

INFO-PACK



JAYPEE GREENS
THE
ORCHARDS

PRODUCT BRIEF

Location:

Wish Town, Noida

Amenities:

- Beautifully designed landscaped areas with an amphitheatre
- Social Clubs, Crèches, children play areas
- Town Centre with exclusive suites and party halls.
- Tennis Court, Basketball Court, Badminton Court, Skating Rink, Cricket Pitch
- Jogger's track
- Meditation Hut

Areas:

S. No.	Unit Type	Type of Tower	Approx. Area
1	2 bhk	Type A	1235
2	3 bhk+1 W	Type A	1798
3	3 bhk+2 W + family	Type A	2105
4	4 BHK+2 W (type 1 & 1A)	Type B	2505
5	4 BHK+ 2 W (type 2)	Type B	2620
6	Penthouse	Type A	3435
7	Penthouse (Type-1 & 2)	Type B	4225/4285

SPECIFICATIONS

STRUCTURE	R.C.C Framed Structure
LIVING ROOM, DINING ROOM & LOUNGE	
Floors	Imported Marble
External Doors and Windows	Aluminium / UPVC: Wooden frame with pre-fabricated flush door
Walls	Internal : Acrylic Emulsion over POP punning
	External : Good Quality external grade paint
Internal doors	Enamel painted Flush doors
BEDROOMS & DRESS	
Floors	Laminated wooden floor
External Doors and Windows	Aluminum / UPVC: Wooden frame with pre-fabricated flush door
Walls	Internal : Acrylic Emulsion over POP punning
	External : Good Quality external grade paint
Internal doors	Enamel painted Flush doors
TOILETS	
Floors	Vitrified Tiles
External Doors and Windows	Aluminum / UPVC: Wooden frame with pre-fabricated flush door
Fixture and Fittings	Granite counter top Under vanity counter Rain Shower in master bathroom 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 Acrylic Emulsion over POP punning
Internal doors	Enamel painted Flush doors
MODULAR KITCHEN	
Floors	Vitrified Tiles
External Doors and Windows	Aluminum / UPVC: Wooden frame with pre-fabricated flush door
Fixture and Fittings	Granite Top with sink, chimney
Walls	Ceramic Tiles 2'-6" above counter, Balance walls painted in Acrylic Emulsion over POP punning

OTHERS

Wardrobes in all rooms

Split Air Conditioning

BALCONIES/ VERANDAH

Floors

Vitrified Tiles

Railings

MS Railing as per Design

LIFT LOBBIES / CORRIDORS

Floors

Granite / Marble / Kota or equivalent

Walls

Acrylic Emulsion

**Price List
The Orchards**

<p>BSP @ Rs. 4,905/- psf @ Rs. 4,930/- psf (for 5th- 10th floor) @ Rs. 4,960/- psf (for 11th-18th floor) @ Rs. 5,000/- psf (for 19th floor & above) BSP (for Penthouse) @ Rs. 5,100 Inaugural Discount @ Rs. 250/- psf</p>
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(Additional Service Tax, as applicable)

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	Social Club Membership	Rs. 1.00 Lac
5.	Car Parking	One reserved basement car parking space compulsory with any apartment.
	<u>Underground Car Parking</u> 1. Car park @ Rs 2.00 Lacs 2. Subsequent car park @ Rs. 3.00 Lacs	
6.	One Time Lease Rent	Rs. 50.00 psf

Notes:

1. The Basic Prices are for the indicated Super area and do not include any of the additional charges mentioned above.
2. Maintenance charges as per maintenance agreement shall be payable by the allottee separately.
 - a. The interest free Maintenance deposit @ Rs. 100.00 per sq. ft. of super area shall be payable extra 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. All Plans and layouts are subject to change at the sole discretion of the Company or Statutory Authorities.
5. Exact super area of Apartment shall be calculated at the time of handing over possession of property as constructed. Increased / decreased area shall be charged proportionately as per the allotment terms.
6. 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, cupboards, plumbing / electric shafts of the demised premises, total area of the balconies and terraces, and proportionate share of the common areas like common lobbies, lifts, common service shafts, staircases, machine room, mumty, electric substation and other services and other common areas etc.

7. The other terms and conditions shall be as per the Application Form, Standard Terms and Conditions and the Allotment Letter of the Company.
8. The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
9. Government Taxes as applicable from time to time shall be payable by the allottee in addition to the sale price as stated above.
10. 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).

A. Construction Linked Plan*

S.No	Payment Due	Percentage (%)	Other Charges
1	On Booking	As Applicable**	
2	On or before 2 months from the date of Application	20% of BSP (less Booking Amount**)	
3	On or Before 4 months from the date of Application	10% of BSP	
4	On commencement of excavation	10% of BSP	Car Parking
5	On laying of upper basement slab	5% of BSP	
6	On laying of 4 th floor roof slab	5% of BSP	IDC
7	On laying of 8 th floor roof slab	5% of BSP	
8	On laying of 12 th floor roof slab	5% of BSP	EDC
9	On laying of 16 th floor roof slab	5% of BSP	
10	On laying of 20 th floor roof slab	5% of BSP	ESSC
11	On laying of 24 th floor roof slab	5% of BSP	
12	On laying of 28 th floor roof slab	5% of BSP	
13	On laying of 30 th floor roof slab	5% of BSP	
14	On laying of top floor roof slab	5% of BSP	
15	On completion of internal plaster & flooring within the apartment	5% of BSP	
16	On offer of Possession	5% of BSP	Social club membership + Maintenance advance + IFMD + One time lease rent
	Total	100%	

****Booking amount:**

S. No.	Unit Type	Type of Tower	Approx. Area	Booking Amount (Rs. In Lacs)
1	2 bhk	Type A	1235	3.0
2	3 bhk+1 W	Type A	1798	4.5
3	3 bhk+2 W + family	Type A	2105	5.0
4	4 BHK+2 W (type 1 & 1A)	Type B	2505	6.0
5	4 BHK+ 2 W (type 2)	Type B	2620	6.5
6	Penthouse	Type A	3435	8.5
7	Penthouse (Type-1 & 2)	Type B	4225/4285	10.6

Cheques should be drawn in favor of 'Jaypee Infratech Limited.'

Notes:

1. Installments under S. No. 4 - 16 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 16 shall be sent in advance providing for payment period of up to 15 days.

B. Down Payment Plan

S. No	Payment Due	Percentage (%)	Other Charges
1	On Booking	As Applicable*	
2	On or before 1 month from date of Application	95% of BSP (less Booking Amount*)	IDC + EDC+ Car park + Electric substation charges
3	On offer of possession	5% of BSP	Social Club Charges + IFMD + Maintenance advance+ Lease Rent charges
	TOTAL	100%	

Note: Down payment discount upto 15% on BSP based on the stage of construction

C. Partial Down Payment Plan

S. No	Payment Due	Percentage (%)	Other Charges
1	On Booking	As Applicable*	
2	On or before 1 month from date of Application	55% of BSP (less Booking Amount*)	IDC + Car park + ESSC + EDC
3	On laying of upper basement slab	20%	
4	On laying of 6 th floor roof slab	20%	
5	On offer of possession	5% of BSP	Social Club Charges + IFMD + Maintenance advance + Lease Rent
	TOTAL	100%	

Note: Partial Down payment discount upto 11% on BSP based on the stage of construction

D. Subvention Payment Plan (for 2 years)



Sale Area: 1235 sq ft (114.73 sq.mtr approx)

(2BR. UNIT PLAN)



Sale Area: 1798 sq ft (167.03 sq.mtr approx)

(3BR + 1 Worker UNIT PLAN)



Sale Area: 2105 sq ft (195.56 sq.mtr approx)

(3BR + Fam + 2 Worker UNIT PLAN)



Sale Area: 2505 sq ft (232.72 sq.mtr approx)

(4BR + 2 Worker UNIT PLAN)



Sale Area: 2620 sq ft (243.40 sq.mtr approx)

(4BR + 2 Worker UNIT PLAN)



Sale Area: 3435 sq ft (319.12sq.mtr approx)
PENTHOUSE LOWER LEVEL



Sale Area: 3435 sq ft (319.12sq.mtr approx)
PENTHOUSE UPPER LEVEL



Sale Area: 4285 sq ft (398.08 sq.mtr approx)
PENTHOUSE LOWER LEVEL



Site Plan for Jaypee Greens The Orchards



Master Plan- Jaypee Greens The Orchards



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