

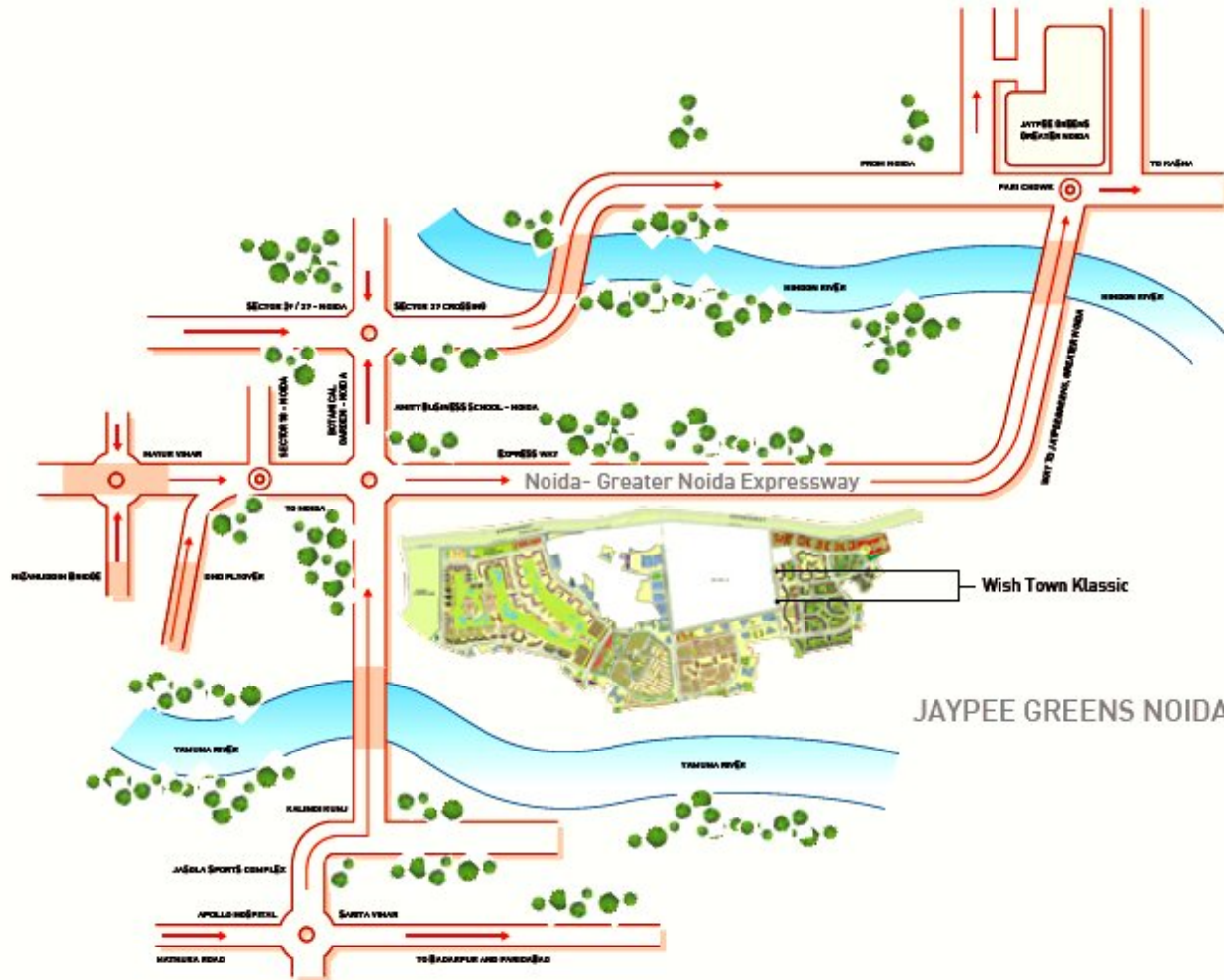
WISH TOWN
KLASSIC
HEIGHTS

2, 3 & 4 BHK+Worker @ Wish town, Noida
BSP @ Rs. 3,710 */sqft.



AN ARTISTIC IMPRESSION OF THE LIVING ROOM IN KLASSIC HEIGHTS APARTMENTS.

LOCATION MAP



The drive to Jaypee Greens Noida is 10 minutes from DND Flyway, 15 minutes from Greater Noida, 20 minutes from South Delhi, 25 minutes from Connaught Place, 45 minutes from International Airport.

Site Plan



PRODUCT LEVEL SPECIFICATIONS

STRUCTURE	R.C.C FRAMED STRUCTURE
LIVING ROOM, DINING ROOM AND LOUNGE	
FLOORS	TILES / LAMINATED FLOOR
EXTERNAL DOORS AND WINDOWS	ALUMINIUM POWDER COATED / UPVC
WALLS	INTERNAL : OIL BOUND DISTEMPER
	EXTERNAL : GOOD QUALITY EXTERNAL GRADE PAINT
INTERNAL DOORS	ENAMEL PAINTED FLUSH DOORS
BEDROOMS AND DRESS	
FLOORS	TILES / LAMINATED FLOOR
EXTERNAL DOORS AND WINDOWS	ALUMINIUM POWDER COATED / UPVC
WALLS	INTERNAL : OIL BOUND DISTEMPER
	EXTERNAL : GOOD QUALITY EXTERNAL GRADE PAINT
INTERNAL DOORS	ENAMEL PAINTED FLUSH DOORS
TOILETS	
FLOORS	ANTI SKID CERAMIC / VITRIFIED TILES
EXTERNAL DOORS AND WINDOWS	ALUMINIUM POWDER COATED / UPVC
FIXTURE AND FITTINGS	ALL PROVIDED OF STANDARD COMPANY MAKE
WALLS	TILES IN CLADDING UPTO 7' IN SHOWER AREA AND 3' - 6" IN BALANCE AREAS, BALANCE WALLS PAINTED IN OIL BOUND DISTEMPER
INTERNAL DOORS	ENAMEL PAINTED FLUSH DOORS
KITCHEN	
FLOORS	ANTI SKID CERAMIC / VITRIFIED TILES
EXTERNAL DOORS AND WINDOWS	ALUMINIUM POWDER COATED / UPVC
FIXTURE AND FITTINGS	MARBLE TOP WITH SINK
WALLS	CERAMIC TILES 2' - 6" ABOVE COUNTER, BALANCE WALLS PAINTED IN OIL BOUND DISTEMPER
BALCONIES / VERANDAH	
FLOORS	CERAMIC / VITRIFIED MOSAIC TILES
RAILINGS	MS RAILING AS PER DESIGN
LIFT LOBBIES / CORRIDORS	
FLOORS	CERAMIC / MOSAIC TILES / MARBLE / KOTA OR EQUIVALENT
WALLS	OIL BOUND DISTEMPER

KLASSIC HEIGHTS APARTMENTS
CLUSTER PLAN
FLOOR PLAN - 2 / 3 / 4 BEDROOM + WORKER APARTMENT
TOWER 4 & 5



TOTAL SUPER AREA (2BHK) - 111 SQ.MT. (1200 SQ.FT.) APPROX.
 TOTAL SUPER AREA (3BHK) - 139 SQ.MT. (1500 SQ.FT.) APPROX.
 TOTAL SUPER AREA (4BHK) - 209 SQ.MT. (2250 SQ.FT.) APPROX.

KLASSIC HEIGHTS APARTMENTS

CLUSTER PLAN

FLOOR PLAN - 3 / 4 BEDROOM + WORKER APARTMENT

TOWER 3 & 6



TOTAL SUPER AREA (3BHK) - 209 SQ.MT. (1650 SQ.FT.) APPROX.

 TOTAL SUPER AREA (4BHK) - 214 SQ.MT. (2300 SQ.FT.) APPROX.

KLASSIC HEIGHTS APARTMENTS
FLOOR PLAN - 2 BEDROOM APARTMENT



TOTAL SUPER AREA - 111 SQ.MT. (1200 SQ.FT.) APPROX.

KLASSIC HEIGHTS APARTMENTS FLOOR PLAN - 3 BEDROOM + WORKER APARTMENT



TOTAL SUPER AREA - 139 SQ.MT. (1500 SQ.FT.) APPROX.

KLASSIC HEIGHTS APARTMENTS

FLOOR PLAN - 4 BEDROOM + WORKER APARTMENT

TOWER 4 & 5



TOTAL SUPER AREA - 209 SQ.MT. (2250 SQ.FT.) APPROX.

KLASSIC HEIGHTS APARTMENTS
FLOOR PLAN - 4 BEDROOM + WORKER APARTMENT
TOWER 3 & 6



TOTAL SUPER AREA - 214 SQ.MT. (2300 SQ.FT.) APPROX.

Price List
Klassic Heights

BSP – Rs. 3710*/- psf

Other Applicable Charges:

S. No.	Payment Head	Charges / Rate
1	Internal Development Charges	Rs. 75.00 psf
2	Electric Sub Station Charges	Rs. 40.00. psf
3	One Time Lease Rent	Rs. 50.00.psf
4	Social Club Membership	Rs. 1.00 Lac
5	Car Parking	One reserved basement car parking space compulsory with any apartment.
	<u>Underground Car Parking</u>	
	1. Car park @ Rs 2.00 Lacs	
	2. Subsequent car park @ Rs. 3.00 Lacs	
6.	Maintenance advance for one year	Rs. 1.50 per sq. ft. per month
7.	Interest Free Maintenance Deposit	Rs. 50.00 psf
8.	Additional basement Storage (optional)	Rs. 2000.00 psf

Notes:

1. The Basic Prices are for the indicated Super area and are not inclusive of charges for the reserved car parking slot, land development charges, electric sub-station charges.
2. Additional amounts towards Stamp Duty, Registration Charges, and legal / miscellaneous expenses etc., shall be payable by the Allottee at the time of offer of possession.
3. Maintenance charges as per maintenance agreement shall be payable by the allottee separately.
 - a. The interest free Maintenance deposit @ Rs. 50.00 per sq. ft. of super area shall be payable extra before handing over possession of the premises to the allottee.
4. Areas are indicative only.
5. Exact super area of Apartment shall be calculated at the time of handing over possession of property as constructed. Increased / decreased area shall be charged proportionately as per the sale price.
6. The super area means the covered area of the demised premises inclusive of the area under the periphery walls, area under columns and walls within the demised premises, half of the area of the wall common with the other premises adjoining the demised premises, cupboards, plumbing / electric shafts of the demised premises, total area of the balconies and terraces, and proportionate share of the common areas like common lobbies, lifts, common service shafts, staircases, machine room, mumty, electric sub station and other services and other common areas etc.
7. The other terms and conditions shall be as per the Application Form, Standard Terms and Conditions and the Allotment Letter of the Company.
8. The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
9. Government Taxes as applicable from time to time shall be payable by the allottee in addition to the sale price as stated above.
10. Transfer fees would be @ Rs.50 per sq ft & 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) CONSTRUCTION LINKED

NO EMI TILL 24 MONTHS

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 (LESS BOOKING AMOUNT*)	IDC CHARGES
3.	ON OR BEFORE 4 MONTHS OF THE APPLICATION	10% OF BSP	
4.	ON COMMENCEMENT OF EXCAVATION	10% OF BSP	
5.	ON LAYING OF UPPER BASEMENT SLAB	10% OF BSP	
6.	ON LAYING OF 1ST FLOOR ROOF SLAB	7.5% OF BSP	CAR PARK CHARGES
7.	ON LAYING OF 3RD FLOOR ROOF SLAB	7.5% OF BSP	
8.	ON LAYING OF 6TH FLOOR ROOF SLAB	6.5% OF BSP	
9.	ON LAYING OF 9TH FLOOR ROOF SLAB	6.5% OF BSP	
10.	ON LAYING OF 11TH FLOOR ROOF SLAB	6% OF BSP	ELECTRIC SUB STATION CHARGES
11.	ON LAYING OF TOP FLOOR ROOF SLAB	6% OF BSP	
12.	ON COMPLETION OF INTERNAL PLASTER & FLOORING WITHIN THE APARTMENT	5% OF BSP	
13.	ON OFFER OF POSSESSION	5% OF BSP	SOCIAL CLUB CHARGES + MAINTENANCE ADVANCE + IFMD+LEASE RENT
	TOTAL	100%	

*** BOOKING AMOUNT:**

2 BHK - RS. 3.50 LAC

3 BHK - RS. 4.50 LAC

4 BHK - RS. 7.50 LAC

CHEQUES SHOULD BE DRAWN IN FAVOUR OF ' JAYPEE INFRA TECH LIMITED'

NOTES:

- INSTALLMENTS UNDER S. NO. 4 - 13 MAY RUN CONCURRENTLY WITH THOSE UNDER S. NO. 1 - 3 BASED ON THE PHYSICAL PROGRESS OF WORK AT SITE.
- THE DEMAND LETTER FOR INSTALLMENTS AT S. NO. 4 TO 13 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	95% OF BSP (LESS BOOKING AMOUNT*)	IDC + CAR PARK + ELECTRIC SUB STATION CHARGES
3.	ON OFFER OF POSSESSION	5%	SOCIAL CLUB CHARGES + IFMD MAINTENANCE ADVANCE + ADDITIONAL BASEMENT STORAGE CHARGES (IF APPLICABLE) + LEASE RENT
	TOTAL	100%	

NOTE: DOWN PAYMENT DISCOUNT: @ 15% ON BSP



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