

**:SPECIFICATIONS:**

|                                                                                                                           |  |                   |
|---------------------------------------------------------------------------------------------------------------------------|--|-------------------|
| <b>SPECIFICATION OF THE PROJECT - RESIDENTIAL PROJECT : Brigade Meadows Phase II - Wisteria &amp; Plumeria, Bangalore</b> |  | <b>FORMAT NO</b>  |
|                                                                                                                           |  | <b>PAGE NO</b>    |
|                                                                                                                           |  | <b>ISSUE DATE</b> |
|                                                                                                                           |  | <b>SEGMENT</b>    |

|                           |                     | Description                                     | Proposed                                          |
|---------------------------|---------------------|-------------------------------------------------|---------------------------------------------------|
| Marketing and Engineering | 1                   | <b>FOUNDATION</b>                               | Isolated/ Combined footing                        |
|                           | 2                   | <b>SUPER STRUCTURE</b>                          | RCC structure using Aluminium formwork.           |
|                           | 3                   | <b>BLOCK WORK</b>                               |                                                   |
|                           | 4                   | <b>FLOORING</b>                                 |                                                   |
|                           | <u>COMMON AREA:</u> | Waiting lounge /reception /GF Lobby /lift lobby | Granite/Vitrified Tiles /Green marble             |
|                           |                     | Staircases                                      | Step tiles/stone/cement tiles                     |
|                           |                     | Other lift Lobby and corridors (upper)          | Vitrified tiles 600 x600 mm                       |
|                           |                     | Service lift lobby                              | vitrified tiles 600 x600 mm                       |
|                           |                     | MEP rooms                                       | IPS floor with smooth finish                      |
|                           |                     | Terrace                                         | clay tiles with water proofing                    |
|                           |                     | Basement                                        | VDF/IPS floor with smooth finish                  |
|                           | <u>UNITS:</u>       | Living / Dining / Family / Foyer                | Vitrified tiles 600 x600 mm                       |
|                           |                     | Master Bed room                                 | Laminated Wooden Flooring /Vitrified Flooring     |
|                           |                     | Other Bed rooms                                 | Vitrified Tiles 600 x600 mm                       |
|                           |                     | Balcony / deck                                  | anti skid ceramic tiles 300x300 mm                |
|                           |                     | Master Bed room toilet                          | ceramic tiles                                     |
|                           |                     | Other Toilets and powder room                   | ceramic tiles                                     |
|                           |                     | Kitchen                                         | Vitrified tiles 600 x600 mm                       |
|                           |                     | Utility                                         | Vitrified tiles 600 x600 mm(same as kitchen tile) |
|                           |                     | Servants room and toilet                        | NA                                                |
|                           | 5                   | <b>WALL DADO</b>                                |                                                   |

|   |                                    |  |                                                                                                                                                                                                  |
|---|------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | Kitchen                            |  | Provision for modular kitchen (no dado)                                                                                                                                                          |
|   | M.bedroom toilet                   |  | Glazed tile cladding up to false ceiling height                                                                                                                                                  |
|   | Other toilets                      |  | Glazed tile cladding up to false ceiling height                                                                                                                                                  |
|   | Servants room toilet               |  | NA                                                                                                                                                                                               |
| 6 | <b>KITCHEN</b>                     |  |                                                                                                                                                                                                  |
|   | a. Counter                         |  | Provision for modular kitchen . ( no counter /sink provided )                                                                                                                                    |
|   | b. Plumbing/Electrical             |  | Plumbing : Provision for water purifier/sink,washing machine<br>Electrical :16 amps - 3 no.s (washing machine,microwave oven/fridge ) ,<br>6amps - 5 no.s (exhaust /hob/chimney/aquaguard/mixer) |
| 7 | <b>TOILETS:</b>                    |  |                                                                                                                                                                                                  |
|   | CP Fittings                        |  | All CP fittings of Ess Ess/jaquar or equivalent make                                                                                                                                             |
|   | Sanitary fixtures                  |  | Wall mounted WC with exposed flush tank and health faucet (parryware/hindware/equivalent)                                                                                                        |
|   | Accessories                        |  | Soap tray, 2in1 wall mixer,toilet paper holder,basin mixer, robe hook,towel rod,health faucet.                                                                                                   |
|   | Shower Partion in M.bedroom Toilet |  | shower partition at extra cost as per client request                                                                                                                                             |
|   | Shower                             |  | Wall Mixer for shower (Jaguar/ Ess Ess or equivalent)                                                                                                                                            |
|   | Countertops                        |  | M.Bathroom- Granite counter with wash basin , other bathrooms- granite counter and wash basin                                                                                                    |
|   | False Ceiling                      |  | PVC/Calcium silicate                                                                                                                                                                             |
| 8 | <b>DOORS:</b>                      |  |                                                                                                                                                                                                  |
|   | Main entry door - to unit          |  | <b>MAIN DOORS</b> -Wooden door frames with polish and veneered shutters                                                                                                                          |
|   | Bedroom doors                      |  |                                                                                                                                                                                                  |

|    |                                          |  |                                                                                                                                                                                                                                                                                                                                                                  |
|----|------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | Toilet door                              |  | with polish both sides. Night latch for main door with Magic eye<br><b>BED ROOM DOORS-</b> Wooden door frames with synthetic enamel paint and flush shutters with both sides enamel paint Powder coated MS body, mortice lock for bedrooms only. <b>Toilet Doors-</b> Wooden door frames with synthetic enamel paint and flush shutters with both sides laminate |
|    | Utility                                  |  | NA. as utility is part of kitchen                                                                                                                                                                                                                                                                                                                                |
|    | Balcony door                             |  | Aluminium glazed sliding door                                                                                                                                                                                                                                                                                                                                    |
|    | Shaft door                               |  | MS door frame with steel shutter / standard                                                                                                                                                                                                                                                                                                                      |
|    | Servant room and toilet                  |  | NA                                                                                                                                                                                                                                                                                                                                                               |
|    | Servant room entry door                  |  | NA                                                                                                                                                                                                                                                                                                                                                               |
| 9  | <b>RAILING</b>                           |  |                                                                                                                                                                                                                                                                                                                                                                  |
|    | Balcony railing                          |  | MS Railing with synthetic enamel paint                                                                                                                                                                                                                                                                                                                           |
|    | Staircase Railing (Common areas)         |  | MS Railing with synthetic enamel paint                                                                                                                                                                                                                                                                                                                           |
| 10 | <b>WINDOWS</b>                           |  | Aluminum glazed windows with MS grills and provision for bug screen                                                                                                                                                                                                                                                                                              |
| 11 | <b>PAINTING &amp; FINISHES</b>           |  |                                                                                                                                                                                                                                                                                                                                                                  |
|    | <b>a) Exterior finish</b>                |  | Weather proof Acrylic based paint with textured scratch finish                                                                                                                                                                                                                                                                                                   |
|    | <b>b) Internal ceilings</b>              |  |                                                                                                                                                                                                                                                                                                                                                                  |
|    | common area                              |  | Oil Bound Distemper                                                                                                                                                                                                                                                                                                                                              |
|    | lift Lobby                               |  | Oil Bound Distemper                                                                                                                                                                                                                                                                                                                                              |
|    | staircase, utility area and service area |  | Oil Bound Distemper                                                                                                                                                                                                                                                                                                                                              |
|    | basement                                 |  | Cement paint/economy emulsion                                                                                                                                                                                                                                                                                                                                    |
|    | unit                                     |  | Oil Bound Distemper                                                                                                                                                                                                                                                                                                                                              |
|    | <b>c) Internal walls</b>                 |  |                                                                                                                                                                                                                                                                                                                                                                  |
|    | common area                              |  | Emulsion paint scratch coat                                                                                                                                                                                                                                                                                                                                      |
|    | lift Lobby                               |  | Emulsion paint scratch coat                                                                                                                                                                                                                                                                                                                                      |
|    | staircase, utility area and service area |  | Oil bound distemper                                                                                                                                                                                                                                                                                                                                              |
|    | basement                                 |  | Cement paint/economy emulsion                                                                                                                                                                                                                                                                                                                                    |
|    | unit                                     |  | Acrylic emulsion paint                                                                                                                                                                                                                                                                                                                                           |

|             |    |                                            |                                                                                                          |
|-------------|----|--------------------------------------------|----------------------------------------------------------------------------------------------------------|
| Engineering |    | <b>d) steel works</b>                      | Synthetic enamel paint- Berger/Asian Paints or equivalent                                                |
|             |    | <b>e) woodwork</b>                         | Synthetic enamel paint                                                                                   |
|             | 12 | <b>WATER SUPPLY/DRAINAGE</b>               | CPVC                                                                                                     |
|             |    | a) Sewage Line                             | PVC                                                                                                      |
|             |    | b) Water supply                            | Treatment- WTP                                                                                           |
|             |    | External piping                            | UPVC                                                                                                     |
|             |    | Internal piping                            | CPVC                                                                                                     |
|             |    | Flushing                                   | STP treated water                                                                                        |
|             |    | c) Drainage                                | Treatment- STP                                                                                           |
|             |    | External piping                            | PVC                                                                                                      |
|             |    | Internal piping                            | PVC                                                                                                      |
|             |    | d) Borewell                                | Yes                                                                                                      |
|             | 13 | <b>AIR CONDITIONING</b>                    |                                                                                                          |
|             |    | Living                                     | 16A switch & socket point with Wiring for Split AC.                                                      |
|             |    | M.Bedroom                                  | 16A switch & socket point with Wiring for Split AC.                                                      |
|             |    | Other Bedrooms                             | Only conduit provision for split AC (Electrical points will be on additional cost as per client request) |
|             | 14 | <b>TV POINTS, TELEPHONE AND DATA CABLE</b> |                                                                                                          |
|             |    | Living / dining                            | 1 no. - Tv point and 1.no Telephone point provided                                                       |
|             |    | M.bedroom                                  | 1 no. - Tv point and 1.no Telephone point provided and data point provided                               |
|             |    | C.Bedroom                                  | Data point provided                                                                                      |
|             | 15 | <b>ELECTRICAL Load</b>                     |                                                                                                          |
|             |    | <b>3 bhk</b>                               | 5KW                                                                                                      |
|             |    | <b>2 bhk</b>                               | 4KW                                                                                                      |
|             |    | <b>1BHK, 1BHK + STUDY</b>                  | 3KW                                                                                                      |
|             |    | DG Back up                                 | Partial power backup for 1BHK / 2 BHK / 3 BHK units                                                      |
|             |    |                                            | 3-KW for 3 BR, 2KW - 2BR, 1KW - 1BR & 1BR+STUDY.                                                         |
|             |    |                                            |                                                                                                          |
|             |    | Modular switches                           | Anchor Roma or equivalent make                                                                           |

|  |    |                                              |  |                                                                                                                                                              |
|--|----|----------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | 16 | <b>VERTICAL<br/>TRANSPORTATION</b>           |  | 2 no.'s lift + 1no. Staircase for 4 to a core and 2 no.'s lift + 2no. Staircase for 8 to a core.(Standard make with ARD facility and other safety features). |
|  | 17 | <b>SECURITY SYSTEM &amp;<br/>AUTOMATIONS</b> |  | Provision for Intercom Facility                                                                                                                              |
|  | 18 | <b>LANDSCAPING</b>                           |  | yes                                                                                                                                                          |
|  | 19 | <b>GAS SUPPLY*</b>                           |  | No                                                                                                                                                           |
|  | 20 | <b>WARDROBES</b>                             |  | NA                                                                                                                                                           |
|  | 21 | <b>SUSTAINABILITY</b>                        |  |                                                                                                                                                              |
|  |    | Solar water heater                           |  | Provided only for top 2 floors                                                                                                                               |
|  |    | Organic waste converter                      |  | Yes (Common facility for both Wisteria and Plumeria)                                                                                                         |
|  |    | Ground water recharging                      |  | Yes                                                                                                                                                          |
|  |    | Rain water storage                           |  | Yes                                                                                                                                                          |
|  |    | Street light                                 |  | Yes                                                                                                                                                          |
|  |    | STP                                          |  | Yes                                                                                                                                                          |
|  |    | Car parking                                  |  | As per byelaw                                                                                                                                                |

**:ANNEXURE:**

| SL. No. | Survey No.                                                                   | Extent A - G                                                                 | Date of Purchase | Document No. | Name of the Village |
|---------|------------------------------------------------------------------------------|------------------------------------------------------------------------------|------------------|--------------|---------------------|
| 01      | 114                                                                          | 0 - 20                                                                       | 05.12.2008       | 4877/2008-09 | Kaggalipura         |
| 02      | 119/1                                                                        | 2 - 27                                                                       | 05.12.2008       | 4873/2008-09 | Kaggalipura         |
| 03      | 119/2 & 120                                                                  | 0 - 39<br>5 - 26                                                             | 16.04.2007       | 479/2007-08  | Kaggalipura         |
| 04      | 119/2                                                                        | 1 - 36                                                                       | 29.12.2010       | 6600/2010-11 | Kaggalipura         |
| 05      | 121/1,<br>121/2 &<br>124/9                                                   | 2 - 14<br>0 - 09<br>0 - 10                                                   | 30.04.2007       | 782/2007-08  | Kaggalipura         |
| 06      | 121/3                                                                        | 3 - 19                                                                       | 05.12.2008       | 4882/2008-09 | Kaggalipura         |
| 07      | 122                                                                          | 3 - 24                                                                       | 22.08.2007       | 2768/2007-08 |                     |
| 08      | 122                                                                          | 0 - 22                                                                       | 05.08.2009       | 2575/2009-10 | Kaggalipura         |
| 09      | 121/4 &<br>125/1                                                             | 1 - 00<br>1 - 20                                                             | 31.08.2007       | 2957/2007-08 | Kaggalipura         |
| 10      | 124/3,<br>126/1 &<br>127/4                                                   | 0 - 38<br>1 - 35<br>0 - 04                                                   | 22.08.2007       | 2769/2007-08 | Kaggalipura         |
| 11      | 123                                                                          | 1 - 22                                                                       | 05.12.2008       | 4875/2008-09 | Kaggalipura         |
| 12      | 124/4                                                                        | 0 - 38                                                                       | 05.12.2008       | 4879/2008-09 | Kaggalipura         |
| 13      | 125/3,<br>124/7,<br>125/4,<br>124/6,<br>124/8,<br>124/2,<br>124/5 &<br>125/2 | 0 - 26<br>0 - 14<br>0 - 12<br>0 - 16<br>0 - 10<br>0 - 04<br>0 - 29<br>1 - 20 | 22.09.2009       | 3557/2009-10 | Kaggalipura         |
| 14      | 125/1                                                                        | 1 - 20                                                                       | 22.09.2009       | 3558/2009-10 | Kaggalipura         |
| 15      | 125/1                                                                        | 0 - 30                                                                       | 22.09.2009       | 3603/2009-10 | Kaggalipura         |
| 16      | 126                                                                          | 3 - 10                                                                       | 22.09.2009       | 3554/2009-10 | Kaggalipura         |
| 17      | 127/1                                                                        | 1 - 04                                                                       | 22.09.2009       | 3556/2009-10 | Kaggalipura         |
| 18      | 127/5                                                                        | 0 - 08                                                                       | 29.12.2010       | 6604/2010-11 | Kaggalipura         |
| 19      | 136                                                                          | 5 - 20.75                                                                    | 05.12.2008       | 4887/2008-09 | Kaggalipura         |
| 20      | 137<br>& 139                                                                 | 0 - 23<br>1 - 09                                                             | 16.04.2007       | 461/2007-08  | Kaggalipura         |
| 21      | 138                                                                          | 0 - 33                                                                       | 05.12.2008       | 4884/2008-09 | Kaggalipura         |
| 22      | 140                                                                          | 0 - 18                                                                       | 30.04.2007       | 778/2007-08  | Kaggalipura         |
| 23      | 141, 144/1<br>& 145                                                          | 0 - 32<br>0 - 36.50<br>0 - 35.50                                             | 03.05.2008       | 552/2008-09  | Kaggalipura         |
| 24      | 141 & 144/2                                                                  | 0 - 32<br>0 - 36                                                             | 22.09.2009       | 3550/2009-10 | Kaggalipura         |
| 25      | 142                                                                          | 2 - 04                                                                       | 03.05.2008       | 551/2008-09  | Kaggalipura         |
| 26      | 145                                                                          | 0 - 35.50                                                                    | 22.09.2009       | 3549/2009-10 | Kaggalipura         |
| 27      | 146                                                                          | 1 - 15                                                                       | 30.04.2007       | 784/2007-08  | Kaggalipura         |
| 28      | 147                                                                          | 0 - 23                                                                       | 30.04.2007       | 780/2007-08  | Kaggalipura         |
| 29      | 148/2                                                                        | 0 - 26.50                                                                    | 29.12.2010       | 6599/2010-11 | Kaggalipura         |
| 30      | 148/3                                                                        | 0 - 26.50                                                                    | 29.12.2010       | 6603/2010-11 | Kaggalipura         |
| 31      | 149                                                                          | 2 - 00                                                                       | 05.12.2008       | 4880/2008-09 | Kaggalipura         |