

## INFO-PACK



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## **PRODUCT BRIEF**

### **Location:**

Lake District, Jaypee Greens Sports City

### **Features & Amenities:**

The 'Kove apartments' are located close to eastern express highway & framed by 'Formula 1' track on the western face & the beautiful view of BOULEVARD/lake on the eastern face of the site.

Spread over 12 Acres of land area, providing a wide range of living options, and are enhanced by an enriching ambience interspersed with hubs of socio-cultural events and spaces dedicated to sports related activities. The apartment clusters are grouped around various landscaped courtyards with a large green space in the middle having a Chip & Putt Golf Course, Swimming Pool with panoramic view of the Boulevard.

The traditional Indian neighborhood concept has been continued by providing all residents a harmoniously planned apartment complex, with the club serving as the social core surrounded by lush green lawns with a jogger's trail, spaces for social gatherings, senior citizen park, yoga, fitness court & kid's play area with sand pits & also spaces dedicated to the sports related activities like tennis and badminton courts, cricket pitch, practice basketball court.

A tribute to nature, this project takes the traditional family value system to the present age in an ambience which provides a welcome-home feel.

### **Lake/Boulevard**

- A beautiful lake in the centre of the park boulevard and is 5min walking distance from The Kove.
- 5 acre in size with forested grassed knolls for shaded picnic & recreational boating.
- Surrounded with recreational amenities and can accommodate 5000 people for events.
- A dedicated bus lane next to it will provide great connectivity.

### **Layout Features:**

The buildings are grouped to form blocks that have internal courtyards. Each block would have a unique character distinguished by gardens, recreational facilities etc. Parking for each block is provided in two levels below the interior court gardens.

- 85% of plot area is left as open green of different recreational activities.
- Palm court and Seating plaza
- Jogging track
- Kid's play area with numerous and pits
- Tennis courts

- Cricket pitch
- Badminton courts and practice basketball court
- Skating rink
- Senior citizen park
- Yoga cum fitness court
- Dedicated social club with a swimming pool
- Convenience shopping
- Chip & putt golf course

#### Sustainable Planning

- Building massing and orientation is such that it protects from solar radiation in the summers and allows passive gains in the winters. Street orientation and vegetation also block hot north westerly winds and allows for free movement of the cooler easterly monsoon winds in the evening.
- 22-40% reduction in building energy consumption through appropriate building orientation and adequate exterior shading and improved roof insulation and reduction in glazing. Solar powered street lighting.
- Balanced water cycle recycled/treated water shall be used for irrigation and plumbing. Surface storm water management system will comprise of green spaces and vegetative bioswales, seasonal ponds and lakes to allow for the treatment of storm water and maximize groundwater recharge.

#### **Areas:**

S. No.	Type	Approx. Area (in sq ft.)
1	2 BHK	870
2	2 BHK	1060
3	2 BHK+W	1075
4	2 BHK+Study	1175
5	2 BHK+Study+Store	1200
6	3 BHK	1365
7	3 BHK+W	1580
8	3 BHK+W	1625
9	4 BHK+W	2090

## SPECIFICATIONS

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

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

**PRICE LIST  
THE KOVE**

**BSP @ Rs. 3,600/- psf**  
**@ Rs. 3,700/- psf (for G-5<sup>th</sup> floor)**  
**@ Rs. 3,650/- psf (for 6<sup>th</sup>-10<sup>th</sup> floor)**

(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. 1.00 Lac
4	Car Parking	One reserved basement car parking space compulsory with any apartment.
	<u>Underground Car Parking</u> 1. Car park @ Rs 1.50 Lacs 2. Subsequent car park @ Rs. 2.00 Lacs	
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:**

- The Basic Prices are for the indicated Super area and are not inclusive of charges for the reserved car parking slot, land development charges, electric sub-station charges.
- Additional amounts towards Stamp Duty, Registration Charges, and legal / miscellaneous expenses etc., shall be payable by the Allottee at the time of offer of possession.
- Maintenance charges as per maintenance agreement shall be payable by the allottee separately.
  - The interest free Maintenance deposit @ Rs. 50.00 per sq. ft. of super area shall be payable extra before handing over possession of the premises to the allottee.
  - Maintenance charges for the first year shall be payable in advance at the time of offer of possession @ Rs. 1.50 psf per month.
- Areas are indicative only.
- Exact super area of Apartment shall be calculated at the time of handing over possession of property as constructed. Increased / decreased area shall be charged proportionately as per the sale price.
- 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 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.

6. The other terms and conditions shall be as per the Application Form, Standard Terms and Conditions and the Allotment Letter of the Company.
7. The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
8. Government Taxes as applicable from time to time shall be payable by the allottee in addition to the sale price as stated above.
9. The 1<sup>st</sup> transfer will be @ Rs. 25 per sq ft.

### PAYMENT PLANS

#### A. Construction Linked Plan (for G+14 & G+19 floors)

S.No	Payment Due	Percentage (%)	Other Charges
1	On Booking	As Applicable*	
2	On or Before 2 months from the date of Application	20% of BSP (less Booking Amount**)	
3	On or Before 4 months from the date of Application	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 2 <sup>nd</sup> floor roof slab	10% of BSP	IDC
7	On laying of 4 <sup>th</sup> floor roof slab	5% of BSP	
8	On laying of 6 <sup>th</sup> floor roof slab	5% of BSP	
9	On laying of 8 <sup>th</sup> floor roof slab	5% of BSP	
10	On laying of 10 <sup>th</sup> floor roof slab	5% of BSP	ESSC
11	On laying of 12 <sup>th</sup> 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
	<b>Total</b>	<b>100%</b>	



## B. Construction Linked Plan (for G+29 floors)

S.No	Payment Due	Percentage (%)	Other Charges
1	On Booking	As Applicable*	
2	On or Before 2 months from the date of Application	20% of BSP (less Booking Amount**)	
3	On or Before 4 months from the date of Application	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 4 <sup>th</sup> floor roof slab	5% of BSP	IDC
7	On laying of 7 <sup>th</sup> floor roof slab	5% of BSP	
8	On laying of 10 <sup>th</sup> floor roof slab	5% of BSP	
9	On laying of 14 <sup>th</sup> floor roof slab	5% of BSP	
10	On laying of 18 <sup>th</sup> floor roof slab	5% of BSP	ESSC
11	On laying of 22 <sup>nd</sup> floor roof slab	5% of BSP	
12	On laying of 25 <sup>th</sup> floor roof slab	5% of BSP	
13	On laying of top floor roof slab	5% of BSP	
14	On completion of internal plaster & flooring within the apartment	5% of BSP	
15	On offer of Possession	5% of BSP	Social club membership + Maintenance advance + IFMD + One time lease rent
	<b>Total</b>	<b>100%</b>	

### Notes:

- \*Booking Amount  
2 BHK (all types) @ Rs. 2.50 Lacs  
3 BHK (all types) @ Rs. 3.50 Lacs  
4 BHK (all types) @ Rs. 3.50 Lacs
- Installments under S. No. 4 – 14 / 4-15 may run concurrently with those under S. No. 1 - 3 based on the physical progress of Work at site.
- The demand letter for Installments at S. No. 4 to 10 shall be sent in advance providing for payment period of up to 15 days.

### C. Down Payment Plan

S. No	Payment Due	Percentage (%)	Other Charges
1	On Booking*	As Applicable*	
2	On or before 1 month from date of Application	95% of BSP – Booking Amount*	IDC + Car Park + ESSC
3	On offer of possession	5%	Social club membership + Maintenance Advance + IFMD + Lease Rent
	<b>TOTAL</b>	<b>100%</b>	

Down payment discount: Upto 15% on BSP (based on stage of construction)

### D. Partial Down Payment Plan

S. No	Payment Due	Percentage (%)	Other Charges
1	On Booking	As Applicable*	
2	On completion of upper basement roof slab	55% of BSP (less Booking Amount*)	IDC + Car Park + ESSC
3	On completion of third floor roof slab	20%	
4	On completion of fifth floor roof slab	20%	
5	On offer of possession	5% of BSP	Social Club Charges + IFMD + Maintenance advance + Lease Rent
	<b>TOTAL</b>	<b>100%</b>	

Note: Partial Down payment discount upto 11% on BSP (based on the stage of construction)

### E. Subvention Scheme (as per the Terms & Conditions)

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



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