

INFO - PACK

'YAMUNA VIHAR'

Residential Plots

At

Jaypee Greens Sports City - East

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PRODUCT BRIEF

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.

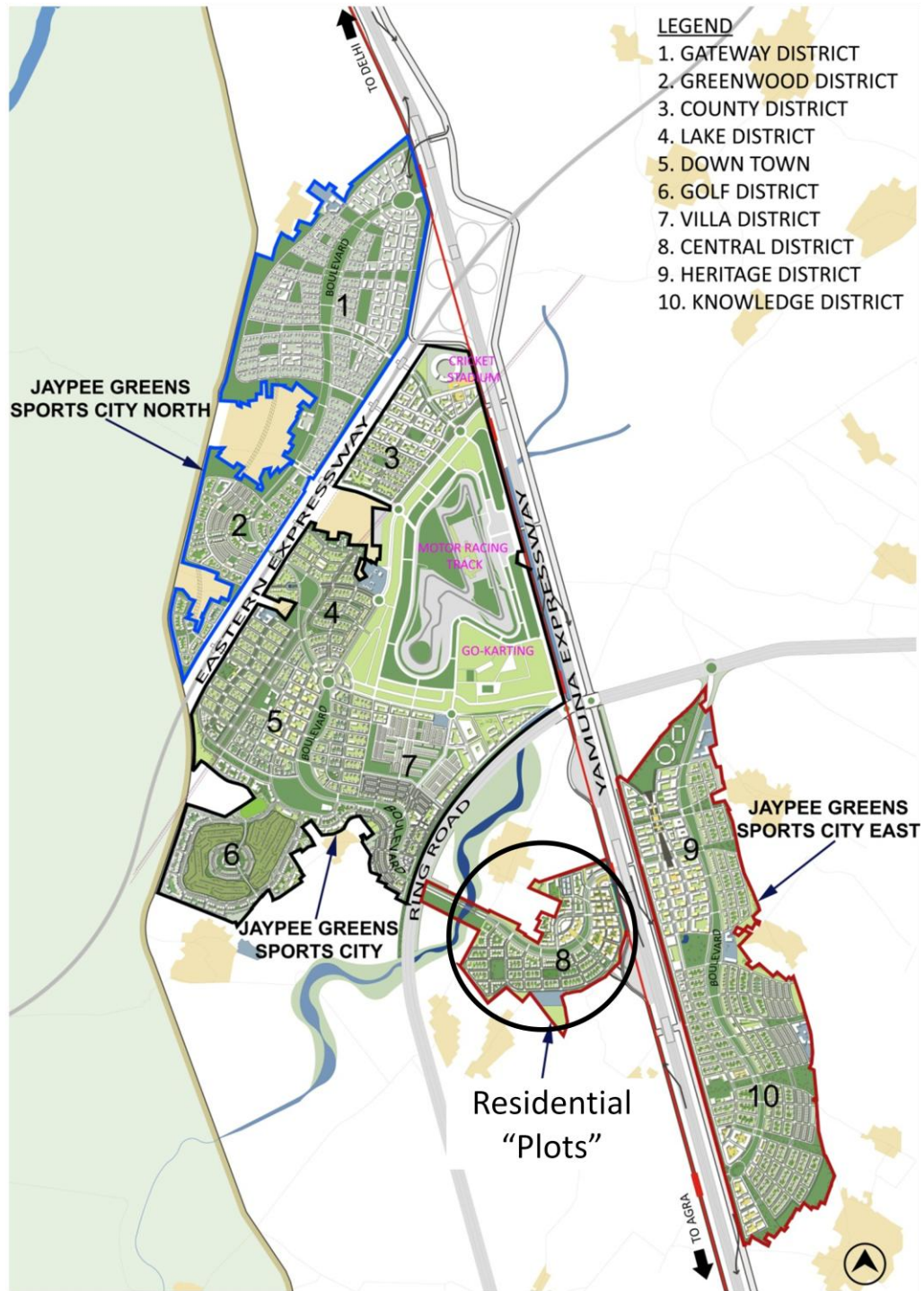
Highlights of the Yamuna Expressway Project.

- ❖ 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.

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

Location Map



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 2nd 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
	Total	100%	

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:**

Upto 400 sq. yards	Rs. 4.00 lacs
401 sq. yards and above	Rs. 6.00 lacs

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.
- ❖ 0 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 18 months.

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.

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 Maintenance charges will have to be paid in advance at the time of offer of possession.

What are the stamp duty charges?

- ❖ At present, it is 5% of consideration or the value of the property (whichever is higher) at the time of conveyance deed, as per applicable stamp duty act.

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 subject to the standard terms and conditions, the contracted price would be escalation free.

What are the various payment plans available?

- There will be only one special payment plan will be offered to the customers.

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. However any payment made ahead of "due date" shall entitle you to earn Early Payment Discount (EPD) @ 12% p.a.

How is EPD adjusted?

- The EPD earned shall be adjusted in the next due payment.

Is there any compensation paid to the customer, if there is a delay in possession of the said premises?

- Yes, the customer is entitled for compensation of Rs. 75/- per Sq.Yds. per month. (As per terms and conditions mentioned in the application form)

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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Disclaimer: - The content of this info pack are tentative and are merely indicative in nature and are subject to variations and modifications at the sole discretion of the competent, statutory authorities or the company.