

LIVE YOUR LIFE TO THE FULLEST







Dr. Vijay Prasad Malla, Ex. MLA Managing Director, Wellfare Group

Surpassing many a milestones across the by lanes of commitment and Honesty the Journey of Wellfare is Spectacular. After dwelling deep into the roots of multiple states of India and beyond the boundaries of the country Wellfare today - is a brand. Masterminded by a visionary Dr. Vijay Prasad Malla - a humanitarian by nature a hard core businessman by attitude and a leader from the core. Wellfare as a Group is diversified into varied fields of profit making ventures but the heart and soul of the organization exists in Real Estate. As many as 200 projects are being promoted by Wellfare and made available in major states of India and many more are lined-up to hit the market soon.







THE HOME
COMING
OF A CLASS

You have travelled widely, seen and lived in The very best of places and experienced life in Its purest form. Its time now to live it, in your Very own "HOME" or should we say it a "Villa" Your personal Welcoming Villa within WELLFARE BLOSSOMS exclusivity awaits your gracious presence, Created with large space, liberal amenities, premium Specifications and much more than make for Fine living at a premium address. We raise a toast to your Prosperous life here, so come and relish the brew Ofaclass...Lend it your persona for life, Choose a villa And feel the difference.





EXISTING ROAD GROUND FLOOR PLAN



EXISTING ROAD FIRST FLOOR PLAN







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EXISTING ROAD

FIRST FLOOR PLAN



SPECIFICATIONS

RCC Framed Structure

· R.C.C. framed structure

Super Structure

6" thick for external walls & 4" Red Brick for internal walls.

Plastering

- INTERNAL WALL FINISHES: Smooth plastered surface treated with putty and painted with emulsion.
- EXTERNAL WALL FINISHES: Sponge finished sand faced cement plaster double coat and painted with exterior paint.

Doors

- MAIN DOOR: Main doors with Teak wood frame and with teak polish with Godrej make Lock
- INTERNAL DOORS: with well seasoned country wood frames and company made flush doors with reputed make hardware of the best brand.

Windows

 UPVC window system with standard glass with provision for mosquito mesh track with Grills with Granite cladding at bottom.

Flooring

- ALL ROOMS: 2' x 2' Vitrified Tile flooring with 4" skirting in all rooms.
- · ALL BALCONIES: Anti-skid Ceramic Tiles of best brand.
- BATHROOMS: Acid Resistant, Vitrified Tiles of best brand.
- · STAIRCASE: Granite

Tile Cladding

- DADO IN KITCHEN: Ceramic Tiles dado up to 2'-0" height above kitchen platform of best brand.
- BATHROOMS: Glazed / Matt finish / Vitrified Tiles dado up to 6'-0" height of best brand.
- UTILITY AREA: Ceramic tile dado up-to 3' height of the best brand.

KITCHEN:

- Polished Granite Platform with Stainless Steel Sink Jindal or equivalent.
- · Separate municipal water tap along with tap for bore well water.
- · Provision for fixing of RO system, exhaust fan / chimney.

Utilities Provision for Washing Machine & Wet area for washing utensils etc.

Bathrooms

- Premium quality ceramic wash basins of best brand.
- Premium quality wall mounted EWC of best brand. All bathrooms western style only.
- Premium quality concealed flush tank of best brand.
- Premium quality Single Lever C.P fittings of best brand.
- · Provision for Geysers in all Bathrooms.

Electrical

- · Concealed Copper Wiring of reputed make.
- Power outlets for Air Conditioners in all Bedrooms.
- · Power plug for geysers in all bathrooms.
- Power plug for cooking range, chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, Washing machine in Utility Area.
- · '3 Phase' power supply in each unit.
- Miniature Circuit breakers (MCB) for each distribution boards of reputed make.
- Modular switches of reputed make.

Telecom

· Telephone points in Living Room and Master Bed Room.

Cable TV

 Provision for Cable Connection in Living Room and in all Bedrooms

Internet

 Provision for Cable Connection in Living Room and in all Bedrooms

Painting

 Two coats of emulsion paint over two coats of putty for internal walls, for external walls texture / emulsion paint.

Plumbing

- · CPVC/ UPVC pipes and fittings of best brand.
- All CP Fittings of Jaquar/ Kajaria / Hindware or equivalent
- Hot and cold wall mixer with shower for all bathrooms and provision for water heaters.

Car Parking

One Car Parking.

Parking tiles

Best quality Parking tiles,

Staircase

· SS Railing

Water Supply

 Provide individual Bore well with suitable sub mersible Pump

NOTE: Charges for connection of APEPDCL power supply, Generator power supply & car parking are extra. GST, Registration and RERA charges will be applicable.



A LUXURY VILLAS AWAITS U...

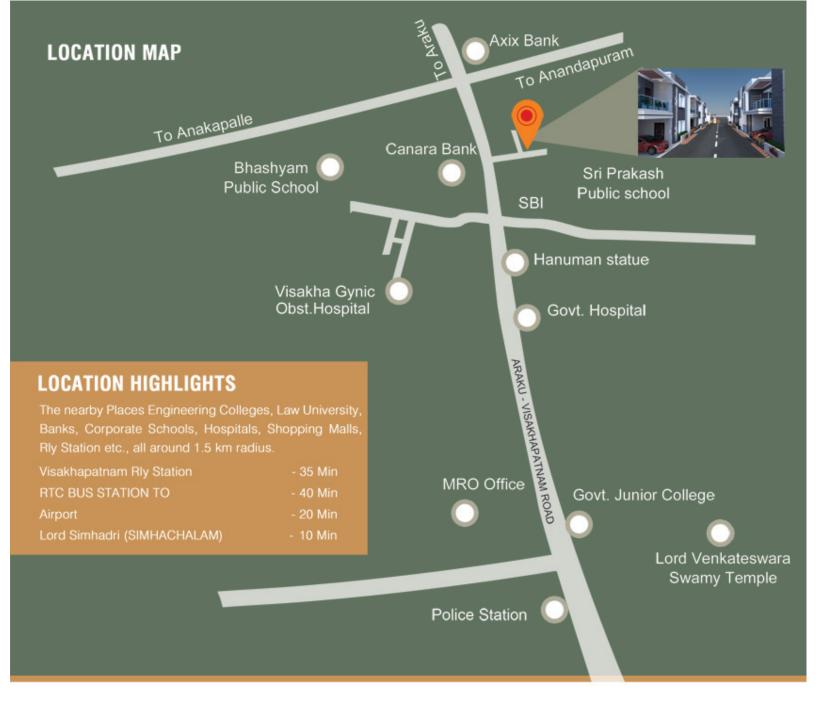














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ARCHITECTS

