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Building Houses Building Nation®
HAWARE
PROPERTIES
ISO 9001-2008 Certified Company®
Pioneers of Nano Housing®
Date: 8th Aug 2025

To,

Hon. Chairman/Secretary,

Tribhuvan Coop Housing Society Ltd,

Bldg No. 128, 129, 130, New Tilak Nagar,

Chembur (East), Mumbai-400089.

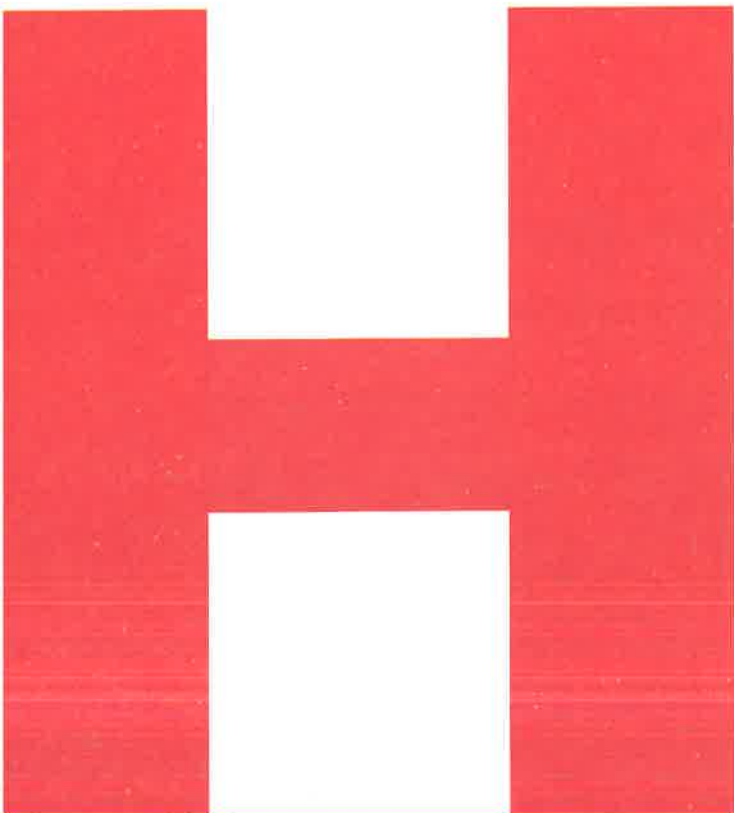
Ref: Redevelopment of Tribhuvan Co-Op Housing Society Limited

Subject: Offer Letter as per MHADA policy for Redevelopment of Tribhuvan
Cooperative Housing Society Limited

Sir/Madam,

We are pleased to present you this offer letter with the objective to go
ahead with the process of our redevelopment.

For the sake of clarity in this document, "The Developer" or "Developer" or
"Developers" shall mean M/s. **HAWARE HOUSING**. This Offer letter is being given
by the firm M/s. **HAWARE HOUSING**, through its designated partner **MR. AMIT
SURESH HAWARE**, a Partnership Firm registered under the provisions of the Limited
Liability Partnership Act, having its office at 2305, 23rd Floor, Haware Infotech Park,



Sector 30A, Vashi, Navi Mumbai 400 705, *Hereinafter referred to as "THE DEVELOPER"* (which expression unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executor's administration and assigns).

This Offer letter is being given to CHEMBUR TRIBHUVAN CO OPERATIVE HOUSING SOCIETY LTD., a Co-operative Society duly registered under the provisions of the Co-Operative Societies Act, 1969 and having its registered office at New Tilak Nagar Chembur(East), Mumbai 400 083. *Hereinafter referred to as the "SOCIETY"* (which expression unless it be repugnant to the context or meaning thereof shall mean and include its successors and assigns)

We hereby provide you letter of offer for redevelopment of your society with its current 20 members as mentioned below:

a) AREA

The Developer has agreed to construct and allocate to each member, free of cost, flat of carpet area admeasuring 785 sq.ft. (negotiable). The Developers will construct and handover this area free of costs for all the 84 official members, having premises/flats in the new building by consuming partial FSI of the total available FSI, 35% of Fungible area, premium FSI, VP quota FSI, tit-bit FSI, etc. any or all



other forms of available FSI and are pleased to share that they shall provide every member a new flat in the redeveloped building admeasuring carpet area 785 Sq.Ft.

b) RENT OF ALTERNATE ACCOMMODATION

Monthly rent of Rs.35000 per month shall be given to each tenant. The first month rent shall be given by cheque. Rent shall be given by RTGS starting from the second month. All the members shall cooperate and provide aadhar card and PAN card details along with a copy of cancelled cheque.

c) Monthly Rent Schedule

The rent shall be transferred by RTGS on the 10th – 12th date of every month without fail.

d) INCREMENT OF RENTAL AMOUNT

The rent amount will increment by a value of 10% every year. For the purpose of clarity,

e) CORPUS FUND:-

Corpus fund of Rs. 1,00,000/- per member shall be given to individual member as per the below mentioned schedule.



f) DISPATCH OF CORPUS FUND

- At the time of registration of DA – 25%
- At the time of vacating the building – 25%
- At the time of Completion of RCC slabs of the building – 25%
- At the time of possession to tenants – 25%

g) BROKERAGE:-

The Developer shall give to each member a one time brokerage amount of Rs.35000/-

h) TRANSPORTATION:-

The Developer shall give to each member a one time transportation amount of Rs.20000/-

i) PROJECT DURATION:-

The possession of the flats of the society tenants will be given within 36 months from the date of receipt of commencement certificate. A grace period of 6 months shall be provided for the Developer to complete the project by the Society if by any chance the project doesn't finish within 36 months.



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j) DEFECT LIABILITY PERIOD:-

The project will be registered with RERA Authority; hence the defect liability will be as per the rules of RERA for the newly formed society.

k) PROFESSIONAL FEES:

Fees for society appointed PMC and Advocate shall be borne by developer. The society is requested to appoint a legal advisor or PMC whose fee structure is reasonable according to prevailing market rates.

l) PROJECT DESIGN

NOTE:- This project is designed as per upcoming DP/DCR 2034, and plans are subject to change as per MHADA and MCGM approval. The areas offered to tenants and shops are inclusive of the fungible area. The Developer will have the sole prerogative to utilize the entire existing FSI and any future increased FSI which may be available from respective authorities, and Society shall have no objection regarding the same. The developer shall have the sole prerogative over the designing of the project with residential and commercial areas and amenities.

m) VALIDITY:

This Offer letter is valid for a period of 30 days from its date, and can be sealed by receiving a letter of acceptance against this offer.



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n) PARKING:

The Developer shall allot one parking per flat to the members of the society. Hence 84 members of the society shall get in all 84 number of car parkings including open / covered parkings according to Architect's plan and actual site conditions.

o) PROPOSED AMENITIES:

Haware Housing is proud to be proposing world class amenities for the proposed redevelopment project.

The Team:

Haware is known as the Pioneer of Nano Housing™ and has successfully handed over more than 45,000 houses till date. With the belief to complete projects ON-TIME with exceptional quality and satisfactory customer service, Haware Properties has left no stone unturned for delivering high class buildings and housing solutions in the market for close to three decades.

Partners:

The group has constantly endeavored to partner with the best in the industry. The team of architects, consultants and designers has included world-renowned



architects from Singapore and India, with structural consultants having over many decades of experience in real estate sector.

The group has also partnered with world class MEP and green building consultants such as Godrej & Boyce, for efficiently planning and executing the smallest of details in the proposed project. Similar consultants shall be appointed for upcoming projects also.

RCC Structure:

The proposed structure will be designed as per the latest building IS code and will be an earthquake resistant structure. The group has always endeavored to build world-class building structures and the proposed structure will be another one built to latest standards and norms. Below is specification for RCC work, which is to be followed as per the existing norms and as per approval from architect, structural consultant, management and site team:

- All R.C.C. frame works including footing, columns, beams, slabs, chajjas, cornices as per design
- All shuttering material shall be new Plastic coated ply to be used for beam & columns
- Slab concrete casting quality must be form finish with smooth finish. Machine grinding of slab shall be done for smooth slab finish.



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- Starter must be casted and checked as per drawing 1 day prior to column carpentry work.
- Columns must be casted as per RCC design and grade of concrete as per drawings. Column position must be checked.
- Casting of concrete cubes, Constructing of tanks for curing & testing of cubes are responsibility of Contractor
- Submit cube-testing report & steel testing report before each bill submission
- For each batch of column casting, 6 concrete cubes must be casted.
 - 3 cubes for checking on Day 7 of casting. Proceed only if 67% strength is achieved.
 - 3 cubes for checking on Day 28 of casting. Proceed only if 100% strength is achieved.
 - If not, take corrective action in consultancy with RCC Consultant
- For each slab casting, 6 concrete cubes must be casted in the same way
- Tacha must be hammered to columns immediately on deshuttering
- Lintel, patli must be pre casted and used for single brick works for windows/ doors / openings
- Overhead Water tank, Underground tank, Pump room, Watchman cabin, Society office, Lift machine room as per drawing
- Pipe Laying 20mm/25mm PVC MMS Conduits in slab and Wall for Concealed Electric Wires
- All slabs will be checked by Architect, RCC Consultant & Electric Consultant
- Hacking shall be within 24 hours, after deshuttering, wherever applicable
- All R.C.C. work shall be M-20 & 25 until & unless specified (1:1½:3 & 1:1:2) Nominal mix, for P.C.C. M-20 (1:3:6) Nominal mix or as per latest version of Concrete mix approved by Engineer & RCC consultant



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- Curing is to be done for 7 days period minimum.
- Beam bottom shall be foam finish i.e. using waterproof plastic coated plywood for beam bottom & shall be supported with both (two) side supports at 450mm interval to maintain the line & level
- Contractor shall bring on site diesel as well as electrical vibrator, electrical vibrator shall be kept as stand-by. Contractor shall use diesel operated mixer, lift & vibrator for concreting.
- If vibrator is not working, no casting work of columns or slabs will be allowed and casting must be stopped immediately until vibrator is in working condition.



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- **Brickwork:**

The entire brickwork will be done with AAC siporex blocks, for a smooth and plain finish on all walls. The siporex blocks being porous provide a high degree of thermal resistance, keeping the building warm during the winters and cold during the summers. It also leads to lesser undulations on the walls, resulting in a rich luxurious feel. Below is specification for brickwork, which is to be followed as per the existing norms and as per approval from architect, structural consultant, management and site team:

- Internal & External Brick masonry works must be in plumb, line & level & right angle with mix (1:5) along with door frame fixing & holdfast with black japan coating
- All Brickwork must first be done in single brick throughout the specific floor
- Only after checking & verification/ rectification of single brickwork, full brickwork can be done
- Wall brickwork must be done in two stages.
- A four inch concrete patli must be casted after 50% height is reached for wall brickwork
- Balance 50% of wall must be casted on next day
- To start Brickwork, RCC Contractor shall take permission from architect to start brickwork with FORM F-1
- While starting brickwork, RCC contractor executes one layer of brickwork (chhapkaam) at one floor and submits FORM F-2 (brickwork first layer checklist) to Architect/ Site Engineer.
- Architect/ Site Engineer certifies it with FORM F-3 giving permission for brickwork of full floor.



- Only after receiving FORM F-3, RCC Contractor can proceed with full brickwork & finish it along with doorframes (with 6 hold fasts each) and lofts for the respective floor.
- The Contractor will submit FORM F-4 (brickwork checklist) to Architect/ Site Engineer.
- Architect/ Site Engineer will certify the entire floors brickwork with doorframes and lofts with FORM F-5.x
- Internal & External Brick masonry works must be in plumb, line & level & right angle with mix (1:5) along with door frame fixing & holdfast with black japan coating

Plaster & Gypsum:

The walls will be covered with one coat of plaster wherever suitable. Below are the specification set for internal plaster on walls:

- Internal 10 to 12 mm double coat plaster Neeru finish (roofit finish) with machine mix (1:5) plaster with line and level in dhar kutch and corners and vertical plumb finish.
- Use only M.S. tray for cement mortar mixing. No mixing permitted on ground or slab.

Along with plaster, a lining of 12-25 mm of gypsum finish of Saint Gobain, India gypsum or similar brand as per specifications from architect. The gypsum coating gives an additional degree of strength to the wall and results in an even smoother finish. Gypsum plastering is a modern day solution to time consuming and ecologically straining process of Sand Cement plaster. Further it saves on POP



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punning cost which is generally applied on Sand Cement plaster. Gypsum plasters have been used for centuries in the construction space, owing to its excellent and unique properties. It provides excellent thermal and acoustic properties while providing undulation free line and leveled walls with superior finish.

Internal Painting:

The interior paint is the most important aspect in the completed flat and we pay special attention to completing the painting process as per the set norms. Following is the set of processes and systems to be completed for completing the entire painting process:

- 1) **Ceiling Two Coat Putty**
- 2) **Internal Wall Two Coat Putty**
- 3) **Dhar, Kutch, Katkona Repairing Finishing for Internal Walls'**
 - o All Dhar, Kutch, Edges and corners of each wall in each room to be in perfect 90 degree right angle
 - o If any wall finish is not in right angle, it shall be made with bottom patti finish with gypsum material
 - o All corners shall be three straight lines meeting at 90 degree with respect to each other at one single point
- 4) **Internal Wall Two Coat Primer**
 - o Asian /Nerolac/ICI oil based primer with two coat application
- 5) **Internal Wall First Coat Paint**
 - Asian / Nerolac / ICI 100% plastic paint of approved shade (off-white) first coat of paint to be done



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- Paper cello tape to be applied to all switches, skirting tiles, door frames before starting first coat of paint
- Protective perforated paper / plastic layer shall be put on flooring tiles before starting paint so as to prevent any damage
- All painting stools, ghoda shall have sack (goni) at its feet so as to prevent scratches to flooring tiles
- All paint droplets on doors, floor tiles and window glass to be cleaned thoroughly right after paint application
- Second and final coat of Internal Paint shall be done only during flat handover process after client has given feedback form and all other rectifications and corrections have been done. Second coat of paint is the final work to be done just before flat handover. All precautions that apply to first coat of paint apply to second coat of paint as well
- Process:
 - Before starting the painting work the flat shall be clean in all respect i.e. all window sill, door frame, Kitchen platform, Toilet & Balcony etc. & surface shall free from dampness, leakage & seepage. All balance Miscellaneous work i.e. electrical boxes, D. B. fixing, if any plumbing or scaffolding gabras, dowels, Chicken mesh, above loft IPS ghotai etc observed than it shall be completed before starting the painting work. Flat having locking arrangement. i.e. window & door are to be fixed.
 - The surface shall be thoroughly cleaned by using 80 No. sand paper to attain totally clear surface.



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- If any major cracks found in surface then it shall be properly filled by Cement, monobond, tap create Chemical etc. Minor cracks shall be filled by putty or POP.
- All dhar, edge, Kuchh shall be made in Line & level by using POP/Putty. Around Loft, toilet door frame, window frame & AC frame gaps to be filled by POP /Putty. If any uneven surface found in wall & ceiling. Then it shall be property finished by putty or POP.(Note: where POP required the same surface hacking to be properly done so that POP shall have proper bonding with wall.)
- When the Surface get dry at specified time limit then Apply one coat white roofit putty/ plastiker putty (Nitco). Roofit white /plastiker putty coverage – 20 kg /Bag – 250 sq.ft
- Repeat the Second coat white putty as above mention in Sr. No. 5. (Till the wall surface get smoothness.
- When white putty get dry then rubbed the complete surface by using 120, 150, 180 & 220 Nos. Sandpaper till the surface get smoothness.
- Apply one coat Asian / Nerolac / ICI Dulux. oil based primer (in 20 Lts. primer add only 5 Liters. Tar paint oil Coverage-4000 sq.ft. Single coat.)
- When the surface prepared for painting then get written approval of Site engineer, incharge for painting.
- Then apply 1st coat of Asian 100% Acrylic base (20 kg paint + 8 to 9 Ltr. Water.Coverage-1400 sq.ft. double coat.).
- Second coat same paint applied after possession the flat or as per site incharge written approval. If second coat of painted surface



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seen blackish then you have to apply third coat of paint at same cost.

- The contractor is 100% responsible for Quality of work.
- The contractor are here by instruct to used the painting material as per the work order if any faulty material applied by him & same observation taken by us, i.e. Supervisor, Engineer & Incharge then 100% penalty will be recovered.
- The contractor shall use painting material as per required coverage in order if material consumption is less then **upper limit coverage** then difference material cost will be recovered from him.
- At the time of painting work, the paint which falls on the window sill, flooring, skirting, electrical switch plate, door shutter & frame, staircase lobby & tappa, etc. shall be cleaned regularly / day to day by Contractor before billing.
- All painting material i.e. Primer, Paint & putty etc. brought on site shall be entered in site store register and empty teens after use of material shall be deposited in site store.
- The work covered under this W.O. shall be guaranteed against any manufacturing defects or faulty workmanship for 24 months from the date of completion.
- Daily flat wise work permit sheet compulsory.
- At the time of Billing enclose checklist & purchase bill of paint, putty, whiting, primer, oil paint etc & also material entry made in store received copy with stamp, sign & date.



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External Painting with Wall Texture Application:

The external building paint and texture is what gives the building a rich look. We pay deep attention to applying the entire process of external painting. The application of external texture is to be done as per below norms:

- Providing & applying one coat of texture paint scratch finish with at least 2mm thick dana
- Scratch Texture finish is a 3 coats system (First coat will be Texture applied by a trowel, the other two coats will be 100% Acrylic Paint coats will be applied with a brush.) of multicoat application, surface preparation with a stabilizing solution, followed by coats of synthetic plaster that are finished by pigmented high quality emulsion coats.
- Erection of bamboo scaffolding to the building & supervision by contractor
- If any major cracks found in surface then it shall be properly filled by Cement, monobond, tapcreate Chemical etc. Minor cracks shall be filled by putty or POP
- At the time of texture & painting work, the paint which falls on the window sill, flooring, skirting, electrical switch plate, door shutter & frame, staircase lobby & tappa, etc. shall be cleaned regularly / day to day by Contractor before billing.
- All texture & painting material brought on site shall be entered in site store register and empty tins after use of material shall be deposited in site store.
- Daily flat wise work permit sheet compulsory.

The external wall of the building will be painted as per below specifications:

- 100% Acrylic Asian Apex/ Nitco outshine / ICI Dulux paint with two coat application or equivalent



- All plumbing pipes on external walls shall be coloured in two coat body paint with same colour as base wall
- All paints to be applied as per architect approved elevation plan

S.No.	Property	Value
1	Coating System	3 Coat System
2	Colour	Only as per approved shade
3	Application	By Trowel and brush
4	Film Thickness	1 mm
5	Surface Dry	4 Hours
6	Re-Coat	After at least 24 hrs.
7	Hard Dry	7 days
8	Packing	30 Kgs HDPE bag packing
9	Consistency	Thick paste
10	Solid contains	80 (+-)2%
11	Texture	Circular / Vertical / Horizontal / Dead wall / Parapit wall / Plumbing work (Depending on the procurement.
12.	Gloss level	Depending on the top coat



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Tiling – Flooring and Dado:

Special attention is paid to the kind of flooring chosen in the proposed building, to ensure it has long life and it provides a luxurious look.

- Branded vitrified tile 8.2-10mm thick 600 x 600 nano (Asian / Johnson / Somany / Kajaria / Cera, other approved brand) plain or design (as per approval) ivory colour For Hall,bed room,passage &kitchen. More brands of tiles may be approved later, but only as part of work order amendment with sign and stamp of authorized personnel.
- Entrance Lobby Flooring: 1200 x 600 Vitrified tiles as per Architects design/ approval up to 1st floor black granite steps & riser.
- Bathroom Taliya:
 - 300 x 300 vitrified tiles as per architect approval (size & colour). (Asian / Johnson / Vermora / Somany / Kajaria) More brands of tiles may be approved later, but only as part of work order amendment with sign and stamp of authorized personnel.
- Procedure for laying of tiles to be as follows:
 - Surface treated for heavy duty for approved size i.e. (300 X 300) mm, (600 x 600) mm and approved colour.
 - Tiles to be bedded over 50 mm thick cement & Sand / Grit Powder Mortar in a ratio 1:5
 - 25 kg. of Lodi Neeru compulsory used of every 50 kg. of cement bag used.
 - Spreading cement paste over a prepared surface minimum cement 1 kg. per Sq.ft.



- Joints to be filled & cleaned with white colour pigments, cleaning, curing and finally all complete to satisfaction & approval of the Architect / site Incharge.
- Minimum Cement Consumption- 1 Kg/Sft. Empty cement bag quantity to be checked for flooring activity.
- Protective perforated paper / plastic layer shall be put on flooring tiles after application so as to prevent any damage
- Staircase, Landing, Mid-Landing: KOTA TAPPA, riser, kota flooring & kota skirting with polish.
- Kota Flooring
 - Providing & Fixing over all 20mm to 25 mm thick machine cut & machine polished Green Colour Kota Stone of approved size 23" X 23" and pattern in flooring, bedding on average 20mm thick cement mortar in a ratio of 1:5 (1 Cement : 5 Sand / Grit Powder) including the cleaning the surface for bedding, pointing, grading curing, mirror polished, cleaning etc. to required line level all complete to the satisfaction of the Site Incharge. Finally it shall be mirror polished.
Cement
 - Consumption- 1.5 Kg/Sq.ft
- Kota Tappa
 - Providing & Fixing 25 mm thick machine cut and machine polished Green Colour Kota stone 5' X 1' with moulding and 2 Nos V groove 3 mm thick to exposed faces as riser of step in one pieces about 150 mm high. Kota stone fully buttering cement grout on back to correct line level & plumb joints well cleaned grouted with cement grout



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cured etc. Complete as approved by Site Incharge to his entire satisfaction. Finally it shall be mirror polished.

- Minimum Cement Consumption- 6 Kg./No.
- Skirting Tiles Fixing
 - 4" Skirting with same colour matched tiles for hall, bedroom, kitchen, passage & balcony.
 - 4" Skirting with same colour matched tiles for lobby area.
 - Minimum Cement Consumption- 0.300 Kg/Rft.
 - Skirting in staircase of same tiling material: kota tappa or granite as applicable at respective floor.
 - 4" Kota Skirting (Katra Finish): Minimum Cement Consumption- 0.300 Kg./Rft.
 - 11" Kota Skirting (Katra Finish): Minimum Cement Consumption- 0.500 Kg./Rft.
- Bathroom and W/C Dado Tiling
 - Full height tiles for wash basin,
 - Full Height Dado Tiles in WC as per sample approval
 - Full Height Dado Tiles in bath & toilet of 12"x18" size as per Architect approval (Somany / Kajaria / Asian / City / Siddharth/ Johnson / Vermora)
 - Procedure:
 - Tiles fixed by fully buttering cement grout / tile adhesive chemical on back of tiles to correct line, level & plumb
 - Katra finish joints well grouted with matching colour cement grout & cured further to include required independent scaffolding.



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- Hollow sound in tiles will be not accepted.
- Minimum Cement Consumption- 1.25 kg / Sft.
- Kitchen Dado Wall Tiles Fixing
 - 12"x 18" Ceramic tiles up to 2' ht. above kitchen platform
 - Procedure:
 - Tiles fixed by fully buttering cement grout on back of tiles to correct line, level & plumb
 - Katra finish joints well grouted with matching colour cement grout & cured further to include required independent scaffolding.
 - Tiling complete at all heights & lead to satisfaction of the Architect / Site Incharge.
 - Hollow sound in tiles will be not accepted.
 - Minimum Cement Consumption- 1.25 kg / Sft..

Kitchen:

The company has paid special attention to planning all kitchens in all projects. The kitchen is the part of the house where the lady spends the most time. So a lot of planning goes into designing the kitchen. The kitchen has the following specifications:

Kitchen Platform Kadappa & Black Granite Fitting with Darshan Patti on Both Sides:

- Black granite / green marble kitchen platform 20"-24" wide & 40 mm thick double piece kadappah stone support
- 12 to 15 mm thick approved Black Granite top and fascia
- Machine cut one side well polished



- Kadappa shelf with vertical kadappa support as per drawing
- Wall facing, Kadappa fixing compulsory
- All exposed surface of kadappa & Black Granite shall be well polished and facia edges shall be well moulding & mirror polishing
- Front facia shall be specially joined with epoxy resins
- The work shall be completed by as per drawing along with moulding
- Minimum Cement Consumption- 5.50 Kg/Rft
- Black granite / green marble vertical
 - Black granite / green marble 15 to 18mm thick of size 4" x 2 ¼' with mirror polished front & Top sides as per design
 - Vertical piece shall be specially jointed with epoxy resin
 - The work shall be completed by as per drawing
 - Minimum cement consumption – 5 kg/ Nos
- 12mm to 15mm thick platform with round moulding Facia patti
- Nirali Stainless Steel sink 20 " x 17" or as per design possible in given space

Provision for piped gas for Mahanagar Gas along with provision for gas cylinder pipe to be made with a circular hole and pipe in the wall next to platform

Electrical points in kitchen:

- Electrical points will be provided for all commonly used kitchen appliances such as
 - Mixer
 - Microwave
 - Chimney



- Aquaguard
- A few extra point may be provided for modular kitchen lighting and panels within the kitchen

Windows:

- Powder Coated Aluminum sliding window with 4mm thick clear glass 3 track for hall and bed room and 4mm thick clear glass 2 track for kitchen.
- Openable window for electrical and fire duct with 4mm clear glass, powder coated aluminum frame
- Bajri Glass window for fixed glass part of window in kitchen as per architect drawing
- Bajri glass to be applied to square part of window supposed to be meant for exhaust fan space
- Providing, fabricating and fixing in position aluminum joinery in windows including glazing as detailed;
- Aluminum sections to be extruded and as per approved sample aluminum; extruded sections shall be designed with in arrangement to drain out water; joinery with factory-made mechanical junctions with concealed fixing and all items receiving fittings and fixtures shall be strengthened and lapped as required.
- Gray PVC (polyvin) for beading purpose shall be provided.
- Interlock section must compulsorily use track Wool Pile. (Rajat make) Black colour.
- Sliding windows shall be with inter-locking arrangement.



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- Stainless Steel ball bearing with steel body, with S. S. Pin only shall be used. Louver blade clips shall be attached to two actuating bars and be lever-operated.
- All fitting and fixtures such as concealed locks (Star Locks), bearing (Parth/ Ankit/ TPI) **as per approved sample** shall be suited to sections and be of approved make.
- Gray PVC (polyvin), gaskets, imported wool pile (Rajat make) black colour, as per approved anodizing finishing and fixtures.
- Louver's shall be such that it prevent any back flow of rain water into the interior of the building under any conditions.
- G. I. screws shall be used
- All aluminium material (Super fine make) used shall be as per approved sample .
- All cutting edge shall be with file finish.
- Electrical & Fire Window:-
 - Providing & Fixing double shutter openable window with External framing 2"x 1" L-Section (Weight-2.5 Kg/12' & Shutter framing 2" x1" Handle (Weight-2.5 Kg/12') with 5mm plain glass and its accessories ie-100mm Handle, SS Tower bolt, SS hinges, GI screw, Hook for opening fixing.
- Exhaust fan provision in kitchen
- Minimum weight expectations: Sliding windows:- ¾" (18mm) superfine series

1. Frame bottom	-	3 track	-	3.20-3.50 kg/12' ft.
(Non hollow)		(91.60 mmX 32.00 mm)		



- | | | | | |
|------------------------------------|---|----------------------------------|---|----------------------|
| 2. Frame side/ Top
(Non hollow) | - | 3 track
(91.60 mmX 32.00 mm) | - | 3.00-3.20 kg/12' ft |
| 3. Frame bottom
(Non hollow) | - | 2 track
(61.00 mm X 31.30 mm) | - | 2.20-2.30 kg/12' ft. |
| 4. Frame side/ Top
(Non hollow) | - | 2track
(61.00 mm X 31.30 mm) | - | 2.00-2.20 kg/12' ft |
| 5. Shutter interlock
(Hollow) | - | (40 mm X 18 mm) | - | 1.80-2.00 kg/12' ft. |
| 6. Shutter Handle
(Hollow) | - | (40 mm X 18 mm) | - | 1.80-2.00 kg/12' ft. |
| 7. Shutter top
(Non hollow) | - | (52 mm X 18 mm) | - | 1.80-2.00 kg/12' ft. |
| 8. Bearing Bottom
(Non hollow) | - | (52 mm X 18 mm) | - | 1.80-2.00 kg/12' ft. |
| 9. 2 ½" X 1" Pipe
(Hollow) | - | (52 mm X 18 mm) | - | 1.60-1.90 kg/12' ft. |



10. Frame bottom (Non hollow)	-	4 track	-	4.8 kg/12' ft.
11. Frame side/ Top (Non hollow)	-	4 track	-	4.2 kg/12' ft

Glass: 4mm thick clear & bazri glass. (Asahi/ Modi/Saint Gobin)

Fittings / Accessories: Gray PVC (polyvin), imported wool pile (Rajat) black colour shall be used. Stainless Steel ball bearing with SS version body/ S. S. Pin, 2 Nos. per shutter (Parth/ Ankit/TPI) as per approved sample.

Concealed Lock: Star lock make.

Doors:

Door Frame

- Main door frame will be fixed after full brickwork is certified.
- Each main door frame shall be fixed with 3 hold fast or anchor fastener bolts on each side
- Maindoor frame shall be 5" deep and 3" wide
- Main door frame material shall be Red Miranda wood with Saag wood Bidding
- Main door frame opening of 1m wide and 2.1m height as per drawing



- Bedroom Doorframes: 5" x 3 " red mirandi wood door frame with Saag wood Bidding (0.9M wide x 2.1m height) for bed room.
- 3 anchor fasteners shall be used on each side of each doorframe
- Total 6 anchor fasteners per doorframe
- Each anchor fastener shall insert into a 6" X 6" concrete section in the walls on both sides of door frames
- Anchor fasteners and Hold Fast Patti shall go at least 6 inches deep within each wall

Door Shutter Fixing for Main Door & Bedroom Doors

- Main Door will be 35 mm thick flush door with both side sun-mica laminate as per approval.
- Door sunmica shall have 3-4 grooves as per approved design so as to avoid bubbles
- Bedroom Door shutter shall be 30mm thick Flush door with laminate on front side & back side.
- **Main Door Shutter :**
 - The flush door shutters shall be full solid core block board constructed as per IS 2202 (Pt. 1 & 2).
 - Providing & Fixing 35 mm thick solid Core ISI single shutter payeen flush door hot pressed seasoned no gaps in shutter core, factory made, Chemically treated to make it Borer proof, lipped with Teakwood 30 X 10/12 mm.
 - It shall be finished with both side as per approved design decorative Laminate of 1m. m. thickness, Door skin, matt finish.
 - Main Door Frame Melamine polishing with Architectural frame teak wood moulding, as per sample approved .



- For fittings used brass screws (25X6), (25X5) Main Door Frame with smooth polish.
- Five years guarantee for Material replacement. Umbra patti of marble on main door.
- It includes following Brass fittings as per approved sample:
 - Europa Dimple Key Night Latch (8010 IV DKL 14 Pin)
 - Brass door kit as per Architect approval.
 - Eye Piece
 - Safety Chain (Good quality as approval)
 - Magnet Door catcher / Rubber Gattu
 - S.S. Hinges (4"X1 ¼" ; 12 gauge) 3 Nos. with (35X8) S.S. screws
- **Bed Room Door Shutter**
 - The flush door shutters shall be full solid core block board constructed as per IS 2202 (Pt. 1 & 2).
 - Providing & Fixing 30 mm thick solid Core ISI single shutter payeen flush door hot pressed seasoned no gaps in shutter core, factory made, chemically treated to make it Borer proof lipped with Teakwood 30 X 10 – 12 mm.
 - It shall be finished with exterior side as per approved design decorative laminate, 1m.m. thickness, Door Skin, matt finish. Door frame with smooth Melamine polish with approved sample. It includes frame Architectural (Approved) teak wood moulding.
 - For fittings used brass screws (25X6), (25X5).
 - Five years guarantee for workmanship & Material replacement.
 - It includes following Brass fittings as per approved sample:



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- Europa Tubler lock G-120 SS finish.
- Door Stopper
- Magnet Door catcher / Rubber Gattu
- S.S. Hinges (4"X1 ¼" ; 12 gauge) 3 Nos. with (38X8) S. S. Screws

Electrical Connection and Fittings:

- Electric Distribution Board (DB Box) Fixing
 - Distribution Board shall be MS powder coating 18-gauge heavy-duty Double door type
 - Brands permitted L&T, Indoasian, Anchor, LeGrand
 - Internal switch boards to be fixed at this same time and covered with paper / tape to avoid paint from spoiling these switch boards
- Internal Electric Wiring & Switches Fixing
 - 100% concealed electric copper wiring
 - Electric wiring shall be of the brand Polycab / Finolex / Anchor / KEI / RR. ISI Mark compulsory.
 - Wire sizes to be used 1 Sq. mm, 1.5 sq.mm, 2.5 Sq. mm, & 4 Sq. mm and all as given in the Single Line Diagram.
 - All earthing wires to be as per SLD of Green colour, All neutral wire of Black colour of PVC insulated wires. All earthing used 1 sq.mm. wire switch to light point, staircase & stilt Area point, 2.5 sq.mm. distribution board to switch plate, 6 sq.mm. meter room to distribution board & meter room



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- For T.V. wiring use RJ6 and or RJ11 Coaxial cable polycab make. For Telephone and Intercom wiring use two pair Telephone cable polycab make. All low voltage cables to be provided in separate ISI MMS PVC pipes in electric duct.
- MCB / RCCB shall be Indo –Asian or Legrand make.
- MCB '10K" type gold line 'B' series with current rating from 6 Amp to 32 Amp single pole and all as per SLD.
- Branded modular switches (Anchor , L&T or Legrand make)
- Distribution Board shall be MS powder coating 18-gauge heavy-duty double door type shall be anchor/legrand make.
- For A/C point use 4 Sq. mm wire with MCB & Box.
- All lifts will be provided with automatic rescue device (ARD) for safety in case of loss of power, so that lift can come and open on closest floor

Bathroom Fittings:

Along with providing full height dado tiles in all bathrooms and WCs, branded quality CP and sanitary fittings will be chosen based on recommendations of architect as per below specifications

- CP Fittings shall be branded fittings as per architect approval (Jaquar Essco Cera Hindware)
- Indian W/C – Jaquar, Cera Sunware, Sonora, Safari 23"x17" orissa pan 1st quality
- European or Western W/C - Wall hung type EWC as per approval from best international brands



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- Wash Basin – Cera, Jaguar, Sunware, Sonora, Safari (18 x 12) decorative wash basin
- All pipes in bathrooms, WC & toilets will be concealed and made of PVC UPVC make which is rust free

Waterproofing:

Chhajja Waterproofing, Dry Balcony Waterproofing

All open terrace & balcony brick bat waterproofing, O H Tank, U G Tank, chhajja, Staircase, Socketing & grouting to complete building waterproofing, with china mosaic tiles on terrace top with pani patti to inner side of parapet wall.

- Remove all debris from W.C. and extra mortar Completing of making holes in external wall for connecting nahani trap, P-Trap, Floor trap drainage line fill up W.C. slab up to 10 cm with water (after plugging rap holes) one day before for any leakage in base slab or underneath.
- If major leakage is observed, provide socket at leakage spot with addition of four sockets at each corner of the slab.
- Grout the socket with cement slurry directly with 1 bag of cement to 75 liters of water.
- If minor leakage put cement slurry directly over slab & spread with the help of trowel & brush.
- After completion of cement grouting & test for leakage by filling the water above till the slab is found water tight otherwise again repeat same step 5.



- After leakage of base slab is stopped provide 25 to 40 mm thick cement mortar 1:4 base coat with slope of 1:100 from entrance door towards escape pipe.
- Carry out base coat on walls up to 45 cm above toilet finish floor.
- Keep this base coat full with water up to slab top for minimum four days for curing & testing purpose get the same checked and certified by Site Engineer then only proceed for further stage.
- Select well burnt brick bats before laying brick bats soak it thoroughly in water at least for half an hour.
- Fix the brick bats in cement mortar layer of 1:6 proportion in slope 1:100 with water proofing compound as per specification.
- All the holes made in wall for PVC/GI pipe connection shall be finished with water proofing Coba.
- Cure this B.B. coba by ponding water for minimum four days and check for leakage and certified the same & approved by Project Incharge.
- Carry out topping coat with 1:4 cement motor mixed with water proofing compound, finish this coat properly with neat cement slurry by metal float.
- Roughen the surface by wire brush to keep the bonding for horizontal filler coat continue this coat on side wall up to 45 cm above W.C. finish level.
- This final coat kept ponding water minimum 7 days.
- Chajja Waterproofing completed before external plaster, Joint socketing work completed before 1st coat external plaster, Joint grouting work completed before 2nd coat external plaster.
- Chajja waterproofing :



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- Clean the Chajja properly & chiseling extra unwanted mortar.
- Apply one coat cement slurry
- Laying one coat of brick bat/metallic coat in CM. 1:1 ½ :3 allow 7 day curing
- Over this brick bat cobba/metallic coat one layer CM in 1:4
- Over this apply cement paste make it smooth finish (Ghotai) with line Dori impression
- Finally allow to 7 days curing.
- STAIRCASE WATERPROOFING :
 - Staircase side wall socketing & Grouting work completed after internal plaster & socketing & grouting waterproofing work of staircase completed after internal plaster & just before staircase tile work. Main door frame socketing & grouting work completed after internal plaster work & just before staircase lobby plaster work.
- WATERPROOFING OF WC & BATH

Pre Work:

 - Completion of Internal plaster of walls, leaving margin of 450 mm from the final floor level of W/C and Bath unit.
 - Completion of grooving / Chasing for concealed G. I. Piping, electrical conduct piping of WC.
 - Completion of all concealed G. I. and electrical work
 - Removing all debris from WC and chiseling extra mortar.
 - Completion of making holes in external walls for connecting Nahani trap, P-trap, floor trap etc. to external drainage line.
 - Through cleaning of WC with sufficient quantity and force of water.



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- Level marking in red colour on walls with respect to floor level to setup trap level.
- SOCKETING FOR WC & BATH WATERPROOFING
 - If there is a leakage in Base slab.
 - Fill up WC slab with 7 CM of water (after plugging trap hole) preferably one day before.
 - If slab filled with water 12 hrs.
 - Check if major leakage, provide 4 sockets in four corners of slab and grout the same with cement slurry by mixing one bag of cement in 75 lts. of water by stirring the mixer with well stirrer to get desired consistency.
 - Grouting of cement slurry is done by grouting machine.
 - If minor leakage in base slab, put cement slurry over base slab with the help of trowel and brush, spread the slurry over base area of WC and bathroom.
 - Process of socketing and grouting to be continued until leakage in base slab is totally stopped after completion of cement grouting and testing of leakage, remove sockets.
- BASE COAT FOR WC WATERPROOFING
 - Provide 20 to 30mm thick cement mortar base coat in proportion of 1:4 with waterproofing chemical as per requirement.
 - Carry out this base coat on walls above up to the height of 450mm above WC and Bathroom finished floor level. It shall cover all beam tops, junction etc.
 - Base coat kept flooded with water up to the slab drop top or minimum 4 days for curing and testing purpose.
 - After 4 days, get the same checked & certified.



- BRICKBAT COBA FOR WC & BATH WATERPROOFING
 - Select well burnt brick bats. Over burnt brick bats is strictly avoided.
 - Before lying soak it thoroughly in water for at least half an hour.
 - Lay pucca bricks bat on edge and not on flat surface.
 - See minimum width is achieved between brick bats for filling such gaps with mortar. Completed brick bat coba with joints filled in cement mortar (1:4) with required waterproofing chemical.
 - Give this coat for 4 days and check for leakage.
- TOP COAT FOR WC AND BATH WATERPROOFING
 - After curing of Brickbat coba coat carry out topping coat with 1:4 CM with waterproofing compound. Finish this coat with neat cement slurry by metal float.
 - Rough the surface by wire brush to keep the bonding for horizontal filler coat. Continue this coat on side walls up to 45 CM above WC and Bathroom finished floor level. This coat shall not project out more than the plastering coat of WC walls to avoid un-necessary thickness of glazed tile dado.
 - Curing – 7 days with water duct 7.5 CM
- WC PAN FIXING AND FINISHING OF WATERPROFFING
 - Fix WC pan at required level considering 15 mm above from floor level or at floor level.
 - Block P-trap outlet hole by funny bags and fill WC pan with sand to avoid chances of damages by waterproofing workmen.
 - Check WC pan for of center.
 - Over the topping coat, fill the extra gaps around WC pan with brick bat and mortar in layer up to minimum 7.5 CM below top of I.W.C.



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- Curing 3 Days.
- Final topping coat shall be done up to 50 mm below of WC with title slope towards WC pan.
- Rough top coat surface by wire brush to receive tile mortar with required bonding.
- Curing – 7 Days.
- All joints of P-trap, flush pipe, antis phonic pipe, connection to vertical line etc. shall be properly jointed.
- BALCONY & TERRACE WATERPROOFING
 - Chisel extra mortar accumulated on terrace.
 - Clean completely with water.
 - Base coat procedure.
 - One bag of cement 100 liters of water. Stir up the mixer to get consistent cement slurry spread this slurry on terrace and allow it to penetrate uniformly over the cleaned surface.
 - Check grading of sand its silt content before using it for waterproofing.
 - Check the terrace door level. See that enough margins (approx 15 CM) for waterproofing is left from bottom side.
 - Check level mark with red colour on parapet wall all around.
 - Check provision of rain water pipe outlet bend at correct position.
 - Stack well burnt brick bats on terrace.
 - Check MS tray required for mixing mortar.
 - Check whether provision for plastic paper / tarpaulin is done for protection of waterproofing from occasional rains.
 - Soak bricks in water before use.
- B. B. COBA FOR TERRACE WATERPROOFING



- Fix line dori in a slope 1:150 starting from the lower point from rainwater down take and by keeping 65mm minimum thickness below rainwater outlet.
- Fix bricks bats in CM 1:6 in a slope 1:150 with waterproofing compound.
- Fill CM 1:4 with waterproofing compound in brick bats joints.
- In case, if joint to the coba work at the end of day is necessary provide brick bats in staggered manner and avoid continuous horizontal joint of mortar.
- Till small pieces of brick bats with 20 MM metal for abounding at the bottom of parapet wall.
- Special care shall be taken for achieving the round shape near rain water pipe.
- Black rainwater outlet with gunny bags to avoid entry of cement slurry into it.
- Curing 7 Days.
- FINAL COAT FOR TERRACE WATERPROOFING
 - Spread CM 1:4 along with waterproofing compound over brick bat coba.
 - Press cement mortar by 2 mtr long rules.
 - Level the surface by wooden float by keeping 25 mm thickness.
 - Apply cement slurry thick over leveled surface along with waterproofing compound for smooth finish (Ghotai).
 - Polish surface with polish patra.
 - Make vertical, horizontal lines at interval of 30 CM X 30 CM with line dori of 3 MM thick to avoid cracking of top layer.
 - Make projected edge between parapet plaster and rounding on 2nd day.



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- Clean and cure final coat. 21 days with at least 6" water standing on waterproofing work.

China mosaic tiles providing & fixing on terrace top with panipatti to inner side of parapet wall.

Area Development around building:

- Area development with soiling, P.C.C., Electrical trenches, for provision of cable laying from MSEDCL, MTNL, TV channel, Internet cable & Planter work
- Area Development for entire area except road development and garden development is in contractor scope
- M15 concrete to be used for PCC work.
- This PCC work will help in reducing wastage of sand, metal, etc.
- Checkered Tiles in Building stilt area to be done at the time of finishing
- Interlocks Tiles around the Building in area development at the time of finishing
- Interlocks / checkered tiles to have 4mm-5mm dolomite colour layer (red or yellow)
- High strength interlock and checkered tiles to be used (M-40)
- Vertical tiles to be fixed on both sides of road at the time of finishing with black and yellow paint
- Planters to be made in brickwork / plaster as per drawing
- Landscaping and garden will be provided as per drawing from architect and landscape consultants wherever possible



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- Indoor games room and kids play area will be made available for all wherever possible as per approval from respective authority and planning and designing from the architects
- A decorative main entrance gate for the entire project will be made to secure the entire area and to give the project a grand look and feel
- High quality branded passenger lifts will be installed from makes of Kone, Otis, Schindler or equivalent
- Lifts will have ARD Automatic Rescue Device to provide safety in time of electric failure.

In anticipation of a positive reply and Appointment Letter for Redevelopment work of your esteemed society.

Thanks & Regards



Amit Haware

CEO & Managing Director

Haware Housing