

INFO-PACK



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Date of Issue: 14-Feb-2014

PRODUCT BRIEF

Location: Sector 128, Jaypee Greens Wish Town, Noida

Product Highlights:

- Petal shaped tower overlooking the signature 18+9 hole Graham Cooke Golf facility
- Surrounded by exquisite landscaped greens
- Exclusive social club on Ground Floor
- Car Parking Slots are located at the Basement, Podium levels.

Areas:

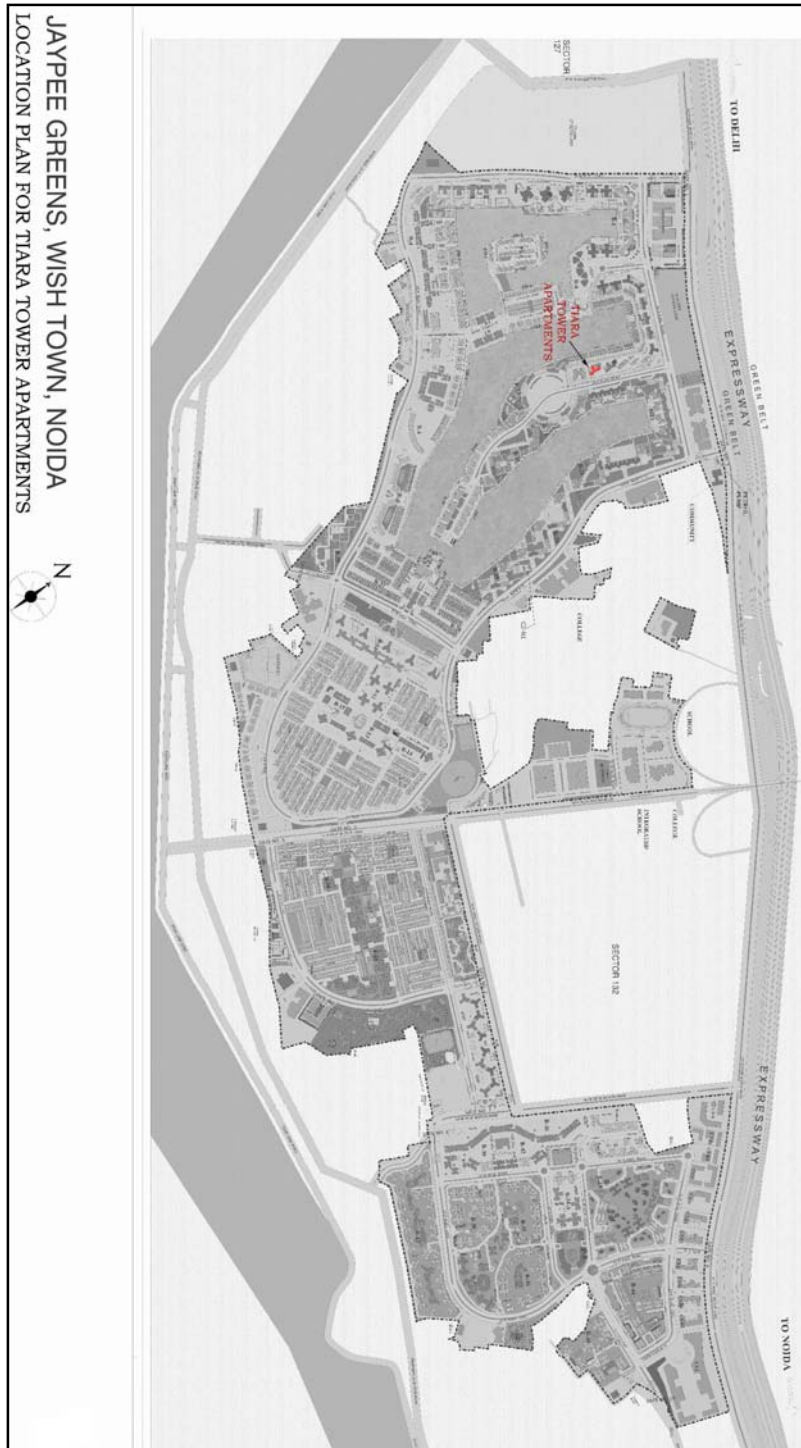
Unit Type	Floors	Area			
		Covered		Super	
		In Sq. M	In Sq. Ft	In Sq. M	In Sq. Ft
2BHK	1 st – 4 th Floor 16 th – 32 nd Floor	105.35	1134	134.52	1448
3BHK	1 st – 32 nd Floor	185.00	2000	237.37	2555
4BHK	5 th – 15 th Floor	211.35	2275	269.97	2906

Note: Number 13 is omitted while numbering the floors

Floors: Basement + Podium 1 + Podium 2 + Ground Floor + 33 Floors.
Presently, only Floors 1 to 31 are launched for sale.

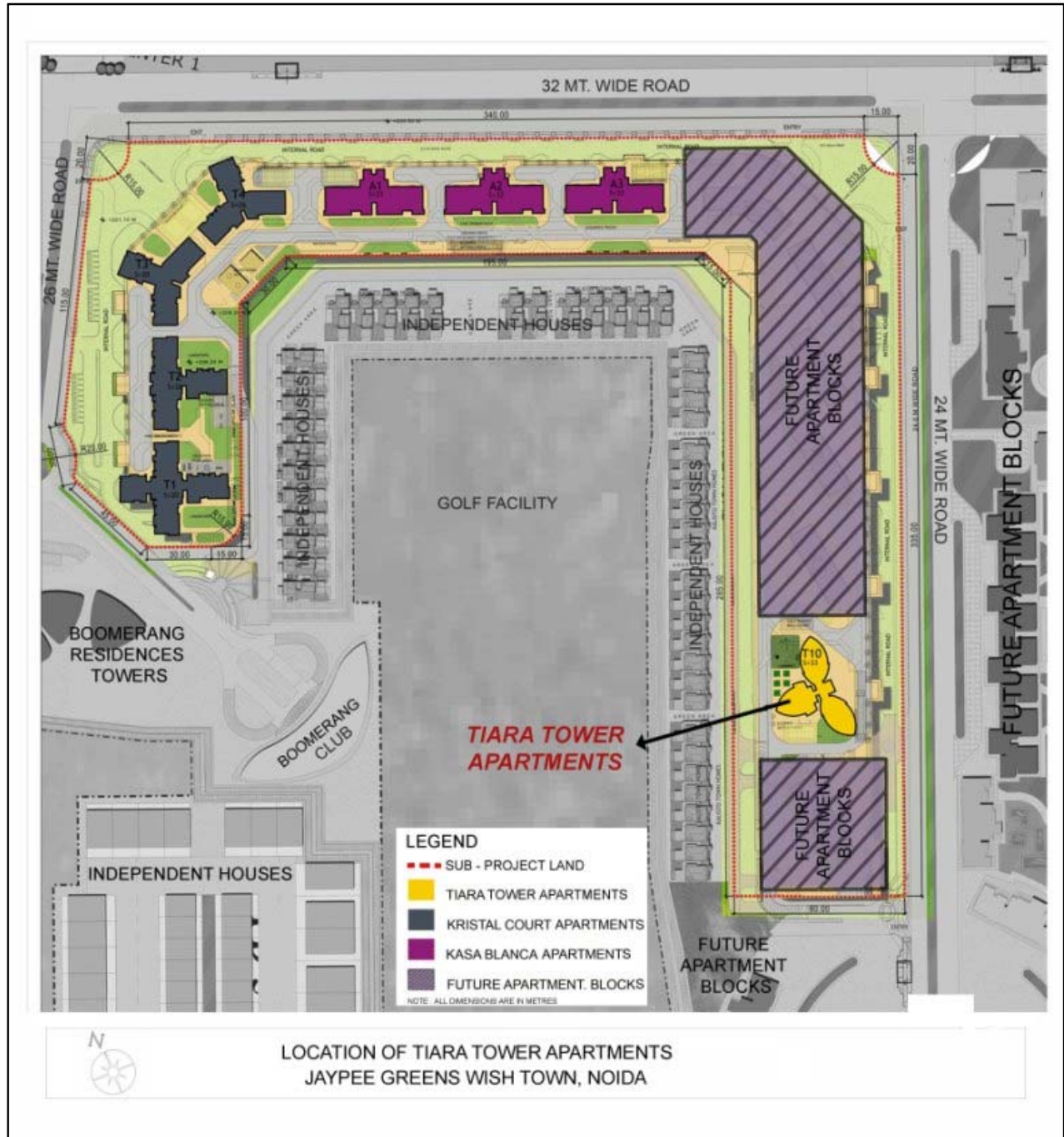
Possession: 48 months from the date of allotment

LOCATION PLAN OF TIARA TOWER APARTMENTS



Jaypee Greens Wish Town, Noida

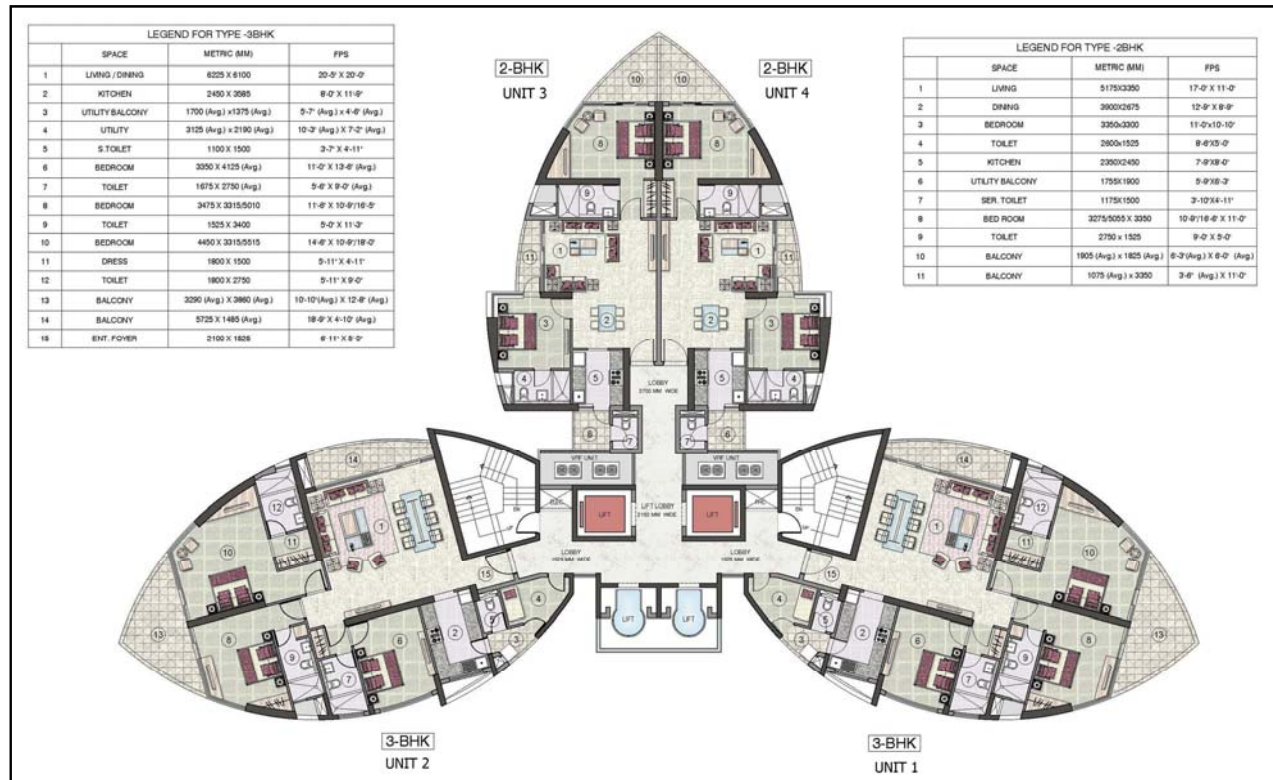
LOCATION PLAN OF TIARA TOWER APARTMENTS PROJECT



TYPICAL CLUSTER PLAN & NUMBERING PLAN

Unit Type	Unit No.	Floors	Area			
			Covered		Super	
			In Sq. M	In Sq. Ft	In Sq. M	In Sq. Ft
3BHK	1,2	1 st – 4 th	185.00	2000	237.37	2555
2BHK	3,4	and 16 th – 32 nd	105.35	1134	134.52	1448

Golf Facility

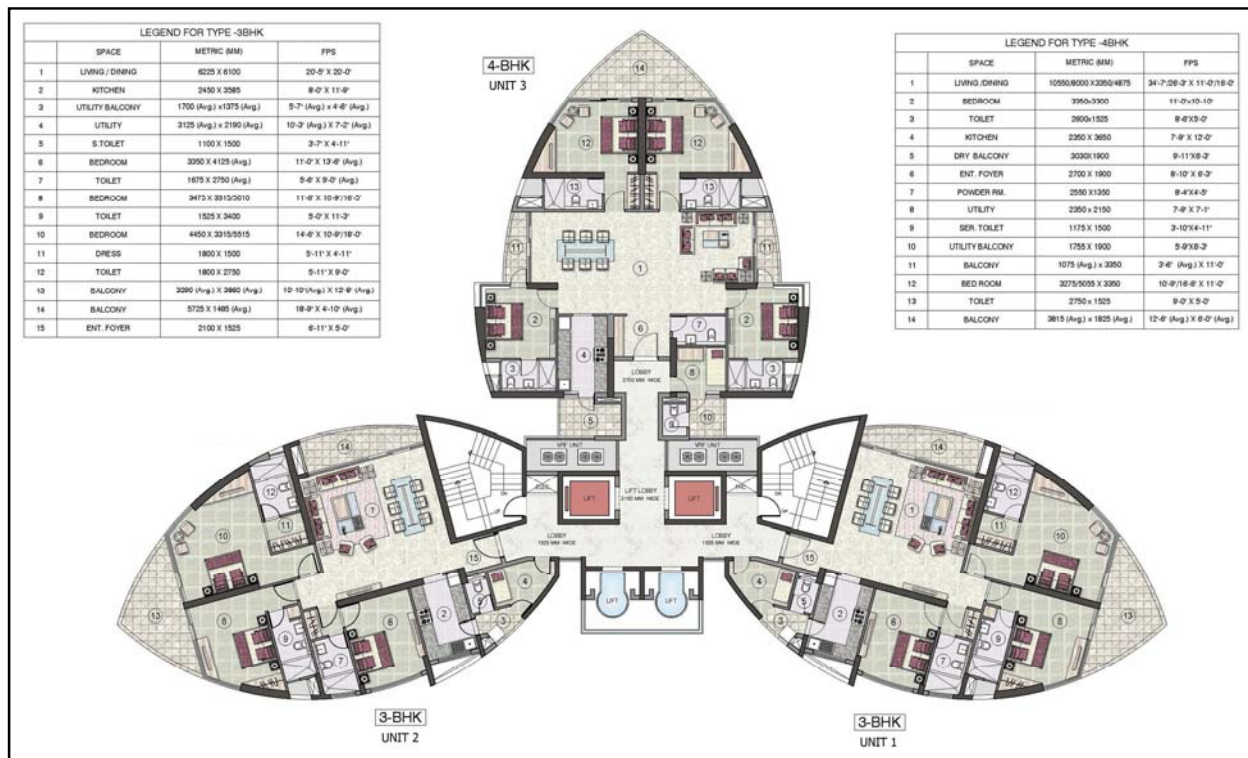


Note: The Covered Area and Super Area of the apartment as mentioned above are based on plans as submitted for approval. Certain variations in areas may occur during construction. Final areas will be determined based on "As Built" plans.

TYPICAL CLUSTER PLAN & NUMBERING PLAN

Unit Type	Unit No.	Floors	Area			
			Covered		Super	
			In Sq. M	In Sq. Ft	In Sq. M	In Sq. Ft
3BHK	1,2	5 th – 15 th	185.00	2000	237.37	2555
4BHK	3		211.35	2275	269.97	2906

Golf Facility

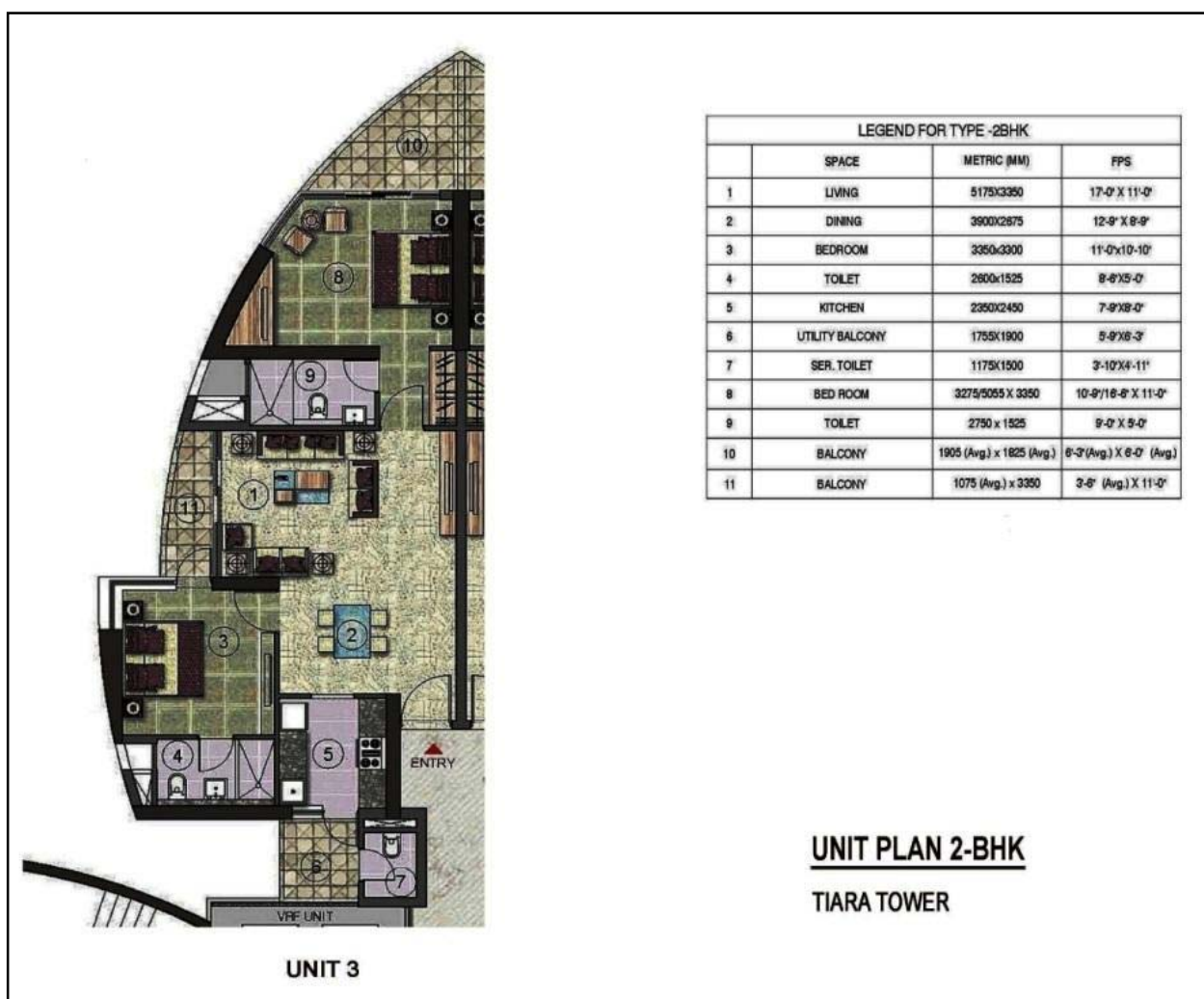


Note: The Covered Area and Super Area of the apartment as mentioned above are based on plans as submitted for approval. Certain variations in areas may occur during construction. Final areas will be determined based on "As Built" plans.

TYPICAL UNIT PLAN

Unit Type	Unit No.	Floors	Area			
			Covered		Super	
			In Sq. M	In Sq. Ft	In Sq. M	In Sq. Ft
2BHK	3	1 st – 4 th and 16 th – 32 nd	105.35	1134	134.52	1448

Golf Facility

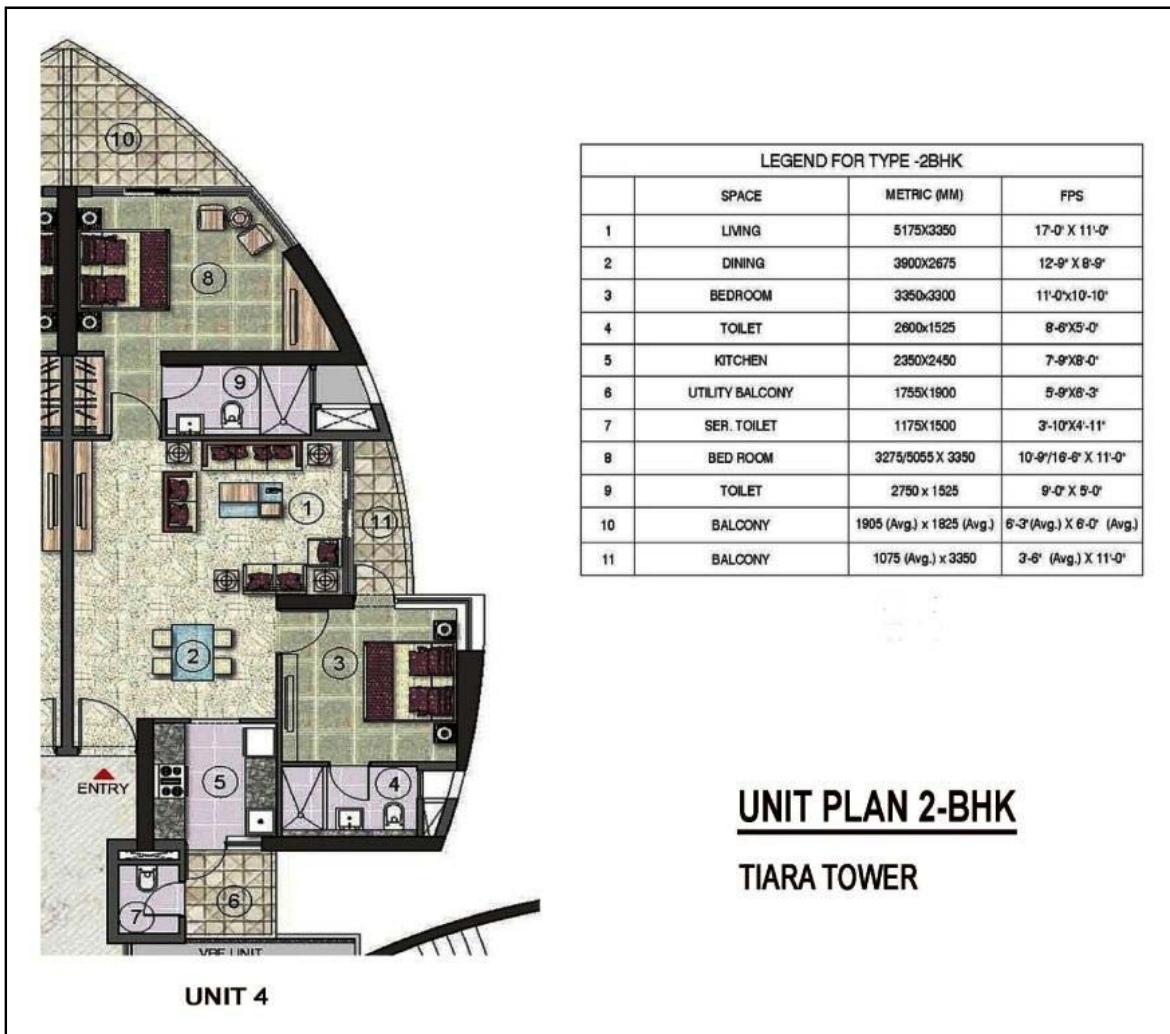


Note: The Covered Area and Super Area of the apartment as mentioned above are based on plans as submitted for approval. Certain variations in areas may occur during construction. Final areas will be determined based on "As Built" plans.

TYPICAL UNIT PLAN

Unit Type	Unit No.	Floors	Area			
			Covered		Super	
			In Sq. M	In Sq. Ft	In Sq. M	In Sq. Ft
2BHK	4	1 st – 4 th and 16 th – 32 nd	105.35	1134	134.52	1448

Golf Facility

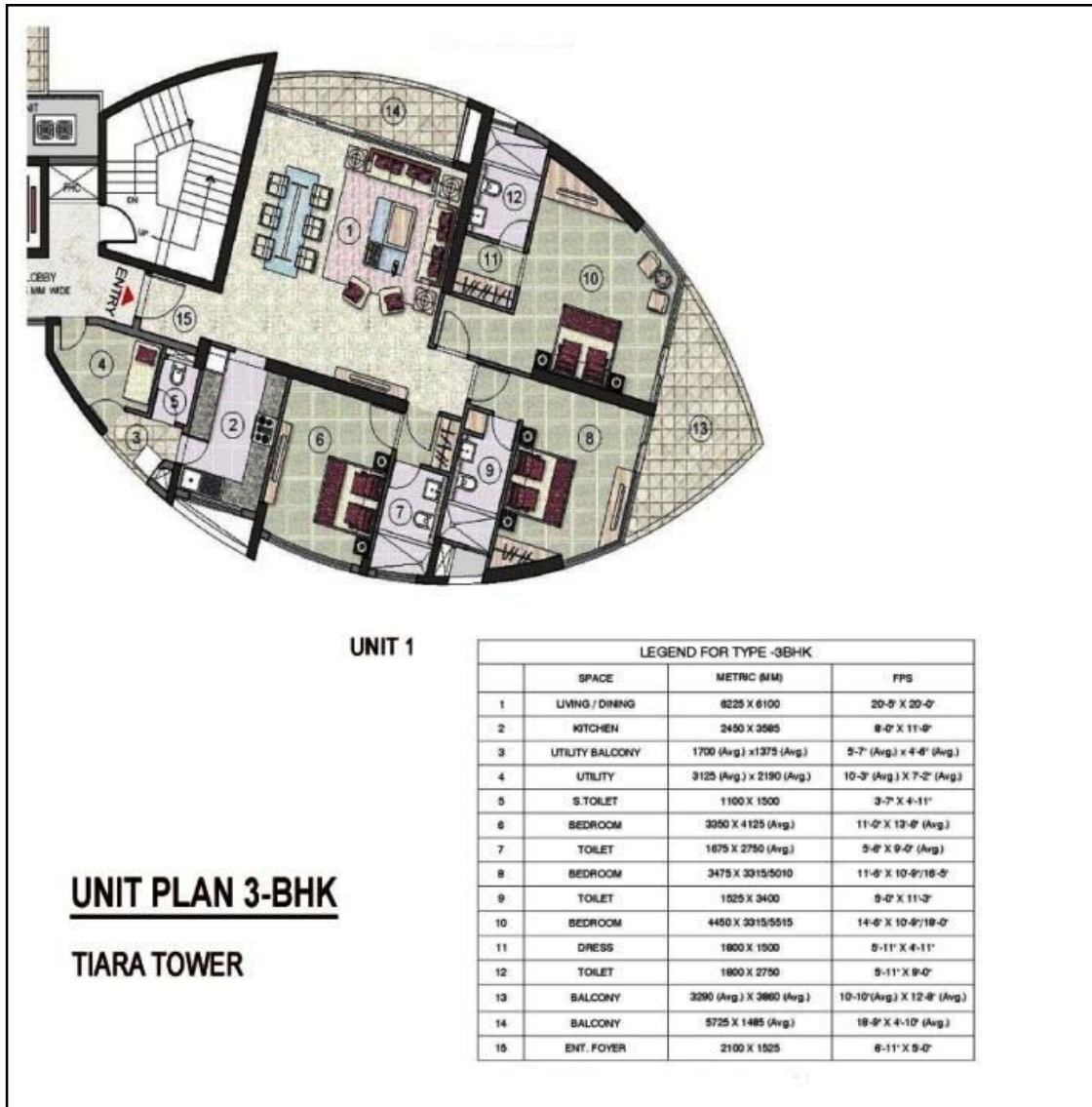


Note: The Covered Area and Super Area of the apartment as mentioned above are based on plans as submitted for approval. Certain variations in areas may occur during construction. Final areas will be determined based on "As Built" plans.

TYPICAL UNIT PLAN

Unit Type	Unit No.	Floors	Area			
			Covered		Super	
			In Sq. M	In Sq. Ft	In Sq. M	In Sq. Ft
3BHK	1	1 st – 32 nd	185.00	2000	237.37	2555

Golf Facility

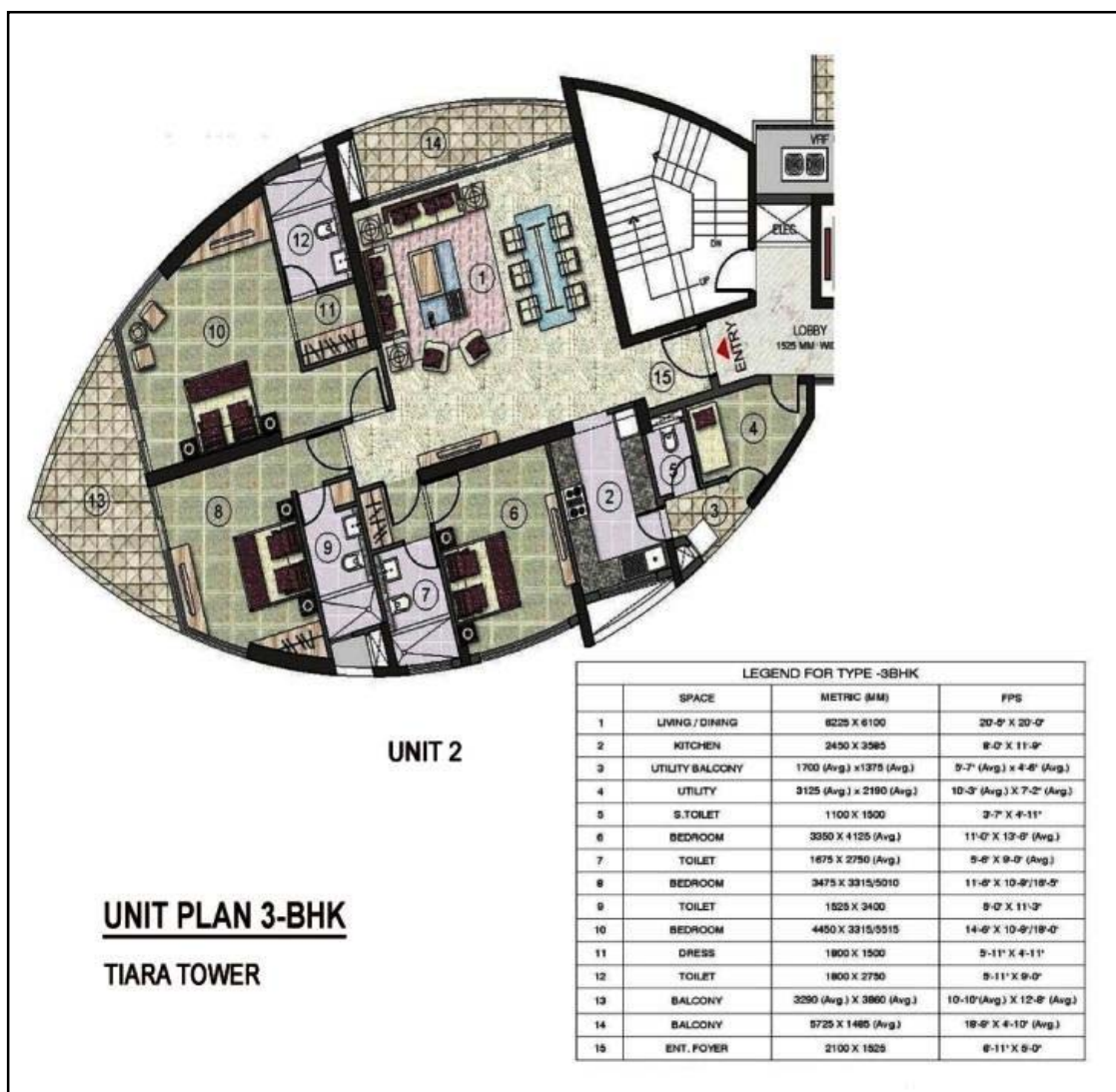


Note: The Covered Area and Super Area of the apartment as mentioned above are based on plans as submitted for approval. Certain variations in areas may occur during construction. Final areas will be determined based on "As Built" plans.

TYPICAL UNIT PLAN

Unit Type	Unit No.	Floors	Area			
			Covered		Super	
			In Sq. M	In Sq. Ft	In Sq. M	In Sq. Ft
3BHK	2	1 st – 32 nd	185.00	2000	237.37	2555

Golf Facility

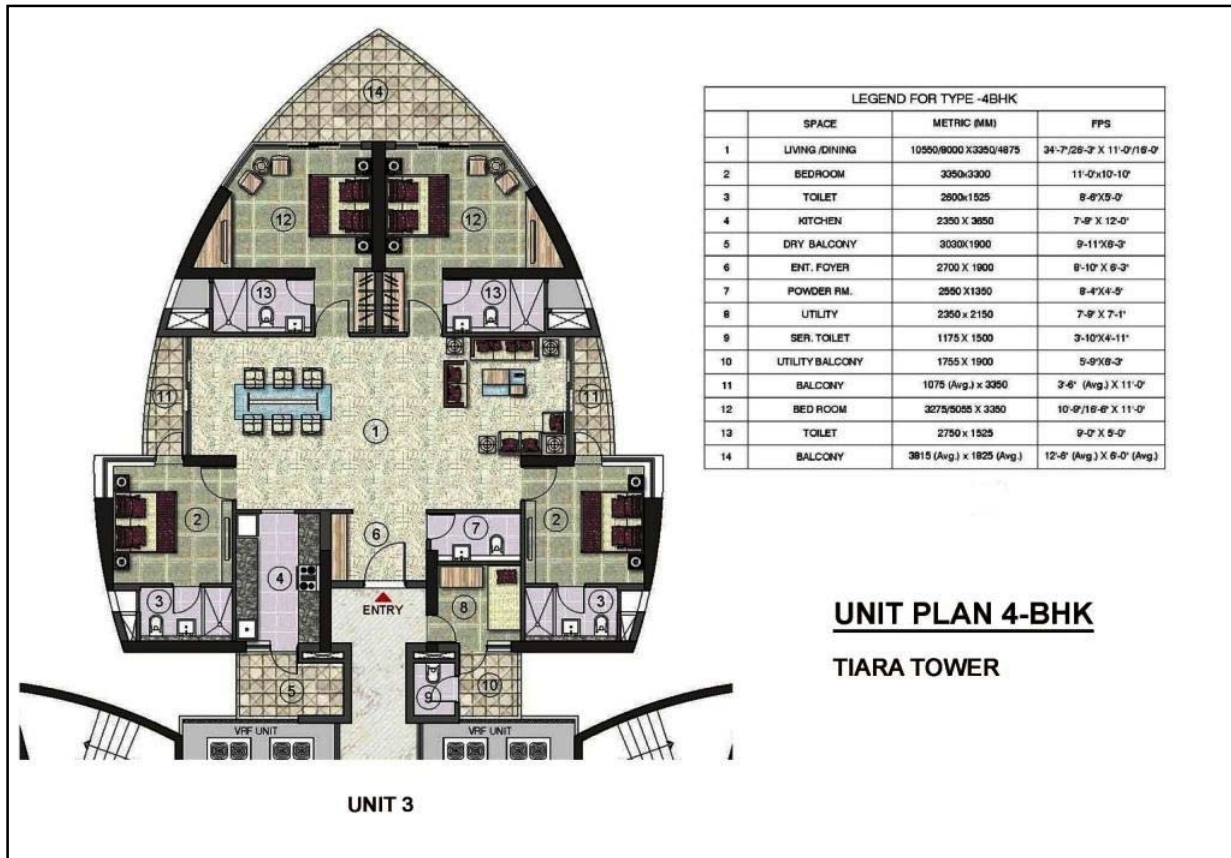


Note: The Covered Area and Super Area of the apartment as mentioned above are based on plans as submitted for approval. Certain variations in areas may occur during construction. Final areas will be determined based on "As Built" plans.

TYPICAL UNIT PLAN

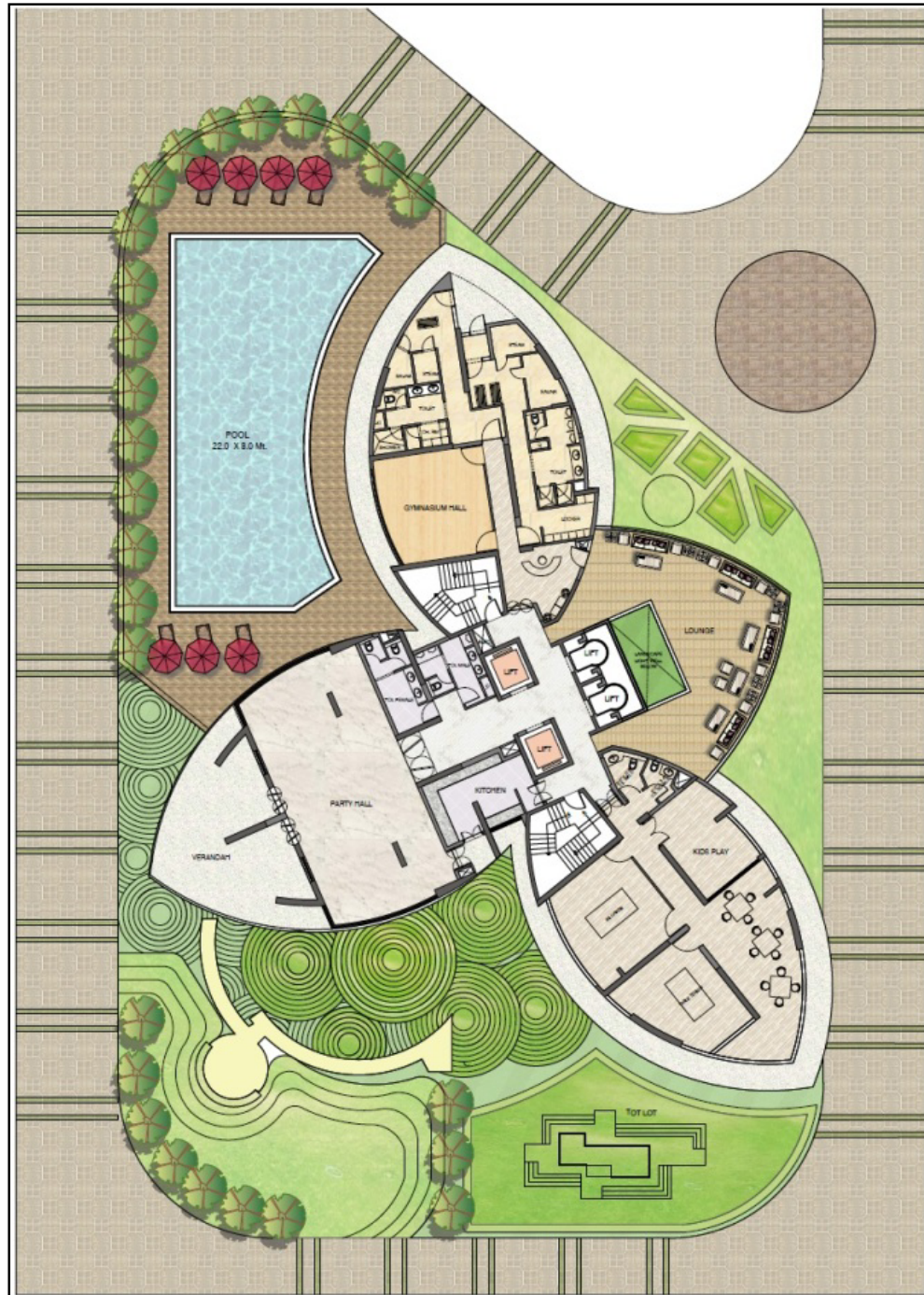
Unit Type	Unit No.	Floors	Area			
			Covered		Super	
			In Sq. M	In Sq. Ft	In Sq. M	In Sq. Ft
4BHK	3	5 th – 15 th	211.35	2275	269.97	2906

Golf Facility



Note: The Covered Area and Super Area of the apartment as mentioned above are based on plans as submitted for approval. Certain variations in areas may occur during construction. Final areas will be determined based on "As Built" plans.

CLUB PLAN ON GROUND FLOOR



Note: The above is based on the plans as submitted for approval. Certain variations in areas may occur during construction. Final areas will be determined based on "As Built" plans.

SPECIFICATIONS

Structure	Earthquake Resistant RCC frame structure with masonry infill
Floors	
Living/Dining/Foyer	High quality Tile flooring
Bedrooms/Study	Laminated wood flooring
Worker Room	Ceramic Tiles
Lift Lobby	Combination of selected stones / tiles
Walls	
External	Combination of Stone/ Texture Paint
Internal	Acrylic Emulsion/ Texture Paint
Ceiling	
Ceilings	<ul style="list-style-type: none"> • Acrylic Emulsion • Gypsum board false ceiling wherever required as per design
Doors/ Windows	
Internal	Veneered flush/ Skin molded door shutters
External	Anodized/ Powder coated Aluminum glazing
Bathrooms	<ul style="list-style-type: none"> • High Quality vanity counter, fixtures and fittings • Imported / Superior quality tiles on flooring and on walls (approx 7' height in shower area; approx 3 ½' in balance areas) as per design • Water Closet, shower area
Kitchen	<ul style="list-style-type: none"> • Good quality Tile flooring • 2' high dado in decorative tiles above counter • Superior quality modular kitchen with granite worktop & back splash
Woodwork	Factory manufactured, pre-assembled wardrobes in bedrooms
Ventilation System	
Living/Dining/Bedrooms	VRF technology ACs in all bedrooms and in Living/ Dining Area
Kitchen & Toilets	Exhaust fans provided in kitchen and all toilets. All external doors and part of external windows are openable

Utilities and Facilities	
Home Automation System	As per design
Security	<ul style="list-style-type: none"> Coloured Video Door Phones & provision for Intercom in apartment / Fibre to Home CCTV in Lobby, Basement/podiums for surveillance
Landscaping	Landscaped common areas to preserve and enhance the natural characteristics of Site
Water Supply	Water supply from overhead tanks
Sewage Disposal	Soiled water drainage into main sewer outside property
Storm drainage	Storm water drainage system integrated with rainwater harvesting
Fire protection	Fire detection & Fire Fighting system as per fire safety norms
Main Electrical Supply	Electrical wiring in concealed conduits with modular switches and power back-up
Telephone/ Data	<ul style="list-style-type: none"> Telephone cable pre-wired into all rooms Cabling for internet access as per design
Services	
Services	Maintenance facilities on chargeable basis
PNG Gas	Provision of piped gas supply
Solar System	Provision for Hot water supply from solar panels to kitchen

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

Floors	Unit Type	Area				Total Sales Consideration (A)	Special Discount (B)	Total Sales Consideration after special discount (A - B)	No. of Reserved Car Parking Slots with each apartment
		Covered		Super					
		In Sq. M	In Sq. Ft	In Sq. M	In Sq. Ft				
1 st and 22 nd – 32 nd	2BHK	105.35	1134	134.52	1448	1,43,16,337	11,00,000	1,32,16,337	1
2 nd – 4 th and 16 th – 21 st	2BHK	105.35	1134	134.52	1448	1,46,05,937	11,00,000	1,35,05,937	1
1 st and 22 nd – 32 nd	3BHK	185.00	2000	237.37	2555	2,55,74,487	20,00,000	2,35,74,487	2
2 nd – 21 st	3BHK	185.00	2000	237.37	2555	2,60,85,487	20,00,000	2,40,85,487	2
5 th – 15 th	4BHK	211.35	2275	269.97	2906	3,02,48,829	23,00,000	2,79,48,829	3

(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 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 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 & podium level.
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 1 Year as stated below:
 - a. Estimated Maintenance Charges for first year @ Rs. 323/- psm (Rs.30/- 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. 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.
 - 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. AABC1562A, 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 Tiara Tower Apartments is entitled to one complimentary Social club life membership. However, Subscription Fee and other charges as applicable shall be payable from the date of membership with initial 1st year Subscription Fee payable in advance.

PAYMENT PLANS

A. Installment Linked Plan(ILP)

S. No	Payment Due	Percentage (%) of Total Sale Consideration (TSC)	Other Charges
1	Application Money along with application form	As Applicable*	
2	Within 1 month from the date of Allotment	20% of TSC less Application Money*	
3	Within 3 month from the date of Allotment	10%	
4	On Commencement of excavation Work	10%	
5	On Laying of 2 nd Podium Slab	10%	
6	On Laying of 4th floor roof slab	10%	
7	On Laying of 9th floor roof slab	5%	
8	On Laying of 14th floor roof slab	5%	
9	On Laying of 19th floor roof slab	5%	
10	On Laying of 24th floor roof slab	5%	
11	On Laying of 29th floor roof slab	5%	
12	On Laying of top Floor Roof Slab	5%	
13	On Completion of internal plaster	5%	
14	On Offer of possession of the apartment	5%	Maintenance Advance +IFMD + 1 st year Subscription Fee Social Club
TOTAL		100%	

Notes:

1. Installments under S. No. 1-3 may run concurrently with those under S. No. 4-13 based on the physical progress of work at site.
2. The demand letter for Installments at S. No. 4-13 shall be sent in advance providing for payment period of up to 15 days.

B. Down Payment Plan (DPP)

S. No	Payment Due	Percentage (%) of Total Sale Consideration (TSC)	Other Charges
1	Application Money along with application form	As Applicable*	
2	Within 1 month from the date of Allotment	95% of TSC less Application Money*	
3	On Offer of possession of the apartment	5%	Maintenance Advance +IFMD+ 1 st year Subscription Fee Social Club
TOTAL		100%	

Note: Down payment discount shall be maximum 14% of TSC depending on the stage of construction at the time of allotment.

C. Partial Down Payment Plan (PDPP)

S. No	Payment Due	Percentage (%) of Total Sale Consideration (TSC)	Other Charges
1	Application Money along with application form	As Applicable*	
2	Within 1 month from the date of Allotment	55% of TSC less Application Money*	
3	On Laying of 2 nd Podium Slab	20%	
4	On Laying of 6th floor roof slab	20%	
5	On Offer of possession of the apartment	5%	Maintenance Advance +IFMD+ 1 st year Subscription Fee Social Club
TOTAL		100%	

Note: Partial Down payment discount shall be maximum 9% of TSC depending on the stage of construction at the time of allotment.

D. Special Payment Plan (SPP)

S. No	Payment Due	Percentage (%) of Total Sale Consideration (TSC)	Other Charges
1	Application Money along with application form	As Applicable*	
2	Within 1 month from the date of Allotment	30% of TSC less Application Money*	
3	On Laying of 4th floor roof slab	20%	
4	On Laying of 14th floor roof slab	20%	
5	On Offer of possession of the apartment	30%	Maintenance Advance +IFMD+ 1 st year Subscription Fee Social Club
TOTAL		100%	

***Application Money:**

S.No	Unit Type	Area				Application Money Money (Rs. In lacs)
		Covered		Super		
		In Sq. M	In Sq. Ft	In Sq. M	In Sq. Ft	
1	2BHK	105.35	1134	134.52	1448	7
2	3BHK	185.00	2000	237.37	2555	12
3	4BHK	211.35	2275	269.97	2906	14

Cheques should be drawn in favour of "Jaiprakash Associates Limited – AXIS Bank Limited A/C No. 911020063620752" payable at Delhi/Noida

FREQUENTLY ASKED QUESTIONS

1. What are the location details?

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

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

- Jaypee Infratech Ltd. 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. Tiara Tower Apartments are proposed to be constructed within the aforesaid land, as earmarked, through Jaiprakash Associated Limited.

3. Have the Layout Plan/Building Plan for the project being approved?

- The Layout Plan pertaining to Jaypee Greens Wish Town, Noida, which includes Tiara Tower Apartments project has been approved by New Okhla Industrial Development Authority (NOIDA) vide its letter No. NOIDA/Sr. T.P/2011/371 dated 23/03/2011. The revised layout plan and the building plans for Tiara Tower Apartments have already been submitted to NOIDA for approval on 17/01/2012 and 24/01/2014 respectively.

4. Where are the proposed Tiara Tower Apartments 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 proposed Tiara Tower Apartments project.

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

- The Maintenance of Common Area & Facilities as well as Shared Areas & Facilities shall be done by the Apartment Owner Association/Company/DMA.
- The Maintenance charges of the Common Areas & Facilities (which are related to the Tiara Tower Apartments project) and also for Shared Areas & Facilities (which are to be shared by the allottee of Tiara Tower Apartments project with other users within Jaypee Greens Wish Town, Noida) shall be payable on regular basis.
- 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.

6. What kind of security would be provided?

- Multi-tier security system including Access Control system shall be provided.

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

- 24x7 power back up & 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.

PAYMENT RELATED QUERIES

10. Is the price escalation free?

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

11. What are the various payment plans available?

- Installment Linked plan (ILP)
- Down Payment plan (DPP)
- Partial Down Payment plan (PDPP)
- Special Payment plan (SPP)

12. 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 @ 12 % p.a. on the delayed amount for the delay period.

13. Is there any benefit on early payments?

- Any payment made ahead of “due date” shall entitle the Allottee Early Payment Discount (EPD) @ 12% p.a. for the relevant period.

14. 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.108 per Sq. m (Rs.10 per Sq.ft.) per month of the covered area of the delayed period.

15. What are the applicable Holding charges for the said premises?

- The customer will have to pay holding charges @Rs.108 per Sq.m (Rs.10 per Sq.ft.) per month for the covered area of the apartment in case the allottee does not take the physical possession of the said premises within 30 days from the Offer of Possession.

16. 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:

i) Cases where Allotment Letter has not been issued:

- Booking amount shall be refunded, without any deduction.

ii) 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** - 10% 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.