



JAYPEE GREENS

Another Place . Another World .

JAYPEE GREENS आमल - II

SECTOR 151 - NOIDA

An ISO 9001:2000 company



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PRODUCT BRIEF

Location: Sector 151, Noida

USPs:

- The landscape features are well defined with sufficient space left as green cover.
- **'AMAN SPECIAL APARTMENT' OFFER** - The specifications of the apartment could be upgraded by paying an extra of Rs. 150/- per sq.ft.*
- Possession within 27 months (with 3 months grace period)
- Subvention Scheme for 24 months
- 70 acre gated community
- Chip & putt golf course



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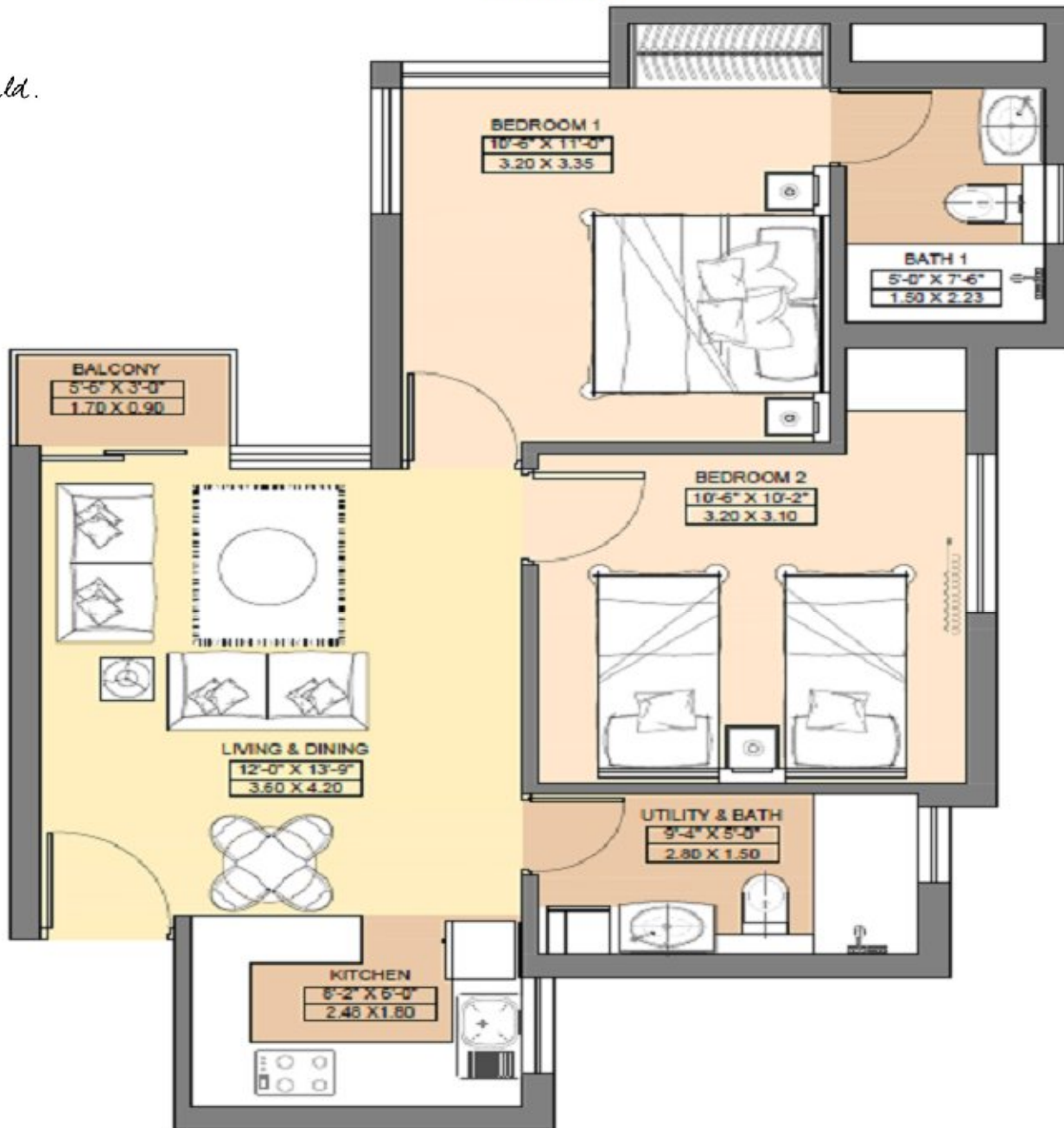
LAYOUT PLAN



Apartment Areas:

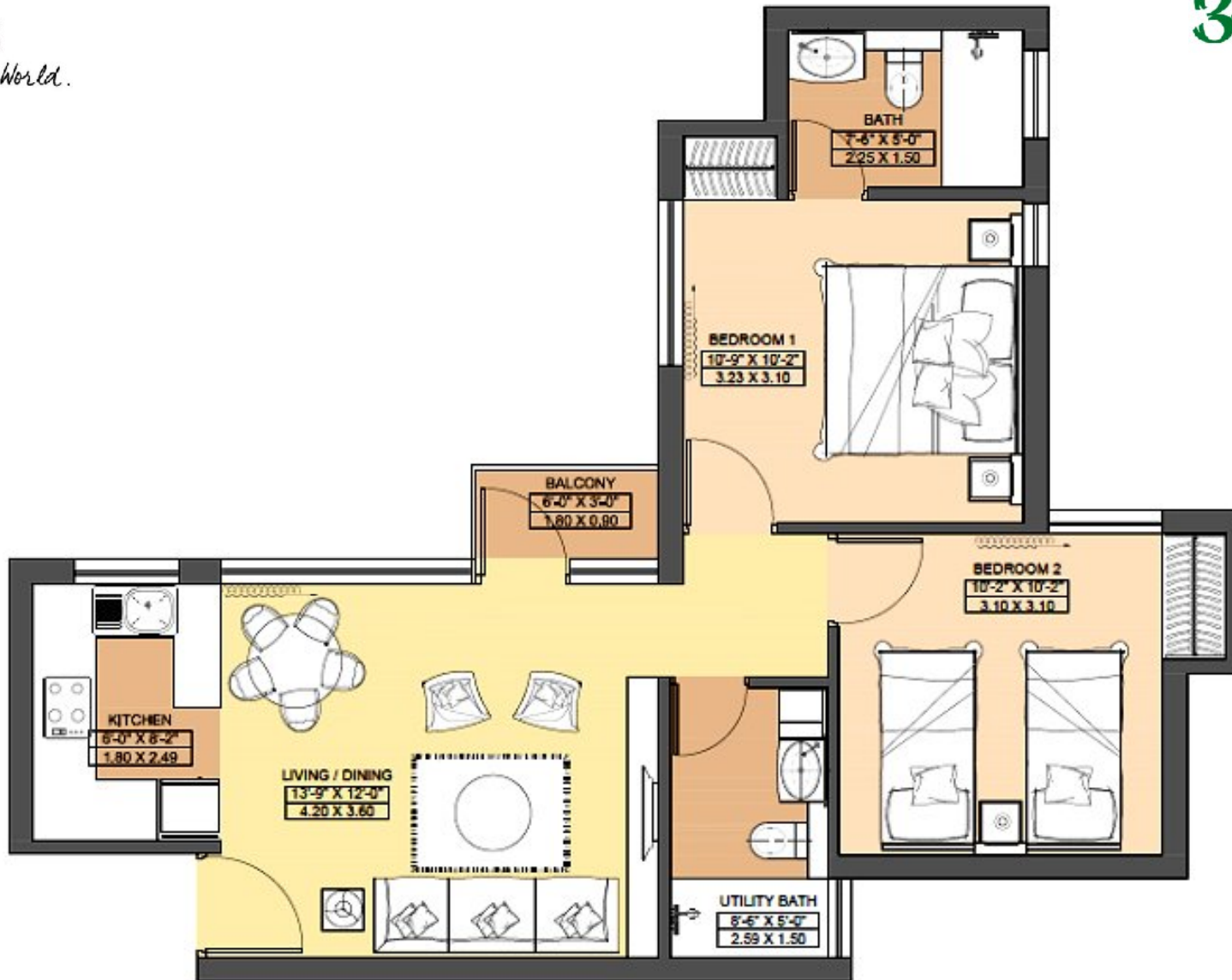
S. No.	Type	Area (in sq ft.)
1	2 BHK	850
2	3 BHK	1200
3	3 BHK + W	1320
4	Duplex	2017

FLOOR PLAN



TYPE A (2 BEDROOM)

SALEABLE AREA: 850 SQFT (78.96 SQM.)



TYPE B (2 BEDROOM)
 SALEABLE AREA: 850 SQFT (78.96 SQM.)

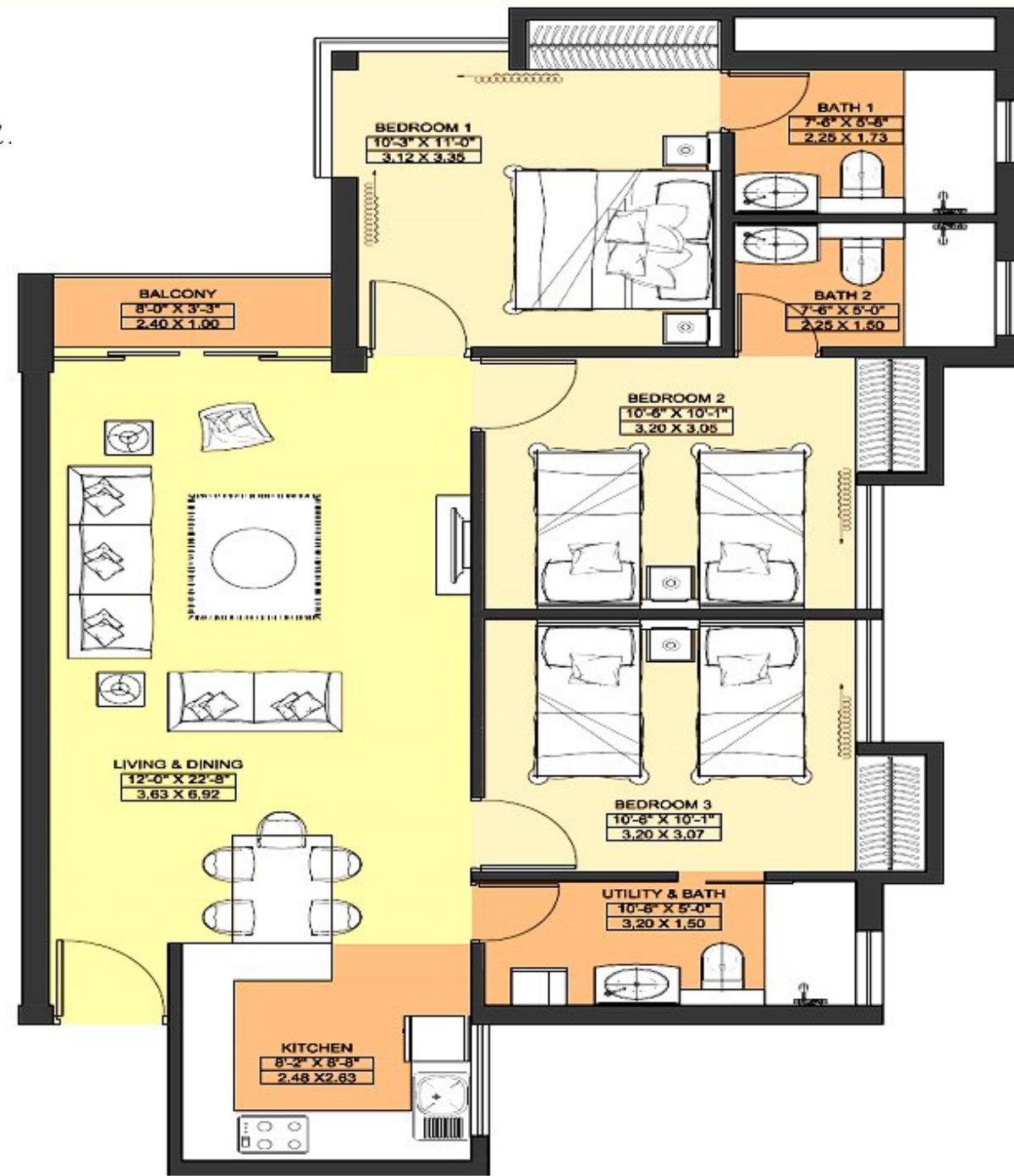


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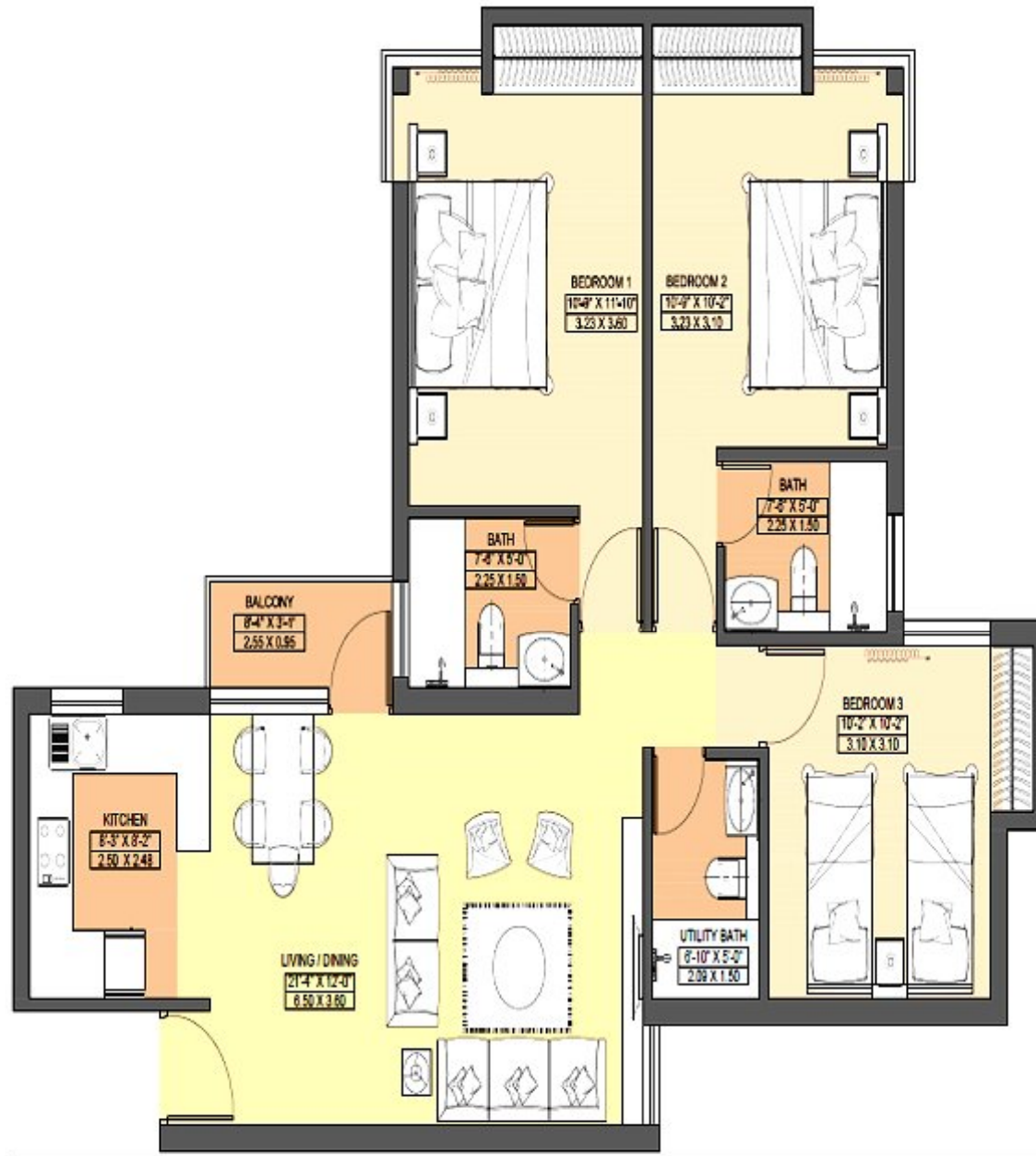
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TYPE C (3 BEDROOM)

SALEABLE AREA: 1200 SQFT (111.49 SQM.)



TYPE D (3 BEDROOM)
 SALEABLE AREA: 1200 SQFT (111.51 SQM.)



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TYPE E (3 BEDROOM+W)

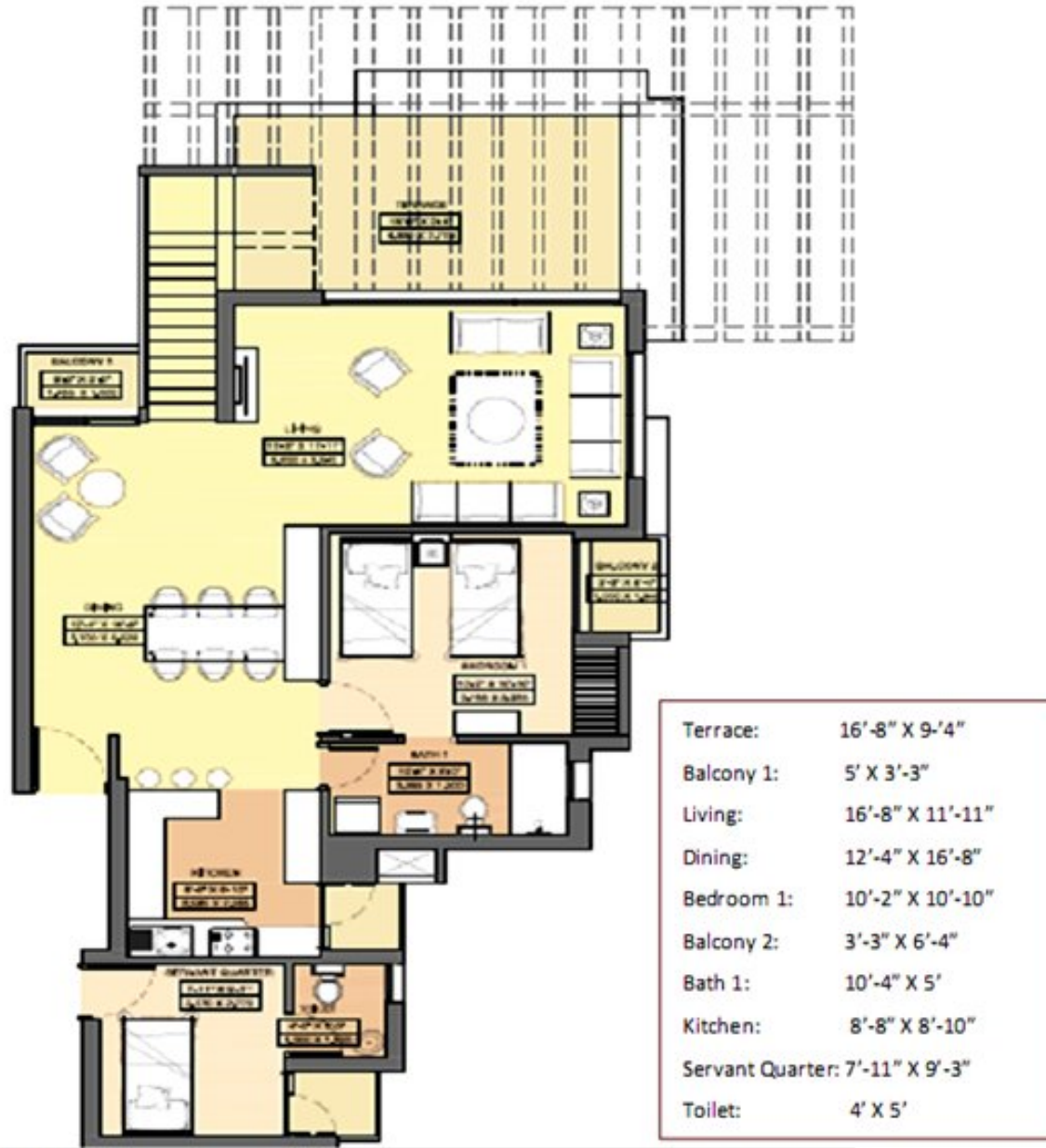
SALEABLE AREA: 1320 SQFT

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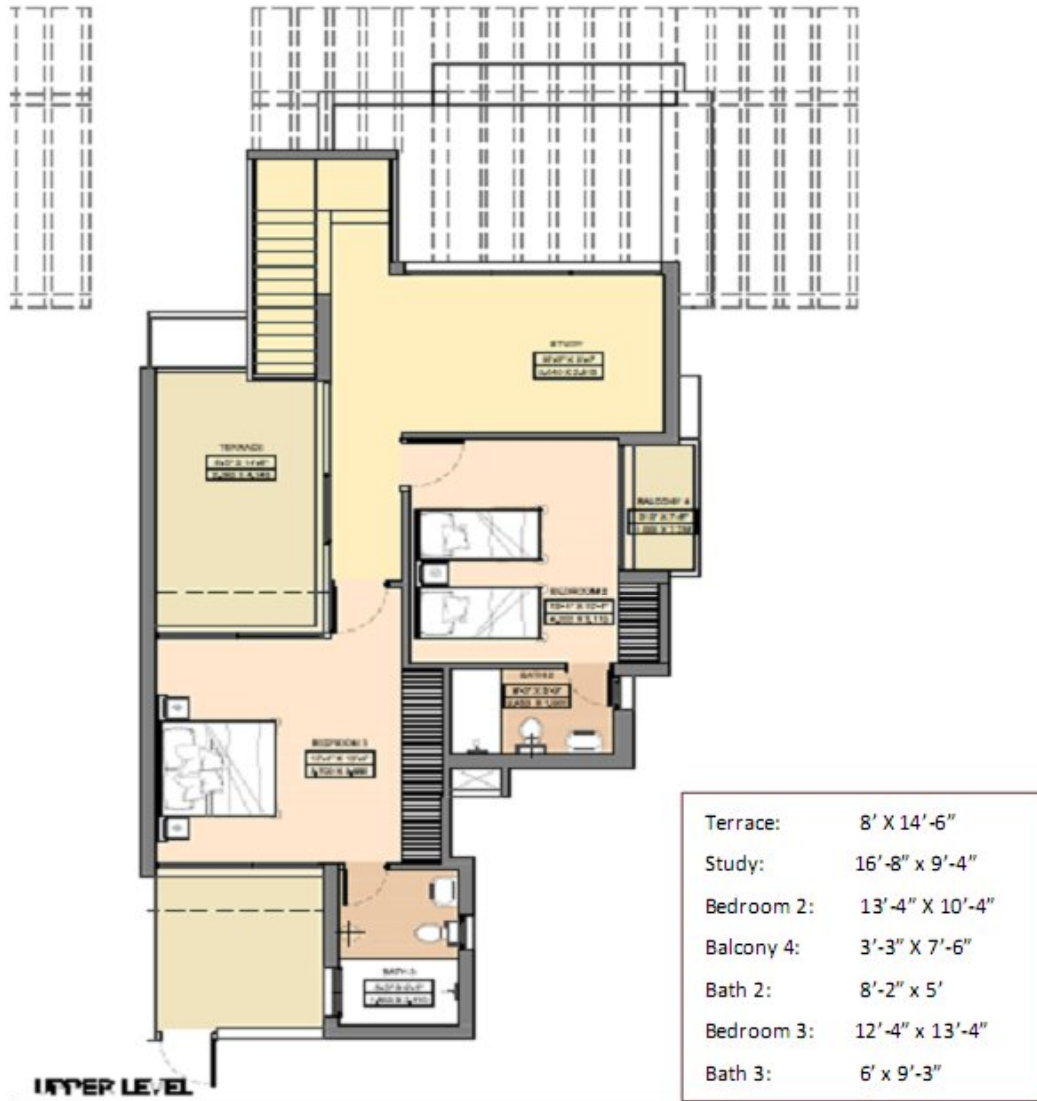
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LOWER LEVEL

TYPE F (DUPLEX)
 SALEABLE AREA: 2050 SQFT (190.39 SQM.)



TYPE F (DUPLEX)

SALEABLE AREA: 2050 SQFT (190.39 SQM.)

SPECIFICATIONS

STRUCTURE	R.C.C Framed Structure
LIVING ROOM, DINING ROOM & LOUNGE	
Floors	Vitrified Ceramic Tiles
External Doors and Windows	Aluminium full glazed windows with provision for wire mesh shutter
Walls	Internal : Oil Bound Distemper External : Good Quality external grade paint
Internal doors	Enamel painted Flush doors
BEDROOMS & DRESS	
Floors	Vitrified Ceramic Tiles
External Doors and Windows	Aluminium full glazed windows with provision for wire mesh shutter
Walls	Internal : Oil Bound Distemper External : Good Quality external grade paint
Internal doors	Enamel painted Flush doors
TOILETS	
Floors	Ceramic Tiles
External Doors and Windows	Aluminium full glazed window
Fixture and Fittings	All provided of Standard Company make
Walls	Tiles in cladding up to 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	Vitrified Tiles
External Doors and Windows	Aluminium Glazed window
Fixture and Fittings	Stone Top with sink
Walls	Ceramic Tiles 2'-0" above counter, Balance walls painted in Oil Bound Distemper
BALCONIES/ VERANDAH	
Floors	Ceramic Tiles
Railings	MS Railing as per Design



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LIFT LOBBIES / CORRIDORS	
Floors	Granite + Vitrified Tiles
Walls	Oil Bound Distemper

'Aman Special Apartment' Offer*:

BEDROOMS AND DRESS	
Floors	Wooden laminated flooring
MODULAR KITCHEN	
Fixture & Fittings	Chimney, Exhaust Fan All other fittings as per the modular kitchen
BALCONIES / VERANDAH AND TOILETS	
Floors	Vitrified Tiles / Anti-skid tiles
Air Conditioning	Split Air -conditioning in all the bedrooms One Split Air-Conditioner in the living room

* The 'Aman Special Apartment' offer is being offered at an additional charge of Rs. 150/- per sq. ft. (over and above the Basic Sale Price and extra charges, as mentioned in the pricelist)

PRICE LIST

BSP @ Rs 2,990/- psf (11th floor and above)
BSP @ Rs. 3,150/- psf (Ground floor)
BSP @ Rs. 3,110/- psf (1st to 5th floor)
BSP @ Rs. 3,080/- psf (6th to 10th floor)

(Service Tax additional, as applicable)

Other Applicable Charges:

S. No.	Payment Head	Charges / Rate
1	Internal Development Charges	Rs. 75.00 psf
2	External Development Charges	Rs. 75.00 psf
3	Electric Sub Station Charges	Rs. 40.00. psf
4	Social Club Membership	Rs. 1.50 Lacs
5	Car Parking	One reserved basement car parking space compulsory with any apartment.
	Underground Car Parking	1. Car park @ Rs 1.50 Lacs 2. Subsequent car park @ Rs. 2.00 Lacs
6	Interest Free Maintenance Deposit	Rs. 50.00 psf
7	One time lease rent	Rs. 50.00 psf

Notes:

- The Basic Prices are for the indicated Super area and are not inclusive of the other applicable charges mentioned above.
- 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.
- Maintenance charges as per maintenance agreement shall be payable by the allottee separately.
 - 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.
 - Maintenance charges for 1st one year @ Rs. 1.50 psf of super area per month shall be payable in advance at the time of offer of possession.
- Areas are indicative only.
- 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.
- 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, mummy, 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. Before issuance of PAL, no transfer or change in the name of allottee shall be permitted.
11. After issuance of PAL, transfer will be allowed only after 30% payment has been received from the allottee at a charge of Rs. 50 per sq ft.

PAYMENT PLAN

A. Construction- Linked Plan

S No	Payment Due On	Percentage (%)	Other applicable charges
1	Booking amount	As applicable *	
2	On or before 1 months of PAL generation	20% of BSP (Less booking amount*)	
3	On or before 3 months of PAL generation	10% of BSP	Car park charges
4	On or before 5 months of PAL generation	10% of BSP	EDC Charges
5	On or before 7 months of PAL generation	10% of BSP	
6	On or before laying of the 6 th floor slab	10% of BSP	IDC Charges
7	On or before laying of the 9 th floor slab	10% of BSP	
8	On or before laying of the 11 th floor slab	10% of BSP	ESSC
9	On or before laying of the top floor slab	10% of BSP	
10	On completion of internal plaster & flooring within the apartment	5% of BSP	
11	On offer of possession	5% of BSP	Social Club Charges + IFMD + Lease rent + Maintenance Advance + 2 nd Car Park (if any)
	TOTAL	100%	

*** Booking Amount:**

2 BHK	- Rs. 1.50 Lac
3 BHK	- Rs. 2.00 Lac
3 BHK + Worker	- Rs. 2.25 Lac
Duplex	- Rs. 3.25 Lac

Cheque to be drawn in favour of 'Jaypee Infratech Limited'

Notes:

1. Installments under S. No. 6 - 11 may run concurrently with those under S. No. 1 - 11 based on the physical progress of work at site.
2. The demand letter for Installments at S. No. 6 to 11 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 + EDC+ Car Park + ESSC
3	On offer of possession	5%	Social Club Charges + IFMD + Lease Rent + Maintenance Advance + 2 nd Car Park (if any)
	TOTAL	100%	

Note: Down Payment Discount upto 12% on BSP, based on the physical progress of work at site

C. Subvention Payment Plan (for 24 months)



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