

JAYPEE GREENS  
KRESCENT  
HOMES



Welcome to Jaypee Greens Krescent Homes.  
Apartments that will portray a lifestyle you always wished  
to have, state-of-the-art and novel with facilities of a  
thoughtfully built township.

- Jaypee Greens Krescent Homes are one of the tallest high rise apartment towers with a range of 2/3/4 bedroom options, strategically located next to the entertainment hub of Wish Town.
- These homes are luxurious and contemporary, with over 80 percent area, dedicated as green area in the form of a chip & putt golf course and beautifully designed landscapes.
- Jaypee Greens Krescent Homes offer multiple recreational and sports amenities such as social clubs, creche's, children play areas, chip & putt golf course, tennis and basket ball courts ,jogger's trail etc.



AN ARTISTIC VIEW OF JAYPEE GREENS KRESCENT HOMES

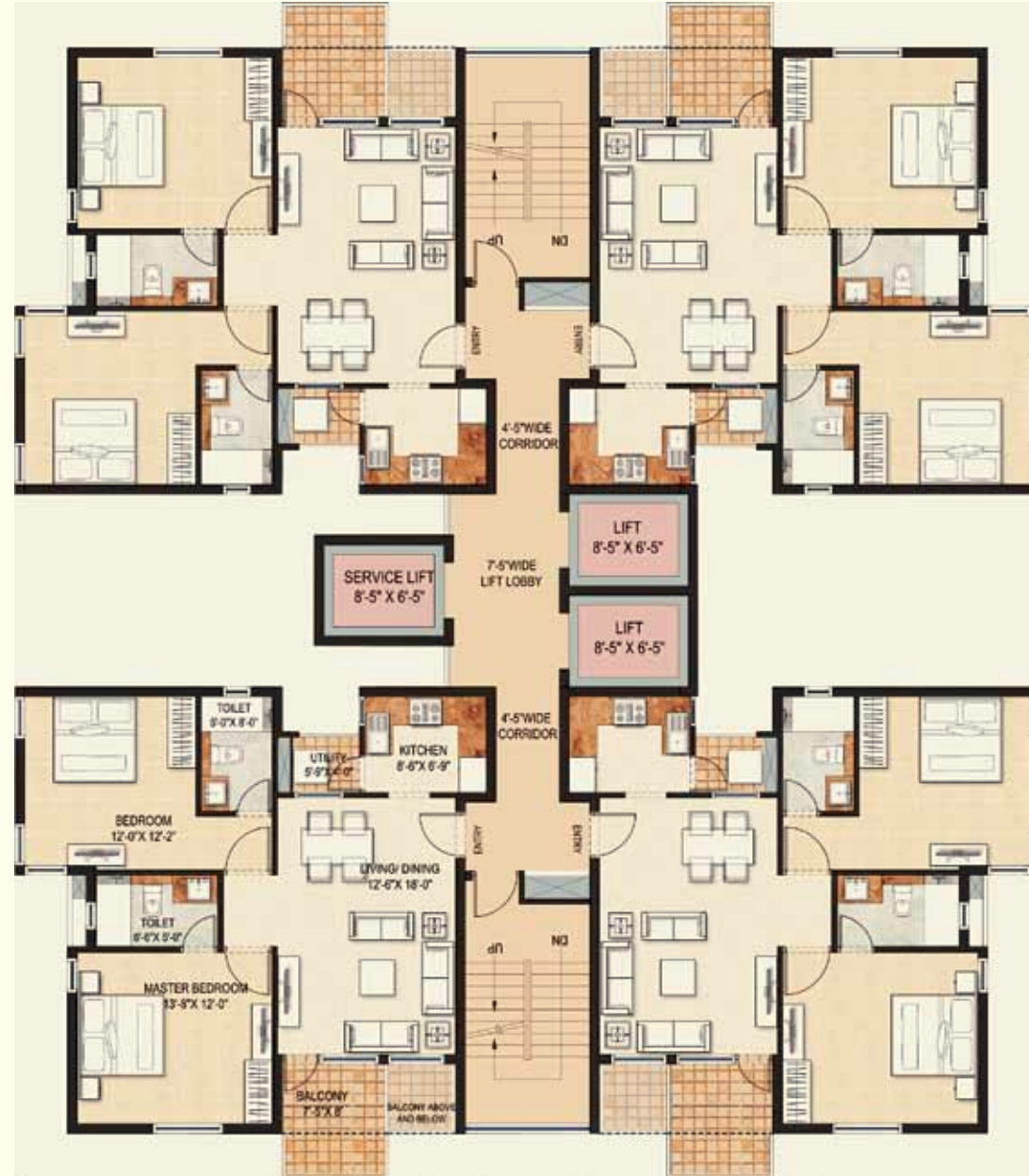


MASTER PLAN (JAYPEE GREENS THE KRESCENT HOMES)



LAYOUT PLAN (JAYPEE GREENS THE KRESCENT HOMES)

SALE AREA : 1115 sq. ft. (103.58 sq. mt. approx)



BLOCK-K TYPICAL CLUSTER PLAN  
TYPE - 2BHK

SALE AREA : 1115 sq. ft. (103.58 sq. mt. approx)



BLOCK-K TYPICAL UNIT PLAN  
TYPE - 2BHK

SALE AREA : 1230 sq. ft. (114.27 sq. mt. approx)



**BLOCK- L TYPICAL CLUSTER PLAN**  
**TYPE - 2BHK + S**

SALE AREA : 1230 sq. ft. (114.27 sq. mt. approx)



**BLOCK- L TYPICAL UNIT PLAN**  
**TYPE - 2BHK + S**

SALE AREA : 1680 sq. ft. (156.07 sq. mt. approx)



**BLOCK- M TYPICAL CLUSTER PLAN**  
**TYPE - 3BHK + W**

SALE AREA : 1680 sq. ft. (156.07 sq. mt. approx)



**BLOCK- M TYPICAL UNIT PLAN**  
**TYPE - 3BHK + W**



SALE AREA : 1980 sq. ft. (183.94 sq. mt. approx)



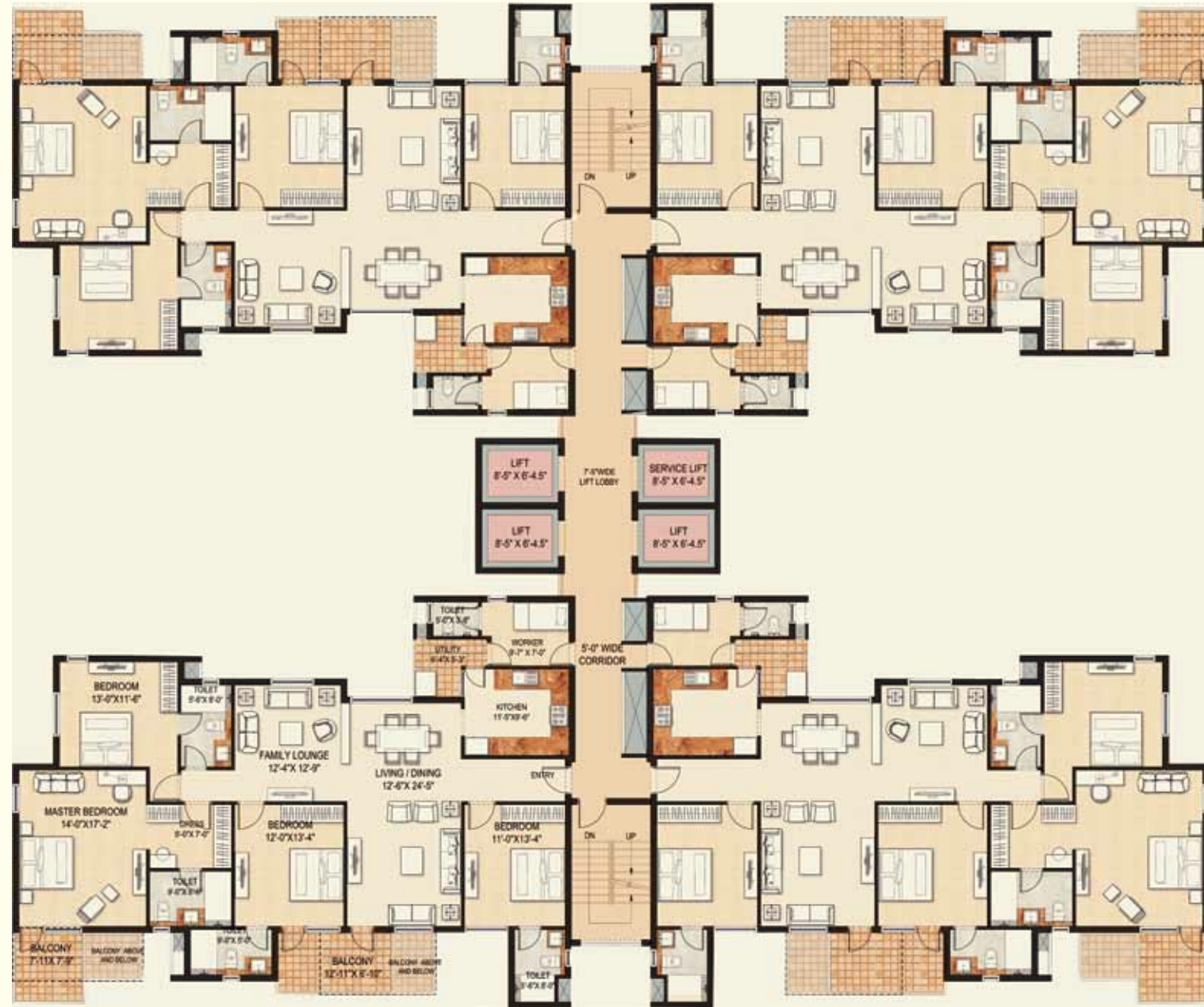
**BLOCK- N TYPICAL CLUSTER PLAN**  
TYPE - 3BHK + W + S

SALE AREA : 1980 sq. ft. (183.94 sq. mt. approx)



**BLOCK- N TYPICAL UNIT PLAN**  
TYPE - 3BHK + W + S

SALE AREA : 2375 sq. ft. (220.64 sq. mt. approx)



**BLOCK- P TYPICAL CLUSTER PLAN**  
**TYPE - 4BHK + W**

SALE AREA : 2375 sq. ft. (220.64 sq. mt. approx)



**BLOCK- P TYPICAL UNIT PLAN**  
**TYPE - 4BHK + W**

## SPECIFICATIONS

|   |   |
|---|---|
| <b>STRUCTURE</b>                        | R.C.C Framed Structure  |
| <b>LIVING ROOM, DINING ROOM, LOUNGE</b> |   |
| Floors                                  | Vitrified Tiles / laminated wooden floor  |
| External Doors and Windows              | Aluminium Powder Coated / UPVC  |
| Walls                                   | Internal : Acrylic Emulsion   |
|   | External : Good Quality external grade paint  |
| Internal doors                          | Enamel painted Flush doors  |
| <b>BEDROOMS &amp; DRESS</b>             |   |
| Floors                                  | Vitrified Tiles / laminated wooden floor  |
| External Door and Windows               | Aluminum Powder Coated / UPVC   |
| Walls                                   | Internal : Acrylic Emulsion   |
|   | External : Good Quality external grade paint  |
| Internal doors                          | Enamel painted Flush doors  |
| <b>TOILETS</b>                          |   |
| Floors                                  | Anti Skid Ceramic / Vitrified Tiles   |
| External Doors and Windows              | Aluminium Powder Coated / UPVC  |
| Fixture and Fittings                    | All provided of Standard Company make   |
| Walls                                   | Tiles in cladding up to 7' in shower area and 3'6" in balance areas.<br>Balance walls painted in Acrylic Emulsion |
| Internal doors                          | Enamel painted Flush doors  |

|                                      |   |
|--------------------------------------|---|
| <b>MODULAR KITCHEN</b>               |   |
| Floors                               | Vitrified Tiles / Anti Skid Ceramic   |
| External Doors and Windows           | Aluminium Powder Coated / UPVC  |
| Fixture and Fittings                 | Marble Top with sink, Chimneys  |
| Walls                                | Ceramic Tiles 2'6" above counter, Balance walls painted in Acrylic Emulsion |
| <b>OTHERS</b>                        |   |
| Woodwork in all rooms                |   |
| Provision for Split Air Conditioning |   |
| <b>BALCONIES/VERANDAH</b>            |   |
| Floors                               | Ceramic / Vitrified Mosaic Tiles  |
| Railings                             | MS Railing as per Design  |
| <b>LIFT LOBBIES / CORRIDORS</b>      |   |
| Floors                               | Granite / Marble / Kota or equivalent                                       |
| Walls                                | Acrylic Emulsion  |

## PAYMENT PLAN

### A. Installment Linked Plan\*

| S.No | Payment Due   | Percentage (%) of BSP              | Other Charges   |
|------|---|------------------------------------|---|
| 1    | On Booking along with application form                            | As Applicable**                    |   |
| 2    | On or within 1 month from the date of issuance of PAL             | 20% of BSP (less Booking Amount**) |   |
| 3    | On or within 3 months from the date of issuance of PAL            | 10% of BSP                         |   |
| 4    | On commencement of excavation                                     | 10% of BSP                         | Car Parking   |
| 5    | On laying of upper basement slab                                  | 5% of BSP                          |   |
| 6    | On laying of 4 <sup>th</sup> floor roof slab                      | 5% of BSP                          | IDC   |
| 7    | On laying of 8 <sup>th</sup> floor roof slab                      | 5% of BSP                          |   |
| 8    | On laying of 12 <sup>th</sup> floor roof slab                     | 5% of BSP                          | EDC   |
| 9    | On laying of 16 <sup>th</sup> floor roof slab                     | 5% of BSP                          |   |
| 10   | On laying of 18 <sup>th</sup> floor roof slab                     | 5% of BSP                          | ESSC  |
| 11   | On laying of 20 <sup>th</sup> floor roof slab                     | 5% of BSP                          |   |
| 12   | On laying of 22 <sup>nd</sup> floor roof slab                     | 5% of BSP                          |   |
| 13   | On laying of 24 <sup>th</sup> floor roof slab                     | 5% of BSP                          |   |
| 14   | On laying of top floor roof slab                                  | 5% of BSP                          |   |
| 15   | On completion of internal plaster & flooring within the apartment | 5% of BSP                          |   |
| 16   | On offer of Possession  | 5% of BSP                          | Social club membership + Maintenance advance + IFMD + One time lease rent |
|      | Total   | 100%                               |   |

### \*\*Booking amount: 5% of BSP

Cheques should be drawn in favor of 'Jaypee Infratech Limited'.

#### Notes:

- Installments under S. No. 4 - 15 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 15 shall be sent in advance providing for payment period of up to 15 days.

### B. Down Payment Plan

| S. No | Payment Due   | Percentage (%) of BSP              | Other Charges  |
|-------|---|------------------------------------|--|
| 1     | On Booking along with application form                | As Applicable**                    |  |
| 2     | On or within 1 month from the date of issuance of PAL | 95% of BSP (less Booking Amount**) | IDC + EDC+ Car park + Electric substation charges                      |
| 3     | On offer of possession                                | 5% of BSP                          | Social Club Charges + IFMD + Maintenance Advance + One time lease rent |
|       | <b>TOTAL</b>  | <b>100%</b>                        |  |

**Note:** Down payment discount, upto 15% of BSP based on the stage of construction at the time of issuance of PAL

### C. Partial Down Payment Plan

| S. No | Payment Due   | Percentage (%) of BSP              | Other Charges  |
|-------|---|------------------------------------|--|
| 1     | On Booking along with application form                | As Applicable**                    |  |
| 2     | On or within 1 month from the date of issuance of PAL | 55% of BSP (less Booking Amount**) | IDC + Car park + ESSC + EDC  |
| 3     | On laying of upper basement slab                      | 20%                                |  |
| 4     | On laying of 6 <sup>th</sup> floor roof slab          | 20%                                |  |
| 5     | On offer of possession                                | 5% of BSP                          | Social Club Charges + IFMD + Maintenance advance + One time Lease Rent |
|       | <b>TOTAL</b>  | <b>100%</b>                        |  |

**Note:** Partial Down payment discount, upto 11% of BSP based on the stage of construction at the time of issuance of PAL

**KRESCENT HOMES**  
**PRICE LIST**

**BSP**  
**(Ground to 5<sup>th</sup> Floor) @ Rs. 4,600/- psf**  
**(6<sup>th</sup> to 10<sup>th</sup> Floor) @ Rs. 4,560/- psf**  
**(11<sup>th</sup> Floor & above) @ Rs. 4,500/- psf**

**(Additional Service Tax, as applicable)**

**Other Applicable Charges:**

| S. No. | Payment Head  | Charges / Rate   |
|--------|---|--|
| 1      | Internal Development Charges (IDC)  | Rs. 75.00 psf  |
| 2      | External Development Charges (EDC)  | Rs. 75.00 psf  |
| 3      | Electric Sub Station Charges (ESSC)   | Rs. 40.00. psf   |
| 4      | Social Club Membership  | Rs. 1.00 Lac   |
| 5.     | Car Parking   | One reserved basement car parking space compulsory with any apartment. |
|        | <u>Basement Car Parking</u><br>1. 1 <sup>st</sup> Car park @ Rs 2.00 Lacs<br>2. Subsequent car park @ Rs. 3.00 Lacs |  |
| 6.     | One Time Lease Rent   | Rs. 50.00 psf  |

**Note :**

1. The Basic Sales Price (BSP) is for the indicated Super Area and is not inclusive of the other applicable charges mentioned above.
2. Maintenance charges as per maintenance agreement shall be payable by the allottee separately.
  - a. The Interest Free Maintenance deposit @ Rs. 100.00 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. 1.50 psf per month.
3. The Super Area mentioned in the brochure and/or other documents 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 offer of possession of property as constructed. Increased / decreased area shall be charged proportionately as per the agreed BSP.
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 allotted apartment(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 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 price consideration as stated above.
10. After issuance of PAL, transfer will be allowed only after 30% of the total price consideration has been received from the allottee along with payment of Administrative charges which are currently fixed at Rs. 50 per sq ft. These Administrative charges are subject to revision from time to time

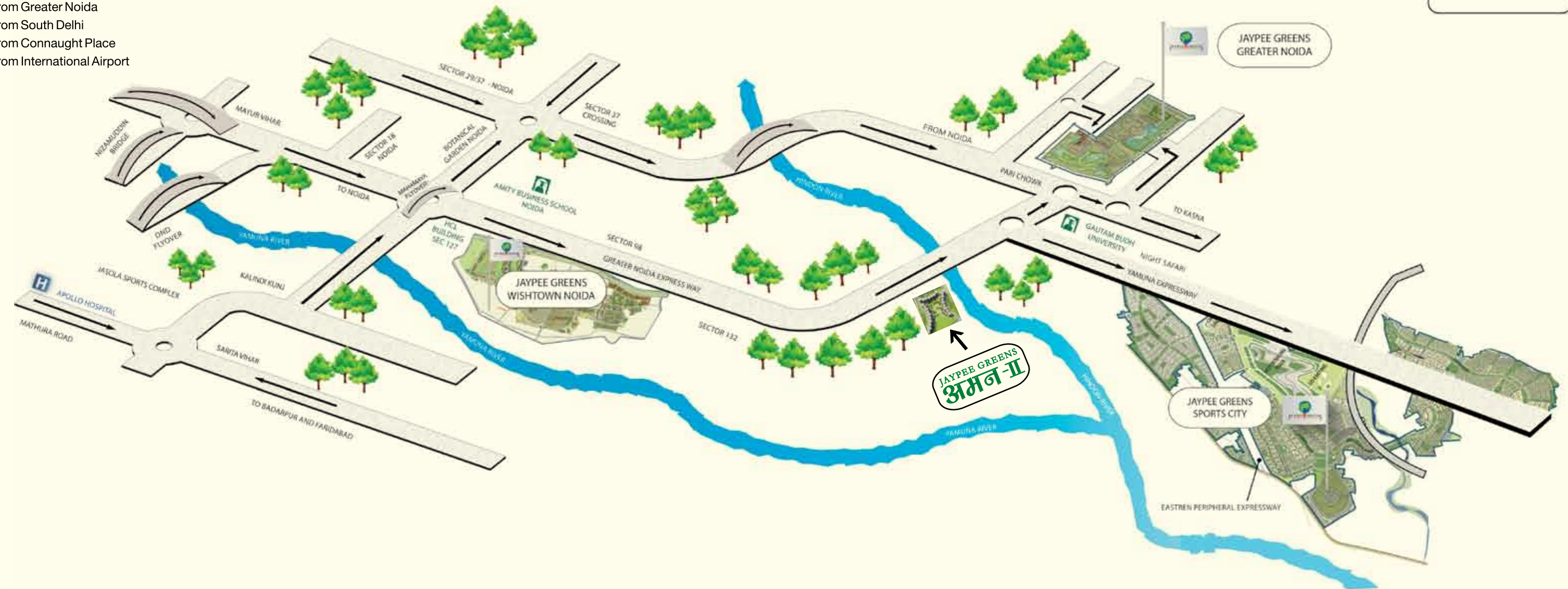
## Location Details

A symbol of modern day town planning, Noida is the fastest growing township in the National Capital Region, with international standard infrastructure.

Jaypee Greens Noida is located 4 kms from the Amity intersection, thereby enjoying good connectivity and locational advantage with respect to the city master plan. Residential, commercial, institutional and recreational facilities have been simultaneously developed in a planned manner to make it a prestigious address.

Accessibility: Easy access to Delhi and Greater Noida through the 8-lane Yamuna Expressway

- 10 minutes from DND Flyway
- 15 minutes from Greater Noida
- 20 minutes from South Delhi
- 25 minutes from Connaught Place
- 45 minutes from International Airport





**JAYPEE GREENS**

*Another Place . Another World .*

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This brochure is conceptual and not a legal offer and gives only a bird's eye view of the project. The content in this brochure and the enclosed inserts, including the building plan, elevations, images, floor plans, location details, areas, designs, layouts, specifications and payment plan etc. are tentative and are merely indicative in nature and are subject to variations and modifications at the sole discretion of the competent, statutory authorities or the company.