter
9.	Compound wall	Compound wall height would be 1.22m from ground lvl./ road lvl. NOTE 1. The promoter may at his discretion increase/improve the specifications provided herein above, however shall in no case dilute the same. Detailed specifications shall be as advised by the respective consultants and the decision of the Promoter shall be final.
10.	Finishes and materials	The finishes and materials used for the common areas shall be as per the discretion of the promoter and any marketing representation is purely for the purpose of understanding the spatial aspects of the areas shown and not as a commitment of the finishes and specifications.

COMMON PARKING AREAS

The Common Parking Areas consist of the parking areas under the building and the open parking areas.