

**PRICE LIST FOR SUN COURT 3**

<b>Sun Court Tower 3, Unit - With view of Hole 17/16 /15 &amp; Club House</b>					
<b>Floor</b>	<b>Area (Sq. Ft)</b>	<b>Price (Rs in Lacs)</b>	<b>Floor</b>	<b>Area (Sq. Ft)</b>	<b>Price (Rs in Lacs)</b>
G. FLR	-	-	G. FLR	3900	402.00
1 FLR	3850	373.00	1 FLR	3900	375.00
2 FLR	3850	373.00	2 FLR	3900	375.00
3 FLR	3850	373.00	3 FLR	3900	375.00
4 FLR	3850	373.00	4 FLR	3900	375.00
5 FLR	3850	373.00	5 FLR	3900	375.00
6 FLR	3850	379.00	6 FLR	3900	381.00
7 FLR	3850	379.00	7 FLR	3900	381.00
8 FLR	3850	379.00	8 FLR	3900	381.00
9 FLR	3850	379.00	9 FLR	3900	381.00
10 FLR	3850	379.00	10 FLR	3900	381.00
11 FLR	3850	385.00	11 FLR	3900	387.00
12 FLR	3850	385.00	12 FLR	3900	387.00
13 FLR	3850	385.00	13 FLR	3900	387.00
14 FLR	3850	385.00	14 FLR	3900	387.00
15 FLR	3850	385.00	15 FLR	3900	387.00
16 FLR	3850	391.00	16 FLR	3900	393.00
17 FLR	3850	391.00	17 FLR	3900	393.00
18 FLR	3850	391.00	18 FLR	3900	393.00
19 FLR	3850	391.00	19 FLR	3900	393.00
20 FLR	3850	391.00	20 FLR	3900	393.00
21 FLR	3850	397.00	21 FLR	3900	399.00
22 FLR	3850	397.00	22 FLR	3900	399.00
23 FLR	3850	397.00	23 FLR	3900	399.00
24 FLR	3850	397.00	24 FLR	3900	399.00
25 FLR	3850	397.00	25 FLR	3900	399.00
26 FLR	3850	397.00	26 FLR	3900	399.00
27 FLR	3850	397.00	27 FLR	3900	399.00
28 FLR	3850	397.00	28 FLR	3900	399.00

**Sun Court Tower 3, Penthouses**

<b>Floor</b>	<b>Area (Sq. Ft)</b>	<b>Price (Rs in Lacs)</b>	<b>Floor</b>	<b>Area (Sq. Ft)</b>	<b>Price (Rs in Lacs)</b>
P/H 29 FLR ( Simplex)	7750	790.00	P/H 30 FLR ( Simplex)	7750	800.00

## SUN COURT

### Notes

1. Conversion Rates of USD, UKP, and Euro & Other Currency applicable on the date of credit of the sales Proceeds to the Company's Bank Account.
2. The rates are for the indicated Super area and are inclusive of lease rent and first transfer charges for transfer by the Company in favour of the Allottee.
3. The Preferential Location Charges (PLC), wherever applicable shall be charged extra.
4. Golf Individual Life Membership linked to the property.
5. Additional amounts towards Stamp Duty, Registration Charges, etc., shall be payable by the Allottee at the time of offer of possession.
6. Maintenance charges as per maintenance agreement shall be payable by the allottee separately.
7. The one time Maintenance deposit @ Rs. 150.00 per sq. ft. of super area shall be payable extra before handing over possession of the premises to the allottee.
8. Areas are indicative only.
9. Exact super area of Apartment shall be calculated at the time of handing of possession of property as constructed. Increased / decreased area shall be charged proportionately as per the sale price.
10. 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 shafts of the demised premises, total area of the balconies, 50% of the terrace area, and proportionate share of the common areas like common lobbies, lifts, staircases, machine room, mummy, electric sub station and other services and other common areas etc. The total extent of common areas may vary between 15% to 20% of the chargeable super area.
11. Two car parking slots for each circular apartment are provided for in the contracted amount.
12. The other terms and conditions shall be as per the Application Form, Standard Terms and Conditions and the Allotment Letter of the Company.
13. The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
14. Government Taxes as applicable from time to time shall be payable by the allottee in addition to the sale price as stated above.
15. Service Tax will be applicable as per Government rules & regulation.

### The Sun Court: Unit Level Specifications

INTERIORS	
<b>Living, Dining, Foyer</b>	<ul style="list-style-type: none"> <li>▪ Imported Italian marble flooring</li> </ul>
<b>Bedrooms, Family Lounge</b>	<ul style="list-style-type: none"> <li>▪ Solid wood plank flooring in Cumaru, Teak, Merbau or equivalent</li> <li>▪ 7' high laminated wooden wardrobes in bedrooms.</li> </ul>
<b>Bathrooms, Powder Room</b>	<ul style="list-style-type: none"> <li>▪ Imported Beige Marble/ Spanish vitrified tiles in flooring</li> <li>▪ Glass Mosaic/ Bisazza Mosaic/ Imported tiles in walls till 7ft height in shower area and 3 ½ feet in other areas. Balance painted in acrylic emulsion paint</li> <li>▪ Jacuzzi and steam in master bathroom</li> <li>▪ Frameless glass shower enclosure with SS hardware</li> <li>▪ Imported fittings of TOTO, Kohler or equivalent</li> <li>▪ Imported fixtures Grohe or equivalent</li> <li>▪ Toilet hardware including toilet paper holder, jet sprays, door hooks and towel rods</li> <li>▪ His-and-her vanity with heated mirrors for defogging</li> </ul>
<b>Kitchen/Utility</b>	<ul style="list-style-type: none"> <li>▪ Imported anti-skid ceramic tile flooring</li> <li>▪ 2 ft high dado above counter in decorative ceramic tiles</li> </ul>

## Jaypee Greens, Greater Noida

	<ul style="list-style-type: none"> <li>▪ 25 mm Granite counter top and back splash</li> <li>▪ Modular kitchen in stainless steel and laminate with appliance package: <ul style="list-style-type: none"> <li>○ Electric range with four burners and safety guard</li> <li>○ Double Door refrigerator</li> <li>○ Convection oven</li> <li>○ Dishwasher</li> <li>○ Clothes washer</li> <li>○ Dryer</li> </ul> </li> </ul>
<b>Wall Treatments</b>	<ul style="list-style-type: none"> <li>▪ Acrylic emulsion/ Texture paint on walls with POP cornice in ceiling</li> <li>▪ Special elements in architectural glass / SensiTile</li> </ul>
<b>Doors and Windows</b>	<ul style="list-style-type: none"> <li>▪ External: <ul style="list-style-type: none"> <li>○ Curtain wall glazing</li> <li>○ Provision for installation of manual/ remote controlled tracks for blinds</li> </ul> </li> <li>▪ Internal: <ul style="list-style-type: none"> <li>○ 50mm teak wood paneled doors</li> </ul> </li> </ul>
<b>Balconies</b>	<ul style="list-style-type: none"> <li>▪ Terracotta tiles with red Sandstone skirting</li> </ul>
<b>Worker Room</b>	<ul style="list-style-type: none"> <li>▪ Tile flooring</li> <li>▪ Dry distemper on cement plastered walls</li> </ul>
<b>Worker Toilet</b>	<ul style="list-style-type: none"> <li>▪ Ceramic tile flooring and wall treatment</li> </ul>
<b>SERVICES</b>	
<b>Air Conditioning</b>	<ul style="list-style-type: none"> <li>▪ Central air-conditioning system with personal climate controls</li> </ul>
<b>Water Supply</b>	<ul style="list-style-type: none"> <li>▪ Pressurized water supply system</li> </ul>
<b>Electrical</b>	<ul style="list-style-type: none"> <li>▪ First Quality electrical wiring with modular switches and ELCB controls on all circuits</li> </ul>
<b>Fire Security</b>	<ul style="list-style-type: none"> <li>▪ Integrated fire alarm system</li> <li>▪ Sprinklers</li> </ul>
<b>Communication</b>	<ul style="list-style-type: none"> <li>▪ Wi-Fi enabled</li> <li>▪ Pre-wired for telephone and cable television in all rooms</li> <li>▪ Intercom connecting to the concierge desk, security office, health club and parking</li> </ul>
<b>Security</b>	<ul style="list-style-type: none"> <li>▪ Access control cards for each apartment</li> <li>▪ CCTV in entry lobby of tower and in basement lobbies</li> </ul>
<b>COMMON AREAS</b>	
<b>Lobby</b>	<ul style="list-style-type: none"> <li>▪ Combination of exclusive stones in flooring</li> <li>▪ Acrylic emulsion/ Texture paint on walls with POP cornice in ceiling</li> <li>▪ Decorative double doors at ground floor lobby entrance and fire doors in basement</li> </ul>

### **Product Level Specifications : The Sun Court**

- Landscaped podium with panoramic views of the golf course
- Wellness center with
  - Swimming pool and change rooms
  - Steam and Sauna rooms
  - Massage and body treatment rooms
- Entertainment area including
  - Private Dining Space
  - Theater for private screening of movies
  - Games Room for indoor games
  - Café & Book/ DVD store
  - Convenio
- Children friendly play areas
- Jogging tracks
- 24 hr Concierge services\*:

## Jaypee Greens, Greater Noida

- Secretarial services
- Theater and dining arrangements
- Business center and meeting rooms
- Babysitting service
- Housekeeping services
- Centrally monitored facility management services: including on call internal services\*

**Notes:**

1. All floor plans, layout plans and specifications are indicative only and are subject to change as decided by the Company or a Competent Authority
2. Brand and makes are indicative and will be of equivalent quality as per availability at the time of execution
3. Marble, granite and wood are natural materials and have inherent color and grain variations
4. In the absence of availability of imported materials, Indian substitutes of equivalent quality may be used.
5. All works shall be carried out as per standard practice.
6. All works shall be executed as per the standard architectural design and details worked out by our Project Architects.
7. The facilities marked with \* will be provided on the prevalent current prices

### SUN COURT - PAYMENT PLANS:

**(A) CONTSTRUCTION LINKED:**

S.No.	Payment due on	% age
1	Earnest Money	10
2	On or before 3 months of the Application	10
3	On or before 6 months of the Application	10
4	On Commencement of Foundation	10
5	On Commencement of upper basement slab	10
6	On Commencement of 3rd floor Roof Slab	6
7	On Commencement of 7th floor Roof Slab	6
8	On Commencement of 11th floor Roof Slab	6
9	On Commencement of 15th floor Roof Slab	6
10	On Commencement of 19th floor Roof Slab	6
11	On Commencement of 23rd floor Roof Slab	6
12	On Commencement of 25th floor Roof Slab	6
13	On completion of internal plaster & flooring within the Apartment	5
14	On Offer of Possession	3
	<b>TOTAL</b>	<b>100%</b>

Note:

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1. Installments under Sl. No. 4 - 13 may run concurrently with those under Sl. No. 1 - 3 based on the physical progress of work at site.
2. The demand letter for Installments at Sl. No. 4 to 14 shall be sent in advance providing for payment period of upto 15 days.

**(B) DOWN PAYMENT PLAN:**

S No	Payment Due On	% of Basic Sales Price
1	Earnest Money	As Applicable*
2	On or before 1 month from date of Application	95% - (Booking Amount)
3	On offer of possession	5%
	<b>TOTAL</b>	<b>100%</b>

Note: \* Down Payment discount will be as per company's policy.

**(C) PARTIAL DOWN PAYMENT PLAN:**

S No	Payment Due On	% of Basic Sales Price
1	Earnest Money	As Applicable*
2	On or before 1 month from date of Application	55% - (Booking Amount)
3	On Commencement of 7 <sup>th</sup> floor roof slab	20%
4	On Commencement of 23 <sup>rd</sup> floor roof slab	20%
3	On offer of possession	5% of BSP
	<b>TOTAL</b>	<b>100%</b>

Note: \* Partial Down Payment discount will be as per company's policy.

**(D) SUBVENTION PAYMENT PLAN: 24 MONTHS**

As per Company's policy.