

INFO PACK

JAYPEE SQUARE EAST

JAYPEE GREENS
SPORTS CITY
— THE CITY WITH A WINNING ATTITUDE —

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PRODUCT BRIEF

SCO (Shop-Cum-Office) Concept relates with the mixed development of shopping and office spaces on an Independent Commercial.”

This concept is popular in dense Residential areas where potential usage of an SCO attracts – Food chains, Apparel Shops, Banks (Branches), ATMs, other financial retails, Small Restaurants, Fast Food Joints, Telephone/Mobile Shops, Insurance Branches etc.

Each SCO will be G + 3 storeys having an area of **2619 / 2763 Sq. Ft.**
Details as per layout plan and unit plan.

Location:

Jaypee Greens Sports City East
(In Com. 6 zone, entry from sector road & Boulevard)

Jaypee Greens Sports City East

Location Details:

- The project site is located approximately 45 kms south east of Delhi, 15 kms south of Noida & east of the Yamuna River. It will be well connected with the Yamuna Expressway along its east boundary, Eastern Expressway on its west & ring road to South east.
- Proposed metro link would run parallel to the Yamuna Expressway. The main railway line between Delhi & Agra runs along the west boundary.
- O Point (Greater Noida) – The time taken is 15 min (approx.)
- Noida / Greater Noida Expressway – The time taken is 25 min (approx.)
- South Delhi – The time taken is 35 – 42 min (approx.)

Features –

- India's first 'Urban Integrated City'
- Motor Race Track of International Standards.
- Stadiums for various sports with related facilities.
- Enveloped in acres of landscaped greens & thematic gardens
- Gated community
- Inter-connected with a 15.4 km long Boulevard with its own special characteristics
- Community Sports Corridor
- Commercial Zone having 'Central Business District' (CBD) comparable to international downtowns having a Financial Centre with business offices, restaurants, convention & exhibition centers etc.

- Regional Center for music & outdoor sculpture
- Downtown Park & Lake.
- Entertainment District having Civic Centers with convenience & contemporary amenities having a mixture of commercial / retail / residential uses. Also featuring signature buildings, cultural & civic arts centre with modern infrastructure.
- Spacious & well designed residential units
- Schools/colleges
- Community shopping centers
- Civic Center
- Cultural City Centre – A devoted world class centre for India / International Art, Religion & History.
- Different eco-residential areas with open space preserving natural environment, eco-retreats & hosting eco-activities.
- Road network
- Hotels
- Super Specialty Hospital
- World class higher educational facilities, universities, medical centre, Research & Development Park
- Golf Clubhouse and Social Clubs
- Variety of residential options ranging from low rise luxury apartments to high rise ones.
- Pedestrian friendly open spaces
- Own power plant & sewage treatment plant.

USPs

- Jaypee Group's brand name & lineage
- Location Advantage
- Accessibility
 - Proposed International Airport.
 - Proposed Metro connectivity from Noida to Jewar.
 - Eastern Peripheral Expressways intersecting Yamuna Expressway.
 - The main railway line between Delhi & Agra already runs along its West boundary.

Other Development in the vicinity:

- Gautam Buddha University
- IT Tech Zone
- Night Safari
- Boraki Railway Station(Integrated Transport Hub)

Yamuna Expressway Project:

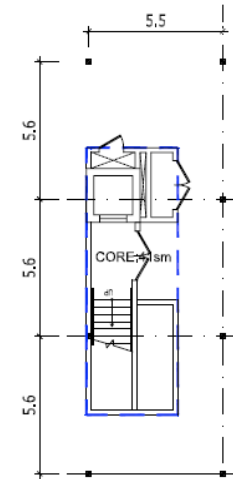
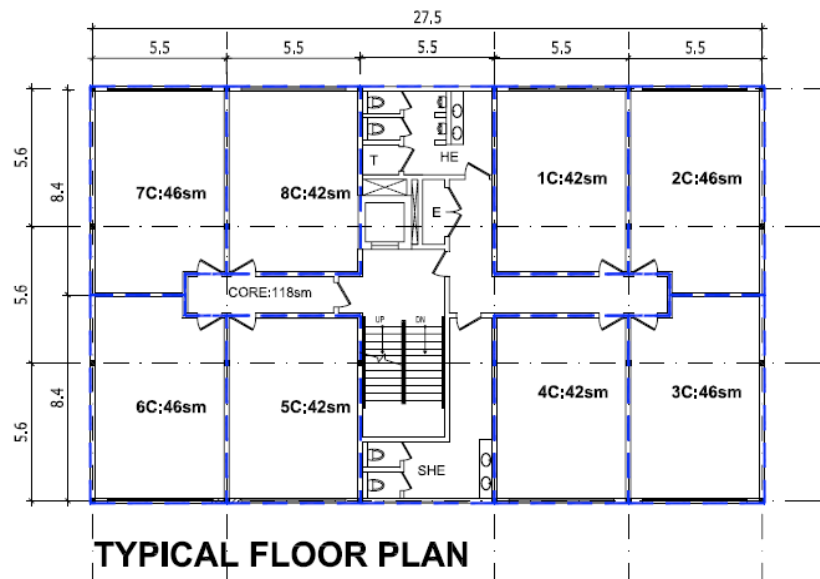
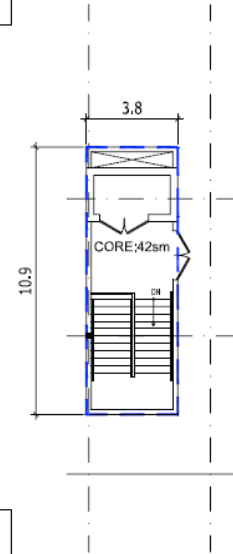
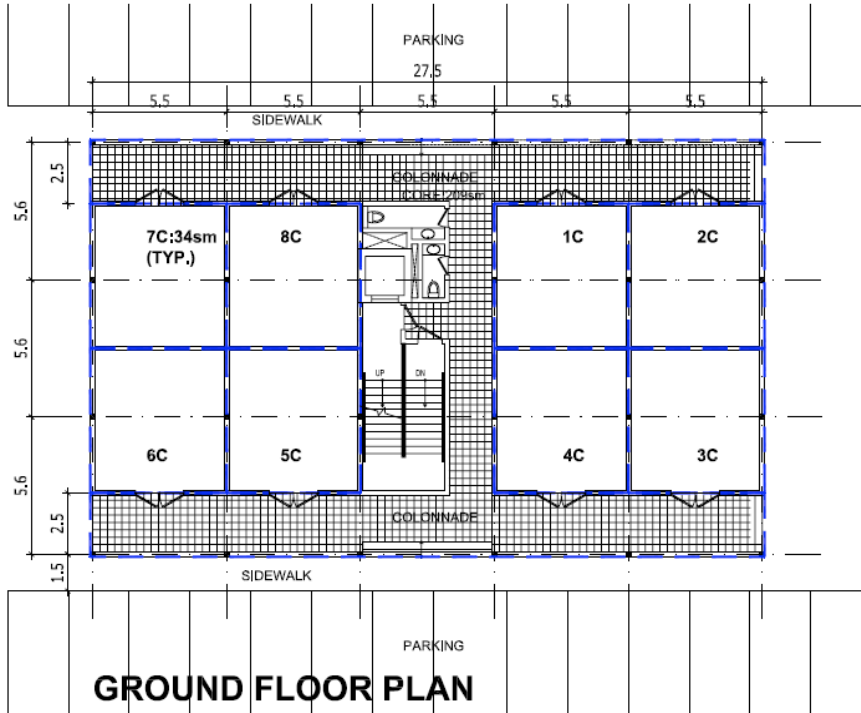
Highlights –

- India's Longest Access Controlled Expressway, 165 kms with Six Lane Concrete Pavement - slated to reduce the travel time between New Delhi and Agra to 2 hours from the present 4 hours
- Yamuna Expressway is poised to be Growth Engine for all round economic and industrial growth in western UP impacting a population of around 30 million.
- Yamuna Expressway Authority has identified ribbon development along Yamuna Expressway to promote Special Development Zones for core activities like IT, Industries, Biotechnology, and Service Sectors & Commercial.
- Connecting National Capital Region with other parts of the state will boost economic activity, decongestion of existing roads and reduction in pollution.
- 44,000 hectares of development along the Yamuna Expressway.

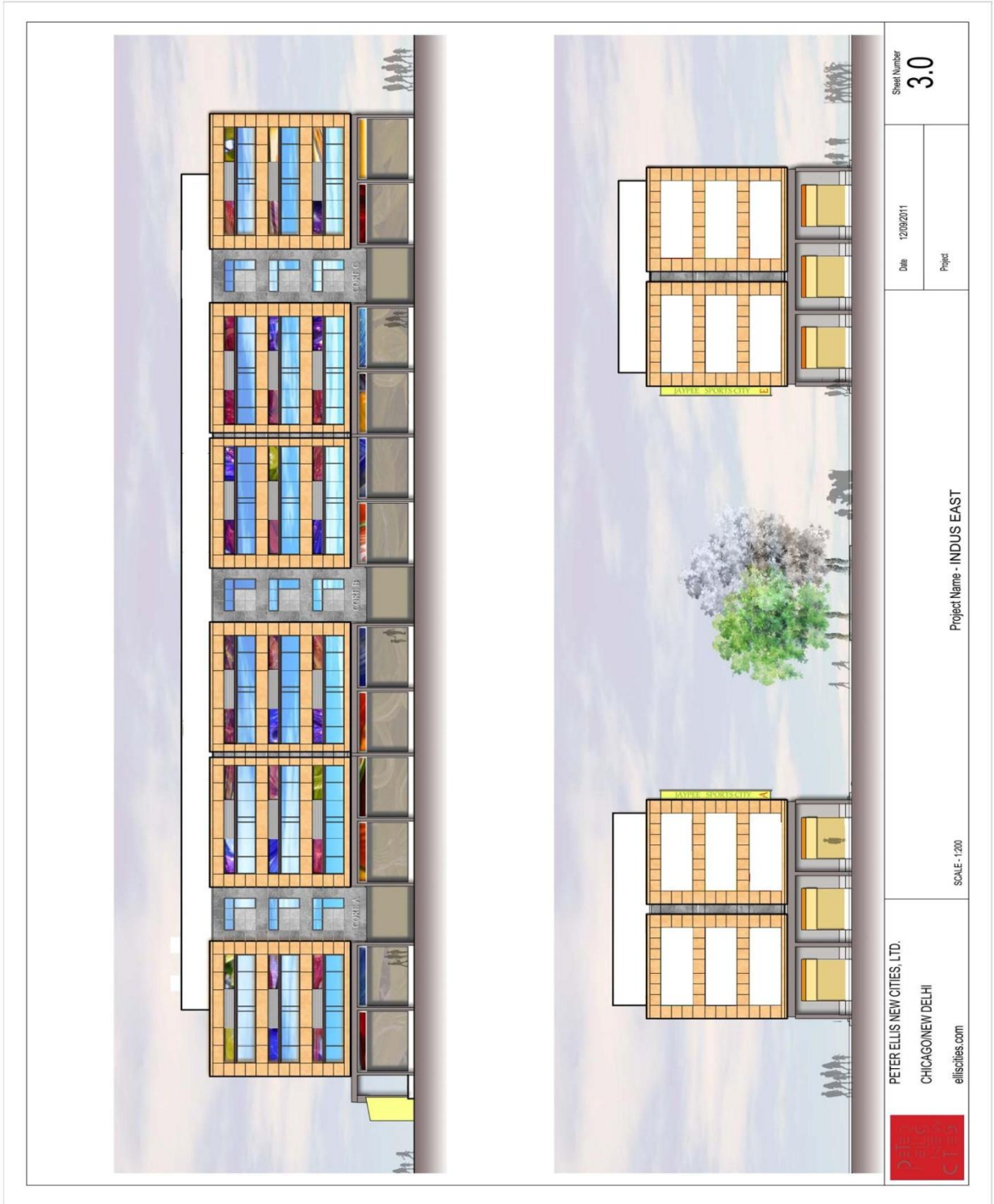
MASTER PLAN



UNIT PLAN



ELEVATION



SPECIFICATIONS	
STRUCTURE	R.C.C. framed structure
WALLS	Internal- Oil bound distemper External- Good quality external grade paint
FLOORS	Tile flooring
DOORS & WINDOWS	Aluminium pre engineered frames
COMMON TOILETS	
WALLS	Tiles in cladding upto 3'6" inside bathrooms, and balace walls painted in Oil Bound Distemper
FLOORS	Tile flooring
DOORS & WINDOWS	Flush doors
FIXTURES & FITTINGS	In common areas & toilets
LIFT LOBBIES/ CORRIDORS	
WALLS	Oil Bound Distemper
FLOORS	Tile flooring
RAILINGS	MS Railing as per design
OTHERS	
Lifts, External development & Landscaping features	
Internal conduits in concrete slabs for electrical wiring, telephone/ intercom and cable TV/ internet connectivity	
Connectivity at single point at the periphery for the following: Pressurized water supply, electricity supply, sewerage, drainage, telephone, intercom, cable TV, and internet.	

PRICE LIST FOR SCO

BSP @ Rs 4200/- per Sq. ft.
BSP @ Rs.4400/-per Sq. ft (for corner unit)
Inaugural Discount @ Rs.200 per Sq. ft

(Additional Service Tax, as applicable)

Other Applicable Charges:

S. No.	Payment Head	Charges / Rate
1.	Internal Development Charges	Rs. 150/- per Sq. ft.
3.	External Development Charges	Rs. 150/- per Sq. ft.
4.	Electric Sub Station Charges	Rs. 60/- per Sq. ft.
5.	Car Parking compulsory	One reserved car parking space compulsory per SCO Rs. 2.50 Lacs.
	1 st Car park (open)@ Rs 2.50 lacs Subsequent car park : Open @ Rs 2.75 lacs (optional) Basement @ Rs 3.50 lacs (optional)	
6.	Interest Free Maintenance Deposit	Rs. 100/- per Sq. ft.
7.	One Time Lease Rent	Rs. 50/- per Sq. ft.
8.	Maintenance Advance for first year	Rs. 2.50 per Sq. ft. per month

Notes:

1. The Basic Sales Price (BSP) is for the indicated Super Area and is not inclusive of the other applicable charges mentioned above.
2. Additional amounts towards Stamp Duty, Registration Charges, and legal / miscellaneous expenses etc., shall be payable by the Allottee at the time of offer of possession.
3. Maintenance charges/Deposits shall be payable by the allottee separately as follows:-
 - a. The one time Interest Free Maintenance Deposit @ Rs. 100/- per Sq. ft. shall be payable before handing over possession of the premises to the allottee.
 - b. Maintenance charges for the first year shall be payable in advance at the time of offer of possession @ Rs. 2.5/- per Sq. ft. per month.
4. The Super Area mentioned in the brochure and/or other documents are indicative only.
5. All Plans and layouts are subject to change at the sole discretion of the Company or Statutory Authorities.
6. Exact Super Area shall be calculated at the time of offer of possession of property as constructed.
7. The other terms and conditions shall be as per the Application Form, Standard Terms and Conditions and the Provisional Allotment Letter of the Company.
8. The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
9. Government Taxes as applicable from time to time shall be payable by the allottee in addition to the sale price as stated above.
10. Administrative Charges for the first transfer of allotment would be free.
11. Second transfer onwards; the charges would be @ Rs. 100 per sq ft (Subject to change, as per the company policy).

PAYMENT PLAN

Booking Amount: Rs. 5.00 Lacs

A. Construction Linked Payment Plan (CLP)

S. No	Payment Due	Percentage (%)	Other Charges
1	Booking Amount	As Applicable	
2	Within 30 Days from date of Booking/allotment	20% of BSP less Booking Amount)	
3	Within 90 days from date of allotment	10% of BSP	
4	Within 150 days from date of allotment	5% of BSP	Car Parking
5	Within 210 days from date of allotment	10% of BSP	
6	On completion of ground floor roof slab	10% of BSP	EDC+IDC
7	On completion of 1st floor roof slab	10% of BSP	
8	On completion of 2nd floor roof slab	10% of BSP	
9	On completion of 3rd floor roof slab	10% of BSP	Electric Sub - Station Charges
10	On completion of External plaster	10% of BSP	
11	On offer of possession	5% of BSP	IFMD + Lease Rent Charges+ Maintenance Advance
	TOTAL	100%	

B. Partial Down Payment Plan (PDP)

S. No	Payment Due	Percentage (%)	Other Charges
1	At the Time of Booking	As Applicable	
2	Within 30 Days from the date of booking/ allotment	55% of BSP less Booking Amount	Car Parking
3	On completion of 2nd floor roof slab	20% of BSP	EDC+IDC + Electric Sub - Station Charges
4	On completion of External plaster	20% of BSP	
5	On offer of possession	5% of BSP	IFMD + Lease Rent Charges+ Maintenance Advance
	TOTAL	100%	

- Partial Down payment discount up to 6% on BSP, based on the status of development works.

C. Down Payment Plan (DP)

S. No	Payment Due	Percentage (%)	Other Charges
1	Booking Amount	As Applicable	
2	Within 30 days from date of Booking/ allotment	95% of BSP less booking amount	IDC + EDC+Car park + Electric + substation
3	On offer of possession	5% of BSP	IFMD + Lease Rent Charges + Maintenance Advance
	TOTAL	100%	

- Down payment discount up to 15% on BSP, based on the status of development works.

Note:

1. The Partial Down Payment and Down payment discount shall reduce with passage of time and based on the physical progress of construction works.
2. The Construction linked payment plan and Partial down payment plan shall become payable on demand irrespective of the order in which they are listed.
3. Construction linked instalments may run concurrently with those under the time linked instalments based on the physical progress of work at site.

Cheques to be drawn in favor of 'Jaypee Infratech Limited' payable at Noida.

FAQs

What kind of security would be provided?

- Top of the line security shall be provided along with access control at the entry / exit gate of the complex.

When will the possession be given?

- Possession will be given after four years, with a grace period of 90 days.(As per the terms & conditions mentioned in the provisional Allotment Letter.)

Who will maintain the common area? Do I pay anything upfront towards common area charges?

- The common areas/services shall be maintained by a designated Maintenance Agency on payment of maintenance charges.
- The Interest Free Maintenance Deposit is applicable, as per the payment plan.
- One year maintenance charges will have to be paid in advance at the time of offer of Possession.

Is the basement common?

- Yes basement is common to all. Parking space in basement is to be purchased separately.

What are the stamp duty charges?

- At present, it is 5% of consideration or the value of the property (whichever is higher) at the time of conveyance deed, as per applicable stamp duty act.

PAYMENT RELATED QUERIES

Is the price escalation free?

- Yes subject to the standards terms and conditions, the contracted price shall be escalation free.

What are the various payment plans available?

- Following payment plans are being offered:
 - Construction-linked payment plan
 - Down-payment plan
 - Partial down-payment plan

PENALTY RELATED QUERIES

What if there is a delay in payment on due date? Is any interest levied for the same?

- All installments are payable by the due date. Any delay in payment beyond the due date will attract interest @ 18 % p.a. on the delayed amount for the delay period.

Is the any compensation paid to be customer, if there is a delay in possession of the said premises?

- Yes, the customer is entitled for a compensation of Rs. 8/- psf per month. (As per the terms & conditions mentioned in the application form)

Can I request for cancellation of allotment at a subsequent date? What are the financial consequences of the same?

- A request for cancellation can be made at any time after booking. It may however be noted that the Earnest Money (10% of the total consideration) will be forfeited as the same is non refundable.



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