

Annexure II

Standard Specifications for Estate Homes/Villa (Externally Finished Only)

(A): The following shall be provided as a part of the Demised Premises:

Building Structure	<ul style="list-style-type: none"> ▪ Standard foundation with stone piling for soil densification; if required ▪ Water proofing for the basement area ▪ Anti termite treatment ▪ Basement & floors with a height of about 3 mtrs. each ▪ Brick walls and RCC columns, beams and slab ▪ All internal walls plastered in cement plaster ▪ Plain cement concrete flooring sub base. ▪ Mangalore tiled roofing on sloping roofs ▪ GI Piping till inlet ▪ Boundary wall, planters ▪ Railings in balconies ▪ Wooden / Aluminium external doors and windows ▪ Stone and / or Stucco treatment in the façade ▪ Landscaping in external courtyards as per design ▪ Fire alarm system
Internal Conducting Services	<ul style="list-style-type: none"> ▪ Internal conduits in concrete slabs for <ul style="list-style-type: none"> (i) Electrical wiring (ii) Telephone / Intercom (iii) Internet connectivity ▪ Connectivity at single point at periphery of the house for the following: <ul style="list-style-type: none"> ▪ Pressurised Water supply, Electricity supply, Sewerage, Drainage, Telephone, Intercom, Internet. ▪ Security <ul style="list-style-type: none"> ▪ manned perimeter security for the complex

(B): The following shall not be provided as a part of the Demised Premises:

Building Structure	<ul style="list-style-type: none"> ▪ Internal Doors and windows or any other wood work ▪ Counter, slabs, fittings, sinks, or any kind of fittings and fixtures in kitchen, toilets or any other area ▪ Overhead and / or underground water tanks ▪ Wiring, switches, electrical fitting(s) / fixtures, etc.
Others	<ul style="list-style-type: none"> ▪ Any other thing not specifically mentioned in part (A) above

Notes and Remarks

1. All works shall be carried out as per standard practice.
2. All works shall be executed as per the standard architectural design and details worked out by our Project Architects.

