

## KASABLANCA RESIDENCES

### PAYMENT PLANS as on 19th September, 2014

#### A. Construction Linked Plan

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 months from the date of Allotment	10% of TSC	
4	On commencement of excavation work	10% of TSC	
5	On laying of podium slab	10% of TSC	
6	On laying of 4 <sup>th</sup> floor roof slab	10% of TSC	
7	On laying of 9 <sup>th</sup> floor roof slab	5% of TSC	
8	On laying of 14 <sup>th</sup> floor roof slab	5% of TSC	
9	On laying of 19 <sup>th</sup> floor roof slab	5% of TSC	
10	On laying of 24 <sup>th</sup> floor roof slab	5% of TSC	
11	On laying of 29 <sup>th</sup> floor roof slab	5% of TSC	
12	On laying of top floor roof slab	5% of TSC	
13	On completion of internal plaster	5% of TSC	
14	On Offer of Possession of the apartment	5% of TSC	Maintenance advance + IFMD
<b>Total</b>		<b>100%</b>	

#### Notes:

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

## B. Down Payment Plan

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% of TSC	IFMD + Maintenance advance
<b>TOTAL</b>		<b>100%</b>	

Note: Down payment discount shall be maximum 15% of TSC depending on the stage of construction at the time of allotment.

## C. Partial Down Payment Plan

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 podium slab	20% of TSC	
4	On laying of 6 <sup>th</sup> floor roof slab	20% of TSC	
5	On Offer of Possession of the apartment	5% of TSC	IFMD + Maintenance advance
<b>TOTAL</b>		<b>100%</b>	

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

**\*Application Money: Rs. 23.00 lacs**

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

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

Tower	Floor	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.	
1	7th Floor	275.37	2964.08	329.80	3550	35,519,000	2
	29th Floor	275.74	2968.07	329.80	3550	35,377,000	2
	30th Floor	275.23	2962.58	329.80	3550	35,377,000	2
2	3rd Floor	274.79	2957.84	329.80	3550	36,974,500	2
	6th Floor	275.41	2964.51	329.80	3550	37,134,250	2
	30th Floor	275.40	2964.41	329.80	3550	37,152,000	2
3	3rd Floor	274.79	2957.84	329.80	3550	35,199,500	2
	4th Floor	274.99	2959.99	329.80	3550	35,359,250	2
	5th Floor	275.19	2962.15	329.80	3550	35,359,250	2
	21st Floor	272.75	2935.88	329.80	3550	35,838,500	2
	24th Floor	277.13	2983.03	329.80	3550	35,678,750	2
	26th Floor	276.96	2981.20	329.80	3550	35,377,000	2
	28th Floor	276.35	2974.63	329.80	3550	35,377,000	2
	30th Floor	275.40	2964.41	329.80	3550	35,377,000	2
	32nd Floor	274.63	2956.12	329.80	3550	35,377,000	2

(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 1<sup>st</sup> Year as stated below:
    - a. Estimated Maintenance Charges for first year @ Rs.43/- psm per month (Rs.4.0/- 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. 2,153/- psm (Rs. 200/- 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 Applicant/ 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 Jaiprakash Associates Limited 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.

**Application Money: Rs. 23.00 lacs**

Cheques should be drawn in favour of **“Jaiprakash Associates Limited - AXIS Bank Limited A/C No. 911020063620752”** payable at Delhi / Noida