

IMPERIAL ARCADE

INFOPACK



List of Contents

Details	Page No
Product Brief	3-4
Location Map of IMPERIAL ARCADE	5
Typical Floor Plans	6 - 7
Unit Wise Areas& Price List	8
Specifications	9
Payment Plan	10
Notes & Frequently Asked Questions	11-16



PRODUCT BRIEF

Location:

Imperial Arcade – This neighborhood shopping arcade is located strategically between Kalypso Court and Imperial Court Towers at Jaypee Greens Wish Town Noida.

Product Highlights:

- Imperial Arcade shall be the perfect location for all the retail needs of the residents and will be home to departmental stores, restaurants, and other retail stores.
- This 3016Sq Mts (32,466 sqft) shopping arcade is within walking distance of premium residential Townhomes and over 4000 apartments in Kalypso Court, Imperial Court, Pavilion Court, Pavilion Heights, etc.
- Amidst towers where possession has been offered and families have already moved into their apartments.
- Entry to the complex is from 32 m wide road which in-turn is connected to the sector road along the expressway.
- The complex is surrounded by Impressive landscaping, along with ample car parking for visitors.

Application Process:

Indicative end-use for each unit is given in this INFOPACK. Applications will be invited for each unit in which applicant will be required to state the unit number along with alternate unit number, alternate proposed end-use for each unit if any, proposed Total Sales Consideration (TSC) at which the applicant proposes to apply for the particular unit, which shall not be less than the minimum TSC 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 of allocation under PDP is completed, the bids for the remaining units, under ILP will be

processed.

For Applicants opting for Installment Linked payment plan, allocation for a unit will be given to the person who has bid the highest TSC for that unit. In case multiple bids are received at the same TSC for a particular unit, allocation for that unit will be done based on end-use proposed by the applicant. In all such cases, company decision will be final and binding.

The process for bidding shall be as annexed 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.
- Over 6000 residential units have been offered for possession across various apartments, Individual Homes 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 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.

First Floor



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	86.65	932.70	154.82	1,666.49	349.96	52
2	G - 02	45.96	494.71	82.12	883.92	185.62	28
3	G - 03	35.52	382.34	63.46	683.13	143.46	22
4	G - 04	35.52	382.34	63.46	683.13	143.46	22
5	G - 05	24.67	265.55	44.08	474.46	99.64	15
6	G - 06	123.11	1,325.16	219.96	2,367.70	497.22	75
7	G - 07	123.11	1,325.16	219.96	2,367.70	497.22	75
8	G - 08	82.88	892.12	148.08	1,593.98	334.74	50
9	G - 09	35.53	382.44	63.48	683.33	143.50	22
10	G - 10	45.41	488.79	81.14	873.34	183.40	28
11	G - 10A	16.14	173.73	28.84	310.41	65.19	10
12	G - 11	63.96	688.47	114.28	1,230.10	258.32	39
13	G - 12	14.36	154.57	25.66	276.18	58.00	9
14	G - 12A	14.53	156.40	25.96	279.45	58.68	9
15	G - 14	14.36	154.57	25.66	276.18	58.00	9
16	G - 15	14.36	154.57	25.66	276.18	58.00	9
17	G - 16	14.53	156.40	25.96	279.45	58.68	9
18	G - 17	14.36	154.57	25.66	276.18	58.00	9
19	G - 18	7.62	82.02	13.61	146.55	30.78	5
20	G - 19	6.87	73.95	12.27	132.13	27.75	4
21	G - 20	7.07	76.10	12.63	135.97	28.55	4
22	F - 01	86.65	932.70	154.82	1,666.49	316.63	47
23	F - 02	45.96	494.71	82.12	883.92	167.94	25
24	F - 03	35.53	382.44	63.48	683.33	129.83	19
25	F - 04	35.53	382.44	63.48	683.33	129.83	19
26	F - 05	24.77	266.62	44.26	476.39	90.51	14
27	F - 06	121.42	1,306.96	216.95	2,335.20	443.69	67
28	F - 07	152.89	1,645.71	273.17	2,940.44	558.68	84
29	F - 08	82.88	892.12	148.08	1,593.98	302.86	45
30	F - 09	35.53	382.44	63.48	683.33	129.83	19
31	F - 10	45.22	486.75	80.80	869.69	165.24	25
32	F - 10A	22.80	245.42	40.74	438.50	83.31	12
33	F - 11	85.91	924.74	153.50	1,652.25	313.93	47
34	F - 12	14.36	154.57	25.66	276.18	52.47	8
35	F - 12A	14.53	156.40	25.96	279.45	53.09	8
36	F - 14	14.36	154.57	25.66	276.18	52.47	8
37	F - 15	14.36	154.57	25.66	276.18	52.47	8
38	F - 16	14.53	156.40	25.96	279.45	53.09	8
39	F - 17	14.36	154.57	25.66	276.18	52.47	8

1Sqm = 10.764 Sqf.

Taxes extra as applicable.

SPECIFICATIONS

STRUCTURE	Earthquake Resistant RCC frame structure with brickwork infill
FLOORING	
Shops	Base Slab only (To be finished by the Allottee)
Entrance Lobby/ Corridor/ Passages	Combination of vitrified tiles and Granite stone
Toilets	Granite stone
WALLS	
Shops	Exposed brickwork without plaster
Entrance Lobby/ Corridor/Passages	Acrylic emulsion paint over POP punning over plaster
Toilets	Granite stone
Front Façade/Walls	Texture paint
External Windows (if applicable)	Powder coated aluminum glazing with single glass & open able as per design
Railings	M.S. Railing
Services	Provision of A.C. in shops (ODU to be placed at terrace by owner)
UTILITIES AND FACILITIES	
Security	a. CCTV in Lobby for surveillance
	b. Provision for 24 Hour security
Water Supply	Water supply through underground supply lines / overhead tanks
Sewage Water	Soiled water drainage into main sewer outside property
Storm Drainage	Storm water drainage system
Fire Protection	Fire detection / sprinkler system as per fire safety norms
Main Electric Supply	a. DB & blank conduit from DB to ceiling
	b. Dual energy meter (Pre-paid meter system)
Telephone / Data	a. Telephone cable up to Tag block inside / shops
	b. Provision for FTTH for internet access
Services	a. Maintenance for common area on chargeable basis
	b. Provision of Wet Point (floor trap with water supply tap) in all shops
SIGNAGE	*Space and Control as per design

*To be approved by Company.

PAYMENT PLAN

a. Installment Linked Payment Plan (ILP)

Sr.No.	Particulars	Percentage of Total Sale Consideration (TSC)
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
	TOTAL	100%

b. Partial Down Payment Plan (PDP)

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

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, ft lobbies, circulation area, plumbing/electrical shafts on each floor, passages, corridors, lobbies, pump room, blower room, service floor, service/maintenance areas, stilts, canopy, covered porch, common pantries, 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. The 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. Subsequently 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 shall also be payable 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.
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. Service tax at applicable rate will be chargeable.
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 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.
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 roof terrace shall only be used for services and shall not be permitted to be used by individual allottees / shoppers / visitors.
12. 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.
13. **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?

- o Jaypee Greens Wish Town, Noida enjoys good connectivity and location advantage with respect to the city master plan.
- o 5 minutes (approx.) from start of “Noida to Greater Noida Expressway” (Mahamaya Flyover)
- o 15 minutes (approx.) from South Delhi
- o 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. IMPERIAL ARCADE is constructed within the aforesaid land as earmarked through Jaiprakash Associates Limited

3. (a) Is the Layout Plan for the project has been approved?

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

(b) Is the Building Plan for the project has been approved?

Yes, the building plan for IMPERIAL ARCADE, Sector-128 has been approved by the NOIDA authority) vide its letter No. NOIDA/CAP/2016/IV-1455/920 dated 20/07/2016.

4. Where is the proposed IMPERIAL 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 IMPERIAL ARCADE, Sector-128 project.

5. Who will maintain the common area? Do I pay anything upfront towards common area charges?

- o The Maintenance of Common Area & Facilities as well as Shared Areas & Facilities shall be done by the Company / DMA.
- o The Maintenance charges of the Common Areas & Facilities (which are related to the IMPERIAL ARCADE project) and also for Shared Areas & Facilities (which are to be shared by the allottee of IMPERIAL ARCADE project with other users within Jaypee Greens Wish Town, Noida) shall be payable on regular basis.
- o The one time Interest Free Maintenance Deposit (Refundable) towards Shared Areas & Facilities and the Maintenance charges for first 12 months @ Rs 5 per sq ft of Super Area per month, shall be payable in advance upon Offer of Possession of the Said Premises.

6. What kind of security would be provided?

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

7. What is the provision for water & power back up?

24x7 power back up and water shall be provided.

8. 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.

9. 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.

10. Where will the owners/visitors park their vehicles? What are the charges of Car parking facility?

- o Car parking facility has been provided for the entire Project as per prevailing Building Regulations of NOIDA. No specific parking slot has been earmarked /reserved for shop owners.
- O Visitor parking is provided on surface within the complex.

PAYMENT RELATED QUERIES

11. Is the price escalation free?

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

12. What are the various payment plans available?

There are two payment plans:

- o Installment Linked Payment Plan (ILPP)
- o Partial Down Payment Plan (PDP)

13. 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.

14. 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.

15. 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.

16. 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.

17. Can I request for cancellation of allotment at a subsequent date? What are the financial consequences of the same?

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

i) Cases where Allotment Letter has not been issued:

o Booking amount shall be refunded, without any deduction.

ii) Cases where Allotment Letter has been issued

o If the request for cancellation is received:

a. **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.

b. **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.

Jaypee Greens Wish Town Noida
Sector 128, Noida 201304, U.P.
Land Line No.: +91 120 4609090 / 91 / 92
Toll Free No.: 1800-102-8484
Fax No.: +91 120 4609160
Email: wishtown@jaypeegreens.com
Website: www.jaypeegreens.com

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: 3rd Oct 2016