

*'THE KROWNS' PLOTS
AT
JSIL*



INFO PACK

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PRODUCT BRIEF

Location:
Jaypee Sports International Limited



Plot Area:

S. No.	Area (in sq yds)	Area (in sq mts.)
1	153	128
2	207	173

Ground Coverage: 75%

FAR: 180

Max. Height: 15 mts.



**Price List
Krown Plots**

BSP @ Rs. 32,000 per sq yd

Other Applicable Charges:

S. No.	Payment Head	Charges / Rate
1	Internal Development Charges	Rs. 900.00 per sq yd
3	Electric Sub Station Charges	Rs. 500.00 per sq yd
3	One-time Lease Rent	Rs. 600.00 per sq yd
4	Social Club Membership	Rs. 1.00 Lac
5	Interest Free Maintenance Deposit	Rs. 600.00 per sq yd
6	Maintenance Advance	Rs. 20 per sq yd per month
7	Preferential Location Charges	@ 5% on corner plots / park facing @ 10% 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. 600.00 per sq. yd. shall be payable before handing over possession of the premises to the allottee.
 - b. 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.
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.
7. The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
8. Government Taxes as applicable from time to time shall be payable by the allottee in addition to the sale price as stated above.
9. Administrative Charges for the first transfer of allotment would be free. Subsequent charges, from 2nd transfer onwards, would be @ Rs. 500 per sq yd. 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	Electric substation charge
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 + Maintenance advance + Lease Rent
	TOTAL	100%	

*** Booking Amount:**

Plot Area (in sq yd)	Booking Amount (in Rs. Lacs)
153	2
207	2

Cheques should be drawn in favor of '**Jaypee Sports International 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 + Electric substation charge
3	On offer of possession	10% of BSP	Social Club Charges + IFMD + Maintenance advance + Lease Rent
	TOTAL	100%	

Note: Down Payment Discount: @ 10% on BSP

C. Partial 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	55% of BSP – Booking Amount	Electric Substation Charges
3	On Laying of Services (drainage & sewerage)	20% of BSP	
4	On laying of Electrical & Water Supply Services	20% of BSP	PLC + IDC
5	On Offer of Possession	5% of BSP	Social Club + IFMD + Maintenance Advance + One Time Lease Rent
	TOTAL	100%	

Note: Partial Down Payment Discount: @ 6.5% on BSP

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 will be given after 1 year from the booking date.

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 5-6 kind of 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 is applicable, as per the payment plan.
- » One year charges will have to be paid in advance at the time of handover.

What are the stamp duty charges?

- » At present, it is 5% of BSP

Give some highlights of the Yamuna Expressway Project.

Highlights –

- » 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 Sectors & Commercial.
- » Connecting National Capital Region with other parts of the state will boost economic activity, decongestion of existing roads and reduction in pollution.

What are the main features of this city?

- » India's first 'Urban Integrated City'
- » Motor Race Track
- » Stadiums for various sports with related facilities
- » Enveloped in acres of landscaped greens & thematic gardens
- » Gated community
- » Inter-connected with a 17.5 km long Boulevard with special characteristics
- » Community Sports Corridor
- » Downtown Park & Lake
- » 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 uses. Also featuring signature buildings, cultural & civic arts centre with modern infrastructure.
- » Spacious & well designed residential units
- » 24*7 Power back up
- » Schools/colleges
- » Community shopping centres
- » 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
- » Own power plant & sewage treatment plant

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, fuel wood. 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 the contracted price would be escalation free.

What are the various payment plans available?

- Following payment plans are being offered:
 1. Development-linked payment 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 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.



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