

JAYPEE GREENS
KASSIA
Personal Suites

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Come live amid a landscape vivid and fascinating. Exemplary tropical style modern residences welcoming you back home every evening. Thickets of palms criss-crossing your morning walk. Adjacent to 18 kms* long Boulevard and a serene water body to soothe your senses, it's a place that can be your dream home.

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PEOPLE AND PRIDE

Jaypee Greens KASSIA, a wonderfully novel concept brought to you by the people, who have given you myriads of modern living solutions. These homes are available in 1/2/3/4 bedroom options and will showcase the grandeur of tropical lifestyle with innovative architecture and landscaping.



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FEATURES TO TOUCH LIFE

Kassia features an unique architectural design that helps to maintain privacy, adequate ventilation and sunlight for every home. Common areas, clubs, parks, children's play area, shopping centre and other well planned amenities, complement the richness of Kassia.

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THE HUB OF SPORTING SPIRIT...

Life at Kassia would be a sheer delight with the social club offering facilities like, swimming pool designed as a miniature beach with wave pool, palms to create the tropical aura, fitness facilities, including weight and cardio room, spa, aerobic and yoga room, sports lounge, library, kids play area and party rooms.



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**THRILLS AND
FRILLS...**

At Kassia you'll have more than one reason to rejoice. India's first International motor race track which is scheduled to host the Indian Grand Prix in October, 2011 and a gigantic ICC Standard Cricket stadium, that'll witness International cricket matches, are just a stone's throw distance & will enhance the thrill of living in your dream home.



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GREENS TO LIVE

Kassia in Jaypee Sports City is adorned by numerous fascinating features - a Boulevard serving as the green spine to the property is the most prominent of all. A refreshing lush green thoroughfare that runs across the city offers a unique living experience where you can relax, jog, take evening stroll and be close to nature.

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Jaypee Greens Kassia is a part of Jaypee Greens Sports City which is the largest township in National Capital Region. It provides an array of superb community features.

- India's first 'Urban Integrated City'
- International Motor Race Track
- ICC Standard Cricket Stadium with upto 1 lac sitting capacity and other Stadiums for various sports with related facilities
- Gated community enveloped in acres of landscaped greens & thematic gardens
- Inter-connected with a 18km* long Boulevard with special characteristics including parks & lakes etc.
- Commercial Zone having 'Central Business District' (CBD) comparable to international downtowns having a Financial Centre with business offices, restaurants, convention & exhibition centers etc.
- Regional Center for music & outdoor sculpture
- Entertainment District having Civic Centers with convenience & contemporary amenities having a mixture of commercial / retail / residential uses.
- Cultural City Centre - A devoted world class centre for India / International Art, Religion & History.
- Different eco-residential areas with open space preserving natural environment, eco-retreats & hosting eco-activities.
- Efficient Road Management, **Unique in the world**
- A range of hotels
- Super Specialty Hospital and other Medical Facilities
- World class higher educational facilities, universities, Research & Development Park, colleges and schools.
- Multiple Golf courses with exclusive club houses
- Variety of spacious & well designed residential options ranging from low rise luxury apartments to high rise ones.
- Pedestrian friendly open spaces
- Own power plant & sewage treatment plant
- 24*7 Power back up

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SPECIFICATIONS

STRUCTURE	R.C.C Framed Structure
AIR CONDITIONING	Split AC as per design & apartment configuration
LIVING ROOM, DINING ROOM & LOUNGE	
Floors	Marble Flooring
External Doors and Windows	Window- pre-engineered steel frame with wooden shutters Doors- flush doors
Walls	Internal : Oil Bound Distemper External : Good Quality external grade paint
Internal doors	Enamel painted Flush doors
BEDROOMS & DRESS	
Floors	Laminated wooden flooring
External Doors and Windows	Window-pre-engineered steel frame with wooden shutters, Doors- flush doors
Walls	Internal : Oil Bound Distemper External : Good Quality external grade paint
Internal doors	Enamel painted Flush doors
Wardrobes	Built-in wardrobes
TOILETS	
Floors	Tiles
External Doors and Windows	Window-pre-engineered steel frame with wooden shutters, Doors- flush doors
Fixture and Fittings	All provided of Standard Company make Exhaust fan
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

MODULAR KITCHEN	
Floors	Marble Flooring
External Doors and Windows	Window- pre-engineered steel frame with wooden shutters Doors- flush doors
Fixture and Fittings	Stone Top with sink Exhaust fan
Walls	Ceramic Tiles 2'-6" above counter, Balance walls painted in Oil Bound Distemper
BALCONIES/ VERANDAH	
Floors	Tiles
Railings	MS Railing as per Design
LIFT LOBBIES / CORRIDORS	
Floors	Ceramic / Mosaic Tiles / Marble / Kota or equivalent
Walls	Oil Bound Distemper
OTHERS	
Fittings	Light fitting & fans in relevant areas

PRICE LIST

BSP

(Ground to 5 Floor) Rs. 3,300 /- psf

(6 to 10 Floor) Rs. 3,250 /- psf

(11 floor & above) Rs. 3,200 /- psf

(Additional Service Tax, as applicable)

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Other Applicable Charges:

S. No.	Payment Head	Charges / Rate
1	Internal Development Charges	Rs. 75.00 psf
2	Electric Sub Station Charges	Rs. 40.00 psf
3	Social Club Membership	Rs. 1.00 Lac
4	Car Parking	One reserved basement car parking space compulsory with any apartment.
	Underground Car Parking	• Car park @ Rs 1.50 Lacs • Subsequent car park @ Rs. 2.00 Lacs
5	Interest Free Maintenance Deposit	Rs. 50.00 psf
6	One Time Lease Rent	Rs. 50.00 psf
7	Maintenance advance for one year	Rs. 2.50 per sq. ft. per month

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.
- 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.
 - a. 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.
 - b. 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.
- 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, mummy, electric substation 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.25 per sq ft.

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PAYMENT PLANS

A. Construction Linked Plan (for G+2 floors)

S.No.	Payment Due	Percentage (%)	Other Charges
1	On Booking*	As Applicable*	
2	On or Before 2months from the date of Application	20% of BSP : Booking Amount*	
3	On or Before 4 months from the date of Application	15%	IDC
4	On commencement of excavation	15%	Car Park
5	On completion of ground floor roof slab	10%	
6	On completion of 1st floor roof slab	10%	
7	On completion of the top floor Roof Slab	10%	ESSC
8	On completion of internal plaster & flooring within the apartment	10%	
9	On offer of Possession	10%	Social Club Membership + Maintenance Advance + IFMD + Lease Rent
	TOTAL	100%	

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 – Booking Amount*	IDC + Car Park + ESSC
3	On offer of possession	5%	Social club membership +Maintenance Advance +IFMD + Lease Rent
	TOTAL	100%	

Down payment discount: upto15% on BSP based on stage of construction

PAYMENT PLANS

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C. Construction Linked Plan (for G+6 floors)

S.No.	Payment Due	Percentage (%)	Other Charges
1	On Booking*	As Applicable*	
2	On or Before 2 months from the date of Application	20% of BSP – Booking Amount*	
3	On or Before 4 months from the date of Application	10%	IDC
4	On commencement of excavation	10%	Car Park
5	On completion of upper basement slab	10%	
6	On completion of 2nd floor roof slab	10%	
7	On completion of 4th floor roof slab	10%	ESSC
8	On completion of the top floor Roof Slab	10%	
9	On completion of internal plaster & flooring within the apartment	10%	
10	On offer of Possession	10%	Social Club Membership + Maintenance Advance + IFMD + Lease Rent
	TOTAL	100%	

Notes:

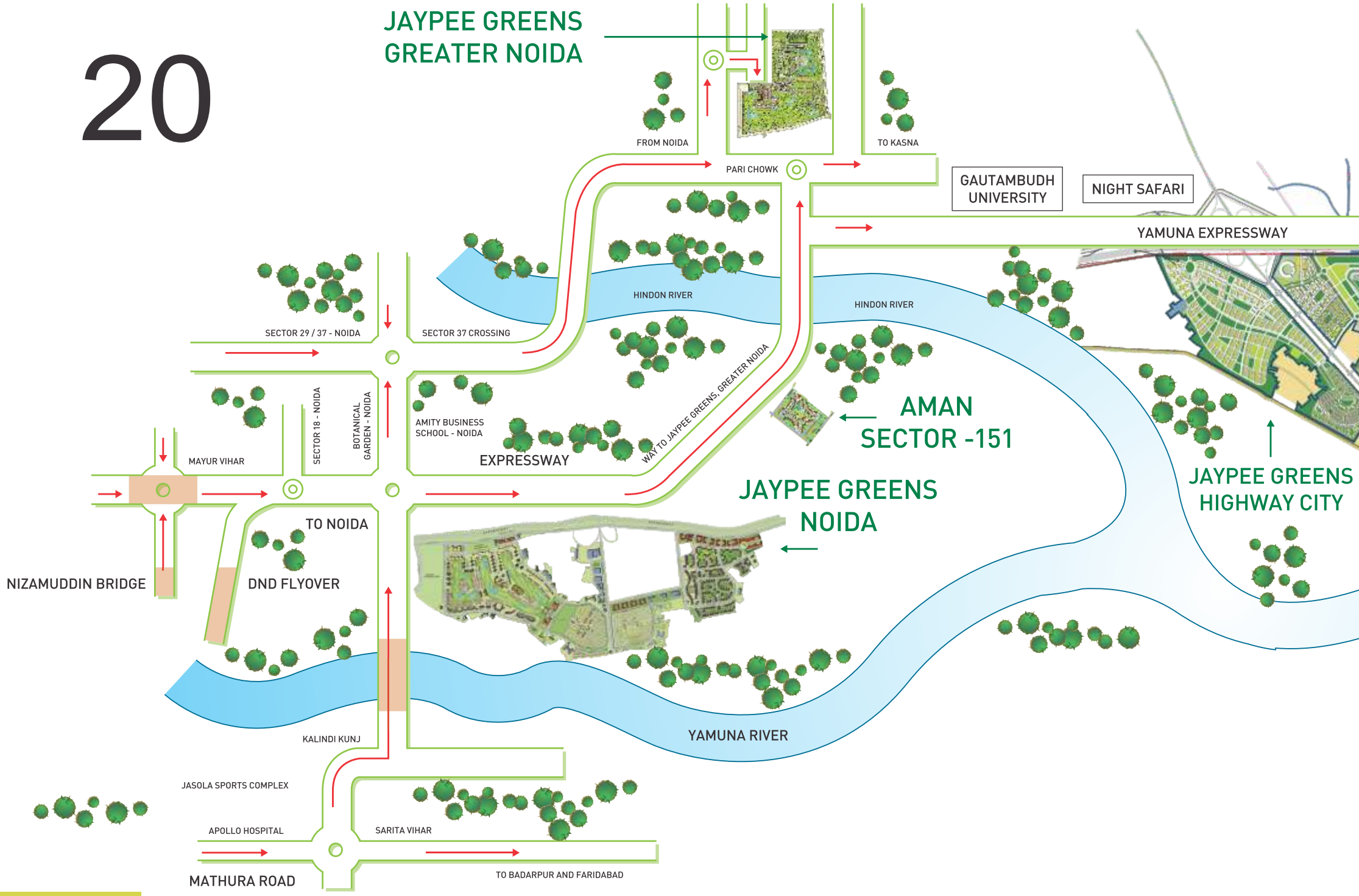
- *Booking Amount
1/2 BHK @ Rs. 2 Lacs, 3 BHK (all types) @ Rs. 3 Lacs, 4 BHK (all types) @ Rs. 4 Lacs
- Installments under S. No. 4 - 10 may run concurrently with those under S. No. 1 - 3 based on the physical progress of Work at site.
- The demand letter for Installments at S. No. 4 to 10 shall be sent in advance providing for payment period of up to 15 days.

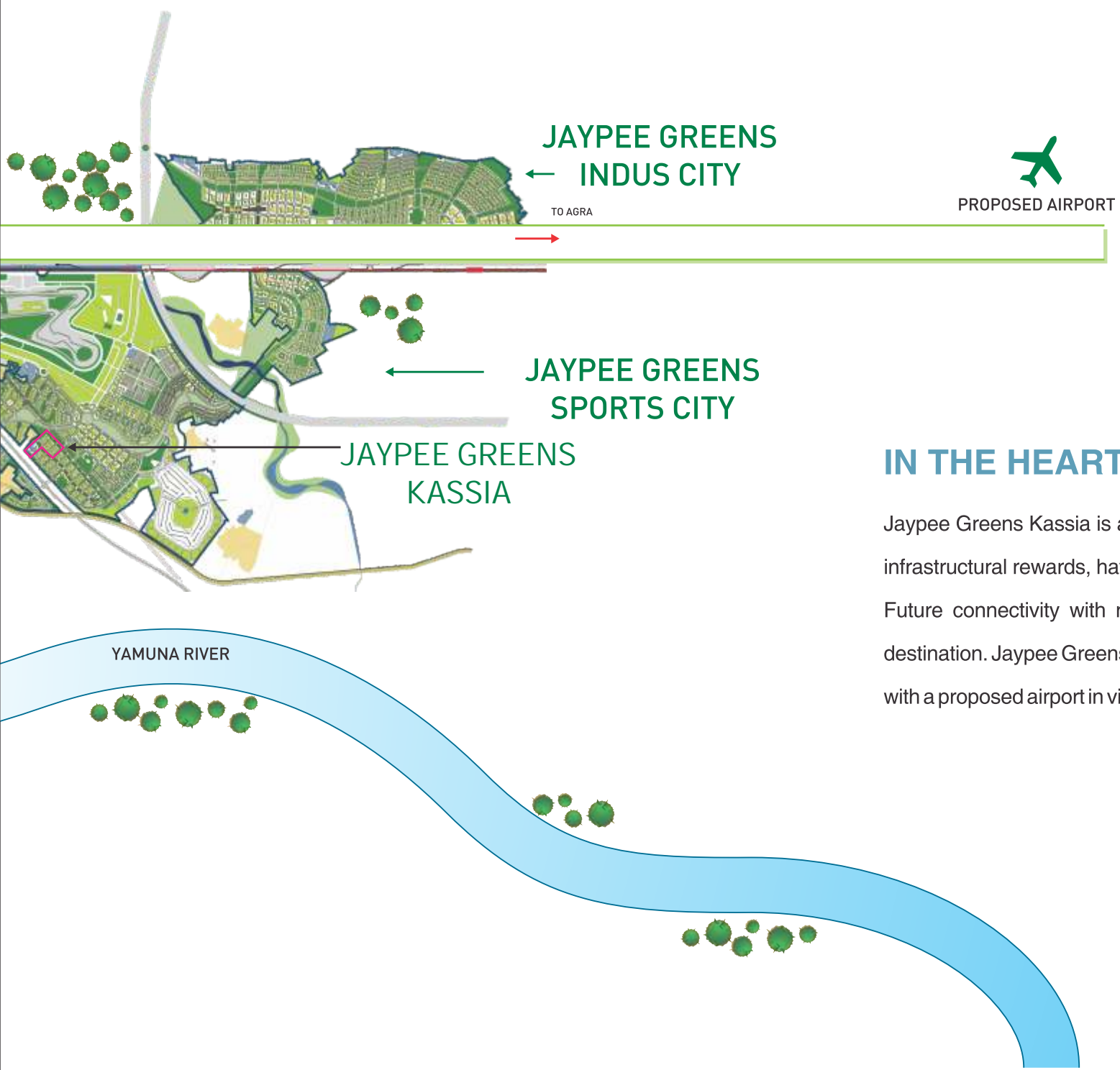
D. Partial Down Payment Plan

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 + ESSC
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 + Lease Rent
	TOTAL	100%	

Partial Down payment discount: Upto 11% on BSP, based on stage of construction

JAYPEE GREENS GREATER NOIDA





IN THE HEART OF THE FUTURE

Jaypee Greens Kassia is a part of an integrated township which would be rich in infrastructural rewards, having recreational, institutional and full medical facilities. Future connectivity with metro and highway links would make it an enviable destination. Jaypee Greens Kassia location advantages will also increase manifold with a proposed airport in vicinity.

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