

JAYPEE GREENS

K SMOS

Exclusive residences at Wish Town



A BRAND NEW RESIDENTIAL COMMUNITY



Located in Sector 134, Noida Kosmos is a part of the largest residential township, WISHTOWN, Jaypee Greens, Noida. And is enveloped in acres of landscaped greens. Being in close proximity to Delhi, Kosmos is situated at the beginning of the Noida - Greater Noida expressway.

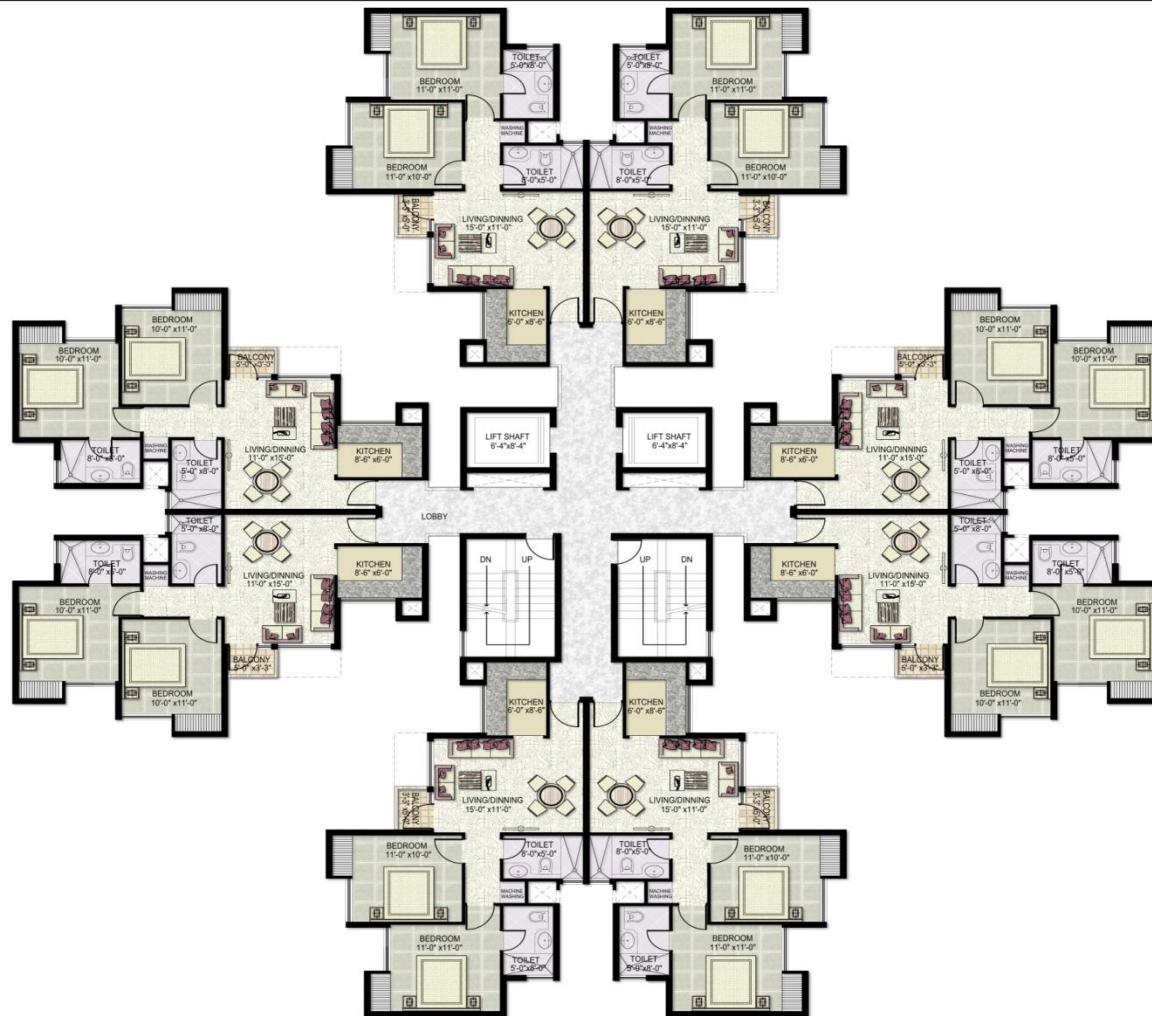
Kosmos is a gated community with spacious & well designed units having 2 BHK , 3 BHK & 3.5 BHK apartments. Equipped with 24*7 Power and water back up, it also provides spacious underground car parking. The proximity to commercial, institutional & medical facilities makes Kosmos a place worth to reside in.

INTEGRATED PLAN OF JAYPEE GREENS, NOIDA



The master plan could be subject to variations and modifications by Jaypee Greens or the competent authorities, statutory and otherwise.

CLUSTER PLAN- : 2 BHK APARTMENTS



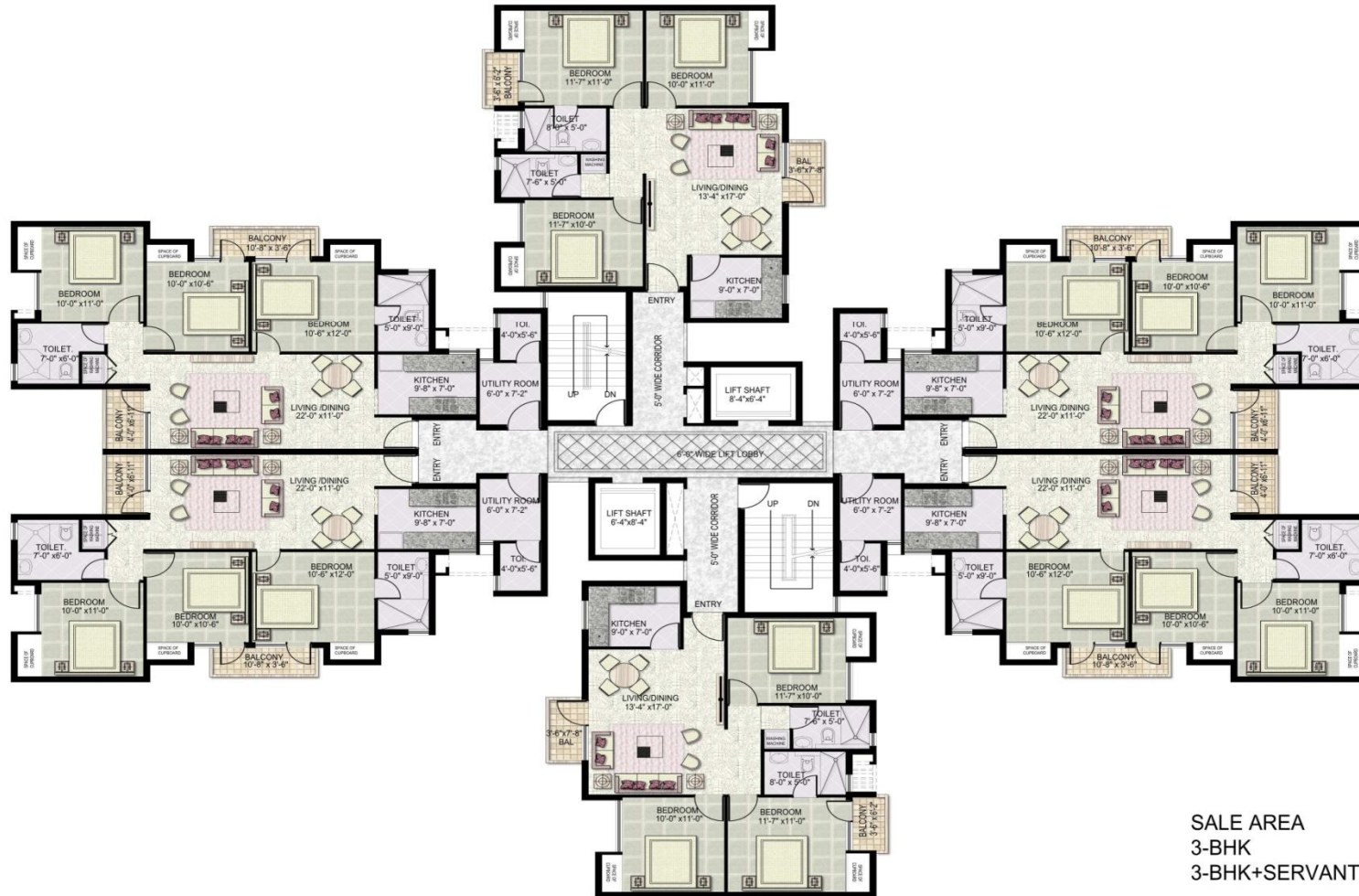
SALE AREA=850 SQ.FT

JAYPEE GREENS
NOIDA
16 JULY 09

CLUSTER PLAN
2-BHK APARTMENT

ARCOP
E-106, GREATER KAILASH ENCLAVE - I,
NEW DELHI-110048, INDIA

CLUSTER PLAN- : 3 BHK APARTMENTS



SALE AREA
 3-BHK =1150 SQ.FT
 3-BHK+SERVANT =1280 SQ.FT

FLOOR PLAN

2 BHK – 850 SQ FT



SALE AREA=850 SQ.FT

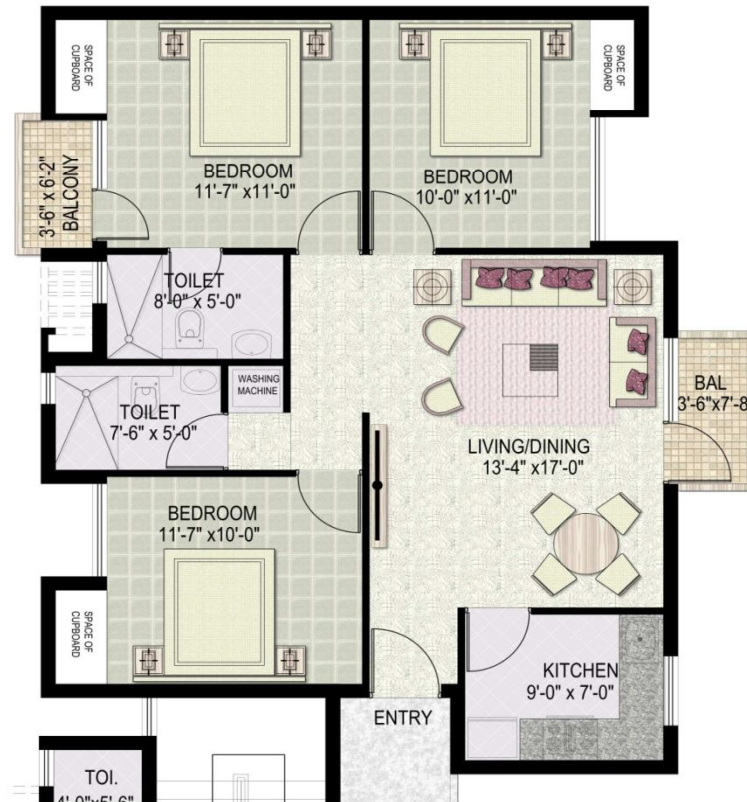
JAYPEE GREENS

2-BHK APARTMENT

ARCOP
E-106, GREATER KALASH ENCLAVE - I,
NEW DELHI-110048, INDIA

FLOOR PLAN

3 BHK – 1150 SQ FT



SALE AREA =1150 SQ.FT

JAYPEE GREENS
NOIDA
16 JULY 09

3BHK APARTMENT

ARCOP

E-106, GREATER KAILASH ENCLAVE - I,
NEW DELHI-110048, INDIA

FLOOR PLAN

3 BHK + WORKER – 1280 SQ FT



SALE AREA = 1280 SQ.FT

PRODUCT LEVEL SPECIFICATION

STRUCTURE	R.C.C Framed Structure
LIVING ROOM, DINING ROOM & LOUNGE	
Floors	Tiles / laminated floor/ mosaic
External Doors and Windows	Window- pre-engineered steel frame with wooden shutters Doors- flush doors
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	Window- pre-engineered steel frame with wooden shutters Doors- flush doors
Walls	Internal : Oil Bound Distemper
	External : Good Quality external grade paint
Internal doors	Enamel painted Flush doors

PRODUCT LEVEL SPECIFICATION

TOILETS	
Floors	Vitrified Tiles
External Doors and Windows	Window- pre-engineered steel frame with wooden shutters Doors- flush doors
Fixture and Fittings	All provided of Standard Company make
Walls	Tiles in cladding upto 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	Vitrified Tiles
External Doors and Windows	Window- pre-engineered steel frame with wooden shutters Doors- flush doors
Fixture and Fittings	Stone 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

PRICE LIST KOSMOS

BSP – Rs 2975/- psf*

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	One-time Lease Rent	Rs. 50.00. psf
5	Social Club Membership	Rs. 1.00 Lac
6	Car Parking	One reserved basement car parking space compulsory with any apartment.
	<u>Underground Car Parking</u> 1. First Compulsory Car park @ Rs 2.00 Lac 2. Subsequent car park @ Rs. 2.50 Lac	
7	Preferential Location Charges	Rs. 100.00 psf (G to 5th floor) Rs. 60.00 psf (6th to 10th floor)

* Subject to change without prior notice

Notes:

- The Basic Prices are for the indicated super area and do not include any of the charges mentioned above..
- Maintenance charges as per maintenance agreement shall be payable by the allottee separately as follows.
 - The one time Interest Free Maintenance Deposit @ Rs. 100.00 per sq. ft. of Super Area shall be payable 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.
- Additional basement storage (optional) @ Rs.2000 psf payable at the time of offer of possession.
- .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 offer of possession of the apartment 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, total area of the balconies and terraces, cupboards, plumbing / electric shafts of the demised premises 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.
- The other terms and conditions shall be as per the Application Form, Standard Terms and Conditions and the Provisional Allotment Letter of the Company.
- The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
- Government Taxes as applicable from time to time shall be payable by the allottee in addition to the sale price as stated above.
- 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-CONSTRUCTION LINKED

S No	Payment Due On	% age	Other applicable charges
1	Booking amount	As applicable *	
2	On or before 2 months of the Application	20% of BSP (Less booking amount*)	
3	On or before 4 months of the 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 1st floor Roof Slab	7.5% of BSP	Car park charges
7	On laying of 3rd floor Roof Slab	7.5% of BSP	IDC
8	On laying of 6th floor Roof Slab	6.5% of BSP	EDC
9	On laying of 9th floor Roof Slab	6.5% of BSP	PLC Charges as applicable
10	On laying of 11th floor Roof Slab	6% of BSP	Electric sub station charges
11	On laying of top floor Roof Slab	6% of BSP	
12	On completion of internal plaster & flooring within the apartment	5% of BSP	
13	On offer of possession	5% of BSP	Social Club Charges + IFMD + Maintenance advance + Lease Rent Charges + Additional Basement Storage (Optional)
	TOTAL	100%	

*** Booking Amount:**

2 BHK – 1.50 Lac, 3 BHK & 3.5 BHK - Rs. 2 Lac

Cheques should be drawn in favour of '**Jaypee Infratech Limited**'

Notes: Installments under S. No. 4 - 13 may run concurrently with those under S. No. 1 - 3 based on the physical progress of work at site.

The demand letter for Installments at S. No. 4 to 13 shall be sent in advance providing for payment period of up to 15 days.

PAYMENT PLAN- DOWN PAYMENT

S.No	Payment Due On	% age	Other Applicable Charges
1	Booking amount	As applicable *	
			IDC + EDC+ Car park + Electric sub station charges +PLC
2	On or before 1 month of the Application	95% of BSP (Less booking amount*)	
			Social Club Charges + IFMD + Maintenance advance+ Lease Rent charges + Additional Basement Storage (Optional)
3	On offer of possession	5%	
	TOTAL	100%	

Note: Down Payment Discount: @ 12% ON BASIC SALES PRICE

LOCATION DETAIL



Greater Noida Express Way

Located just 6 km from main Noida intersection, thereby enjoying good connectivity and location advantage.

Accessibility: Easily accessible from Delhi & Greater Noida from the 6 lane Expressway. Suitable access will be provided from the 45 m sector roads adjoining the site (under construction by the Noida Authority).

- 10 minutes from DND Flyway
- 15 minutes from Greater Noida
- 20 minutes from South Delhi
- 25 minutes from Connaught Place
- 45 minutes from Delhi International Airport
- 30 minutes from proposed International Airport at Jewar (U.P.)

THANK YOU