

INTRODUCING

# K SMOS

Exclusive residences at Wish Town, Noida

## INFOPACK

## PRODUCT BRIEF

**Location:** Sector 134, Noida

### **Features of KOSMOS**

- » Part of the largest residential township, WISHTOWN, Jaypee Greens, Noida
- » Enveloped in acres of landscaped greens & zen thematic gardens
- » Location: Noida. In close proximity to Delhi; at the beginning of the Noida - Greater Noida expressway
- » Gated community
- » Spacious & well designed units
- » 2 BHK , 3 BHK & 3.5 BHK
- » 24\*7 Power and water back up
- » Spacious Underground car parking
- » Proximity to commercial, institutional & medical facilities
- » Proximity to SEZ's & commercial areas.

### **Type of Apartments:**

<b>Apartments</b>	<b>Area (approx)</b>
2 BHK	800 sq ft
3 BHK	1100 sq ft
3.5 BHK	1200 sq ft

**\* Final areas and plans shall be shared on date of launch.**

**Number of floors:** G + 14

**Total no. of apartments:** 3000

**Possession:** 36 months from launch

**Communication Launch:** 24<sup>th</sup> July 2009

**Price:** **Rs. 2975 PSF** (Less Rs. 150 inaugural discount which could be withdrawn at sole discretion of the company)

**SPECIFICATION FOR KOSMOS**

<b>STRUCTURE</b>	R.C.C Framed Structure
<b>LIVING ROOM, DINING ROOM &amp; LOUNGE</b>	
<b>Floors</b>	Tiles / laminated floor / mosaic
<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>	Tiles / laminated floor
<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>TOILETS</b>	
<b>Floors</b>	Vitrified 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
<b>Walls</b>	Tiles in cladding up to 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>KITCHEN</b>	
<b>Floors</b>	Vitrified Tiles
<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
<b>Walls</b>	Ceramic Tiles 2'-6" above counter, Balance walls painted in Oil Bound Distemper
<b>BALCONIES/ VERANDAH</b>	
<b>Floors</b>	Ceramic / Vitrified Mosaic 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

**Price List**  
**KOSMOS**

Rs 2975/- psf

**Other Applicable Charges:**

S. No.	Payment Head	Charges / Rate
1	Internal Development Charges	Rs. 75.00 psf
2	External Development Charges	Rs. 75.00 psf
3	Electric Sub Station Charges	Rs. 40.00. psf
4	One-time Lease Rent	Rs. 50.00. psf
5	Social Club Membership	Rs. 1.00 Lac
6	Car Parking	One reserved basement car parking space compulsory with any apartment.
	<u>Underground Car Parking</u>	
	1. First Compulsory Car park @ Rs 2.00 Lac	
	2. Subsequent car park @ Rs. 2.50 Lac	
7	Preferential Location Charges	Rs. 100.00 psf (G to 5th floor) Rs. 60.00 psf (6th to 10th floor)

**Notes:**

1. 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.
2. 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.
3. Maintenance charges as per maintenance agreement shall be payable by the allottee separately.
  - a. The Interest Free Maintenance Deposit @ Rs. 100.00 per sq. ft. of super area shall be payable extra before handing over possession of the premises to the allottee.
  - b. 1 year monthly charges payable in advance at the time of handover @ Rs. 1.50 psf per month.
  - c. PDC's for 2 yrs monthly maintenance payable in advance at the time of handover
4. Areas are indicative only.
5. Additional basement storage (optional) @ Rs.2000 psf payable at the time of possession.
6. All Plans and layouts are subject to change at the sole discretion of the Company or Statutory Authorities.
7. 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.
8. 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 sub station and other services and other common areas etc.
9. The other terms and conditions shall be as per the Application Form, Standard Terms and Conditions and the Allotment Letter of the Company.
10. The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
11. Government Taxes as applicable from time to time shall be payable by the allottee in addition to the sale price as stated above.
12. Transfer fees would be @ Rs.50 per sq ft & transfer would be allowed only after 30% of the payment has been received from the allottee (subject to change, as per the company policy).

PAYMENT PLAN:

**A. Construction Linked Plan**

S No	Payment Due On	% age	Other applicable charges
1	Booking amount	As applicable *	
2	On or before 2 months of the Application	20% of BSP (Less booking amount*)	
3	On or before 4 months of the Application	10% of BSP	
4	On commencement of excavation	10% of BSP	
5	On laying of upper basement slab	10% of BSP	
6	On laying of 1st floor Roof Slab	7.5% of BSP	Car park charges
7	On laying of 3rd floor Roof Slab	7.5% of BSP	
8	On laying of 6th floor Roof Slab	6.5% of BSP	IDC+EDC Charges
9	On laying of 9th floor Roof Slab	6.5% of BSP	PLC Charges as applicable
10	On laying of 11th floor Roof Slab	6% of BSP	Electric sub station charges
11	On laying of top floor Roof Slab	6% of BSP	
12	On completion of internal plaster & flooring within the apartment	5% of BSP	
13	On offer of possession	5% of BSP	Social Club Charges + IFMD + Maintenance advance + Lease Rent Charges
	<b>TOTAL</b>	<b>100%</b>	

\* **Booking Amount:**

2 BHK - Rs. 1.50 Lac

3 BHK & 3.5 BHK - Rs. 2.00 Lac

Cheque should be drawn in favour of 'Jaypee Infratech Limited'

**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 On	% age	Other Applicable Charges
1	Booking amount	As applicable *	
2	On or before 1 month of the Application	95% of BSP (Less booking amount*)	IDC + EDC+ Car park + Electric sub station charges +PLC
3	On offer of possession	5%	Social Club Charges + IFMD + Maintenance advance+ Lease Rent charges
	<b>TOTAL</b>	<b>100%</b>	

**Note:** Down Payment Discount: @ 12% on BSP

## FAQs

# KOSMOS

It offers perfect balance between life & leisure. It combines modern efficient interiors with spectacular surroundings which include landscaped parks & gardens, shopping complex, convenios, recreation clubs, medical & educational facilities & more.

### What is the exact location of this project? How far is it from Expressway?

- The project is located on the Noida-Greater Noida Express way, at sector 134, Noida. It's a comfortable 20 minutes drive from South Delhi and 25 minutes from Central Delhi.
- Its connectivity from the expressway is about 200 meters.

### Is it part of Wish Town or it's a new project from Jaypee?

**KOSMOS** is a new project being launched by Jaypee It offers best of facilities & services at affordable prices .Wish Town is an integrated development spread over 1162 acres. Within the ambit of this we have introduced a new residential gated community.

### The Specifications & Facilities include the following:

- Residential Real Estate as a mix of two, three and three bedroom + worker apartment complexes.
- Recreational facilities like: Social Club with community gathering space, Kids Play Zone, etc.
- Civic facilities like community retail, shopping complexes, banks, ATM's, etc.
- Institutional areas like schools, crèche, etc.
- Tower Height : G+14
- Apartment Sizes : Built Up Area (approx)
  - 2 BHK: 800 sq ft
  - 3 BHK: 1100 sq ft
  - 3.5 BHK : 1200 sq ft

### What is the delivery schedule of this product and project timelines?

The delivery schedule for **KOSMOS** would be about 36 months from date of launch.

### Are you offering rental management services?

Jaypee might look at having an arrangement around possession, with an agency specializing in providing such services; like we have tied with CBRE, the facility management provider in Greater Noida, to provide rental services in future.

### **What is the Security System at KOSMOS ?**

It would offer multi-tier security system with Manned Security at the periphery of the complex and Access Control at the entry / exit gate of the complex

### **What is the provision for power and water back up?**

The apartments would have power and water back up.

### **Who will maintain Common Areas? Do I pay anything upfront towards common area charges?**

- The common areas/services will be maintained by a designated Maintenance Agency on payment of maintenance charges.
- The Interest Free Maintenance Deposit is payable upfront, as per the payment plan.
- The Maintenance Charges, are payable on a monthly basis. Maintenance charges per month would be approx Rs. 1.50 per sq ft. One year charges will have to be paid in advance at the time of handover. Also PDCs for 2 years monthly maintenance would be payable at the time of handover.

### **What is the number of reserved car parking spaces available with each unit? Can additional parking spaces be purchased?**

Each apartment is provided with one compulsory underground reserved car parking space. Additional parking spaces can also be purchased as per availability.

### **How will service staff like maids, drivers, etc be given access?**

All authorized service staff will be issued Identity Cards to facilitate their access in the premises.

## **PAYMENT RELATED QUERIES**

### **Is the price escalation free?**

Yes the contracted price would be escalation free.

### **Would I be required to pay any annual lease rentals?**

No, There is One Time Lease Rent of Rs. 50/- PSF.

### **What are the various payment plans available?**

Down payment and Construction linked payment plans are being offered

### **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 a penal interest @ 18 % p.a. on the delayed amount for the delay period.

### **Can I request for cancellation of allotment at a subsequent date? What are the financial consequences of the same?**

A request for cancellation can be made at any time after allotment. It may however be noted that the Earnest Money (10% of the total consideration) will be forfeited as the same is non refundable.

### **Will there be any Preferential Location Charges applicable?**

Yes, PLC is applicable @ Rs. 100 psf from G to 5th floor & Rs. 60 psf from 6th till 10th floor.

### **Are there any transfer charges?**

Yes, there is a transfer charge of Rs. 50 psf. Transfer would be allowed only after 30% of the payment has been received from the allottee.