

INFO-PACK



ARTISTIC IMPRESSION

JAYPEE SQUARE EAST

JAYPEE GREENS
SPORTS CITY
— THE CITY WITH A WINNING ATTITUDE —

PRODUCT BRIEF

"SCO (Shop-Cum-Office) Concept relates with the mixed development of shopping and office spaces on an Independent Commercial Plot."

Usually this concept is popular in dense Residential areas where potential usage of an SCO attracts - Food chains, Apparel Shops, Banks (Branches), ATMs, other financial retails, Small Restaurants, Fast Food Joints, Telephone/Mobile Shops, Insurance Branches etc.

Each unit will have an area of 171 Sq. Yd. with 40% ground coverage and have space to build 3079 Sq. Ft. (including basement floor for storage). Details as per layout plan and unit plan.

G + 3 Storey with exclusive retail areas on ground floor with a colonnade in front, extendable to higher floors as per Architectural control.

Location:

Jaypee Greens Sports City East

(At the entrance of Jaypee Greens Sports City -East)

Jaypee Greens Sports City

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 line 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.)

Features -

- India's first 'Urban Integrated City'
- Motor Race Track of International Standards.
- Stadiums for various sports with related facilities.
- Enveloped in acres of landscaped greens & thematic gardens
- Gated community
- Inter-connected with a 16.7 km long Boulevard with its own special characteristics
- Community Sports Corridor
- 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
- Downtown Park & Lake.
- 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
- Schools/colleges
- Community shopping centers
- 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.

USPs

- Jaypee Group's brand name & lineage
- Location Advantage
- Accessibility
 - Proposed International Airport.
 - Proposed Metro connectivity from Noida to Jewar.
 - Eastern Peripheral Expressways intersecting Yamuna Expressway.
 - The main railway line between Delhi & Agra already runs along its West boundary.

Other Development in the vicinity:

- Gautam Buddha University
- IT Tech Zone
- Night Safari
- Boraki Railway Station(Integrated Transport Hub)

Yamuna Expressway Project:

Highlights -

- India's Longest Access Controlled Expressway, 165 kms 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.
- 44,000 hectares of development along the Yamuna Expressway.

MASTER PLAN



Layout Plan – Sports City East



PRICE LIST
Commercial Plots

BSP @ Rs 42,700/- per Sq. yd.
(Inaugural Discount @ Rs. 2,100/- per Sq.Yd.)

(Additional Service Tax, as applicable)

Other Applicable Charges:

S. No.	Payment Head	Charges / Rate
1.	Internal Development Charges	Rs. 900/- per Sq. yd.
2.	Electric Sub Station Charges	Rs. 500/- per Sq. yd.
3.	Car Parking (In Lacs.)	Rs. 2.50 Lacs.
4.	Interest Free Maintenance Deposit	Rs. 600/- per Sq. yd.
5.	One Time Lease Rent	Rs. 600/- per Sq. yd..
6.	Maintenance Advance for first year	Rs. 20/- per Sq. yd per month

Notes:

1. Maintenance charges/Deposits shall be payable by the allottee separately as follows:-
 - a. The one time Interest Free Maintenance Deposit @ Rs. 600/- per sq. yard 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.
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 first transfer of allotment would be free..
9. Second transfer onwards; the charges would be @ Rs. 1000 per sq yard for the first five years. (Subject to change, as per the company policy).

10. Set Backs :

- a. The front setback of 12.804mts (Approx) shall be utilized for open parking and landscape. The work pertaining to development of this parking area along with its landscaping etc shall be done by the company (at no additional cost to the allottee) in order to maintain similarity. In no case, the area of the front setback meant for parking can be covered / barricaded.
- b. The rear setback of 1.5mts (approx) shall be used for rear steps and laying of services. Construction of boundary wall around the rear setback shall be permitted.

11. The front and rear setbacks, the building plans/elevations/façade shall remain fixed and the construction shall be taken up by the allottee as per architectural control drawings provided by the company. The maximum permissible covered area for all the plots (Area: 143.04 sq mt) shall remain fixed at 228.864 sq mt (2463 sq ft) excluding basement. The possession of the plot shall be handed over to the allottee after the allottee completes the construction up to ground floor.

PAYMENT PLAN

Booking Amount: Rs. 5.00 Lacs for the plot size of 171 Sq.Yds. (Each)

A. Development Linked Payment Plan (DLP)

S. No	Payment Due	Percentage (%)	Other Charges
1	Booking Amount	As Applicable	
2	Within 30 Days from date of Booking/allotment	20% of BSP less Booking Amount)	
3	Within 90 days from date of allotment	10% of BSP	
4	Within 150 days from date of allotment	10% of BSP	
5	Within 210 days from date of allotment	10% of BSP	IDC
6	On completion of Earth filling, Leveling & Demarcation of the allotted plot	10% of BSP	Car Parking
7	On laying of Water services in front of the plot	10% of BSP	
8	On laying of Sewage services in front of the plot	10% of BSP	Electric Sub - Station Charges
9	On laying of Electrical services in front of the plot	10% of BSP	
10	On offer of possession	10% of BSP	IFMD + Lease Rent Charges+ Maintenance Advance
	TOTAL	100%	

B. Partial Down Payment Plan (PDP)

S. No	Payment Due	Percentage (%)	Other Charges
1	At the Time of Booking	As Applicable	
2	Within 30 Days from the date of booking/ allotment	55% of BSP less Booking Amount	IDC
3	On completion of Earth filling, Leveling & Demarcation of the allotted plot	20% of BSP	Car Parking + Electric Sub - Station Charges
4	On laying of Sewage services in front of the plot	15% of BSP	
5	On offer of possession	10% of BSP	IFMD + Lease Rent Charges+ Maintenance Advance
	TOTAL	100%	

- Partial Down payment discount up to 6.5% on BSP, based on the status of development works.

C. Down Payment Plan (DP)

S.No	Payment Due	Percentage (%)	Other Charges
1	Booking Amount	As Applicable	
2	Within 30 days from date of Booking/ allotment	90% of BSP less booking amount	IDC + Car park + Electric substation charges
3	On offer of possession	10% of BSP	IFMD + Lease Rent Charges + Maintenance Advance
	TOTAL	100%	

- Down payment discount up to 10% on BSP, based on the status of development works.

Note:

1. The Partial Down Payment and Down payment discount shall reduce with passage of time and based on the physical progress of development works.
2. The Construction linked payment plan and Partial down payment plan shall become payable on demand irrespective of the order in which they are listed.
3. Construction linked instalments may run concurrently with those under the time linked instalments based on the physical progress of work at site.
4. The allottee will be given permission to construct the building on this plot as per building plan provided by the company within 18 months of allotment / provisional allotment upon the payment of 90% of BSP and other charges as applicable and due up to the installment no. 9 under DLP or installment no. 4 under PDP or installment no. 2 under DP as the case may be. The construction up to Ground Floor has to be completed within 2 years; the offer of possession of plot shall be given upon the completion of such construction by the allottee.

Demand Draft should be drawn in favor of 'Jaypee Infratech Limited' payable at Noida.



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