

JAYPEE GREENS
KUBE
The luxury apartments



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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.

Jaypee Greens Kube - A place you can call 'a centre of the universe'. Full of life with rich green surroundings & world class amenities enhancing lifestyle & wellness.

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Elevate your lifestyle
to a new height



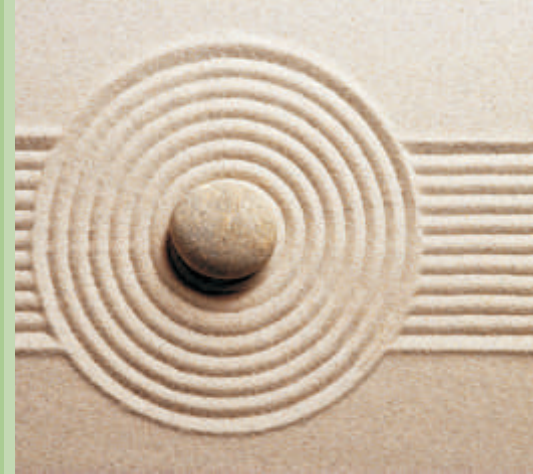
Kube - The Luxury apartments aim to create your personal adobe among the stars with beautiful crafted 2, 3 and 4 BHK apartments in towers rising up to thirty one floors. These apartments are spacious with wonderful views of thematic gardens.



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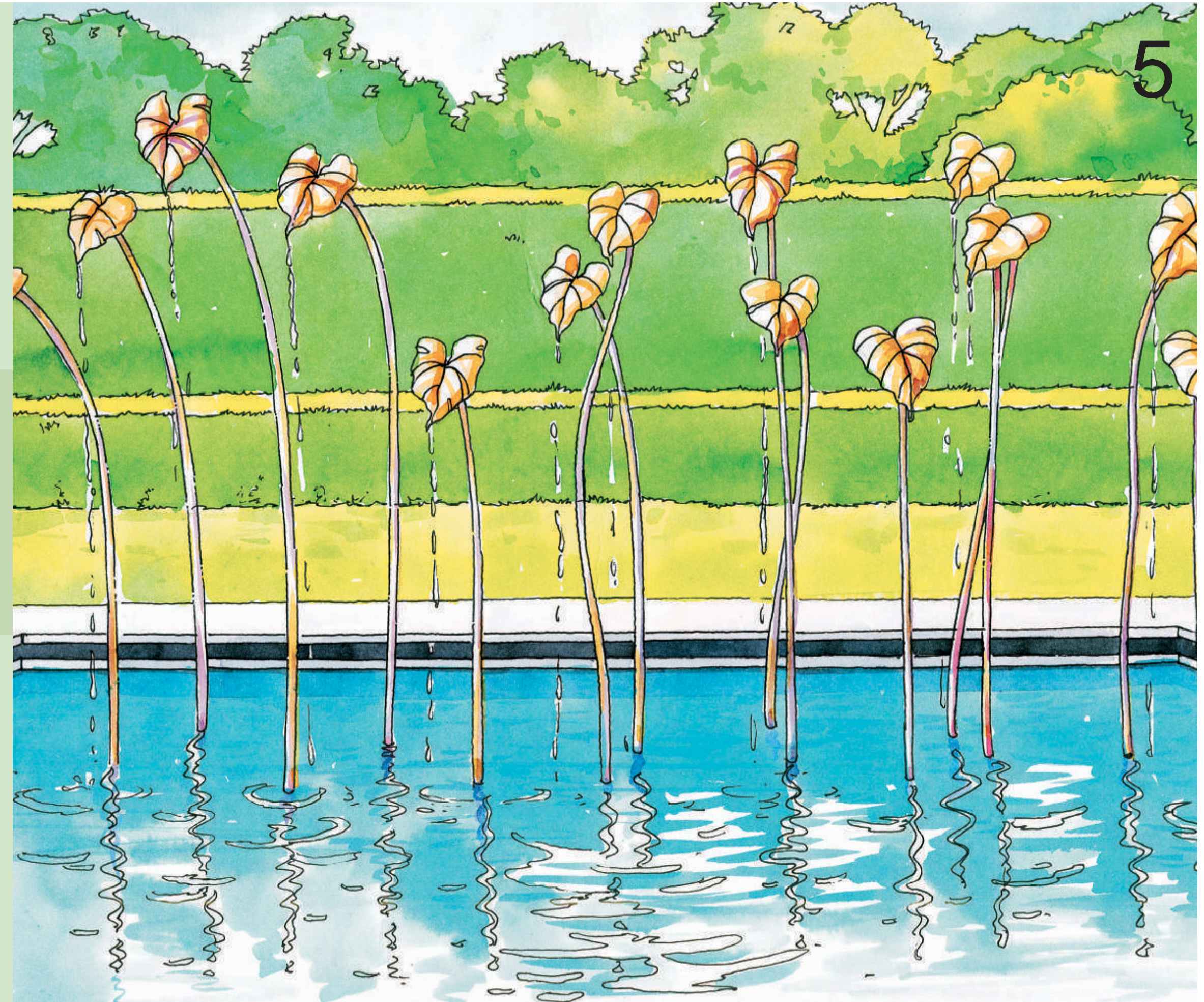


Theme Gardens



Jaypee Greens Kube is a refreshing, eco-friendly approach to lifestyle, as theme gardens play a pivotal role in the entire project.

Feel the magic with a living work of art where plants and trees change to celebrate the current season. Kube Apartments are surrounded by Japanese pattern gardens followed by renaissance, contemporary and Mediterranean gardens. A world class garden ambience created for a spirited, exhilarated living.



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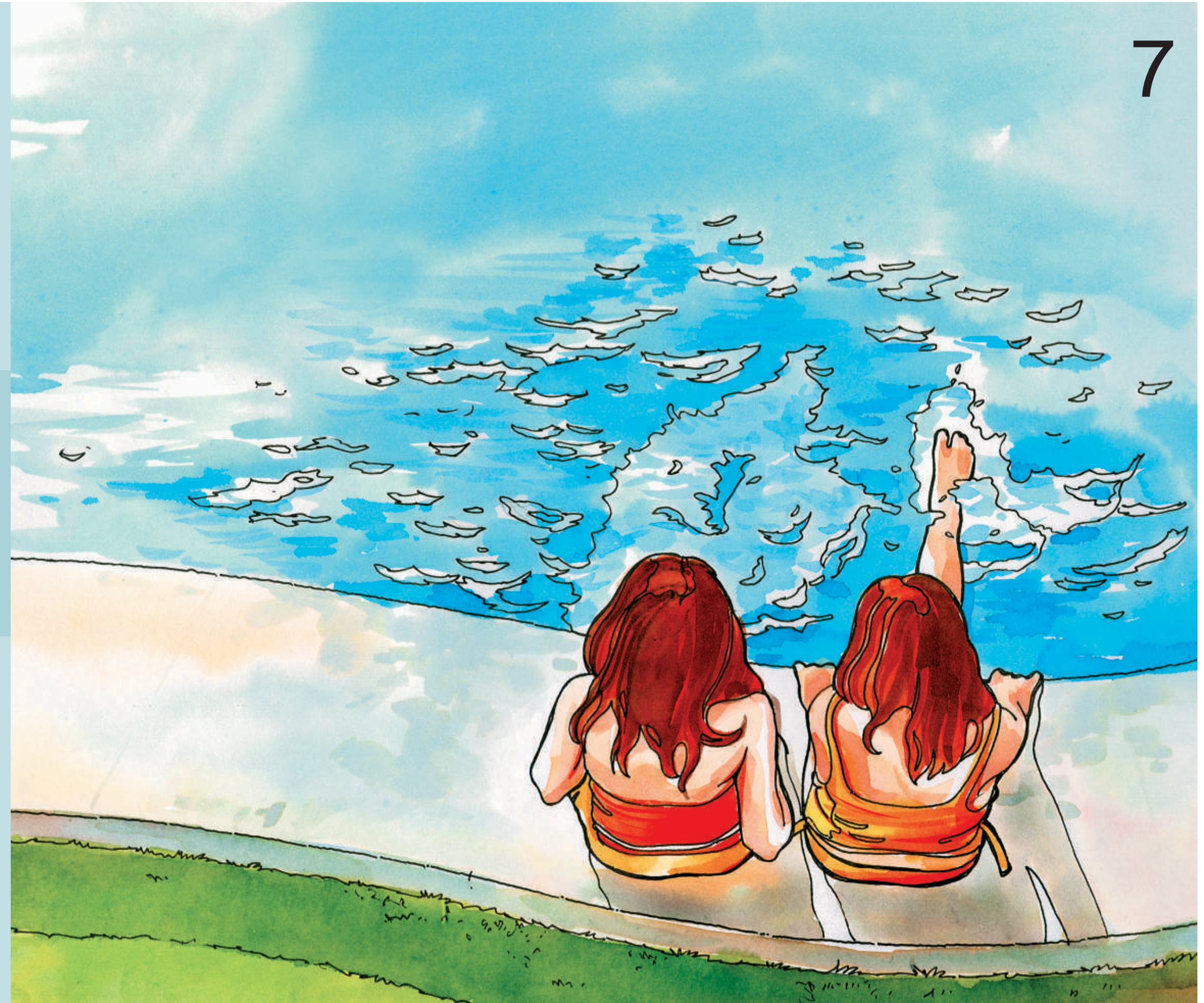


A life to break free...
breathe free



The club house set amidst scenic landscaping, tree - lined pathways, animal rock figurine, numerous water bodies, fascinating art sculptures, sitting areas made of natural stones will create the aura of natural living. An undulating swimming pool with a children splash area, specialized fitness area and gym, meditation & yoga areas, cafés, library and separate kids play area are some of the facilities complementing your life.

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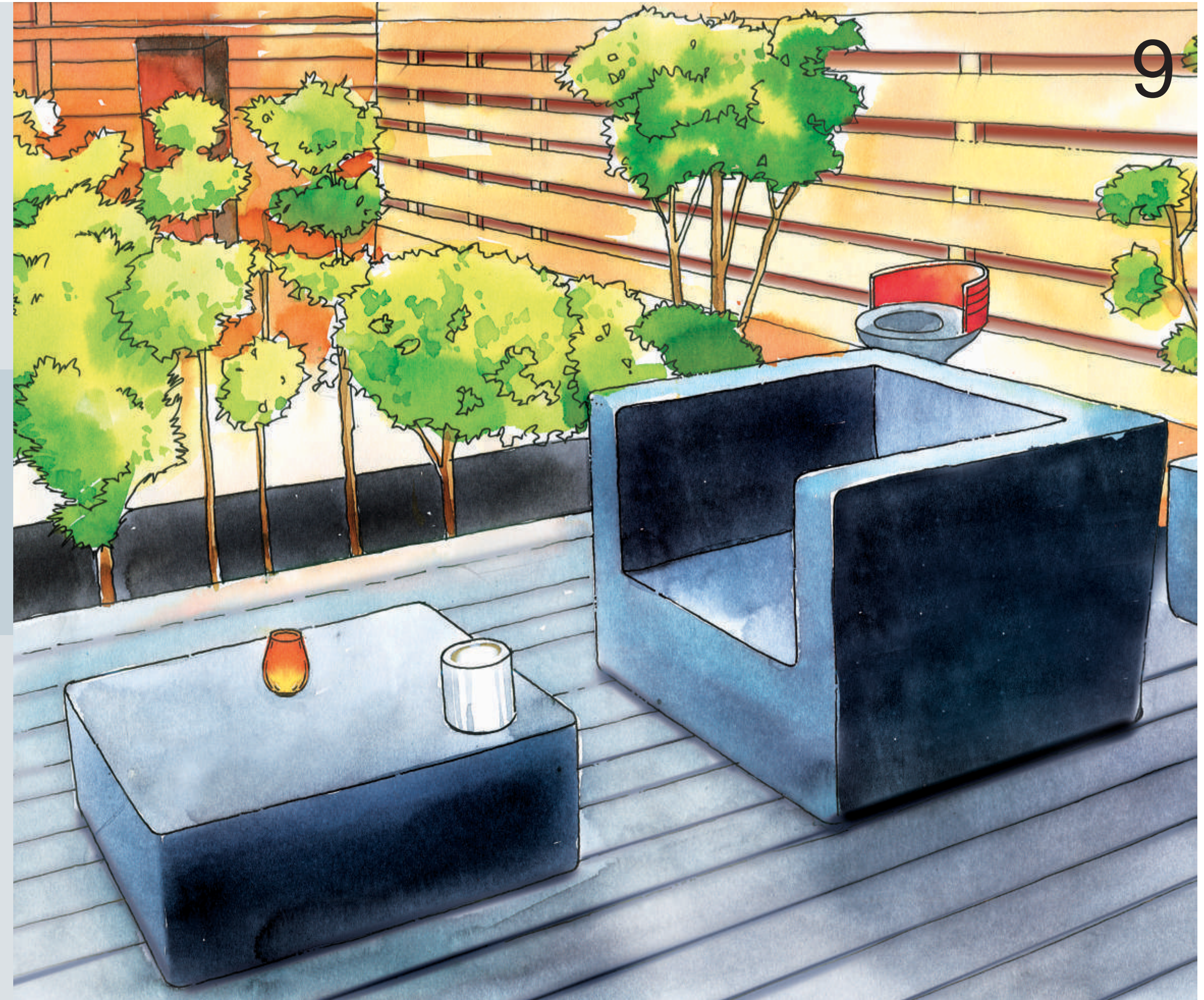




Nature Friendly Living



Kube will usher in an era of eco friendly lifestyle in its truest sense. Recycling of waste water, renewable energy generation, extensive usage of solar panels, roof top gardens to insulate the interiors, innovative vertical landscaping to reduce heat from sunlight. What's more, the use of synthetic and plastic materials in construction has also been reduced.



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Jaypee Greens Kube Luxury Apartments are a part of Wish Town which is the largest township in Noida. It provides an array of superb township features.

- Elegantly master planned gated township with acres of landscaped greens & a cluster of thematic gardens interspersed within the whole community
- 18+ 9 Hole Golf Course facilities designed by Graham Cooke
- As unique as its shape, Boomerang-The Club will offer the finest leisure amenities with multiple outdoor and indoor sports facilities for Tennis, Badminton, Squash, Table tennis etc.
- Spiritual Centres with Temples, Meditation Centre, Discourse Halls, Yoga etc.
- 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
- 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
- Metro Connectivity*



SPECIFICATIONS

LIVING ROOM, DINING ROOM & LOUNGE	
Floors	High quality vitrified tiles
External Doors and Windows	Anodized aluminium / UPVC Doors and Windows
Walls	Walls plastered with POP punning and painted with plastic paint
Internal doors	Veneered flush doors with Laccquer finish
Fixture and Fittings	Light fittings and fans
Ceiling	POP ceiling and cornice

BEDROOMS, STUDY ROOMS, DRESSING	
Floors	Wooden laminated flooring
External Doors and Windows	Anodized aluminium / UPVC Doors and Windows
Fixture and Fittings	Light fittings and fans
Walls	Walls plastered with POP punning and painted with plastic paint
Internal doors	High quality wood frame with skin moulded door shutter
Ceiling	POP ceiling and cornice

TOILETS	
Floors	High quality ceramic anti skid tiles or equivalent
External Doors and Windows	Anodized aluminium / UPVC Doors and Windows
Walls	High quality ceramic tiles till 7' -0" in shower area, 3' 6" in balance toilet including borders, mouldings etc. Balance painted in Plastic paint.
Internal doors	First class Wood frame with skin moulded door shutter
Ceiling	POP ceiling and cornice

KITCHEN	
Floors	Marble / anti skid vitrified tiles or equivalent
External Doors and Windows	Anodized aluminium / UPVC Doors and Windows
Fixture and Fittings	Modular kitchen as per design. Granite counter and back splash stainless steel sink with drain board
Walls	Tiles upto 2' height above the counter level, balance painted with plastic paint.
Internal doors	Veneered flush doors with Laccquer finish
Ceiling	POP ceiling

BALCONIES	
Floors	Ceramic tiles or equivalent
Ceiling	Plastic paint

LIFT LOBBIES / CORRIDORS	
Floors	Stone with special highlights and patterns
Walls	Plastic paint
Apartment main door	Seasoned wood frames with wood panelled shutter finished with melamine polish
Ceiling	POP ceiling and cornice

UTILITIES AND FACILITIES	
Air-conditioning	Individual split type units as per design for each apartment
Ventilation	Exhaust fans provided in kitchen and bathrooms. All external doors and part of external windows are openable
Security	24 hour manned security on entrance gates
Water Supply	Water supply through underground supply lines / overhead tanks
Sewage Water	Soiled water drainage into main sewer outside property
Storm Drainage	Storm water drainage system integrated with rain water harvesting
Fire Protection	Fire detection as per fire safety norms
Main Electrical Supply	Electrical wiring in concealed conduits with modular switches and power back up
Telephone / Data	Telephone cable pre-wired into all rooms
Services	Maintenance for common area on chargeable basis

PRICE LIST - THE KUBE

BSP @ Rs. 3,680/- psf (for 2 & 3 BHK)
(Inaugural Discount @ Rs. 180/- psf)
BSP @ Rs. 4,140/- psf (for 4BHK)
(No Inaugural Discount)

(Additional Service Tax, as applicable)

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	Social Club Membership	Rs. 1.00 Lac
5	Car Parking Underground Car Parking : a) Car park @ Rs 2.50 Lacs b) Subsequent car park @ Rs. 3.00 Lacs	One reserved basement car parking space compulsory with any apartment.
6	Maintenance advance for one year	Rs. 2.50 per sq. ft. per month
7	One Time Lease Rent	Rs. 50.00 psf
8	Preferential Location Charges	7th floor onwards - Rs. 100 psf (for 4 BHK units)

Notes :

- The Basic Prices are for the indicated Super area and do not include any of the additional charges mentioned above.
- 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.
 - Maintenance charges for the first year shall be payable in advance at the time of offer of possession @ Rs. 2.50 psf per month.
- Areas are 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 handing over possession of property 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, 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 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.
- 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 - THE KUBE

A. CONSTRUCTION LINKED PLAN*

S.No.	Payment Due	Percentage (%)	Percentage (%)
1	On Booking	As Applicable**	
2	Before 2 months from the date of Application	20% of BSP (less Booking Amount**)	IDC + EDC
3	On or Before 4 months from the date of 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 3rd floor roof slab	7% of BSP	Car parking
7	On laying of 8th floor roof slab	7% of BSP	
8	On laying of 14th floor roof slab	6% of BSP	
9	On laying of 18th floor roof slab	5% of BSP	
10	On laying of 23rd floor roof slab	5% of BSP	ESSC
11	On laying of 28th floor roof slab	5% of BSP	PLC
12	On laying of top floor roof slab	5% of BSP	
13	On completion of internal plaster & flooring within the apartment	5% of BSP	
14	On offer of Possession	5% of BSP	Social Club membership + Maintenance advance + One time Lease Rent + IFMD
	Total	100%	

*The total number of floors mentioned above is tentative **Booking amount:

- 2 BHK Rs. 2.00 Lacs • 3 BHK Rs. 4.00 Lacs • 4 BHK Rs. 8.00 Lacs

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

Notes :

- Installments under S. No. 4 - 14 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 14 shall be sent in advance providing for payment period of up to 15 days.

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B. DOWN PAYMENT PLAN

S.No.	Payment Due	Percentage (%)	Other Charges
1	On Booking	As Applicable*	
2	On or before 1 month from date of Application	95% of BSP (less Booking Amount*)	IDC+EDC+Car park+Electric substation charges+PLC
3	On offer of possession	5% of BSP	Social Club Charges+IFMD+Maintenance advance+Lease Rent charges
	TOTAL	100%	

Note : Down payment discount @ 15% on BSP

C. PARTIAL DOWN PAYMENT PLAN

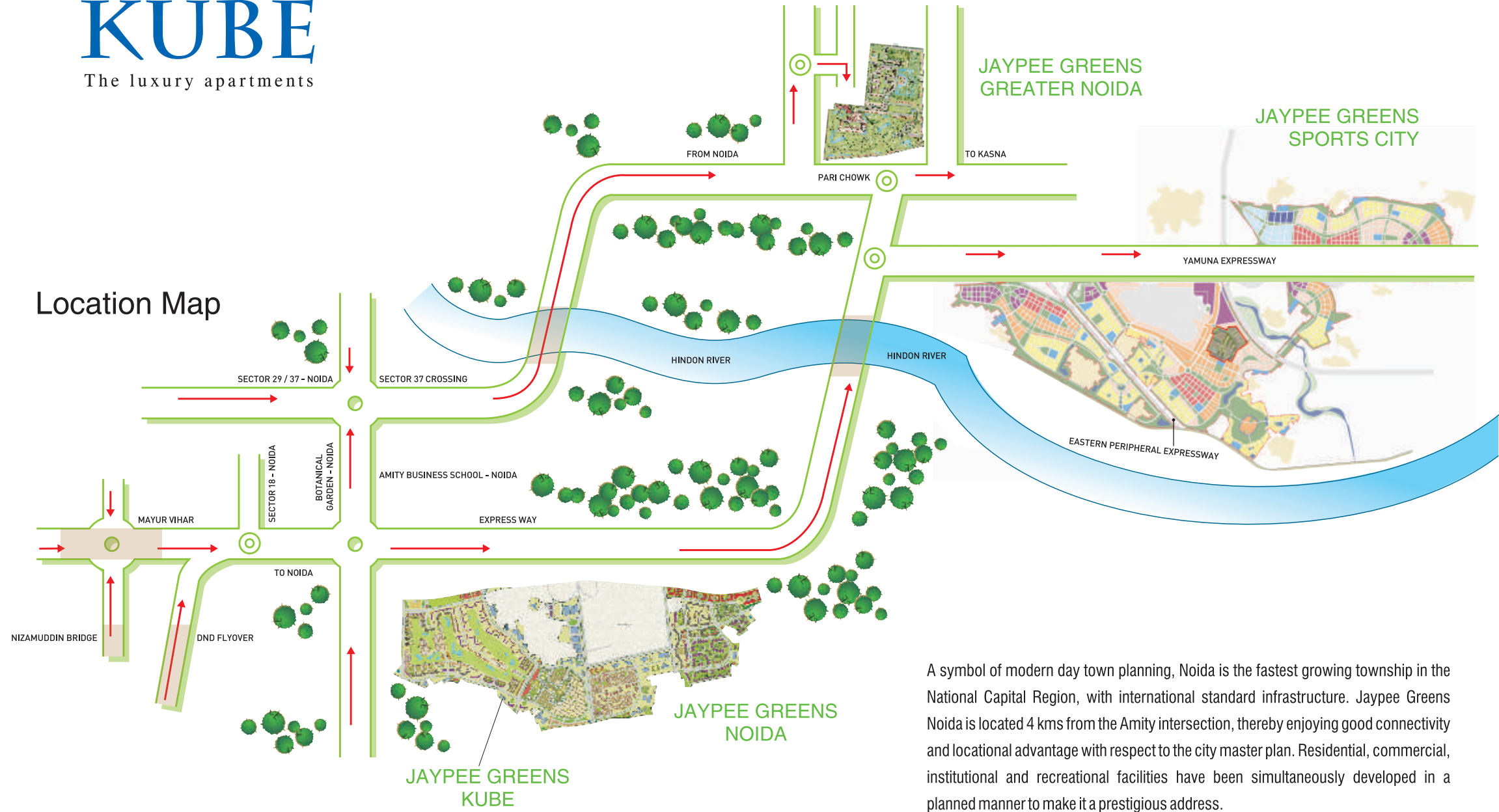
S.No.	Payment Due	Percentage (%)	Other Charges
1	On Booking	As Applicable*	
2	On or before 1 month from date of Application	55% of BSP (less Booking Amount*)	IDC + Car park
3	On laying of upper basement slab	20%	Electric substation charges
4	On laying of 6th floor roof slab	20%	PLC
5	On offer of possession	5% of BSP	Social Club Charges+IFMD+Maintenance advance+Onetime lease rent
	TOTAL	100%	

Note : Partial Down Payment Discount @ 11% on BSP

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Location Map



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 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

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SITE PLAN

KUBE LUXURY APARTMENTS

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CLUSTER PLAN 2BHK (TYPE A & TYPE B)

995 SQ. FT. (92.43 SQ. MT.)

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UNIT PLAN 2BHK (TYPE A)

995 SQ. FT. (92.43 SQ. MT.)

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UNIT PLAN 2BHK (TYPE B)

995 SQ. FT. (92.43 SQ. MT.)

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CLUSTER PLAN 3BHK+W+3T (OPTION-1)-TOWER 4&6

1740 SQ. FT. (161.65 SQ. MT.)

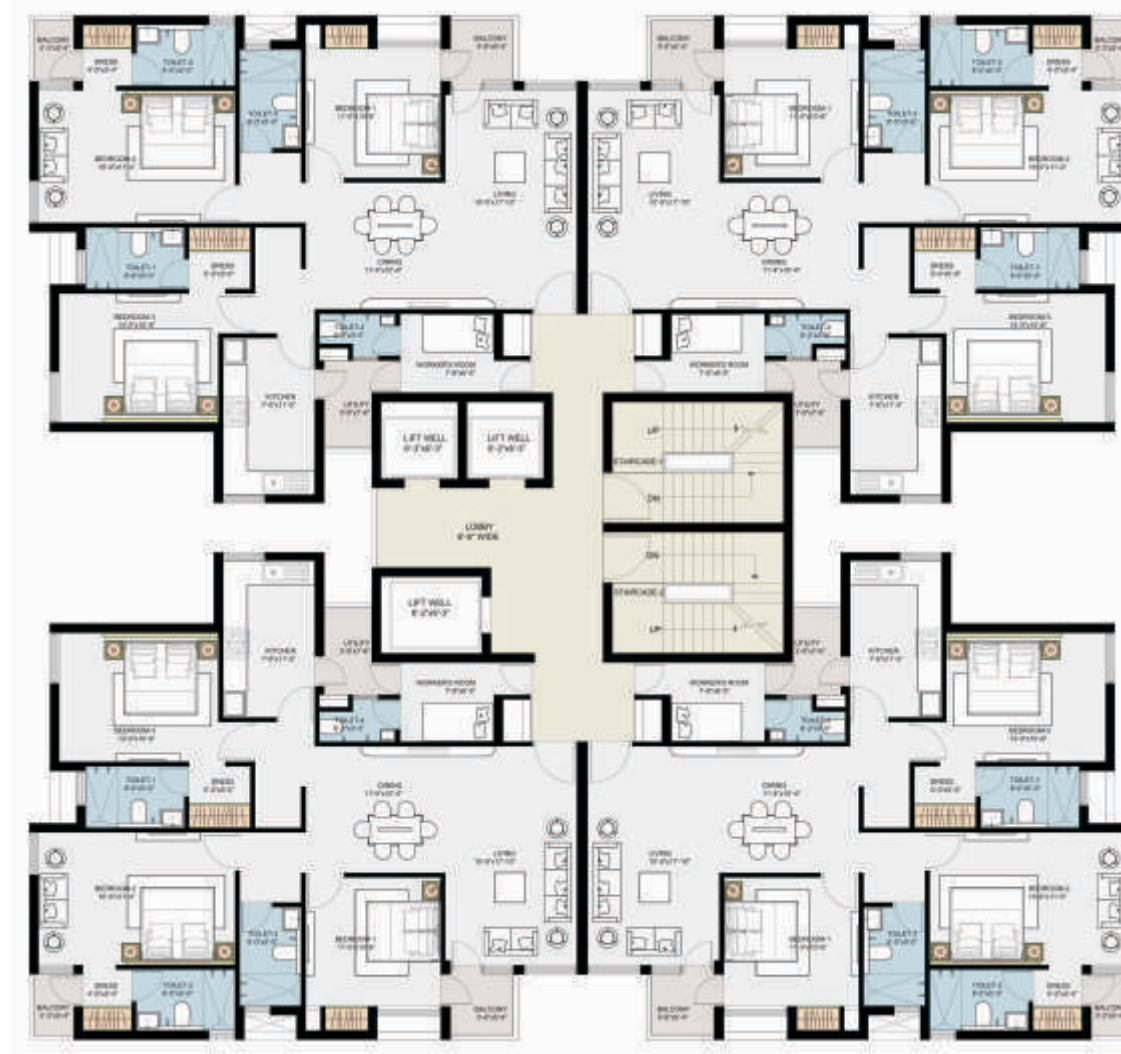
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UNIT PLAN 3BHK+W+3T (OPTION-1)-TOWER 4&6

1740 SQ. FT. (161.65 SQ. MT.)

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CLUSTER PLAN 3BHK+W+3T (OPTION-2)-TOWER 5

1740 SQ. FT. (161.65 SQ. MT.)

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UNIT PLAN 3BHK+W+3T (OPTION-2)-TOWER 5

1740 SQ. FT. (161.65 SQ. MT.)