

HAPPY REGENCY

Happy Regency



AMENITIES

- ▶ Landscaped Rooftop Garden
- ▶ Well Decorated Air conditioned Ground Floor Entrance Lobby
- ▶ Top of the Line Mitshubishi/Otis Automatic Lift with pipe Music (6 pax)
- ▶ Decorated Stair Railing
- ▶ State-of-the-art Security-CCTV Surveillance
- ▶ Generator Back-up for automatic lift, pump and common areas
- ▶ 5KW Generator Back-up for each flat
- ▶ 24 hour water supply through UG & HO Reservoir with water treatment plant
- ▶ Modern aesthetic elevation with waterproof textured paint
- ▶ TV &A.C. Point in all Bedrooms & Living Area
- ▶ Telephone Socket and Broadband Point in each flat
- ▶ Energy Efficiency Compliant-Sensor for lighting in all Bedrooms
- ▶ Fire Extinguisher on each floor, for fire safety
- ▶ De-Ironized water filtration plant
- ▶ Intercom System
- ▶ Video Door Phone in each flat
- ▶ Exclusive Servant Room per flat at Ground Floor
- ▶ Anti termite treatment in the foundation
- ▶ Plantation/Greenery all around
- ▶ Rabindra Sarovar/Helium balloon Rides/Schools/Hospitals/Shopping Mall/Banks/Metro Rail are within stone's throw distance
- ▶ Home Loan facility available
- ▶ Vastu complaint on advice by Dr. Surendra Kapoor. Vastu friendly homes brings a spiritual sense of security and wellness in the senses.

SPECIFICATIONS

Ultra Modern & Luxurious

- ▶ **Structure:** RCC- Framed earthquake resistant structure. Only the best quality cement & steel will be used.
- ▶ **Lobby:** Floor lobby with good Italian marble. The Entrance will be Air conditioned and will be decorated in a classy look with pipe music.
- ▶ **Staircase:** Marble finish Staircase. Decorated Stair Railing
- ▶ **External Wall Finish:** The external façade will be painted with weather shield paint and/or textured coating finish as per Architectural Drawing.
- ▶ **Internal Wall Finish:** The inside walls will be finished with cement putty.
- ▶ **Balcony:** Decorative Design.
- ▶ **Flooring:** Designer Wooden Flooring in Master Bedroom. Italian Marble in living/Dining Space/Other Bedrooms. Ceramic anti-skid tiles in Toilets & Kitchen.
- ▶ **Doors: Main Door-** Designer Veneered with Video Door Phone, magic eye and night latch.
Internal Doors- Quality wooden frames with solid core flush doors.
- ▶ **Windows:** Anodised/Powder coated Aluminum/UPVC.
- ▶ **Electrical:** Concealed Copper wiring in PVC Conduits with latest modular switches of reputed make. Provision for adequate No. of Electrical Points, AC Points, TV Points, Exhaust, Geyser Points, Telephone & Broadband Points at appropriate Locations. Washing Machine Points along with provision for inlet/outlet. Intercom Facility.
- ▶ **Water Supply:** 24 hours water supply through UG & OH reservoirs with water treatment plant.
- ▶ **Sanitation:** Granite Counter Tops in all Bathrooms. Reputed make C.P. Fittings & white Sanitary Fittings. Shower Partition in Master Bathroom with glazed sliding. Provision for Exhaust fan & Geyser points. Glazed Tiles up to Ceiling height. Anti-skid floor tiles.
- ▶ **Kitchen:** Granite-top Platform with double bowl stainless steel sink with drainage board. Glazed tiles dado up to 2ft. above working platform. Provision for Exhaust Fan & Water Purifier points. Hot & Cold plumbing provision.

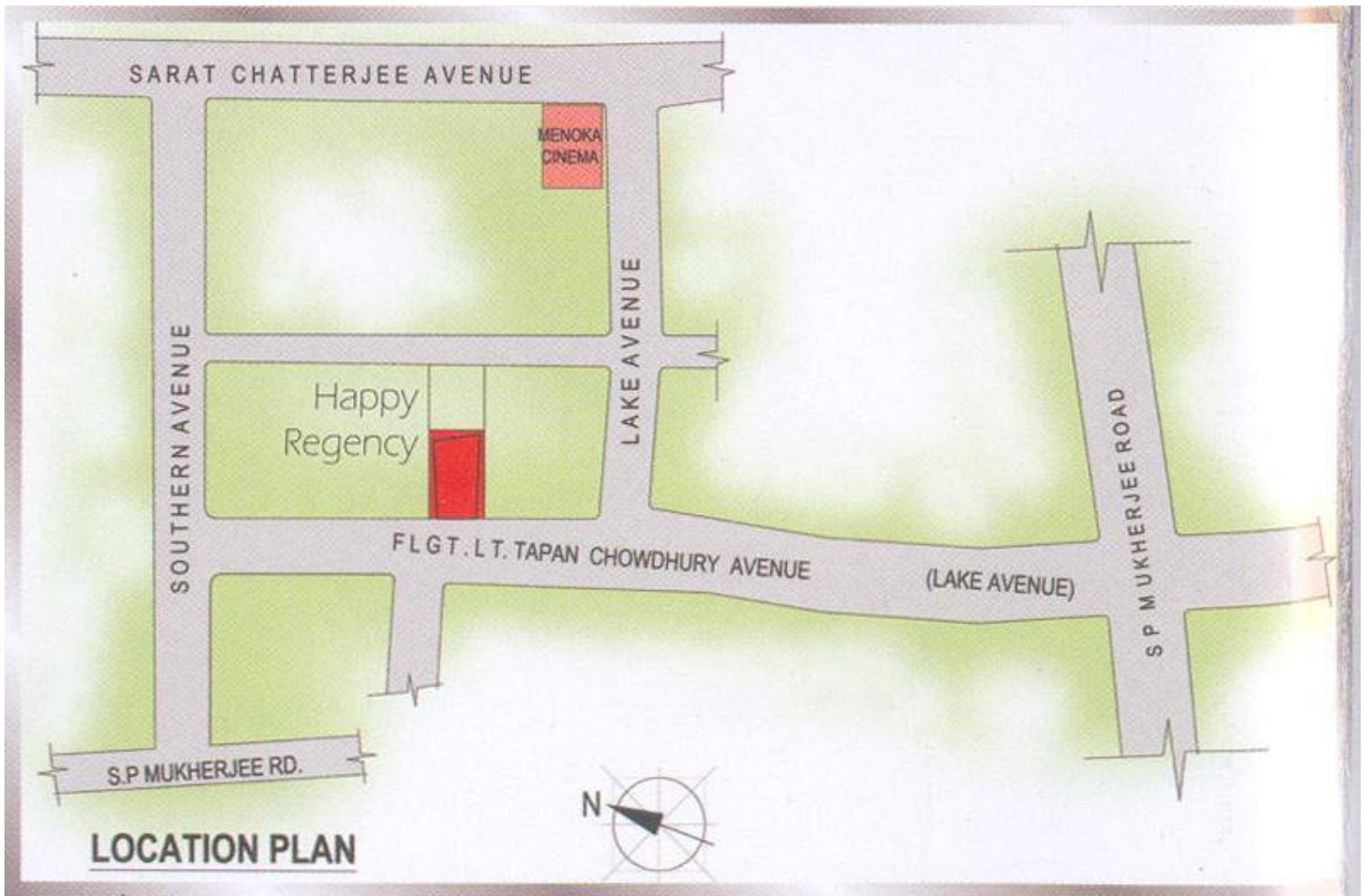
- ▶ **Servant Quarter:**
Flooring- Vitrified Tiles.
Wall- Finished with POP.
Common Toilet- European Style WC, Wall Tiles up to 6ft.

- ▶ **Fire Safety:** Fire Extinguisher on each floor.

- ▶ **Lift:** Top of the line Mitshubishi/Otis Automatic Lift with pipe Music (6 Pax).

- ▶ **Roof:** Landscaped Rooftop Garden.

LOCATION

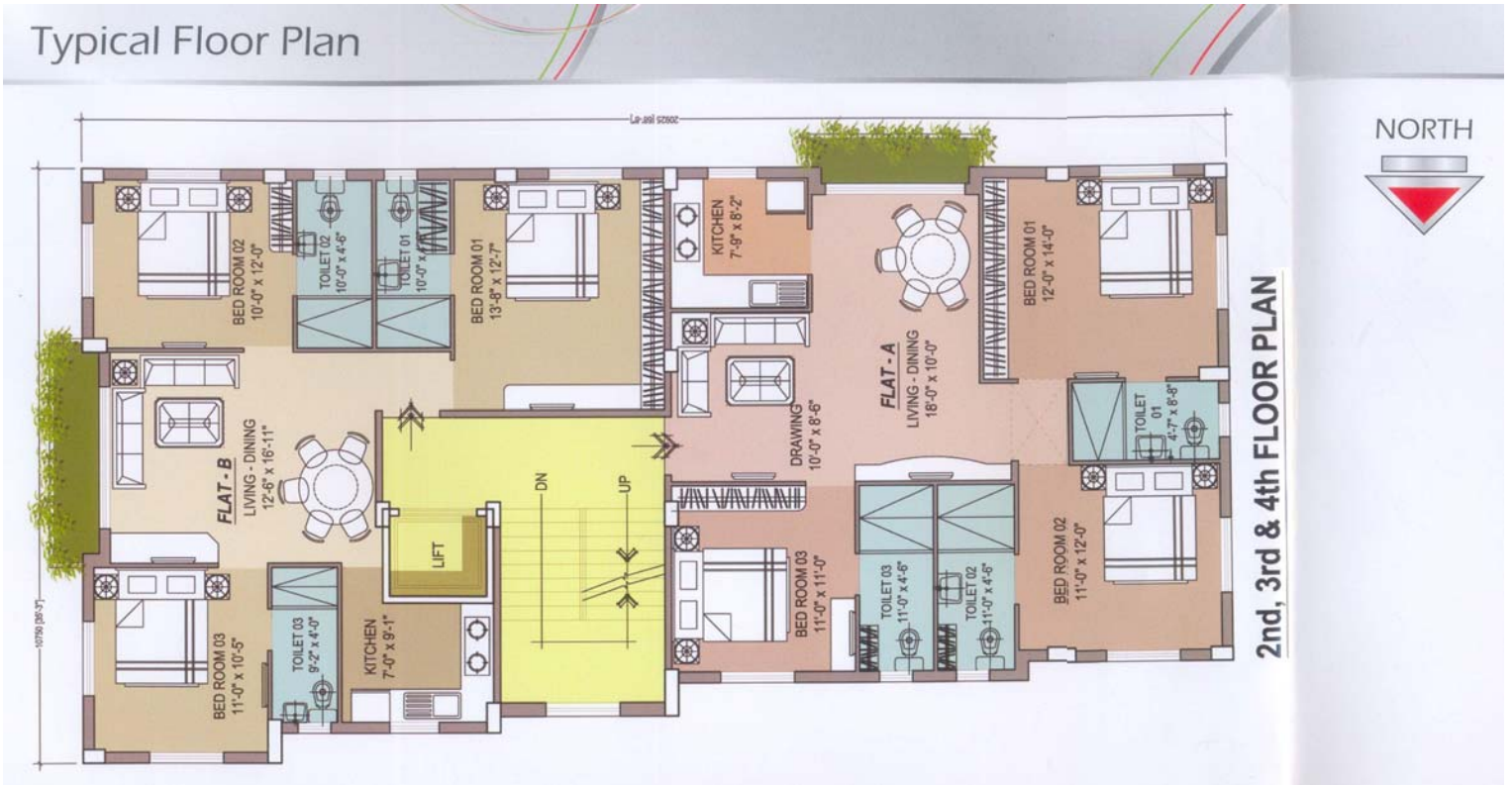


TYPE & AREA

Ground Floor Plan



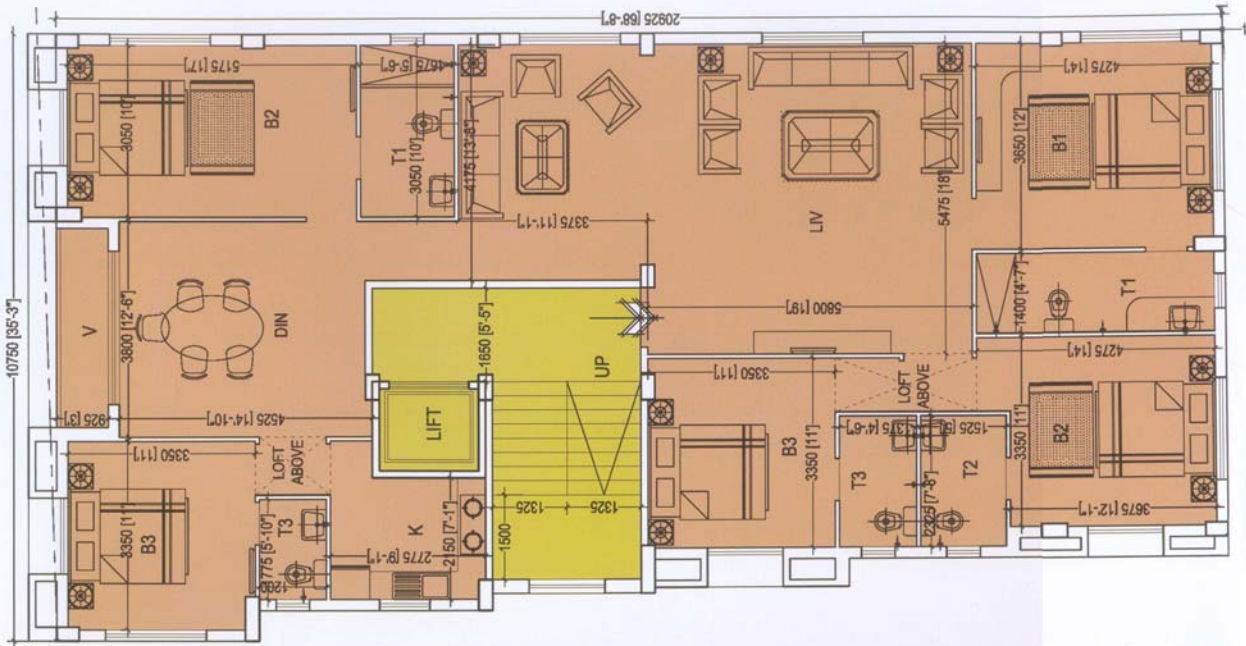
Typical Floor Plan (2nd, 3rd & 4th Floor Plan)



3 BHK Flat	Saleable Area Including Servant's Quarter
A	1480 Sq. Ft.
B	1480 Sq. Ft.

Optional Plan for 5BHK

Optional Plan for 5BHK



5 BHK Flat	Saleable Area Including Servant's Quarter
A & B	2960 Sq. Ft.

DEVELOPER



HAPPY BENGAL PROMOTERS LTD.

ARCHITECT
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