

## BOULEVARD PROJECTS PRIVATE LIMITED

CIN: U70200DL2010PTC203764

Regd. office: Max House, 1, Dr. Jha Marg, Okhla Phase 3, Okhla Industrial Estate, New Delhi 110020

Correspondence Address: Max Towers, L-20, C-001/A/1, Sector-16B, Noida-201301, Uttar Pradesh

P: +91 120-4743222

Email: commercial.projects@maxestates.in

### TOWER-B & NEXUS TOWER

| Areas/Items                         | Specifications                                                                                                                                                                                                          |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Structure</b>                    | RCC slab & column / MS/ composite structure with brick/AAC block partitions                                                                                                                                             |
| <b>Common Areas</b>                 |                                                                                                                                                                                                                         |
| <b>Flooring (Lobby/ Lift Lobby)</b> | Marble/Granite/Tiles /any other stone/hard wearing flooring material                                                                                                                                                    |
| <b>Walls (Lobby/ Lift Lobby)</b>    | Marble/Granite/Tiles/other appropriate stone/laminated panelling /cement plaster with suitable long lasting paints.                                                                                                     |
| <b>Toilets</b>                      |                                                                                                                                                                                                                         |
| <b>Floors</b>                       | Anti skid tiles or equivalent                                                                                                                                                                                           |
| <b>Tile Cladding</b>                | Tiles or equivalent 7'-0" on all sides.                                                                                                                                                                                 |
| <b>Internal Doors</b>               | Moulded/Laminated door shutters                                                                                                                                                                                         |
| <b>Fixtures &amp; Fittings</b>      | All provided of standard company make                                                                                                                                                                                   |
| <b>Building Level</b>               |                                                                                                                                                                                                                         |
| <b>Vertical Circulation</b>         | Lifts and staircases for all occupant accessible levels                                                                                                                                                                 |
| <b>Building Façade</b>              | Combination of glazed/glass/stone/ tile /metal panels/painted surface.                                                                                                                                                  |
| <b>Air Conditioning</b>             | Centralized chiller plant in the Basement with tap offs for occupants at all levels.                                                                                                                                    |
| <b>Power</b>                        | 100% power back-up.                                                                                                                                                                                                     |
| <b>Landscape</b>                    | Landscaped central plaza with paving and decorative features - Pedestrian plaza designed with seating areas - Dedicated drop-off zone and entrance for retail and office - Pedestrian friendly with landscape features. |
| <b>Parking</b>                      | Multilevel basement for parking and services.                                                                                                                                                                           |
| <b>General Watch &amp; Ward</b>     | Video surveillance on Ground level surrounding and in basement parking, basement and ground floor lift lobbies. Boom barriers at all vehicular entry and exit points.                                                   |
| <b>Fire Safety</b>                  | Wet riser, hose reel, sprinkler, fire extinguisher, smoke detectors as per norms. Public Address/Voice Communication Systems.                                                                                           |
| <b>Electrical</b>                   | All Common area Lighting and electrification as per design                                                                                                                                                              |
| <b>Signage</b>                      | Internal main lobby equipped with occupant/Allottee(s) directory and directional signs. Utility and emergency signage where appropriate (as per regulatory norms).                                                      |
| <b>Building Management System</b>   | A Building Management System will be provided                                                                                                                                                                           |
| <b>Others</b>                       | -FTTH (Fibre to the Home) technology.<br>-Sewage Treatment Plant as per regulatory norms.<br>-Rain Water Harvesting as per regulatory norms.                                                                            |
| <b>Client Area</b>                  |                                                                                                                                                                                                                         |
| <b>Internal</b>                     | The occupant/Allottee(s) unit/space shall be in bare shell conditions and the interior works of Unit lies in the occupant/Allottee(s) scope.                                                                            |
| <b>Flooring</b>                     | Bare concrete floor                                                                                                                                                                                                     |
| <b>Walls</b>                        | Plain cement plaster/gypsum plaster on brick/AAC walls                                                                                                                                                                  |
| <b>Ceiling</b>                      | Bare shell without plastered ceiling. False ceiling to be done by the occupant/Allottee(s).                                                                                                                             |
| <b>Air Conditioning</b>             | Tap-off chilled water connection point                                                                                                                                                                                  |

*Saurav*



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| Areas/Items           | Specifications                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Power</b>          | Provision of meters & tap offs near the rising main in electrical room. One point for connecting the internal electrical system of appropriate loads.                                                                                                                                                                                                                  |
| <b>Fire detection</b> | Sprinklers and fire detection system as per NBC norms connected to the common system of the building in conformity to the fire safety norms and smoke extraction system. Upright Sprinkler Network to be provided as default, where the occupant shall not be permitted to take a tap off for their sprinkler network. Provision of tap off as per developer's design. |

### TOWER-B & NEXUS TOWER (BAREHELL)

| Areas/Items                         | Specifications                                                                                                                                                                                                          |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Structure</b>                    | RCC slab & column / MS/ composite structure with brick/AAC block partitions                                                                                                                                             |
| <b>Common Areas</b>                 |                                                                                                                                                                                                                         |
| <b>Flooring (Lobby/ Lift Lobby)</b> | Marble/Granite/Tiles /any other stone/hard wearing flooring material                                                                                                                                                    |
| <b>Walls (Lobby/ Lift Lobby)</b>    | Marble/Granite/Tiles/other appropriate stone/laminated panelling /cement plaster with suitable long lasting paints.                                                                                                     |
| <b>Building Level</b>               |                                                                                                                                                                                                                         |
| <b>Vertical Circulation</b>         | Lifts and staircases for all occupant accessible levels                                                                                                                                                                 |
| <b>Building Façade</b>              | Combination of glazed/glass/stone/ tile /metal panels/painted surface.                                                                                                                                                  |
| <b>Air Conditioning</b>             | Centralized chiller plant in the Basement with tap offs for occupants at all levels.                                                                                                                                    |
| <b>Power</b>                        | 100% power back-up.                                                                                                                                                                                                     |
| <b>Landscape</b>                    | Landscaped central plaza with paving and decorative features - Pedestrian plaza designed with seating areas - Dedicated drop-off zone and entrance for retail and office - Pedestrian friendly with landscape features. |
| <b>Parking</b>                      | Multilevel basement for parking and services.                                                                                                                                                                           |
| <b>General Watch &amp; Ward</b>     | Video surveillance on Ground level surrounding and in basement parking, basement and ground floor lift lobbies. Boom barriers at all vehicular entry and exit points.                                                   |
| <b>Fire Safety</b>                  | Wet riser, hose reel, sprinkler, fire extinguisher, smoke detectors as per norms. Public Address/Voice Communication Systems.                                                                                           |
| <b>Electrical</b>                   | All Common area Lighting and electrification as per design                                                                                                                                                              |
| <b>Signage</b>                      | Internal main lobby equipped with occupant/Allottee(s) directory and directional signs. Utility and emergency signage where appropriate (as per regulatory norms).                                                      |
| <b>Building Management System</b>   | A Building Management System will be provided                                                                                                                                                                           |
| <b>Others</b>                       | -FTTH (Fibre to the Home) technology.<br>-Sewage Treatment Plant as per regulatory norms.<br>-Rain Water Harvesting as per regulatory norms.                                                                            |
| <b>Client Area</b>                  |                                                                                                                                                                                                                         |
| <b>Internal</b>                     | The occupant/Allottee(s) unit/space shall be in bare shell conditions and the interior works of Unit lies in the occupant/Allottee(s) scope.                                                                            |

*Aurav*



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| Areas/Items      | Specifications                                                                                                                                                                                                                                                                                                                                                         |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Flooring         | Bare concrete floor                                                                                                                                                                                                                                                                                                                                                    |
| Walls            | Plain cement plaster/gypsum plaster on brick/AAC walls                                                                                                                                                                                                                                                                                                                 |
| Ceiling          | Bare shell without plastered ceiling. False ceiling to be done by the occupant/Allottee(s).                                                                                                                                                                                                                                                                            |
| Air Conditioning | Tap-off chilled water connection point                                                                                                                                                                                                                                                                                                                                 |
| Power            | Provision of meters & tap offs near the rising main in electrical room. One point for connecting the internal electrical system of appropriate loads.                                                                                                                                                                                                                  |
| Fire detection   | Sprinklers and fire detection system as per NBC norms connected to the common system of the building in conformity to the fire safety norms and smoke extraction system. Upright Sprinkler Network to be provided as default, where the occupant shall not be permitted to take a tap off for their sprinkler network. Provision of tap off as per developer's design. |

### RETAIL

| Areas/Items                | Specifications                                                                                                                                                        |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Structure                  | RCC slab & column / MS/ composite structure with brick/AAC block partitions                                                                                           |
| <b>Common Areas</b>        |                                                                                                                                                                       |
| Flooring                   | Marble / Granite/ Tiles /any other stone/hard wearing flooring material                                                                                               |
| Walls                      | Marble/Granite/Tiles/other appropriate stone/laminated panelling /cement plaster with suitable long lasting paints.                                                   |
| <b>Toilets</b>             |                                                                                                                                                                       |
| Floors                     | Anti skid tiles or equivalent                                                                                                                                         |
| Tile Cladding              | Tiles or equivalent 7'-0" on all sides.                                                                                                                               |
| Internal Doors             | Moulded/Laminated door shutters                                                                                                                                       |
| Fixtures & Fittings        | All provided of standard company make                                                                                                                                 |
| <b>Retail Level</b>        |                                                                                                                                                                       |
| Vertical Circulation       | Lifts and staircases for all occupant accessible levels                                                                                                               |
| Facade                     | Combination of glazed/glass/stone/ tile /metal panels and/or painted surface.                                                                                         |
| Air Conditioning           | Common area air conditioning as per design.                                                                                                                           |
| Power                      | 100% power back-up.                                                                                                                                                   |
| General Watch & Ward       | Video surveillance on Ground level surrounding and in basement parking, basement and ground floor lift lobbies. Boom barriers at all vehicular entry and exit points. |
| Fire Safety                | Wet riser, hose reel, sprinkler, fire extinguisher, smoke detectors as per norms. Public Address/Voice Communication Systems.                                         |
| Electrical                 | All Common area Lighting and electrification as per design                                                                                                            |
| Building Management System | A Building Management System will be provided                                                                                                                         |
| Others                     | -FTTH (Fibre to the Home) technology.<br>-Sewage Treatment Plant as per regulatory norms.<br>-Rain Water Harvesting as per regulatory norms.                          |
| <b>Client Area</b>         |                                                                                                                                                                       |

*Gaurav*



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| Areas/Items             | Specifications                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Internal</b>         | The occupant/Allottee(s) unit/space shall be in bare shell conditions and the interior works of Unit lies in the occupant/Allottee(s) scope.                                                                                                                                                                                                                           |
| <b>Flooring</b>         | Bare concrete floor                                                                                                                                                                                                                                                                                                                                                    |
| <b>Walls</b>            | Plain cement plaster/gypsum plaster on brick/AAC walls                                                                                                                                                                                                                                                                                                                 |
| <b>Ceiling</b>          | Bare shell without plastered ceiling. False ceiling to be done by the occupant/Allottee(s).                                                                                                                                                                                                                                                                            |
| <b>Shop Front</b>       | To be done by the occupant/ allottee. The design and specification to be pre-approved as per fitout guidelines issued by the developer                                                                                                                                                                                                                                 |
| <b>Plumbing</b>         | Tap-off for Water supply & Drainage to be provided                                                                                                                                                                                                                                                                                                                     |
| <b>Air Conditioning</b> | Tap-off chilled water connection point                                                                                                                                                                                                                                                                                                                                 |
| <b>Power</b>            | Provision of meters & tap offs near the rising main in electrical room. One point for connecting the internal electrical system of appropriate loads.                                                                                                                                                                                                                  |
| <b>Fire detection</b>   | Sprinklers and fire detection system as per NBC norms connected to the common system of the building in conformity to the fire safety norms and smoke extraction system. Upright Sprinkler Network to be provided as default, where the occupant shall not be permitted to take a tap off for their sprinkler network. Provision of tap off as per developer's design. |

### RESIDENCE-1

| Areas/Items                                | Specifications                                                                                 |
|--------------------------------------------|------------------------------------------------------------------------------------------------|
| <b>Structure</b>                           | RCC slab & column / MS/ composite structure with brick/AAC block partitions                    |
| <b>Living Room/Dining Room/Family Room</b> |                                                                                                |
| <b>Floors</b>                              | Imported Marble/Wooden Flooring or equivalent                                                  |
| <b>Internal Walls</b>                      | Acrylic emulsion paint                                                                         |
| <b>External Walls</b>                      | External Grade Weather Resistant paint                                                         |
| <b>Ceiling</b>                             | Painted False ceiling as per specifications                                                    |
| <b>External door &amp; windows</b>         | UPVC/Aluminium Frame                                                                           |
| <b>Internal Doors</b>                      | Moulded/Laminated door shutters                                                                |
| <b>Main door &amp; Frames</b>              | Designer Flush doors finished with polished wood veneer and timber/engineered wood door frames |
| <b>Bedrooms</b>                            |                                                                                                |
| <b>Floors</b>                              | Wooden Flooring or equivalent                                                                  |
| <b>Internal Walls/Ceiling</b>              | Choice of Acrylic Emulsion Paint on POP base                                                   |
| <b>External Walls</b>                      | External Grade Weather Resistant paint                                                         |
| <b>External door &amp; windows</b>         | UPVC/Aluminium Frame                                                                           |
| <b>Internal Doors and Frame</b>            | Moulded/Laminated door shutters                                                                |
| <b>Toilets</b>                             |                                                                                                |
| <b>Floors</b>                              | Imported Marble/anti skid Tiles or equivalent                                                  |
| <b>Ceiling</b>                             | Painted False ceiling as per specifications                                                    |
| <b>External door &amp; windows</b>         | Aluminium/UPVC Frame                                                                           |

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| Areas/Items                          | Specifications                               |
|--------------------------------------|----------------------------------------------|
| Tile cladding                        | Tile 7'-0" or higher on all sides.           |
| Internal Doors                       | Moulded/Laminated door shutters              |
| Internal Walls                       | Acrylic Emulsion paint of appropriate colour |
| Fixtures and Fittings                | Premium fixtures and CP fittings             |
| <b>Kitchen</b>                       |                                              |
| Floors                               | Imported Marble/Premium Tile or equivalent   |
| Internal Walls                       | Tiles 2'-0" above counter + acrylic paint    |
| Ceiling                              | Painted False ceiling as per specifications  |
| External door & windows              | UPVC/Aluminium Frame                         |
| <b>Balcony</b>                       |                                              |
| Floors                               | Marble/Wooden decking/Tiles or equivalent    |
| External Walls                       | External Grade Weather Resistant paint       |
| Railings                             | Glass/SS/MS Railing as per design            |
| <b>Sanitary Ware and CP Fittings</b> |                                              |
| Premium fixtures and CP fittings     |                                              |

## RESIDENCE-2

| Areas/Items              | Specifications                                                              |
|--------------------------|-----------------------------------------------------------------------------|
| Structure                | RCC slab & column / MS/ composite structure with brick/AAC block partitions |
| <b>Living Room</b>       |                                                                             |
| Floors                   | Concrete                                                                    |
| Internal Walls           | Blockwork/brickwork                                                         |
| Ceiling                  | Concrete Slab                                                               |
| <b>Bedroom</b>           |                                                                             |
| Floors                   | Concrete                                                                    |
| Internal Walls           | Blockwork/brickwork                                                         |
| Ceiling                  | Concrete Slab                                                               |
| <b>Toilets</b>           |                                                                             |
| Floors                   | Concrete                                                                    |
| Walls                    | Blockwork/brickwork                                                         |
| Ceiling                  | Concrete Slab                                                               |
| Counters                 | None                                                                        |
| Sanitaryware/CP Fittings | CP Fittings, Washbasin, WC                                                  |
| Fitting/Fixtures         | NA                                                                          |
| <b>Kitchen</b>           |                                                                             |
| Floors                   | Concrete                                                                    |

*Aurav*



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| Areas/Items        | Specifications       |
|--------------------|----------------------|
| Walls              | Blockwork/brickwork  |
| Ceiling            | Concrete Slab        |
| Counters           | NA                   |
| Fixtures           | Water point with Tap |
| Kitchen Appliances | NA                   |
| Balcony            |                      |
| Floors             | Concrete             |
| Walls/Ceiling      | Blockwork/brickwork  |
| Railings           | MS/SSAL/Glass        |
| Fixtures           | Ceiling LED Lights   |

For and on behalf of Boulevard Projects Private Limited



*Signature*

Authorized Signatory