

# *INFO - PACK*

## *'COUNTRY HOMES-II'*

*Residential Plots  
At  
Jaypee Greens Sports City*

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## PRODUCT BRIEF

**Location:** Villa District, Jaypee Greens Sports City (Adjoining 'Country Homes')

### Plot Areas:

S. No.	Area of Each Plot (In Sq Yds. Approx.)	Area of Each Plot (In Sq mts. Approx.)
1	188	157
2	200	167
3	210	176
4	239	200
5	251	210
6	269	225
7	299	250
8	399	334

### Ground Coverage:

- ✓ Upto 300 sq.mts:- 75%
- ✓ 300 to 400 sq.mts:- 65%

**FAR:** 1.80

**Maximum Height:** 15 mts.

**Possession time:** 18 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 - 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, 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 Sports city

- ✓ India's finest Integrated City
- ✓ Close proximity to Buddh International Circuit(F1 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
- ✓ Next to the 15.7 Km Green Boulevard of Life. This is 80-200m 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 centers etc.
- ✓ Regional Center for music & outdoor sculpture
- ✓ Entertainment District having Civic Centers 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's
- ✓ 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

**Note:** All the above facilities shall be developed in a phased manner over a period of time and shall not be linked with completion of any specific type of residential unit.

LOCATION MAP



LAYOUT PLAN



LAYOUT PLAN

LEGEND

-  239 SQ.YD
-  251 SQ.YD
-  269 SQ.YD
-  MASTERPLAN GREEN
-  SECTOR INSTITUTIONAL
-  SECTOR COMMERCIAL
-  ON HOLD (ARCHITECTURAL)



**PRICE LIST**

**BSP@ Rs.29,400 per Sq.Yds.**  
**BSP@ Rs. 32,340 per Sq.Yds.**  
*(Either Corner or Green Facing/abutting)*  
**BSP@ Rs. 35,280 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. 900 per Sq. Yds.
2	External Development Charges(EDC)	Rs. 900 per Sq. Yds.
3	Electric Sub Station Charges (ESSC)	Rs. 500 per Sq. Yds.
4	Social Club Membership	Rs. 1.50 Lac
5	One Time Lease Rent Charges	Rs. 600 per Sq. Yds.
6	Interest Free Maintenance Deposit (IFMD)	Rs. 600 per Sq. Yds.
7	Maintenance Advance	Rs. 20 per Sq. Yds.

**Notes:**

- Maintenance charges/Deposits shall be payable by the allottee separately as follows:-
  - The one time Interest Free Maintenance Deposit @ Rs. 600 per sq. yd. shall be payable before handing over possession of the premises to the allottee.
  - Maintenance charges for the first year shall be payable in advance at the time of offer of possession @Rs. 20 per sq yd per month.
- Areas are indicative only.
- All Plans and layouts are subject to change at the sole discretion of the Company or Statutory Authorities.
- Increased / decreased area shall be charged proportionately as per the allotment terms.
- The other terms and conditions shall be as per the Application Form, Standard Terms and Conditions 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 by the concerned maintenance agency.
- Government Taxes as applicable from time to time shall be payable by the allottee in addition to the sale price as stated above.
- 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. Subsequent charges, from 2<sup>nd</sup> transfer onwards, would be @ Rs. 1000 per sq yd. (subject to change, as per the company policy).



## PAYMENT PLAN

### A. Development 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 Earth Filling	10% of BSP	
4	On Leveling	15% of BSP	
5	On Demarcation	15% of BSP	
6	On Laying Of Services (Drainage & Sewage)	10% of BSP	IDC + EDC + Electric Sub-station charges
7	On Completion of Road Work	10% of BSP	
8	On Laying of Electrical & Water Supply Services	10% of BSP	
9	On Offer Of Possession	10% of BSP	Social Club Charges + IFMD + Maintenance advance + One time Lease Rent
	<b>TOTAL</b>	<b>100%</b>	

#### Notes:

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

**B. Down Payment Plan**

S. No	Payment Due On	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% of BSP (Less Booking Amount*)	IDC + EDC + Electric Sub-station charges
3	On offer of possession	10% of BSP	Social Club Charges+ IFMD + Maintenance advance + One time Lease Rent
<b>TOTAL</b>		<b>100%</b>	

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

**\*Booking Amount:**

Plot Size	Amount (Rs.)
Upto 210 sq. yards.	4 lacs
211 to 269 sq. yards.	5 lacs
270 to 299 sq. yards.	6 lacs
300 sq. yards. and above	8 lacs

**Demand Drafts/ Pay orders / Cheques should be drawn in favor of 'Jaypee Sports International 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 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 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.)

### When will the possession be given?

- Possession is expected to be given within 18 months with a grace period of 3 months.

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

- 3 yrs of time would be given to the customer for completion of construction and appropriate penalty would be charged in case of delay in the same.

### Will the outer façade be given by Jaypee Greens or it depends on the wish of the plot owner?

- There would be an external façade control. A choice of various typical floor plans would be provided.

### 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 will be provided.

### 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 (Refundable) 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.

### 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 solar, wind etc. 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 & electric/hydrogen public transport/cars, water taxis to be used.

**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. Development Linked plan
  2. 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 a penal 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 paid to the customer, if there is a delay in possession of the said premises?**

- Yes, the customer is entitled for compensation of Rs. 75/- per Sq.Yds. per month. (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 can be made at any time after allotment. 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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*Disclaimer: - The content of this info pack 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.*