

UNIT WISE AREAS, PRICING AND RESERVED CAR PARKING SLOTS

S. NO.	TOWER NO.	FLOOR	UNIT No.	UNIT	COVERED AREA		SUPER AREA		TOTAL SALE CONSIDERATION (Rs.)	NO. OF RESERVED CAR PARKING SLOTS	RESERVED CAR PARKING SLOT NO.
					SQ. M	SQ. FT.	SQ. M.	SQ. FT.			
1	TOWER-14 (4-BHK)	Ground	CAS-14-001	4 BHK+SQ	253.65	2730	291.25	3135	29,471,750	2	001
2		Floor	CAS-14-002	4 BHK+SQ	253.65	2730	291.25	3135	29,471,750	2	002
3		1st Floor	CAS-14-101	4 BHK+SQ	253.65	2730	291.25	3135	29,471,750	2	101
4			CAS-14-102	4 BHK+SQ	253.65	2730	291.25	3135	29,471,750	2	102
5		2nd Floor	CAS-14-201	4 BHK+SQ	253.65	2730	291.25	3135	30,585,250	4	201
6			CAS-14-202	4 BHK+SQ	253.65	2730	291.25	3135	30,585,250	4	202
7		3rd Floor	CAS-14-301	4 BHK+SQ	253.65	2730	291.25	3135	30,335,250	3	301
8			CAS-14-302	4 BHK+SQ	253.65	2730	291.25	3135	30,335,250	3	302
9	TOWER-15 (3-BHK)	Ground	CAS-15-001	3 BHK+SQ	183.21	1972	216.74	2333	22,213,650	2	001
10		Floor	CAS-15-002	3 BHK+SQ	183.21	1972	216.74	2333	22,213,650	2	002
11		1st Floor	CAS-15-101	3 BHK+SQ	183.21	1972	216.74	2333	22,213,650	2	101
12			CAS-15-102	3 BHK+SQ	183.21	1972	216.74	2333	22,213,650	2	102
13		2nd Floor	CAS-15-201	3 BHK+SQ	183.21	1972	216.74	2333	22,446,950	2	201
14			CAS-15-202	3 BHK+SQ	183.21	1972	216.74	2333	22,446,950	2	202
15		3rd Floor	CAS-15-301	3 BHK+SQ	183.21	1972	216.74	2333	23,246,950	4	301
16			CAS-15-302	3 BHK+SQ	183.21	1972	216.74	2333	23,246,950	4	302
17	TOWER-16 (4-BHK)	Ground	CAS-16-001	4 BHK+SQ	253.65	2730	291.25	3135	29,471,750	2	001
18		Floor	CAS-16-002	4 BHK+SQ	253.65	2730	291.25	3135	29,471,750	2	002
19		1st Floor	CAS-16-101	4 BHK+SQ	253.65	2730	291.25	3135	29,471,750	2	101
20			CAS-16-102	4 BHK+SQ	253.65	2730	291.25	3135	29,471,750	2	102
21		2nd Floor	CAS-16-201	4 BHK+SQ	253.65	2730	291.25	3135	30,585,250	4	201
22			CAS-16-202	4 BHK+SQ	253.65	2730	291.25	3135	30,585,250	4	202
23		3rd Floor	CAS-16-301	4 BHK+SQ	253.65	2730	291.25	3135	30,335,250	3	301
24			CAS-16-302	4 BHK+SQ	253.65	2730	291.25	3135	30,335,250	3	302

Note: Service Tax, as applicable, payable additionally.

Notes:

1. Definitions of various Areas as referred in this Info Pack:

- a) **Covered Area** means exclusive area of the Apartment (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 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 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 slots shall be reserved for each apartment at the stilt level as stated.
4. 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.
 - b. One time Interest Free Maintenance Deposit - Refundable (IFMD) @ Rs. 808/- psm (Rs. 75/- 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 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.
11. The Allottee of Castille – III Apartment is entitled to one complimentary Boomerang club life membership. 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.
12. If the Applicant desires, he can also opt for Social Club membership at the Town Centre in Jaypee Greens on payment of the applicable fee and other charges.