



***JAYPEE GREENS
THE GOLDEN GATE***

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PRODUCT BRIEF

Location Details:

'Wish Town' at Sector 129, Noida. The plots are behind the Commercial Zone & hotels on the Noida-Greater Noida Expressway

Features & USPs:

Unique principles of the highest standards of urban planning are being incorporated in 'Wish Town' to commensurate with the life style of the new generation in order to:

- » Guide urban growth
- » Redefine urban districts
- » Plan new communities
- » Strengthen open space systems
- » Preserve & respect natural environments
- » Explore the inter dependence of townships and their educational, recreational & medical facilities
- » Contribute to vital, rewarding urban life

Features - 'Wish Town' - India's first Integrated Township:

- » Acres of landscaped greens & Zen thematic gardens
- » Gated community
- » 9-hole & 18-hole Golf Course by Graham Cooke
- » 'Commercial Zone' including facilities like 5 star hotel, shopping malls housing several top line brands, office spaces for small & large corporate houses based on the concept of 'walk to work' .
- » 24*7 Power and water back up
- » 3-tier security system
- » Schools/colleges ranging from pre-nursery to post graduation level professional colleges. The various facilities offered in these educational institutes are Gymnasium, Swimming Pools, Auditorium, Playgrounds, Activity Courts, Music & Art Rooms, Library, and Lab

Facilities with latest equipments, Cafeteria / Dining Halls and Classes for Special Education etc.

- » Malls housing several top line brands

- » Recreational facilities like meditation & spiritual centres, artists village , town center with cultural galleries, restaurants, cafes, convenios, multiple & dedicated social clubs, sports facilities & kids play areas etc. leading to the creation of a memorable sense of place with a unique community aspect
- » 450 bed **Jaypee Super Specialty Medical & Research Centre** - well equipped with the best of medical equipments & healthcare services and will provide complete healthcare solutions Town Centre and Hi-Street Retail
- » Boomerang Clubhouse and Social Clubs
- » Jaypee Group's brand name & lineage
- » Location advantage
- » Accessibility
 - Well connected to South Delhi, Noida & Greater Noida
 - Proposed Metro connectivity

Details:

Plot Size	Area (Sqm)	Area (Sq yd)	Max. Permissible F.A.R. (Sqm)	Max. Permissible Ground Coverage (Sqm)	Max. Permissible Coverage on 1st Floor (Sqm)	Max. Permissible Coverage on 2nd Floor (Sqm)	Height (m)	Front Set Back (m)	Rear Set Back (m)	Side Set Back (m)
10 x 20	200	239	300	63% = 126	63% = 126	48	15	3	min 1.8 / max 3	X
10 x 25	250	299	375	62.4% = 126	62.4% = 126	63	15	3	min 1.8 / max 3	X
12 x 25	300	359	450	60.33% = 181	60.33% = 181	88	15	3	min 1.8 / max 3	X
14 x 25	350	419	525	60.33% = 181	60.33% = 181	163	15	4.5	min 1.8 / max 3	3
15 x 30	450	538	675	56.89% = 256	56.89% = 256	162	15	6	min 1.8 / max 3	3

Total no. of plots	306
Number of floors / Elevation	G + 1.5

**Price List
The Golden Gate**

BSP @ Rs. 60,000 per sq yd
 (Inaugural Discount @ Rs. 10,000 per sq yd)

Other Applicable Charges:

S. No.	Payment Head	Charges / Rate
1	Internal Development Charges	Rs. 900.00 per sq yd
2	Electric Sub Station Charges	Rs. 900.00 per sq yd
3	Social Club Membership	Rs. 1.00 Lac
4	Interest Free Maintenance Deposit	Rs. 950.00 per sq yd
5	One Time Lease Rent	Rs. 500 per sq yd
6	Preferential Location Charges	@ 2.5% of BSP on corner plots @ 2.5% of BSP on park facing plots @ 5% of BSP on the park facing corner plots

Notes:

1. Maintenance charges/Deposits shall be payable by the allottee separately as follows:-
 - a. The one time Interest Free Maintenance Deposit @ Rs. 950.00 per sq. yd. shall be payable before handing over possession of the premises to the allottee.
2. Areas are indicative only.
3. All Plans and layouts are subject to change at the sole discretion of the Company or Statutory Authorities.
4. Increased / decreased area shall be charged proportionately as per the allotment terms.
5. The other terms and conditions shall be as per the Application Form, Standard Terms and Conditions and the Provisional Allotment Letter of the Company.
6. The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
7. Government Taxes as applicable from time to time shall be payable by the allottee in addition to the sale price as stated above.
8. Administrative Charges for the transfer of allotment would be @ Rs. 500 per sq yd (at present). The transfer would be allowed only after 30% of the payment has been received from the allottee (subject to change, as per the company policy).

PAYMENT PLAN:

A. Development Linked Payment Plan

S No	Payment Due On	% age	Other applicable charges
1	Booking amount	As applicable*	
2	On or before 2 months of the Application	(20% of BSP – 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 & sewerage)	10% of BSP	
7	On completion of Road Work	10% of BSP	
8	On laying of Electrical & Water Supply Services	10% of BSP	PLC + IDC
9	On Offer of Possession	10% of BSP	Social Club Charges + IFMD + Electric substation + One time lease Rent
	TOTAL	100%	

*** Booking Amount:**

Plot Area (in sq yd)	Booking Amount (in Rs. Lacs)
239	6
299	6
359	8
419	11
538	15

Cheque should be drawn in favour of '**Jaypee Infratech Limited**'

Notes:

1. Installments under S. No. 3 - 9 may run concurrently with those under S. No. 1 - 2 based on the physical progress of Work at site.
2. The demand letter for Installments at S. No. 3 to 9 shall be sent in advance providing for payment period of up to 15 days.

B. Down Payment Plan

S.No	Payment Due On	% age	Other Applicable Charges
1	Booking amount	As Applicable*	
2	On or before 1 month of the Application	(90% of BSP – Booking Amount)	PLC + IDC
3	On offer of possession	10% of BSP	Social Club Charges + IFMD + Electric substation + One time lease Rent
	TOTAL	100%	

Note: Down Payment Discount: @ 10% on BSP

FAQs

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

- 2 yrs of time would be given to the customer for completion of construction after offer of possession 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 by Jaypee Greens

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 will be maintained by a designated Maintenance Agency on payment of maintenance charges.
- The Interest Free Maintenance Deposit is applicable, as per the payment plan.

What are the stamp duty charges?

- The stamp duty charges will be as per the applicable charges of Noida Authority on the date of possession.

PAYMENT RELATED QUERIES

Is the price escalation free?

- Yes the contracted price would be escalation free.

What are the various payment plans available?

- Down payment and Development linked payment plans are being offered

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 @ 18 % p.a. on the delayed amount for the delay period.

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.