

# INFO - PACK



JAYPEE GREENS

greencrest  
homes

“Residential Plots”  
At  
Jaypee Greens Sports City

## LIST OF CONTENTS

Details	Page no
1. Product Brief .....	2-3
2. Location Map .....	4
3. Layout Plan .....	5
4. Price List .....	6-7
5. Payment Plan .....	8-9
6. FAQs .....	10-12

## PRODUCT BRIEF

**Location:** Downtown District near Kasia Block 1, 2, 3.

**Plot Areas:**

S. No	Area of Each Plot (In Sq Yds approx.)	Area of Each Plot (In Sq mts. Approx.)
1	209	175
2	251	210
3	299	250
4	323	270

**Ground Coverage:**

- ✓ Upto 300 sq.mtrs:- As per the bye-laws of concerned authority. Presently, it is 75%.

**FAR:** Maximum of 1.8, subject to admissibility under the Yamuna Expressway Industrial Development Area building regulations

**Maximum Height:** As per the bye-laws of concerned authority. Presently, it is 15m.

**Possession time:** 18 months (plus grace period of 3 months)

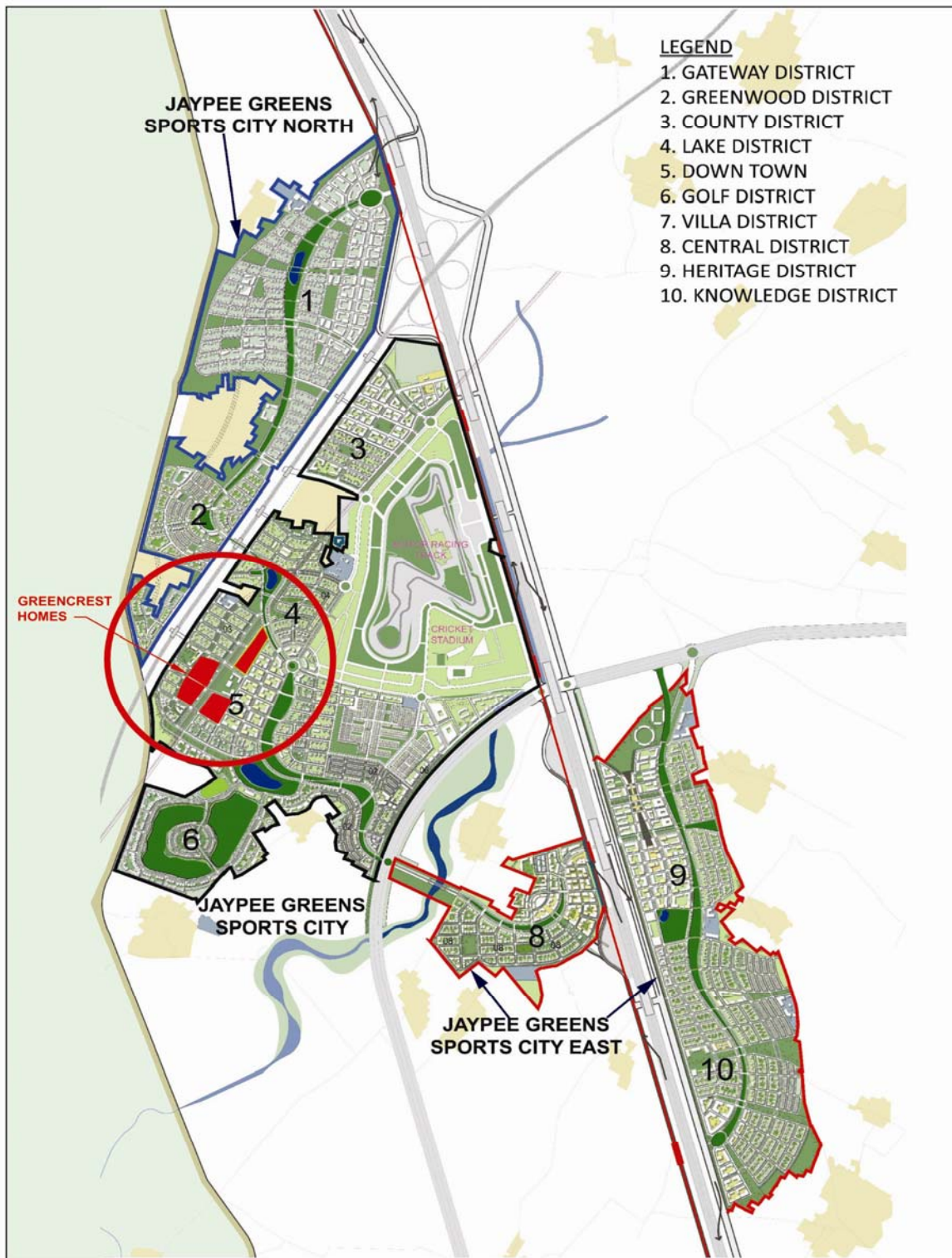
**Highlights of the Yamuna Expressway Project.**

- ✓ 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 Greens Sports city**

- ✓ India's finest Integrated City
- ✓ Close proximity to Buddh International Circuit (Formula 1 Circuit)
- ✓ Integrated Sports Complex with facilities such as Cricket stadium, Tennis Courts complex, Swimming Pool, Diving arena and Multi-purpose Indoor Stadium
- ✓ 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 AND TERMS & CONDITIONS**  
**"Greencrest Homes"**

Before Inaugural Discount	Inaugural Discount*	After Inaugural Discount
<b>BSP@ Rs.29400 per Sq.Yd.</b> <b>BSP@ Rs. 32340 per Sq.Yd.</b> <i>(Either Corner or Green Facing/abutting)</i> <b>BSP@ Rs. 35280 per Sq.Yd.</b> <i>(For both Corner and Green Facing/abutting)</i>	Rs.1000 per Sq.Yds.	<b>BSP@ Rs.28400 per Sq.Yd.</b> <b>BSP@ Rs. 31340 per Sq.Yd.</b> <i>(Either Corner or Green Facing/abutting)</i> <b>BSP@ Rs. 34280 per Sq.Yd.</b> <i>(For both Corner and Green Facing/abutting)</i>

(Additional Service Tax, as applicable)

**\*Limited period offer**

**Other Applicable Charges:**

S. No.	Payment Head	Charges / Rate
1	Internal Development Charges (IDC)	Rs. 900 per Sq. Yd.
2	External Development Charges(EDC)	Rs. 900 per Sq. Yd.
3	Electric Sub Station Charges (ESSC)	Rs. 500 per Sq. Yd.
4	Social Club Membership	Rs. 1.50 Lac
5	One Time Lease Rent Charges	Rs. 600 per Sq. Yd.
6	Interest Free Maintenance Deposit (IFMD)	Rs. 600 per Sq. Yd.
7	Maintenance Advance (for First year)	Rs. 20 per Sq. Yd. Per month

**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 @ Rs. 600.00 per sq. yd. shall be payable upon the offer of possession of the premises to the allottee.
  - b. Maintenance charges for the first year shall be payable in advance upon the offer of possession @ Rs. 20 per sq yd per month.
2. Areas are indicative only.
3. All Plans and layouts are subject to change.
4. Increased / decreased area shall be charged proportionately as per the allotment terms.
5. The other terms and conditions shall be as per the Application Form, Standard Terms and Conditions 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. Government Taxes as applicable from time to time shall be payable by the allottee are extra.
9. 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 at Rs 1000/- per Sq. Yd. However these rates are subject to review/change at any time without notice at the sole discretion of the company.



## PAYMENT PLAN

### A. Development Linked Plan

S. No	Payment Due	Percentage	Other Applicable Charges
1	On Booking along with application form	As Applicable*	
2	On or before 30 days of the issuance of PAL	20% (Less Booking Amount*)	
3	On Earth filling	10% of BSP	
4	On Leveling	15% of BSP	EDC
5	On Demarcation	15% of BSP	
6	On Laying Of Services (Drainage & Sewage)	10% of BSP	IDC
7	On Completion of Road Work	10% of BSP	
8	On Laying of Electrical & Water Supply Services	10% of BSP	Electric Sub-station charges(ESSC)
9	On Offer Of Possession	10% of BSP	Social Club Charges + IFMD + Maintenance advance + One time Lease Rent Charges
	<b>TOTAL</b>	<b>100%</b>	

**Notes:**

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

### B. Down Payment Plan

S. No	Payment Due On	Percentage	Other Applicable Charges
1	On Booking along with application form	As Applicable*	
2	On or before 30 days of the issuance of PAL	90% of BSP (Less Booking Amount*)	IDC + EDC + ESSC
3	Upon the offer of Possession	10% of BSP	Social Club Charges + IFMD + Maintenance advance + One time Lease rent charges
	<b>TOTAL</b>	<b>100%</b>	

**Note:** Down payment discount shall be upto 10% of BSP, based on the stage of construction at the time of issuance of PAL

#### \*Booking Amount:

S. No	Plot Size	Rs.(in lacs)
1	Upto 251 Sq. yards	4.00
2	252 Sq. yards and above	6.00

**Cheques/Demand Drafts/Pay orders should be drawn in favor of 'Jaypee Sports International Limited'**

## 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 is expected to be given within 18 months after issuance of Provisional allotment letter (PAL) plus a grace period of 3 months.

### How much time will be given for the completion of construction?

- 3 years of time would be given to the allottee(s) for construction of a residential building on the allotted plot.

### 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. Indicative/Suggested 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.

### What is the provision for water & power back up?

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

### 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 payable upon offer of possession of plot.
- One time Maintenance charges for 12 months shall have to be paid in advance upon offer of possession of the plot.

### 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 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.

### **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. Development 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 discount given to the customer, if there is a delay in possession of the said premises?**

- Yes, the customer is entitled for price discount of Rs. 75/- per Sq. Yds per month of the delayed period. (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 of allotment/Provisional allotment can be made at any time after provisional 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:** - 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.