

**SUN COURT**  
**UNIT WISE AREAS, PRICING AND RESERVED CAR PARKING SLOTS**

TOWER	UNIT	COVERED AREA		SUPER AREA		TOTAL SALES CONSIDERATION	NO. OF RESERVED CAR PARKING SLOTS
		Sq. M.	Sq. Ft.	Sq. M.	Sq. Ft.	(Rs.)	
1	3bhk	285.54	3073.51	352.55	3794.86	41,743,460	2
		290.06	3122.23	358.14	3855.02	42,405,220	2
		291.67	3139.50	360.12	3876.34	42,639,740	2
		296.37	3190.17	365.93	3938.90	43,327,900	2
	Penthouse	581.57	6260.01	718.06	7729.23	85,021,530	2
		593.57	6389.23	732.89	7888.78	86,776,580	2
2	1bhk	110.84	1193.14	136.86	1473.16	14,731,600	2
	3bhk	290.10	3122.59	358.18	3855.47	38,554,700	2
		291.67	3139.50	360.12	3876.34	38,763,400	2
		296.37	3190.17	365.93	3938.90	39,389,000	2
	Penthouse	581.57	6260.01	718.06	7729.23	77,292,300	2
		593.57	6389.23	732.89	7888.78	78,887,800	2

**Note: 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 Apartment (Said Premises) including (a) total area under the periphery walls, columns, balconies, cupboards, shafts (if any) 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 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 Subject Land of the Project
- e) **Shared Areas & Facilities** mean the colony level areas and facilities within Jaypee Greens 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

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storage, filtration & distribution system etc., outside the Subject Land of any residential, commercial, institutional or recreational project within Jaypee Greens.

**f) Subject Land means** the land pocket in Jaypee Greens on which a particular residential, commercial, institutional or recreational project is 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 slot are reserved for each apartment as stated.
4. The Total Sale Consideration stated in this Price List is exclusive of one time Interest Free Maintenance Deposit (IFMD) and Maintenance Advance for 1 Year as stated below:
  - a. Estimated Maintenance Advance for first year @ Rs. 388/- psm (Rs.36/- psf) of the Super Area payable extra at the time of Offer of Possession of the Said Premises and applicable Taxes extra.
  - b. One time Interest Free Maintenance Deposit - Refundable (IFMD) @ Rs. 1616/- psm (Rs. 150/- psf) of the Super Area 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.
  - c. The actual maintenance charges shall be based on the actual cost incurred by the concerned maintenance agency.
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 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 Allottee shall furnish the prescribed tax certificate stating the Permanent Account Number (PAN) of Jaiprakash Associates Limited i.e. AABCB1562A, to the Company.
9. The Allottee of Sun Court Apartment is entitled to one complimentary life membership of Boomerang club. Therefore, neither Entrance Fees nor Security Deposit shall be payable by the Allottee. However, Subscription Fee and other charges as applicable shall be payable from the date of membership with initial 6-months Subscription Fee payable in advance.
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.
11. A Social Club area exclusively meant for Sun Court Apartments shall be provided within the Sun Court Apartments area. Social Club membership is complimentary.