

INFO-PACK



THE

ORCHARDS

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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

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SPECIFICATIONS

STRUCTURE	RUCTURE R.C.C Framed Structure		
LIVING ROOM, DINING ROOM &	LOUNGE		
Floors	Imported Marble		
	Aluminium / UPVC: Wooden frame with pre-fabricated flush		
External Doors and Windows	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		
	Aluminum / UPVC: Wooden frame with pre-fabricated flush		
External Doors and Windows	door		
Walls	Internal : Acrylic Emulsion over POP punning		
	External: Good Quality external grade paint		
Internal doors	Enamel painted Flush doors		
TOILETS			
Floors	Vitrified Tiles		
	Aluminum / UPVC: Wooden frame with pre-fabricated flush		
External Doors and Windows	door		
	Granite counter top		
	Under vanity counter		
	Rain Shower in master bathroom		
Fixture and Fittings	All provided of Standard Company make		
	Tiles in cladding up to 7' in shower area and 3'-6" in balance		
Malla	areas, Balance walls painted in Acrylic Emulsion over PoP		
Walls	punning		
Internal doors	Enamel painted Flush doors		
MODULAR KITCHEN			
Floors	Vitrified Tiles		
E tarrel Barrier 1997	Aluminum / UPVC: Wooden frame with pre-fabricated flush		
External Doors and Windows	door		
Fixture and Fittings	Granite Top with sink, chimney		
	Ceramic Tiles 2'-6" above counter, Balance walls painted in		
Walls	Acrylic Emulsion over POP punning		

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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	

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Price List The Orchards

BSP @ Rs. 4,905/- psf @ Rs. 4,930/- psf (for 5^{th-} 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

(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
	Car Parking	One reserved basement car parking space
5.		compulsory with any apartment.
	Underground Car Parking	
	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

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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**	
	On or before 2 months from the date of	20% of BSP (less	
2	Application	Booking Amount**)	
	On or Before 4 months from the date of		
3	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	
	On completion of internal plaster & flooring		
15	within the apartment	5% of BSP	
			Social club membership + Maintenance advance + IFMD
16	On offer of Possession	5% of BSP	+ One time lease
10	Total	100%	rent

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**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
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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

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

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

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C. Partial Down Payment Plan

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

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

(2BR. UNIT PLAN)

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

(3BR + 1 Worker UNIT PLAN)

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

(3BR + Fam + 2 Worker UNIT PLAN)

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

(4BR + 2 Worker UNIT PLAN)

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

(4BR + 2 Worker UNIT PLAN)

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

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

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Sale Area: 4225 sq ft (392.5 sq.mtr approx)
PENTHOUSE UPPER LEVEL

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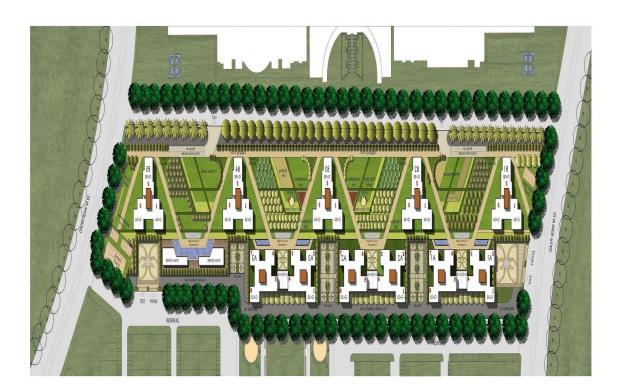




Sale Area: 4285 sq ft (398.08 sq.mtr approx)
PENTHOUSE LOWER LEVEL

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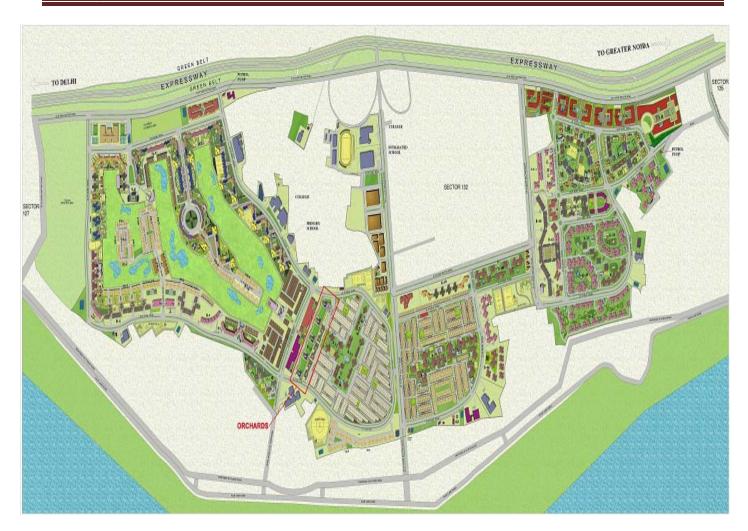




Site Plan for Jaypee Greens The Orchards

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Master Plan- Jaypee Greens The Orchards

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