

INFO PACK



JAYPEE CHAMBERS-1

Views

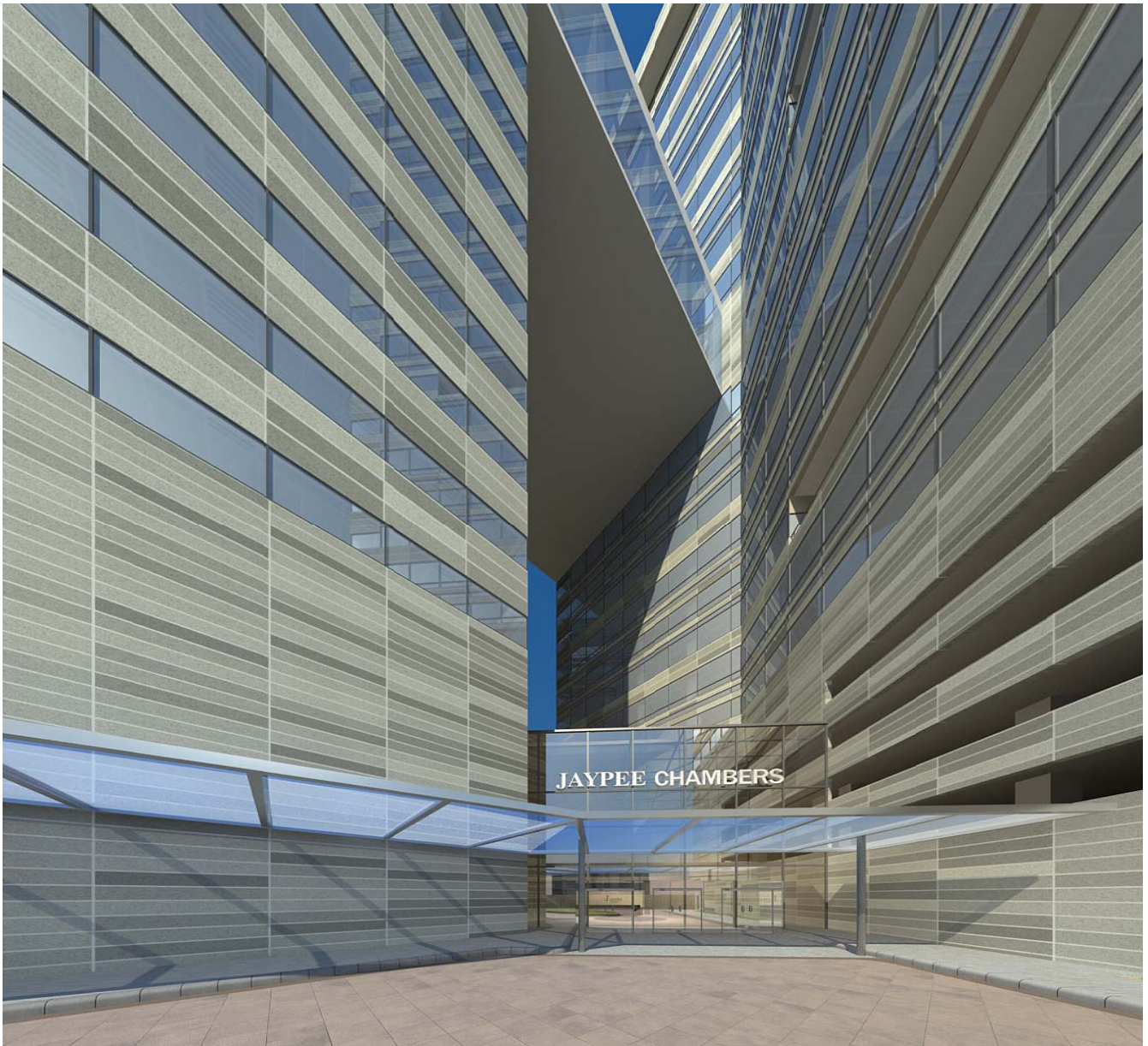
View from Entrance Gate



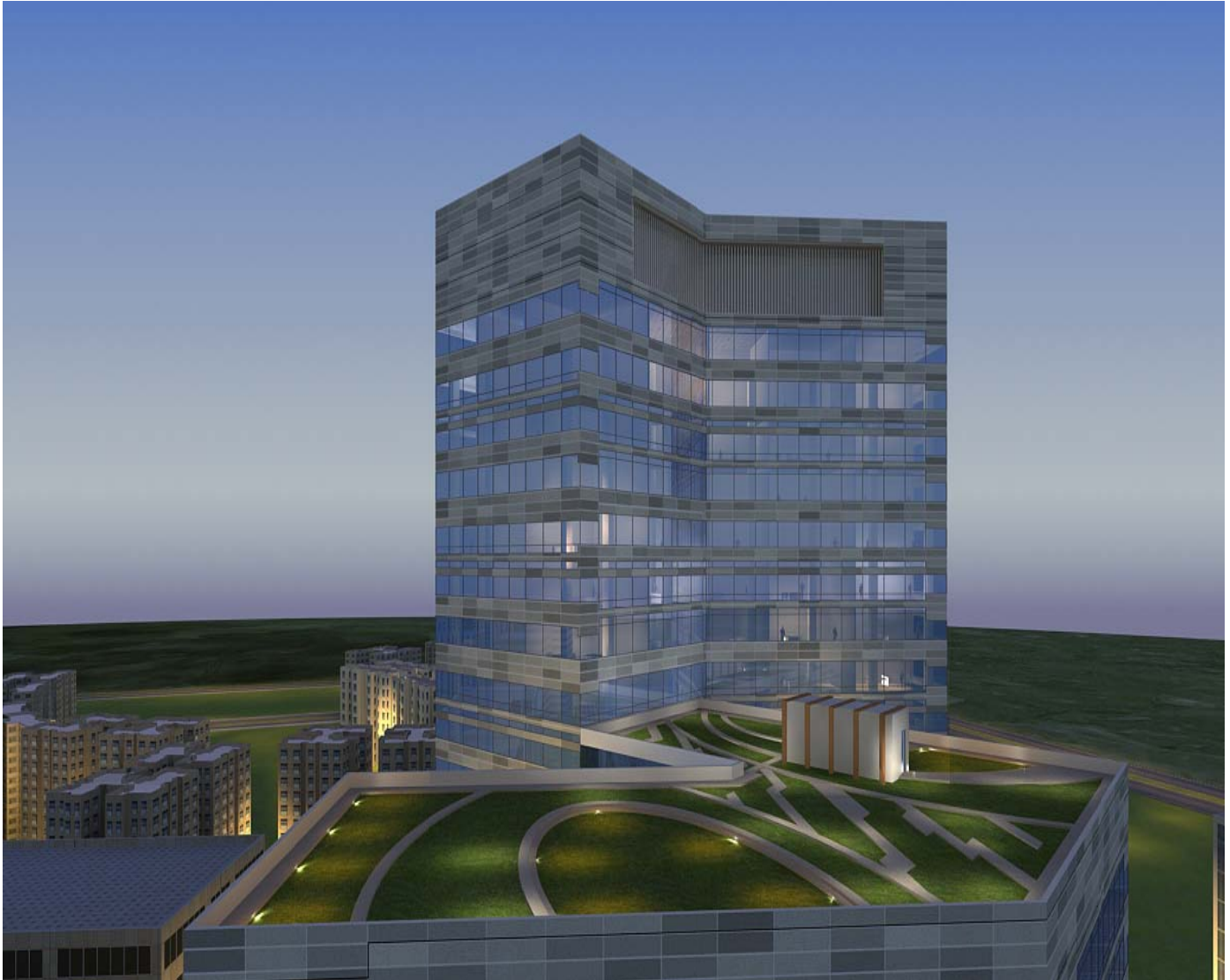
Aerial View



View at the Drop Off



View of Terrace in the Night



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PRODUCT BRIEF

Concept

- ❖ Jaypee Chambers-1 is a part of the Central Business Development at Wishtown Noida.
- ❖ The building is designed by one of the world's renowned architectural firm – HOK, New York.
- ❖ It is **Grade A Commercial building**.
- ❖ It is well connected with Noida-Greater Noida expressway.
- ❖ Two towers namely 'Jaypee Chambers-1-A' and 'Jaypee Chambers-1-B' joined with a bridge together at 11th floor.
- ❖ Double height retail area on Ground floor of Jaypee Chambers-1-A only.
- ❖ Office suites start from 2nd floor onwards in Jaypee Chambers-1-A & 3rd floor onwards in Jaypee Chambers-1-B.
- ❖ Office suites sizes vary from 900 sq. ft. to 2800 sq. ft.

No of Floors

- ❖ Jaypee Chambers-1-A: Lobby + 11
- ❖ Jaypee Chambers-1-B: Lobby + 23

Location

Sec-129, Wish Town, Noida

Features


- ❖ It is a Part of 1162 Acres of township.
- ❖ Area abutting road on two sides.
- ❖ Adjoining to upcoming five star hotel and proposed conference cum seven star hotel.
- ❖ Unique climate responsive building design.
- ❖ Central landscaped plaza area acting as interactive space.
- ❖ Retail spaces by way of banking options and snacks corner.
- ❖ Provision for more than adequate parking by way of mechanized parking **and MLCP**.
- ❖ Multi level security system.
- ❖ Double height entrance lobby area as part of landscaped plaza.
- ❖ Separate access card entry for staff.
- ❖ Each office space is self sufficient with the provision of pantry / toilet and the space can be expanded to desired area requirement.
- ❖ Modern express elevators enabling zero waiting time.



- ❖ Area demarcated for services. Separate elevators provided for loading and unloading of goods and equipments.
- ❖ Electro mechanical modern services like 100% power backup, provision for air-conditioning, fire-fighting system etc.
- ❖ Excellent views.
- ❖ Assured Quality.
- ❖ Area for driver's rest rooms, tea and snacks.

Master Plan



 **JAYPEE GREENS, WISH TOWN, NOIDA**
MASTER PLAN

ARCOP
DECEMBER 2011

Site Layout



Specifications

(As Given By Architects)

GROUND FLOOR LOBBY	
Flooring	Imported Marble
Skirting	Italian / Spanish Stone.
Wall Finish	Veneer finish wooden paneling
	Paint Finish
	Texture Paint
Lift Wall Finish	Italian stone cladding
Ceiling	Glass skylite as per design.
Lobby External Fascia	Clear glass glazing with spider fittings.
Passage Bridge railing overlooking double height lobby space.	SS + Glass.
UPPER FLOOR LIFT LOBBY	
Flooring	Granite
Skirting	Granite
Wall Finish	POP with Paint
Lift Wall Finish	Granite
Ceiling	POP ceiling
ATRIUM STAIRCASE	
Treads, Risers, Landings	Granite
Skirting	Granite
Railing	Stainless Steel and glass
Wall Finish	Paint Finish
FIRE ESCAPE STAIRCASE	
Treads, Risers, Landings	Kota stone
Skirting	Kota stone
Railing	MS (Mild steel)
Wall Finish	Paint Finish
Fire Doors	As per Fire norms.
UPPER FLOOR CORRIDORS	
Flooring	Granite
Ceiling	POP ceiling/ Grid ceiling
Wall Finish	Paint Finish
INDIVIDUAL TENANT SPACE, TOILET & PANTRY	
Shell & Core with Power point & chilled water point at the entrance.	

EXTERNAL ELEVATION TREATMENT	
Building Façade	Combination of -
	1 TERRACOTTA tiles (with aluminum framework) till MLCP 4 level throughout.
	2 Structural Glazing.
	3 Stone finish Texture Paint.
TERRACE TREATMENT	
Terracing	Brick bat Coba.
North Tower Terracing	Landscaped terrace garden.
EXTERNAL DEVELOPMENT	
Footpath	Interlocking Pavers
Pavings	Stone combinations
Road Finish	CC
	Stone Bands
Ramp	Tremix
Main Gate	MS
Boundary Wall	Stone finish Texture Paint
Boundary Wall (Front)	MS grill
Curb Ramps	CC
Water Body, landscape features	As per landscape scheme
SERVICES	
Fire Fighting	Sprinkler and fire detection system on all basements and upper floors as per fire norms
Air conditioning	Centrally air conditioned common areas like Lobbies, Corridor etc.
Electrical	Provision on each floor up to shaft only
Telephone	Provision on each floor up to shaft only
Security	CCTV, access control till lobbies and basements.

**Price List
'Jaypee Chambers-1'**

Before Inaugural Discount	Inaugural Discount	After Inaugural Discount
BSP @ Rs. 9,900 /- psf (2nd to 6th floor) BSP @ Rs. 9,450/- psf (for 7th to 12th floor) BSP @ Rs. 9,000/- psf (for 13th floor & above)	Rs. 90/- per Sq. ft	BSP @ Rs. 9,810 /- psf (2nd to 6th floor) BSP @ Rs. 9,360/- psf (for 7th to 12th floor) BSP @ Rs. 8,910/- psf (for 13th floor & above)

(Additional Service Tax, as applicable)

Other Applicable Charges:

S. No.	Payment Head	Charges / Rate
1	Internal Development Charges	Rs. 100 psf
2	External Development Charges	Rs. 100 psf
3	Electric Sub Station Charges	Rs. 40 psf
5	Compulsory Car Parking Space	1 reserved car parking space @ Rs. 6.50 Lacs.
	Subsequent car park space @ Rs.8.00 Lacs (Optional) or at the prevailing price at the time of purchase.	
6	One Time Lease Rent	Rs. 50 psf
7	Provisional Common area maintenance Advance for First Year	Rs. 12 per sq. ft. per month

Notes:

- The Basic Sales Price (BSP) is for the indicated Super Area and is not inclusive of the other applicable charges mentioned above.
- Maintenance charges as per maintenance agreement shall be payable by the allottee separately.
 - The Interest Free Maintenance deposit @ Rs. 250/- per sq. ft. of Super Area shall be payable extra before handing over possession of the premises to the allottee.
 - Provisional Common area maintenance charges for the first year shall be payable in advance; at the time of offer of possession @ Rs. 12 psf per month.
- The Super Area mentioned in the brochure and/or other documents is indicative only.
- All Plans and layouts are subject to change at the sole discretion of the Company or Statutory Authorities.
- Exact Super Area of office shall be calculated at the time of offer of possession of property as constructed. Increased / decreased area shall be charged proportionately as per the Bulk Selling Agreement.
- 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 allotted Individual tenant space(demised premises), half of the area of the wall common with the other premises adjoining the demised premises,plumbing / electric shafts of the demised premises, total area of the refuge 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.

7. The actual maintenance charges shall be based on the actual cost by the concerned maintenance agency.
8. Other terms and conditions shall be as per the Application Form, and the Allotment Letter of the Company.
9. Prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
10. The additional Car park space will be available at Rs. 8.00 Lacs or at the prevailing price at the time of request for additional car parking.
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. After issuance of PAL, transfer will be allowed only after 30% of the total price consideration has been received from the allottee along with payment of Administrative charges.
14. Administrative Charges for the first transfer of allotment would be free.
15. Second transfer onwards; the charges would be @ Rs. 100/- per sq ft (Subject to change, as per the company policy).

PAYMENT PLAN

A. Construction Linked Plan

I. Jaypee Chambers-1-A (Lobby + 11)

S. No	Payment Due	Percentage (%) of BSP	Other Charges
1	On Booking along with application form	10% of BSP	
2	On or within 1 month from the date of issuance of PAL	10% of BSP	
3	On or within 3 months from the date of issuance of PAL	10% of BSP	
4	On completion of excavation	5% of BSP	Car Parking*
5	On laying of upper basement slab	5% of BSP	EDC
6	On laying of 2 nd floor roof slab	10% of BSP	IDC
7	On laying of 4 th floor roof slab	10% of BSP	
8	On laying of 6 th floor roof slab	10% of BSP	
9	On laying of 8 th floor roof slab	10% of BSP	
10	On laying of 10 th floor roof slab	5% of BSP	ESSC
11	On laying of top floor roof slab	5% of BSP	
12	On completion of internal plaster & flooring	5% of BSP	
13	On offer of Possession	5% of BSP	Provisional Common area maintenance advance + IFMD + One time lease rent
	Total	100%	

*Additional Car parking will be charged on the completion of excavation, if opted at the time of booking.

Cheques should be drawn in favor of 'Jaiprakash Associates Limited'

Notes:

1. Installments under S. No. 4 - 12 may run concurrently with those under S. No. 1 - 3 based on the physical progress of Work at site.
2. The Demand Letter for Installments at S. No. 4 to 12 shall be sent in advance providing for payment period of up to 15 days.

II. Jaypee Chambers-1-B (Lobby + 23)

S. No	Payment Due	Percentage (%) of BSP	Other Charges
1	On Booking along with application form	10% of BSP	
2	On or within 1 month from the date of issuance of PAL	10% of BSP	
3	On or within 3 months from the date of issuance of PAL	10% of BSP	
4	On completion of excavation	5% of BSP	Car Parking*
5	On laying of upper basement slab	5% of BSP	EDC
6	On laying of 3 rd floor roof slab	10% of BSP	IDC
7	On laying of 6 th floor roof slab	10% of BSP	
8	On laying of 9 th floor roof slab	10% of BSP	
9	On laying of 12 th floor roof slab	5% of BSP	
10	On laying of 15 th floor roof slab	5% of BSP	ESSC
11	On laying of 18 th floor roof slab	5% of BSP	
12	On laying of top floor roof slab	5% of BSP	
13	On completion of internal plaster & flooring	5% of BSP	
14	On offer of Possession	5% of BSP	Provisional Common area maintenance advance + IFMD + One time lease rent
	Total	100%	

*Additional Car parking will be charged on the completion of excavation, if opted at the time of booking.

Cheques should be drawn in favor of 'Jaiprakash Associates Limited'

Notes:

1. Installments under S. No. 4 - 13 may run concurrently with those under S. No. 1 - 3 based on the physical progress of Work at site.
2. The Demand Letter for Installments at S. No. 4 to 13 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 Charges
1	On Booking along with application form	10% of BSP	
2	On or within 1 month from the date of issuance of PAL	85% of BSP	IDC + EDC+ Car park* + Electric substation charges
3	On offer of possession	5% of BSP	IFMD + Provisional Common area maintenance advance + One time lease rent
	TOTAL	100%	

Note: Down payment discount up to 15%, based on the stage of construction at the time of issuance of PAL

*Additional Car parking will be charged along with car park charges, if opted at the time of booking.

C. Partial Down Payment Plan

S. No	Payment Due	Percentage (%) of BSP	Other Charges
1	On Booking along with application form	10% of BSP	
2	On or within 1 month from the date of issuance of PAL	45% of BSP	IDC + Car park* + ESSC + EDC
3	On laying of upper basement slab	20% of BSP	
4	On laying of 7 th floor roof slab	20% of BSP	
5	On offer of possession	5% of BSP	IFMD + Provisional Common area maintenance advance + One time Lease Rent
	TOTAL	100%	

Note: Partial Down payment discount up to 11%, based on the stage of construction at the time of issuance of PAL

*Additional Car parking will be charged along with car park charges, if opted at the time of booking.

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 and visitor's pass will be issued by security at the lobby level.

When will the possession be given?

- Possession will be given after four years, with a grace period of 180 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 provisional common area 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 rights 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 @ 12 % p.a. on the delayed amount for the delay period. However, in case any installment/part installment is paid ahead of its “due date”, an Early Payment Discount (EPD) @ 12% per annum shall be given by the company. This shall be adjusted in the next due installment.

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

- Yes, the customer is entitled for a compensation of Rs. 15/- 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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