

# *INFO-PACK*

## *KUBE* *The Luxury Apartments*

Marketed by



Better Option Propmart™

YOUR *real* ESTATE PARTNER

An ISO 9001:2008 Certified Company

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## PRODUCT BRIEF

### **Location:**

Sector 128, Noida.

### **Positioning:**

The whole community can be developed around the theme of 'Garden Living Experience'.

4 distinctive gardens can be made, namely:

- ❖ Japanese Zen Gardens
- ❖ Renaissance Gardens
- ❖ Contemporary Gardens
- ❖ Mediterranean Gardens



Eco friendly Architecture style:

- ❖ Treatment and recycling of wastewater for non-potable uses.
- ❖ Renewable energy generation in buildings and common areas like solar panels etc.
- ❖ Rainwater reclamation from roof surfaces.
- ❖ Reduced use of synthetic and plastic material in construction.

**Areas:**

S. No.	Type	Approx. Area* (in sq ft.)
1	2 BHK	995
2	3 BHK + Worker's Room	1743
3	4 BHK + 2 Worker's Room	4400

\* The sizes are tentative and subject to revision.

## SPECIFICATIONS

<b>LIVING ROOM, DINING ROOM &amp; LOUNGE</b>	
<b>Floors</b>	High quality vitrified tiles
<b>External Doors and Windows</b>	Anodized aluminium / UPVC Doors and Windows
<b>Walls</b>	Walls plastered with POP punning and painted with plastic paint
<b>Internal doors</b>	Veneered flush doors with Laccquer finish
<b>Fixture and Fittings</b>	Light fittings and fans
<b>Ceiling</b>	POP ceiling and cornice
<b>BEDROOMS, STUDY ROOMS, DRESSING</b>	
<b>Floors</b>	Wooden laminated flooring
<b>External Doors and Windows</b>	Anodized aluminium / UPVC Doors and Windows
<b>Fixture and Fittings</b>	Light fittings and fans
<b>Walls</b>	Walls plastered with POP punning and painted with plastic paint
<b>Internal doors</b>	High quality wood frame with skin moulded door shutter
<b>Ceiling</b>	POP ceiling and cornice
<b>TOILETS</b>	
<b>Floors</b>	High quality ceramic anti skid tiles or equivalent
<b>External Doors and Windows</b>	Anodized aluminium / UPVC Doors and Windows
<b>Walls</b>	High quality ceramic tiles till 7' -0" in shower area, 3' 6" in balance toilet including borders, mouldings etc. Balance painted in Plastic paint.
<b>Internal doors</b>	First class Wood frame with skin moulded door shutter
<b>Ceiling</b>	POP ceiling and cornice
<b>KITCHEN</b>	
<b>Floors</b>	Marble / anti skid vitrified tiles or equivalent
<b>External Doors and Windows</b>	Anodized aluminium / UPVC Doors and Windows
<b>Fixture and Fittings</b>	Modular kitchen as per design. Granite counter and back splash stainless steel sink with drain board

<b>Walls</b>	Tiles upto 2' height above the counter level, balance painted with plastic paint.
<b>Internal doors</b>	Veneered flush doors with Laccquer finish
<b>Ceiling</b>	POP ceiling
<b>BALCONIES</b>	
<b>Floors</b>	Ceramic tiles or equivalent
<b>Ceiling</b>	Plastic paint
<b>LIFT LOBBIES / CORRIDORS</b>	
<b>Floors</b>	Stone with special highlights and patterns
<b>Walls</b>	Plastic paint
<b>Apartment main door</b>	Seasoned wood frames with wood panelled shutter finished with melamine polish
<b>Ceiling</b>	POP ceiling and cornice
<b>UTILITIES AND FACILITIES</b>	
<b>Air-conditioning</b>	Individual split type units as per design for each apartment
<b>Ventilation</b>	Exhaust fans provided in kitchen and bathrooms. All external doors and part of external windows are openable
<b>Security</b>	24 hour manned security on entrance gates
<b>Water Supply</b>	Water supply through underground supply lines / overhead tanks
<b>Sewage Water</b>	Soiled water drainage into main sewer outside property
<b>Storm Drainage</b>	Storm water drainage system integrated with rain water harvesting
<b>Fire Protection</b>	Fire detection as per fire safety norms
<b>Main Electrical Supply</b>	Electrical wiring in concealed conduits with modular switches and power back up
<b>Telephone / Data</b>	Telephone cable pre-wired into all rooms
<b>Services</b>	Maintenance for common area on chargeable basis

**Price List  
The Kube**

**BSP @ Rs. 3,680/- psf (for 2 & 3 BHK)  
@ Rs. 3,980/- psf (for 4 BHK)  
(Inaugural Discount @ Rs. 180/- 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
	Car Parking	One reserved basement car parking space compulsory with any apartment.
	<u>Underground Car Parking</u>	
5.	1. Car park @ Rs 2.50 Lacs 2. Subsequent car park @ Rs. 3.00 Lacs	
6.	Maintenance advance for one year	Rs. 2.50 per sq. ft. per month
7.	One Time Lease Rent	Rs. 50.00 psf
8.	Preferential Location Charges	7 <sup>th</sup> floor onwards - Rs. 100 psf (for 4 BHK units)

**Notes:**

1. The Basic Prices are for the indicated Super area and do not include any of the additional charges mentioned above.
2. Maintenance charges as per maintenance agreement shall be payable by the allottee separately.
  - a. 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.
  - b. Maintenance charges for the first year shall be payable in advance at the time of offer of possession @ Rs. 2.50 psf per month.
3. Areas are indicative only.
4. All Plans and layouts are subject to change at the sole discretion of the Company or Statutory Authorities.

5. 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	Before 2 months from the date of Application	20% of BSP (less Booking Amount**)	IDC + EDC
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 <sup>rd</sup> floor roof slab	7% of BSP	Car parking
7	On laying of 8 <sup>th</sup> floor roof slab	7% of BSP	
8	On laying of 14 <sup>th</sup> floor roof slab	6% of BSP	
9	On laying of 18 <sup>th</sup> floor roof slab	5% of BSP	
10	On laying of 23 <sup>rd</sup> floor roof slab	5% of BSP	ESSC
11	On laying of 28 <sup>th</sup> floor roof slab	5% of BSP	PLC
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
	<b>Total</b>	<b>100%</b>	

\*The total number of floors mentioned above is tentative

\*\*Booking amount:

2 BHK – Rs. 2.00 Lacs

3 BHK – Rs. 4.00 Lacs

4 BHK – Rs. 8.00 Lacs

Cheques should be drawn in favour 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

### C. Partial 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	55% of BSP (less Booking Amount*)	IDC + Car park
3	On laying of upper basement slab	20%	Electric substation charges
4	On laying of 6 <sup>th</sup> floor roof slab	20%	PLC
5	On offer of possession	5% of BSP	Social Club Charges + IFMD + Maintenance advance + One time lease rent
	TOTAL	100%	

Note: Partial Down Payment Discount @ 11% on BSP



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JAYPEE GREENS

Another Place. Another World.



**ARCOP**  
 SEP, 2010

**B-29**  
 CONCEPT SKETCH DESIGN

**SITE PLAN**  
 SCALE 1:1000



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## CONTACT US

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