

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

Floors	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.	
G - 10 th Floor	3bhk	153.66	1654	187.38	2017	12,886,080	1
11 th Floor onwards	3bhk	153.66	1654	187.38	2017	13,087,780	1
	4bhk	210.89	2270	257.25	2769	18,055,460	2
	4bhk (Penthouse)	301.10	3241	367.34	3954	29,126,960	2
	5bhk (Penthouse)	307.41	3309	375.05	4037	29,727,880	2
	5bhk (Penthouse)	394.09	4242	480.77	5175	37,967,000	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. 1,076/- psm (Rs. 100/- 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	3bhk	153.66	1654	187.38	2017	800,000
2	4bhk	210.89	2270	257.25	2769	1,100,000
3	4bhk	301.10	3241	367.34	3954	1,800,000
4	(Penthouse)	307.41	3309	375.05	4037	
5	5bhk (Penthouse)	394.09	4242	480.77	5175	2,300,000

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