

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

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.	
2bhk	67.63	728	83.89	903	4,580,220	1
	72.84	784	89.56	964	4,869,360	1
	78.50	845	96.43	1038	5,220,120	1
	79.25	853	96.43	1038	5,220,120	1
	78.60	846	96.53	1039	5,224,860	1
	78.78	848	96.80	1042	5,239,080	1
3bhk	90.58	975	112.41	1210	6,035,400	1
	99.03	1066	122.72	1321	6,561,540	1
	104.52	1125	127.28	1370	6,793,800	1
	104.89	1129	127.65	1374	6,812,760	1
	105.07	1131	127.83	1376	6,822,240	1
	105.91	1140	128.95	1388	6,879,120	1
	106.00	1141	128.95	1388	6,879,120	1
	104.14	1121	129.04	1389	6,883,860	1
	104.24	1122	129.23	1391	6,893,340	1
	106.37	1145	129.41	1393	6,902,820	1
	106.47	1146	129.60	1395	6,912,300	1
	106.56	1147	129.60	1395	6,912,300	1
	106.74	1149	129.97	1399	6,931,260	1
	105.82	1139	131.18	1412	6,992,880	1
	107.95	1162	131.36	1414	7,002,360	1
	106.00	1141	131.46	1415	7,007,100	1
	106.28	1144	131.83	1419	7,026,060	1
	106.74	1149	132.29	1424	7,049,760	1
	106.74	1149	132.39	1425	7,054,500	1
	108.23	1165	134.24	1445	7,149,300	1
110.37	1188	134.34	1446	7,154,040	1	
108.42	1167	134.43	1447	7,158,780	1	
114.46	1232	139.26	1499	7,405,260	1	
114.55	1233	139.45	1501	7,414,740	1	
114.64	1234	139.45	1501	7,414,740	1	

(Service Tax, as applicable, payable additionally)

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

Unit Type	Area	Total Sale	No. of Reserved
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	Covered		Super		Consideration	Car Parking Slots with each apartment
	In Sq. M	In Sq. Ft	In Sq. M	In Sq. Ft	In. Rs.	
3bhk	114.73	1235	139.63	1503	7,424,220	1
	114.83	1236	139.73	1504	7,428,960	1
	115.29	1241	140.38	1511	7,462,140	1
	115.38	1242	140.38	1511	7,462,140	1
	113.43	1221	140.56	1513	7,471,620	1
	114.92	1237	141.21	1520	7,504,800	1
	115.01	1238	141.30	1521	7,509,540	1
	114.83	1236	139.73	1504	7,428,960	1
	115.29	1241	140.38	1511	7,462,140	1
	115.38	1242	140.38	1511	7,462,140	1
	113.43	1221	140.56	1513	7,471,620	1
	114.92	1237	141.21	1520	7,504,800	1
	115.01	1238	141.30	1521	7,509,540	1
	114.18	1229	141.58	1524	7,523,760	1
	115.29	1241	141.77	1526	7,533,240	1
	115.66	1245	143.44	1544	7,618,560	1
	115.94	1248	143.72	1547	7,632,780	1
	116.31	1252	144.28	1553	7,661,220	1
	116.69	1256	144.74	1558	7,684,920	1
117.06	1260	145.21	1563	7,708,620	1	
3bhk + Terrace	143.44	1544	177.84	1914	9,373,679	1
4bhk	156.26	1682	190.17	2047	10,002,780	1
	156.63	1686	192.12	2068	10,102,320	1
	156.63	1686	192.49	2072	10,121,280	1
	157.00	1690	192.96	2077	10,144,980	1
	160.72	1730	199.37	2146	10,472,040	1
	160.91	1732	199.55	2148	10,481,520	1
	176.89	1904	219.34	2361	11,491,140	1
	177.07	1906	219.62	2364	11,505,360	1

(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 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	2bhk	67.63	728	83.89	903	350,000
2		72.84	784	89.56	964	
3		78.50	845	96.43	1038	
4		79.25	853	96.43	1038	
5		78.60	846	96.53	1039	
6		78.78	848	96.80	1042	
7	3bhk	90.58	975	112.41	1210	475,000
8		99.03	1066	122.72	1321	
9		104.52	1125	127.28	1370	
10		104.89	1129	127.65	1374	
11		105.07	1131	127.83	1376	
12		105.91	1140	128.95	1388	
13		106.00	1141	128.95	1388	
14		104.14	1121	129.04	1389	
15		104.24	1122	129.23	1391	

16		106.37	1145	129.41	1393	
17		106.47	1146	129.60	1395	
18		106.56	1147	129.60	1395	
19		106.74	1149	129.97	1399	
20		105.82	1139	131.18	1412	
21		107.95	1162	131.36	1414	
22		106.00	1141	131.46	1415	
23		106.28	1144	131.83	1419	
24		106.74	1149	132.29	1424	
25		106.74	1149	132.39	1425	
26		108.23	1165	134.24	1445	
27		110.37	1188	134.34	1446	
28		108.42	1167	134.43	1447	
29		114.46	1232	139.26	1499	
30		114.55	1233	139.45	1501	
31		114.64	1234	139.45	1501	

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	
32	3bhk	114.73	1235	139.63	1503	475,000
33		114.83	1236	139.73	1504	
34		115.29	1241	140.38	1511	
35		115.38	1242	140.38	1511	
36		113.43	1221	140.56	1513	
37		114.92	1237	141.21	1520	
38		115.01	1238	141.30	1521	
39		114.83	1236	139.73	1504	
40		115.29	1241	140.38	1511	
41		115.38	1242	140.38	1511	
42		113.43	1221	140.56	1513	
43		114.92	1237	141.21	1520	
44		115.01	1238	141.30	1521	
45		114.18	1229	141.58	1524	
46		115.29	1241	141.77	1526	
47		115.66	1245	143.44	1544	
48		115.94	1248	143.72	1547	
49		116.31	1252	144.28	1553	
50		116.69	1256	144.74	1558	
51		117.06	1260	145.21	1563	
52	3bhk + Terrace	143.44	1544	177.84	1914	575,000
53	4bhk	156.26	1682	190.17	2047	700,000
54		156.63	1686	192.12	2068	
55		156.63	1686	192.49	2072	
56		157.00	1690	192.96	2077	

57		160.72	1730	199.37	2146	
58		160.91	1732	199.55	2148	
59		176.89	1904	219.34	2361	
60		177.07	1906	219.62	2364	

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