

# INFO - PACK



“Residential Plots”  
At  
Jaypee Greens Sports City (East)

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## PRODUCT BRIEF

**Location:** Heritage District, Jaypee Greens Sports City (East)

**Plot Areas:**

S. No.	Area of Each Plot
1	128 Sq. m (153 Sq. yds)
2	144 Sq. m (172 Sq. yds)
3	175 Sq. m (209 Sq. yds)
4	192 Sq. m (230 Sq. yds)
5	200 Sq. m (239 Sq. yds)

**Ground Coverage:** As permitted under Building Regulations of concerned authority.  
Presently, it is 75%

**FAR:** As permissible, under the applicable Yamuna Expressway Industrial Development Area building regulations

**Maximum Height:** As permitted under Building Regulations of concerned authority.  
Presently it is 15 m

**Possession time:** 18 months (Plus grace period of 3 months)

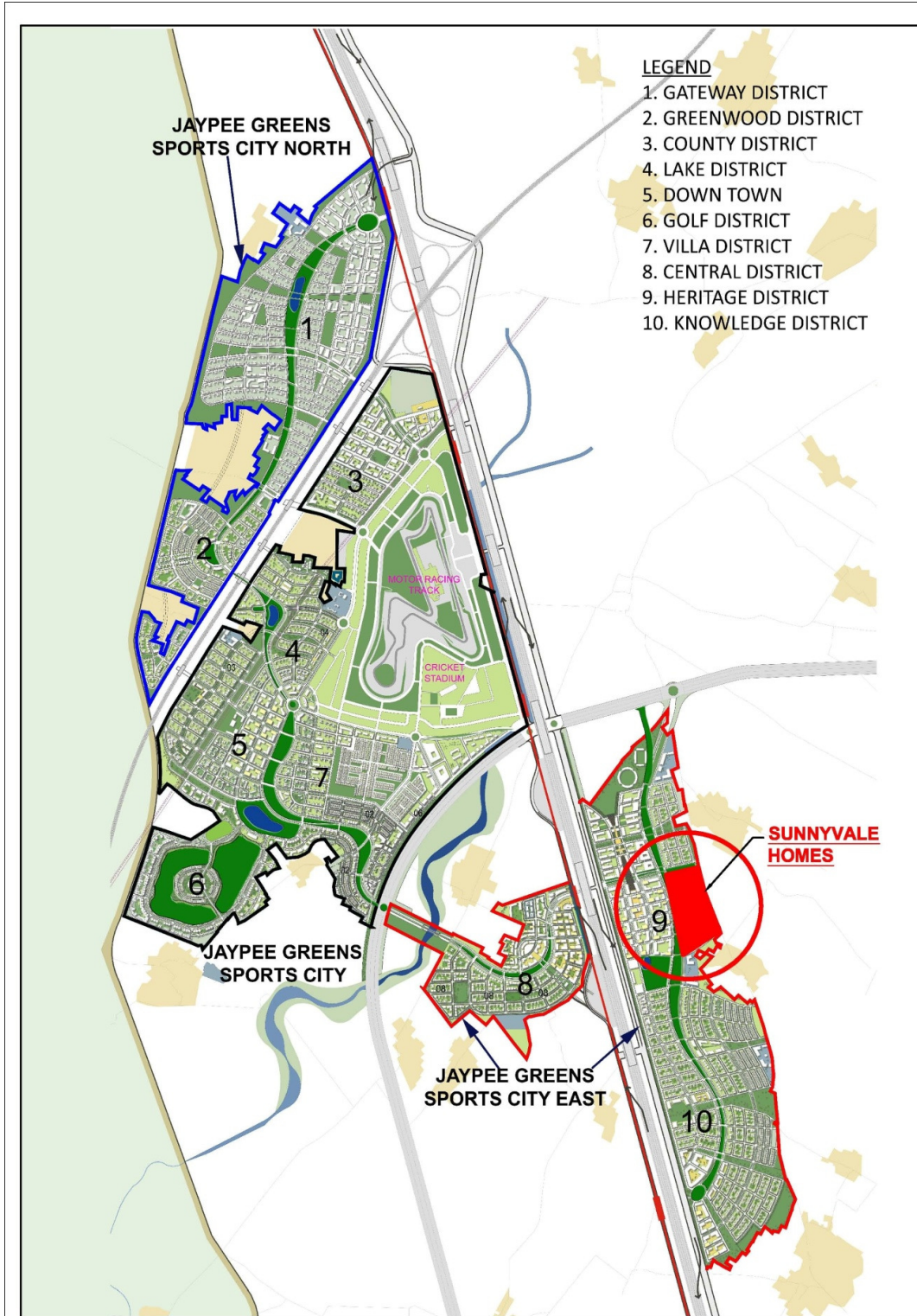
### Highlights of the Yamuna Expressway Project.

- ✓ 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
- ✓ Close proximity to 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
- ✓ "15.7 Km 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 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**







**PRICE LIST**  
**“Sunnyvale Homes”**

**BSP@ Rs. 32,531/- per Sq. m (Rs. 27,200/- per Sq. Yds.)**  
**BSP@ Rs. 35,784/- per Sq. m (Rs. 29,920/- per Sq. Yds.)**  
 (Either Corner or Green Facing/abutting)  
**BSP@ Rs. 39,037/- per Sq. m (Rs. 32,640/- per Sq. Yds.)**  
 (For both Corner and Green Facing/abutting)

(Additional Service Tax, as applicable)

**Other Applicable Charges:**

S. No.	Payment Head	Charges / Rate
1	Internal Development Charges (IDC)	Rs. 1076/- per Sq. m (Rs. 900/- per Sq. Yds.)
2	External Development Charges (EDC)	Rs. 1076/- per Sq. m (Rs. 900/- per Sq. Yds.)
3	Electric Sub Station Charges (ESSC)	Rs. 598/- per Sq. m (Rs. 500/- per Sq. Yds.)
4	Social Club Membership	Rs. 1.00 Lac
5	One Time Lease Rent Charges	Rs. 718/- per Sq. m (Rs. 600/- per Sq. Yds.)
6	Interest Free Maintenance Deposit (IFMD)	Rs. 718/- per Sq. m (Rs. 600/- per Sq. Yds.)
7	Maintenance Advance for first year	Rs. 24/- per Sq. m (Rs. 20/- per Sq. Yds.) Per month

**Notes:**

- Maintenance charges/Deposits shall be payable by the allottee in addition to consideration as follows:-
  - The one time Interest Free Maintenance Deposit @ Rs. 718/- per Sq. m. (Rs. 600/- per sq. yd.) shall be payable upon the offer of possession of the premises to the allottee.
  - Maintenance charges for the first year shall be payable in advance upon the offer of possession @ Rs. 24/- per sq. m (Rs. 20/- per sq yd) per month.
- Areas are indicative only.
- All Plans and layouts are subject to change.
- Increased / decreased area shall be charged proportionately as per the allotment terms.
- The other terms and conditions shall be as per the Application Form and the Provisional Allotment Letter of the Company.
- The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
- The actual maintenance charges shall be based on the actual cost incurred by the concerned maintenance agency.
- Government Taxes as applicable from time to time shall be payable by the allottee are extra.
- Administrative Charges for the first transfer of Provisional allotment **would be free**. The transfer shall be allowed only after issuance of Provisional Allotment Letter and after payment of at least 30% of BSP. The administrative charges for subsequent transfers are currently fixed at Rs 1196/- per Sq. m (Rs. 1000/- per Sq. yd.) However these rates are subject to review/change every year.

## PAYMENT PLAN

### A. Instalment Linked 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 of the issuance of PAL	20% (Less Booking Amount*)	
3	On or before 60 days of the issuance of PAL	10%	
4	On Earth Filling and Leveling of the plot	15%	
5	On Demarcation of the plot	15%	EDC
6	On Laying of Services (Drainage & Sewage) in front of the plot	10%	
7	On Completion of Road Work in front of the plot	10%	IDC
8	On Laying of Electrical & Water Supply Services in front of the plot	10%	
9	On offer of Possession of the plot	10%	ESSC+ Social Club Charges + IFMD + Maintenance advance + One time Lease Rent charges
	<b>TOTAL</b>	<b>100%</b>	

#### Notes:

1. Installments under S. No. 4 to 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 to 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 of the issuance of PAL	90% (Less Booking Amount*)	IDC+EDC+ ESSC
3	On offer of possession of the plot	10%	Social Club Charges + IFMD + Maintenance advance +One time Lease Rent charges
	<b>TOTAL</b>	<b>100%</b>	

**Note:** Down payment discount shall be upto 10% of BSP, based on the stage of development at the time of issuance of PAL

**C. Special 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	50% of BSP (Less Booking Amount*)	IDC+EDC+ ESSC
3	On offer of possession of the plot	50% of BSP	Social Club Charges + IFMD + Maintenance advance +One time Lease Rent charges
	<b>TOTAL</b>	<b>100%</b>	

**\*Booking Amount:**

S. No.	Size	Booking Amount* (Rs. In lakhs)
1	For 128 Sq. m (153 Sq. yds) & 144 Sq. m (172 Sq. yds)	3.00
2	For 175 Sq. m (209 Sq. yds)	3.50
3	For 192 Sq. m (230 Sq. yds) & 200 Sq. m (239 Sq. yds)	4.00

**Cheques should be drawn in favor of 'Jaypee Infratech Limited'**

## **FAQs**

### **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.
- The project on the periphery of “15.7 Km Green Boulevard of Life”
- Proposed metro link would run parallel to the Yamuna Expressway.
- 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 – 40 min (approx.)

### **When will the possession be given?**

- Possession is expected to be offered within 18 months after issuance of Provisional allotment letter (PAL) plus a grace period of 3 months.

### **How much time will be given for the completion of construction?**

- 3 years of time would be given to the allottee(s) for construction of a residential building on the allotted plot.

### **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 at the entry / exit gate of the complex.

### **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 plan 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 plot.
- Estimated Maintenance charges for 12 months shall have to be paid in advance upon offer of possession of the plot.

**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 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.

**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. Special 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 90/- per Sq. m (Rs. 75/- per Sq. Yds) per month of the delayed period. (As per 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?**

- A request for cancellation of allotment/Provisional allotment Letter (PAL) can be made at any time before/after provisional allotment.
  - When PAL has not been issued: - Booking amount shall be refunded, without deductions.
  - When PAL has been issued:-
    - Within 30 days from the date of PAL:- no deduction shall be made and 100% amount received shall be refunded
    - Within 1-3 months from the date of PAL:- 25% of EMD shall be deducted, along with due interest, if any, and the balance shall be refunded to the customer
    - After 3 months from the date of PAL:- - 100% of EMD shall be deducted, along with overdue interest, if any, and the balance shall 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
- Earnest Money Deposit (EMD) shall continue to be equivalent to 10% of the consideration



**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.

**1Sq.m = 1.196 Sq. yd**

**1 Sq. yd = 0.836 Sq. m**