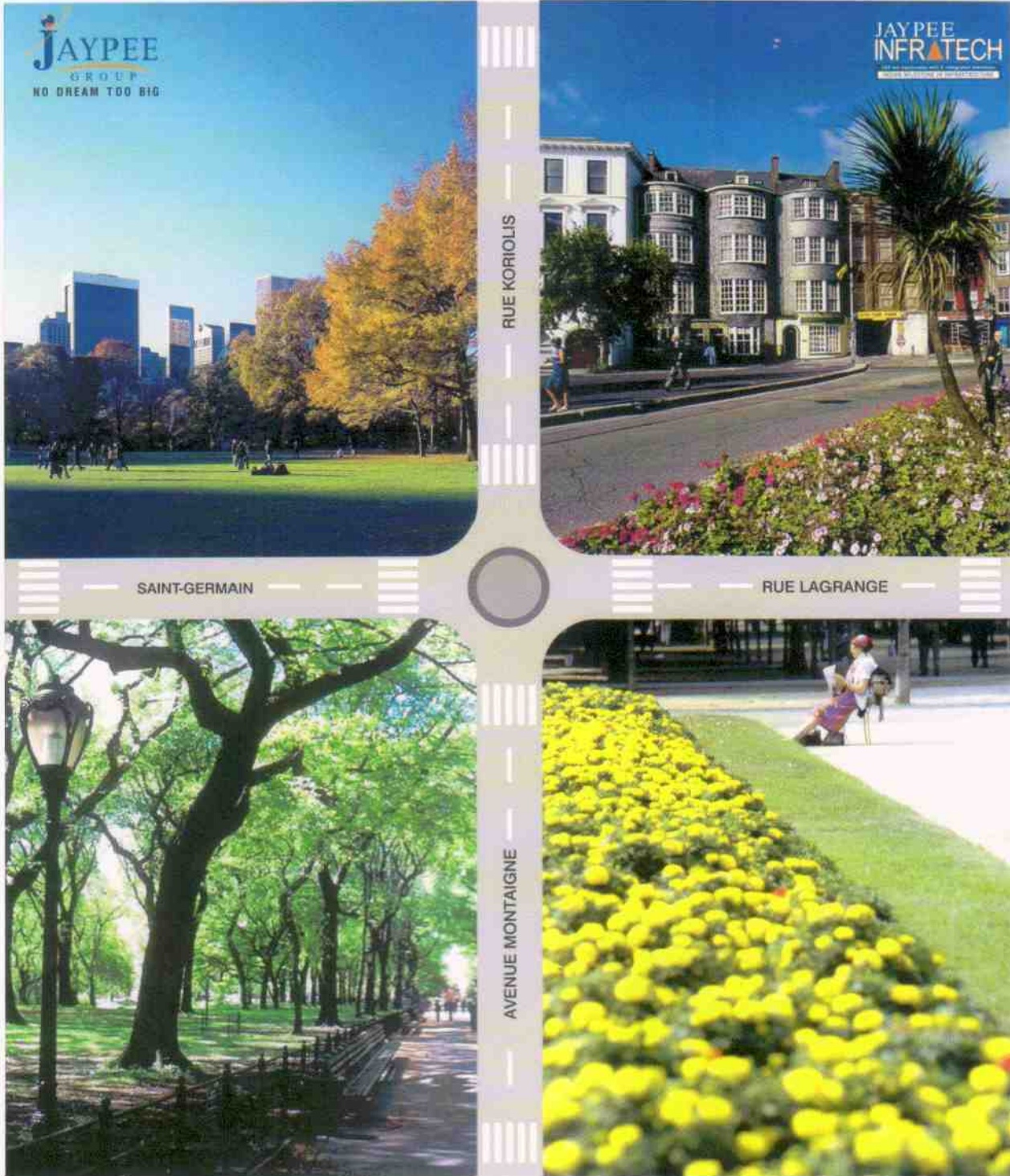


INFO-PACK



PRODUCT BRIEF

Location:

Sector 131, Noida.

Positioning:

As the name implies that uniqueness of the community is the beautifully landscaped boulevards, as inspired from its namesake in UK, this affluent community will be a collection of uniquely landscaped boulevards / streets nestled in WishTown Noida. Each of the different boulevards could be landscaped with different themes and using different types of flora and street furniture, street art etc.

The elevations of the apartment towers and of the residential plots will flow in symmetry and will be in harmony with the concepts of the different boulevards. Using vertical landscaping and numerous, thematic gardens with 'Patios' the concept will be extended to the different public areas of the community.

The Kensington Central Apartments: With a total of approx 2500 units in these high-rise apartment blocks, the apartments compliment the residential plots community. The vision behind these residential towers is to offer exceptional apartment layouts with un-ending views for the residents. The residents will savour the feel of openness this unique community offers.

The Club House for the Apartments and the residential plots will be of modern look and feel and will have the following facilities:

1. Swimming Pool
2. Shopping Areas
3. Sports facilities:
 - a. Tennis
 - b. Table Tennis
 - c. Squash
 - d. Skating rinks
 - e. Enclosed hall for Martial arts / yoga & meditation.
 - f. Health Club with well equipped Gym, Sauna etc.
 - g. Multi Cuisine restaurant and Party hall.
 - h. Local shopping arcade.

Special Features:

- Jogging tracks with open seating spaces
- Special drop-in area till the main entrance of the towers
- Vertical Landscaping for all the buildings
- Rose Garden to be in front of the 4 BHK towers
- Environment friendly design
- Double basement parking with lift access
- Landscaping- Patio theme - Patios can provide areas for relaxation or entertaining in the landscape. Many types of materials are available including standard colored and lilac colored bluestone, both in geometric patterns or random sizes; paving brick and natural stone. Walkways provide linkage between spaces in the landscape. They also enhance the personal interaction with the garden by allowing ease of movement and closer contact with individual plants. There are several options under this theme.

Areas:

S. No.	Type*	Approx. Area (in sq ft.)
1	Studio Apartment	500-550
2	2 BHK	850-900
3	2 BHK + W	1050-1200
4	3 BHK + 2 Bath	1350-1450
5	3 BHK + W	1500-1650
6	3 BHK + W + 3 Bath	1800
7	4 BHK+W	2000-2200
8	Duplex Penthouse (with powder room) Only 3 & 4 BHK	2700-3100

***Both simplex & duplex type options are available**

SPECIFICATIONS

STRUCTURE	R.C.C Framed Structure
LIVING ROOM, DINING ROOM & LOUNGE	
Floors	Tiles / laminated floor / mosaic
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	Tiles / laminated floor / mosaic
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
TOILETS	
Floors	Vitrified 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
Walls	Tiles in cladding up to 7' in shower area and 3'-6" in balance areas, Balance walls painted in Oil bound distemper
	Enamel painted Flush doors

KITCHEN	
Floors	Vitrified Tiles
External Doors and Windows	Window- pre-engineered steel frame with wooden shutters Doors- flush doors
Fixture and Fittings	Stone Top with sink
Walls	Ceramic Tiles 2'-6" above counter, Balance walls painted in Oil Bound Distemper
BALCONIES/ VERANDAH	
Floors	Ceramic / Vitrified Mosaic Tiles
Railings	MS Railing as per Design
LIFT LOBBIES / CORRIDORS	
Floors	Ceramic / Mosaic Tiles / Marble / Kota or equivalent
Walls	Oil Bound Distemper
Provision for Air Conditioning	

**Price List
 Kensington Boulevard**

BSP – Rs 3330/- psf

(Additional Service Tax, as applicable)

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	Social Club Membership	Rs. 1.00 Lac
5.	Car Parking	One reserved basement car parking space compulsory with any apartment.
	Underground Car Parking 1. Car park @ Rs 2.00 Lacs 2. Subsequent car park @ Rs. 2.50 Lacs	
6.	Maintenance advance for one year	Rs. 1.50 per sq. ft. per month
7.	One Time Lease Rent	Rs. 50.00 psf
8.	Preferential Location Charges	Rs. 100 psf (G to 5 th Floor)
		Rs. 60 psf (6 th to 10 th floor)

Notes:

- The Basic Prices are for the indicated Super area and do not include any of the additional charges mentioned above.
- Maintenance charges as per maintenance agreement shall be payable by the allottee separately.
 - 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.
 - 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.
- All Plans and layouts are subject to change at the sole discretion of the Company or Statutory Authorities.
- 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 allotment terms.

6. 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.
7. The other terms and conditions shall be as per the Application Form, Standard Terms and Conditions and the Allotment Letter of the Company.
8. The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
9. Government Taxes as applicable from time to time shall be payable by the allottee in addition to the sale price as stated above.
10. Administrative Charges for transfer of allotment 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).

A. Construction Linked Plan*

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	
5	On laying of upper basement slab	10% of BSP	
6	On laying of 3 rd floor roof slab	7% of BSP	Car parking
7	On laying of 7 th floor roof slab	7% of BSP	IDC
8	On laying of 11 th floor roof slab	6% of BSP	EDC
9	On laying of 15 th floor roof slab	5% of BSP	PLC
10	On laying of 19 th floor roof slab	5% of BSP	
11	On laying of 22 nd floor roof slab	5% of BSP	ESSC
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 + One time Lease Rent + IFMD
	Total	100%	

*The total number of floors mentioned is tentative and subject to revision.

****Booking amount:**

Studio Apartment/2 BHK – Rs. 2.00 Lacs

3 BHK (All types) – Rs. 3 Lacs

4 BHK+W – Rs. 4 Lacs

Penthouse (all types) – Rs.5.50 Lacs

Cheques should be drawn in favor of 'Jaypee Infratech Limited'.

Notes:

1. Installments under S. No. 4 - 14 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 14 shall be sent in advance providing for payment period of up to 15 days.

B. 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 (less Booking Amount*)	IDC + EDC+ Car park + Electric substation charges +PLC
3	On offer of possession	5% of BSP	Social Club Charges + IFMD + Maintenance advance+ Lease Rent charges
	TOTAL	100%	

Note: Down payment discount @ 15% on BSP