

**Price List  
The Kube**

**BSP @ Rs. 3,680/- psf (for 2 & 3 BHK)  
(Inaugural Discount @ Rs. 180/- psf)  
BSP @ Rs. 4,140/- psf (for 4 BHK)  
(No Inaugural Discount on 4 BHK)**

(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)

**BSP (Net of inaugural discount):-**

Unit Type	Area (in sq. ft.)	Inaugural Price (in Rs. Lacs)
2 BHK	975	34.13
3 BHK	1615	56.53
4 BHK	4400	182.16

**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
	Total	100%	

\*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**

<b>S. No</b>	<b>Payment Due</b>	<b>Percentage (%)</b>	<b>Other Charges</b>
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**

<b>S. No</b>	<b>Payment Due</b>	<b>Percentage (%)</b>	<b>Other Charges</b>
1	On Booking	As Applicable*	
2	On or before 1 month from date of Application	55% of BSP (less Booking Amount*)	IDC + EDC + 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