

KADAMBA ESTATES PRIVATE LIMITED

CIN: U68100DL2025PTC458967

Regd. Office: 9, New Rajdhani Enclave, Vikas Marg, Delhi 110092

Email: kadambaestatespvtltd@gmail.com

SPECIFICATIONS OF PROJECT "KADAMBA KUNJH" at Plot No. GH-05 & 06, Koyal Enclave, Ghaziabad, Uttar Pradesh

SCHEDULE "D"- SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE PLOT)

1	Bare Plot at Natural Ground Level
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SCHEDULE "E"- SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE PROJECT)

Sl. No.	DESCRIPTION	DETAILS OF ITEMS
1	Internal Roads	Road Access as per sanctioned layout plan. The width/length of road is 9Mtr/175 running meter approx. and 12Mtr/250 running meter approx. The section of the road comprises of 100 MM thick GSB and 100 MM thick WMM and top layer of black top.
2	Internal Sewer Line	Internal Underground Main Sewerage Line shall be of DWC Pipe with Brick Manholes with RCC Cover of 200 MM Diameter and length will be of 400 running meters approx. and road crossings shall be of 150 MM Diameter and length will be of 200 running meter approx. inside the project shall be provided by the Promoter. Main Sewer Line from the STP of the Development Authority till the Project Boundary will be laid by the Development Authority as per Clause No. 15 of Page No. 5 of Registered Agreement to Sell executed by the Development Authority in favor of the Promoter. Main Sewer Line of Development Authority will be connected with Internal Sewer Line of the Project by the Promoter.
3	Water Supply Line	Internal network of water lines up to all plots shall be laid by the Promoter inside the Project and UPVC Schedule 80 Pipe shall be used. The diameter of the pipe shall be of 25mm to 80mm as per drawing of water supply layout and approximate length of water line is 1000 meter. Main Water Supply Lines till the Project Boundary will be laid by the Development Authority as per Clause No. 15 of Page No. 5 of Registered Agreement to Sell executed by the Development Authority in favor of the Promoter. Main Water Supply Line of Development Authority will be connected with Internal Water Supply Line of the Project by the Promoter.
4	Storm Water Drain	DWC Hume Pipe with Brick Manholes with RCC Cover has been proposed for underground drainage system having 250 mm diameter and length will be of 550 Running Meter approx. and road crossings shall be of 150 MM Diameter and length will be of 200 running meter approx., which shall be laid by the Promoter which will collect the storm water from inside the project and shall be connected to the Authority Drain. Main drainage line till the project boundary will be laid by the Development Authority as per Clause No. 15 of Page No. 5 of Registered Agreement to Sell executed by the Development Authority in favor of the Promoter. Main Drainage Line of Development Authority will be connected with Internal Drainage Line of the Project by the Promoter.

For Kadamba Estates Pvt. Ltd.

Shyam Bihari

Authorised Signatory/Director

5	Landscaping Work	28 nos. of Trees will be planted in the project as per Sanctioned layout.
6	Street Light	3.0 Meter Height Pole with LED light and Total no. of street lights are 36 nos. within the project.
7	Meter & Electricity Connection	The GDA has developed 33/11 KV electricity sub-station through UPPCL for Koyal Enclave Scheme, Ghaziabad, which is situated at around 550 Meter Distance from the project. The promoter will bring separate line of 11KV from the above said electricity sub-station till the project boundary. The Promoter will also install 11KV Line (Through ACSR Rabbit Conductor of 50 Sq. MM and Length is 3300 Mtr. Approx.) & Electricity Poles and will develop complete infrastructure inside the Project and will electrify the whole project. All Individual allottees of plots will obtain their separate electricity connection as per their particular requirement from UPPCL by connecting their electricity line with the poles / 11 KV line installed by the Promoter inside the project. The Promoter will also install 2 Transformers of 63 KVA inside the project to provide common areas services of the project like street lights etc. to the Allottees. Main Electricity Line of UPPCL will be connected with Internal Electricity Line of the Project by the Promoter.
8	STP	Planned sewer network of Development Authority for Koyal Enclave Scheme is already in place. The Project shall be connected to the existing network of the Development Authority as per Clause No. 15 of Page No. 5 of Registered Agreement to Sell executed by the Development Authority in favor of the Promoter.
9	Boundary Wall	The Boundary Wall of Precast Material of 6 Ft. Height will be constructed in those common areas, where there is no boundary line of plots in the project. The total length of Boundary Wall constructed by the Promoter will be 18 Mtr. in the Project.

For Kadamba Estates Pvt. Ltd.

Shyam Bihari V
 Authorised Signatory/Director