

INFO – PACK

“AMAN-III”

At
Jaypee Greens Sports City - East

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PRODUCT BRIEF

Location: Jaypee Greens Sports City – East

No. of floors: Stilt + 7

Possession period: 30 months plus grace period of 6 months from the date of Provisional allotment letter

Configuration:

S. No.	Type	Super Area	
		Sq. M.	Sq. Ft.
1	2 Room + Pantry	37.16	400
2	2 Room + Kitchen	55.74	600
3	3 Room + Kitchen	66.43	715
4	3 Room + Kitchen	72.93	785
5	2 BHK	110.09	1185

Highlights of the Yamuna Expressway Project

- 165 km long connecting Noida to Agra.
- India's Longest Access Controlled Expressway with Six Lane Concrete Pavement-It has reduced the travel time between New Delhi and Agra to 2 hours from the earlier 4 hours.
- Yamuna Expressway is poised to be the 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 the Yamuna Expressway to promote Industrial, Residential, Institutional & other activities.
- Connecting the National Capital Region with other parts of the state, it will boost economic activity, and lead to decongestion of existing roads and reduction in pollution.

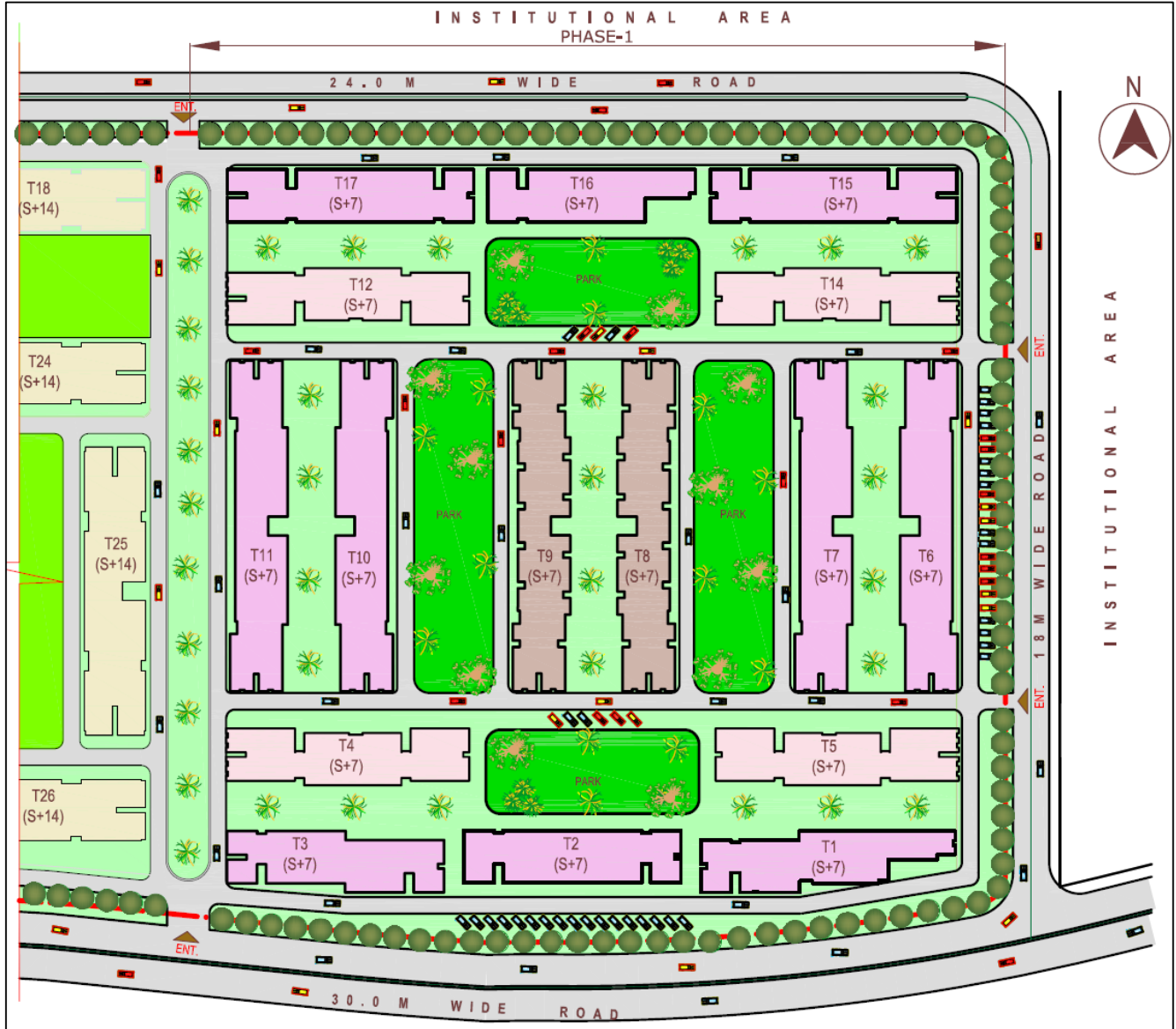
Main features of Jaypee Greens Sports City

- A fine Integrated City
- Buddh International Circuit (Formula 1 Circuit)
- Multiple Sports facilities such as a Cricket stadium, Tennis Courts , Swimming Pools, Diving arena and a Multi-purpose Indoor Stadium
- Cricket Stadium (under construction) with a seating capacity of 35,000 spectators in Phase-1. Enveloped in acres of landscaped greens & thematic gardens
- “The Green Boulevard of Life”- stretching over miles and miles, this is a 80-200 m wide greenscaped, tree-lined thoroughfare curving through all the major areas of Sports City and will have multi-lane roads, dedicated lanes for pedestrians, bicycles and mass transit systems.
- A ‘Central Business District’ (CBD) comparable to any international downtown, having a Financial Centre with Business offices, restaurants, convention & exhibition centre etc.
- Entertainment District having a mix of signature buildings, cultural & civic arts centres with all modern infrastructure.
- A range of educational facilities ranging from Crèches to Primary and Secondary Schools to Graduate and Post Graduate colleges and technical institutes
- Cultural City Centre – A devoted world class centre for India / International Art, Religion & History.
- A well planned and optimized Road network
- Variety of residential options ranging from independent plots to high rise apartments.
- Pedestrian friendly open spaces
- A Golf course with an exclusive Clubhouse and multiple Social Clubs.
- Hotels and other hospitality options
- Super Specialty Hospitals and other medical facilities

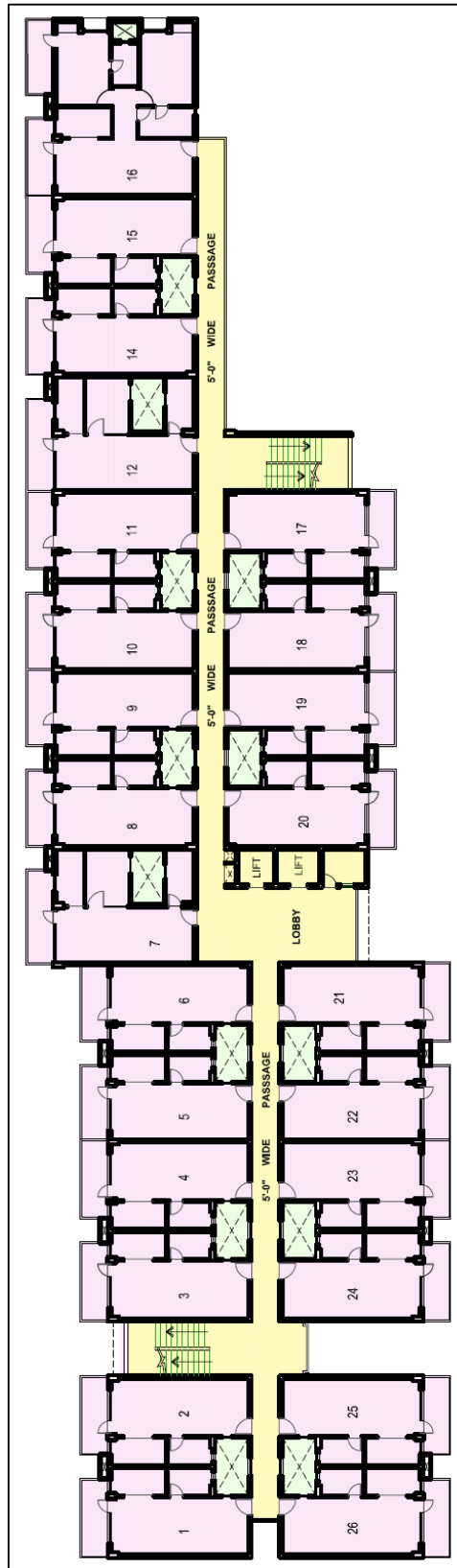
LOCATION PLAN



SITE LAYOUT PLAN (PHASE - I)

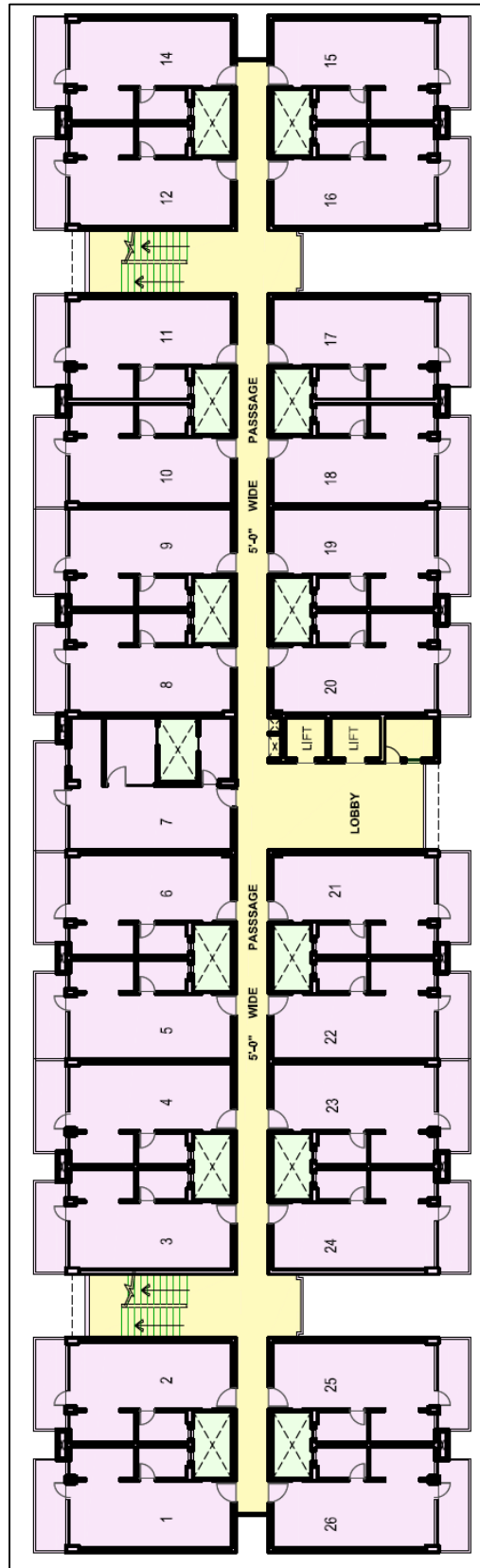


TYPICAL CLUSTER PLAN (Tower No. 1)



UNIT- II	=	55.74Sqm.(600Sft.)
(1 to 6 & 8 to 11 & 14,15 &17 to 26)		
UNIT- V	=	110.09 Sqm.(1185.0 Sft.)
(16)		
UNIT- IV	=	72.93 Sqm.(785Sft.)
(7,12)		
TYPICAL CLUSTER PLAN		
TOWER NOS :	T1	
FLOOR. :	1,2,3,4,5,6,7	

TYPICAL CLUSTER PLAN (Tower No. 2)



UNIT- II = 55.74Sqm.(600Sft.)
 (1 to 6 & 8 to 26)
UNIT- IV = 72.93 Sqm.(785Sft.)
 (7)

TYPICAL CLUSTER PLAN

TOWER Nos : T2
FLOOR. : 1,2,3,4,5,6,7

TYPICAL CLUSTER PLAN (Tower No. 3)



UNIT- II	=	55.74Sqm.(600Sft.)
(2 to 5 & 7 to 23)		
UNIT- IV	=	72.93 Sqm.(785Sft.)
(6)		
UNIT- V	=	110.09 Sqm.(1185.0 Sft.)
(1 & 24)		
TYPICAL CLUSTER PLAN		
TOWER NOS :		T3
FLOOR. :		1,2,3,4,5,6,7

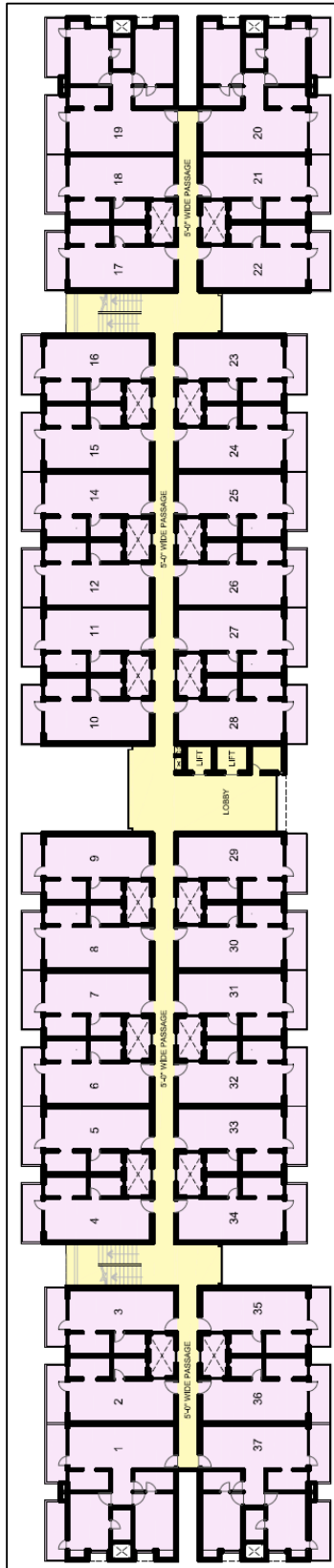
TYPICAL CLUSTER PLAN (Tower Nos. 4, 5, 12, 14)



UNIT-I = 37.16 Sqm.(400 Sft.)
 (1 to 19 & 22 to 41)
 UNIT-V = 110.09 Sqm.(1185 Sft.)
 (20 & 21)

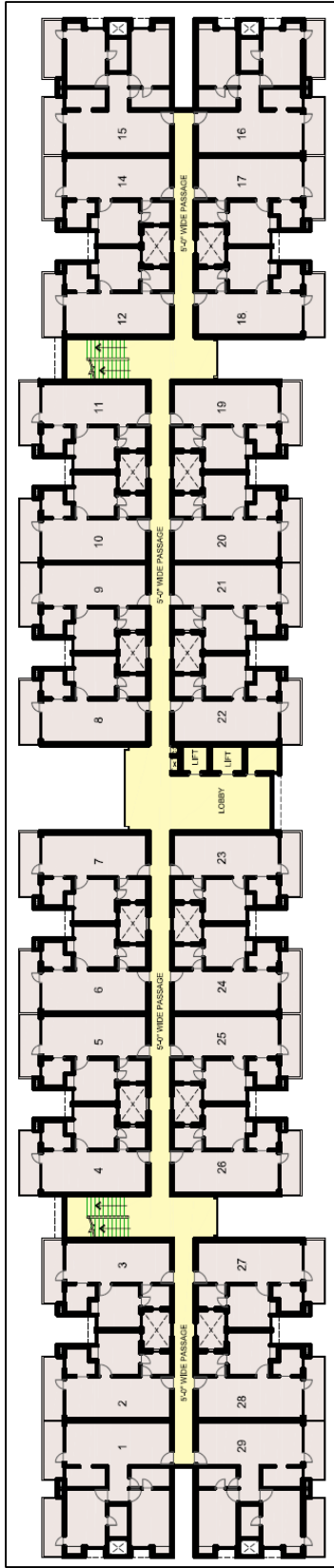
TYPICAL CLUSTER PLAN
 TOWER NOS : T4,T5,T12,T14
 FLOOR. : 1,2,3,4,5,6,7

TYPICAL CLUSTER PLAN (Tower Nos. 6, 7, 10, 11)



UNIT - II	=	55.74 Sqm. (600 Sft.)
(2 to 18 & 21 to 36)		
UNIT - V	=	110.09 Sqm. (1185 Sft.)
(1, 19, 20 & 37)		
TYPICAL CLUSTER PLAN		
TOWER NOS.	:	T6,T7,T10,T11
FLOOR	:	1,2,3,4,5,6, & 7

TYPICAL CLUSTER PLAN (Tower Nos. 8, 9)



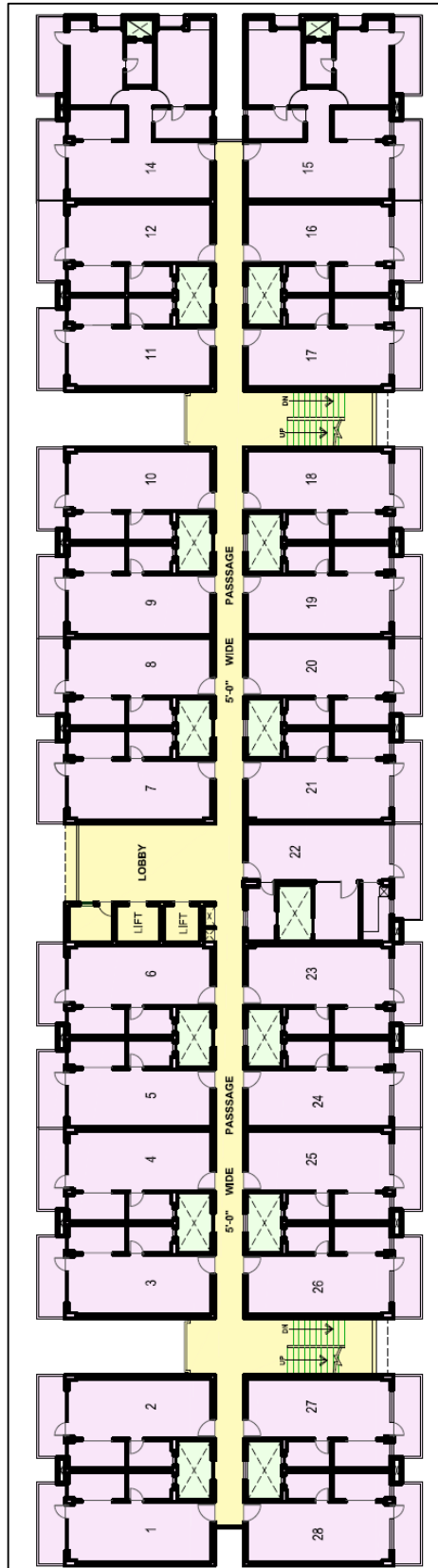
UNIT - III = 66.43 Sqm. (715 Sft.)
(2 to 14 & 17 to 28)

UNIT - V = 110.09 Sqm (1185 Sft.)
(1, 15, 16 & 29)

TYPICAL CLUSTER PLAN

TOWER NOS. : T8,T9
FLOOR : 1,2,3,4,5,6, & 7

TYPICAL CLUSTER PLAN (Tower Nos. 15, 17)



UNIT- II	=	55.74 Sqm.(600Sft.)
(1 to 12 & 16 to 21 & 23 to 28)		
UNIT- V	=	110.09 Sqm.(1185.0 Sft.)
(14 , 15)		
UNIT- IV	=	72.93 Sqm.(785Sft.)
(22)		
TYPICAL CLUSTER PLAN		
TOWER NOS :	T15,T17	
FLOOR :	1,2,3,4,5,6,7	

TYPICAL CLUSTER PLAN (Tower Nos. 16)



UNIT- II = 55.74Sqm.(600Sft.)
 (1 to 15 & 17 to 22)
 UNIT- IV = 72.93 Sqm.(785Sft.)
 (16)

TYPICAL CLUSTER PLAN

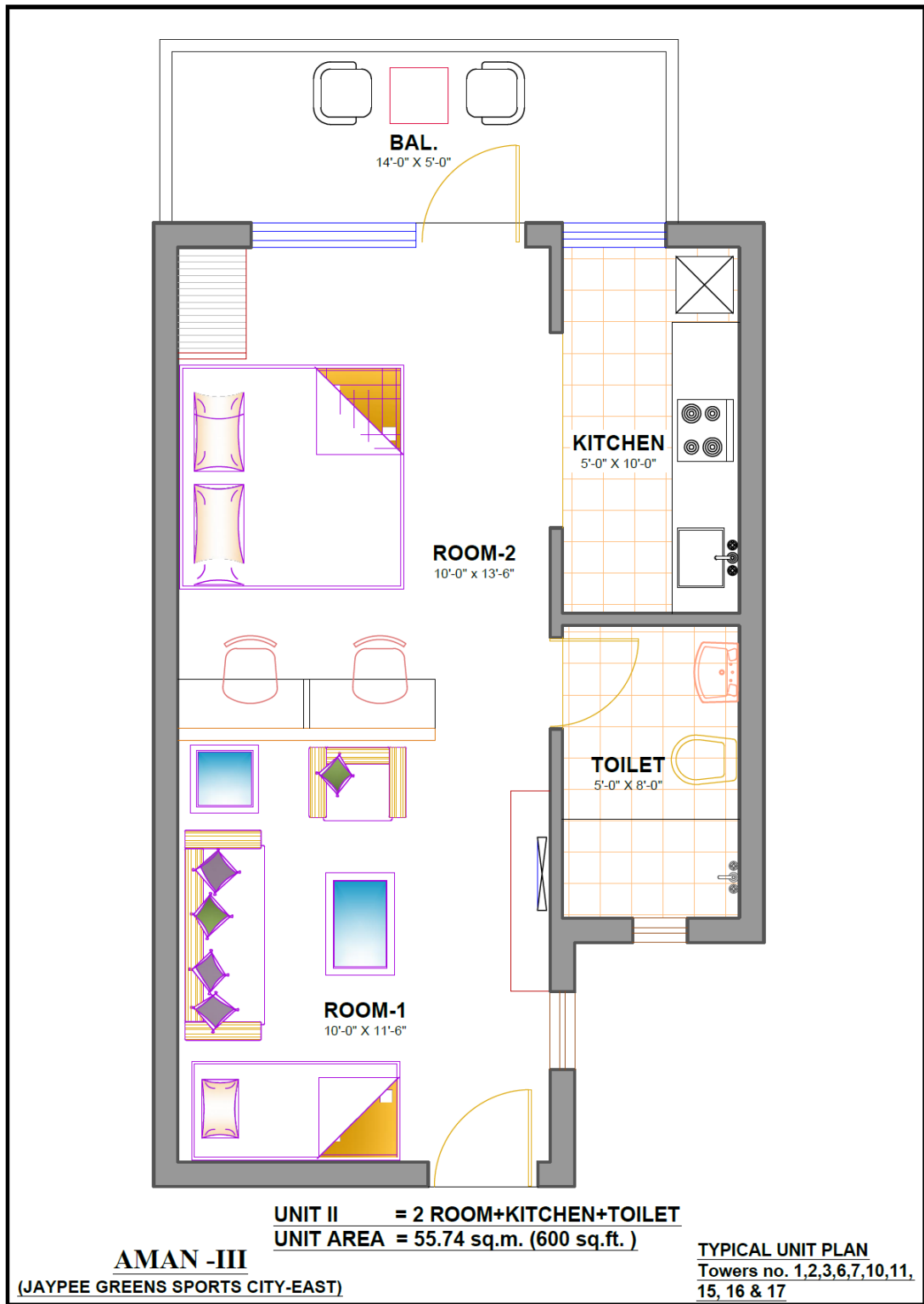
TOWER NOS : T16
 FLOOR. : 1,2,3,4,5,6,7

TYPICAL UNIT PLAN (CONCEPT)



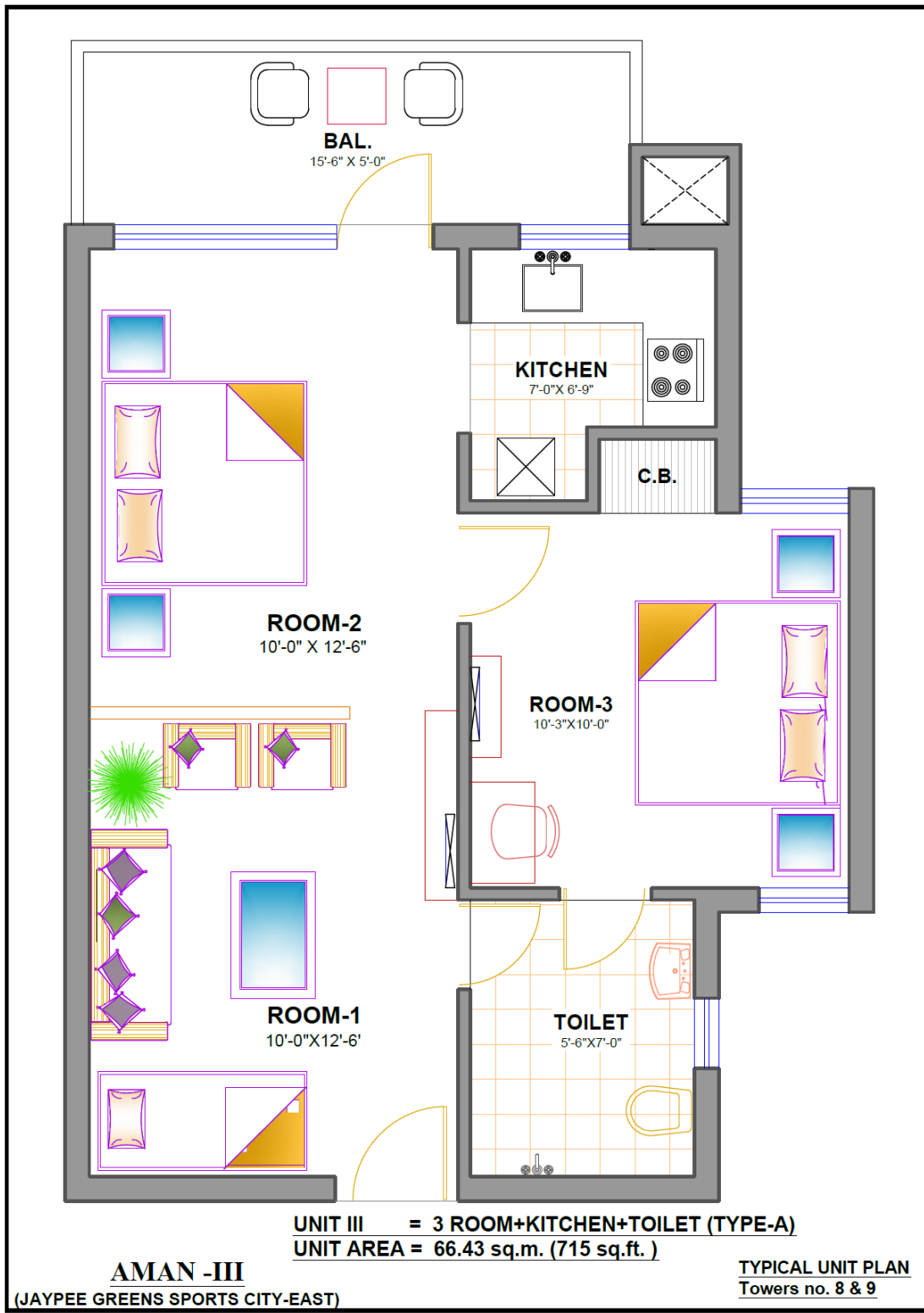
Note: The Super Area of the apartment as mentioned above is based on concept plans. Certain variations are expected during the process of Design development from concept stage to Good for construction stage. Final area will be recomputed based on "As Built" plans

TYPICAL UNIT PLAN (CONCEPT)



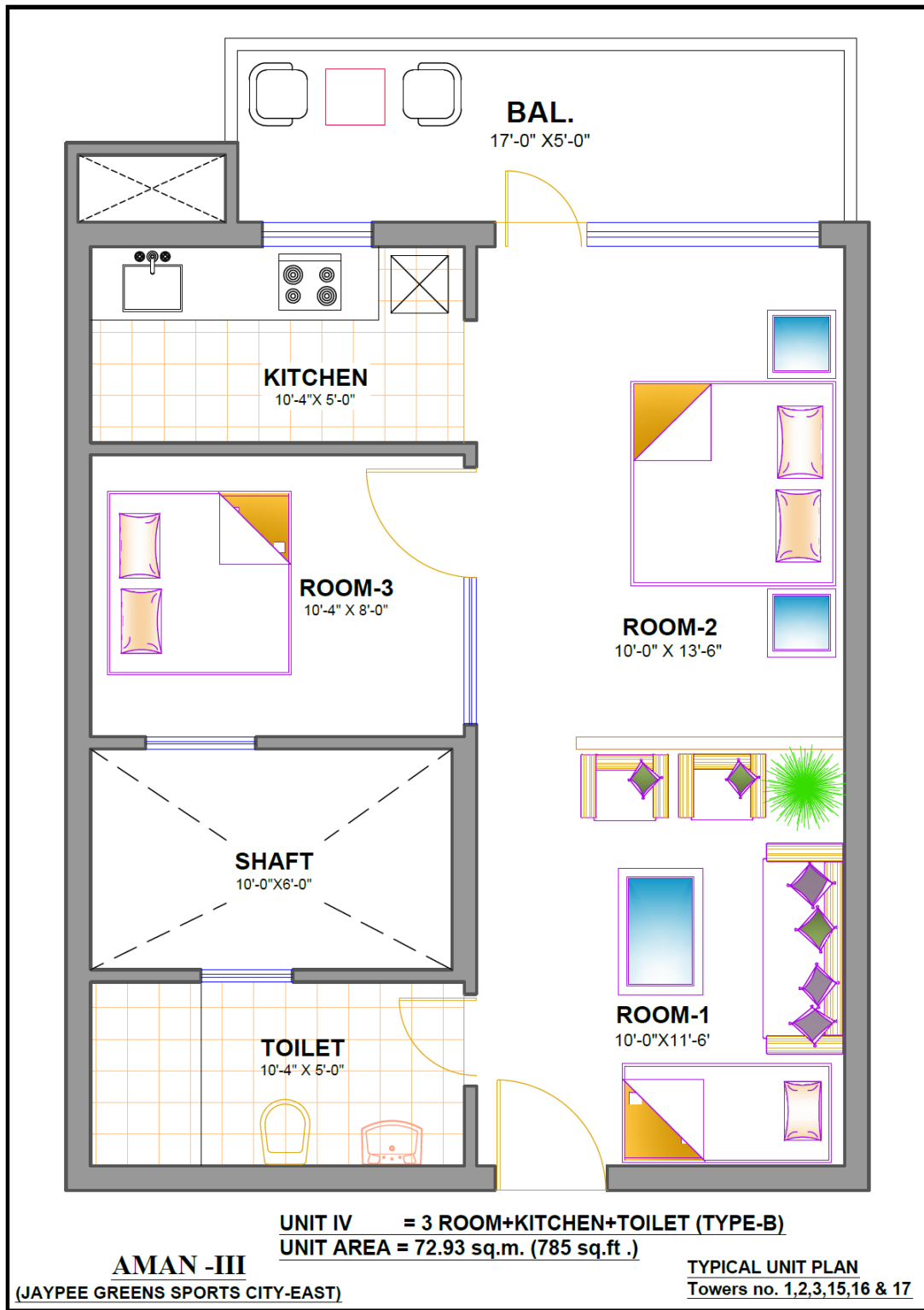
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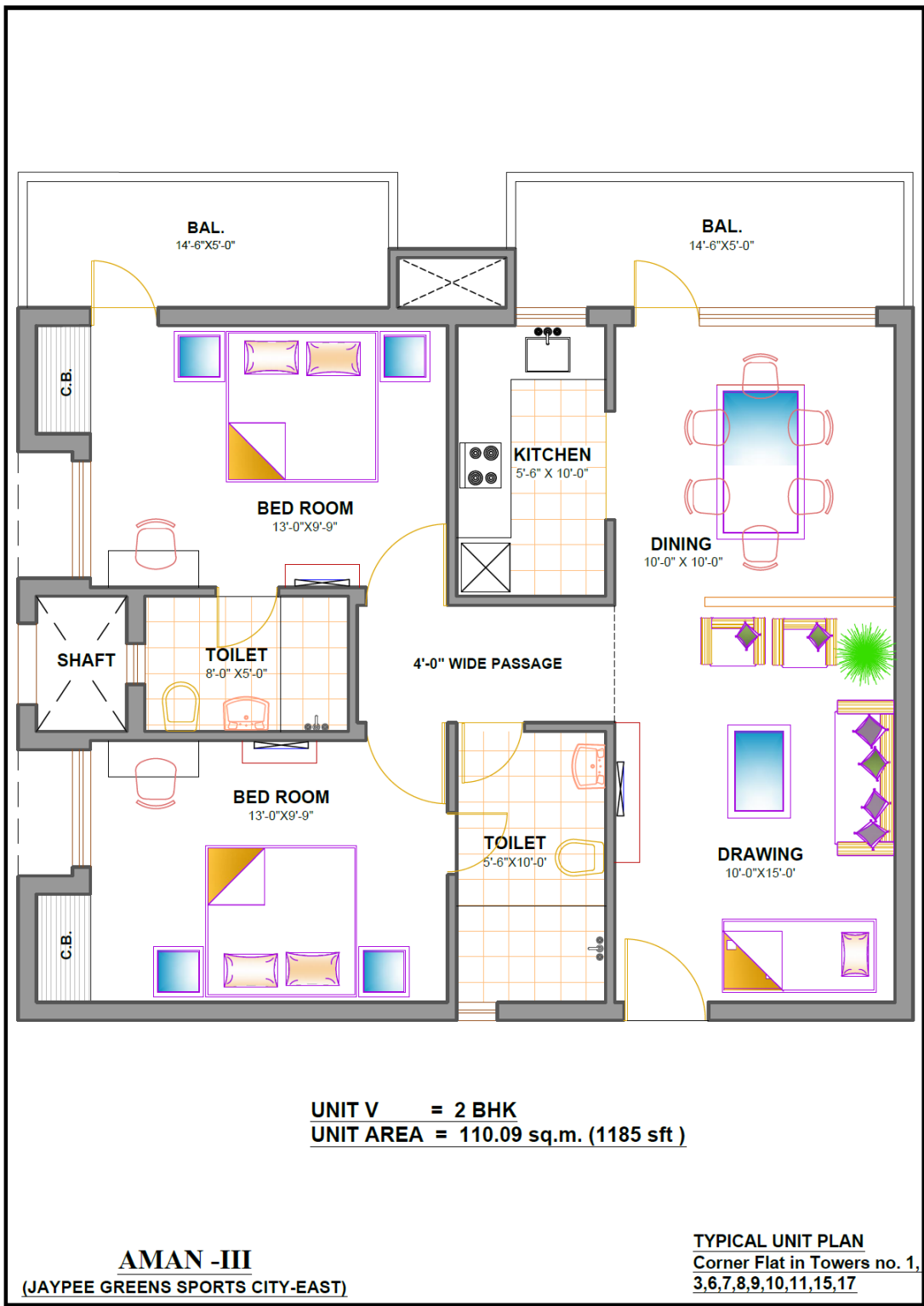
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SPECIFICATIONS

STRUCTURE	R.C.C Framed Structure
External Windows	Powder coated Aluminium Glazing / UPVC frames / Shutters
Main entrance Doors	Flush Door
LIVING	
Flooring	Vitrified tiles / Ceramic Tiles
Internal Doors	Enamel painted Flush doors
Walls	Internal : Oil Bound Distemper
	External : Textured Paint
Electrical Switches	Modular
BEDROOM	
Flooring	Vitrified tiles / Ceramic Tiles
Internal Doors	Enamel painted Flush doors
Walls	Internal : Oil Bound Distemper
Electrical Switches	Modular
TOILET	
Flooring	Ceramic tiles
Internal Doors	Enamel Painted Flush Doors
Walls	Tiles in cladding up to 7' in shower area and upto window cill in balance areas, Balance walls painted in Oil bound Distemper
Fixtures and Fittings	All provided of Standard Company make
Electrical Switches	Modular
KITCHEN	
Flooring	Ceramic Tiles
Internal Doors	Enamel Painted Flush Doors
Walls	Ceramic Tiles 2' above counter, Balance walls painted in Oil Bound Distemper
Counter	Stone Top with single bowl stainless steel sink
Electrical Switches	Modular
BALCONY / VERANDAH	
Flooring	Vitrified Tiles / Ceramic Tiles
Railing	MS Railing as per Design
LIFT LOBBY / CORRIDORS / STAIRCASE	
Flooring	Kota Stone
Walls	Stone finish on lifts jambs only

PRICE LIST

Floors	BSP (In Rs.)	
	Per Sq. m.	Per Sq. ft.
1st Floor	30,139	2,800
2nd Floor	29,870	2,775
3rd Floor	29,601	2,750
4th & above	29,063	2,700

(Additional Service Tax, as applicable)

Other Applicable Charges:

S. No.	Payment Head	Charges / Rate (in Rs.)
1	Internal Development Charges (IDC)	808/- per sq. m. (75/- per sq. ft.)
2	External Development Charges (EDC)	808/- per sq. m. (75/- per sq. ft.)
3	Electric Sub Station Charges (ESSC)	431/- per sq. m. (40/- per sq. ft.)
4	One Time Lease Rent charges	538/- per sq. m. (50/- per sq. ft.)
5	Interest Free Maintenance Deposit (IFMD)	538/- per sq. m. (50/- per sq. ft.)
6	Maintenance advance for one year	17/- per sq. m (1.50 per sq. ft.) per month

Notes:

1. The Basic Price is for the indicated Super area and is not inclusive of other applicable charges mentioned above.
2. Stamp Duty, Registration Charges, and legal / miscellaneous expenses etc., shall be borne by the Allottee.
3. Stilt car parking is available at a price of Rs. 1.00 lakh per car parking slot and the applicant can apply for one car park slot. It will be allocated via draw of lots and the consideration shall be payable along with amount due upon offer of possession of the apartment.
4. The Super Areas mentioned in the brochure and/or other documents are based upon the concept plans and thus indicative only.
5. Exact super area of Apartment shall be calculated at the time of handing over Possession of property as constructed. Increase / decrease of the area shall be charged proportionately as per the allotment terms.
6. The super area means the covered area of the demised premises inclusive of the Area under the periphery walls, area under columns and walls within the demised premises, half of the area of the

wall common with the other premises adjoining the demised premises, cupboards, A/c ledges, plumbing / electric shafts of the demised premises, total area of the balconies and terraces, and proportionate share of the common areas like common lobbies, lift, shafts, common service shafts, staircases, machine room, mummy, water tank, electric substation, areas under other services and architectural features and other common areas etc.

7. The actual maintenance charges shall be based on the actual cost by the concerned maintenance agency.
8. The other terms and conditions shall be as per the Application Form and the Provisional Allotment Letter of the Company.
9. The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
10. All Government Taxes as applicable from time to time shall be payable by the allottee are extra.
11. Before issuance of Provisional Allotment Letter (PAL), no change in the name of allottee shall be permitted.
12. Administrative charges for the first transfer of allotment would be free. The first transfer is allowed only after provisional allotment and on payment of at least 30% of BSP along with clearance of all other dues. Administrative charges, from 2nd transfer onwards, would be @ Rs. 538/- per sq. m. (Rs. 50/- per sq. ft) subject to change, as per the company policy.

PAYMENT PLAN

A. Construction Linked Payment Plan

S. No.	Payment Due	Percentage (%) of BSP	Other Applicable Charges
1	On Booking along with application form	As Applicable*	
2	On Or before 2 month from the date of PAL	10% (Less Booking Amount*)	
3	On Or before 4 month from the date of PAL	10%	
4	On Laying of Stilt Roof Slab	10%	IDC
5	On Laying of 3rd floor roof slab	15%	EDC
6	On Laying of 5th Floor Roof Slab	15%	
7	On Laying of top Floor Roof Slab	15%	
8	On Completion of Internal Plaster within Apartment	15%	ESSC
9	On Offer of possession of the apartment	10%	IFMD + Maintenance Advance + One time Lease Rent Charges+ Stilt Car Parking charges (If applicable)
TOTAL		100%	

Notes:

1. Installments under S. No. 4-8 may run concurrently with those under S. No. 1 to 3 based on the physical progress of Work at site.
2. The demand letter for Installments at S. No. 4-8 shall be sent in advance providing for payment period of up to 15 days.

B. Down Payment Plan

S. No.	Payment Due	Percentage (%) of BSP	Other Applicable Charges
1	On Booking along with application form	As Applicable*	
2	On or before 30 days from the date of PAL	95% (Less Booking Amount*)	IDC+EDC+ESSC
3	On offer of possession of the apartment	5%	IFMD + Maintenance Advance + One time Lease Rent Charges + Stilt Car Parking charges (If applicable)
TOTAL		100%	

Notes: Down payment discount shall be upto a maximum of 10% of BSP based on the stage of construction at the time of issuance of PAL

C. Partial Down Payment Plan

S. No.	Payment Due	Percentage (%) of BSP	Other Applicable Charges
1	On Booking along with application form	As Applicable*	
2	On or before 45 days from the date of PAL	55% (Less Booking Amount*)	
3	On Laying of Stilt Floor Roof Slab	20%	IDC
4	On Laying of top Floor Roof Slab	20%	EDC+ESSC
5	On offer of possession of the apartment	5%	IFMD + Maintenance Advance + One time Lease Rent Charges + Stilt Car Parking charges (If applicable)
TOTAL		100%	

Notes: Partial down payment discount shall be upto a maximum of 5% of BSP based on the stage of construction at the time of issuance of PAL. However this payment plan option shall not be available after the construction of the concerned building reaches Plinth level.

***Booking Amount:**

S. No.	Type	Super Area		Booking Amount
		Sq. M.	Sq. Ft.	(Rs.)
1	2 Room + Pantry	37.16	400	75000
2	2 Room + Kitchen	55.74	600	100000
3	3 Room + Kitchen (Type A)	66.43	715	100000
4	3 Room + Kitchen (Type B)	72.93	785	125000
5	2 BHK	110.09	1185	200000

Cheques / Demand Draft should be drawn in favor of "Jaypee Infratech Limited, IDBI A/C no. 0127103000011671"

FREQUENTLY ASKED QUESTIONS

What are the 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 is well connected with the Yamuna Expressway along its eastern boundary.
- Proposed metro link would run parallel to the Yamuna Expressway.
- 15-20 min (approx.) from Greater Noida (Start of Yamuna Expressway)
- 30 min (approx) from start of Noida- Greater Noida Expressway
- 40 min (approx.) from South Delhi

What kind of security would be provided?

- It would offer multi-tier security system with manned security at the periphery of the complex and Access Control systems.

What is the provision for water & power back up?

- 24x7 water & power back up shall be provided.

What is the Status of the plan approvals?

- The land use plans as well as the layout plan for the Jaypee Greens Sports City (East) have been approved in principle by the Yamuna Expressway Authority (YEA).

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 one time Interest Free Maintenance Deposit (Refundable) is payable upon offer of possession of the Demised Premise.
- Estimated Maintenance charges for 12 months shall have to be paid in advance upon offer of possession of the apartment.

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.

What steps are being taken to make the city eco-friendly?

- Special care will be taken to preserve the environment & make the entire city eco-friendly. As far as possible & feasible, local materials will be used for construction purpose, fresh water will be conserved and gray water would be recycled & energy to be produced locally by means of eco friendly systems. Open spaces to be provided preserving natural environment, eco-retreats & hosting eco-activities. Several other steps will be taken such as recycling solid waste, protection of natural flora & fauna, use of indigenous plants in the city, walking & cycling to be encouraged.

Where shall the residents park their vehicles? What are the charges of car parking slots?

- Car parking facility has been provided for the entire Project as per prevailing Building Regulations of YEIDA. However, there are limited car parking slots available under stilt. Stilt car parking is available at a price of Rs. 1.00 lakh per car parking slot and the applicant can apply for one car park slot. It will be allocated via draw of lots and the consideration shall be payable along with amount due upon offer of possession of the apartment.

PAYMENT RELATED QUERIES

Is the price escalation free?

- Yes subject to the standard terms and conditions, the contracted price would be escalation free.

What are the various payment plans available?

- Following Payment plans are being offered:-
 1. Construction Linked Payment Plan
 2. Down Payment Plan
 3. Partial Down Payment Plan

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 an interest @ 12 % p.a. on the delayed amount for the delay period. However any payment made ahead of “due date” shall entitle you to earn Early Payment Discount (EPD) @ 12% p.a.

How is EPD adjusted?

- The EPD earned shall be adjusted in the next due payment.

Is there any compensation or price rebate given to the customer, if there is a delay in possession of the said premises?

- Yes, the customer is entitled for price rebate of @Rs.54 per Sq.m (Rs.5 per Sq.ft.) of the super area per month of the delayed period. (As per the terms and 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?

- In case the booking of any unit is cancelled on the request of the customer or otherwise, the following procedure shall be followed:
 - i) **Cases where PAL has not been issued:**
Booking amount shall be refunded, without any deduction.
 - ii) **Cases where PAL has been issued**
If the request for cancellation is received:
 - a) **Within 30 days from the date of PAL** - No deduction will be made and 100% of the amount received will be refunded.
 - b) **After 1 month from the date of PAL** - 10% of the consideration being earnest money will be deducted, and the balance will be refunded to the customer.
No interest shall be payable to the customer on the amount paid by him in any of the above cases.