

JAYPEE GREENS  
kingwood  
Oriental

A world privy only to a select few. **KINGSWOOD ORIENTAL** homes are as exquisite as they are exclusive. A place where nature serenades the surrounding. Open to a vista of greenery and beauty, these homes are a dream come true for home owners. These limited edition homes offer unlimited access to a world of luxury.

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Blessed

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Harmony

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Beautiful

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Happiness



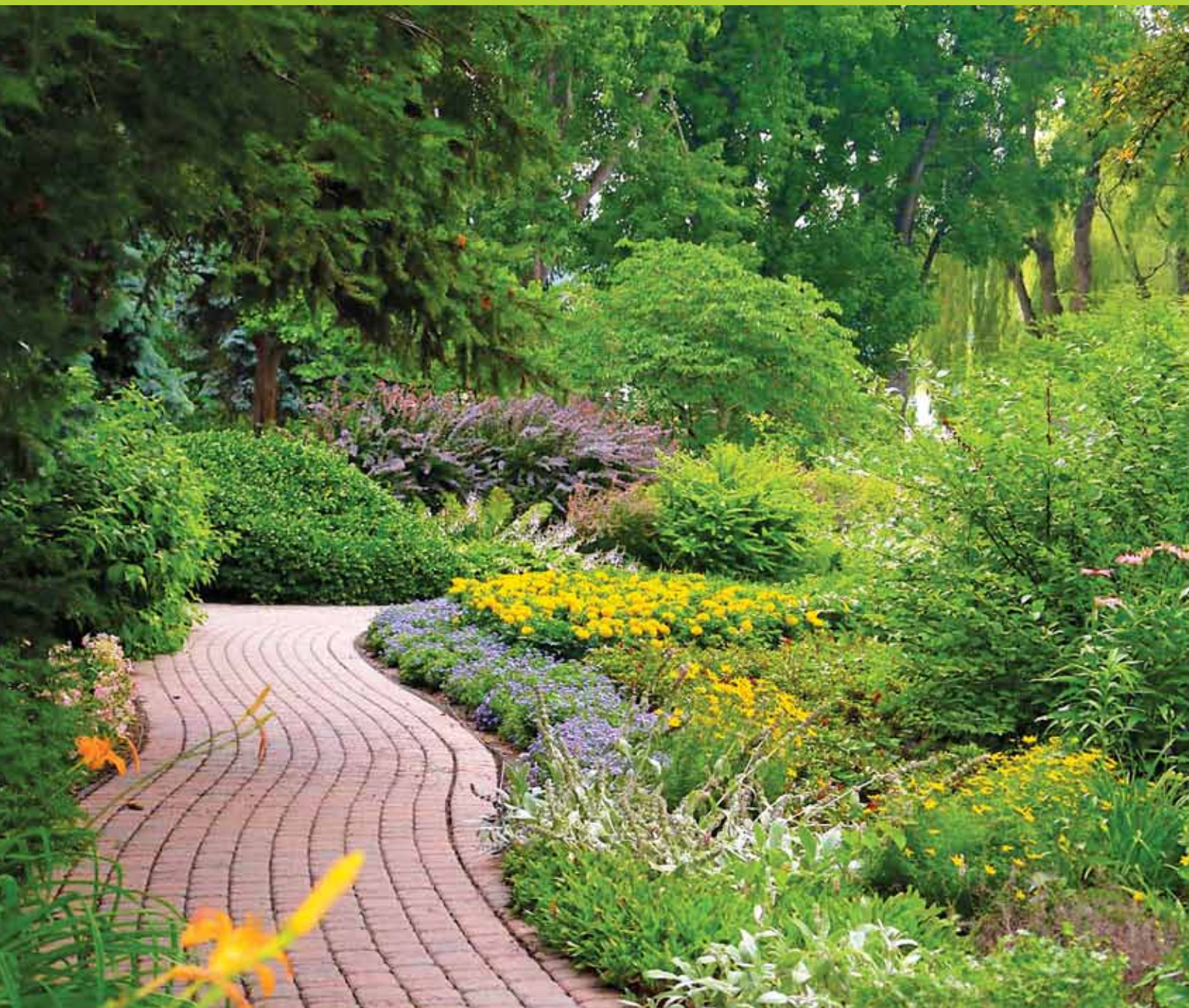
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Blessed



## WHERE YOUR DREAMS MEET REALITY

An exclusive community, created for a select few, Jaypee Greens **KINGSWOOD ORIENTAL** at Wish Town Noida, offers an ambience like none other. Nestled in an exclusive area of Wish Town spread over 1162 acres, adjacent to the 18 Hole Graham Cooke designed Golf course, the community will have beautifully landscaped pathways and manicured gardens, along with a picturesque clubhouse offering an unique oriental ambience.



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Harmony



## WHERE BEAUTY TRANSCENDS TIME

The architecture of the **KINGSWOOD ORIENTAL** is inspired by the oriental values using wood, bamboo and colourful stones.

These opulent homes are surrounded by the stunning bonsai landscapes, zen gardens, and alluring water-bodies. In the back garden sits a miniature gazebo, and a lotus pool. Together, these elements give a natural grace to these homes.



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Beautiful



## WHERE THE WORLD TAKES A BACK SEAT

The **KINGSWOOD ORIENTAL** homes have been designed with the elements of nature to create your personal haven. Wide open spaces, personal balconies, well-lit airy interiors, capture the abundance that nature has to offer. Every inch of your home is as lavish as it is modern.





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Happiness



## WHERE THE IMAGINATION KNOWS NO BOUND

One of the key elements of **KINGSWOOD ORIENTAL** is its clubhouse. The design of the clubhouse represents Southeast Asian architecture. The multi-cuisine restaurants will offer the assortment of the best delicacies from the Far East. The clubhouse will be the heart of the resident's social scene that combines party halls, children's area with video lounge arcade and wellness zone with facilities like gym, steam sauna, yoga, aerobics etc. Distinct in its architecture and elegant ambiance, the clubhouse also offers indoor and outdoor games facilities, billiards/pool, card room etc. making it an ideal place to relax and rejuvenate.



## Blessed

## Harmony

## Beautiful

## Happiness

Jaypee Greens **KINGSWOOD ORIENTAL** 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 Zen thematic gardens interspersed within the whole community.
- Golf Course facilities by Graham Cooke.
- Elegant master planned gated township.
- Variety of sizes available for plots and apartments.
- Boomerang Clubhouse.
- Various Neighbourhood Social 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.

# SPECIFICATIONS

## Unit Level Specifications

INTERIORS	
Living, Dining, Foyer	Imported Italian marble flooring
Bedrooms, Family Lounge	Solid wood plank flooring in Cumaru, Teak, Merbau or equivalent
	7'high laminated wooden wardrobes in bedrooms
Bathrooms, Powder Room	Imported Marble/ Spanish vitrified tiles in flooring
	Glass Mosaic/ Bisazza Mosaic/ Imported tiles in walls till 7 ft height in shower area and 3½ feet in other areas. Balance painted in acrylic emulsion paint
	Jacuzzi and steam in master bathroom
	Frameless glass shower enclosure with SS hardware
	Imported fittings of TOTO, Kohler or equivalent
	Imported fixtures Grohe or equivalent
	Toilet hardware
	His-and-her vanity
Kitchen/Utility	Imported anti-skid ceramic tile flooring
	2 ft high dado above counter in decorative ceramic tiles
	25 mm Granite counter top and back splash
	Modular kitchen in stainless steel and laminate
Wall Treatments	Acrylic emulsion/ Texture paint on walls with POP cornice in ceiling

Doors and Windows	External:
	<ul style="list-style-type: none"> <li>– Curtain wall glazing</li> <li>– Provision for installation of manual/ remote controlled tracks for blinds</li> </ul>
Balconies / Terrace	Internal:
	<ul style="list-style-type: none"> <li>– 50 mm teak wood paneled doors</li> </ul>
Worker Room	Terracotta tiles with red Sandstone skirting
	MS Railings
Worker Toilet	Tile flooring
	Dry distemper on cement plastered walls
Worker Toilet	Ceramic tile flooring and wall treatment
<b>SERVICES</b>	
Air Conditioning	VRV System
Water Supply	Pressurized water supply system
Electrical	First Quality electrical wiring with modular switches and ELCB controls on all circuits
Communication	Wi-Fi enabled
	Pre-wired for telephone and cable television in all rooms
	Intercom connecting to the concierge desk, security office, health club and parking
Security	Access control cards for each house
	Video Phone
	Lap Pool with water treatment plant (Optional)

## THE LINEAGE

Transforming challenges into opportunities has been the hallmark of the Group ever since its inception four decades ago. Jaypee Group is a Rs. 7000 crore well diversified infrastructure conglomerate with a formidable presence in Engineering & Construction, Power, Cement, Real Estate, Hospitality, Expressways & Education (not-for-profit).

### **Engineering & Construction**

The Engineering and Construction wing of the group is an acknowledged leader in the construction of multi-purpose river valley and hydropower projects. The Group is the only integrated solution provider for Hydropower projects in the country with a track record of strong project implementation in different capacities and has participated in projects that have added over 8840 MW of Hydroelectricity to the National grid between 2002 to 2009.

### **Cement**

Jaypee Group is the 3rd largest cement producer in the country with an aggregate capacity of 14.70 MTPA and is slated to be a 23 MTPA cement producer by the year 2010 and 30 MTPA by 2011 with Captive Thermal Power plants totaling 342 MW. The group's special blend of Portland Pozzolana Cement is marketed under the brand name 'Jaypee Cement'.

### **Power**

The Group is India's largest Private sector Hydro-power producer and is on its way to be an integrated power producer with expansion in Thermal; Wind & Power Transmission.

Jaypee Group's operational power plants are 300 MW Baspa-II (Himachal Pradesh) and 400 MW Vishnuprayag (Uttarakhand) and by 2012, the total hydropower capacity will be 1700 MW with the commissioning of 1,000 MW Karcham-Wangtoo project while the power generation (including Thermal) for the Group shall be 2200 MW. The Group is poised to be a 13,470 MW power producer by 2018.

### **Hospitality**

The Group owns and operates 4 Five Star Hotels, two in New Delhi and one each in Agra and Mussoorie with a total capacity of 644 rooms. Another state-of-the-art resort and SPA is being set up in collaboration with SIX SENSES at Greater Noida.

## **Real Estate**

The Group is a pioneer in the development of India's first golf centric Real Estate. Jaypee Greens - a world class fully integrated complex at Greater Noida consists of an 18 hole Greg Norman Golf Course. Stretching over 452 acres, it also includes residences, commercial spaces, corporate park, entertainment and nature in abundance.

Jaypee Greens also launched its second project in Noida in November 2007. India's First Wish Town, is an Integrated Township spread over 1162 acres of land comprising one 18 hole and two 9 hole golf facility & world class residences.

## **Expressways**

The Group is currently implementing 165 km, Noida to Agra, 6/8 lane Yamuna Expressway Project and ribbon development on 6175 acres at five locations along the expressway for commercial, industrial, institutional, residential and amusement purposes, will also be undertaken as an integral part of the project. The project is slated to be completed by 2011.

## **Social Commitments**

The Group has always believed in "growth with a human face" and has supported the socio-economic development of the local environment in which it operates and ensured that the economically and educationally challenged strata around the work surroundings are also benefited from the Group's growth by providing education, medical and other facilities for local development.

The Group currently provides education across all spectrum of the learning curve through 16 schools, 3 Technical Training Institutes, 2 colleges and 3 universities catering to over 20,000 students.

Last but not the least, "To strive for excellence in every activity we undertake, as we contribute in nation building through our participation in infrastructure sector of the country utilizing resources optimally, while growing with human face - NO DREAM TOO BIG."



## 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.

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





Sales Office: Jaypee Greens, Sector 128, Noida – 201304 (U.P.), India.  
Phone: +91 120 4609090 / 1 / 3, Fax: + 91 120 4609160 Mobile: +91 9999988901 / 2 / 3  
E-mail: [kingswoodoriental@jaypeegreens.com](mailto:kingswoodoriental@jaypeegreens.com) Website: [www.jaypeegreens.com](http://www.jaypeegreens.com)

Jaypee Infratech Limited (the "Company") is proposing, subject to market conditions and other considerations, a public issue of equity shares and has filed a Draft Red Herring Prospectus ("DRHP") with the Securities and Exchange Board of India ("SEBI"). THE DRHP is available on the website of SEBI at [www.sebi.gov.in](http://www.sebi.gov.in) and the websites of the BRLMs, Morgan Stanley India Company Private Limited ([www.morganstanley.com/indiaofferdocuments](http://www.morganstanley.com/indiaofferdocuments)), DSP Merrill Lynch Limited ([www.dspml.com](http://www.dspml.com)), Enam Securities Private Limited ([www.enam.com](http://www.enam.com)), ICICI Securities Limited ([www.icicisecurities.com](http://www.icicisecurities.com)), Kotak Mahindra Capital Company Limited ([www.kmcc.co.in](http://www.kmcc.co.in)), SBI Capital Markets Limited ([www.sbicaps.com](http://www.sbicaps.com)), JM Financial Consultants Private Limited ([www.jmfinancial.in](http://www.jmfinancial.in)), IDFC-SSKI Limited ([www.idfcsski.com](http://www.idfcsski.com)) and Axis Bank Limited ([www.axisbank.com](http://www.axisbank.com)). For details in relation to risk factors, please see the section titled "Risk Factors" in the DRHP.

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