

## Frequently Asked Questions (FAQs)

*These FAQs have been prepared by the Resolution Professional (RP) to provide answer to the questions being commonly asked by flat buyers on emails/phone and in person. The FAQs will be updated from time to time. Please note the answer to FAQs is not a legal advice by RP and where necessary flat buyers may seek expert advice. These are in addition to FAQs provided on 17 August 2017, 18 August 2017 and 22 August 2017.*

### **Q1: Are Projects of Jaypee Infratech Limited covered under RERA, if yes, are the Projects registered under RERA?**

RERA stands for Real Estate (Regulation & Development) Act 2016. **RERA** came into effect from 1 May, 2017 and developers were given time to Register until 31 July 2017.

Yes, the following ongoing Projects of Jaypee Infratech Limited are covered under RERA where completion certificate has not yet been received/applied for:

#### **A. Jaypee Greens Wish Town, Noida**

- 1 Jaypee Greens Aman, Noida
- 2 Jaypee Greens Garden Isles, Noida
- 3 Jaypee Greens Krescent Homes, Noida
- 4 Jaypee Greens Kube, Noida
- 5 Jaypee Greens Orchards, Noida
- 6 Jaypee Greens Kosmos - A (Phase II), Noida
- 7 Jaypee Greens Kosmos - B (Phase II), Noida
- 8 Jaypee Greens Kosmos - C, Noida
- 9 Jaypee Greens Klassic - A (Phase II), Noida
- 10 Jaypee Greens Klassic - D, Noida
- 11 Jaypee Greens Klassic Corporate, Noida
- 12 Jaypee Greens Klassic Arcade, Noida
- 13 Jaypee Greens Wish Point, Noida
- 14 Pebble Court, Noida
- 15 Jaypee Greens Kasa Isles, Noida
- 16 Jaypee Greens Kensignton Boulevard Apartments, Noida
- 17 Jaypee Greens Kensington Park Apartments, Noida

**B. Jaypee Greens Sports City, Mirzapur**

- 18 Jaypee Greens Sunnyvale Homes, Mirzapur
- 19 Jaypee Greens Villa Sunnyvale Homes, Mirzapur
- 20 Jaypee Greens Tanishq Square Phase I, Mirzapur
- 21 Jaypee Greens Tanishq Square Phase II, Mirzapur
- 22 Jaypee Greens Yamuna Vihar, Mirzapur
- 23 Jaypee Greens Udaan & Boulevard Court, Mirzapur
- 24 Jaypee Greens Aman –III, Mirzapur
- 25 Jaypee Greens Buddh Circuit Studios – II, Mirzapur
- 26 Jaypee Greens Naturvue Apartment, Mirzapur

**C. Jaypee Greens Wish Town, Agra**

- 27 Jaypee Greens Kensington Park Plots, Agra

The list of above Projects can be seen on the official website of RERA [www.up-rera.in](http://www.up-rera.in)

**Q2 Jaypee Greens Garden Isles project is not visible on RERA website. What is the reason for the same?**

Jaypee Greens Garden Isles project is duly registered with RERA registration number UPRERATRJ3784. Due to some reconciliation issue at RERA Authority, it is not visible. The Company has requested RERA authority to reconcile and put it on its website.

**Q3: Is it compulsory for a developer to create separate accounts for payment by Allottees?**

The project wise details of designated bank account with IDBI Bank, where amount can be remitted on line or through RTGS or crossed cheque / demand draft are provided below. Customers can also get the RERA account number for their project from the company sales and marketing office or customer care representatives.

**Jaypee Greens Wish Town, Noida Projects (including Aman)**

Name : Jaypee Infratech Limited  
IFSC Code : IBKL0000127  
A/c Type : Refer “Account Name” below  
Bank : IDBI Bank Limited  
Branch : Videocon Tower, 1st Floor, E-1, Jhandewalan Extension, New Delhi-110055

Designated bank account for project as required under RERA act 2016, are provided below:

Project name	Towers	Account Number	Account Name
Aman	All Towers	0127103000018753	JIL Real Estate Collection-Aman
Garden Isles	All Towers	0127103000018799	JIL Real Estate Collection-GDI
Krescent Homes	All Towers	0127103000018559	JIL Real Estate Collection-KRH
Kube	All Towers	0127103000018823	JIL Real Estate Collection-Kube
Orchard	All Towers	0127103000018814	JIL Real Estate Collection-Orchard
Kosmos A	KM-4,5,10,19,20,21,22,23,24,25,26,35,36,37,43,44,45,46,47	0127103000019026	JIL Real Estate Collection Kosmos A
Kosmos B	KM - 53,54,55,56,57,57A,59,60,61,62,63,64,65,66,67,68,69,70,71,72,72A,72B,72C,79,79A,79B,80	0127103000019044	JIL Real Estate Collection Kosmos B
Kosmos C	KM 58, 73, 74, 75, 77, 78	0127103000019008	JIL Real Estate Collection Kosmos C
Klassik A	KCA 1 to KCA 6	0127103000018948	JIL Real Estate Collection-Klassik A
Klassik D	KCD- 1 to KCD- 6	0127103000018957	JIL Real Estate Collection Klassik KCD
Klassik Corporate	KI- 1,2 KNG 1,2,3 and KD- 1,2,3	0127103000018975	JIL Real Estate Collection Klassik Corporate
Klassik Arcade	All Towers	0127103000018726	JIL Real Estate Collection-CKA
Wish Point	All Towers	0127103000018762	JIL Real Estate Collection-CWP
Pebble Court	All Towers	0127103000018708	JIL Real Estate Collection-Pebble
Kasa Isles	All Towers	0127103000019062	JIL Real Estate Collection KSI
Kensington Boulevard Apartments	All Towers	0127103000018656	JIL Real Estate Collection-KBA
Kensington Park Apartments	All Towers	0127103000018805	JIL Real Estate Collection-KPA

**In case of payment by cheque, the same should be drawn favoring “JIL Real Estate Collection – XXXXX (Account Name) – XXXXXX (Account Number)” (as identified above)”. The cheque may be sent directly to the Company, for which an acknowledgement will be given.**

### **Jaypee Greens Sports City, Mirzapur**

Name : Jaypee Infratech Limited  
IFSC Code : IBKL0000127  
A/c Type : Refer "Account Name" below  
Bank : IDBI Bank Limited  
Branch : Videocon Tower, 1st Floor, E-1, Jhandewalan Extension, New Delhi-110055

Designated bank account for project as required under RERA act 2016, are provided below:

<b>Project name</b>	<b>Towers/ plots</b>	<b>Account Number</b>	<b>Account Name</b>
Sunnyvale Homes	All plots	0127103000018850	JIL Real Estate Collection-sunny
Villa Expanza Sunnyvale Homes	All villas	0127103000018887	JIL Real Estate Collection-Vesvh
Tanishq Square Phase I	Tower -1 (SOC001)	0127103000018674	JIL Real Estate Collection-SCO A
Tanishq Square Phase II	Tower -1 (SOC002)	0127103000018683	JIL Real Estate Collection-SCO B
Yamuna Vihar	All plots	0127103000018869	JIL Real Estate Collection-Yamuna
Udaan & Boulevard Court	All Towers	0127103000018902	JIL Real Estate Collection-UDBC
Aman III	All Towers	0127103000018629	JIL Real Estate Collection Aman III
Buddh Circuit Studios – II	All Towers	0127103000018601	JIL Real Estate Collection BCS II
Naturvue Apartments	All Towers	0127103000018610	JIL Real Estate Collection Nature

**In case of payment by cheque, the same should be drawn favoring "JIL Real Estate Collection – XXXXX (Account Name) – XXXXXX (Account Number)" (as identified above). The cheque may be sent directly to the Company, for which an acknowledgement will be given.**

### **Jaypee Greens Wish Town, Agra**

Name : Jaypee Infratech limited  
IFSC Code : IBKL0000127  
A/c Type : Refer "Account Name" below  
Bank : IDBI Bank Limited  
Branch : Videocon Tower, 1st Floor, E-1, Jhandewalan Extension, New Delhi-110055

Designated bank account for project as required under RERA act 2016, are provided below:

Project name	Tower	Account Number	Account Name
Kensington Park	All plots	0127103000018504	JIL Real Estate Collection-KP

**In case of payment by cheque, the same should be drawn favoring “JIL Real Estate Collection – XXXXX (Account Name) – XXXXXX (Account Number)” (as identified above). The cheque may be sent directly to the Company, for which an acknowledgement will be given.**

**Q4: When should the customers make the payments?**

The customers are advised to make the payments on receipt of their respective demands, or against pending demands due against their units.

The payments made by any customer shall be deposited in the above escrow accounts only and the proceeds shall be utilized for the development / construction of the respective projects, as per applicable law/RERA guidelines.

**Q5: What is the status of registry against the units where Offer of Possession (OOP) has been sent?**

The process for Registry (ie Sub-Lease Registration or SLD) of any unit in launched retail projects of JIL where Offer of Possession (OOP) has been sent, has not changed. The issue of OOP and SLD registration is continuing even during the CIRP process for Jaypee Infratech Ltd. The Allottees are requested to contact the Registry team of the Company as per process already provided along with the OOP. The Sub-lease deed shall be executed by the Company in normal course of business.

**Q6. If customers submit the Stamp paper & KYC documents, in how many days the Registry will be executed?**

The Registry team at JIL will inform customers the Registration date on the basis of Stamp paper date and availability of time slot at the registrar’s office. The Customer needs to contact the Registry team and agree on a time schedule for the registration.

**Q7. In case of a Bank loan, the Banks/ NBFC’s / HFC’s are not willing to pay the balance dues till the time Jaypee informs them of the date of Registration?**

The bankers can release the due amount by Pay Order / Draft on or one day before the Registration date. However, this will need to be coordinated with the registry and customer care team at JIL.

In case of specific issues, please approach the Customer care / sales and marketing officials at JIL.

**Q8. Secondary transfers and obtaining NOC for secondary sales?**

Similar to issue of Offer Of Possession (OOP), registration of Sub-lease deed (SLD) and handover of flat, secondary sales and transfer of allotment letters is an ongoing activity of the company. There is no restriction placed by RP on such activities, provided the due process is followed.

Further, it is clarified that the Company / RP has not appointed any agent or consultant for expediting the same. Customers are advised to not to engage the services of any person claiming to be agents of RP / Company for routine ongoing matters such as OOP, SLD or transfer of units.

The RP and his team are following the highest standards of professional conduct. In case the customer is aware of any such malpractice or demands, he/she is requested to inform the RP with complete details (names, nature of complaint etc.) on [IRPJIL@bsraffiliates.com](mailto:IRPJIL@bsraffiliates.com) . The details of the complainant will be kept confidential.

Further, consumers are advised to pay the applicable charges / fee etc. only by way of direct bank transfer, demand draft or crossed cheques only.

In case of specific issues, please approach the Customer care / sales and marketing officials at JIL.