

INFO-PACK



(PHASE - I)

Jaypee Greens Sports City - East

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Date of Issue: 22nd March 2014

PRODUCT BRIEF

Location: Jaypee Greens Sports City – East, abutting the Boulevard.

Product Highlights:

- Wide open spaces, personal balconies, and well-lit airy interiors.
- One of the defining features of the community is proximity to boulevard and the spacious internal greens of the community.
- Ample green with sports facilities like basketball/ badminton courts, cricket pitch etc. and tot lots, jogging trails.

Configuration:

Unit Type	No. of Floors	Area			
		Covered		Super	
		In Sq. M	In Sq. Ft	In Sq. M	In Sq. Ft
STUDIO	S + 14	32.05	345	41.81	450
1 BHK	S + 14	49.24	530	60.39	650

Possession: 36 months from the date of allotment

Highlights of the Yamuna Expressway Project

- 165 km long connecting Noida to Agra.
- India's Longest Access Controlled Expressway with Six Lane Concrete Pavement-It has reduced the travel time between New Delhi and Agra to 2 hours from the earlier 4 hours.
- Yamuna Expressway is poised to be the 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 the Yamuna Expressway to promote Industrial, Residential, Institutional & other activities.
- Connecting the National Capital Region with other parts of the state, it will boost economic activity, and lead to decongestion of existing roads and reduction in pollution.

Main features of Jaypee Greens Sports City

- A fine Integrated City
- Buddh International Circuit (Formula 1 Circuit)
- Multiple Sports facilities such as a Cricket stadium, Tennis Courts , Swimming Pools, Diving arena and a Multi-purpose Indoor Stadium
- Cricket Stadium (under construction) with a seating capacity of 35,000 spectators in Phase-1. Enveloped in acres of landscaped greens & thematic gardens
- “The Green Boulevard of Life”- stretching over miles and miles, this is a 80-200 m 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.
- A ‘Central Business District’ (CBD) comparable to any international downtown, having a Financial Centre with Business offices, restaurants, convention & exhibition centre etc.
- Entertainment District having a mix of signature buildings, cultural & civic arts centres with all modern infrastructure.
- A range of educational facilities ranging from Crèches to Primary and Secondary Schools to Graduate and Post Graduate colleges and technical institutes
- Cultural City Centre – A devoted world class centre for India / International Art, Religion & History.
- A well planned and optimized Road network
- Variety of residential options ranging from independent plots to high rise apartments.
- Pedestrian friendly open spaces
- A Golf course with an exclusive Clubhouse and multiple Social Clubs.
- Hotels and other hospitality options
- Super Specialty Hospitals and other medical facilities

LOCATION PLAN OF AMAN - III APARTMENTS



Jaypee Greens Sports City-East

SITE PLAN OF AMAN - III APARTMENTS
(Phase - I)



NUMBERING PLAN - (Phase - I)
Studio Apartments: Tower A1, A2
1 BHK Apartments: Tower B1, B2, B3



LANDSCAPE PLAN - (Phase - I)
Studio Apartments: Tower A1, A2
1 BHK Apartments: Tower B1, B2, B3



**TYPICAL CLUSTER PLAN
 STUDIO APARTMENTS**

Area			
Covered		Super	
In Sq. M	In Sq. Ft	In Sq. M	In Sq. Ft
32.05	345	41.81	450



Note: The Covered Area and Super Area of the apartment as mentioned above are based on plans as submitted for approval. Certain variations in areas may occur during construction. Final areas will be determined based on "As Built" plans.

TYPICAL UNIT PLAN
STUDIO APARTMENT

Area			
Covered		Super	
In Sq. M	In Sq. Ft	In Sq. M	In Sq. Ft
32.05	345	41.81	450

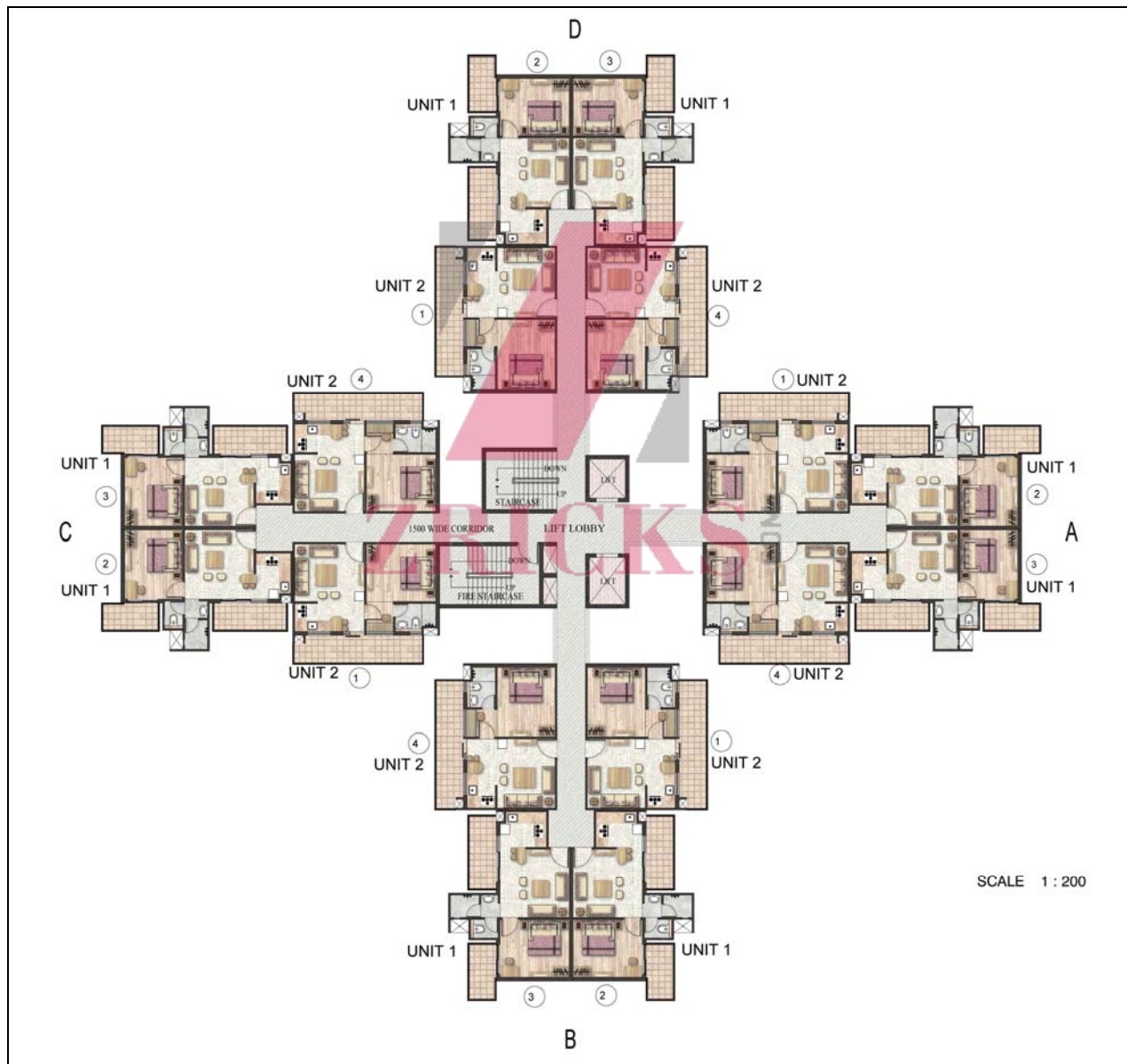


	SPACE	IN MM	IN FT. INCHES
1	Living / Bedroom	3050 X 4200	10'-0" X 13'-9"
2	Balcony	4280 X 1500	14'-0" X 5'-0"
3	Kitchen	1590 X 2585	5'-3" X 8'-6"
4	Bathroom	2100 X 1500	6'-11" X 4'-11"

Note: The Covered Area and Super Area of the apartment as mentioned above are based on plans as submitted for approval. Certain variations in areas may occur during construction. Final areas will be determined based on "As Built" plans.

TYPICAL CLUSTER PLAN
1 BHK APARTMENT

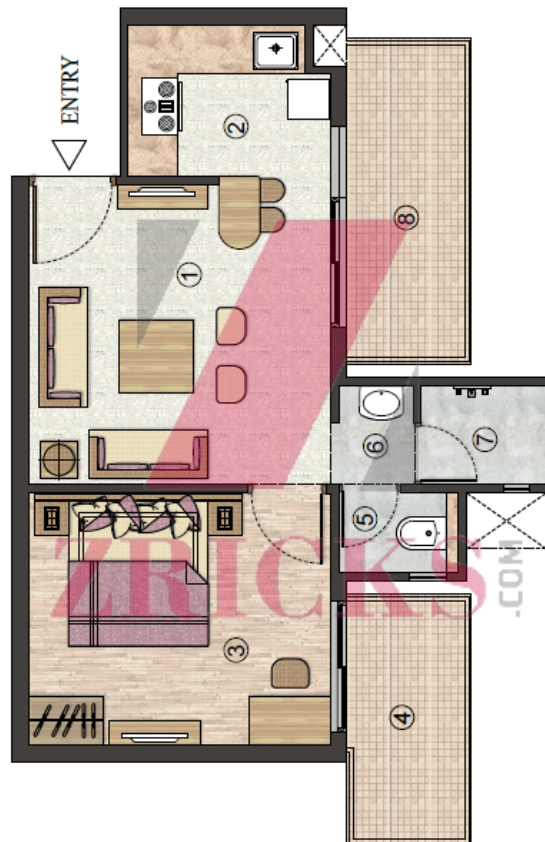
Area			
Covered		Super	
In Sq. M	In Sq. Ft	In Sq. M	In Sq. Ft
49.24	530	60.39	650



Note: The Covered Area and Super Area of the apartment as mentioned above are based on plans as submitted for approval. Certain variations in areas may occur during construction. Final areas will be determined based on "As Built" plans.

TYPICAL UNIT PLAN
1 BHK APARTMENT (UNIT – 1)

Area			
Covered		Super	
In Sq. M	In Sq. Ft	In Sq. M	In Sq. Ft
49.24	530	60.39	650

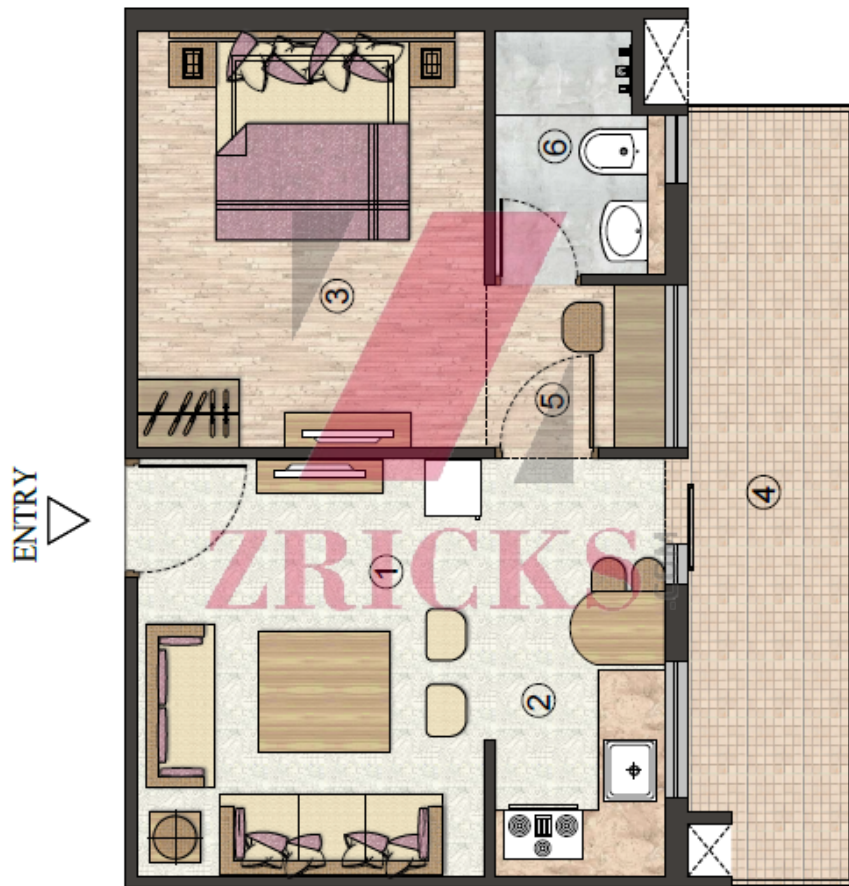


	SPACE	IN MM	IN FT. INCHES
1	Living Room	3650 X 3650	12'-0" X 12'-0"
2	Kitchen	1825 X 2435	6'-0" X 8'-0"
3	Bedroom	3050 X 3650	10'-0" X 12'-0"
4	Balcony	1500 X 3300	4'-11" X 10'-10"
5	WC	950 X 1350	3'-1" X 4'-5"
6	Loft	1200 X 900	3'-11" X 2'-11"
7	Shower	1200 X 1500	3'-11" X 4'-11"
8	Balcony	3640 X 1500	11'-11" X 4'-11"

Note: The Covered Area and Super Area of the apartment as mentioned above are based on plans as submitted for approval. Certain variations in areas may occur during construction. Final areas will be determined based on "As Built" plans.

TYPICAL UNIT PLAN
1 BHK APARTMENT (UNIT – 2)

Area			
Covered		Super	
In Sq. M	In Sq. Ft	In Sq. M	In Sq. Ft
49.24	530	60.39	650



	SPACE	IN MM	IN FT. INCHES
1	Living Room	3675 X 4665	12'-1" X 15'-4"
2	Kitchen		
3	Bedroom	3650 X 3050	12'-0" X 10'-0"
4	Balcony	6920 X 1500	22'-8" X 4'-11"
5	Alcove	1410 X 1615	4'-8" X 5'-4"
6	Bathroom	2125 X 1500	7'-0" X 4'-11"

Note: The Covered Area and Super Area of the apartment as mentioned above are based on plans as submitted for approval. Certain variations in areas may occur during construction. Final areas will be determined based on "As Built" plans.

SPECIFICATIONS

STRUCTURE	R.C.C Framed Structure
External Windows	Aluminium
Main entrance Doors	Skin Moulded/ Flush door(Enamel Painted)
LIVING ROOM	
Flooring	Vitrified tiles
Internal Doors	Enamel Painted Flush doors
Walls	Oil Bound Distemper
Electrical Switches	Modular
BEDROOM	
Flooring	Vitrified tiles / Laminated wooden Flooring
Internal Doors	Enamel painted Flush doors
Internal Walls	Oil Bound Distemper
Electrical Switches	Modular
TOILET	
Flooring	Ceramic tiles
Internal Doors	Enamel painted Flush doors
Walls	Tiles in cladding upto 7'-0" in shower area and 3'-0" in balance areas, Balance walls painted in Oil Bound Distemper
Fixtures and Fittings	All fixtures of Standard Company make
Electrical Switches	Modular
KITCHEN	
Flooring	Vitrified tiles
Walls	Ceramic Tiles 2'-0" above counter, Balance walls painted in Oil Bound Distemper
Counter	Stone Top with single bowl stainless steel sink
Electrical Switches	Modular
BALCONY	
Flooring	Anti skid Ceramic Tiles
Railing	MS Railing as per Design
LIFT LOBBY / CORRIDORS / STAIRCASE	
Flooring	Ceramic / Mosaic Tiles / Kota or equivalent
Walls	Oil Bound Distemper
EXTERNAL WALLS	Good quality external grade paint

UNIT WISE AREAS & PRICING FOR AMAN - III APARTMENTS - (PHASE - I)

Unit Type	Floors	Area				Total Sales Consideration	Inaugural Discount	Total Sales Consideration after inaugural discount
		Covered		Super				
		In Sq. M	In Sq. Ft	In Sq. M	In Sq. Ft	In Rs.	In Rs.	In Rs.
STUDIO	1st - 2nd	32.05	345	41.81	450	1,477,000	45000	1,432,000
	3rd - 15th					1,436,500		1,391,500
1 BHK	1st - 2nd	49.24	530	60.39	650	2,183,250	65000	2,118,250
	3rd - 15th					2,066,250		2,001,250

(Service Tax, as applicable, payable additionally)

Note: Number 13 is omitted while numbering the floors

Notes:

1. Definitions of various Areas as referred in this Info Pack:

- i. **Covered Area** means exclusive area of the Said Premises including (a) total area under the periphery walls, columns, balconies, cupboards, shafts at each floor and (b) 50% area of exclusive open-to-sky terraces and walls common with other premises adjoining the Said Premises.
- ii. **Common Area** means area under the entrance/exit/drive ways, common staircases, lift lobbies, circulation area, lift/plumbing/electrical shafts on each floor, passages, corridors, lobbies, pump room, blower room, service floor, service/maintenance areas, refuge areas, stilts, canopy, covered porch, common pantries, mumty, machine room, meter room, electric sub-station, common toilets, underground water tank(s), overhead water tank(s) etc. and other common use areas within the building(s) for a particular Sub-project.
- iii. **Super Area** means the total of the Covered Area of the Said Premises and the proportionate share of the Common Area.
- iv. **Common Areas & Facilities** shall include the land on which the building in which the Said Premises is situated, Common Area, common services such as internal roads, parks, gardens, walking areas etc and any other open areas within the Sub-Project Land.
- v. **Shared Areas & Facilities** mean the colony level areas and facilities within Jaypee Greens Sports City-East including roads, parks, gardens, play grounds, sitting areas, jogging tracks, strolling parks, pathways, Worship Places, Firefighting services, designated parking areas for visitors, plantations and trees, landscaping, sewerage lines, drainages, water lines /mains, STP, Power receiving sub-station(s), DG electrical substation(s), water storage, filtration & distribution system etc., outside the Sub-project Land of any residential, commercial, institutional or recreational Sub-project within Jaypee Greens Sports City-East..
- vi. **Sub-Project** means any residential, commercial, institutional or recreational development by a particular name in the Project.

- vii. **Sub-Project Land** means the land pocket demarcated notionally in Jaypee Greens Sports City-East on which one or more residential, commercial, institutional or recreational Sub-project(s) is/are located.
2. Exact Covered Area and Super Area of the Apartment shall be calculated based on "As-Built" plans before Offer of Possession of Said Premises. Increase / decrease in the Covered Area shall be charged proportionately as per the total Sale Consideration based on As-Built plans.
 3. The total sale Consideration stated in this Info Pack is exclusive of one time Interest Free Maintenance Deposit (IFMD) and Estimated Maintenance Charges for 1 Year as stated below:
 - a. Estimated Maintenance Charges for first year @ Rs 17/- psm per month (Rs.1.5/- psf per month) of the Super Area shall be payable extra at the time of Offer of Possession of the Said Premises. The actual maintenance charges shall be based on the actual cost incurred by the concerned maintenance agency.
 - b. The Interest Free Maintenance Deposit - Refundable (IFMD) @ Rs. 538/- psm (Rs. 50/- psf) of the Super Area shall be payable extra at the time of Offer of Possession of the Said Premises. The aforesaid IFMD, which is related to maintenance of Shared Areas & Facilities, shall be refunded (unless appropriated earlier on account of payment defaults by the Allottee) by the Company upon transfer of Ownership by the Allottee.
 4. The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
 5. Government Taxes as applicable from time to time shall be payable by the allottee in addition to the total Sale Consideration.
 6. Stamp Duty, Registration Charges, and legal / miscellaneous expenses, government taxes and levies etc., shall be payable by the Allottee.
 7. The Allotment may be permitted to be assigned by the Allottee to any person on terms as may be stipulated by the Company from time to time and upon payment of charges as may be levied by the Company and any applicable charges, duty and/or taxes levied by any Government Authority in this regard.
 8. The Standard Terms and Conditions for allotment etc. shall be stated in the Application Form submitted by the Applicant and the Allotment Letter issued by the Company.
 9. The Allottee of Aman - III Apartments is entitled to one complimentary Social club life membership. However, Subscription Fee and other charges as applicable shall be payable from the date of membership with estimated 1st year Subscription Fee of Rs. 15,000/- (excluding Service Tax) shall be payable in advance upon Offer of Possession.

PAYMENT PLANS

A. Installment Linked Payment Plan (ILPP)

S. No	Payment Due	Percentage (%) of Total Sale Consideration (TSC)	Other Charges
1	Application Money along with application form	As Applicable*	
2	Within 1 month from the date of Allotment	20% of TSC less Application Money*	
3	Within 3 month from the date of Allotment	10%	
4	Within 5 month from the date of Allotment	10%	
5	On Laying of 2 nd floor Slab	10%	
6	On Laying of 5 th floor roof slab	10%	
7	On Laying of 8 th floor roof slab	10%	
8	On Laying of 11 th floor roof slab	10%	
9	On Laying of top Floor Roof Slab	10%	
10	On Completion of internal plaster	5%	
11	On Offer of Possession of the apartment	5%	Maintenance Advance + IFMD + 1 st year Subscription Fee for Social Club
TOTAL		100%	

Notes:

1. Installments under S. No. 5-10 may run concurrently with those under S. No. 1-4 based on the physical progress of work at site.
2. The demand letter for Installments at S. No. 5-10 shall be sent in advance providing for payment period of up to 15 days.

B. Down Payment Plan (DPP)

S. No	Payment Due	Percentage (%) of Total Sale Consideration (TSC)	Other Charges
1	Application Money along with application form	As Applicable*	
2	Within 1 month from the date of Allotment	95% of TSC less Application Money*	
3	On Offer of Possession of the apartment	5%	Maintenance Advance + IFMD + 1 st year Subscription Fee for Social Club
TOTAL		100%	

Note: Down payment discount shall be maximum 9% of TSC depending on the stage of construction at the time of allotment.

C. Partial Down Payment Plan (PDPP)

S. No	Payment Due	Percentage (%) of Total Sale Consideration (TSC)	Other Charges
1	Application Money along with application form	As Applicable*	
2	Within 1 month from the date of Allotment	55% of TSC less Application Money*	
3	On Laying of 2 nd Floor roof slab	20%	
4	On Laying of 6 th Floor roof slab	20%	
5	On Offer of Possession of the apartment	5%	Maintenance Advance + IFMD + 1 st year Subscription Fee for Social Club
TOTAL		100%	

Note: Partial Down payment discount shall be maximum 5% of TSC depending on the stage of construction at the time of allotment.

***Application Money:**

S.No	Unit Type	Area				Application Money (Rs. In lacs)
		Covered		Super		
		In Sq. M	In Sq. Ft	In Sq. M	In Sq. Ft	
1	STUDIO	32.05	345	41.81	450	0.75
2	1 BHK	49.24	530	60.39	650	1.00

Cheques / Demand Draft should be drawn in favor of "Jaypee Infratech Limited, IDBI A/C no. 0127103000011671" payable at Delhi/ Noida.

FREQUENTLY ASKED QUESTIONS

1. 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 is well connected with the Yamuna Expressway along its eastern boundary.
- Proposed metro link would run parallel to the Yamuna Expressway.
- 15-20 minutes (approx.) from Greater Noida (Start of Yamuna Expressway)
- 30 minutes (approx) from start of Noida- Greater Noida Expressway (Mahamaya Flyover)
- 40 minutes (approx.) from South Delhi

2. What is the status of ownership of land pertaining to this project?

- Jaypee Infratech Limited holds lease hold rights of about 1308.13 acre of land leased by Yamuna Expressway Industrial Development Authority (YEIDA) through 28 Lease Deeds for Residential & Commercial development at Jaypee Greens Sports City-East. Aman-III Apartments are proposed to be constructed within the aforesaid land, as earmarked, through Jaiprakash Associates Limited.

3. Have the Layout Plan/Building Plan for the project being approved?

- The Layout Plan pertaining to Jaypee Greens Sports City-East, which includes Aman –III Apartments project has been principally approved by Yamuna Expressway Industrial Development Authority (YEIDA) vide its letter No. Y.E.A/216/2011/CN/LFD-03 dated 22/12/2011. The revised layout plans for Jaypee Greens Sports City-East has now been approved by YEIDA vide Planning/C.N/LFD-3/2014/831 dated 07/02/2014. The building plans for Aman - III Apartments have been submitted to YEIDA on 20/03/2014.

4. Where is the proposed Aman - III Apartments project located within Jaypee Greens Sports City-East?

- Miniature Layout Plan of Jaypee Greens Sports City-East is given in this Info Pack indicating the location of proposed Aman - III Apartments project.

5. Who will maintain the common area? Do I pay anything upfront towards common area charges?

- The Maintenance of Common Area & Facilities as well as Shared Areas & Facilities shall be done by the Apartment Owner Association/Company/DMA.
- The Maintenance charges of the Common Areas & Facilities (which are related to the Aman - III Apartments project) and also for Shared Areas & Facilities (which are to be shared by the allottee of Aman - III Apartments project with other users within Jaypee Greens Sports City-East) shall be payable on regular basis.

- The one time Interest Free Maintenance Deposit (Refundable) towards Shared Areas & Facilities and Estimated Maintenance charges for first 12 months shall be payable in advance upon Offer of Possession of the Said Premises.
- 6. What kind of security would be provided?**
- Multi-tier security system including Access Control system shall be provided.
- 7. What is the provision for power back up and water supply?**
- 24x7 power back up & water shall be provided.
- 8. What are the stamp duty charges?**
- At present, it is 5% of total sale consideration or the value of the property at the prevailing Circle Rate fixed by the relevant Authorities (whichever is higher) at the time of conveyance deed, as applicable as per the Stamp Duty Act & Rules.
- 9. What steps are being taken to make the city eco-friendly?**
- Special care will be taken to preserve the environment & make the entire Jaypee Greens Sports City-East, eco-friendly.

PAYMENT RELATED QUERIES

10. Is the price escalation free?

- Yes subject to the standard terms and conditions, the total sale consideration would be escalation free.

11. What are the various payment plans available?

- Installment Linked Payment plan (ILPP)
- Down Payment plan (DPP)
- Partial Down Payment plan (PDPP)

12. 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 an interest @ 12 % p.a. on the delayed amount for the delay period.

13. Is there any benefit on early payments?

- Any payment made ahead of “due date” shall entitle the Allottee for Early Payment Discount (EPD) @ 12% p.a. for the relevant period.

14. Is there any compensation or price rebate payable to the Allottee, in case of a delay in possession of the said premises?

- Yes, the customer is entitled for price rebate of @Rs.54 per Sq. m (Rs.5 per Sq.ft.) per month of the covered area of the delayed period in lieu of compensation for delay.

15. What are the applicable Holding charges for the said premises?

- The customer will have to pay holding charges @Rs.54 per Sq.m (Rs.5 per Sq.ft.) per month for the covered area of the apartment in case the allottee does not take the possession of the said premises within 30 days from the Offer of Possession.

16. Can I request for cancellation of allotment at a subsequent date? What are the financial consequences of the same?

- In case the booking of any unit is cancelled on the request of the customer, the following procedure shall be followed:

i) Cases where Allotment Letter has not been issued:

- Booking amount shall be refunded, without any deduction.

ii) Cases where Allotment Letter has been issued

- If the request for cancellation is received:

- Within 30 days from the date of Allotment Letter** - No deduction will be made and 100% of the amount received, (net of Service Tax) will be refunded.
- After 1 month from the date of Allotment Letter** - 10% of the total sale consideration being Earnest Money will be deducted, and the balance, (net of Service Tax) will be refunded.

No interest shall be payable to the customer on the amount paid by him/her in any case.

JAYPEE GREENS
SPORTS CITY
YAMUNA EXPRESSWAY

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This info – pack is conceptual and not a legal offer and gives only a bird's eye view of the project. The content in this info – pack, including the plans, elevations, images, floor plans, location details, areas, designs, layouts, specifications and payment plan etc. are indicative in nature and are subject to variations and modifications at the sole discretion of the competent, statutory authorities or the company.

1 Sq. m = 10.764 Sq. ft.

Date of Issue: 22nd March 2014