

# Pavilion Heights Arcade



*The local marketplace @ Wish Town, Noida*

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## **PRODUCT BRIEF**

### **Location:**

Pavilion Heights Arcade – This neighborhood local market place is located strategically in front of Pavilion Height Tower- 4 & Knights Court.

### **Product Highlights:**

Pavilion Heights Arcade shall cater to all the daily needs of the residents who stay in close proximity.

This 273 Sq mts (2939 Sq ft) local market place of 9 shops is within walking distance of apartment towers of Pavilion Heights, Pavilion Court, Knight's Court, Kube and Kallisto Town Homes.

In Pavilion Court & Heights, possession has been offered in multiple towers, with over 300 apartments already occupied by families and more residents are moving in regularly.

The arcade has a nice landscaped garden and is opposite to the large recreational cum sports field.

### **Application Process**

Applications will be invited for each unit in which applicant will be required to state the unit number along with alternate unit number(s), proposed Total Sales Consideration (TSC) at which the applicant proposes to apply for the particular unit subject to minimum TSC for that unit as indicated in this infopack, partial down payment plan (PDP) or installment linked payment plan (ILP).

Applicants opting for PDP plan will be given priority over applicants opting for ILP plan, and given confirmed allocation of the unit at the minimum TSC of the respective unit. However, in case there are 2 or more applicants for the same unit under PDP plan, allocation will be done through a bidding process within these applicants only and allocation for a unit will be given to the person who has bid the highest TSC for that unit. There will be a 5% discount on the TSC bid by the successful applicant (subject to net TSC after discount not being less than the minimum TSC of the said unit). After the process for applications under PDP is completed, the bids for the remaining units, under IPP will be processed. For applicants under ILP plan, preference for allocation for a unit will be given to the person who has bid the highest TSC for that unit. In case of multiple bids received at the same TSC for a particular unit, allocation for that unit will be done based on draw of lots. In all such cases, company decision on allocation will be final and binding. The process for bidding shall be as attached herewith.

**Possession:** 6 months from the date of allotment with 2 months grace period

**Highlights of Wish Town Noida:**

Spread over an area of 1062.84 acres.

6125 residential units have been offered for possession across various apartment towers, individual townhomes and residential plots, and over 800\* families have already started residing here.

At the heart of township is a signature 18+9 hole Golf course designed by Graham Cooke.

“Jaypee Public School” and “Jaypee Institute of Information Technology” are already operational to meet the quality educational needs of its residents.

Jaypee Hospital, a 510-bed super specialty health care facility is already functional.

Township provides 3-tier security, 24x7 water and power backup, well planned roads, service centers and a wealth of open spaces and landscaped greens.

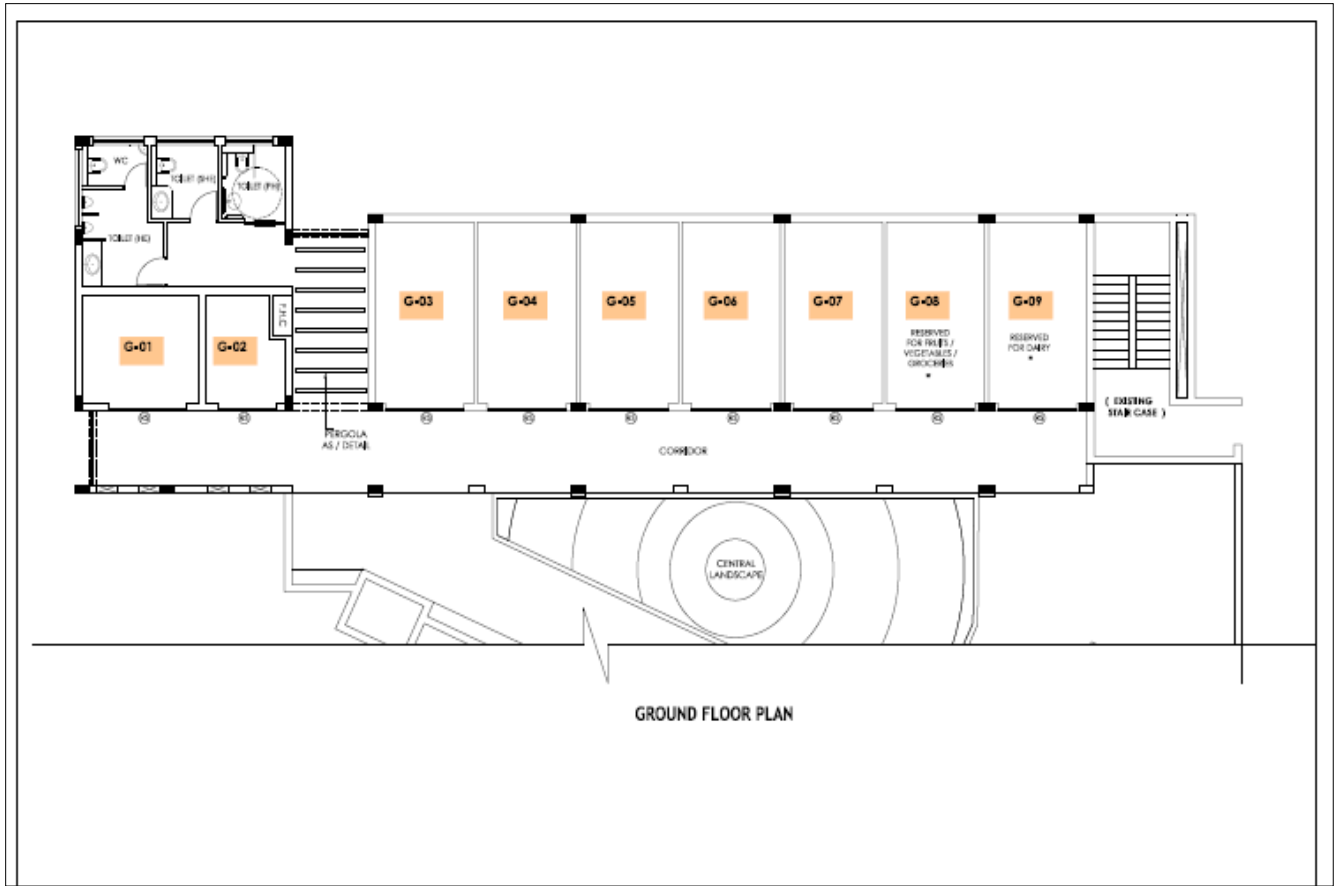
Less than 3 Km’s from the proposed metro station on the metro line to Greater Noida.

Travel time is just 15 minutes from South Delhi, 25 minutes from Central Delhi.

**LOCATION OF "PAVILION HEIGHT ARCADE" JAYPEE GREENS WISH TOWN**



**TYPICAL FLOOR PLANS**



**UNIT WISE AREAS & PRICE LIST**

S No	Shop No	Covered Area		Super Area		Minimum TSC (Rs Lacs)	Booking Amount (Rs Lacs)
		Sq Mtr	Sq Ft	Sq Mtr	Sq Ft		
1	G - 01	14.14	152.20	25.43	273.71	45.16	9
2	G - 02	9.30	100.11	16.72	180.02	29.70	6
3	G - 03	19.06	205.16	34.28	368.94	60.88	12
4	G - 04	18.06	194.40	32.48	349.58	57.68	12
5	G - 05	18.06	194.40	32.48	349.58	57.68	12
6	G - 06	18.06	194.40	32.48	349.58	57.68	12
7	G - 07	18.06	194.40	32.48	349.58	57.68	12
8	G - 08	18.06	194.40	32.48	349.58	57.68	12
9	G - 09	19.06	205.16	34.28	368.94	60.88	12
<b>Total</b>		<b>151.86</b>	<b>1,634.62</b>	<b>273.09</b>	<b>2,939.53</b>	<b>485.02</b>	<b>97</b>

1Sqm = 10.764 Sqf

## SPECIFICATIONS

<b>Structure</b>	Earthquake Resistant RCC frame structure with brick/block work infill walls
<b>Floors</b>	
<b>Shops</b>	Indian Patent Stone (IPS) / Cement finish flooring (12mm below the finished corridor finish)
<b>Corridor / Passages/staircases</b>	Polished stone flooring (combination of Kota (80%), Jaisalmer (10%), Cudappa (10%)*
<b>Toilets</b>	Anti-skid ceramic tiles.
<b>Walls</b>	
<b>Shops</b>	Plastered with white wash
<b>Corridor / Passages</b>	Plastered with oil bound distemper
<b>Toilets</b>	Ceramic tiles – Ht. up to 3'-6".
<b>Doors / Windows</b>	
<b>Front Facade</b>	Opening as per size available with installation of steel rolling
<b>External Windows (if applicable)</b>	Shutters Powder coated aluminum glazing with single glass & open able as per design
<b>Air- conditioning</b>	The provision for allottee to install split A/C units on their own
<b>Corridor/ staircase Railings</b>	In M.S. – combination in sq. pipe/ flat
<b>Handicapped enabled building</b>	Buildings to be disabled friendly by giving ramps (only for G.FI approach).
<b>Screening</b>	R.C.C jalli with brick wall
<b>External Finish</b>	Paint combination same as for adjacent towers
<b>External</b>	Roads and parking: Paver blocks with curb stone
<b>Development</b>	Built-in seating/ planter: Baroda green for Coping/ seating area
<b>Signage</b>	Space and Control as per design**
<b>Utilities and Facilities</b>	
<b>Main Electric Supply</b>	a. Distribution board (DB) & blank conduit from DB to ceiling
	b. Dual energy meter
<b>Services</b>	Maintenance for common area on chargeable basis
	Provision of Water Point with waste water disposal in each shop
	Provision of FTTH Point for communication/internet/TV.
<b>Water Supply</b>	Water supply through underground supply lines / overhead tanks
<b>Sewage Water</b>	Soiled water drainage into main sewer outside property
<b>Storm Drainage</b>	Storm water drainage system

\*Percentages as mentioned are indicative

\*\*To be approved by Company



## **PAYMENT PLAN**

### **A. Installment Linked Payment Plan (ILP)**

<b>Sr.No.</b>	<b>Particulars</b>	<b>Percentage of Total Sale Consideration (TSC)</b>
1	Application Money along with application form	As Applicable*
2	Within 30 days from date of Allotment	20% less Application Money
3	Within 60 days from date of Allotment	20%
4	Within 90 days from date of Allotment	20%
5	Within 120 days from date of Allotment	20%
6	On Offer of Possession	20% + Other charges as applicable
	<b>TOTAL</b>	<b>100%</b>

### **B. Partial Down Payment Plan (PDP)**

<b>Sr.No.</b>	<b>Particulars</b>	<b>Percentage of Total Sale Consideration (TSC)</b>
1	Application Money along with application form	50% of TSC
2	On Offer of Possession	50% + Other charges as applicable
	<b>TOTAL</b>	<b>100%</b>

Cheques / Demand Drafts should be drawn in favour of **“Jaiprakash Associates Limited” payable at Delhi / Noida**

## NOTES AND FREQUENTLY ASKED QUESTIONS

### **A. Notes:**

#### **1) Definitions of various Areas as referred in this Info Pack:**

- a) Covered Area** means exclusive area of the 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, stilts, canopy, covered porch, common pantries, mumty, machine room, meter room, electric sub-station, common toilets, underground water tank(s), overhead water tank(s), architectural features etc, if any, 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 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) The Total Sale Consideration stated in this Info Pack is exclusive of one time Interest Free Maintenance Deposit (IFMD) and estimated Maintenance Charges for 1 Year as stated below:
- a. Estimated Maintenance Charges for the first year @Rs 5/sq ft of super area per month, shall be payable at the time of Offer of Possession of the Said Premises.

- b. The actual maintenance charges shall be based on the actual expenditure incurred by the concerned maintenance agency.
  - c. One time Interest Free Maintenance Deposit - Refundable (IFMD) @ Rs. 1,076/-psm (Rs. 100/- 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.
  - d. Electric meter charges (as applicable) shall be payable extra.
- 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.
- 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 JAL). This provision is presently applicable only if the Total Sale Consideration of the shop is Rs.50 lacs or more. The Allottee shall furnish the prescribed tax certificate stating the Permanent Account Number (PAN) of Jaiprakash Associates Limited (JAL) i.e. AABCB1562A to the Company.
- 8) 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.
- 9) 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.
- 10) The roof terrace shall only be used for services and shall not be permitted to be used by individual allottees / shoppers / visitors.
- 11) The Applicant acknowledges and understands that the activities permissible for the Said Premises shall be as permitted in Convenient Shopping areas as per the Noida Master Plan.
- 12) **Any sale or display of the following shall not be permitted:-**
  - Illegal activity and goods, banned substances / services
  - Adult entertainment, obscene goods / services
  - Arms & ammunitions
  - Gambling services & lottery tickets etc
  - Livestock / wild animals / endangered species
  - Hazardous / restricted / regulated materials e.g. fire works
  - Liquor / alcoholic beverages through retail outlets / vends (excluding restaurants / bar)

**Following goods / services shall be permitted only with restrictions:-**

- Sales of Meat/ Meat Products shall be permitted only as packaged/frozen goods. Retailers shall ensure that there is no foul odour in common areas.

**B. Frequently Asked Questions**

**1) What are the location details?**

- a. Jaypee Greens Wish Town, Noida enjoys good connectivity and location advantage with respect to the city master plan.
- b. 5 minutes (approx.) from the start of Noida to Greater Noida Expressway (Mahamaya Flyover)
- c. 15 minutes (approx.) from South Delhi
- d. 25 minutes (approx.) from Central Delhi

**2) What is the status of ownership of land pertaining to this project?**

Jaypee Infratech Limited holds lease hold rights of about 1145.60 acres of land leased by Yamuna Expressway Industrial Development Authority (YEIDA) through 41 Lease Deeds for Residential & Commercial development at Jaypee Greens Wish Town, Noida. PAVILION HEIGHTS ARCADE is constructed within the aforesaid land.

**3) Is the Layout Plan for the project has been approved?**

The Layout Plan pertaining to Jaypee Greens Wish Town, Noida, which includes PAVILION HEIGHT ARCADE, Sector-128 has been approved by New Okhla Industrial Development Authority (NOIDA) vide its letter No. NOIDA/CAP/2015/774/ dated 20/02/2015.

**4) Is the Building Plan for the project has been approved?**

The building plan for PAVILION HEIGHT ARCADE, Sector-128 has been submitted to NOIDA authority on 31<sup>st</sup> August 2016.

**5) Where is the proposed PAVILION HEIGHTS ARCADE located within Jaypee Greens Wish Town, Noida?**

Miniature Layout Plan of Jaypee Greens Wish Town, Noida is given in this Info Pack indicating the location of PAVILION HEIGHT ARCADE, Sector-128 project.

**6) Who will maintain the common area? Do I pay anything upfront towards common area charges?**

- a. The Maintenance of Common Area & Facilities as well as Shared Areas & Facilities shall be done by the Company / DMA (Designated Maintenance Agency).
- b. The Maintenance charges of the Common Areas & Facilities (which are related to the PAVILION HEIGHTS ARCADE project) and also for Shared Areas & Facilities (which are to be shared by the allottee of PAVILION HEIGHTS ARCADE project with other users within Jaypee Greens Wish Town, Noida) shall be payable on regular basis.

c. The one time Interest Free Maintenance Deposit (Refundable) towards Shared Areas & Facilities and Estimated Maintenance charges for first 12 months shall be payable in advance upon Offer of Possession of the Said Premises.

**7) What kind of security would be provided?**

Multi-tier security system including Access Control system (where applicable) shall be provided.

**8) What is the provision for water & power back up?**

24x7 power back up and water shall be provided.

**9) What are the stamp duty charges?**

At present, it is 5% of total sale consideration or the value of the property at the prevailing Circle Rate fixed by the relevant Authorities (whichever is higher) at the time of conveyance deed, as applicable as per the Stamp Duty Act & Rules.

**10) What steps are being taken to make the city eco-friendly?**

Special care will be taken to preserve the environment & make the entire Jaypee Greens Wish Town, Noida, eco-friendly.

**11) Where will the owners/visitors park their vehicles? What are the charges of Car Parking facility?**

a. Car parking facility has been provided for the entire Project as per prevailing Building Regulations of NOIDA.

b. Visitor parking is provided on surface within the complex.

**PAYMENT RELATED QUERIES**

**12) Where is the price escalation free**

Yes subject to the standard terms and conditions, the total sale consideration would be escalation free.

**13) What are the various payment plans available?**

Installment Linked Payment Plan

**14) What if there is a delay in payment on due date? Is any interest levied for the same?**

All installments are payable by the due date. Any delay in payment beyond the due date will attract an interest @ 18 % p.a. on the delayed amount for the delay period.

**15) Is there any benefit on early payments?**

Any payment made ahead of "due date" shall entitle the allottee for Early Payment Discount (EPD) @ 18 % p.a. for the relevant period and shall be adjusted in subsequent payments.

**16) Is there any compensation or price rebate payable to the Allottee, in case of a delay in possession of the said premises?**

Yes, the customer is entitled for price rebate of @Rs.107 per Sq. m (Rs.15 per Sq.ft.) per month of the Covered Area for the delayed period.

**17) What are the applicable Holding Charges for the said premises?**

The customer will have to pay holding charges @Rs.107 per Sq. m (Rs.15 per Sq.ft.) per month of the Covered Area of the commercial space (Shop) in case the allottee does not take the physical possession of the said premises within 30 days from the Offer of Possession.

**18) Can I request for cancellation of allotment at a subsequent date? What are the financial consequences of the same?**

In case the booking of any unit is cancelled on the request of the customer, the following procedure shall be followed:

**a. Cases where Allotment Letter has not been issued:**

Booking amount shall be refunded, without any deduction.

**b. Cases where Allotment Letter has been issued**

If the request for cancellation is received:

i. **Within 30 days from the date of Allotment Letter** - No deduction will be made and 100% of the amount received, (net of Service Tax) will be refunded.

ii. **After 1 month from the date of Allotment Letter** - 15% of the total sale consideration being Earnest Money will be deducted, and the balance, (net of Service Tax) will be refunded.

No interest shall be payable to the customer on the amount paid by him/ her in any case.

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This info – pack is conceptual and not a legal offer and gives only a bird’s eye views of the project. The content in this info – pack, including the plans, elevations, images, floor plans, location details, areas, designs, layouts, specifications and payment plan etc. are indicative in nature and are subject to variations and modifications at the sole discretion of the competent, statutory authorities or the company.

**1 Sq. m = 10.764 Sq. ft**

**Date of Issue: 2<sup>nd</sup> October 2016**