



Trust Built on Performance





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## KLJ GROUP

**N**ature teaches. What one has to do is learn. It teaches everything from patience to beauty. We at KLJ Group simply follow the step. With a turnover of over Rs. 37,000 million. KLJ Group has made huge inroad into real estate segment with state of art shopping malls, office complexes and residential apartments. Our every project is made by the same painstaking detail and dedication as the nature does to its every form.

KLJ has finished some prestigious projects in and around Delhi and it is all set to build Malls, Township, Shopping Complexes, Homes and Offices which will forever change today's living.

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## OUR VALUE

KLJ is committed to building long-term relationships based on integrity, performance, value and client satisfaction. we will continue to meet the changing needs of our clients.

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## OUR GOAL

We are a dedicated team striving to bring growth to our community with our quality services delivered by the most qualified people.

**ZRICKS**<sub>com</sub>

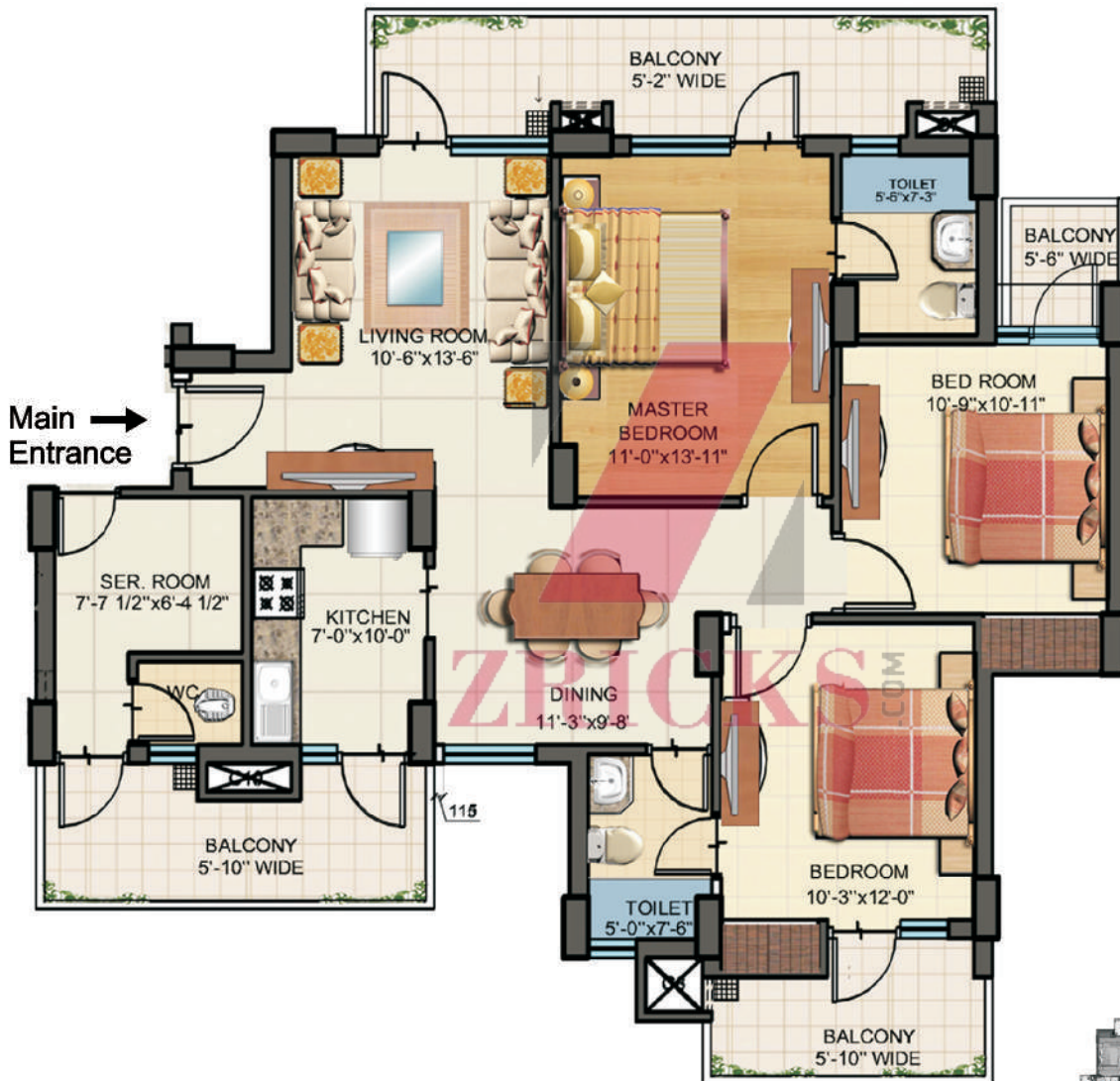




3-4 BED ROOM APARTMENTS	
Dedicated Car Park of each Apartment	Aerobics Room
Frame Structure	Daily Need Shops
Healthcare Centre	Earthquake Resistant RCC
Power Back-up	Security Systems
Majestic Entrance with landscaping	Swimming Pool
Child Care	Fire Safety Compliant
On-site ATM	Elevators
Premium Dispensaries	Round the Clock Security
Fitness Centers	Creche
Clubhouse	Playground



**UNIT PLAN**



**3BR+SQ. - 1710 Sq.Ft.**  
(Unit type 1&4)

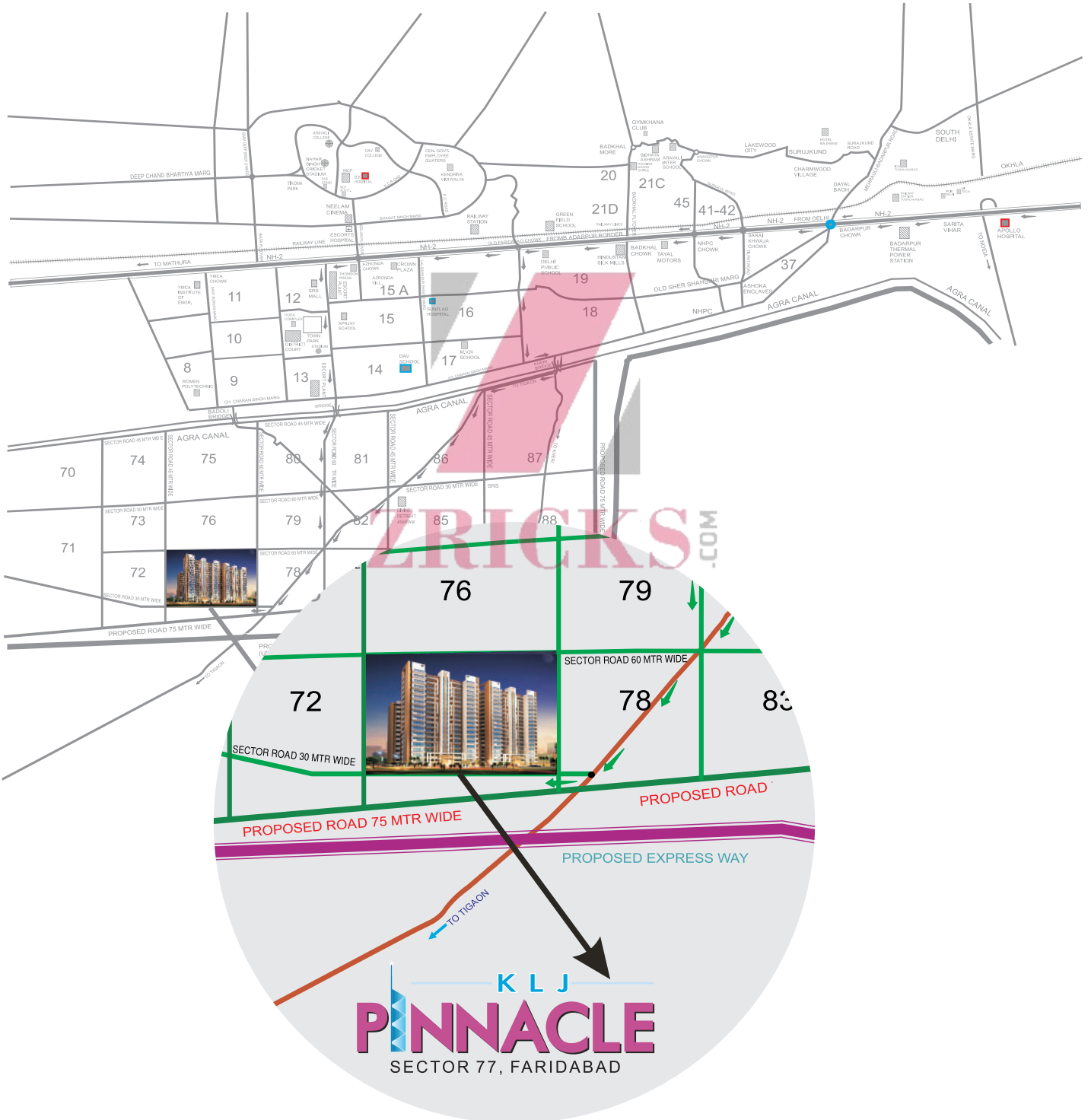
**UNIT PLAN**



**4 BR SQ 2080 Sq. Ft.**  
**(Unit type 1&2)**



# PREMIUM LOCATION





## TENTATIVE SPECIFICATION

### **SPECIFICATION:**



**STRUCTURE** : Earthquake resistant R.C.C. framed structure with infill brickwork.

**WALL FINISH** : **Internal** – All internal walls plastered & painted in pleasing shades of oil bound distemper and P.O.P. cornice in drawing & dining areas.  
**External** – Aesthetically designed classical exterior with paint finish.



**FLOORING** : **Living/Dining** – Vitrified Tile Flooring  
**Master Bedroom** – Wooden Flooring  
**Bedrooms** – Vitrified Tile Flooring.

**Balconies** – Anti skid Ceramics Tiles.



**TOILETS** : **Dado** – Selected ceramic tiles.  
**Flooring** – Anti skid Ceramic tile Flooring & granite counter top for washbasins.  
**Fitting** – Wash Basin, EWC, A Mirror, Tower Rail, plumbing for HOT & Cold Water with Mixer fittings (Without Geyser).



**KITCHEN** : **Flooring** – Anti skid vitrified tiles flooring.  
**Dado** – Ceramic Tiles upto 2' - 0" height above Working Platform, rest with oil bound distemper.  
**Platform** – Working Platform in Granite top with Stainless Steel Sink.

**WINDOWS** : UPVC Windows.



**DOORS** : All internal Doors shall have Hardwood Frame. All door shutters shall be skin door. Main entrance door shall be provided with Eye Piece, night latch, safety chain.

**ELECTRICAL** : PVC recessed copper wiring with provision of A/c point in all rooms with convenient and adequate provision of light & power points as well as T.V. & Telephone points in all rooms.

**LIFTS** : Granite finish lift lobby on ground floor, for electrically controlled lifts with 100% power backup.



**FIRST SYSTEM** : Fire protection system in accordance with the latest **NBC** code.

**POWER SUPPLY** : 3 Phase connection in all flats with mandatory power back up facilities of **5 K.V.A.**

**STAIR/PASSAGE/LOBBIES** : Kota Stone Flooring.

**Note:** All buildings layouts/units plans, specifications etc. are tentative & subject to variation & modification by the developer/architect/authorities sanctioning such plans.



Other Projects of KLJ



KLJ GREENS  
 Sector 77, Faridabad



PLATINUM PLUS  
 Sector-77, Faridabad



PARK CENTRA  
 Gurgaon



PLATINUM FLOORS  
 Sector-77, Faridabad



PLATINUM HEIGHTS  
 Sector-77, Faridabad



KLJ TOWER NORTH  
 Delhi



NAKSHATRA  
 Sector-15, Bahadurgarh



VEDANTA  
 Sector-15, Bahadurgarh



NOIDA ONE  
 Sector-62, Noida



NIRVANA FLOORS  
 Sector-15, Bahadurgarh



KLJ HEIGHTS  
 Sector-15, Bahadurgarh



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