

INFO-PACK



Kasa Isles

at

SECTOR 129, WISH TOWN, NOIDA

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PRODUCT BRIEF

Location:

Sector 129, Noida.

Positioning:

The vision behind these residential towers is to offer exceptional apartment layouts with unending views for residents to savor.

The landscaping and ambience of the project is inspired from the Tuscan/Mediterranean style of architecture. Parks and fountains with a vast range of recreational facilities along with a central club will ensure a hi-quality lifestyle for its residents. The large plethora of sporting facilities including multiple Tennis & badminton courts, a unique 5 a side football field, jogging tracks along with a swimming pool and water facilities will interest the health conscious and people in general.

Tuscan/Mediterranean style landscaping involves wonderful herbs and variety of Citrus trees. It would be nice to add a display of intriguing mosaic stepping stones. *'Simplicity in style'*.

Wrought iron accessories, the appearance of crumbling stone walls, rustic stone farmhouse decor, marble flooring and hard sturdy wood furniture to be used in the general area landscaping.

Club House:

Replete with a circular driveway and portico the club will exude a private-club atmosphere, sun-baked terra cotta walls blend beautifully with stacked stone to create a warm welcome for all residents and guests. Wide, low windows mark the façade of the Clubhouse and beautiful hardwood floors and a stone fireplace frame the lobby. Stacked stone archways of the entrance corridor lead into the Clubhouse and open onto sitting areas.

Special Features:

- Mediterranean cuisine restaurant
- Card game rooms
- A swimming pool with mosaic tiles in the Club house
- Grilling patio, with sitting trellises
- The tennis courts
- Badminton Courts
- Warm colours such as reds, yellows, Golds, browns, greens will be used in the designing of the project
- 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	Area (in sq ft.)
1	Studio Apartment	500-550
2	2 BHK	850-900
3	3 BHK + 2 Bath	1150-1200
4	3 BHK + W + 2 Bath	1300-1350
5	3 BHK + W + 3 Bath	1500-1600
6	4 BHK+W	1900-2000
7	Penthouse (with powder room)	2700
8	Duplex Units	1300 & 1500 (50% each)

SPECIFICATIONS

STRUCTURE	R.C.C Framed Structure
LIVING ROOM, DINING ROOM & LOUNGE	
Floors	Tiles / laminated floor
External Doors and Windows	Aluminium Powder Coated / UPVC
Walls	Internal : Oil Bound Distemper
	External : Good Quality external grade paint
Internal doors	Enamel painted Flush doors
BEDROOMS & DRESS	
Floors	Tiles / laminated floor
External Doors and Windows	Aluminum Powder Coated / UPVC
Walls	Internal : Oil Bound Distemper
	External : Good Quality external grade paint
Internal doors	Enamel painted Flush doors
TOILETS	
Floors	Anti Skid Ceramic / Vitrified Tiles
External Doors and Windows	Aluminum Powder Coated / UPVC
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
Internal doors	Enamel painted Flush doors
KITCHEN	
Floors	Anti Skid Ceramic / Vitrified Tiles
External Doors and Windows	Aluminum Powder Coated / UPVC
Fixture and Fittings	Marble 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 Split Air Conditioning	

Price List
KASA ISLES, Sector 129

BSP – Rs 3390/- 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.
	<u>Underground Car Parking</u> 1. Car park @ Rs 2.00 Lacs 2. Subsequent car park @ Rs. 3.00 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. 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.
- 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.
- 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).

PAYMENT PLAN

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 + IFMD
	Total	100%	

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

****Booking amount:**

1/2 BHK	- Rs. 2.00 Lacs
3 BHK+W/3 BHK + W + F	- Rs. 3.00 Lacs
4 BHK + W	- Rs. 4.00 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
	TOTAL	100%	

Note: Down payment discount @ 15% on BSP

