

— WISH TOWN —
KLASSIC



AN ARTISTIC IMPRESSION OF THE LIVING ROOM IN KLASSIC APARTMENTS.

GET READY FOR A DREAM LIFESTYLE THAT'S A BEAUTIFUL EXPERIENCE WITH EVERY PASSING DAY. WELCOME TO WISH TOWN KLASSIC WHERE ALL YOUR WISHES COME TO LIFE. BE IT SPACE, GREENERY, FACILITIES, OR THE ELEGANT NEIGHBOURHOOD, IT OFFERS THE BEST, MAKING IT THE PERFECT HOME YOU ALWAYS WISHED FOR.

WISH TOWN KLASSIC BRINGS YOU **SIMPLEX APARTMENTS**, SURROUNDED BY METICULOUSLY LANDSCAPED GREENS WHERE ALL HOMES OFFER SPLENDID VIEWS OF THE BEAUTIFUL GARDENS AND PARKS. THESE SIMPLEX APARTMENTS REFLECT SIMPLE YET ELEGANT DESIGN IN 2 & 3 BEDROOM OPTIONS.

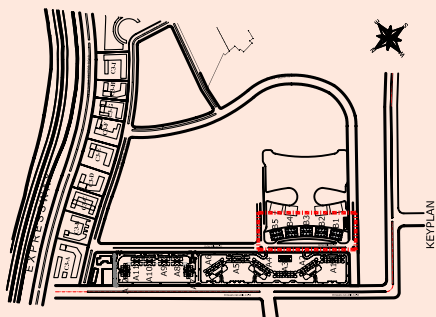
WISH TOWN IS COMPLETE WITH ALL RECREATIONAL AND LEISURE AMENITIES SUCH AS SOCIAL CLUBS, HEALTH SPA, FITNESS CENTRES, KID'S PLAY AREA, RECREATIONAL SPORTS FACILITIES, ETC.

ALL THIS COMES AS PART OF **JAYPEE GREENS** ENDEAVOUR TO BRING YOU THE BEST HOUSING OPPORTUNITIES IN NOIDA AT NEVER BEFORE PRICE.

WISH TOWN KLASSIC - SITE PLAN



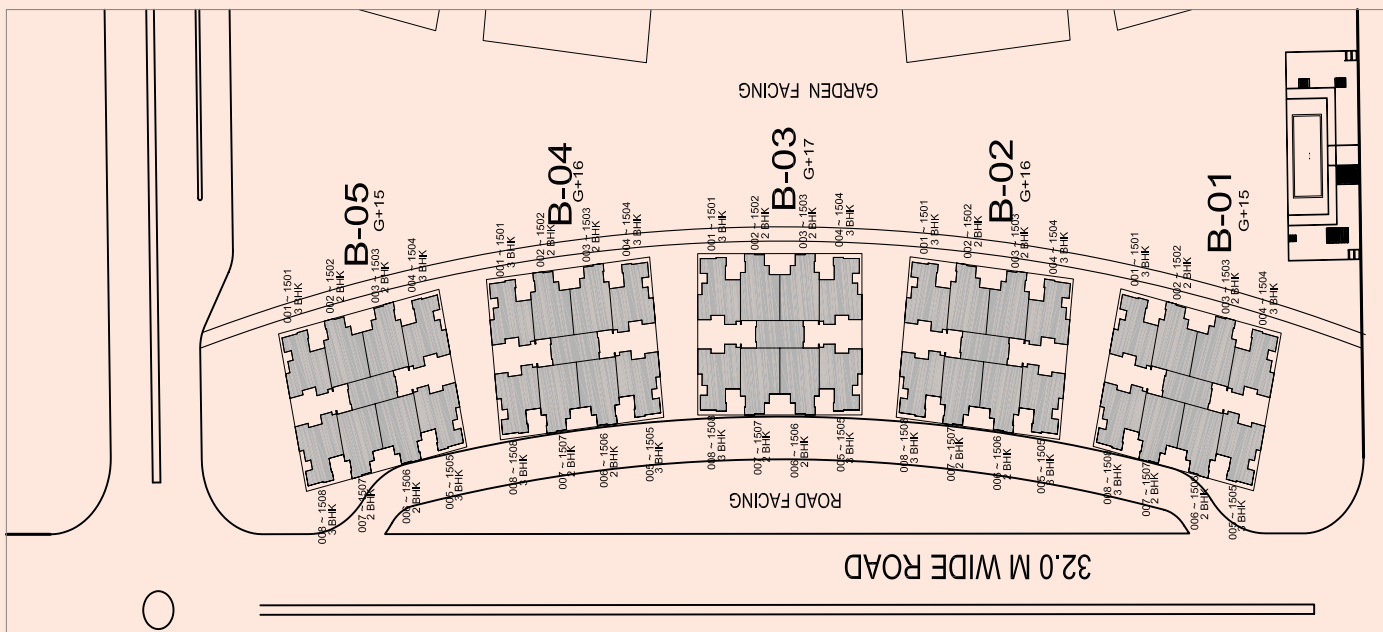
THIS IS ONLY AN ARTISTIC IMPRESSION OF THE MASTER PLAN. THE ACTUAL MASTER PLAN LAYOUT, CONSTRUCTION DESIGNS, SPECIFICATIONS, DIMENSIONS, ETC. MAY BE AT VARIANCE FROM THE INDICATIONS MADE SUBJECT TO SITE CONDITIONS, ARCHITECTURAL REQUIREMENTS, AESTHETICS AND STATUTORY APPROVALS.

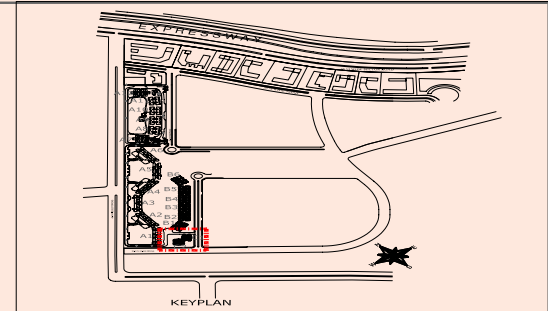
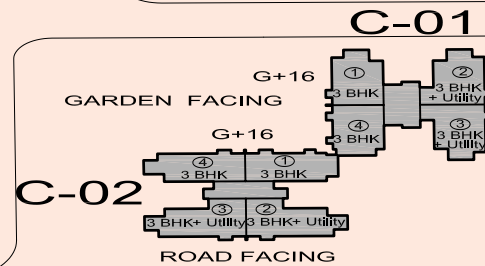
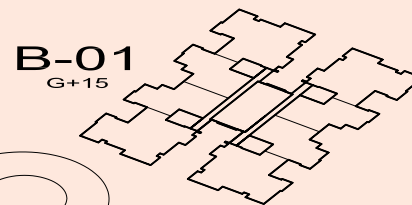


NUMBERING PLAN - B1~B2 SIMPLEX



WISH TOWN KLASSIC





32.0 M WIDE R

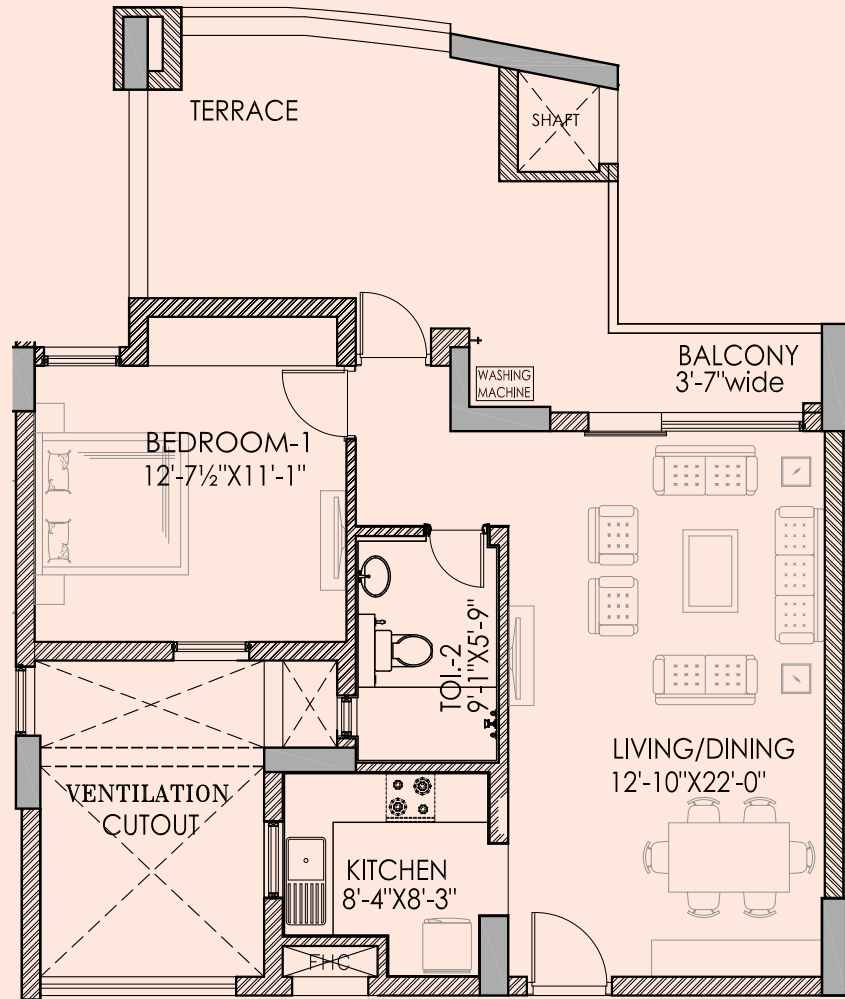
32.0 M WIDE ROAD

WISH TOWN
KLASSIC



PRODUCT LEVEL SPECIFICATIONS

STRUCTURE	R.C.C FRAMED STRUCTURE
LIVING ROOM, DINING ROOM AND LOUNGE	
FLOORS	TILES / LAMINATED FLOOR
EXTERNAL DOORS AND WINDOWS	ALUMINIUM POWDER COATED / UPVC
WALLS	INTERNAL : OIL BOUND DISTEMPER
	EXTERNAL : GOOD QUALITY EXTERNAL GRADE PAINT
INTERNAL DOORS	ENAMEL PAINTED FLUSH DOORS
BEDROOMS AND DRESS	
FLOORS	TILES / LAMINATED FLOOR
EXTERNAL DOORS AND WINDOWS	ALUMINIUM POWDER COATED / UPVC
WALLS	INTERNAL : OIL BOUND DISTEMPER
	EXTERNAL : GOOD QUALITY EXTERNAL GRADE PAINT
INTERNAL DOORS	ENAMEL PAINTED FLUSH DOORS
TOILETS	
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 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	ANTI SKID CERAMIC / VITRIFIED TILES
EXTERNAL DOORS AND WINDOWS	ALUMINIUM POWDER COATED / UPVC
FIXTURE AND FITTINGS	MARBLE 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

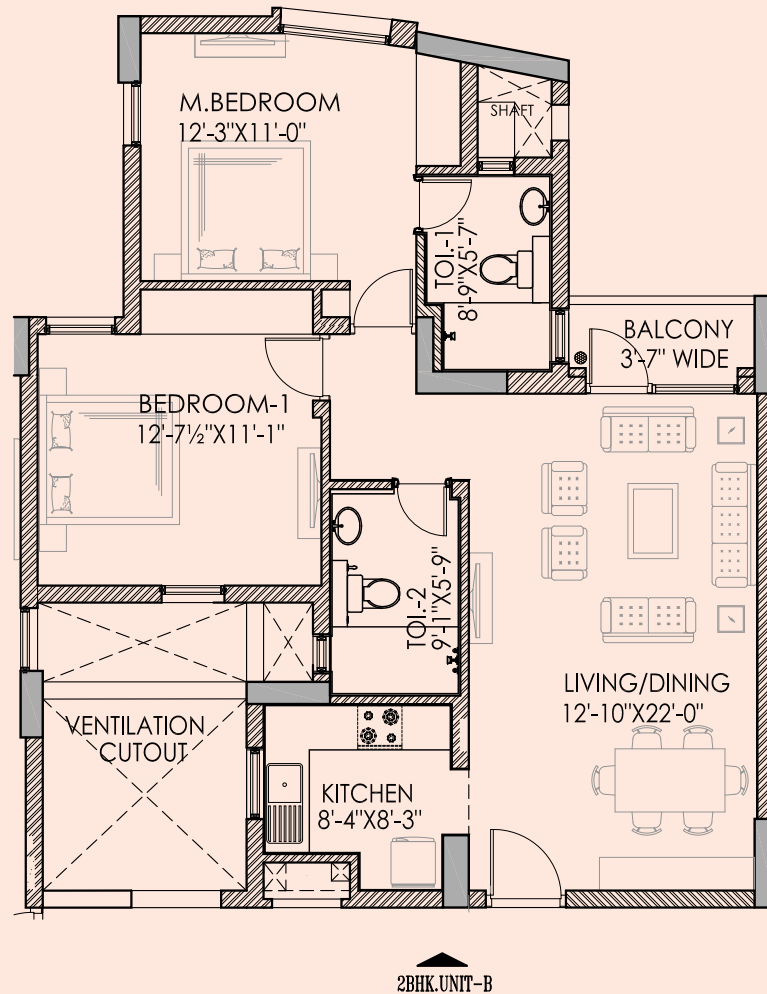


1BHK WITH TERRACE
 (TOWER A-3, A-9, A-10, B-1, B-2, B-3, B-4, B-5, B-6)

KLASSIC - II, Pocket B-41A & B42
 JAYPEE GREENS, SECTOR - 128, NOIDA

Approx. SALE AREA = 1015 - 1025
 SCALE :- N.T.S. 20-03-2012


1BHK UNIT-B1



2BHK UNIT
(TOWER A-8,A9,A10,B1,B2,B3,B4,B5,B6)

KLASSIC - II, Pocket B-41A & B42
JAYPEE GREENS ,SECTOR - 128, NOIDA

Approx.
SALE AREA = 1145 - 1255
SCALE : N.T.S. 20-03-2012



Tower - KNG-3 Area: 1247 sq.ft.(approx.) 2BHK



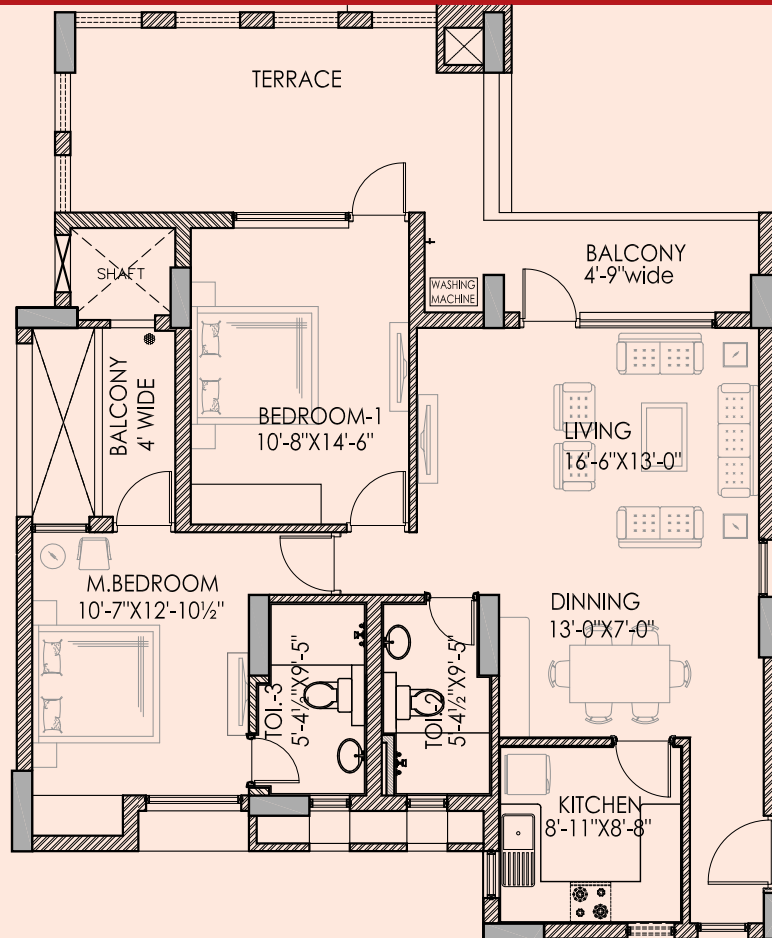
JAYPEE GREENS

KLASSIC C1 & C2 TOWER

3 BHK UNIT

Saleable Area: 1270 sq.ft. (approx.)

3 BHK



2BHK UNIT-B1

2BHK WITH TERRACE
(TOWER A-8,A9,A10,B1,B2,B3,B4,B5,B6)

KLASSIC - II, Pocket B-41A & B42
JAYPEE GREENS ,SECTOR - 128, NOIDA

Approx.
SALE AREA = 1480 - 1490
SCALE :- N.T.S. 20-03-2012

PROFILE OF BALCONY
ABOVE AT 5TH, 9TH,
13TH & 17TH FLOOR

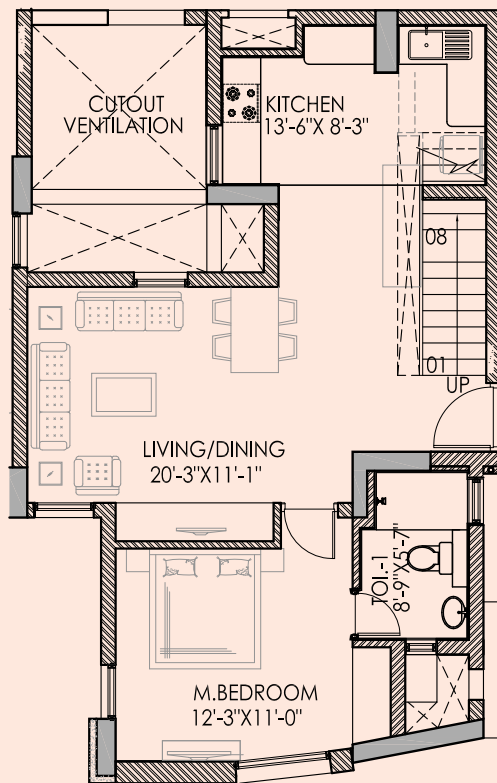


Saleable Area:
1711 sq.ft. (approx.)
3 BHK+Worker

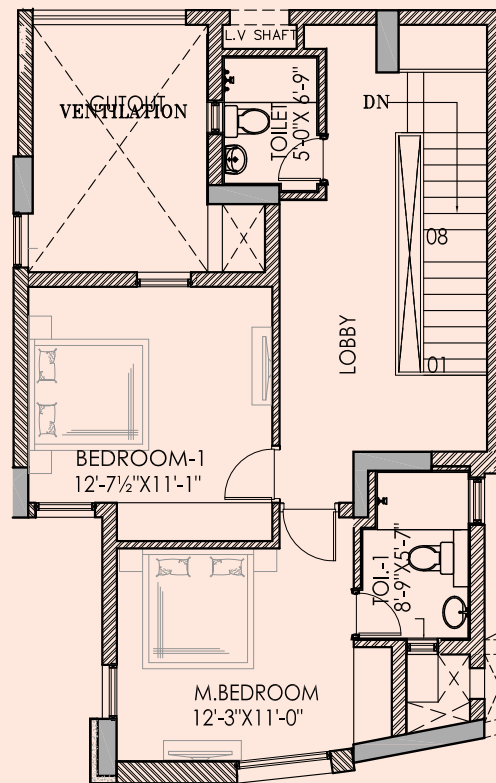
JAYPEE GREENS
KLASSIC HEIGHTS B-34A

3BHK + WORKER
D4 & D5 TOWER
(SCALE 1:50)

ARCOP
E-100, GREATER KALASH ENCLAVE-I,
NEW DELHI-110048, INDIA



GROUND FLOOR PLAN



1ST FLOOR PLAN

3BHK UNIT (DUPLEX)

3BHK (DUPLEX)
(TOWER A-8,A9,A10,B1,B2,B3,B4,B5,B6)

KLASSIC - II, Pocket B-41A & B42
JAYPEE GREENS ,SECTOR - 128, NOIDA

Approx.
SALE AREA = 1700 SFT
SCALE :- N.T.S. 20-03-2012

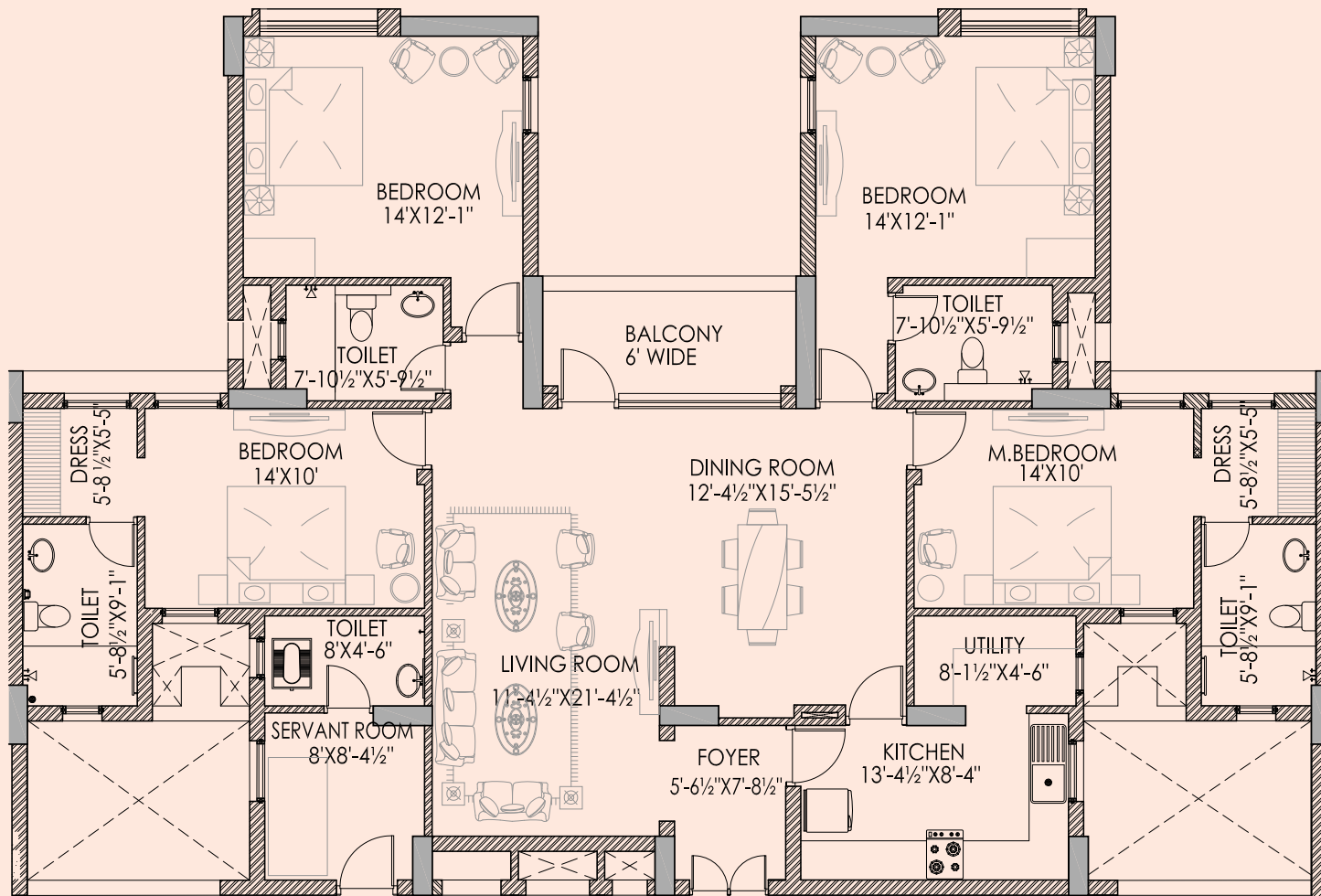


SALE AREA
4BHK + WORKER = 2345 sq.ft.
Approx.

JAYPEE GREENS
KLASSIC HEIGHTS B-34A

4BHK + WORKER
D4 & D5 TOWER
(SCALE 1:50)

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



4BHK UNIT-D

4BHK UNIT
(TOWER B-3, B-4)

KLASSIC - II, Pocket B-42
JAYPEE GREENS, SECTOR - 128, NOIDA

Approx.
SALE AREA 2425 SFT
SCALE :- N.T.S. 20-03-2012

PRICE LIST

Basic Sale Price: Rs. 3875/- psf.

OTHER APPLICABLE CHARGES:

S.NO.	PAYMENT HEAD	CHARGES / RATE
(I)	INTERNAL DEVELOPMENT CHARGES	RS. 75.00 PSF
(II)	ELECTRIC SUB STATION CHARGES	RS. 40.00 PSF
(III)	SOCIAL CLUB MEMBERSHIP	RS. 1.00 LAC
(IV)	CAR PARKING	ONE RESERVED BASEMENT CAR PARKING SPACE COMPULSORY WITH ANY APARTMENT
	UNDERGROUND CAR PARKING	
	A. CAR PARK @ RS 2.00 LACS	
	B. SUBSEQUENT CAR PARK @ RS. 3.00 LACS	
(V)	MAINTENANCE ADVANCE FOR ONE YEAR	RS. 1.50 PER SQ. FT. PER MONTH
(VI)	INTEREST FREE MAINTENANCE DEPOSIT	RS. 50.00 PSF
(VII)	ADDITIONAL BASEMENT STORAGE (OPTIONAL)	RS. 2000.00 PSF

NOTES:

- THE BASIC PRICES ARE FOR THE INDICATED SUPER AREA AND ARE NOT INCLUSIVE OF CHARGES FOR THE RESERVED CAR PARKING SLOT, LAND DEVELOPMENT CHARGES, ELECTRIC SUB-STATION CHARGES.
- THE PREFERENTIAL LOCATION CHARGES (PLC), WHEREVER APPLICABLE SHALL BE CHARGED EXTRA.
- ADDITIONAL AMOUNTS TOWARDS STAMP DUTY, REGISTRATION CHARGES, AND LEGAL / MISCELLANEOUS EXPENSES ETC., SHALL BE PAYABLE BY THE ALLOTTEE AT THE TIME OF OFFER OF POSSESSION.
- MAINTENANCE CHARGES AS PER MAINTENANCE AGREEMENT SHALL BE PAYABLE BY THE ALLOTTEE SEPARATELY.
- THE INTEREST FREE MAINTENANCE DEPOSIT @ RS. 50.00 PER SQ. FT. OF SUPER AREA SHALL BE PAYABLE EXTRA BEFORE HANDING OVER POSSESSION OF THE PREMISES TO THE ALLOTTEE.
- AREAS ARE INDICATIVE ONLY.
- EXACT SUPER AREA OF APARTMENT SHALL BE CALCULATED AT THE TIME OF HANDING OVER POSSESSION OF PROPERTY AS CONSTRUCTED. INCREASED / DECREASED AREA SHALL BE CHARGED PROPORTIONATELY AS PER THE SALE PRICE.
- 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, 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.
- THE OTHER TERMS AND CONDITIONS SHALL BE AS PER THE APPLICATION FORM, STANDARD TERMS AND CONDITIONS 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 SALE PRICE AS STATED ABOVE.
- TRANSFER FEES WOULD BE @ RS.50 PER SQ FT & 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

(A) 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*)	+ IDC CHARGES
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	
8	ON LAYING OF 6TH FLOOR ROOF SLAB	6.5% OF BSP	
9	ON LAYING OF 9TH FLOOR ROOF SLAB	6.5% OF BSP	
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 + MAINTENANCE ADVANCE + IFMD
TOTAL		100%	

*** BOOKING AMOUNT:**

2 BHK - RS. 3.50 LAC; 3 BHK - RS. 4.50 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.

(B) DOWN PAYMENT PLAN

S.NO.	PAYMENT DUE ON	% AGE	OTHER APPLICABLE CHARGES
1	BOOKING AMOUNT	AS APPLICABLE*	
2	ON OR BEFORE 1 MONTHS OF THE APPLICATION	95% OF BSP (LESS BOOKING AMOUNT*)	IDC + CAR PARK + ELECTRIC SUB STATION CHARGES
3	ON OFFER OF POSSESSION	5%	SOCIAL CLUB CHARGES + MAINTENANCE ADVANCE + IFMD
TOTAL		100%	

NOTE: DOWN PAYMENT DISCOUNT AS APPLICABLE ON BSP.

TIME LINKED PAYMENT PLAN

S.No.	Payment Schedule	%	Other Applicable Charges
1	Booking Amount	Booking Amount**	
2	On or before 1 month of generation of PAL	20% of BSP (Less Booking Amount)	
3	On or before 3 months of PAL	10% of BSP	Car Parking Charges
4	On or before 5 months of PAL	10% of BSP	
5	On or before 7 months of PAL	10% of BSP	IDC Charges
6	On or before 9 months of PAL	10% of BSP	
7	On or before 12 months of PAL	10% of BSP	ESSC Charges
8	On or before 15 months of PAL	7.5% of BSP	
9	On laying of top floor slab	7.5% of BSP	
10	On completion of internal plaster + flooring	5% of BSP	Social Club Charges + Maintenance Advance + Lease Rent
11	On offer of Possession	10%	
	Total		

****Booking amount as per terms and conditions.**

LOCATION MAP



Map Not To Scale

The drive to Jaypee Greens Noida is 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.