

An aerial photograph of a lush green golf course. The course features several sand traps, a winding path, and a small pond. In the background, a large, multi-story residential building with a red-tiled roof is visible. The sky is blue with light clouds.

JAYPEE GREENS

Greater Noida

presents

Sun Court Apartments

GREATER NOIDA PROJECT - OVERVIEW



The Jaypee Group is synonymous with creating premium lifestyle experiences through exclusive golf-centric real estate. The existing 452-acre development at Jaypee Greens, Greater Noida integrates homes with landscaped greens, resort living and commercial developments amidst an 18 hole Greg Norman golf course & 9 hole Graham Cooke designed chip & putt Golf Course . It is a complete lifestyle destination offering individual homes and luxury apartments.

JAYPEE GREENS GREATER NOIDA



Spread across 452 acres, the project has been awarded "The Best Golf development" and "The Best Apartment" (for Sun Court) at the prestigious "CNBC Asia Pacific Property Awards - 2008" in Singapore

A complete lifestyle real-estate destination offering individual homes and luxury apartments amidst:

- 18-hole Greg Norman designed championship golf course
- Well-designed town centre
- 60 acres nature reserve park
- 249 room resort & spa
- Spa and health club
- Integrated sports complex
- Nine hole golf course & a golf academy
- Host of entertainment and recreation options

JAYPEE GREENS GREATER NOIDA MASTER PLAN

SUN COURT TOWERS



SUN COURT – ARTISTIC VIEW



SUN COURT – GOLF COURSE VIEW FROM LIVING ROOM



RECIPIENT OF THE 'BEST APARTMENT' AWARD AT CNBC ASIA-PACIFIC PROPERTY AWARDS, SUN COURT IS A COMPLETE GLASS CYLINDRICAL MASTERPIECE THAT OFFERS UNINTERRUPTED BREATHTAKING VIEW OF THE GOLF COURSE.

THE 30 STOREY TOWERS PROVIDE ELITE PRIVATE SPACE WITH JUST TWO APARTMENTS ON EACH FLOOR & 2 LUXURIOUS PENTHOUSES.

SUN COURT – MASTER BED ROOM



THE TOWERS ARE WELL EQUIPPED WITH THEIR INDEPENDENT SOCIAL CLUB THAT OFFER FACILITIES SUCH AS SWIMMING POOL, GYMNASIUM, STEAM & SAUNA & PRIVATE DINING SPACE.

AREA: 3800 SQ FT APPROX (3 BHK) & 7600 SQ FT (PENTHOUSE)

PRICE: 3.00 CR ONWARDS (3 BHK) & 8.75 CR (PENTHOUSE)

SUN COURT – FLOOR PLAN



SUN COURT – SPECIFICATIONS

INTERIORS	
Living, Dining, Foyer	<ul style="list-style-type: none"> § Imported Italian marble flooring
Bedrooms, Family Lounge	<ul style="list-style-type: none"> § Solid wood plank flooring in Cumaru, Teak, Merbau or equivalent § 7' high laminated wooden wardrobes in bedrooms.
Bathrooms, Powder Room	<ul style="list-style-type: none"> § Imported Beige Marble/ Spanish vitrified tiles in flooring § Glass Mosaic/ Bisazza Mosaic/ Imported tiles in walls till 7ft height in shower area and 3 ½ 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 including toilet paper holder, jet sprays, door hooks and towel rods § His-and-her vanity with heated mirrors for defogging
Kitchen/Utility	<ul style="list-style-type: none"> § 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 with appliance package: <ul style="list-style-type: none"> o Electric range with four burners and safety guard o Double Door refrigerator o Convection oven o Dishwasher o Clothes washer o Dryer
Wall Treatments	<ul style="list-style-type: none"> § Acrylic emulsion/ Texture paint on walls with POP cornice in ceiling § Special elements in architectural glass / SensiTile
Doors and Windows	<ul style="list-style-type: none"> § External: <ul style="list-style-type: none"> o Curtain wall glazing o Provision for installation of manual/ remote controlled tracks for blinds § Internal: <ul style="list-style-type: none"> o 50mm teak wood paneled doors

SUN COURT – SPECIFICATIONS

Balconies	§ Terracotta tiles with red Sandstone skirting
Worker Room	§ Tile flooring § Dry distemper on cement plastered walls
Worker Toilet	§ Ceramic tile flooring and wall treatment
SERVICES	
Air Conditioning	§ Central air-conditioning system with personal climate controls
Water Supply	§ Pressurized water supply system
Electrical	§ First Quality electrical wiring with modular switches and ELCB controls on all circuits
Fire Security	§ Integrated fire alarm system § Sprinklers
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 apartment § CCTV in entry lobby of tower and in basement lobbies
COMMON AREAS	
Lobby	§ Combination of exclusive stones in flooring § Acrylic emulsion/ Texture paint on walls with POP cornice in ceiling § Decorative double doors at ground floor lobby entrance and fire doors in basement

SUN COURT – PAYMENT PLAN

(A) CONSTRUCTION LINKED:

S. No	Payment due on	% age
1	Earnest Money	10
2	On or before 3 months of the Application	10
3	On or before 6 months of the Application	10
4	On Commencement of Foundation	10
5	On laying of upper basement slab	10
6	On laying of 3rd floor Roof Slab	6
7	On laying of 7th floor Roof Slab	6
8	On laying of 11th floor Roof Slab	6
9	On laying of 15th floor Roof Slab	6
10	On laying of 19th floor Roof Slab	6
11	On laying of 23rd floor Roof Slab	6
12	On laying of 25th floor Roof Slab	6
13	On completion of internal plaster & flooring within the Apartment	5
14	On Offer of Possession	3
	TOTAL	100%

Note:

1. Installments under Sl. No. 4 - 10 may run concurrently with those under Sl. No. 1 - 3 based on the physical progress of work at site.
2. The demand letter for Installments at Sl. No. 4 to 14 shall be sent in advance providing for payment period of upto 15 days.

(B) DOWN PAYMENT PLAN:

S. No	Payment due on	% age
1	Earnest Money	10
2	On or before 1 months of the Application	85
3	On offer of possession	5
	TOTAL	100%

BOOMERANG – THE CLUB HOUSE



LOCATED AT A SHORT DISTANCE FROM THE FIRST TEE, THE CLUB HOUSE ENJOYS BREATHTAKING VIEW OF THE GOLF COURSE

NATURE RESERVE PARK



SURROUNDED BY A 1 ½ KM LAKE, THE NATURE RESERVE PARK IS SPREAD ACROSS 60 ACRES

INTEGRATED SPORTS COMPLEX



SPRAWLING OVER 15 ACRES & WITH OVER 20 DISCIPLINE'S, THIS FACILITY IS DESIGNED FOR ALL AMATEURS & PROFESSIONALS

RESORT & SPA – SIX SENSES SPA RECEPTION



THIS 175 ROOM LUXURY RESORT & SPA WILL BE ONE OF ITS KIND IN THE REGION

ABOUT GREATER NOIDA



Greater Noida is one of the fastest developing cities in India & falls within the National Capital Region of India's capital -New Delhi and is adjacent to Noida.

Greater Noida offers world class infrastructural facilities. Key features are:

Connectivity:

- 50 minutes from New Delhi Railway Station and 60 minutes from I.G.I. Airport
- Proposed international airport at Greater Noida - Jewar

Infrastructure:

- Scientifically planned sector layout
- 60-105-metre wide road network
- One of India's largest Expo Mart
- India's first Formula One racing track (being constructed by Jaypee Group) is coming up in the city
- A Night Safari is also scheduled to be constructed in Greater Noida



Connectivity – Rail, Road & Air

The Greater Noida Master Plan envisages the entire city structure to be linked along all directions to ensure a planned growth.

Roads

- The city is strategically located at a distance of 25 kms from New Delhi to which it is connected by a DND Flyover and a newly developed 6-lane Expressway.
- Construction of Yamuna Expressway & Ganga Expressway is underway to connect Greater Noida to Agra & Ballia (Easter Uttar Pradesh) respectively.
- The city is also linked to Kolkata by GT Road.

The 6-lane Greater Noida expressway has been constructed by Jaypee Group & so will be the Yamuna & Ganga Expressways.

Internal Roads Network

- 130 m ROW road as the backbone connecting the northern end to southern end
- Peripheral 24m loop and 12m access roads to individual plots
- Industrial roads - minimum 24m wide
- Slow moving traffic restricted to service lane of arterial roads



Railways

- New Delhi main station is just under 1 hr drive from G Noida.
- The Railway Station at Boraki on Delhi - Kolkata line offers quick access to South Delhi and Noida
- Plans are underway to connect to Delhi by fast EMU for passenger traffic and by separate link with Tughlakabad for Goods Traffic
- The Howrah - Delhi railway line is passing through Greater Noida area
- Plans are on the anvil to link Greater Noida with Delhi metro.
- RITES (a govt. of India undertaking) have conducted a transport study to connect Ghaziabad, Noida and Greater Noida with MRTS (Mass Rapid Transit System) Delhi

New Rail Projects

- Rail link between Dadri and Tughlakabad is coming up, which will connect Greater Noida with the Eastern and Western Main Lines
- A state-of-the-art Railway hub with ISBT, truck terminal, tourist dispersal points etc. is being planned with all modern amenities. This railway Station will help decongest Delhi



Airport

Greater Noida is only approx 1-hour drive away from the existing airport, New Delhi

Proposed International Airport at Greater Noida:

- Multi-modal Aviation Hub planned at Gr. Noida SEZ
- About 20min. from Greater Noida City
- Sufficient Lift Capacity for Passenger and Air Cargo facilities
- Techno-Economic Feasibility Study Completed
- In principle approval accorded by GOI on proposed location
- Meanwhile Delhi remains the fastest growing Aviation Hub in the country.
- With Privatisation of airport in the offing, facilities and performance are expected to improve tremendously.



Healthcare

- State-of-the-art hospital is already operational with all the modern diagnostic facilities.
- Employee State Insurance Hospital for Industrial labour is operational at Surajpur.
- The Greater Noida Authority has designated land for construction of a number of hospitals, nursing homes, polyclinics and specialized cardiac-care hospitals.
- Allotments have also been made for 10 hospitals, which includes a Cancer hospital and 24 Nursing Homes.

Education

- GNIDA has developed 'Knowledge Park' with the aim of providing quality institutional facilities for education and research.
- The underlying idea is to develop educational and knowledge base for its basic-educational, technical, vocational, research and cultural needs.
- The Greater Noida Authority has earmarked 1400 acres for the Knowledge Park. Allotments have already been made to 150 institutions. These institutions include Schools, Management Institutes, Vocational Training Institutes, and Institutes for the Handicapped, Maritime Institutes etc.
- 9 Engineering colleges are already functional and 10 more are under construction.
- Already a number of reputed educational institutions - Secondary Schools, Institutes for Technical Education and Vocational Guidance and also Hospitals and Medical institutions are already here.



InfoTech and Bio Tech Parks

Greater Noida is set to become the next IT hub because of the quality of infrastructure the city offers. A lot of IT parks are already operational in the city and lot more are expected to be operational in times to come. Following are few of the prominent IT parks functional in Greater Noida:

- Wipro Ltd.
- NIIT Technologies
- Uppal IT projects
- R.C. Infotech Pvt. Ltd.
- Stellar Ventures Ltd.
- Delhi International Infotech Pvt. Ltd.

A project for setting up a world - class Biotech Park at Greater Noida has been initiated.

- This park is proposed to be spread over 100 acres and would cost around Rs. 31 Crores. The park will primarily promote projects in Healthcare, Industrial biotechnology, Agricultural biotechnology both in the areas of manufacturing as well as research.
- Access to some of the India's reputed research institutes like All India Institute of Medical Science (AIIMS), National Institute of Immunology (NII), Center for Biotechnology (JNU), Center for Biochemical Technology (CBT), National Brain Research Center, International Center for Genetic Engineering & Biotechnology (ICGEB), Tata Energy Research Institute (TERI), IIT-Delhi and Indian Agricultural Research Institute (IARI).



Institutional

Greater Noida is shaping up as India's smartest city, the National Capital Region's most modern urban development. And the fastest-developing centre of attraction for people from Delhi, Noida, Ghaziabad, Gurgaon and Faridabad. This has prompted lot of institutes to invest in Greater Noida. Some of the existing investors in Greater Noida include:

- Apeejay Hr. Sec. School & Apeejay School of Home Eco. for Girls
- Bag Films
- Delhi Public School
- Kendriya Vidyalaya
- Ryan International
- Somerville
- St. Xaviers

Technical Institutes

- Apeejay Inst. of Business Management and Computer Science & Apeejay College of Planning and Architecture
- Bharat Petroleum Corporation Limited
- IILM Academy for Higher Learning
- Roorkee IIT
- Birla Institute of Management

ABOUT THE GROUP



Jaypee Group is well-diversified infrastructural and industrial group with turnover of over Rs. 5500 Crores.

An acknowledged leader in construction of river valley and hydropower projects.

The company has the unique distinction of simultaneously executing 3 hydropower projects spread over 7 states and Bhutan

Jaypee Group is the 4th largest cement producer in the country.

We have a cement production capacity of over 9 million tons per annum

The company has also undertaken the Yamuna Expressway (165 kms, connecting Greater Noida – Agra) & Ganga Expressway projects (1068 kms, connecting Greater Noida - Balia, Eastern Uttar Pradesh).

The Group owns & operates four Five star hotel through Jaypee Hotels Ltd. – a subsidiary company.

India's first Formula1 racing track will be built by Jaypee Group at Greater Noida.

Our Subsidiaries

Engineering &
Construction

Power

Cement

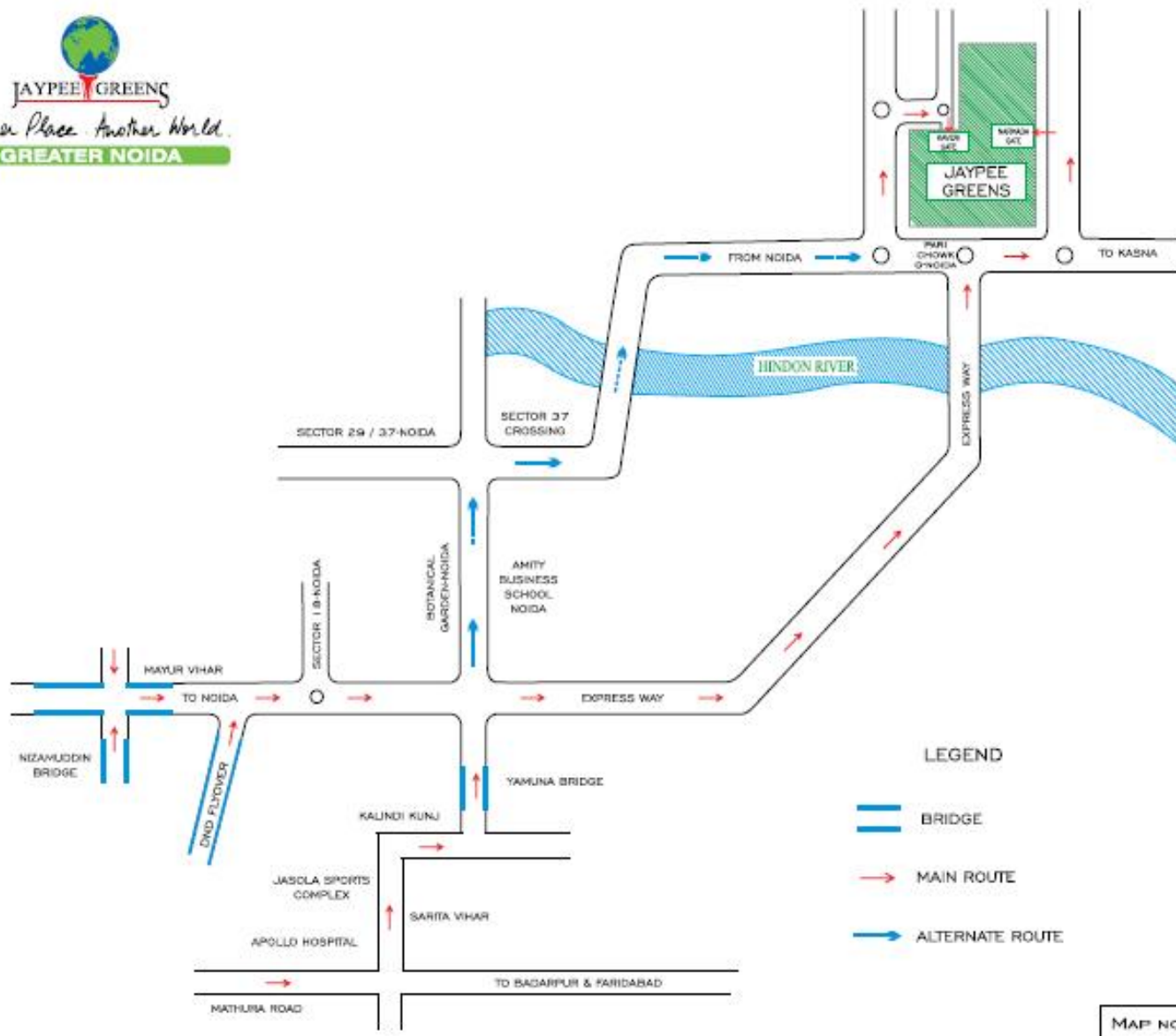
Hospitality

Real Estate &
Expressways

Information
Technology

Education

Way to Jaypee Greens



The drive to Jaypee Greens is 25 minutes from New Friends Colony, 35 minutes from South Extn., 50 minutes from Vasant Vihar, 50minutes from Connaught Place.