



JAYPEE GREENS

Another Place. Another World.

INTRODUCING

KOSMOS

Exclusive residences at Wish Town, Noida

PRODUCT BRIEF

Location: Sector 134, Noida

Features

- » Part of the largest residential township, WISHTOWN, Jaypee Greens, Noida
- » Enveloped in acres of landscaped greens & zen thematic gardens
- » Location: Noida. In close proximity to Delhi; at the beginning of the Noida - Greater Noida expressway
- » Gated community
- » Spacious & well designed units
- » 2 BHK , 3 BHK & 3.5 BHK
- » 24*7 Power and water back up
- » Spacious Underground car parking
- » Proximity to commercial, institutional & medical facilities
- » Proximity to SEZ's & commercial areas.

Type of Apartments:

Apartments Area (approx)

2 BHK 850 sq ft

3 BHK 1150 sq ft

3.5 BHK 1280 sq ft





3BHK (1150 sq.ft)

3.5 BHK (1280 sq.ft)



Layout Plan



*** Final areas and plans shall be shared on date of launch.**

Number of floors-----G + 17

Total no. of apartments----- 3000

Possession----- 36 months from launch

Communication Launch----- 24th July 2009

Price: Rs. 2975 PSF (Less Rs. 150 inaugural discount which could be withdrawn at sole discretion of the company)

Price List

Other Applicable Charges:

S. No. Payment Head Charges / Rate

1. Internal Development Charges----- Rs. 75.00 psf
2. External Development Charges----- Rs. 75.00 psf
3. Electric Sub Station Charges -----Rs. 40.00. psf
4. One-time Lease Rent----- Rs. 50.00. psf
5. Social Club Membership----- Rs. 1.00 Lac
6. Car Parking One reserved basement car parking space compulsory with any apartment.
7. Preferential Location Charges Rs. 100.00 psf (G to 5th floor) -----Rs. 60.00 psf (6th to 10th floor)

Underground Car Parking

1. First Compulsory Car park @ Rs 2.00 Lac
2. Subsequent car park @ Rs. 2.50 Lac

SPECIFICATIONS

STRUCTURE		R.C.C Framed Structure
LIVING ROOM, DINING ROOM & LOUNGE	Floors	Tiles / laminated floor / mosaic
	External Doors and Windows	Window- pre-engineered steel frame with wooden shutters
	Internal doors	Enamel painted Flush doors
	Walls	
	Internal	Oil Bound Distemper
	External	Good Quality external grade paint
BEDROOMS & DRESS	Floors	Tiles / laminated floor
	External Doors and Windows	Window- pre-engineered steel frame with wooden shutters
	Doors	flush doors
	Walls Internal	Oil Bound Distemper
	External	Good Quality external grade paint
	Internal doors	Enamel painted Flush doors

TOILETS	Floors	Vitrified Tiles
	External Doors and Windows	Window- pre-engineered steel frame with wooden shutters
	Doors	flush doors
	Fixture and Fittings	All provided of Standard Company make
	Walls	Tiles in cladding up to 7' in shower area and 3'-6" in balance areas, Balance walls painted in Oil bound distemper
	Internal doors	Enamel painted Flush doors
KITCHEN	Floors	Vitrified Tiles
	External Doors and Windows	
	Window	pre-engineered steel frame with wooden shutters
	Doors	flush doors
	Fixture and Fittings	Stone Top with sink
	Walls	Ceramic Tiles 2'-6" above counter, Balance walls painted in Oil Bound Distemper
BALCONIES/ VERANDAH	Floors	Ceramic / Vitrified Mosaic Tiles
	Railings	MS Railing as per Design
LIFT LOBBIES / CORRIDORS	Floors	Ceramic / Mosaic Tiles / Marble / Kota or equivalent
	Walls	Oil Bound Distemper

Notes:

1. The Basic Prices are for the indicated Super Area and do not include any of the charges mentioned above.
2. Maintenance charges/Deposits shall be payable by the allottee separately as follows:-
 - a. The one time Interest Free Maintenance Deposit @ Rs. 100.00 per sq. ft. of Super Area shall be payable before handing over possession of the premises to the allottee.
 - b. Maintenance charges for the first year shall be payable in advance at the time of offer of possession @ Rs. 1.50 psf per month.
3. Areas are indicative only.
4. Additional basement storage (optional) @ Rs.2000 psf payable at the time of offer of possession.
5. All Plans and layouts are subject to change at the sole discretion of the Company or Statutory Authorities.
6. Exact Super Area of apartment shall be calculated at the time of offer of possession of the apartment as constructed. Increased / decreased area shall be charged proportionately as per the allotment terms.
7. The Super Area means the covered area of the demised premises inclusive of the area under the periphery walls, area under columns and walls within the demised premises, half of the area of the wall common with the other premises adjoining the demised premises, total area of the balconies and terraces, cupboards, plumbing / electric shafts of the demised premises and proportionate share of the common areas like common lobbies, lifts, common service shafts, staircases, machine room, mummy, electric substation and other services and other common areas etc.
8. The other terms and conditions shall be as per the Application Form, Standard Terms and Conditions and the Provisional Allotment Letter of the Company.
9. The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
10. Government Taxes as applicable from time to time shall be payable by the allottee in addition to the sale price as stated above.
11. Administrative Charges for transfer of allotment would be @ Rs.50 per sq ft & transfer would be allowed only after 30% of the payment has been received from the allottee (subject to change, as per the company policy). **Rs 2975/- psf**

Jaypee Greens Kosmos

Detailed Cost-sheet

Area (in sq.ft)	850	1150	1280
	2bhk	3bhk	3.5bhk
Basic Rate	2975	2975	2975
Basic Cost	2528750	3421250	3808000
Internal Development Charges (Rs.75/- per sq.ft)	63750	86250	96000
External Development charges (Rs.75/- per sq.ft)	63750	86250	96000
Electric Sub Station Charges (Rs.40/- per sq.ft)	34000	46000	51200
One time Lease Rent (Rs.50/- per sq.ft)	42500	57500	64000
Social Club Membership	100000	100000	100000
Car Park	200000	200000	200000
Total Cost	3032750	3997250	4415200

PAYMENT PLAN:

A. Construction Linked Plan

S No Payment Due On % age Other applicable charges

1 Booking amount As applicable *

2 On or before 2 months of the Application

20% of BSP (Less bookingamount*)

3 On or before 4 months of the Application----- 10% of BSP

4 On commencement of excavation -----10% of BSP

5 On laying of upper basement slab----- 10% of BSP

6 On laying of 1st floor Roof Slab----- 7.5% of BSP Car park charges

7 On laying of 3rd floor Roof Slab----- 7.5% of BSP IDC Charges

8 On laying of 6th floor Roof Slab----- 6.5% of BSP EDC Charges

9 On laying of 9th floor Roof Slab----- 6.5% of BSP PLC Charges as applicable

10 On laying of 11th floor Roof Slab----- 6% of BSP Electric sub station charges

11 On laying of top floor Roof Slab----- 6% of BSP

12 On completion of internal plaster & flooring within the apartment----- 5% of BSP

13 On offer of possession----- 5% of BSP Social Club Charges + IFMD + Maintenance
advance + Lease Rent Charges+Additional Basement
storage(optional)

TOTAL 100%

*** Booking Amount:**

2 BHK ----- Rs. 1.50 Lac

3 BHK & 3.5 BHK ----- Rs. 2.00 Lac

Cheque should be drawn in favour of '**Jaypee Infratech Limited**'

Notes:

1. Installments under S. No. 4 - 13 may run concurrently with those under S. No. 1 - 3 based on the physical progress of Work at site.
2. The demand letter for Installments at S. No. 4 to 13 shall be sent in advance providing for payment period of up to 15 days.

B. Down Payment Plan

S.No Payment Due On

% age Other Applicable Charges

1 Booking amount As applicable *

2 On or before 1 month of the Application-----95% of BSP (Less booking amount*) IDC + EDC+ Car park +
Electric substation charges +PLC

3 On offer of possession -----5% Social Club Charges + IFMD + Maintenance advance+ Lease
Rent charges+ Additional Basement Storage(optional)

TOTAL 100%

Note: Down Payment Discount: @ 12% on BS

FAQs

It offers perfect balance between life & leisure. It combines modern efficient interiors with spectacular surroundings which include landscaped parks & gardens, shopping complex, convenios, recreation clubs, medical & educational facilities & more.

What is the exact location of this project? How far is it from Expressway?

- ❑ The project is located on the Noida-Greater Noida Express way, at sector 134, Noida. It's a comfortable 20 minutes drive from South Delhi and 25 minutes from Central Delhi.
- ❑ Its connectivity from the expressway is about 200 meters.

Is it part of Wish Town or it's a new project from Jaypee?

Kosmos is a new project being launched by Jaypee It offers best of facilities & services at affordable prices .Wish Town is an integrated development spread over 1162 acres. Within the ambit of this we have introduced a new residential gated community.

The Specifications & Facilities include the following:

- ❑ Residential Real Estate as a mix of two, three and three bedroom + worker apartment complexes.
- ❑ Recreational facilities like: Social Club with community gathering space, Kids Play Zone, etc.
- ❑ Civic facilities like community retail, shopping complexes, banks, ATM's, etc.
- ❑ Institutional areas like schools, crèche, etc.
- ❑ Tower Height : G+17
- ❑ Apartment Sizes : Built Up Area (approx)

2 BHK: 850 sq ft

3 BHK: 1150 sq ft

3.5 BHK : 1280 sq ft

What is the delivery schedule of this product and project timelines?

The delivery schedule for would be about 36 months from date of launch.

Are you offering rental management services?

Jaypee might look at having an arrangement around possession, with an agency specializing in providing such services; like we have tied with CBRE, the facility management provider in Greater Noida, to provide rental services in future.

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What is the Security System at ?

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 power and water back up?

The apartments would have power and water back up.

Who will maintain Common Areas? Do I pay anything upfront towards common area charges?

- ☐ The common areas/services will be maintained by a designated Maintenance Agency on payment of maintenance charges.
- ☐ The Interest Free Maintenance Deposit is payable upfront, as per the payment plan.
- ☐ The Maintenance Charges, are payable on a monthly basis. Maintenance charges per month would be approx Rs. 1.50 per sq ft. One year charges will have to be paid in advance at the time of handover. Also PDCs for 2 years monthly maintenance would be payable at the time of handover.

What is the number of reserved car parking spaces available with each unit? Can additional parking spaces be purchased?

Each apartment is provided with one compulsory underground reserved car parking space. Additional parking spaces can also be purchased as per availability.

How will service staff like maids, drivers, etc be given access?

All authorized service staff will be issued Identity Cards to facilitate their access in the premises.

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PAYMENT RELATED QUERIES

Is the price escalation free?

Yes the contracted price would be escalation free.

Would I be required to pay any annual lease rentals?

No, There is One Time Lease Rent of Rs. 50/- PSF.

What are the various payment plans available?

Down payment and Construction linked payment plans are being offered

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.

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.

Will there be any Preferential Location Charges applicable?

Yes, PLC is applicable @ Rs. 100 psf from G to 5th floor & Rs. 60 psf from 6th till 10th floor.

Are there any transfer charges?

Yes, there is a transfer charge of Rs. 50 psf. Transfer would be allowed only after 30% of the payment has been received from the allottee.

For further booking inquiries please feel free to contact.

Thanks & Regards

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