

INFO – PACK



Jaypee Greens Sports City
Villa Expanza

LIST OF CONTENTS

1. Product Brief	3-4
2. Location Plan	5
3. Numbering Plan	6
4. Cluster Plans & Floor Plans	7-12
5. Specifications	13
6. Price list	14
7. Payment Plans	15
8. Frequently Asked Questions	16-17



PRODUCT BRIEF

Location: Jaypee Greens Sports City within Greencrest Homes.

Possession period: 24 months plus grace period of 3 months

About the project:

- Your own residential plot
- Villas come equipped with a ready to move in Ground Floor
- Space for expansion on First and Second floors as per your requirements (Expandable Super area)
- Standard floor plans for First and Second floors shall also be provided.
- Tailor your terrace to your individual requirements
- Flexibility to construct the Expandable Super area as and when you need it.

Configuration:

S. No.	Plot Area	Super Area			Expandable Super Area		
		Ground Floor	First Floor	Second Floor	Ground Floor	First Floor	Second Floor
1	140 sq.m (167.44 sq.yd.)	76.09 Sq.m (819 Sq.ft)	8.18 Sq.m (88 Sq.ft)	0	9.75 Sq.m (105 Sq.ft)	85.84 Sq.m (924 Sq.ft)	76.37 Sq.m (822 Sq.ft)
	Total Area	84.27 Sq.m (907 Sq.ft)			171.96 Sq.m (1851 Sq.ft)		
	Terrace Area						25.08 Sq.m (270 Sq.ft)
2	200 sq. m (239.2 sq.yd.)	83.52 Sq.m (899 Sq.ft)	6.97 Sq.m (75 Sq.ft)	0	45.99 Sq.m (495 Sq.ft)	128.67 Sq.m (1385 Sq.ft)	107.12 Sq.m (1153 Sq.ft)
	Total Area	90.49 Sq.m (974 Sq.ft)			281.78 Sq.m (3033 Sq.ft)		
	Terrace Area						9.48 Sq.m (102 Sq.ft)

* To be constructed by the buyer/ allottee

Ground Coverage and Set backs shall be as per the standard building plan, as indicated in this Infopack.

Maximum Height shall be governed by the Yamuna Expressway Industrial Development Area Building Regulations.

F.A.R.: The allottee shall be entitled to a maximum Floor Area Ratio (F.A.R.) of 1.8, subject to admissibility under the Yamuna Expressway Industrial Development Area Building Regulations.

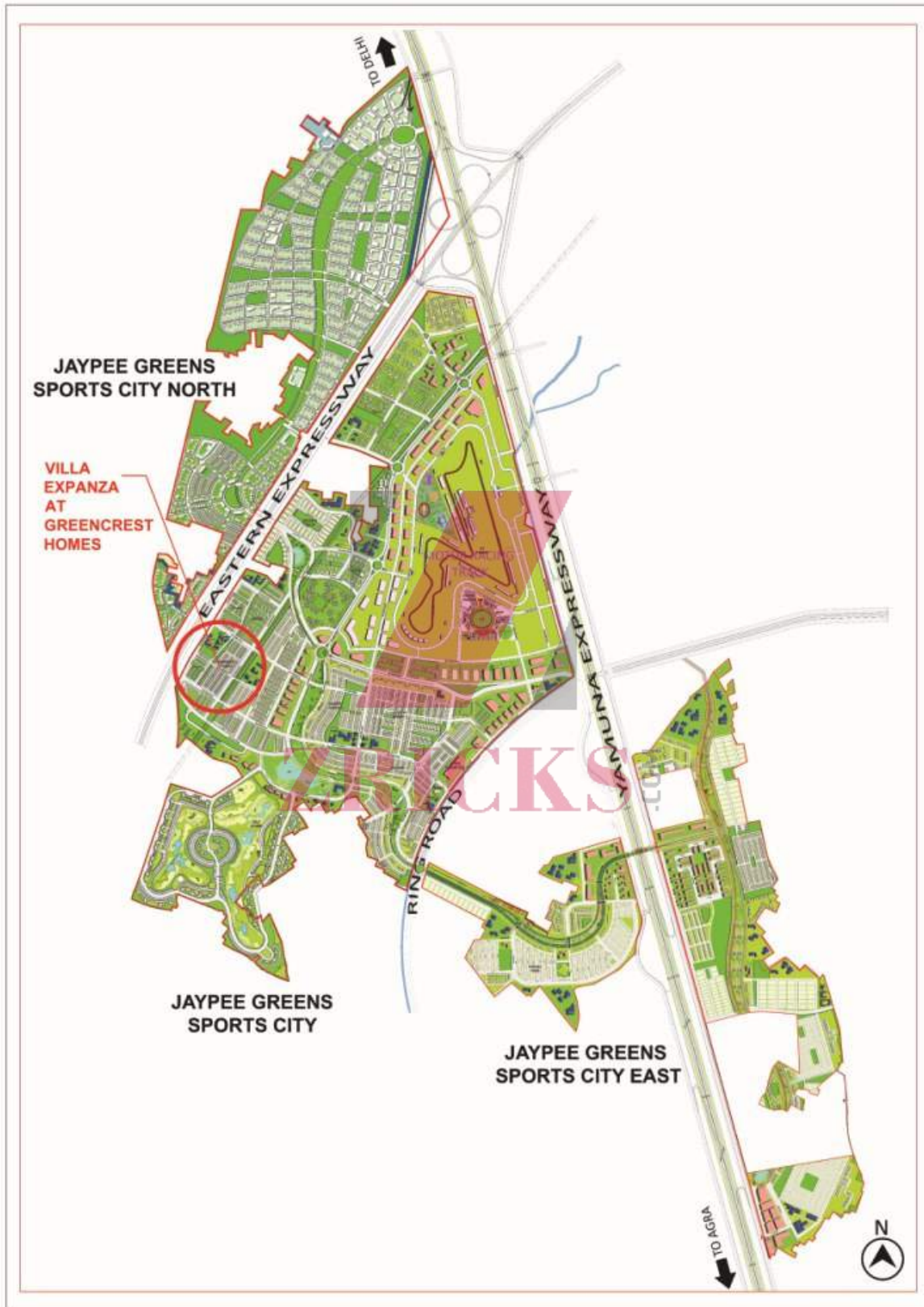
Highlights of the Yamuna Expressway Project

- ✓ 165 kms 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 (approx).
- ✓ Yamuna Expressway Authority has identified ribbon development along Yamuna Expressway to promote Industrial, residential, institutional & other activities.
- ✓ 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 the plan for 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 mixture 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
- ✓ Hotels and other hospitality options
- ✓ Super Specialty Hospitals and other medical facilities
- ✓ A Golf course with its Clubhouse and multiple Social Clubs

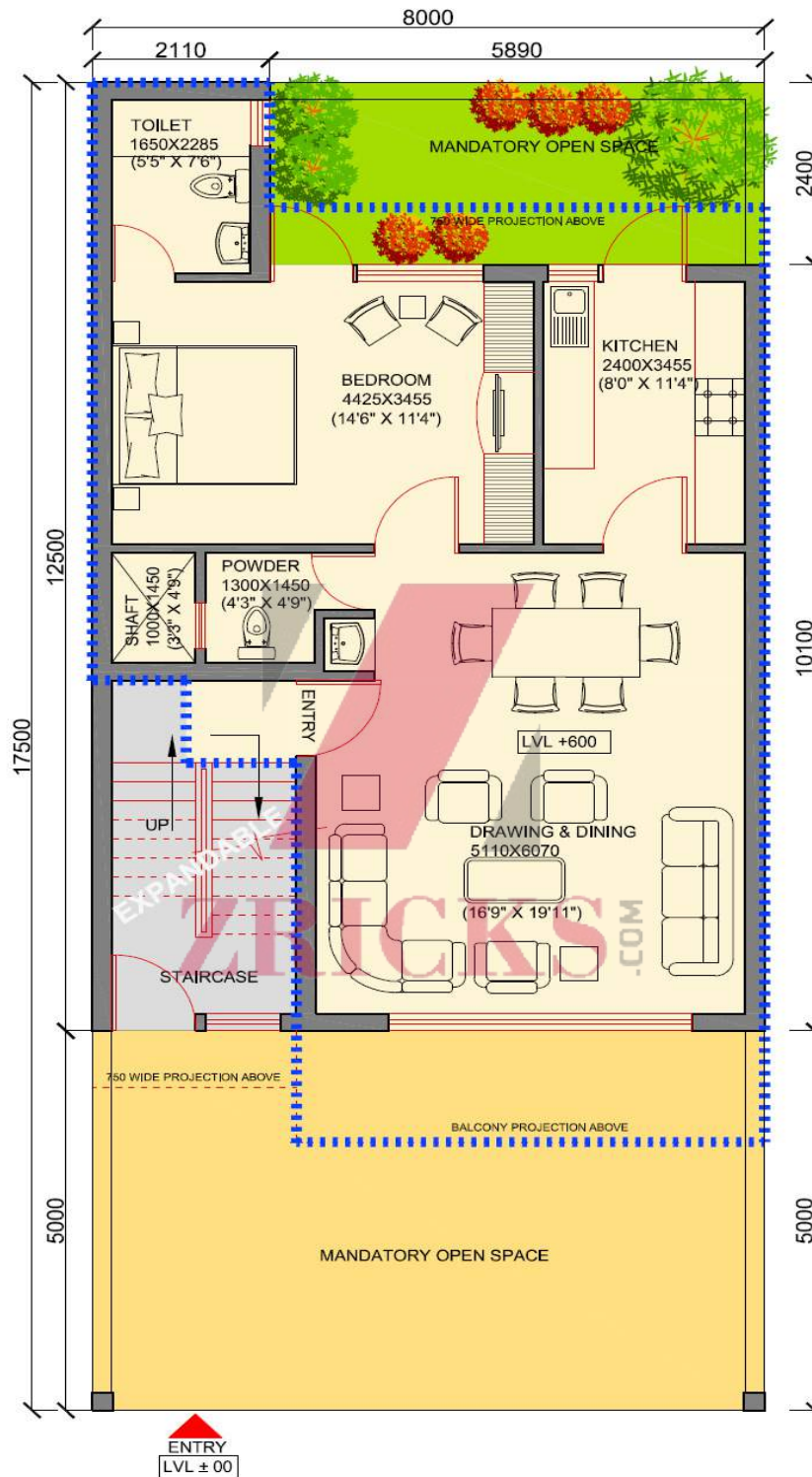
LOCATION PLAN



NUMBERING PLAN



TYPICAL GROUND FLOOR PLAN (CONCEPT)
AREA OF THE PLOT : 140 SQ.M. (167.44 SQ.YD.)

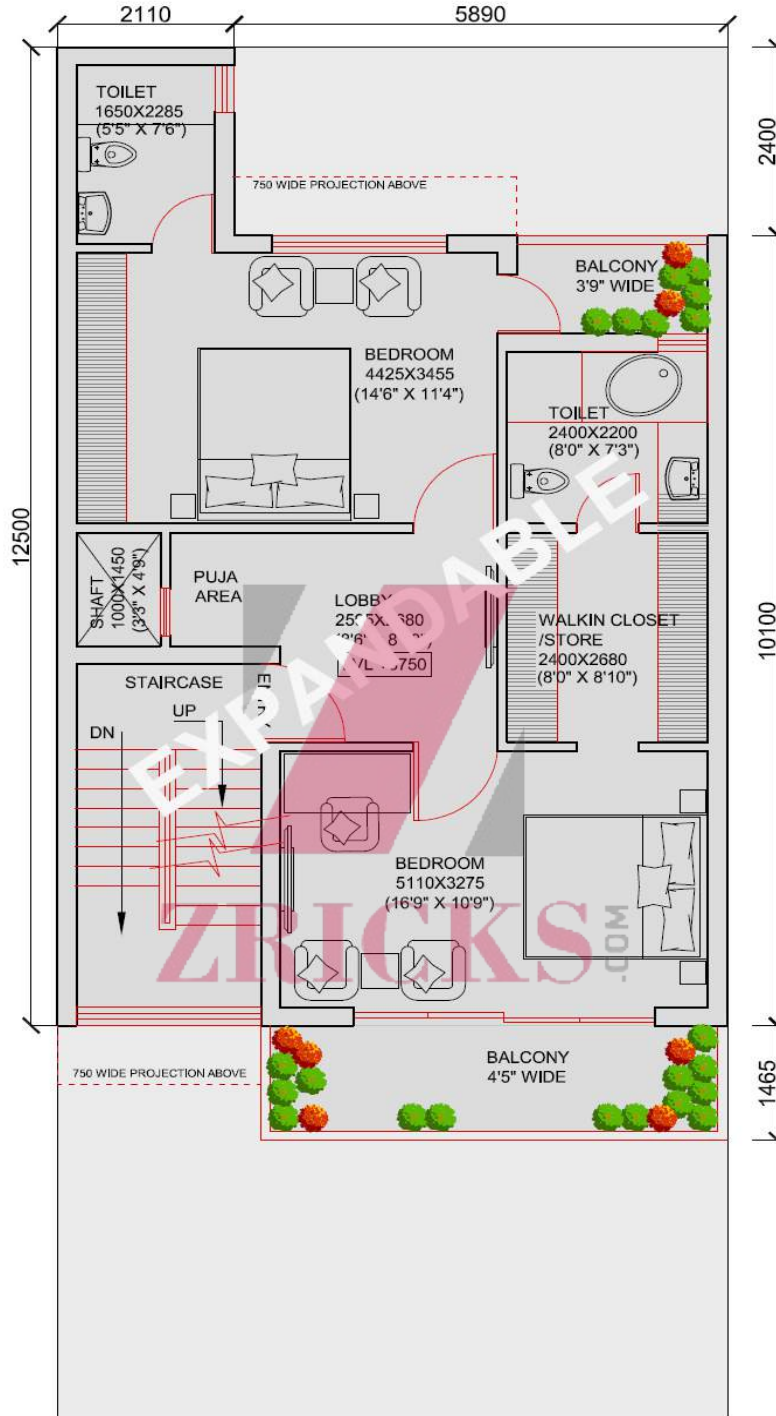


GROUND FLOOR PLAN

Super area – 84.22 Sq. m (907 Sq. ft.), Expandable Super area – 9.75 Sq. m (105 Sq. ft.)

Note: The Super area is inclusive of built up area plus the area of constructed balcony and shafts. It is based on concept plans and certain variations are expected during the process of Design development from concept stage to Good for construction stage. Final area will be recomputed based on "As Built" plans

TYPICAL FIRST FLOOR PLAN (CONCEPT)
AREA OF THE PLOT : 140 SQ.M. (167.44 SQ.YD.)

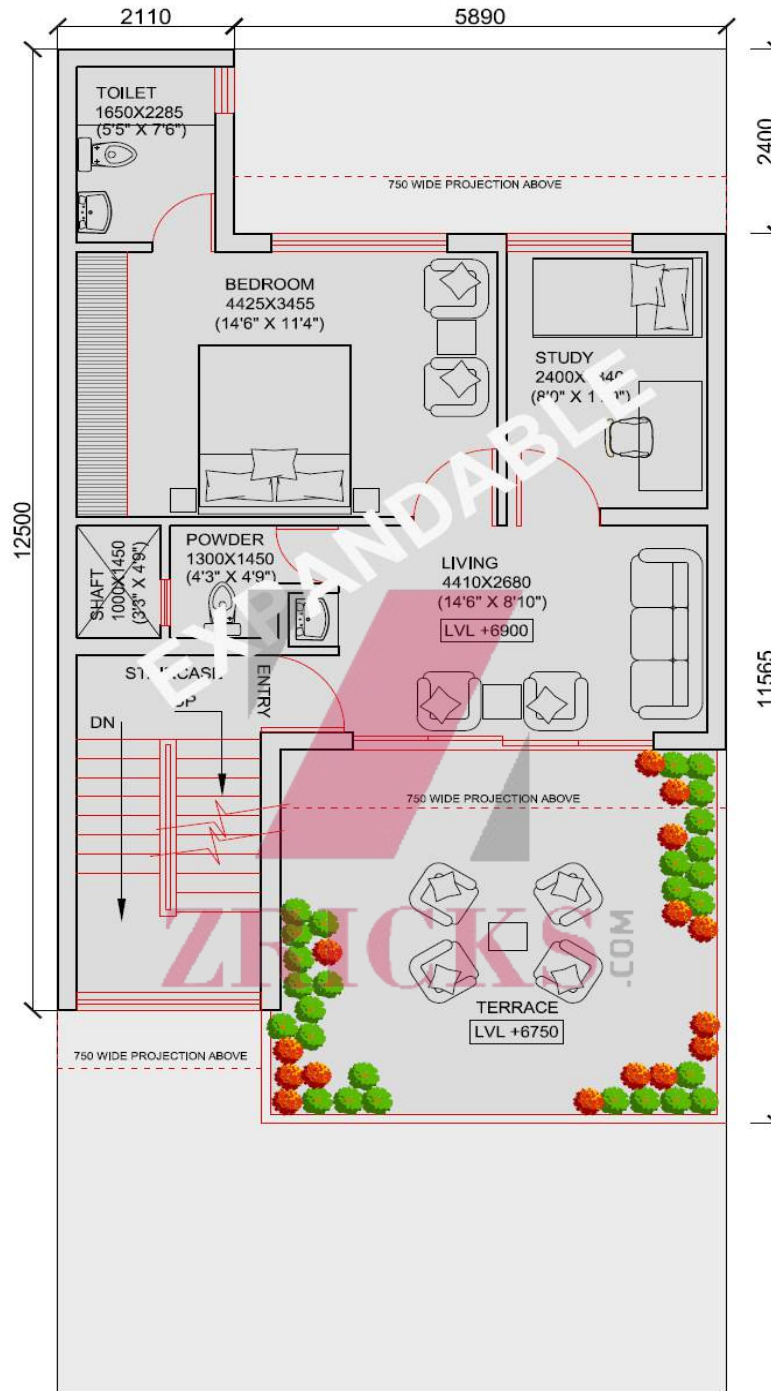


FIRST FLOOR PLAN

Expandable Super area – 85.84 Sq. m (924 Sq. ft.)

Note: The Super area is inclusive of built up area plus the area of constructed balcony and shafts. It is based on concept plans and certain variations are expected during the process of Design development from concept stage to Good for construction stage. Final area will be recomputed based on "As Built" plans

TYPICAL SECOND FLOOR PLAN (CONCEPT)
AREA OF THE PLOT : 140 SQ.M. (167.44 SQ.YD.)



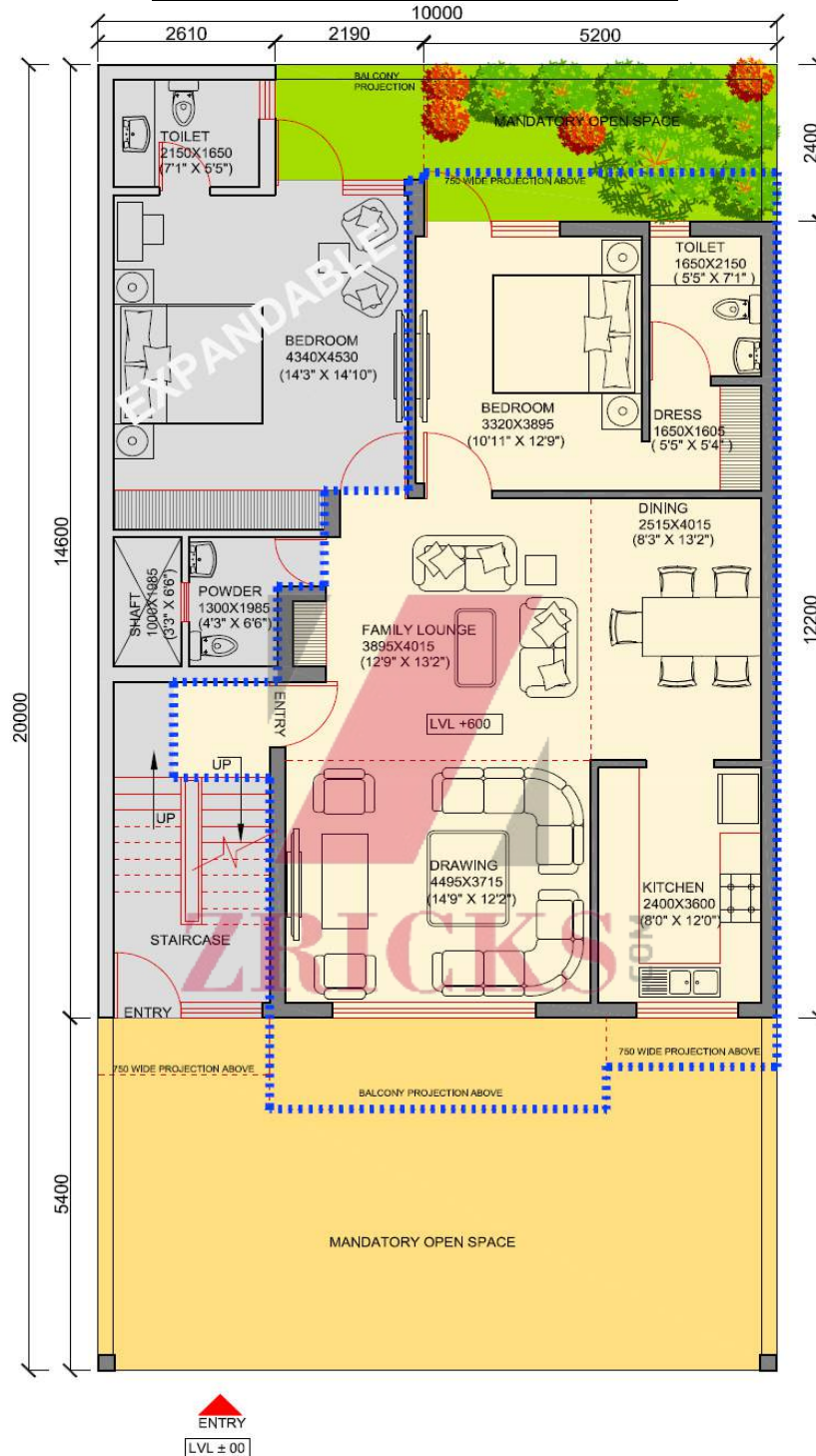
SECOND FLOOR PLAN

Expandable Super area – 76.37 Sq. m (822 Sq. ft.)

Terrace Area – 25.08 Sq. m (270 Sq. ft.)

Note: The Super area is inclusive of built up area plus the area of constructed balcony and shafts. It is based on concept plans and certain variations are expected during the process of Design development from concept stage to Good for construction stage. Final area will be recomputed based on "As Built" plans

TYPICAL GROUND FLOOR PLAN (CONCEPT)
AREA OF THE PLOT : 200 SQ.M. (239.2 SQ.YD.)

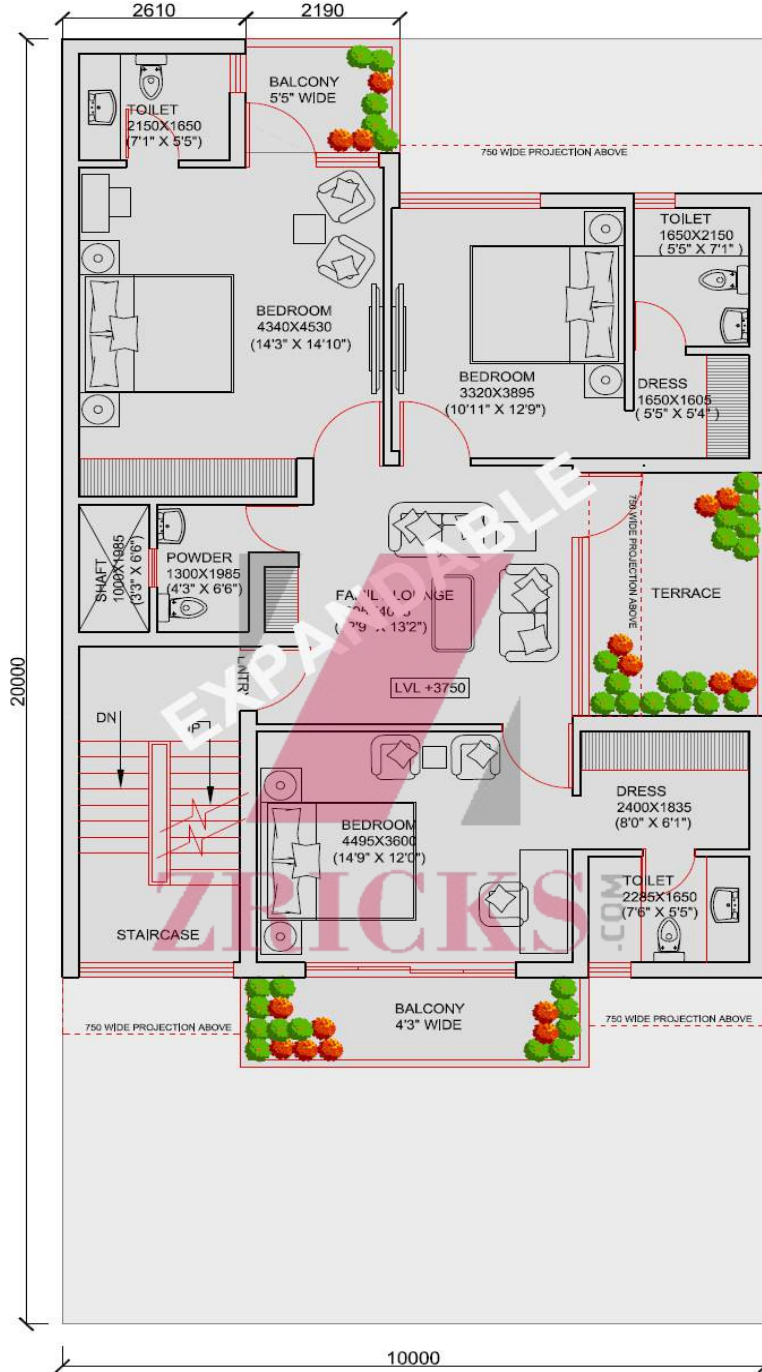


GROUND FLOOR PLAN

Super area – 90.52 Sq. m (974 Sq. ft.), Expandable Super area – 45.99 Sq. m (495 Sq. ft.)

Note: The Super area is inclusive of built up area plus the area of constructed balcony and shafts. It is based on concept plans and certain variations are expected during the process of Design development from concept stage to Good for construction stage. Final area will be recomputed based on "As Built" plans

TYPICAL FIRST FLOOR PLAN (CONCEPT)
AREA OF THE PLOT : 200 SQ.M. (239.2 SQ.YD.)



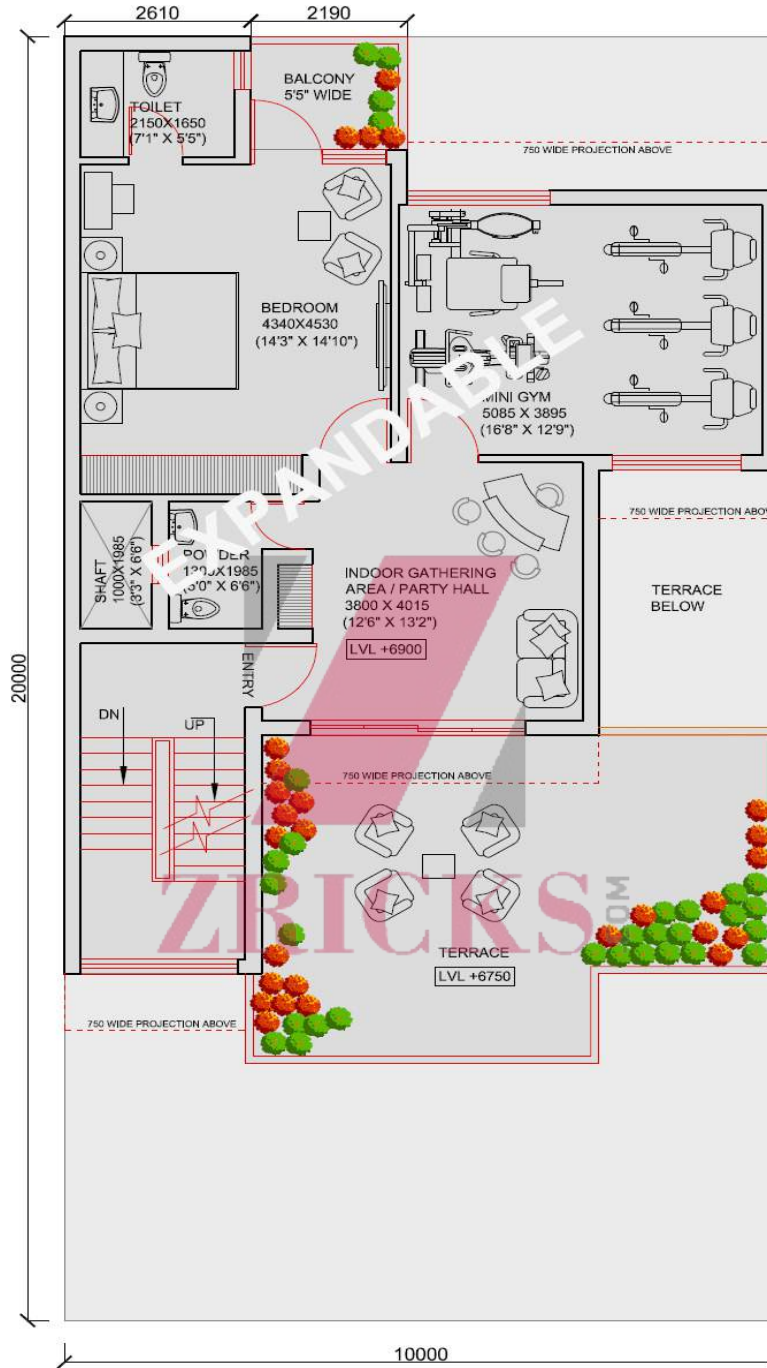
FIRST FLOOR PLAN

Expandable Super area – 128.67 Sq. m (1385 Sq. ft.)

Terrace Area – 9.48 Sq. m (102 Sq. ft.)

Note: The Super area is inclusive of built up area plus the area of constructed balcony and shafts. It is based on concept plans and certain variations are expected during the process of Design development from concept stage to Good for construction stage. Final area will be recomputed based on "As Built" plans

TYPICAL SECOND FLOOR PLAN (CONCEPT)
AREA OF THE PLOT : 200 SQ.M. (239.2 SQ.YD.)



SECOND FLOOR PLAN

Expandable Super area – 107.12 Sq. m (1153 Sq. ft.)

Terrace Area – 34.10 Sq. m (367 Sq. ft.)

Note: The Super area is inclusive of built up area plus the area of constructed balcony and shafts. It is based on concept plans and certain variations are expected during the process of Design development from concept stage to Good for construction stage. Final area will be recomputed based on "As Built" plans

SPECIFICATIONS

Structure	R.C.C Framed Structure
External Doors and Windows	Wooden
Main entrance Doors	Teak Door
LIVING	
Flooring	Vitrified tiles
Internal Doors	Enamel painted Flush doors with wooden frame
Walls	Internal : Oil Bound Distemper External : Good Quality external grade textured paint
Electrical Switches	Modular
BEDROOM	
Flooring	Vitrified tiles / Wooden Laminate Flooring
Internal Doors	Enamel painted Flush doors with wooden frame
Walls	Internal : Oil Bound Distemper
Electrical Switches	Modular
Wardrobe	Built-in wardrobe
TOILET	
Flooring	Ceramic tiles
Internal Doors	Enamel painted Flush doors with wooden frame
Walls	Tile cladding upto 7'-0"
Fixtures and Fittings	All fixtures of Standard Company make
Electrical Switches	Modular
KITCHEN	
Flooring	Anti Skid Vitrified tiles
Internal Doors	Enamel painted Flush doors with wooden frame
Internal Windows	Wooden Frame
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

PRICE LIST

Particulars	Basic Sale Price (Rs. In lacs)	
	140 sq.m (167.44 sq.yd.)	200 sq. m (239.2 sq.yd.)
Plot Size (sq.m / sq.yd.)	140 sq.m (167.44 sq.yd.)	200 sq. m (239.2 sq.yd.)
Either Corner or Green Facing / Abutting	72.50	103.10
Corner and Green Facing / Abutting	79.00	112.40

(Additional Service Tax, as applicable)

Other Applicable Charges:

S. No.	Payment Head	Charges (Rs. In lacs)	
		140 sq.m (167.44 sq.yd.)	200 sq. m (239.2 sq.yd.)
1	Internal Development Charges (IDC)	1.50	2.15
2	External Development Charges (EDC)	1.50	2.15
3	Electric Sub Station Charges (ESSC)	0.85	1.20
4	Social Club Membership	1.50	1.50
5	One Time Lease Rent Charges	1.00	1.45
6	Interest Free Maintenance Deposit (IFMD)	1.00	1.45
7	Maintenance Advance for first year	0.40	0.60

Notes:

1. Maintenance charges/Deposits shall be payable by the allottee in addition to consideration as follows:-
 - a. The one time Interest Free Maintenance Deposit (Refundable) @ Rs.1.00 lacs for 140 sq.m (167.44 sq.yd.) & @Rs.1.45 lacs for 200 sq. m (239.2 sq.yd.) shall be payable upon the offer of possession of the premises to the allottee.
 - b. Estimated Maintenance charges for the first year shall be payable in advance upon the offer of possession @ Rs.0.40 lacs for 140 sq.m (167.44 sq.yd.) & @Rs.0.60 lacs for 200 sq. m (239.2 sq.yd.)
2. Areas are indicative only.
3. All Plans and layouts are subject to change.
4. Increase / decrease of the plot area shall be charged proportionately as per the allotment terms.
5. The other terms and conditions shall be as per the Application Form and the Provisional Allotment Letter of the Company.
6. The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
7. The actual maintenance charges shall be based on the actual cost incurred by the concerned maintenance agency.
8. Administrative Charges for the first transfer of Provisional allotment would be free. The transfer shall be allowed only after issuance of Provisional Allotment Letter and after payment of at least 30% of BSP. The administrative charges for subsequent transfers are currently fixed @ Rs. 1196 per sq. m (Rs. 1000 per sq. yard) of the plot area. However these rates are subject to review/change every year.
9. Government Taxes including service tax as applicable from time to time shall be payable by the allottee extra.

PAYMENT PLAN

A. Construction Linked Plan

S. No.	Payment Due	Percentage (%) of BSP	Other Applicable Charges
1	Booking Amount with application form	As applicable*	
2	On or before 30 days from the date of PAL	20% Less Booking Amount*	
3	On or before 60 days from the date of PAL	10%	
4	On Commencement of Foundation	10%	EDC
5	On Commencement of the Ground Floor Roof Slab	10%	IDC
6	On Commencement of Laying of Sanitary , Piping & Electrical Conduits	15%	ESSC
7	On Commencement of Internal Plaster	15%	
8	On Completion Of External Plaster	15%	
9	On Offer Of Possession	5%	Social Club Membership + One time lease rent charges + IFMD + Maintenance Advance
TOTAL		100%	

Notes:

1. Installments under S. No. 4 to 8 may run concurrently with those under S. No. 1 to 3 based on the physical progress of Work at site.
2. The demand letter for Installments at S. No. 4 to 8 shall be sent in advance providing for payment period of up to 15 days.

B. Down Payment Plan

S. No.	Payment Due	Percentage (%) of BSP	Other Applicable Charges
1	Booking Amount with application form	As applicable*	
2	On or before 30 days from the date of PAL	95% Less Booking Amount*	EDC+ IDC+ ESSC
3	On Offer Of Possession	5%	Social Club Membership + One time lease rent charges + IFMD+ Maintenance Advance
TOTAL		100%	

Notes: Down Payment Discount shall be upto a maximum of 7% of applicable BSP, based on the stage of construction at the time of PAL.

***Booking Amount:** Rs. 5.00 lacs (for all sizes)

Cheques / Demand Draft should be drawn in favor of "Jaypee Sports International Limited, Axis Bank Limited A/C No. 909020041601039"

Frequently Asked Questions

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 east boundary.
- Proposed metro link would run parallel to the Yamuna Expressway.
- 15 min (approx.) from Greater Noida (O Point)
- 25 min (approx) from Noida / Greater Noida Expressway
- 35 – 40 min (approx.) from South Delhi

When will the possession be given?

- Possession is expected to be offered within 24 months after issuance of Provisional allotment letter (PAL) plus a grace period of 3 months.

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 systems.

What is the provision for water & power back up?

- 24x7 water & Power back up shall be provided.

What is the Status of the plan approvals?

- The land use plans as well as the layout plan for the Jaypee Greens Sports City have been approved in principle by the Yamuna Expressway Authority (YEA).

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 (refundable) is payable upon offer of possession of the demised premise.
- Estimated Maintenance charges for 12 months shall have to be paid in advance upon offer of possession of the apartment.

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. As far as possible & feasible, 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 eco friendly systems. 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.

Can the buyer/allottee demolish the demised premises and construct again as per his/her own choice?

- Yes, the buyer/allottee can demolish the demised premises and construct again as per his/her own choice but for reconstructing the applicable guidelines for Greencrest Homes shall be applicable. It is further clarified that it will be mandatory to construct the stilt for parking and the construction shall be governed by the Yamuna Expressway Industrial Development Area Building Regulations. The allottee shall be entitled to a maximum Floor Area Ratio (F.A.R.) of 1.8, subject to admissibility under the Yamuna Expressway Industrial Development Area Building Regulations.

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?

- Following Payment plans are being offered:-
 1. Construction Linked plan
 2. Down payment plan

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. 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 or price rebate given to the customer, if there is a delay in possession of the said premises?

- Yes, the customer is entitled for price rebate of Rs. 90/- per sq. m (Rs. 75/- per sq. yard) of the plot area per month of the delayed period. (As per the 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?

- In case the booking of any unit is cancelled on the request of the customer or otherwise, the following procedure shall be followed:
 - i) **Cases where PAL has not been issued:**
Booking amount shall be refunded, without any deduction.
 - ii) **Cases where PAL has been issued**
If the request for cancellation is received:
 - a) **Within 30 days from the date of PAL** - No deduction will be made and 100% of the amount received will be refunded.
 - b) **After 1 month from the date of PAL** – 10% of the consideration being the Earnest Money will be deducted and the balance will be refunded to the customer.
No interest shall be payable to the customer on the amount paid by him in any of the above cases.

JAYPEE GREENS
SPORTS CITY
— THE CITY WITH A WINNING ATTITUDE —

Sales & Site Office:

Yamuna Expressway, Gautam Budh Nagar, U.P.

Toll Free No.: 1800-180-1983

Noida office:

Jaypee Greens Noida, Sector 128, Noida 201304, U.P.

Land Line No.: +91 120 4609090 / 91 / 92

Mobile No.: 99999 88901 / 2

Fax No.: +91 120 4609160

Email: sportscity@jaypeegreens.com,

Website: www.jaypeegreens.com

ZRICKS.COM

Disclaimer: - 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 payment plan etc. 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.

1 Sq. yd. = 0.836 Sq. m