

JAYPEE GREENS
आमन
—SECTOR 151 - NOIDA—

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This brochure conceptual and not a legal offer gives only a bird's eye view of the project. The content in this brochure, including the buildings, elevations, area, designs, layouts, specifications, etc. are tentative and are merely indicative in nature and are subject to variations and modifications by Jaypee Greens or the competent authorities, statutory and otherwise.



Welcome to a land
where flowers bloom all over the place
where birds sit on trees & chirp throughout the day
where winds spread joy & freshness
all the way...





Close to nature

Inspired by the beautiful gardens, the community located on the fast-developing Noida-Greater Noida Expressway, will be a peaceful retreat for all those who would like to be close to Nature even while they stay close to the City and its conveniences.

This unique gated community will have natural environments, chip & putt golf course, lush landscaped parks, social amenities, aesthetically planned and beautifully designed complex and streetscapes merging seamlessly as one.



Good living comes home

Get ready to explore a world of living options that this residential community has to offer. With G+10 and G+17 storey high towers, the apartments offer breathtaking landscaped views of the green park and the Golf Course from key spaces.

The various choices on offer are :

2BHK - 850 sq. ft. (approx.)

3 BHK - 1200 sq. ft. (approx.)

3 BHK + Worker Room - 1320 sq. ft. (approx.)



Shaping a new lifestyle

Life here is peaceful, convenient and special. This well-planned residential community ensures that everything you require is available in the vicinity. Modern amenities like Shopping Complex, Social Clubs with Swimming Pools, Gymnasium, Sports facilities like Basket Ball Courts, Badminton Courts etc. invite you to recharge and relax yourself as never before. The other facilities include Schools, Creche, Kids Play Areas and Water & Power Back-up etc.

Layout Plan



Product Level Specification

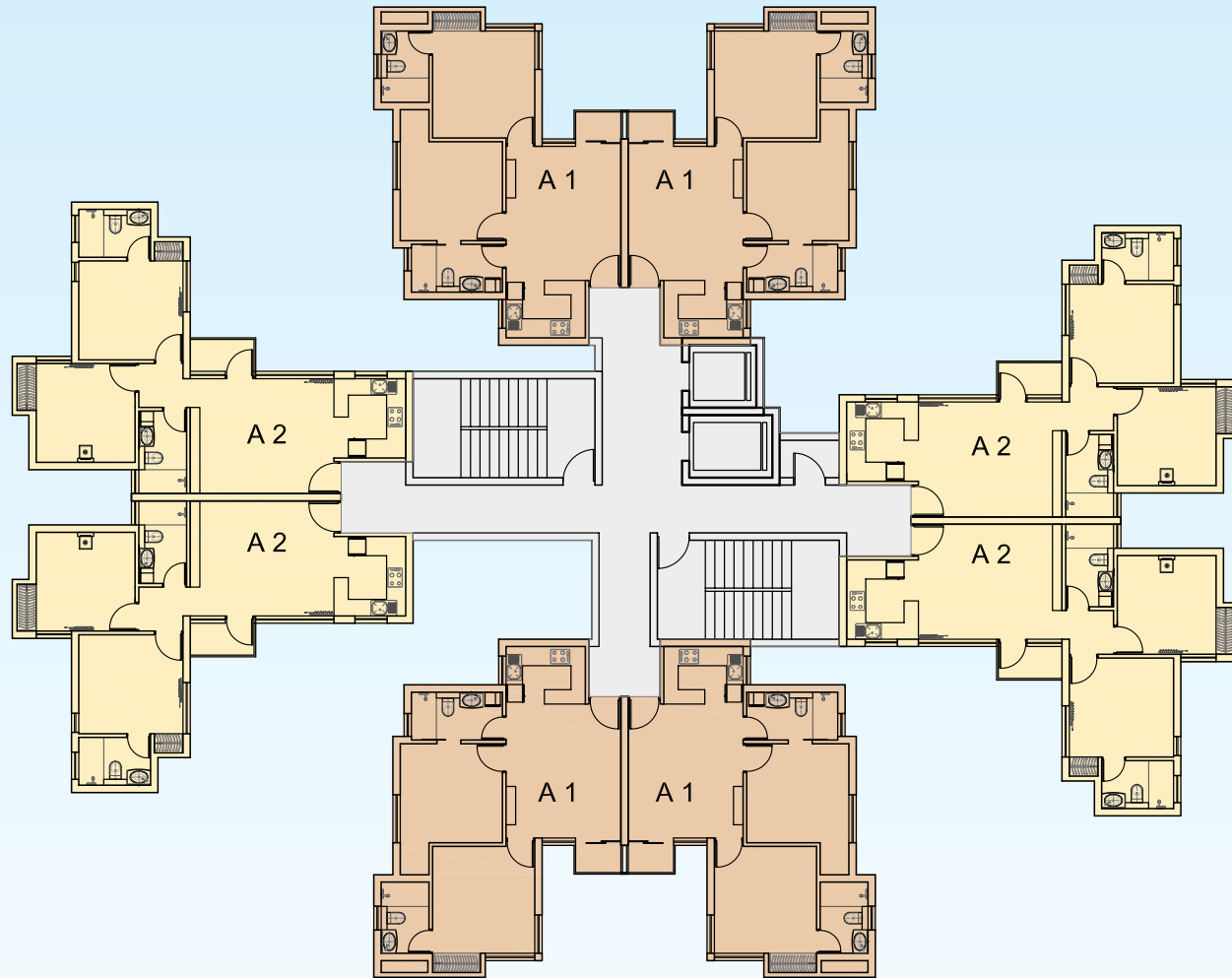
Structure	R.C.C Framed Structure
Living Room, Dining Room & Lounge	
Floors	Tiles / laminated floor / mosaic
External Doors and Windows	Window-pre-engineered steel frame with wooden shutters Doors-flush doors
Walls	Internal : Oil Bound Distemper External : Good Quality external grade paint
Internal doors	Enamel painted Flush doors
Bedrooms & Dress	
Floors	Tiles / laminated floor / mosaic
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
Toilets	
Floors	Vitrified 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
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	Vitrified Tiles
External Doors and Windows	Window-pre-engineered steel frame with wooden shutters Doors-flush doors
Fixture and Fittings	Stone 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

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.

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Typical Layout Plan

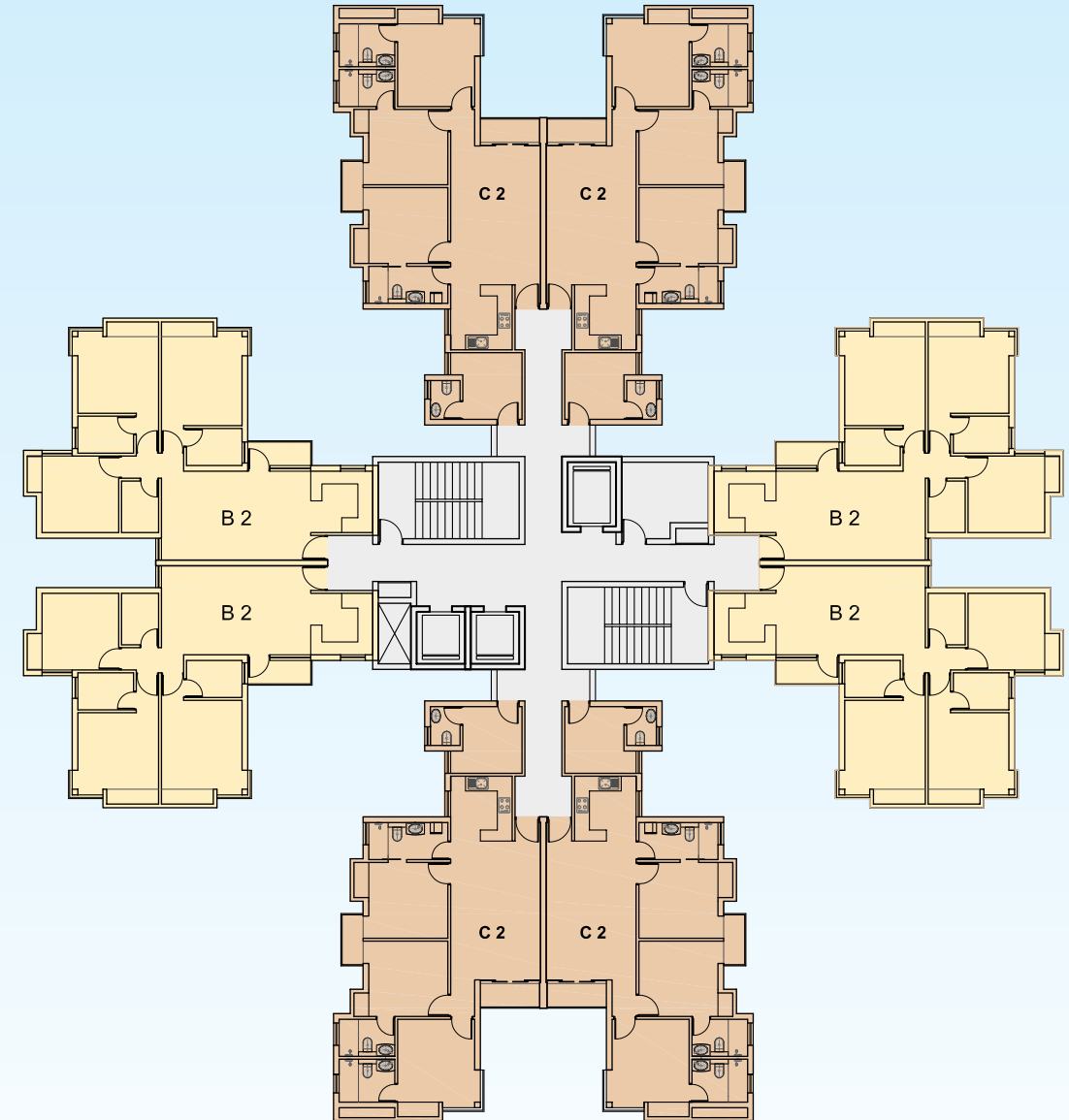
Type - I



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Typical Layout Plan

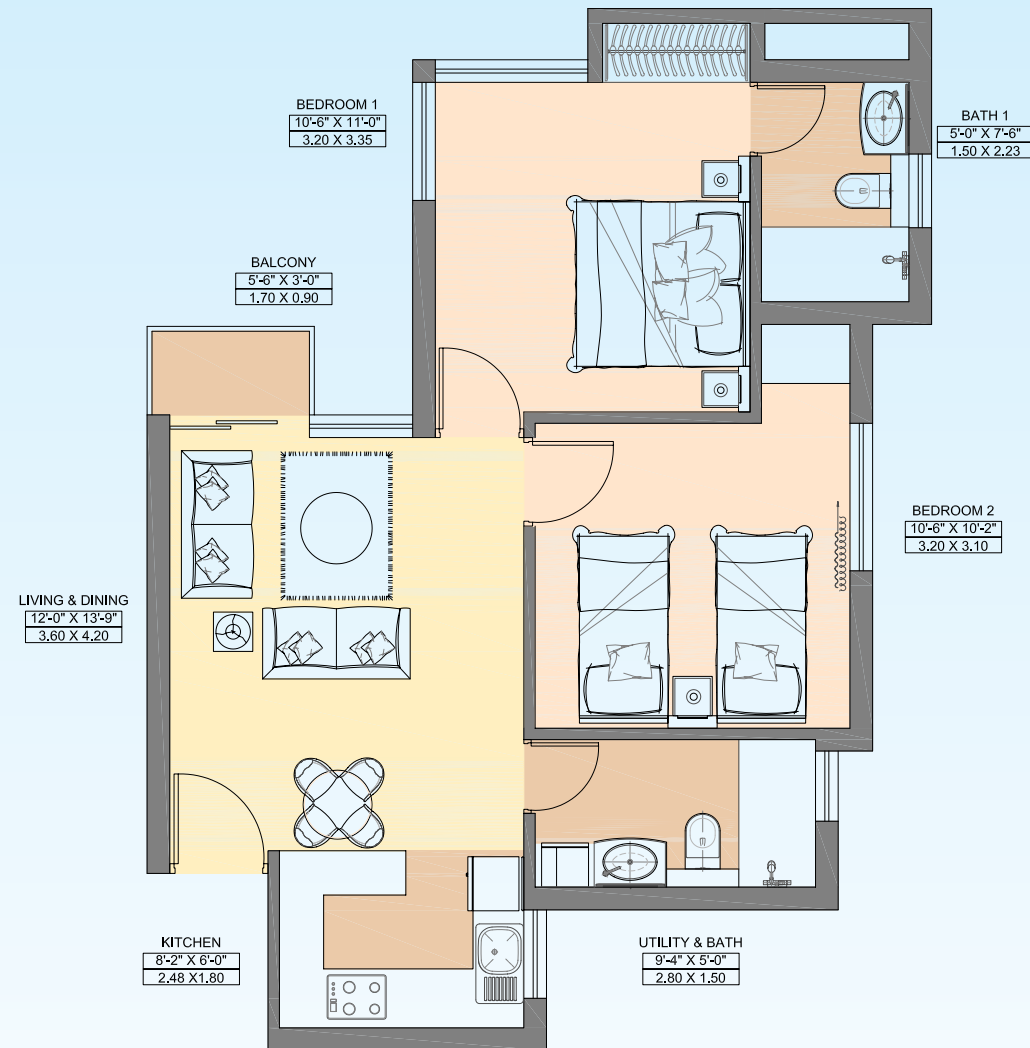
Type - II



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Floor Plan

Two Bedroom Apartment - Type A1

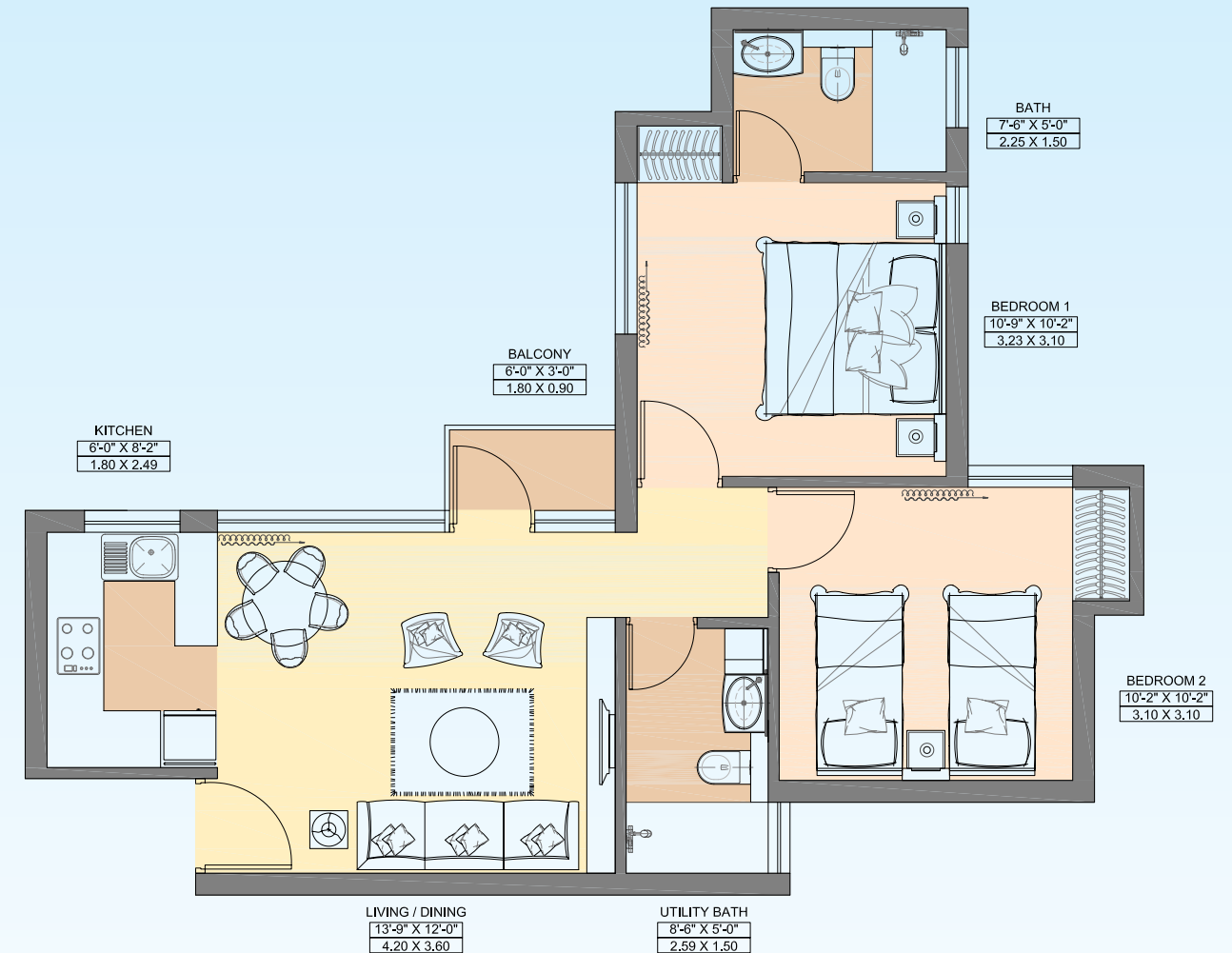


Total Sale Area - 79.0 Sq.Mt. (850 Sq.Ft.) Approx.

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Floor Plan

Two Bedroom Apartment - Type A2

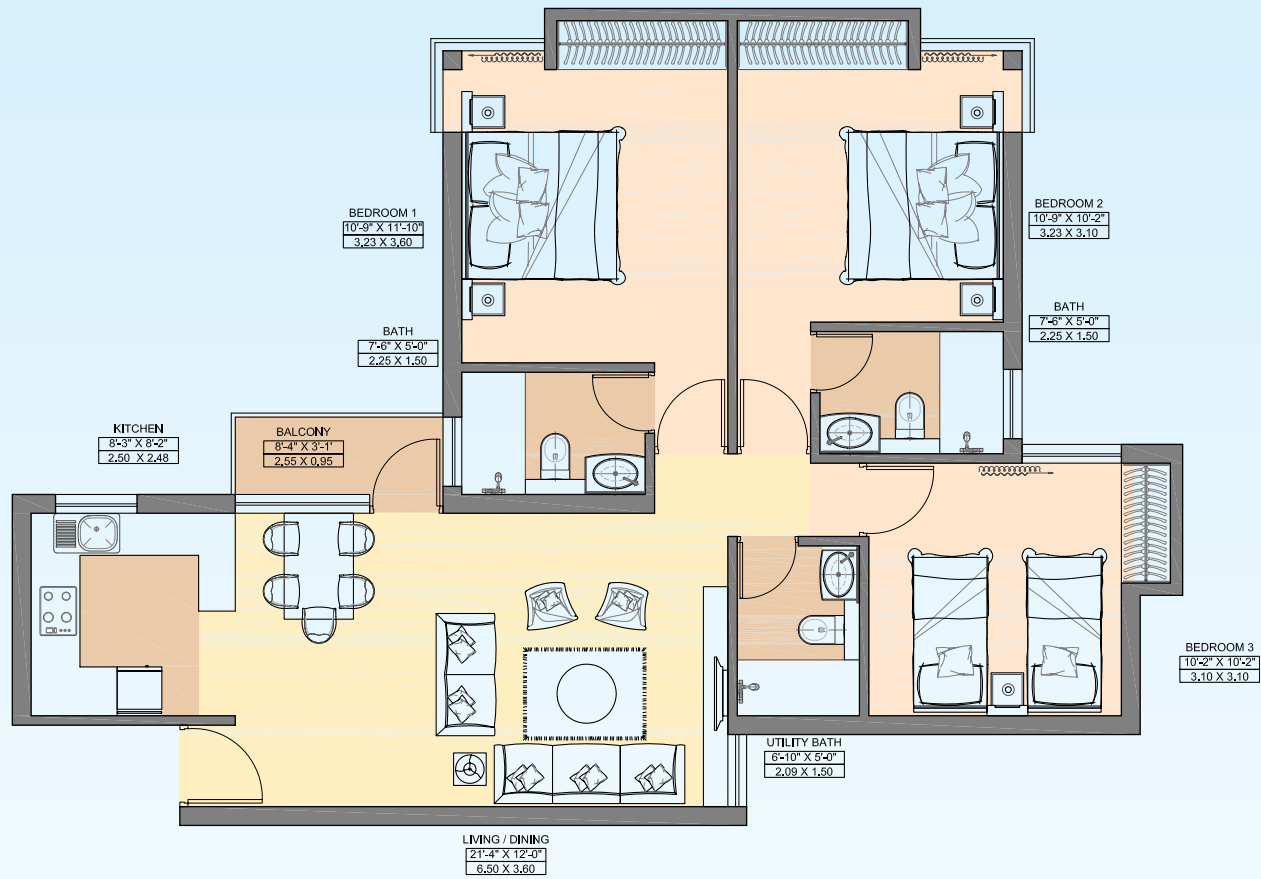


Total Sale Area - 79.0 Sq.Mt. (850 Sq.Ft.) Approx.

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Floor Plan

Three Bedroom Apartment - Type B2

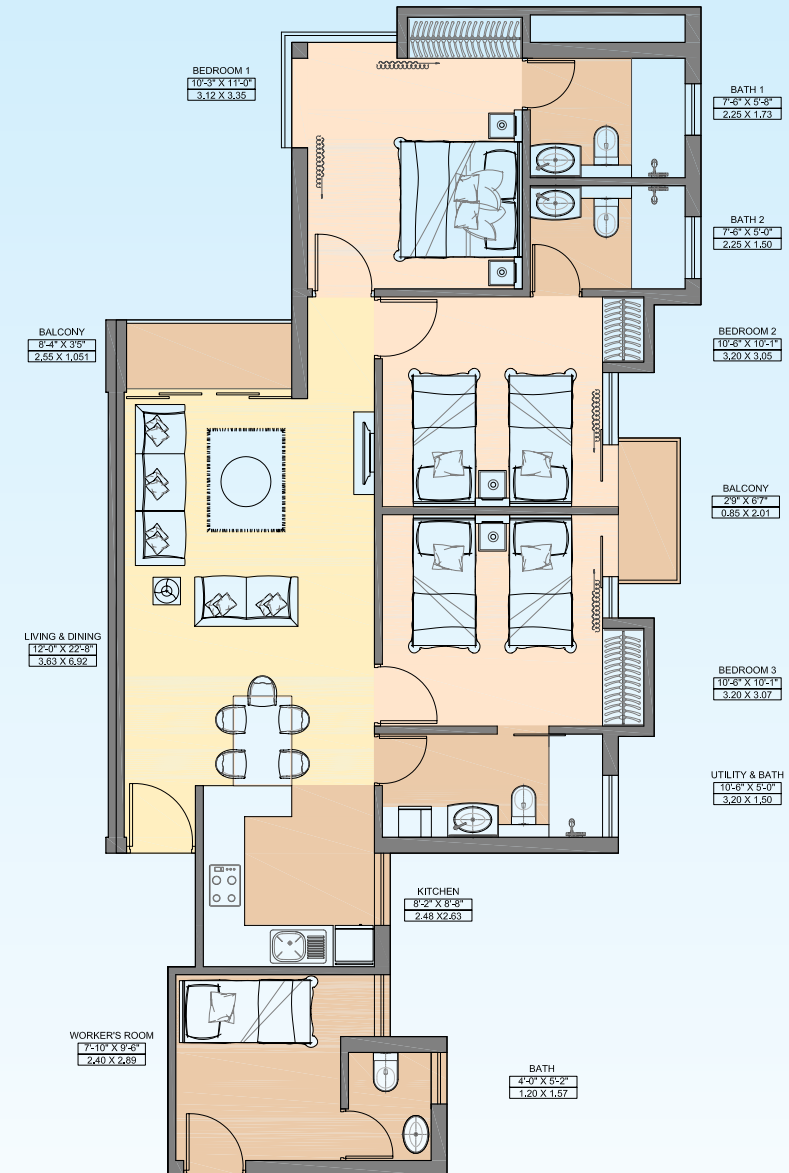


Total Sale Area - 111.51 Sq.Mt. (1200 Sq.Ft.) Approx.

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Floor Plan

Three Bedroom Apartment - Type C2



Total Sale Area - 122.68 Sq.Mt. (1320 Sq.Ft.) Approx.

Price List

BSP-Rs. 2250/- PSF*

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 1. Car park @ Rs 1 Lac, 2. Subsequent car park @ Rs. 1.50 Lacs	
5.	Interest Free Maintenance Deposit	Rs. 50.00 psf
6.	Preferential Location Charges	Rs. 80.00 psf (G to 3 rd floor) Rs. 50.00 psf (4 th to 6 th floor)
7.	One time lease rent	Rs. 50.00 psf
8.	Transfer charges	Rs. 25.00 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.
- 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.25 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*)	
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	IDC Charges
9	On laying of 9th floor Roof Slab	6.5% of BSP	PLC Charges as applicable
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 + IFMD + Lease Rent
	Total	100%	

The above payment plan is applicable only for towers having G+17 floors.

* Booking Amount :

- 2 BHK - **Rs. 1.00 Lac (One Lac)**
- 3 BHK & 3 BHK+Worker Room - **Rs. 1.50 Lac (One Lac & Fifty Thousand)**

Cheques should be drawn in favour of “**Jaypee Infratech Limited**”

- 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 month of the Application	95% of BSP (Less booking amount*)	IDC + Car park + Electric sub station charges +PLC
3	On offer of possession	5%	Social Club Charges + IFMD + Lease Rent
	TOTAL	100%	

Note : Down Payment Discount: @ 15% on BSP

Transforming challenges into opportunities has been the hallmark of the Jaypee Group, ever since its inception four decades ago. The group is a well diversified infrastructure conglomerate with a turnover of over Rs.6500 Crore, and has a formidable presence in engineering & construction along with interests in the power, cement, hospitality and real estate sectors.

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 and has the unique distinction of completing various projects spread over six states in India and neighbouring country Bhutan in different capacities in the 10th five year plan to provide 7880mw of hydropower to the nation. The company has to its credit completion of some of the most challenging projects in the country in the last decade.

CEMENT

The Group entered the cement business with 1 mtpa capacity cement plant in 1986 and today has become the 3rd largest cement producer in the country and largest cement producer in the state of Uttar Pradesh. Its cement division currently operates modern, computerized process control cement plants with an aggregate capacity of 9.0 mtpa. The company is in the midst of capacity expansion of its cement business in northern, central and western parts of the country and is slated to be a 25 mtpa cement producer by the year 2010 and 32.8 mtpa by 2011 with captive thermal power plants totaling 300 mw.

Post expansion the group will have 12 integrated cement plants supported by 300 mw of captive thermal power, 9 split location plants, 11 railway sidings and one jetty giving the group a pan India presence in cement sector.

POWER

Jaypee Group, an integrated power player in the country after having established a strong presence in the hydro power sector has initiated its entry into thermal power generation, power transmission and also forayed into wind power.

The Group with its 300 mw Baspa-II Hydropower Station in Himachal Pradesh and 400 mw Vishnu Prayag Power Station in Uttarakhand is the largest private sector hydropower producer. The group is in the process of implementing 2 x 660 mw pit head based Nigrie Thermal Power Plant in district Sidhi of MP, 1000 mw Karcham-Wangtoo in Himachal Pradesh, 2025 mw Lower Siang and 500 mw Hirong in Arunachal Pradesh, 270 mw Umngot and 450 mw Kynshi (Stage-II) hydro-power projects in Meghalaya and 5 x 250 mw coal based thermal power plant at Bina in Madhya Pradesh. On commissioning of these projects, the Group will have total power generation capacity of over 7490 mw.

HOSPITALITY

The Group owns and operates four 5- star hotels, two in the national capital, New Delhi and one each in Agra and Mussorrie and also a five star golf resort at Greater Noida. The properties have a total capacity of 675 rooms.

REAL ESTATE AND EXPRESSWAYS

The Group has pioneered the development of golf-centric real estate in India. Its first development Jaypee Greens, Greater Noida is a golf centric community with 90% area under green cover. Built on 452 acres of land, the project offers golf villas, luxurious apartments and penthouses. The project also has an 18 hole Greg Norman Golf Course along with a Integrated Sports Club, 60 acre Nature Reserve, an upcoming Resort & Spa Boutique hotel, Town Centre etc

Groups' second real estate project- Jaypee Greens Noida is an epitome of extraordinary living. Spread over 1162 acres, it offers wide range of residences from independent homes to high-rise apartments and penthouses with recreational and entertainment centers, excellent education system and international standard health care facilities.

The Group is currently implementing 165 km, Noida to Agra, 6/8 lane Yamuna Expressway project. Along the expressway a ribbon development of 2500 hectares of land at five or more locations will also be developed for commercial, industrial, institutional, residential and amusement purposes.

The Group has also bagged the contract to construct 1047 km long eight lane Ganga Expressway along the left bank of river Ganga from Greater Noida to Balia.This is by far the largest infrastructure project in the country. On completion of this expressway, great potential of agro-based industry, infrastructure facilities and development of new towns would take place. The Group will also have the right of development of an estimated 30,000 acres of land along the expressway.

The company plans to develop such installations to international standards with state of the art technology.

SOCIAL COMMITMENTS

For over 3 decades now Jaypee Group has supported the socio-economic development of the local environment in which they operate and ensure that the economically and educationally challenged strata of the work surroundings are also benefited from the Group's growth by providing education, medical and other facilities for local development.

The Group believes that providing quality education is the best service that an organisation can provide to society. The Group supports various educational initiatives at all levels of the learning curve through Jaiprakash Sewa Sansthan (JSS), a not-for- profit trust. Today with 16 schools, 2 ITI's and 3 universities in UP, MP and HP, the Jaypee Education System is touching the lives of over 20,000 students and has an objective to equip at least 1 lac students with the power of education by 2013.

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 AMAN is located less than 500 mtrs. from the Noida - Greater Noida Expressway and is connected through 45 mtrs. wide sector road. It enjoys 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 Yamuna Expressway

- 15 minutes from DND Flyway
- 5 minutes from Greater Noida
- 30 minutes from South Delhi
- 45 minutes from Connaught Place
- Metro connectivity from Delhi

