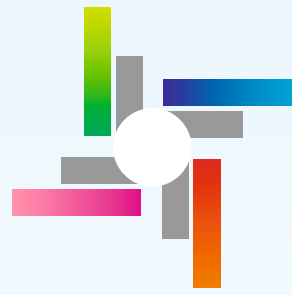




R.No: P02400003815



RVR

Udaya Creative

By

Creative Koven Developers LLP

Premium Gated Community @ Kondapur

Living Life
of
Sky High




Udaya Creative
Creative Koven Developers LLP

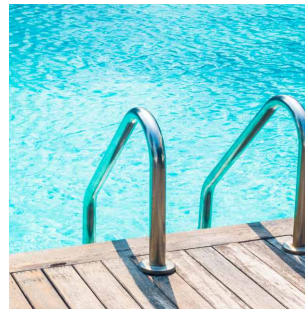
RVR-Udaya Creative

A Premium Venture at Prime Venue of Hyderabad

RVR – Udaya Creative is an incredible venture located at a strategic location, ensemble with authentic essence of quality and convenience of luxury at Kondapur. It's a newly added jewel into the crown of Creative Koven Developers. Located in a pleasant environment, it lets your family to enjoy the convenience and charm of the city to its fullest.

Walk through RVR-Udaya Creative, an edifice of flats that resemble your dream house are made of everything you can be proud of at an inexpensive price. Udaya Creative has everything that you deserve and much more. With a grandiose of 13 floors that include 10 residential floors seeking to touch the clouds, you can have a majestic view of the city in its radiance. The structure is premeditated with three levels of car parking facility with no cellar so that the strength of the Earth is retained. Fourth Floor is designed as a luxurious Club House that supports the health of every resident. Every flat is meticulously designed to provide maximum living space with plenty of natural daylight and cross ventilation with breezy winds. Special architectural touch enhances every inch of living areas, especially the balconies, sit-outs, lift lobbies, bedrooms and kitchens. Every moment of your day gets memorable and enriching. Along with the Club House, RVR – Udaya Creative hosts the facilities like Gymnasium, Swimming Pool, Water Fountains, Gardens and other amenities.

RVR - Udaya Creative is a Hub from where Kondapur, Gachibowli, Miyapur, Hi-Tech City Jubilee Hills and Kukatpally are just minutes away. Travel is a pleasure on the Hyderabad Metro, multi level roads with flyovers and easy public transport. Several super specialty hospitals, reputed schools, hotels, and malls are close by. Shilparamam, Botanical Garden and Outer Ring Road are just a few minutes away.



Amenities & Features

Multipurpose Community Hall

Gym And Indoor Games Space

Guest Rooms

Grand Entrance

Children's Play Area

Swimming Pool

Single Post Basketball Court

Three Upper Level Car Parkings

Electrical Vehicle Charging Point

100% Power Backup Generator

Fully Automated Lifts

Walking Track

No Common Walls

Vaastu Compliant

Garden And Lawns

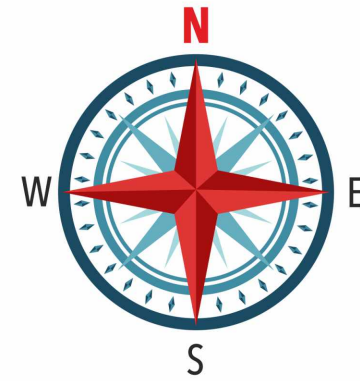
Round The Clock Security

Landscaped Areas

Rainwater Harvesting




Udaya Creative
Creative Kaven Developers LLP



| Flat No | Area | Facing |
|---------|----------|--------|
| 1 | 2525 Sft | East |
| 2 | 2015 Sft | West |
| 3 | 1695 Sft | East |
| 4 | 1695 Sft | West |
| 5 | 2015 Sft | East |
| 6 | 2525 Sft | West |
| 7 | 2525 Sft | West |
| 8 | 1975 Sft | East |
| 9 | 1855 Sft | North |
| 10 | 1855 Sft | North |
| 11 | 1855 Sft | West |
| 12 | 2525 Sft | East |

SPECIFICATIONS

| | |
|------------------------|--|
| Structure | R.C.C. Framed structure is designed to the standard specification of "Bureau of Indian Standards". Foundation are being laid on hard gravelly soil and sheet rock. The slabs shall be built with "Ready Mix Concrete" or manual under strict control with rich concrete proportion of M20, M25 and M30 grades with steel of reputed make. |
| Super Structure | Brick masonry with Light weight AAC Blocks / Solid Bricks, outside Walls 9" thick. Internal Walls 4" thick. |
| Plastering | External and internal wall double coat cement plaster with smooth finish. |
| Main Doors: | Teak wood frame & Engineered designed moulded doors and designer hardware of reputed make. |
| Internal Doors: | Teak wood frame with molded designer Veneer doors and standard fittings. |
| French Doors: | UPVC frames and shutters with plain glass panels with mesh shutter provision and designer hardware of reputed make. |
| Windows: | UPVC window frames, sliding shutters in glass panels and mesh shutter provision, fitted with elegantly designed MS enamel painted grills and standard hardware. |
| Flooring & Wall Tiling | Dining, Drawing & Living, Bedrooms, Balconies & Kitchens: Vitrified tiles in size of 800mm X 800mm & skirting of reputed make. Toilets: Acid resistant Anti-skid ceramic tiles for flooring and Glazed ceramic/vitrified wall tiles dado of quality make up to Door height. Sanitary Fittings: All toilets will consist of Wash basin, Concealed Flush Tanks, Wall Mounted Closet of Jaquar / Hindware / Cera or equivalent make. Hot & Cold diverter with Overhead shower and spout Provision and provision for geysers in all toilets. All C.P. fittings are chrome plated of Jaquar / Hindware / Cera or equivalent make. |
| Utility/Wash | Glazed ceramic tiles dado up to 3' height. Wet area for washing utensils. |
| Kitchen | Dadoing: Glazed ceramic tiles dado up to 2' height above kitchen platform. Platform: Granite platform with Stainless steel sink. One Municipal water connection tap and one bore well water connection tap, provision for Aqua Guard. |

Painting

External: Combination of Texture and smooth with two coats of weather shield exterior emulsion of Asian / Nerolac / Dulux or equivalent make.

Internal: Smooth finish with two coats of putty, two coats of acrylic emulsion paint over a coat of primer. Paint will be of Asian / Nerolac / Dulux or equivalent make.

Parking Area: Two coats of waterproof cement paint over a base coat of primer.

Plumbing & Sanitary

Water Supply: ISI mark CPVC piping of Ashirwad / Astral / Hindware or equivalent make. Plumbing work executed by professional plumbers.

Drainage: ISI mark Standard PVC / SWR sanitary piping of Prince / Ashirwad / Hindware or Equivalent make.

Rain Water Harvesting: Rain water from the terrace & open areas will be collected through rain water PVC pipes, which will be discharge into the rain harvesting pits to recharge the underground water as required.

Air-conditioner water discharge pipe: Separate PVC pipeline will be provided to collect the waste water from the air-conditioners.

Sewerage Treatment Plant: Waste water treated by STP and reused for gardening and toilets flushing.

Electrical

Wiring and Switches: Concealed copper wiring in conduits for lights, fans and power Sockets wherever necessary of Havells / Finolex / Polycab or equivalent make. Modular switches of Legrand / Havells / Anchor or equivalent make. Power outlets for air conditioners in all bedrooms and Hall. Power outlets for geysers in all bathrooms. Plug Points for cooking range, chimney, refrigerator, microwave oven, mixer / grinder in kitchen, Television, Audio system, etc. 3 phase supply for each unit and individual meter boards. Separate Miniature circuit Breakers (MCB) will be provided for light and power circuit at main distribution box within each flat.

Electrical Vehicle Charging provision in parking area connected from individual energy metres.

Telephone / Communications

Telephone / Internet points in Drawing and Master bedrooms. Provision for cable connection in Master Bedroom, Drawing or Living rooms. Intercom facility to communicate with in the project.

Elevators

Two Numbers of Ten passenger lifts and One Number of 15 Passenger / Goods Lift will be provided with backup generator of Kone / Johnson / Schindler or equivalent make with V3F and ARD system for energy efficiency.

Generator

100% Backup for Flats and Common Areas with Acoustic enclosed D.G. Set.

