

INDEPENDENT OPTIONS-TOWN HOMES
PRICING

PROJECT	TYPE		SUPER AREA		TOTAL SALES CONSIDERATION	NO. OF RESERVED CAR PARKING SLOTS
			Sq. M.	Sq. Ft.		
					(Rs.)	
Town Homes	Land 2	300sqyd	325.16	3500	39,900,000	NA

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 Residential Unit (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.
- c) **Super Area** means the total of the Covered Area and basement of the Said Premises and the proportionate share of the Common Area.
- d) **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 storage, filtration & distribution system etc., outside the Subject Land of any residential, commercial, institutional or recreational project within Jaypee Greens.
- e) **Subject Land means** the land pocket in Jaypee Greens on which a particular residential, commercial, institutional or recreational project is located.

2. The Total Sale Consideration stated in this Info Pack 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.

- 3. The Super Area of the allotted unit shall be recomputed based on "As-Built" plans at the time of Offer of Possession of the unit. The Total Sale Consideration and other charges shall be revised accordingly based on the revised area.
- 4. The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
- 5. Government Taxes as applicable from time to time shall be payable by the allottee in addition to the total Sale Consideration.

Thursday, November 20, 2014

6. Stamp Duty, Registration Charges, and legal / miscellaneous expenses, government taxes and levies etc., shall be payable by the Allottee.
7. 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.
8. 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.
9. Social Club membership is complimentary.
10. The Allottee of Town Homes 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 Fees and other charges as applicable shall be payable from the date of membership with initial 6-months Subscription Fee payable in advance.