INFO-PACK

KASSIA

At

Jaypee Greens Sports City

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PRODUCT BRIEF

Location:
Down Town District, Jaypee Greens Sports City

Concept:

The idea was to create an ENVIRONMENT which has all the elements of the mother NATURE blended with as many modern-day recreational facilities as possible. The site so designed is a perfect mix of luxury living with natural living with only 20% of the site as built area and the rest *80% as SKY AREA*.

"Its not just a house, it's a living environment"

Features/Amenities:-

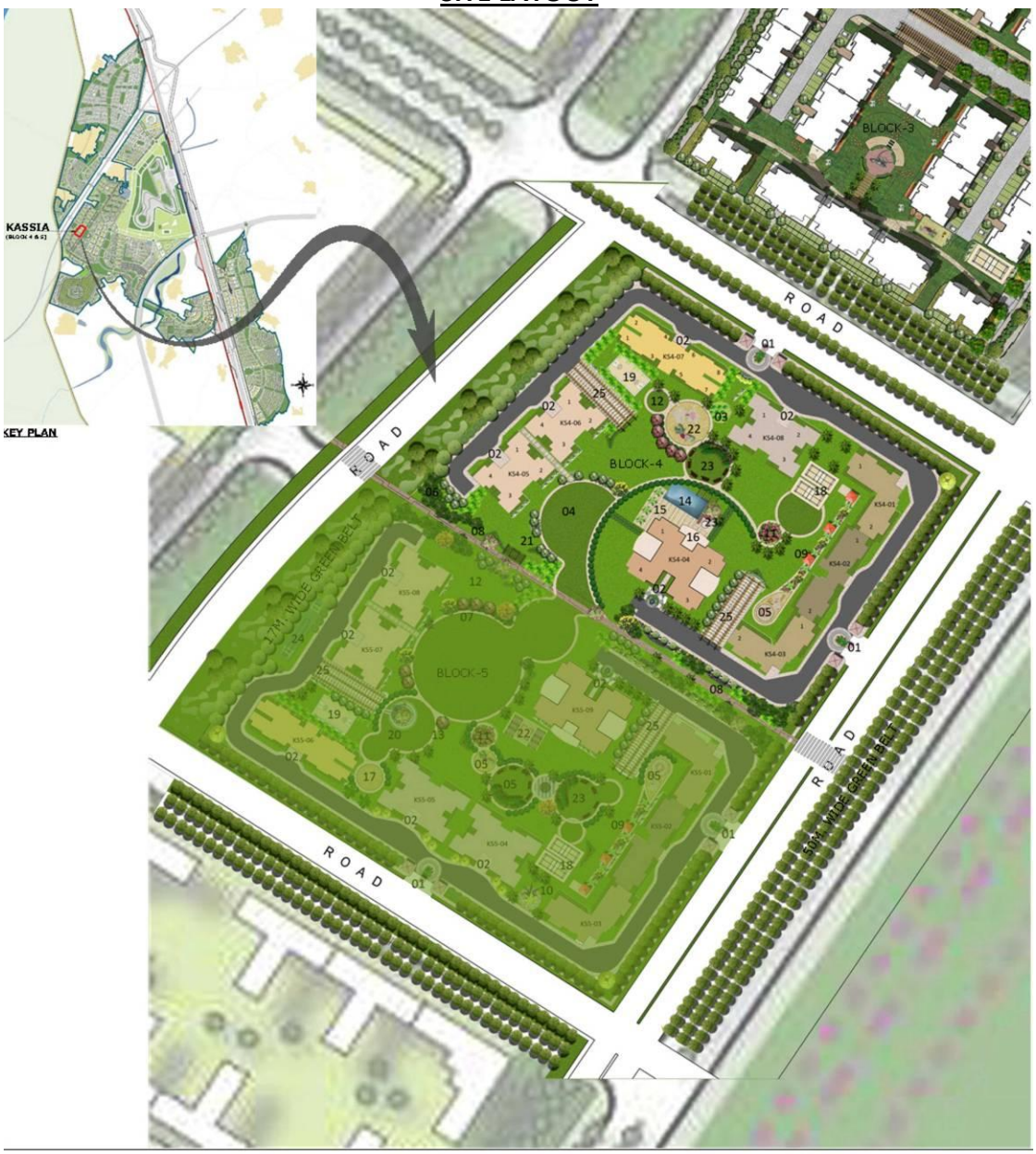
- Kids' play area
- Open air amphitheatre
- Jogging track
- Swimming pool
- Play courts
- Herbal garden
- Cycle track
- Club
- Sport facilities
- Yoga lawns

Configuration:

S.No	Type	Area (In Sq Ft) (approx.)
1	1BHK	770
1	2 BHK	1215
2	2 BHK + Study	1430
3	3 BHK + Worker	1770
4	4BHK+Worker+Family	2295

Possession: 3.5 years from the date of allotment

SITE LAYOUT



LEGEND

1. ENTRANCE GATE	10. PALM GARDEN	19. BASKETBALL
2. DROP OFF	11. FLOWER BEDS	20. ZEN GARDEN
3. HERBAL GARDEN	12. YOGA GARDEN	21. SENIOR CITIZENS' PARK
4. ROLLING GREENS	13. GARDEN BENCHES	22. TOT-LOTS
5. KIDS PLAY AREA	14. SWIMMING POOL	23. AMPHITHEATRE
6. BAMBOO GROOVES	15. LOUNGING DECK	24. CRICKET PRACTICE NET
7. JOGGING TRACK	16. CLUB	25. RAMPS
8. CYCLE TRACK & NATURE TRAIL	17. POTTERY STUDIOS	
9. GAZEBO	18. BADMINTON	

TYPE	HEIGHT
1BHK	G+19
2BHK	G+23
2BHK + S	G+21
3BHK + W	G+21
4BHK + W	G+14
4BHK + W	G+14

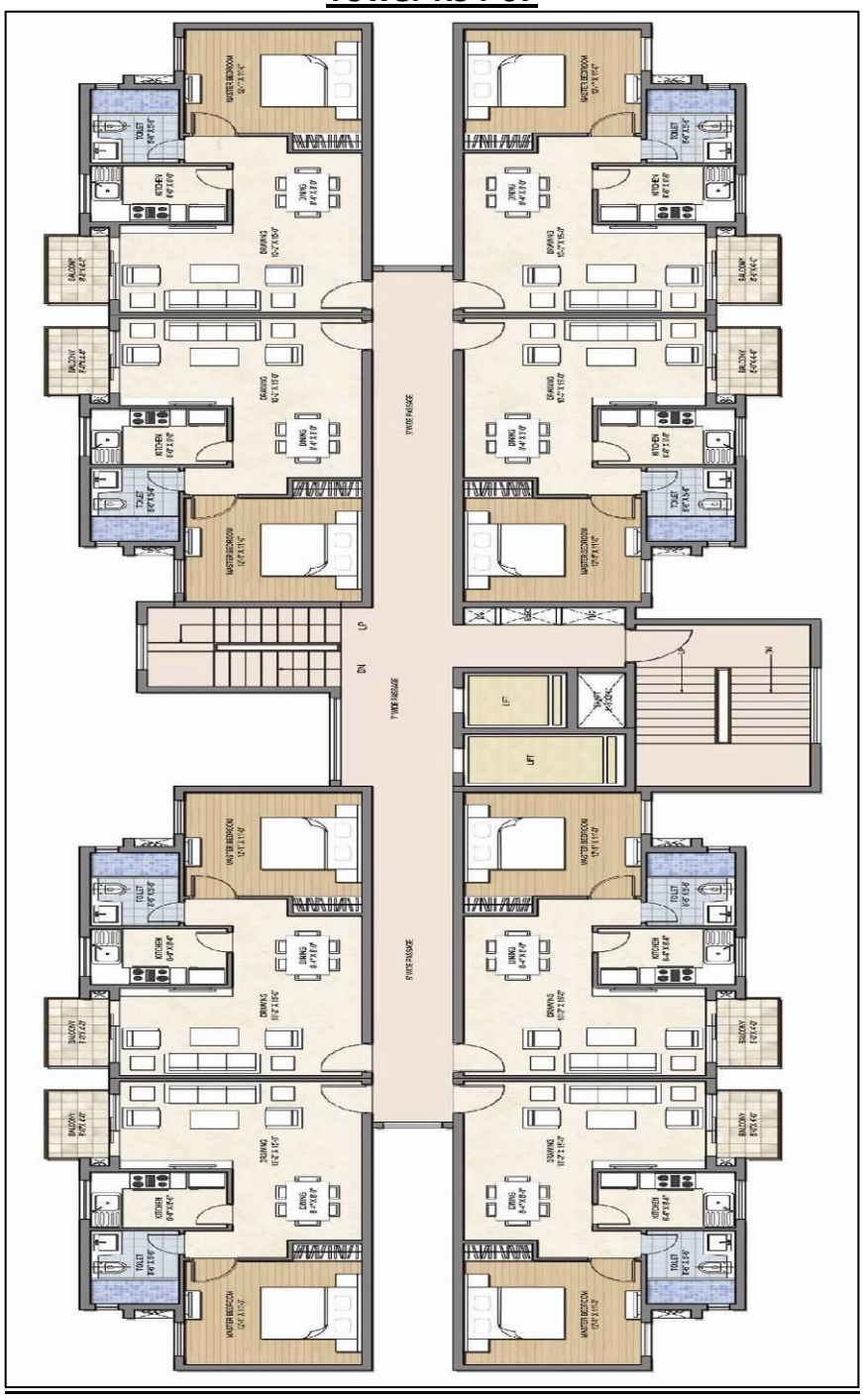
SITE PLAN KASSIA

NORTH

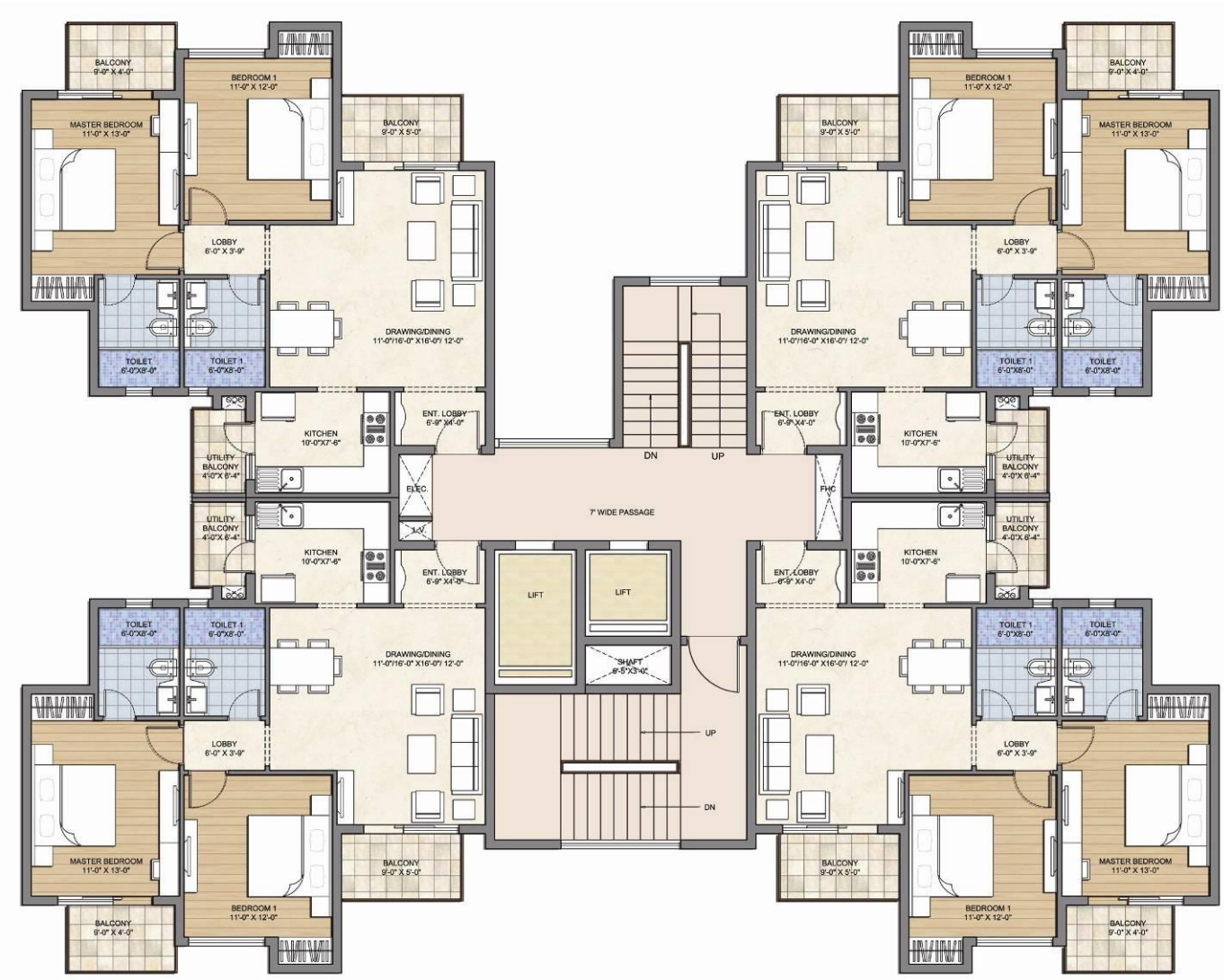
PROJECT NAME
JAYPEE SPORTS CITY
KASSIA -BLOCK 4 & 5

CLUSTER PLANS

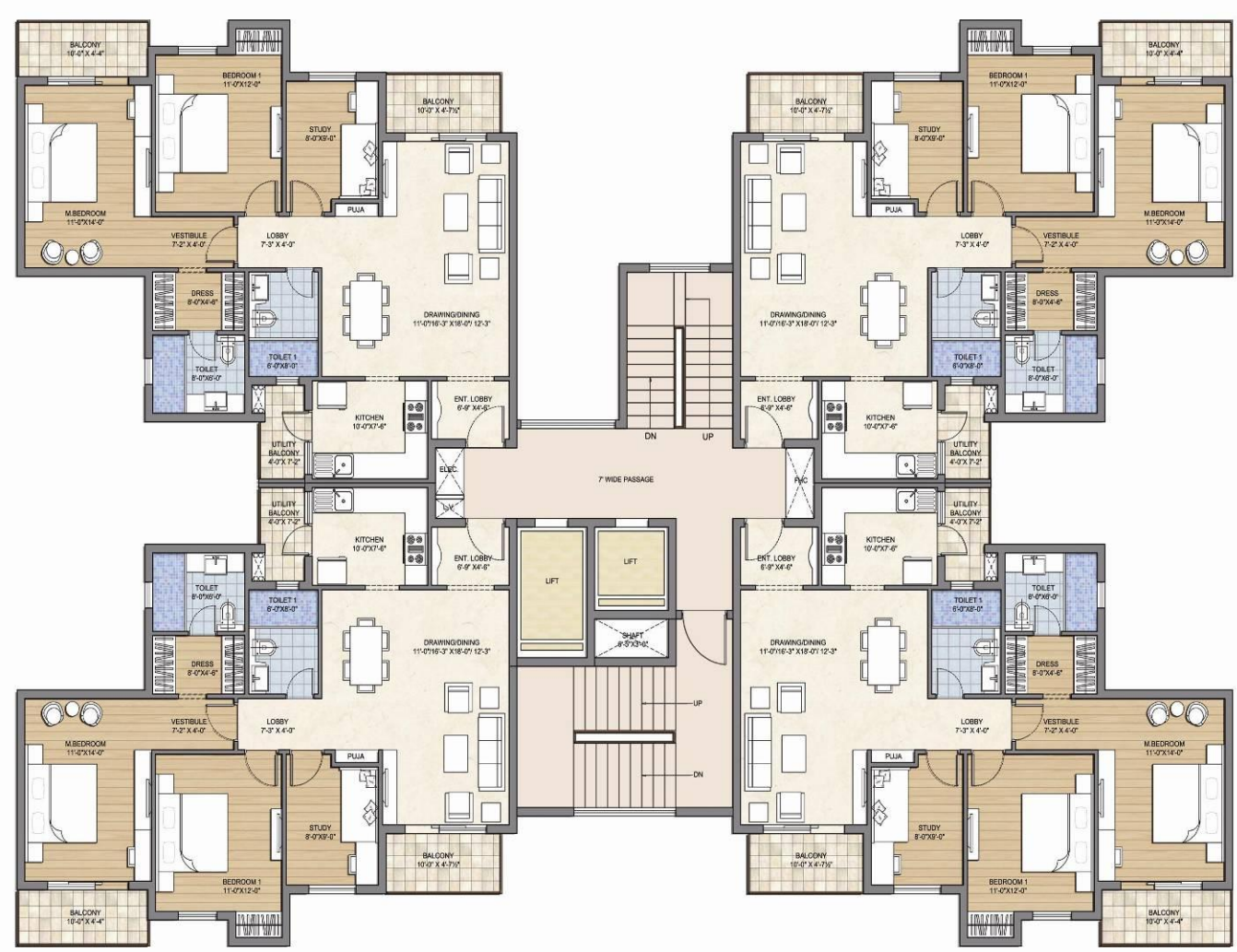
1BHK 770 sqft (TYPICAL FLOOR PLAN)
Tower KS4-07



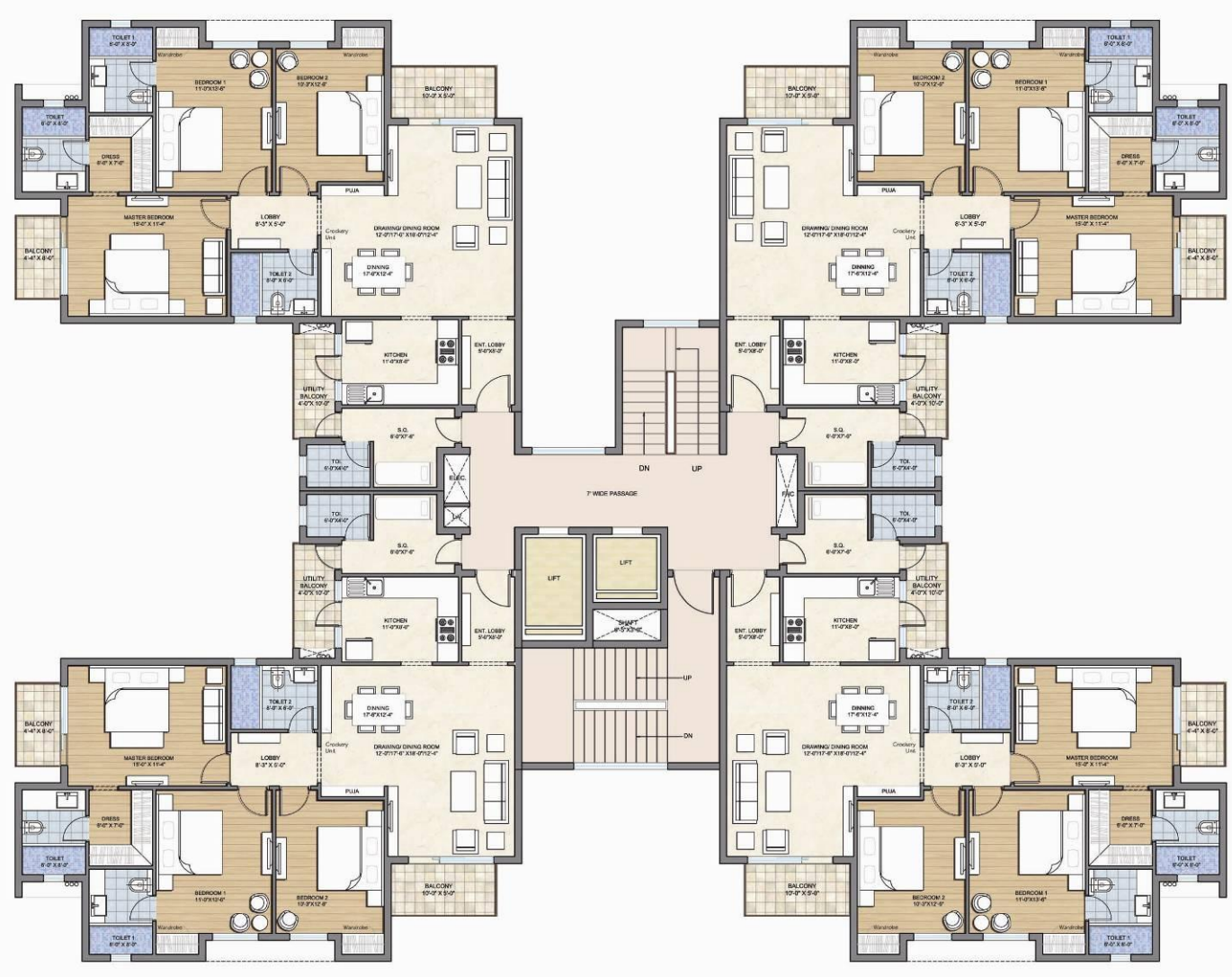
2BHK 1215 sqft (TYPICAL FLOOR PLAN)
Tower KS4-05
Tower KS4-06



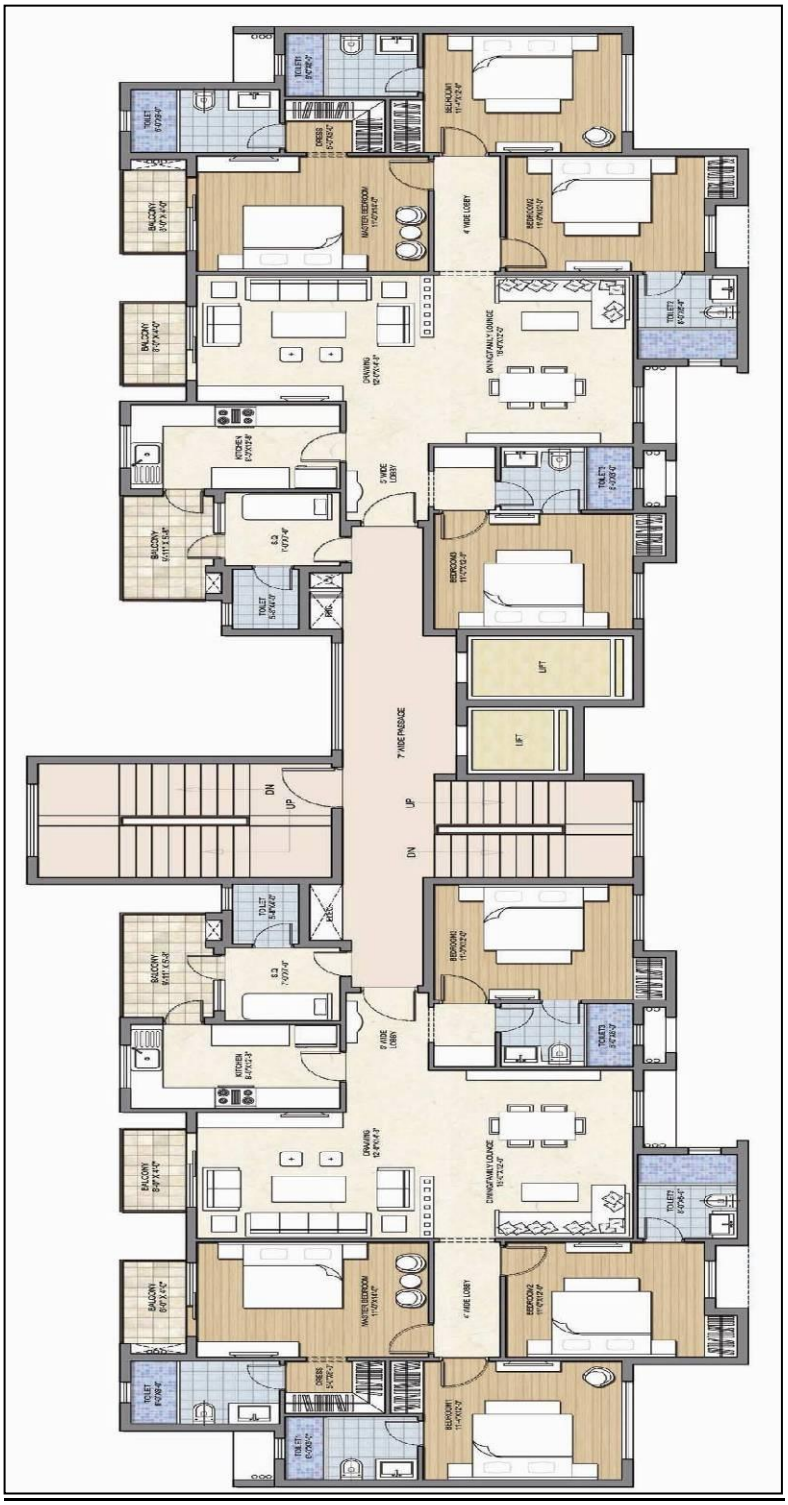
2BHK+STUDY 1430 sqft (TYPICAL FLOOR PLAN)
Tower KS4-08



3BHK+W 1770 sqft (TYPICAL FLOOR PLAN)
Tower KS4-04



4BHK+Worker+Family 2295 sqft (TYPICAL FLOOR PLAN)
Tower KS4-02



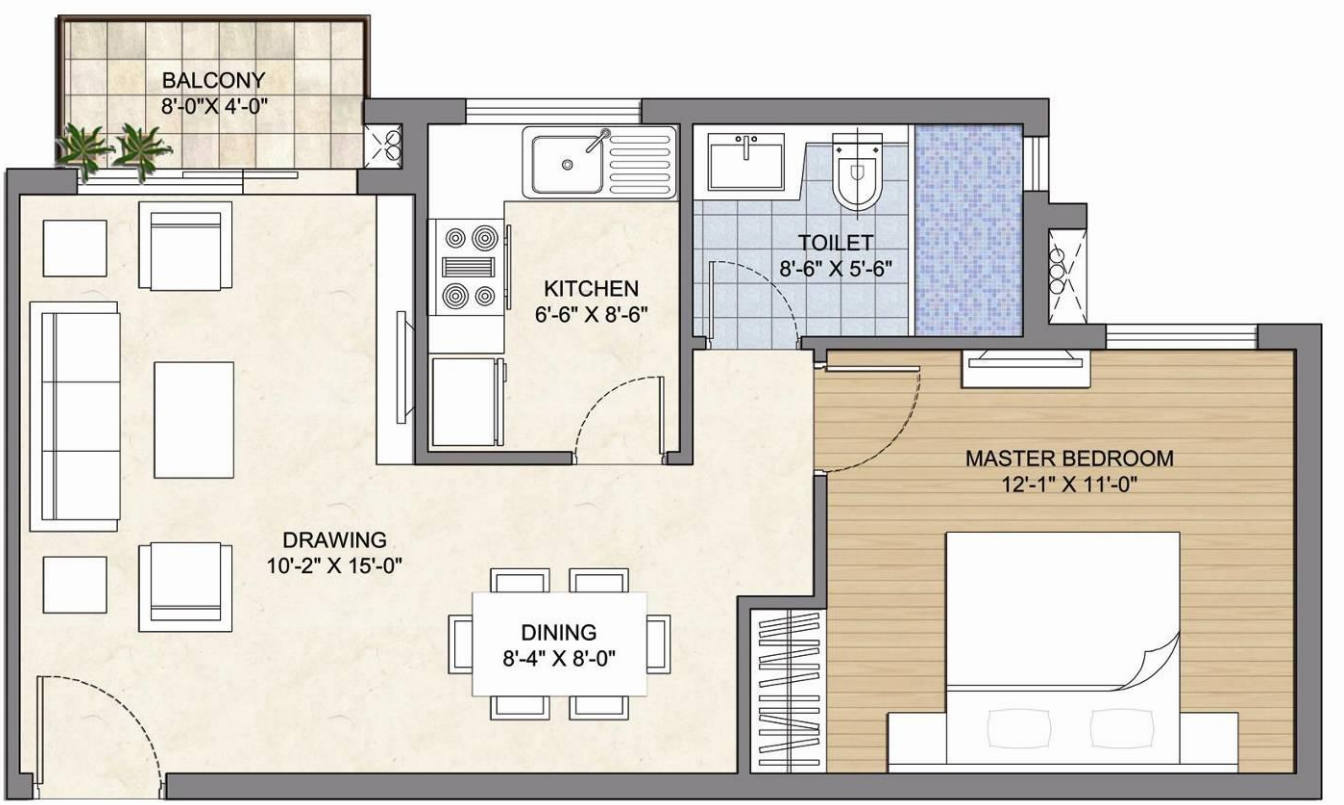
4BHK+Worker+Family 2295 sqft (TYPICAL FLOOR PLAN)

Tower KS4-01

Tower KS4-03

UNIT PLANS

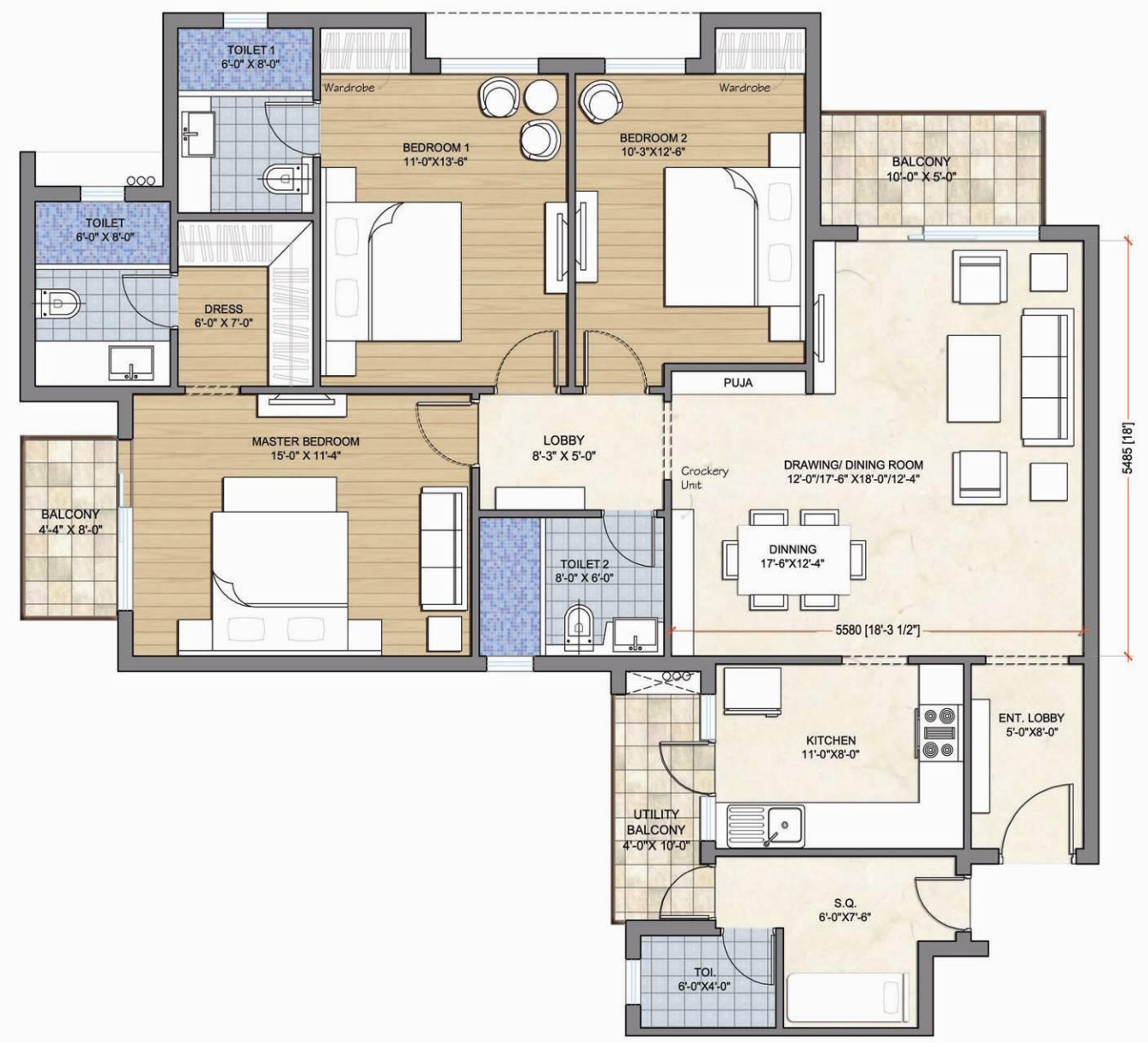
1BHK 770 sqft



2BHK 1215 sqft

2BHK+STUDY 1430 sqft

3BHK+Worker 1770 sqft



4BHK+Worker+Family 2295 sqft

SPECIFICATIONS

STRUCTURE	R.C.C Framed Structure
AIRCONDITIONING	Split AC as per design & apartment configuration
LIVING ROOM, DINING ROOM & LOUNGE	
Floors	Marble Flooring/Laminated Wooden Flooring
External Doors and Windows	Window- pre-engineered steel frame with wooden shutters Doors- flush doors
Walls	Internal : Oil Bound Distemper
	External : Good Quality external grade paint
Internal doors	Enamel painted Flush doors
BEDROOMS & DRESS	
Floors	Laminated wooden flooring/Tiles
External Doors and Windows	Window- pre-engineered steel frame with wooden shutters Doors- flush doors
Walls	Internal : Oil Bound Distemper
	External : Good Quality external grade paint
Internal doors	Enamel painted Flush doors
Wardrobes	Built-in wardrobes
TOILETS	
Floors	Tiles
External Doors and Windows	Window- pre-engineered steel frame with wooden shutters Doors- flush doors
Fixture and Fittings	All provided of Standard Company make Exhaust fan
Walls	Tiles in cladding upto 7' in shower area and 3'-6" in balance areas, Balance walls painted in Oil bound distemper
Internal doors	Enamel painted Flush doors

MODULAR KITCHEN	
Floors	Marble Flooring
External Doors and Windows	Window- pre-engineered steel frame with wooden shutters Doors- flush doors
Fixture and Fittings	Stone Top with sink Exhaust fan
Walls	Ceramic Tiles 2'-6" above counter, Balance walls painted in Oil Bound Distemper
BALCONIES/ VERANDAH	
Floors	Tiles
Railings	MS Railing as per Design
LIFT LOBBIES / CORRIDORS	
Floors	Ceramic / Mosaic Tiles / Marble / Kota or equivalent
Walls	Oil Bound Distemper
Fittings	Light fitting & fans in relevant areas

PRICE LIST
KASSIA

BSP @ Rs. 3,200 /- psf
(Ground to 5th floor) @ Rs. 3,300 /- psf
(6th to 10th floor) @ Rs. 3,250 /- psf

(Additional Service Tax, as applicable)

Other Applicable Charges:

S. No.	Payment Head	Charges / Rate
1	Internal Development Charges	Rs. 75.00 psf
2	Electric Sub Station Charges	Rs. 40.00. psf
3	Social Club Membership	Rs. 1.50 Lac
4	Compulsory Car Parking Space	1 reserved car parking space @ Rs. 1.50 Lacs.
	Subsequent car park space for all types @ Rs. 2.50 Lacs (Optional) or at the prevailing price at the time of purchase.	
5	Interest Free Maintenance Deposit	Rs. 50.00 psf
6	One Time Lease Rent	Rs. 50.00 psf
7	Maintenance advance for one year	Rs. 1.50 per sq. ft. per month

Notes:

1. The Basic Sales Price (BSP) is for the indicated Super Area and is not inclusive of the other applicable charges mentioned above.
2. Maintenance charges as per maintenance agreement shall be payable by the allottee separately.
   a. The Interest Free Maintenance deposit @ Rs. 50/- per sq. ft. of Super Area shall be payable extra before handing over possession of the premises to the allottee.
   b. Maintenance charges for the first year shall be payable in advance at the time of offer of possession @ Rs. 1.50 psf per month.
3. The Super Area mentioned in the brochure and/or other documents is indicative only.
4. All Plans and layouts are subject to change at the sole discretion of the Company or Statutory Authorities.
5. Exact Super Area of Apartment shall be calculated at the time of offer of possession of property as constructed. Increased / decreased area shall be charged proportionately as per the agreed BSP.
6. The actual maintenance charges shall be based on the actual cost by the concerned maintenance agency.
7. The Super Area means the covered area of the demised premises inclusive of the area under the periphery walls, area under columns and walls within the allotted apartment(demised premises), half of the area of the wall common with the other premises adjoining the demised premises,

cupboards, plumbing / electric shafts of the demised premises, total area of the balconies and terraces, and proportionate share of the common areas like common lobbies, lifts, common service shafts, staircases, machine room, mumty, electric substation and other services and other common areas etc.

8. Other terms and conditions shall be as per the Application Form, Standard Terms and Conditions and the Allotment Letter of the Company.
9. The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
10. Government Taxes as applicable from time to time shall be payable by the allottee in addition to the price consideration as stated above.
11. Before issuance of Provisional Allotment Letter (PAL), no transfer or change in the name of allottee shall be permitted.
12. After issuance of PAL, transfer will be allowed only after 30% of the total price consideration has been received from the allottee along with payment of Administrative charges which are currently fixed at Rs. 50 per sq ft. These Administrative charges are subject to revision from time to time.

PAYMENT PLANS

A. Installment Linked Plan (for G+14 and G+19 floors)

S.No	Payment Due	Percentage (%) of BSP	Other Charges
1	On Booking along with application form	As Applicable*	
2	On or within 1 month from the date of issuance of PAL	20% of BSP (less Booking Amount**)	
3	On or within 3 months from the date of issuance of PAL	10% of BSP	
4	On commencement of excavation	10% of BSP	Car Parking
5	On laying of upper basement slab	10% of BSP	
6	On laying of 2nd floor roof slab	10% of BSP	IDC
7	On laying of 4th floor roof slab	5% of BSP	
8	On laying of 6th floor roof slab	5% of BSP	
9	On laying of 8th floor roof slab	5% of BSP	
10	On laying of 10th floor roof slab	5% of BSP	ESSC
11	On laying of 12th floor roof slab	5% of BSP	
12	On laying of top floor roof slab	5% of BSP	
13	On completion of internal plaster & flooring within the apartment	5% of BSP	
14	On offer of Possession	5% of BSP	Social club membership + Maintenance advance + IFMD + One time lease rent
	Total	**100%**	

Cheques should be drawn in favor of 'Jaypee Sports International Limited'.

Notes:

1. Installments under S. No. 5 - 13 may run concurrently with those under S. No. 1 - 4 based on the physical progress of Work at site.
2. The demand letter for Installments at S. No. 5 to 13 shall be sent in advance providing for payment period of up to 15 days.

B. Installment Linked Plan (for G+21 & G+23 floors)

S.No	Payment Due	Percentage (%) of BSP	Other Charges
1	On Booking along with application form	As Applicable*	
2	On or within 1 month from the date of issuance of PAL	20% of BSP (less Booking Amount**)	
3	On or within 3 months from the date of issuance of PAL	10% of BSP	
4	On commencement of excavation	10% of BSP	Car Parking
5	On laying of upper basement slab	10% of BSP	
6	On laying of 2nd floor roof slab	10% of BSP	IDC
7	On laying of 6th floor roof slab	5% of BSP	
8	On laying of 10th floor roof slab	5% of BSP	
9	On laying of 14th floor roof slab	5% of BSP	
10	On laying of 17th floor roof slab	5% of BSP	ESSC
11	On laying of 20th floor roof slab	5% of BSP	
12	On laying of top floor roof slab	5% of BSP	
13	On completion of internal plaster & flooring within the apartment	5% of BSP	
14	On offer of Possession	5% of BSP	Social club membership + Maintenance advance + IFMD + One time lease rent
	Total	**100%**	

Cheques should be drawn in favor of 'Jaypee Sports International Limited'.

Notes:

1. Installments under S. No. 5 - 13 may run concurrently with those under S. No. 1 - 4 based on the physical progress of Work at site.
2. The demand letter for Installments at S. No. 5 to 13 shall be sent in advance providing for payment period of up to 15 days.

*__Booking Amount:__

Type	Area (In sqft)	Booking Amount (Rs. In lacs) @ 5% of BSP
1BHK	770	1.50
2 BHK	1215	2.00
2 BHK + Study	1430	2.50
3 BHK + Worker	1765	3.00
4 BHK +Worker + Family	2295	4.00

C. Down Payment Plan

S. No	Payment Due	Percentage (%) of BSP	Other Charges
1	On Booking along with application form	As Applicable*	
2	On or within 1 month from the date of issuance of PAL	95% of BSP (less Booking Amount*)	IDC + Car park + Electric substation charges
3	On offer of possession	5% of BSP	Social Club Charges + IFMD + Maintenance Advance+ One time lease rent
	TOTAL	**100%**	

Note: Down payment discount upto 15% of BSP based on the stage of construction at the time of issuance of PAL

D. Partial Down Payment Plan

S. No	Payment Due	Percentage (%) of BSP	Other Charges
1	On Booking along with application form	As Applicable*	
2	On or within 1 month from the date of issuance of PAL	55% of BSP (less Booking Amount*)	IDC + Car park + ESSC
3	On laying of upper basement slab	20% of BSP	
4	On laying of 6th floor roof slab	20% of BSP	
5	On offer of possession	5% of BSP	Social Club Charges + IFMD + Maintenance advance + One time Lease Rent
	TOTAL	**100%**	

Note: Partial Down payment discount upto 11% of BSP based on the stage of construction at the time of issuance of PAL

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