



**LIVE THE ACTIVE LIFE**



JAYPEE GREENS

*Another Place. Another World.*

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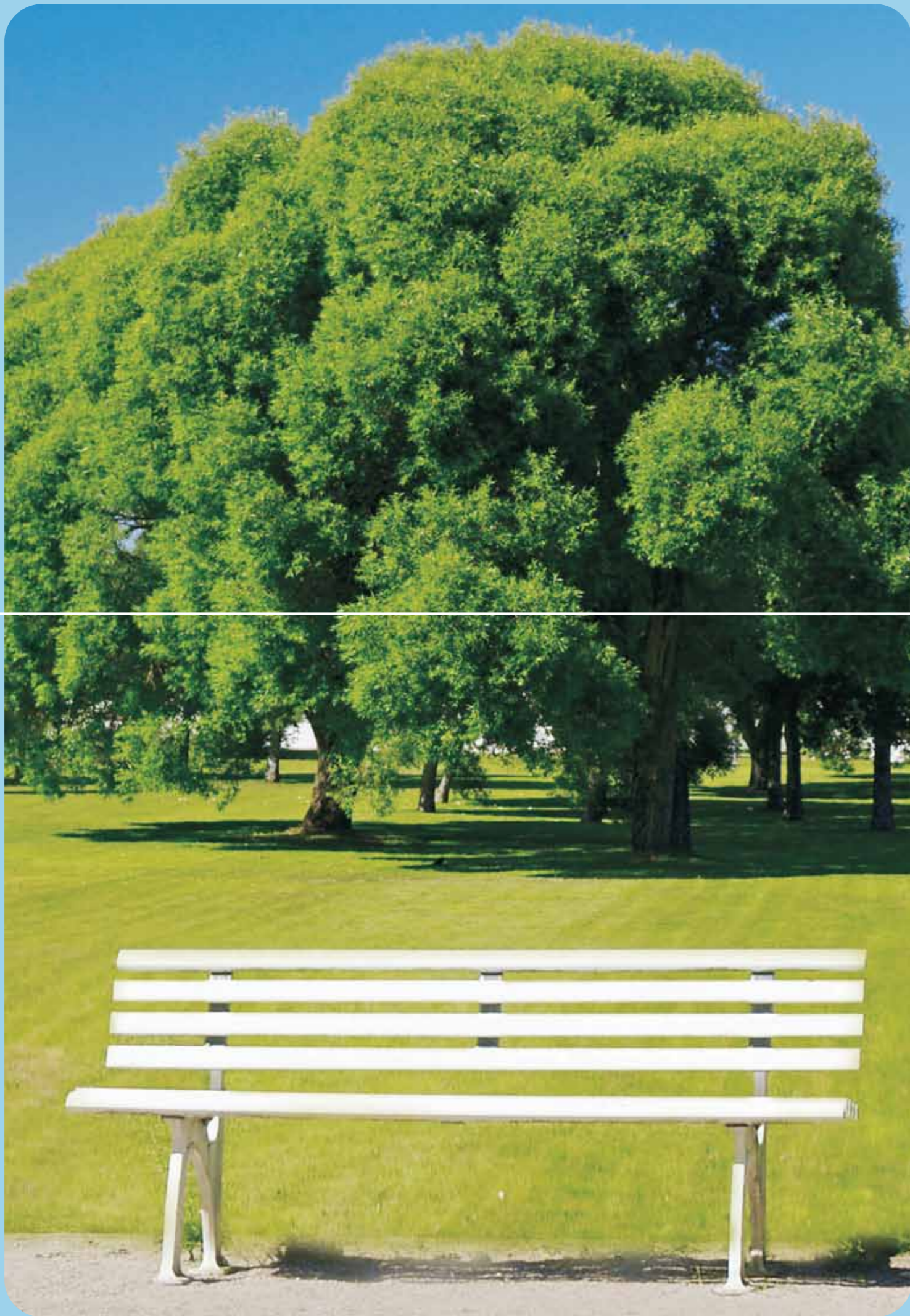
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This brochure is conceptual and not a legal offer and gives only a bird's eye view of the project. The content in this brochure and the enclosed inserts, including the building plans, elevations, images, floor plans, location details, areas, designs, 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.





Welcome to Jaypee Greens Garden Isles Towers, a community pulsating with cosmopolitan buzz and excitement, radiating with vibrancy and wellbeing. Spread over 32 acres of serene greens at WishTown –Noida, residents can take their pick of sports in the sprawling complex next door: from cricket to football to horse riding and much more.



## Where privacy co-exists with freedom

Jaypee Greens Garden Isles Towers are high-rise apartments that fill your life with moments to rejoice. The unique Y shaped architecture creates a three side open structure that offers you clear spaces with minimum intrusion and complete privacy. The meandering streets and pathways create a resort like environment. At Garden Isles, you will discover bliss around every corner.





## Dignifying the art of living

The interiors of these apartments have been carefully crafted to give you abundant ventilation and natural sunlight, opening up new dimensions of comfort and freedom. The apartments are available in numerous sizes with following options:

2bhk: 1205 Sq. Ft.

3bhk: 1725/1900/2100 Sq. Ft.

4bhk: 2625 Sq. Ft.





## Sporty way of living

Jaypee Greens Garden Isles Towers offers you Grand Fields, a magnificent way to celebrate life. Sprawling across 11 acres, Grand Fields have been beautifully designed into a vivid sporting arena. Here you can indulge in numerous, top-of-the-line facilities like cricket field, hockey field and soccer fields, in addition to world class jogging and cycling tracks, go-karting and skating rings, which further fuel your sporting spirits. Life can't get better than this. Garden Isles has professional training to help you master the sport you wish to pursue.





## Services & Convenience right next to you

At Garden Isles there are many recreational activities in our social clubs that will take your breath away. Here you can refresh yourself by taking a dip in the swimming pool, playing tennis or just enjoying delicious cuisines. And that's not all , you can also make your little ones happy by taking them to the Kid's playing area. A full fledged gymnasium and squash court will break free you from daily grind and to ensure your good night sleep we offer you world class spa and sauna bath facilities.





An artistic view of Jaypee Greens Garden Isles Towers







- LEGEND**
- - CLUB
  - - DROP OFF PLAZA
  - - PEDESTRIAN / CYCLE TRACK



## SPECIFICATIONS

STRUCTURE	R.C.C FRAMED STRUCTURE
<b>LIVING ROOM, DINING ROOM &amp; LOUNGE</b>	
FLOORS	VITRIFIED TILES / LAMINATED FLOORS
EXTERNAL DOOR & WINDOWS	ALUMINIUM POWDER COATED
INTERNAL WALLS	ACRYLIC EMULSION
EXTERNAL WALLS	GOOD QUALITY EXTERNAL GRADE PAINT
INTERNAL DOORS	ENAMEL PAINTED FLUSH DOORS WITH HARDWOOD FRAMES
<b>BEDROOMS &amp; DRESS</b>	
FLOORS	VITRIFIED TILES / LAMINATED FLOOR
EXTERNAL DOORS & WINDOWS	ALUMINIUM POWDER COATED
INTERNAL WALLS	ACRYLIC EMULSION
EXTERNAL WALLS	GOOD QUALITY EXTERNAL GRADE PAINT
INTERNAL DOORS	ENAMEL PAINTED FLUSH DOORS
<b>TOILETS</b>	
FLOORS	ANTI-SKID CERAMIC / VITRIFIED TILE
EXTERNAL DOORS & WINDOWS	ALUMINIUM POWDER COATED
INTERNAL WALLS	TILE CLADDING TILL 7'-0" ON ALL SIDES, BALANCE AREA PAINTED IN ACRYLIC EMULSION
INTERNAL DOORS	ENAMEL PAINTED FLUSH DOORS
FIXTURES AND FITTINGS	ALL PROVIDED OF STANDARD COMPANY MAKE
<b>KITCHEN</b>	
FLOORS	ANTI SKID CERAMIC / VITRIFIED TILES
EXTERNAL DOORS & WINDOWS	ALUMINIUM POWDER COATED
INTERNAL WALLS	CERAMIC TILES 2'-6 ABOVE COUNTER, BALANCE WALLS PAINTED IN ACRYLIC EMULSION
FIXTURES AND FITINGS	STONE / GRANITE TOP WITH SINK
<b>BALCONY / VERANDAH</b>	
FLOORS	CERAMIC TILES
RAILINGS	MS RAILING AS PER DESIGN
<b>LIFT LOBBIES / CORRIDORS</b>	
FLOORS	GRANITE / STONE FLOORING
CEILING	FALSE CEILING IN LIFT LOBBY (ONLY AT GROUND FLOOR)
WALLS	ACRYLIC EMULSION
<b>WORKERS ROOM</b>	
FLOORS	CERAMIC TILES
EXTERNAL DOORS & WINDOWS	ALUMINIUM POWDER COATED
INTERNAL WALLS	OIL BOUND DISTEMPER
INTERNAL DOORS	ENAMEL PAINTED FLUSH DOORS
<b>OTHERS</b>	
PROVISION FOR INSTALLING SPLIT AIR CONDITIONERS IN LIVING ROOM / BED ROOMS	
PROVISION FOR KITCHEN CHIMNEY WITH OPENING FOR EXHAUSTS	

## PRICE LIST

**BSP**  
**(Ground to 5<sup>th</sup> floor) @ Rs. 4,050/- psf**  
**(6<sup>th</sup> to 10<sup>th</sup> floor) @ Rs. 4,010/- psf**  
**(11<sup>th</sup> floor & above) @ Rs. 3,950/- psf**

Inaugural Discount : Rs. 60/- per Sq. Ft.

**(Service Tax Additional, 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. 1.50 Lac
5.	Compulsory Car Parking Space	1 reserved car parking space for 2,3 & 4 BHK (all types) @ Rs. 2.50 Lacs.
		Subsequent car park space for all types @ Rs. 3.50 Lacs (Optional) or at the prevailing price at the time of purchase
6.	One Time Lease Rent	Rs. 50.00 psf

## NOTES :

- The Basic Sales Price (BSP) is for the indicated Super Area and is not inclusive of the other applicable charges mentioned above.
- Maintenance charges as per maintenance agreement shall be payable by the allottee separately.
  - The Interest Free Maintenance Deposit (IFMD) @ Rs. 100/- per sq. ft. of Super Area shall be payable extra 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.
- The Super Area mentioned in the brochure and/or other documents is indicative only.
- 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 property as constructed. Increased / decreased area shall be charged proportionately as per the agreed BSP.
- 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, mummy, electric substation and other services and other common areas etc.
- Other terms and conditions shall be as per the Application Form and the 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 price consideration as stated above.
- Before issuance of Provisional Allotment Letter (PAL), no transfer or change in the name of allottee shall be permitted.
- 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.

# PAYMENT PLAN

## A. Construction 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 2 months from the date of issuance of PAL	10% of BSP	
4.	On or within 4 months from the date of issuance of PAL	10% of BSP	
5.	On commencement of excavation	10% of BSP	Car Parking
6.	On laying of upper basement slab	5% of BSP	
7.	On laying of 4th floor roof slab	5% of BSP	IDC
8.	On laying of 9th floor roof slab	5% of BSP	
9.	On laying of 14th floor roof slab	5% of BSP	EDC
10.	On laying of 18th floor roof slab	5% of BSP	
11.	On laying of 22nd floor roof slab	5% of BSP	ESSC
12.	On laying of 26th floor roof slab	5% of BSP	
13.	On laying of top floor roof slab	5% of BSP	
14.	On completion of internal plaster & flooring within the apartment	5% of BSP	
15.	On offer of Possession	5% of BSP	Social club membership + Maintenance advance + IFMD + One time lease rent
	Total	100%	

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

### Notes:

- Installments under S. No. 5 - 14 may run concurrently with those under S. No. 1 - 4 based on the physical progress of work at site.
- The demand letter for Installments at S. No. 5 to 14 shall be sent in advance providing for payment period of up to 15 days.

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

S.No.	Type	Area (Sq. Ft.)	Booking Amount (Rs. in Lacs)
1.	2 BHK	1205	2.5
2.	3 BHK + 2T + W	1725	3.5
3.	3 BHK + 3T +W	1900	4.0
4.	3 BHK + F + W	2100	4.5
5.	4 BHK +F/S + W	2625	5.5

## 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
	Total	100%	

Note: Down payment discount upto 15%, 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 6th floor roof slab	20%	
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 upto 11%, based on the stage of construction at the time of issuance of PAL

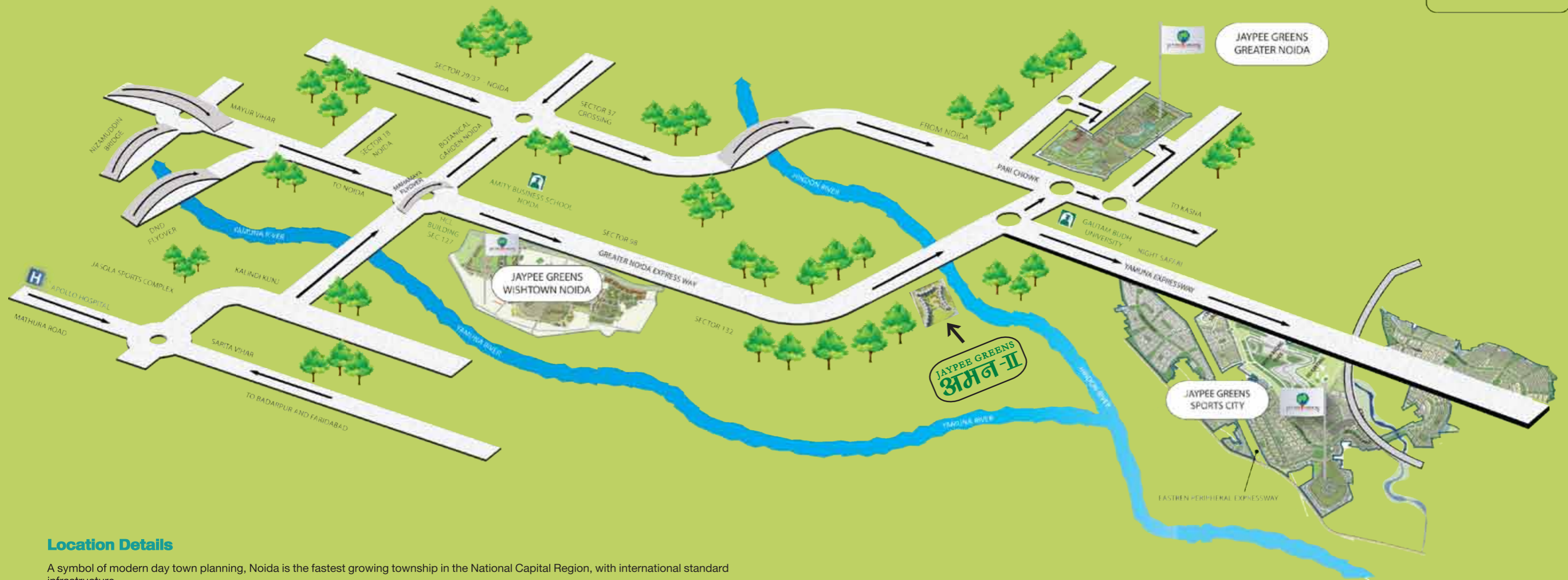


## **Jaypee Greens Gardens Isles Towers is a part of Wish Town which is the largest township in Noida.**

### **It provides an array of superb community features.**

- Acres of landscaped greens & a cluster of thematic gardens interspersed within the whole community.
- 18+ 9 Hole Golf Course facilities by Graham Cooke.
- Elegant master planned gated township.
- Boomerang-The Club.
- Multiple outdoor and indoor sports facilities for Tennis, Badminton, Squash, Table tennis etc.
- Kids play areas which will help to plan fun way for family day.
- Spiritual Centres with Temples, Meditation Centre, Discourse Halls, Yoga etc.
- Promenades featuring the finest selection of retail shops, boutiques and open bazaars.
- Town Centre with facilities like cultural galleries, restaurants & cafés, high-street retail, etc leading to the creation of a memorable sense of place with a unique community aspect.
- ‘Commercial Zone’ including facilities like 5 star hotel, shopping malls housing several top line brands, office spaces for small & large corporate houses based on the concept of ‘walk to work’.
- Schools/colleges ranging from pre-nursery to post graduation level professional colleges. The various facilities offered in these educational institutes are Gymnasium, Swimming Pools, Auditorium, Playgrounds, Activity Courts, Music & Art Rooms, Library, and Lab Facilities with latest equipments, Cafeteria / Dining Halls and Classes for Special Education etc.
- 500 bed Jaypee Super Speciality Medical & Research Centre - well equipped with the best of medical equipments & health care services and will provide complete health care solutions.
- Project exquisitely designed by world renowned architects Arcop Associates and Landscape architects Capita Lovejoy of UK.
- Power and water back up and 3-tier security system are available round the clock.
- Adjacent to the Noida-Greater Noida expressway.
- Just 10 minutes drive from Ashram Chowk, Delhi.
- Proposed Metro connectivity

MAP NOT TO SCALE



### 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



