

INFO - PACK

JAYPEE GREENS

buddh
circuit
STUDIOS

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PRODUCT BRIEF

Location: County District, Jaypee Greens Sports City (JPSI)

Concept:

No. of floors: G/S+14

Possession period: 30 months plus grace period of 6 months

Configuration:

| S. No. | Type | Saleable Area |
|--------|--------------|---------------------------|
| 1 | 1 BHK | 52.02 sq. m (560 sq. ft.) |
| 2 | 1 BHK+ Study | 67.35 sq. m (725 sq. ft) |

Highlights of the Yamuna Expressway Project.

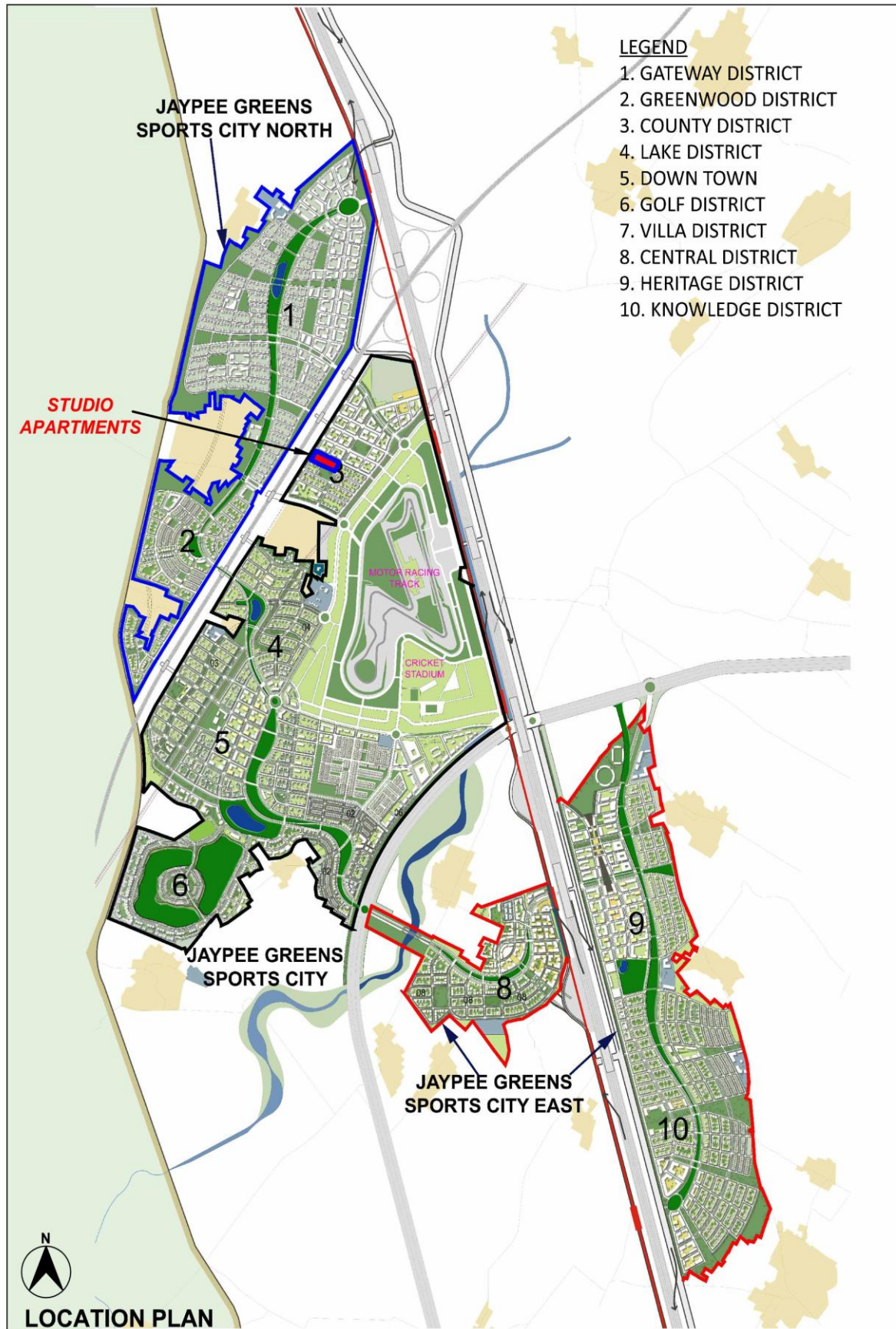
- ✓ 165 kms long, connecting Noida to Agra.
- ✓ India's Longest Access Controlled Expressway with Six Lane Concrete Pavement-It has reduced the travel time between New Delhi and Agra to 2 hours from the earlier 4 hours.
- ✓ Yamuna Expressway is poised to be the Growth Engine for all round economic and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

Main features of Jaypee Greens Sports City

- ✓ India's finest Integrated City
- ✓ Buddh International Circuit (Formula 1 Circuit)
- ✓ Integrated Sports Complex with facilities such as Cricket stadium, Tennis Courts complex, Swimming Pool, Diving arena and Multi-purpose Indoor Stadium
- ✓ Enveloped in acres of landscaped greens & thematic gardens
- ✓ Gated community
- ✓ "Over 13 Kms Green Boulevard of Life"- this is 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.
- ✓ Commercial Zone having 'Central Business District' (CBD) comparable to international downtowns having a Financial Centre with business offices, restaurants, convention & exhibition centre etc.
- ✓ Regional Centre for music & outdoor sculpture

- ✓ Entertainment District having Civic Centre's with convenience & contemporary amenities having a mixture of commercial / retail / residential / institutional uses. Also featuring signature buildings, cultural & civic arts centre with modern infrastructure.
- ✓ Spacious & well designed residential units
- ✓ Schools/colleges
- ✓ Community shopping centre
- ✓ Civic Centre
- ✓ 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

Location Plan

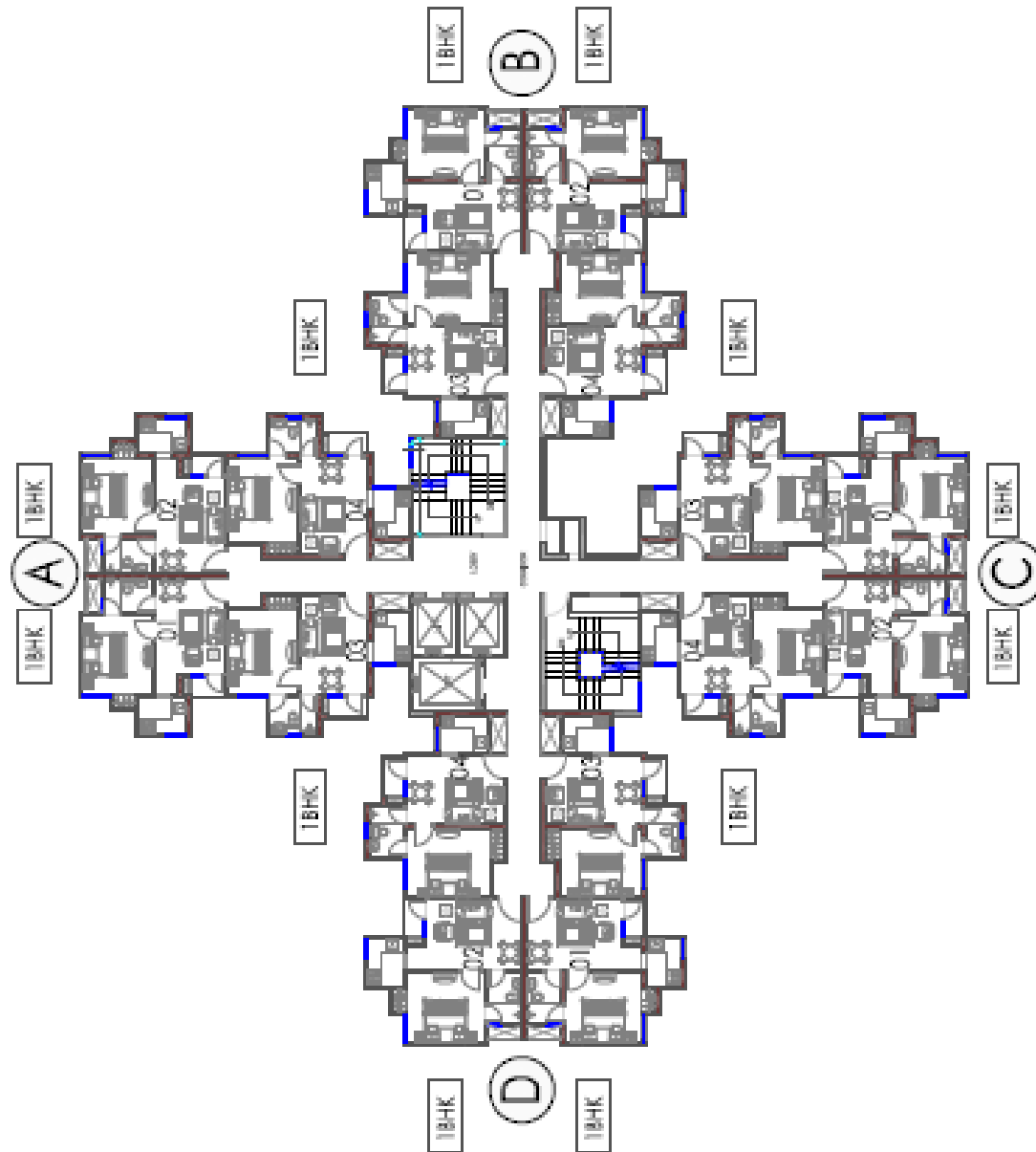


Numbering Plan



CLUSTER PLAN – 1 BHK

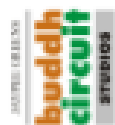
Tower-7/8



TYPICAL FLOOR PLAN

TOWER Nos. : 17, 18

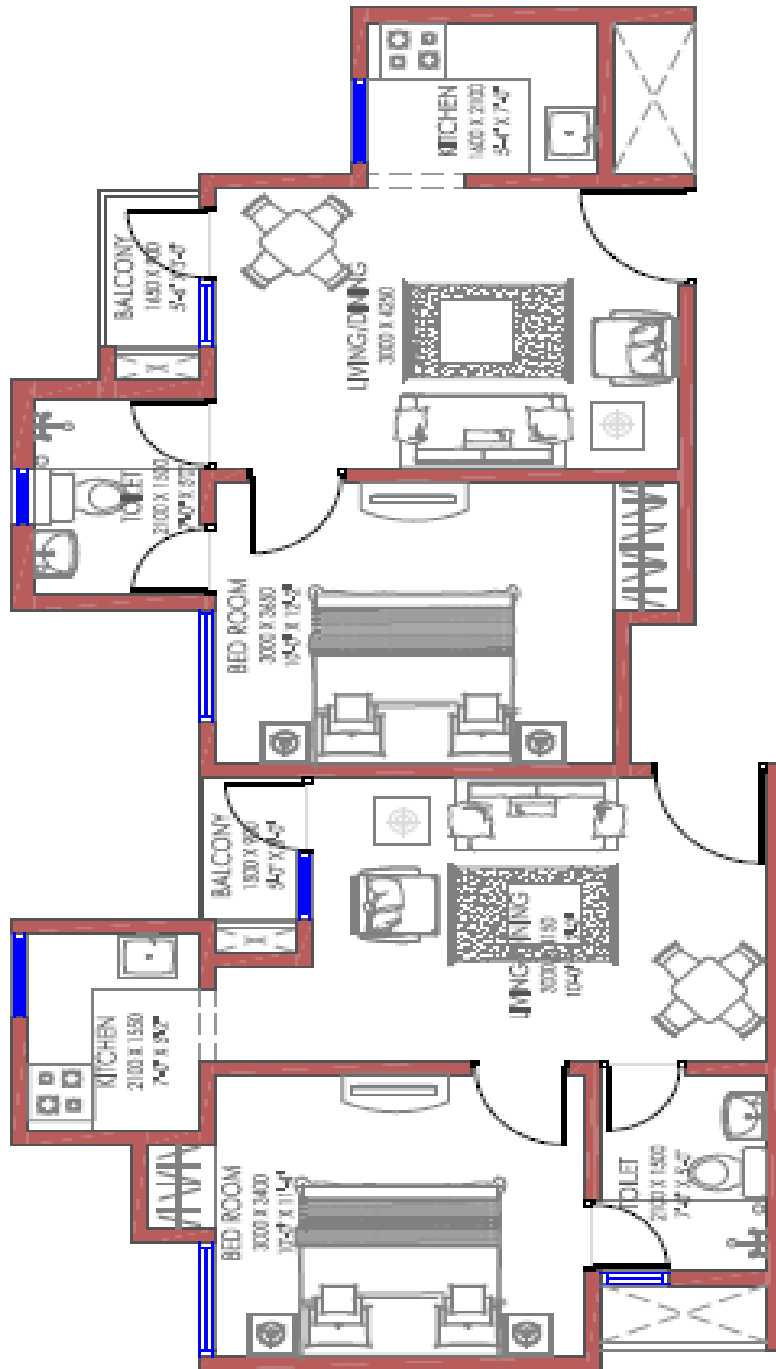
FLOOR No. : 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15



BUDDH CIRCUIT STUDIO APARTMENTS - JPSI

Typical Floor Plan- 1 BHK

Tower-7/8



UNIT 1 :1BHK

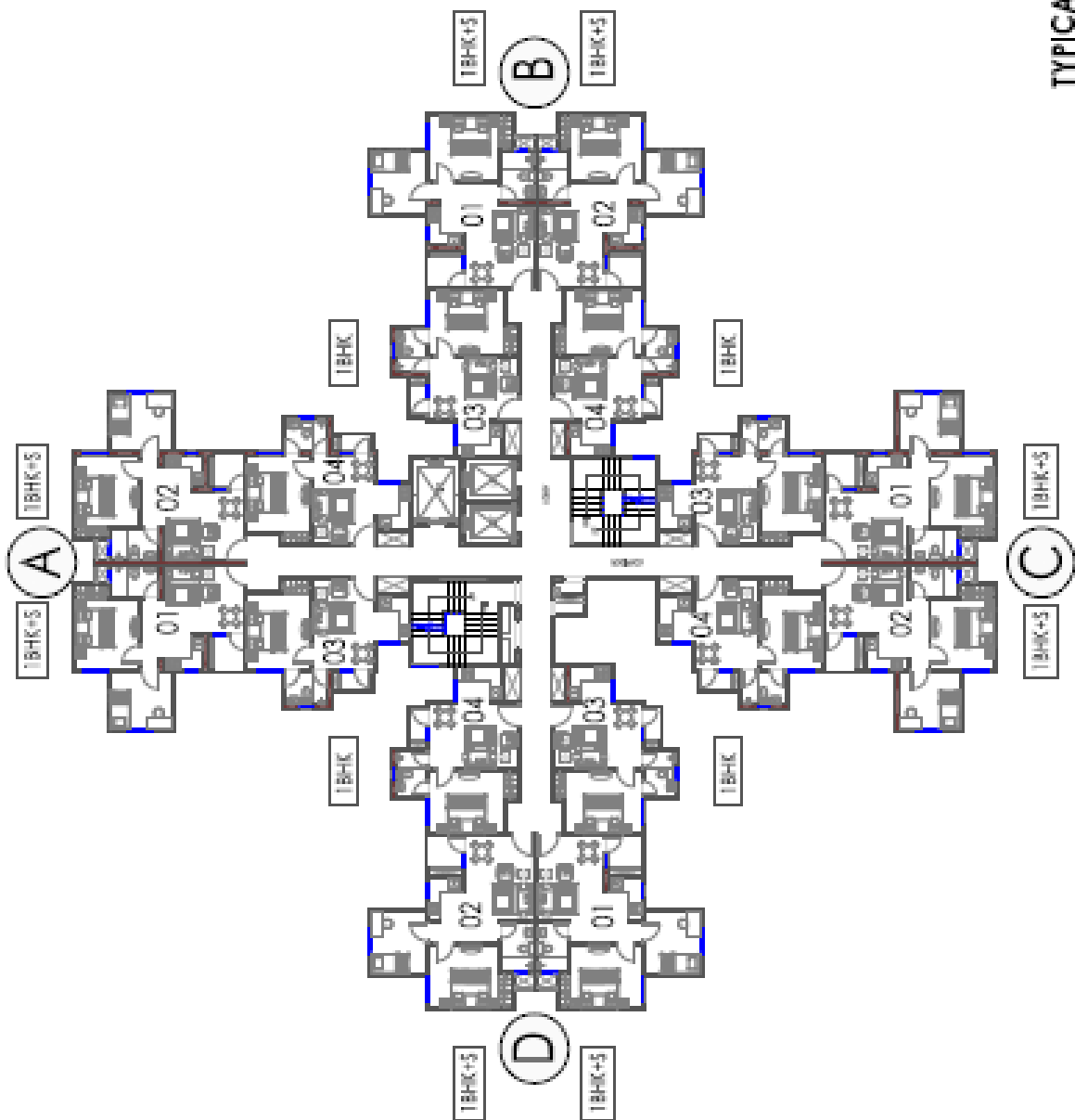
APT. AREA : 52.02sqm/560sft

UNIT 2 :1BHK

APT. AREA : 52.02sqm/560sft

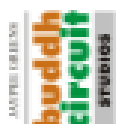
CLUSTER PLAN (1.5 BHK + 1 BHK)

Tower- 1/2/3/4/5/6



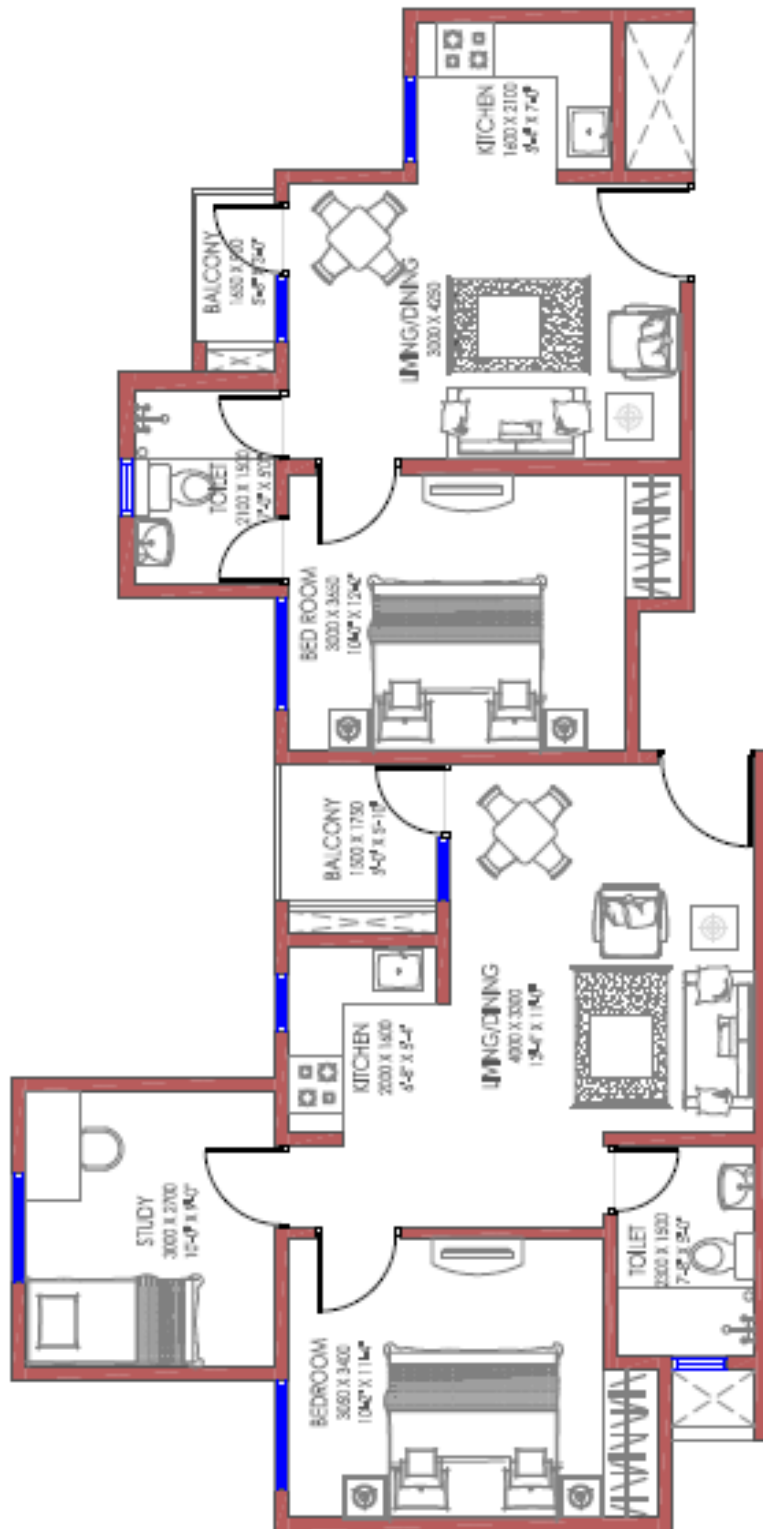
TYPICAL FLOOR PLAN
TOWER Nos. : 11, 12, 13, 14, 15, 16
FLOOR No. : 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15

BUDDH CIRCUIT STUDIO APARTMENTS - JPSI



Floor Plan (1.5 BHK + 1 BHK)

Tower-1/2/3/4/5/6



UNIT 2 : 1BHK
APT. AREA : 52.02sqm/560sft

UNIT 1 : 1BHK + STUDY
APT. AREA : 67.35sqm/725sft

Specifications

| | |
|-----------------------------|---|
| Structure | R.C.C Framed Structure |
| LIVING | |
| Flooring | Vitrified tiles |
| Main entrance Doors | Skin Moulded Flush Door. |
| External Windows | Aluminium |
| Walls | Internal : Oil Bound Distemper External : Good Quality external grade textured paint |
| BEDROOM | |
| Flooring | Vitrified tiles |
| External Doors & Windows | Aluminium |
| Internal Doors | Enamel painted Flush doors |
| Woodwork | Built-in wardrobe in bedroom |
| Walls | Internal : Oil Bound Distemper |
| TOILET | |
| Flooring | Ceramic tiles |
| External Doors & Windows | Aluminium |
| Internal Doors | Enamel Painted Flush Doors |
| Walls | Tiles in cladding upto 7'-0" 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 |
| KITCHEN | |
| Flooring | Vitrified tiles |
| External Doors & Windows | Aluminium |
| Internal Doors | Enamel Painted Flush Doors |
| Walls | Ceramic Tiles 2'-0" above counter, Balance walls painted in Oil Bound Distemper |
| Fixtures and Fittings | Stone Top with single bowl stainless steel sink |
| BALCONY / LIFT LOBBY | |
| Flooring | Balcony – Anti skid Ceramic Tiles Lift Lobby - Ceramic / Mosaic Tiles / Marble / Kota or equivalent |
| Walls | Lift Lobby -Oil Bound Distemper |
| Railing | Balcony - MS Railing as per Design |
| AMENITIES | |
| Electricals | Electrical switches- Modular |

PRICE LIST
"buddh circuit STUDIOS"



| Floors | BSP (Rs. Per Sq. m.) | BSP (Rs. Per Sq. ft.) |
|--|----------------------|-----------------------|
| 2 nd – 7 th Floor | 36,170/- | 3,360/- |
| 8 th – 15 th Floor | 33,415/- | 3,290/- |

(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 | Social Club Membership Charges | 1.00 Lac |
| 5 | Interest Free Maintenance Deposit (IFMD) | 539/- per sq. m. (50/- per sq. ft.) |
| 6 | One Time Lease Rent charges | 539/- per sq. m. (50/- per sq. ft.) |
| 7 | Maintenance advance for one year | 17/- per sq. m (1.50 per sq. ft.) per month |

Notes:

1. The Basic Prices are for the indicated Super area and are 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. Maintenance charges for 1st year at Rs. 17/- per sq m. (Rs. 1.50 per sq ft) per month shall be payable by the allottee separately upon offer of possession.
4. The one time Interest Free Maintenance deposit @ Rs. 539/- per sq. m (Rs. 50/- per sq. ft.) of super area shall be payable extra upon offer of possession of the premises to the allottee.
5. The Super Areas mentioned in the brochure and/or other documents are based upon the concept plans and thus indicative only.
6. Exact super area of Apartment shall be calculated at the time of handing over Possession of property as constructed. Increased / decreased area shall be charged proportionately as per the sale price.
7. 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, plumbing / electric shafts of the demised premises, total area of the balconies and terraces, and proportionate share of the common areas like common

lobbies, lifts, common service shafts, staircases, machine room, mumty, electric substation and other services and other common areas etc.

8. The actual maintenance charges shall be based on the actual cost by the concerned maintenance agency.
9. The other terms and conditions shall be as per the Application Form and the Allotment Letter of the Company.
10. The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
11. Government Taxes as applicable from time to time shall be payable by the allottee in addition to the price consideration as stated above.
12. Before issuance of Provisional Allotment Letter (PAL), no transfer or change in the name of allottee shall be permitted.
13. Administrative charges for the first transfer of allotment would be free. The first transfer is allowed only after issuance of Provisional Allotment letter and on payment of at least 30% of BSP along with clearance of all other dues. Subsequent charges, from 2nd transfer onwards, would be @ Rs. 539/- per sq. m. (Rs. 50/- per sq. ft (subject to change, as per the company policy).

PAYMENT PLAN

A. Instalment Linked Plan

| S. No. | Payment Due | Percentage | Other Applicable Charges |
|---------------|---|----------------------------|---|
| 1 | On Booking along with application form | As Applicable* | |
| 2 | On or before 30 days of the issuance of PAL | 20% (Less Booking Amount*) | |
| 3 | On or before 90 days of the issuance of PAL | 10% | |
| 4 | On or before 150 days of the date of issuance of PAL | 10% | |
| 5 | On completion of 2 nd floor roof slab | 10% | |
| 6 | On completion of 5 th floor roof slab | 10% | IDC |
| 7 | On completion of 8 th floor roof slab | 10% | ESSC |
| 8 | On completion of 11 th floor roof slab | 10% | EDC |
| 9 | On completion of the top floor Roof Slab | 10% | |
| 10 | On completion of internal plaster & flooring within the Apartment | 5% | |
| 11 | On offer of Possession of the Apartment | 5% | Social Club Membership Charges + IFMD + Maintenance Advance + One time Lease Rent Charges |
| | TOTAL | 100% | |

Notes:

1. Installments under S. No. 5 to 10 may run concurrently with those under S. No. 1 to 4 based on the physical progress of Work at site.
2. The demand letter for Installments at S. No. 5 to 10 shall be sent in advance providing for payment period of up to 15 days.

B. Down Payment Plan

| S. No. | Payment Due | Percentage (%) | Other Applicable Charges |
|---------------|---|----------------------------|---|
| 1 | On Booking along with application form | As Applicable* | |
| 2 | On or before 30 days of the issuance of PAL | 95% (Less Booking Amount*) | IDC + ESSC + EDC |
| 3 | On offer of possession of the apartment | 5% | Social Club Membership Charges + IFMD + Maintenance Advance + One time Lease Rent Charges |
| | TOTAL | 100% | |

Note: Down payment discount shall be upto 9% 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 (%) | Other Applicable Charges |
|--------|--|-----------------------------------|---|
| 1 | On Booking along with application form | As Applicable* | |
| 2 | On or before 30 days of the issuance of PAL | 55% of BSP (Less Booking Amount*) | IDC |
| 3 | On completion of 2 nd floor roof slab | 20% of BSP | ESSC |
| 4 | On completion of 5 th floor roof slab | 20% of BSP | EDC |
| 5 | On offer of possession of the apartment | 5% of BSP | Social Club Membership Charges + IFMD + Maintenance Advance + One time Lease Rent Charges |
| | TOTAL | 100% | |

Note:

1. Partial down payment discount shall be upto 5% of BSP, based on the stage of development at the time of issuance of PAL
2. This payment plan shall not be available after laying of 2nd floor roof slab

***Booking Amount:**

| S. No. | Type | Booking Amount* (Rs. In lakhs) |
|--------|---------------|-----------------------------------|
| 1 | 1 BHK | 1.00 |
| 2 | 1 BHK + Study | 1.25 |

Cheques / Demand Draft should be drawn in favor of 'Jaypee Sports International Limited'

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 east boundary.
- Proposed metro link would run parallel to the Yamuna Expressway.
- 15 min (approx.) from Greater Noida (0 Point)
- 25 min (approx) from Noida / Greater Noida Expressway
- 35 – 40 min (approx.) from South Delhi

When will the possession be given?

- Possession is expected to be offered within 30 months after issuance of Provisional allotment letter (PAL) plus a grace period of 6 months.

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.

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 payable upon offer of possession of the apartment.
- 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. Local materials will be used for construction purpose, fresh water will be conserved and grey 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.

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. Instalment Linked 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 discount given to the customer, if there is a delay in possession of the said premises?

- Yes, the customer is entitled for price discount of Rs.54/- psm (Rs.5/- psf) 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** - 100% of the EMD will be deducted along with overdue interest, 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.



Disclaimer: - This info – pack is conceptual and not a legal offer and gives only a bird’s eye view of the project. The content in this info – pack, including the payment plan etc. are tentative and are merely indicative in nature and are subject to variations and modifications at the sole discretion of the competent, statutory authorities or the company.

1 Sq. m = 10.764 Sq. ft

1 Sq. ft = 0.092 Sq. m