

KLASSIC
UNIT WISE AREAS, PRICING AND NO. OF RESERVED CAR PARKING SLOTS

Unit Type	Area				Total Sale Consideration	No. of Reserved Car Parking Slots with each apartment
	Covered		Super			
	In Sq. M	In Sq. Ft	In Sq. M	In Sq. Ft	In. Rs.	
1bhk	79.43	855	96.43	1038	5,609,370	1
	79.43	855	97.36	1048	5,660,520	1
	80.45	866	97.73	1052	5,680,980	1
	88.07	948	106.93	1151	6,187,365	1
	93.09	1002	113.06	1217	6,524,955	1
2bhk	84.73	912	105.91	1140	6,131,100	1
	87.42	941	109.25	1176	6,315,240	1
2bhk+Terrace	117.71	1267	143.07	1540	8,177,100	1
	117.89	1269	143.26	1542	8,187,330	1
3bhk	114.64	1234	137.87	1484	7,445,460	1
	116.22	1251	145.21	1563	8,294,745	1
	121.52	1308	147.62	1589	8,427,735	1
	128.02	1378	152.17	1638	8,186,970	1
	130.53	1405	157.00	1690	8,944,350	1
	146.88	1581	174.47	1878	9,342,570	1
	139.26	1499	167.50	1803	9,071,595	1
	141.12	1519	169.73	1827	9,188,355	1
4bhk	175.59	1890	208.57	2245	11,109,675	1
	176.14	1896	209.22	2252	11,143,380	1
	194.82	2097	231.42	2491	12,294,165	1
	195.93	2109	232.81	2506	12,366,390	1
	193.89	2087	233.18	2510	12,385,650	1
	195.19	2101	244.05	2627	13,737,105	1
	196.58	2116	236.53	2546	12,686,290	1
	200.67	2160	241.36	2598	12,939,270	1
Penthouse	262.45	2825	315.77	3399	17,885,885	2
	266.26	2866	320.23	3447	18,131,405	2
	266.44	2868	320.51	3450	18,146,750	2
	270.62	2913	325.62	3505	18,428,075	2

(Service Tax, as applicable, payable additionally)

Notes:

1. Definitions of various Areas as referred in this Price list:

- a) Covered Area** means exclusive area of the Said Premises including (a) total area under the periphery walls, columns, balconies, cupboards, shafts at each floor and (b) 50% area of exclusive open-to-sky terraces (if any) and walls common with other premises adjoining the Said Premises.

- b) Common Area** means area under the entrance/exit/drive ways, common staircases, lift lobbies, circulation area, lift/plumbing/electrical shafts on each floor, passages, corridors, lobbies, pump room, blower room, service floor, service/maintenance areas, refuge areas, stilts, canopy, covered porch, common pantries, mumty, machine room, meter room, electric sub-station, common toilets, underground water tank(s), overhead water tank(s) etc. and other common use areas within the building(s) for a particular Sub-project.
- c) Super Area** means the total of the Covered Area of the Said Premises and the proportionate share of the Common Area.
- d) Common Areas & Facilities** shall include the land on which the building in which the Said Premises is situated, Common Area, common services such as internal roads, parks , gardens, walking areas, any other open areas within the Sub-Project Land.
- e) Shared Areas & Facilities** mean the colony level areas and facilities within Jaypee Greens Wish Town, Noida including roads, parks, gardens, play grounds, sitting areas, jogging tracks, strolling parks, pathways, Worship Places, Firefighting services, designated parking areas for visitors, plantations and trees, landscaping, sewerage lines, drainages, water lines /mains, STP, Power receiving sub-station(s), DG electrical substation(s), water storage, filtration & distribution system etc., outside the Sub-project Land of any residential, commercial, institutional or recreational Sub-project within Jaypee Greens Wish Town, Noida.
- f) Sub-Project** means any residential, commercial, institutional or recreational development by a particular name in the Project.
- g) Sub-Project Land** means the land pocket demarcated notionally in Jaypee Greens Wish Town, Noida on which one or more residential, commercial, institutional or recreational Sub-project(s) is/are located.
2. Exact Covered Area and Super Area of the Apartment shall be calculated based on "As-Built" plans before Offer of Possession of Said Premises. Increase / decrease in the Covered Area shall be charged proportionately as per the total Sale Consideration based on As-Built plans.
3. Car parking slots shall be reserved for each apartment at the basement level as stated.
4. The total sale Consideration stated in this Info Pack is exclusive of one time Interest Free Maintenance Deposit (IFMD) and Estimated Maintenance Charges for 1st Year as stated below:
- a. Estimated Maintenance Charges for first year @ Rs.17/- psm per month (Rs.1.5/- psf per month) of the Super Area shall be payable extra at the time of Offer of Possession of the Said Premises. The actual maintenance charges

shall be based on the actual cost incurred by the concerned maintenance agency.

- b. One time Interest Free Maintenance Deposit - Refundable (IFMD) @ Rs. 538/- psm (Rs. 50/- psf) of the Super Area shall be payable extra at the time of Offer of Possession of the Said Premises. The aforesaid IFMD which is related to maintenance of Shared Areas & Facilities shall be refunded (unless appropriated earlier on account of payment defaults by the Allottee) by the Company upon transfer of Ownership by the Allottee.
5. The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
 6. Government Taxes as applicable from time to time shall be payable by the allottee in addition to the total Sale Consideration.
 7. Stamp Duty, Registration Charges, and legal / miscellaneous expenses, government taxes and levies etc., shall be payable by the Allottee.
 8. While making payment of dues, the Applicant/ Allottee shall deduct tax at source (TDS) under the Income Tax Act, 1961 (presently 1% of the payment due to the Company). This provision is presently applicable only if the total Sale Consideration of the apartment is Rs.50 lacs or more. The Applicant/ Allottee shall furnish the prescribed tax certificate stating the Permanent Account Number (PAN) of Jaypee Infratech Limited i.e. AABCJ9042R, to the Company.
 9. The Allotment may be permitted to be assigned by the Allottee to any person on terms as may be stipulated by the Company from time to time and upon payment of charges as may be levied by the Company and any applicable charges, duty and/or taxes levied by any Government Authority in this regard.
 10. The Standard Terms and Conditions for allotment etc. shall be stated in the Application Form submitted by the Applicant and the Allotment Letter issued by the Company.

Application Money:

S.No	Unit Type	Area				Application Money (Rs. In lacs)
		Covered		Super		
		In Sq. M	In Sq. Ft	In Sq. M	In Sq. Ft	
1	1bhk	79.43	855	96.43	1038	400,000
2		79.43	855	97.36	1048	
3		80.45	866	97.73	1052	
4		88.07	948	106.93	1151	
5		93.09	1002	113.06	1217	
6	2bhk	84.73	912	105.91	1140	400,000
7		87.42	941	109.25	1176	
8	2bhk+Terrace	117.71	1267	143.07	1540	500,000

9		117.89	1269	143.26	1542	
10	3bhk	114.64	1234	137.87	1484	600,000
11		116.22	1251	145.21	1563	
12		121.52	1308	147.62	1589	
13		128.02	1378	152.17	1638	
14		130.53	1405	157.00	1690	
15		146.88	1581	174.47	1878	
16		139.26	1499	167.50	1803	
17		141.12	1519	169.73	1827	
18	4bhk	175.59	1890	208.57	2245	850,000
19		176.14	1896	209.22	2252	
20		194.82	2097	231.42	2491	
21		195.93	2109	232.81	2506	
22		193.89	2087	233.18	2510	
23		195.19	2101	244.05	2627	
24		196.58	2116	236.53	2546	
25		200.67	2160	241.36	2598	
26	Penthouse	262.45	2825	315.77	3399	1,125,000
27		266.26	2866	320.23	3447	
28		266.44	2868	320.51	3450	
29		270.62	2913	325.62	3505	

Cheques should be drawn in favour of **“Jaypee Infratech Limited- IDBI Bank Limited A/C No. 0127103000011653” payable at Delhi/ Noida.**