

# YAMUNA VIHAR

Residential Plots



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**SUMANGALAM**

Your Home Planners

# YAMUNA VIHAR

## Residential Plots

**Location:** Jaypee Greens Sports City - East

**Plot Area:**

S. No.	Area of Each Plot (In sq yds approx.)	Area of Each Plot (In sq mts. Approx.)
1	209.3	175
2	299	250
3	418.6	350

**Ground Coverage:** 75%

**FAR:** 180

**Max. Height:** 15 mts.

### Highlights of the Yamuna Expressway Project.

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

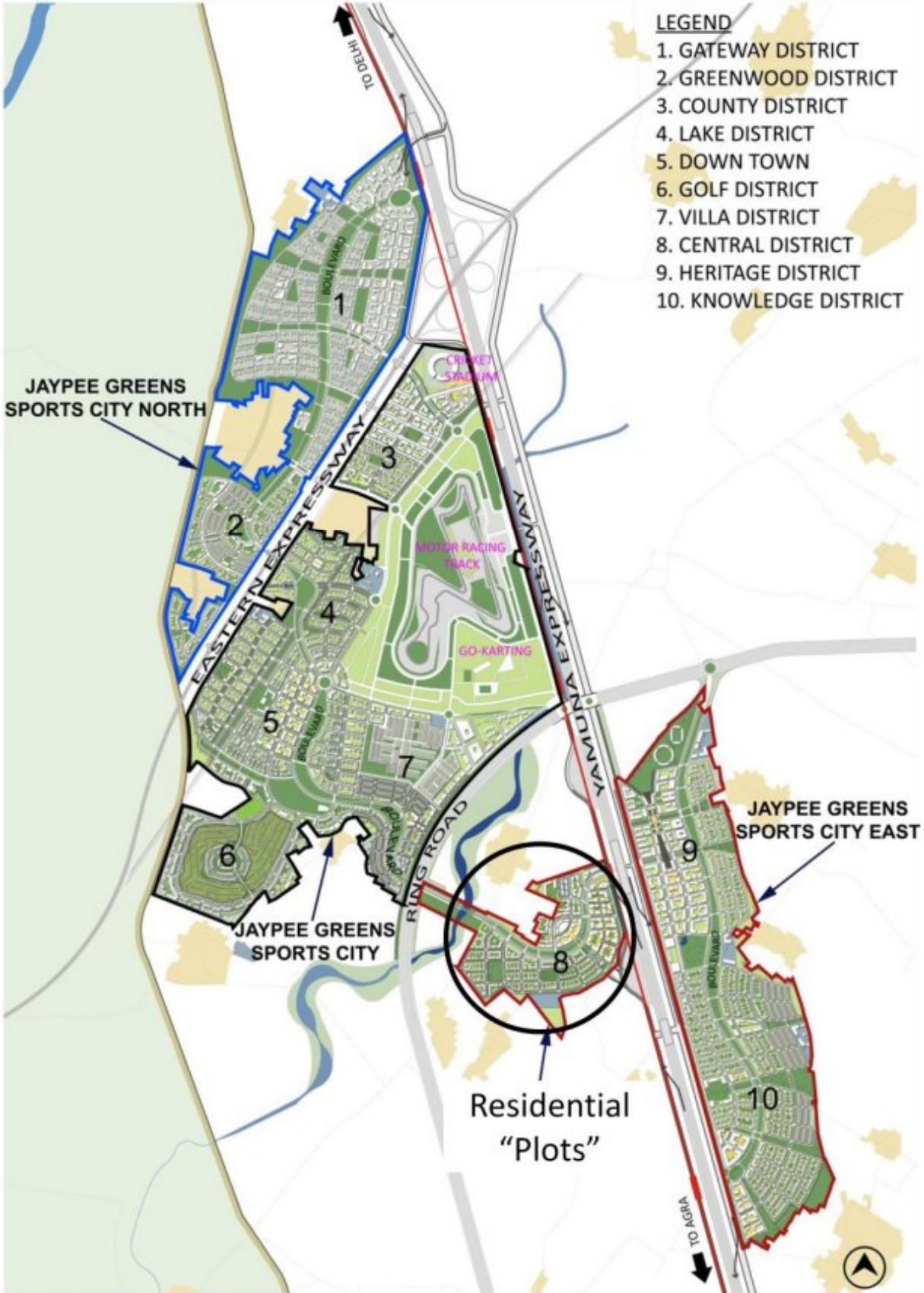
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### Main features of Jaypee Sports city

- ❖ India's first 'Urban Integrated City'
- ❖ Close proximity to Formula 1 race track.
- ❖ Stadiums for various sports with related facilities
- ❖ Enveloped in acres of landscaped greens & thematic gardens
- ❖ Gated community
- ❖ Next to the 15.7 Km Green Boulevard of Life. This is 80-200m wide greenscaped tree-lined thoroughfare curving through all the major areas of Sports City and will have multi-lane roads, dedicated lanes for pedestrians, bicycles and mass transit systems.
- ❖ 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 / institutional uses. Also featuring signature buildings, cultural & civic arts centre with modern infrastructure.
- ❖ Spacious & well designed residential units
- ❖ Schools/colleges
- ❖ Community shopping centre's
- ❖ 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

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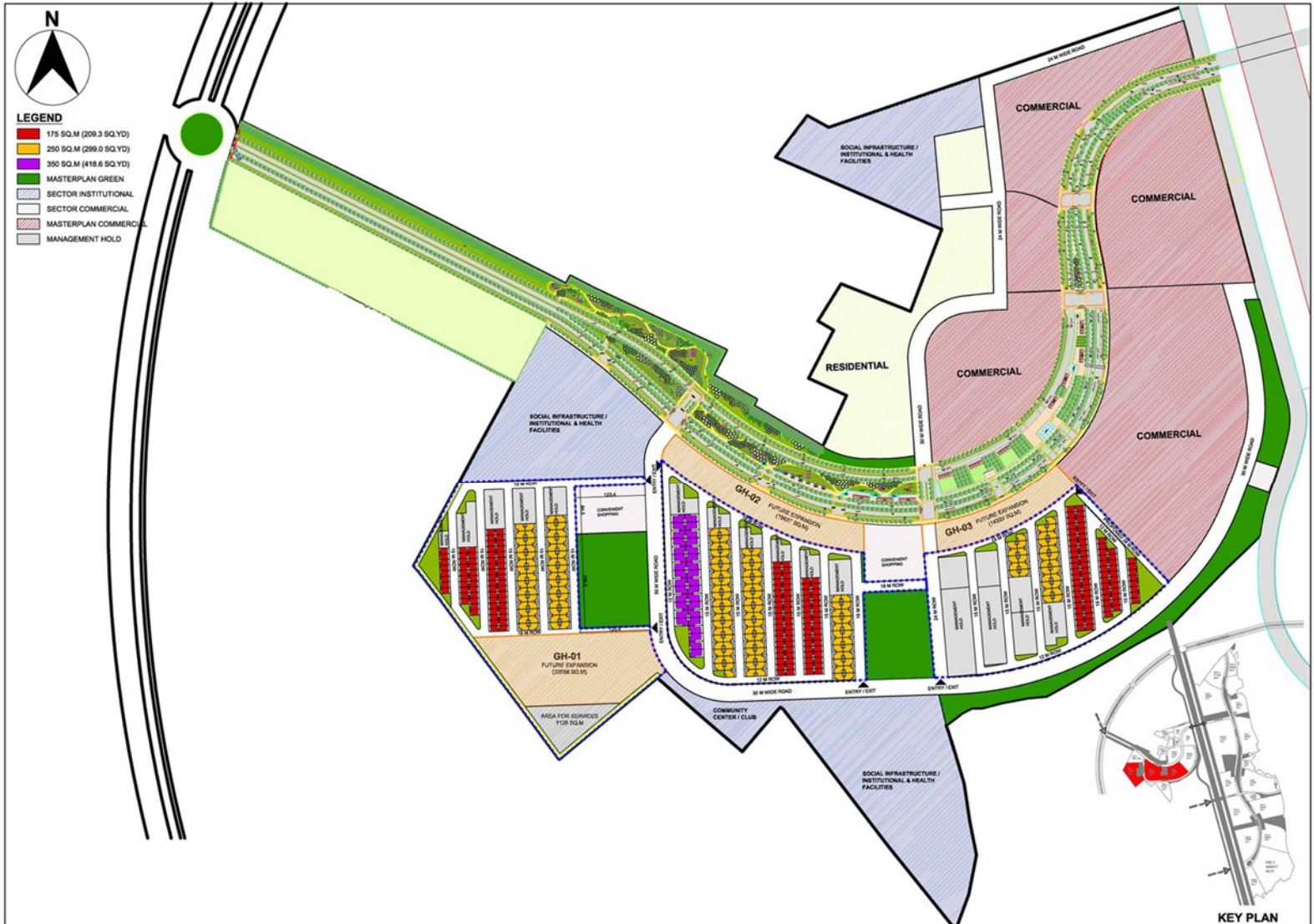


- LEGEND**
1. GATEWAY DISTRICT
  2. GREENWOOD DISTRICT
  3. COUNTY DISTRICT
  4. LAKE DISTRICT
  5. DOWN TOWN
  6. GOLF DISTRICT
  7. VILLA DISTRICT
  8. CENTRAL DISTRICT
  9. HERITAGE DISTRICT
  10. KNOWLEDGE DISTRICT

Residential  
 "Plots"

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### Price List 'Yamuna Vihar'

BSP @ Rs. 28,000 per Sq.Yds.  
(For Non – corner and Non - Park Facing)  
BSP @ Rs. 30,800 per Sq.Yds.  
(Either Corner or Park Facing)  
BSP @ Rs. 33,600 per Sq.Yds.  
(For Corner and Park Facing)

(Additional Service Tax, as applicable)

#### Other Applicable Charges:

S. No.	Payment Head	Charges / Rate
1	Internal Development Charges	Rs. 900.00 per Sq.Yds.
2	External Development Charges	Rs. 900.00 per Sq.Yds.
3	Electric Sub Station Charges	Rs. 500.00. per Sq.Yds.
4	Social Club Membership	Rs. 1.50 Lac
6	One Time Lease Rent Charges	Rs. 600.00 per Sq.Yds.
7	Interest Free Maintenance Deposit	Rs. 600.00 per Sq.Yds.

#### Notes:

- Maintenance charges/Deposits shall be payable by the allottee separately as follows:-
  - 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.
  - 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.
- Areas are indicative only.
- All Plans and layouts are subject to change at the sole discretion of the Company or Statutory Authorities.
- Increased / decreased area shall be charged proportionately as per the allotment terms.
- The other terms and conditions shall be as per the Application Form, Standard Terms and Conditions and the Provisional Allotment Letter of the Company.
- The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
- The actual maintenance charges shall be based on the actual cost by the concerned maintenance agency.
- Government Taxes as applicable from time to time shall be payable by the allottee in addition to the sale price as stated above.
- Administrative Charges for the first transfer of allotment **would be free**. The first transfer is allowed only after issuance of Provisional Allotment Letter and on payment of at least 30% of BSP. Subsequent charges, from 2<sup>nd</sup> transfer onwards, would be @ Rs. 1000 per sq yd. (subject to change, as per the company policy).

## PAYMENT PLAN

### A. Special Payment Plan

S. No	Payment Due	Percentage (%) of BSP	Other Charges
1	On Booking along with application form	Booking amount as applicable*	
2	On or before 45 days of issuance of PAL	50% of BSP (Less Booking Amount*)	EDC + IDC + Electric Sub-station Charges
3	On offer of Possession	50% of BSP	Maintenance advance + IFMD + One time lease rent charges+ Social Club membership
	<b>Total</b>	<b>100%</b>	

*Note: Special Payment Plan Discount of 5% on BSP.*

**Demand Drafts should be drawn in favor of 'Jaypee Infratech Limited, payable at Noida.**

### \*Booking Amount:

<b>Upto 400 sq. yards</b>	<b>Rs. 4.00 lacs</b>
<b>401 sq. yards and above</b>	<b>Rs. 6.00 lacs</b>

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**SUMANGALAM PROPMART Pvt. Ltd.**

F- 27,28 , Sector -18 , Noida(201301)

Toll Free : 1800 - 103 -7707

Mob : **+ 91 9717793188/99**

E-mail : [info@sumangalampropmart.com](mailto:info@sumangalampropmart.com)

Web : [www.sumangalampropmart.com](http://www.sumangalampropmart.com)