



Sales Office: Jaypee Greens, Sector 128, Noida – 201304 (U. P.), India.

Phone: +91 120 4609090 / 1 / 2, Fax: +91 120 4609160 Mobile: +91 9999988901 / 2

E-mail: wishtown@jaypeegreens.com Website: www.jaypeegreens.com

*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 five enclosed inserts, including the building plans, elevations, floor plans, location details, areas, designs, layouts, specifications and prices 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.

*Paid services, as per the prevalent rate. **Metro as per the DMRC plan connects up to Jewar.

Jaypee Greens ZRICKS SMOS Exclusive residences at Wish Town



Jaypee Greens KOSMOS , a modern residential gated community with expansive landscaped greens, water bodies and zen gardens is an element to the array of residences at Wish Town, Noida. A diverse, progressive and vital community spread over 1162 acres that combines sophisticated city living with a friendly atmosphere with an access to a host of community features.

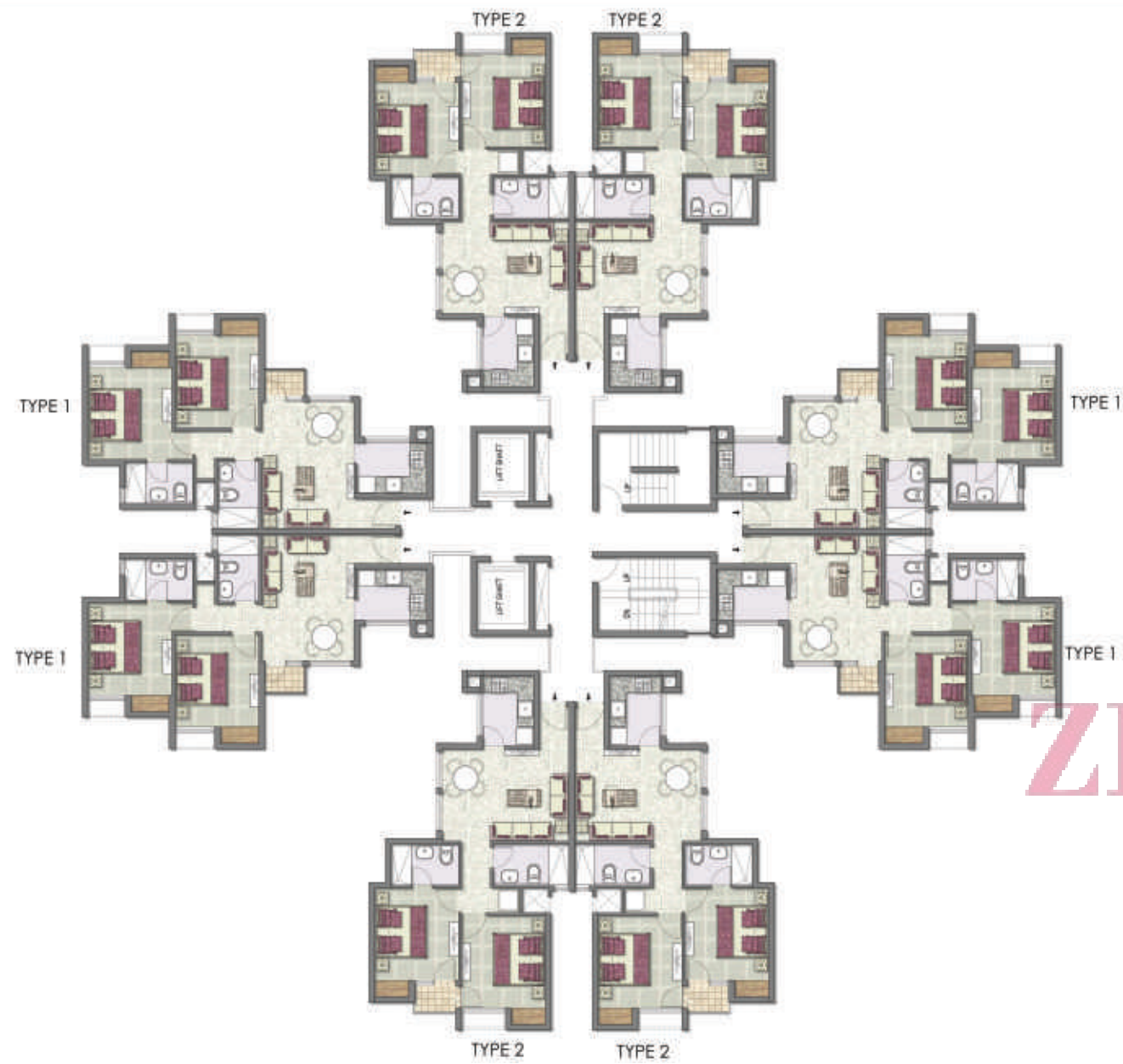
ZRICKS.COM

- Jaypee Greens KOSMOS provides an attractive and serene view of vistas of landscaped parks, lush green wide open lawns and green boulevards.
- Meticulously designed, these apartment towers offer 2 BHK, 3 BHK and 3 BHK + Utility Room.
- Jaypee Greens KOSMOS will comprise all the modern amenities and facilities of a secure township that includes Multiple Clubhouses with swimming pools, gymnasiums, Children Play areas, Tennis & Badminton Courts, Educational facilities, Medial centres, Customized Retail area, Entertainment facilities etc.



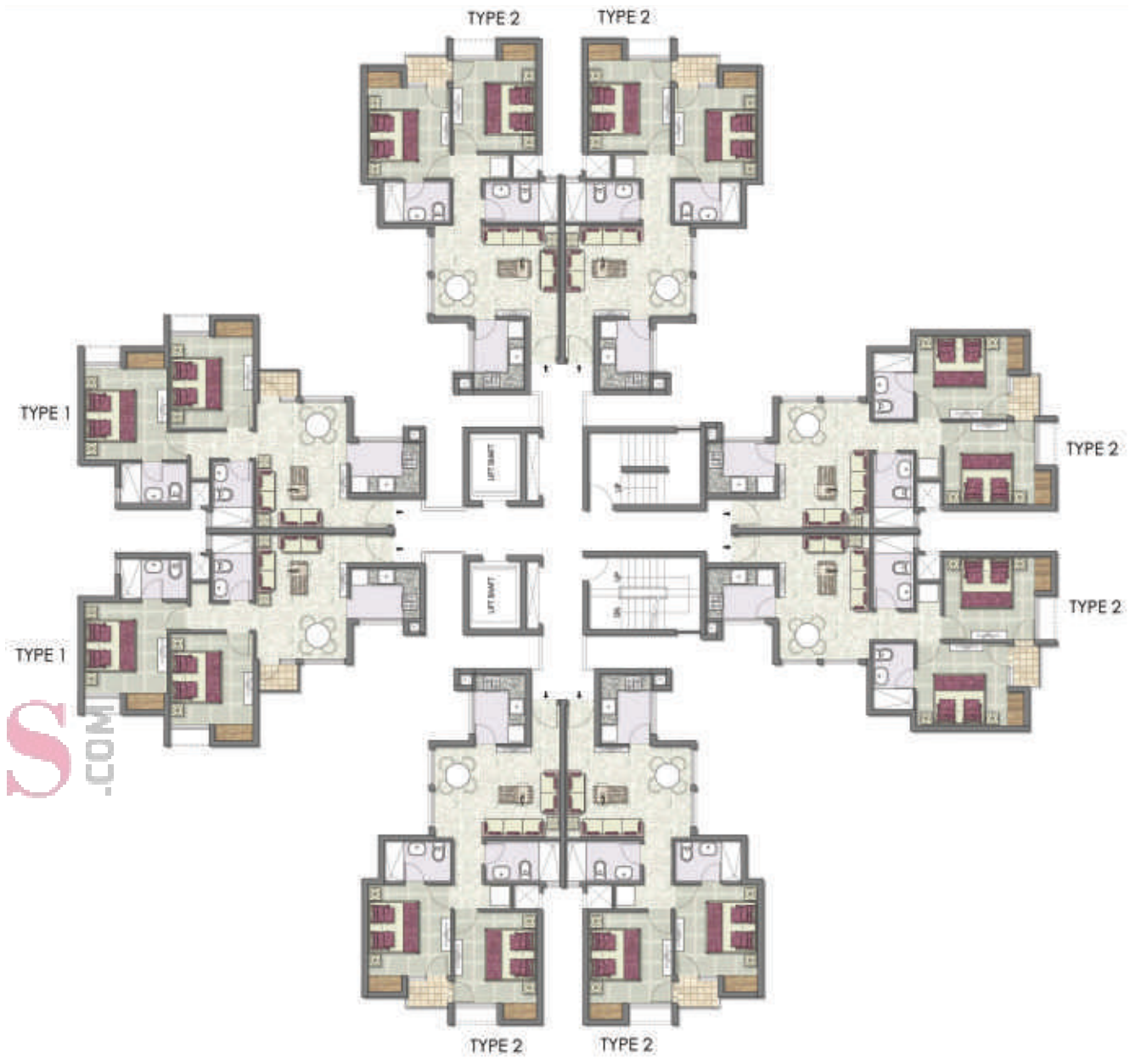
LAYOUT PLAN
JAYPEE GREENS, KOSMOS





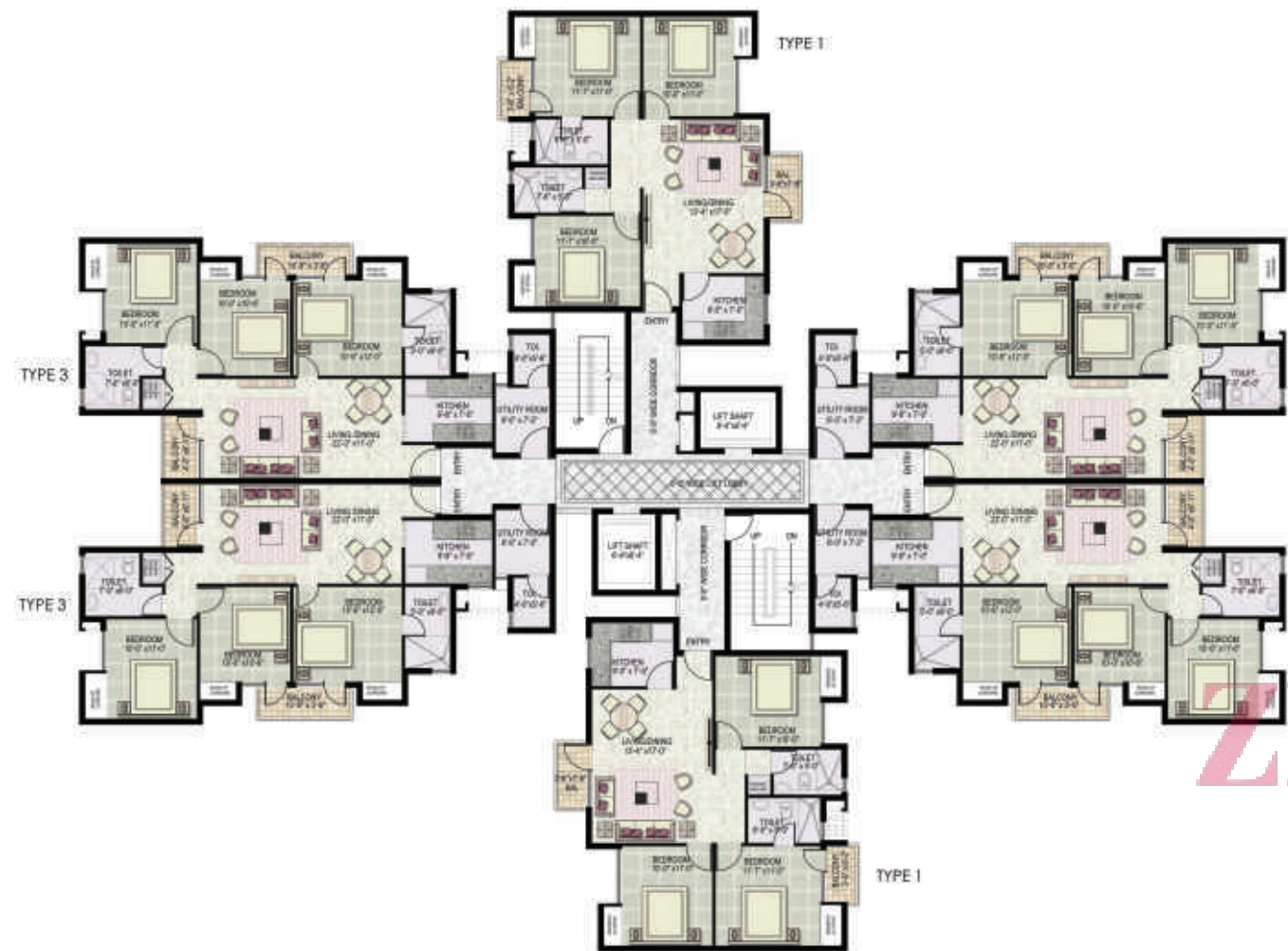
TYPICAL TOWER PLAN- TYPE A
TOWER 2, 4, 30, 31, 32, 35, 36, 43, 44, 45, 46

2 BEDROOM APARTMENT



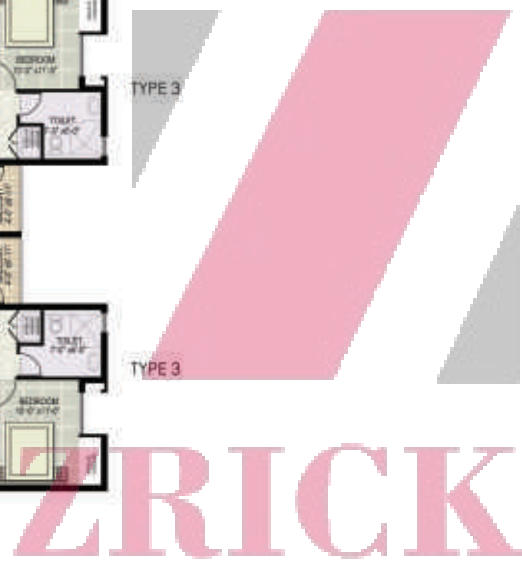
TYPICAL TOWER PLAN- TYPE B
TOWER 3, 33, 34, 37, 42, 47

2 BEDROOM APARTMENT



TYPICAL TOWER PLAN- TYPE A
TOWER 1, 5, 6-22, 28, 29, 62, 68, 69

3 BEDROOM APARTMENT



TYPICAL TOWER PLAN- TYPE B
TOWER 55-61, 63-67, 70-74, 72A

3 BEDROOM APARTMENT



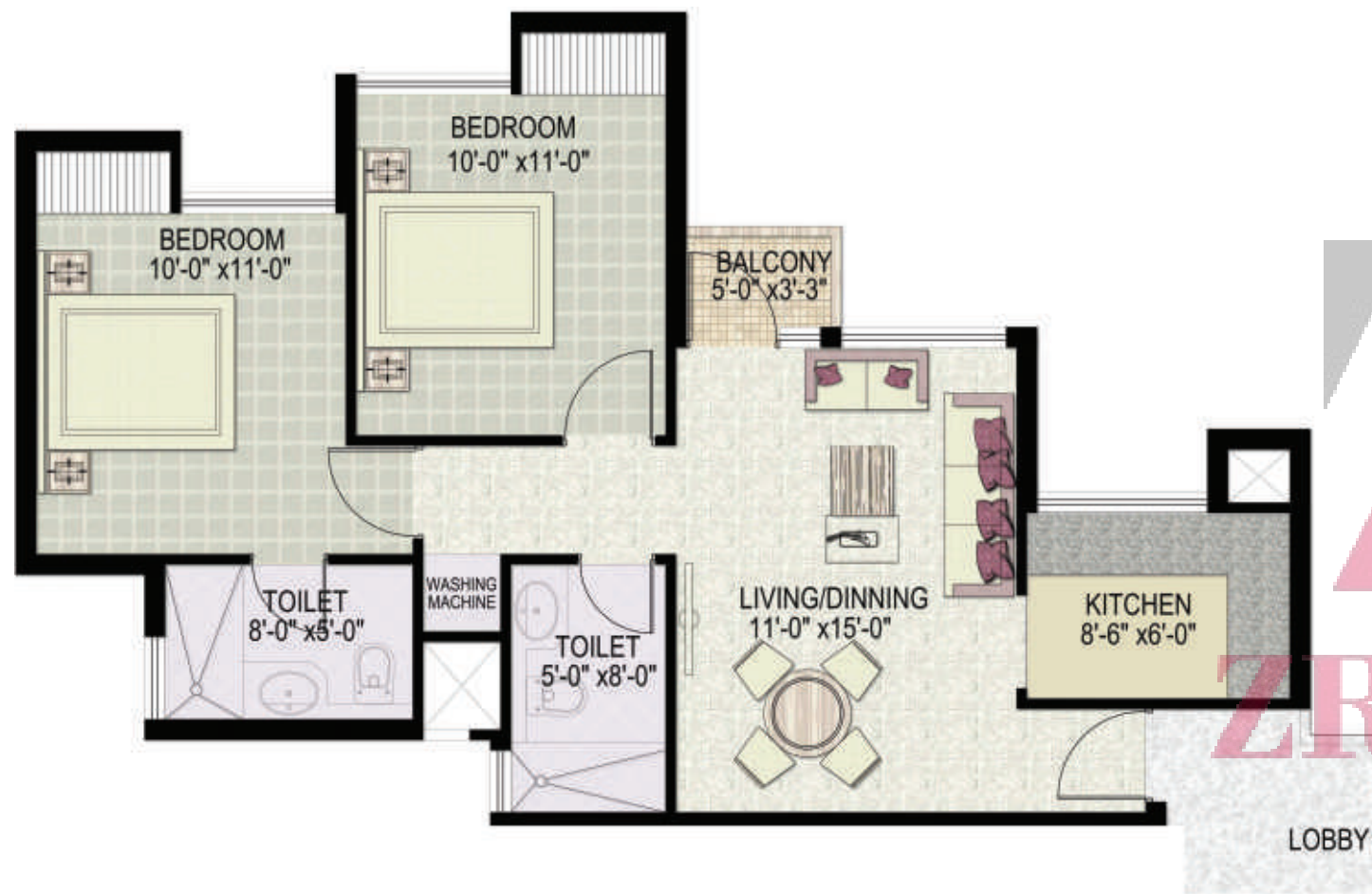
TYPICAL TOWER PLAN- TYPE C
TOWER 51-54

3 BEDROOM APARTMENT



TYPICAL TOWER PLAN
TOWER 72B, 79B

3 BEDROOM APARTMENT

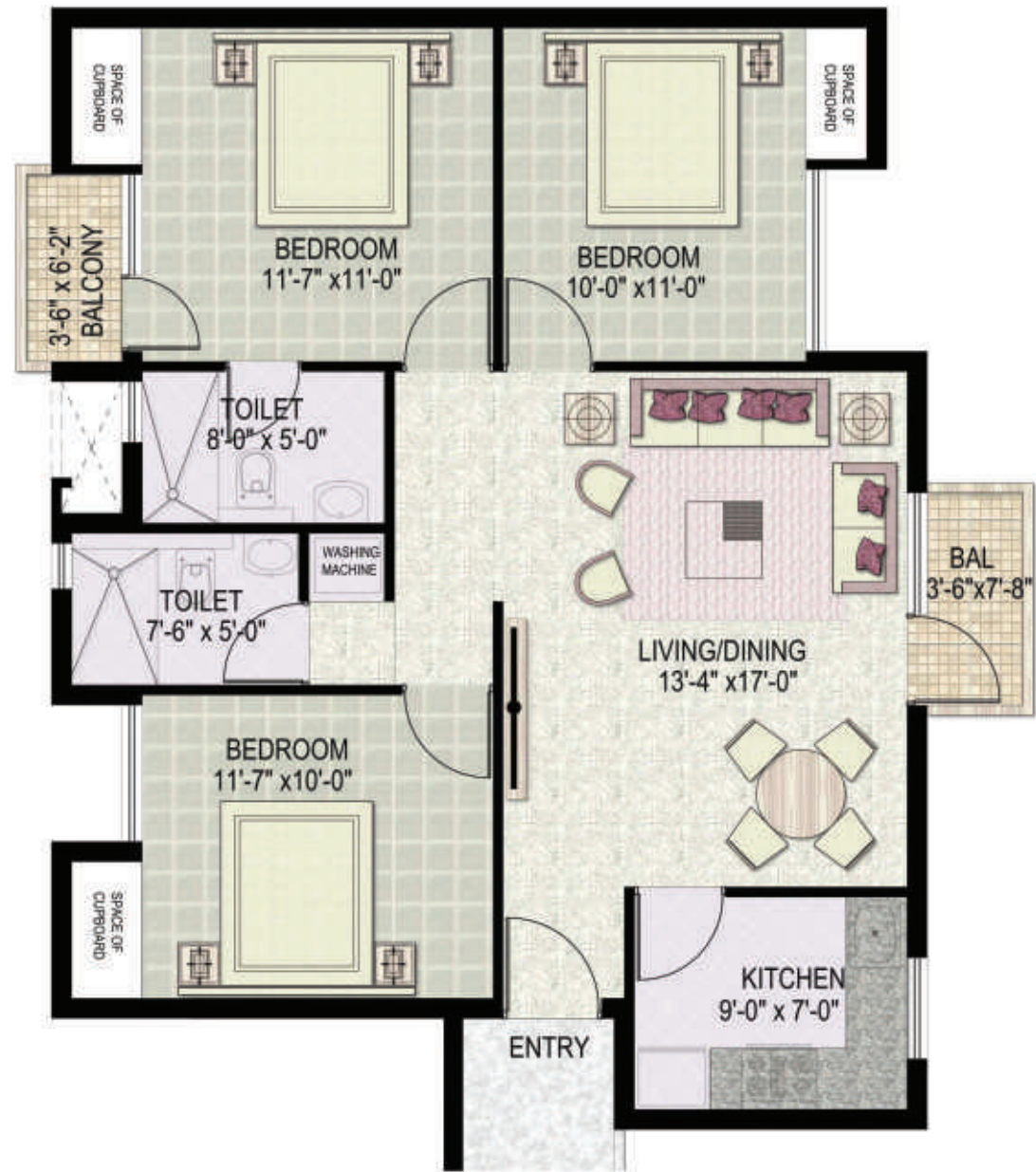


TYPICAL FLOOR PLAN- TYPE 1

2 BEDROOM APARTMENT
TOTAL SUPER AREA- 78.96 Sq. Mt. (850 Sq. Ft.) Approx.

TYPICAL FLOOR PLAN- TYPE 2

2 BEDROOM APARTMENT
TOTAL SUPER AREA- 78.96 Sq. Mt. (850 Sq. Ft.) Approx.



TYPICAL FLOOR PLAN- TYPE 1

3 BEDROOM APARTMENT
 TOTAL SUPER AREA- 106.84 Sq. Mt. (1150 Sq. Ft.) Approx.



TYPICAL FLOOR PLAN- TYPE 2

3 BEDROOM APARTMENT
 TOTAL SUPER AREA- 111.48 Sq. Mt. (1200 Sq. Ft.) Approx.

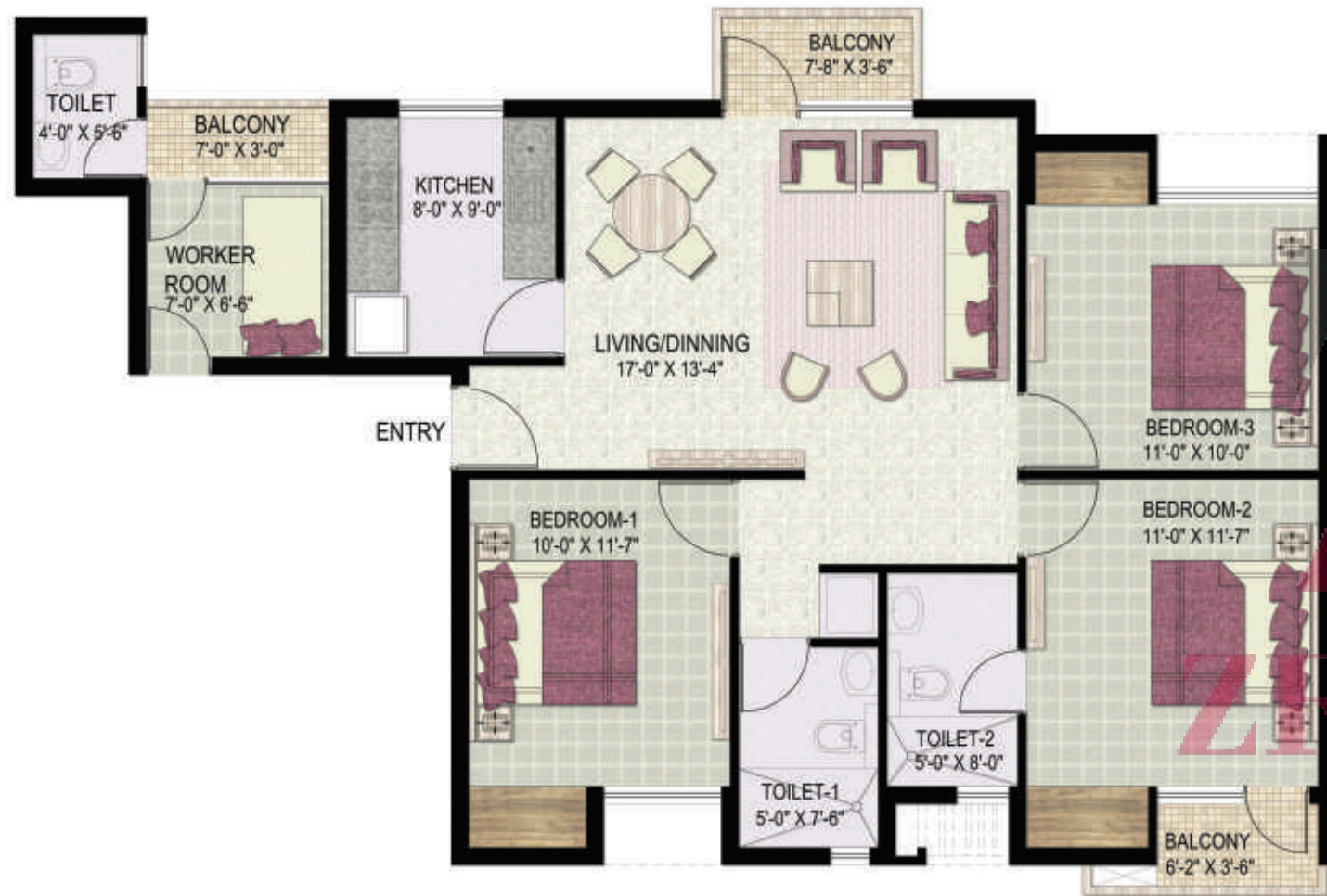


TYPICAL FLOOR PLAN- TYPE 3

3 BEDROOM APARTMENT + WORKER
TOTAL SUPER AREA- 118.91 Sq. Mt. (1280 Sq. Ft.) Approx.

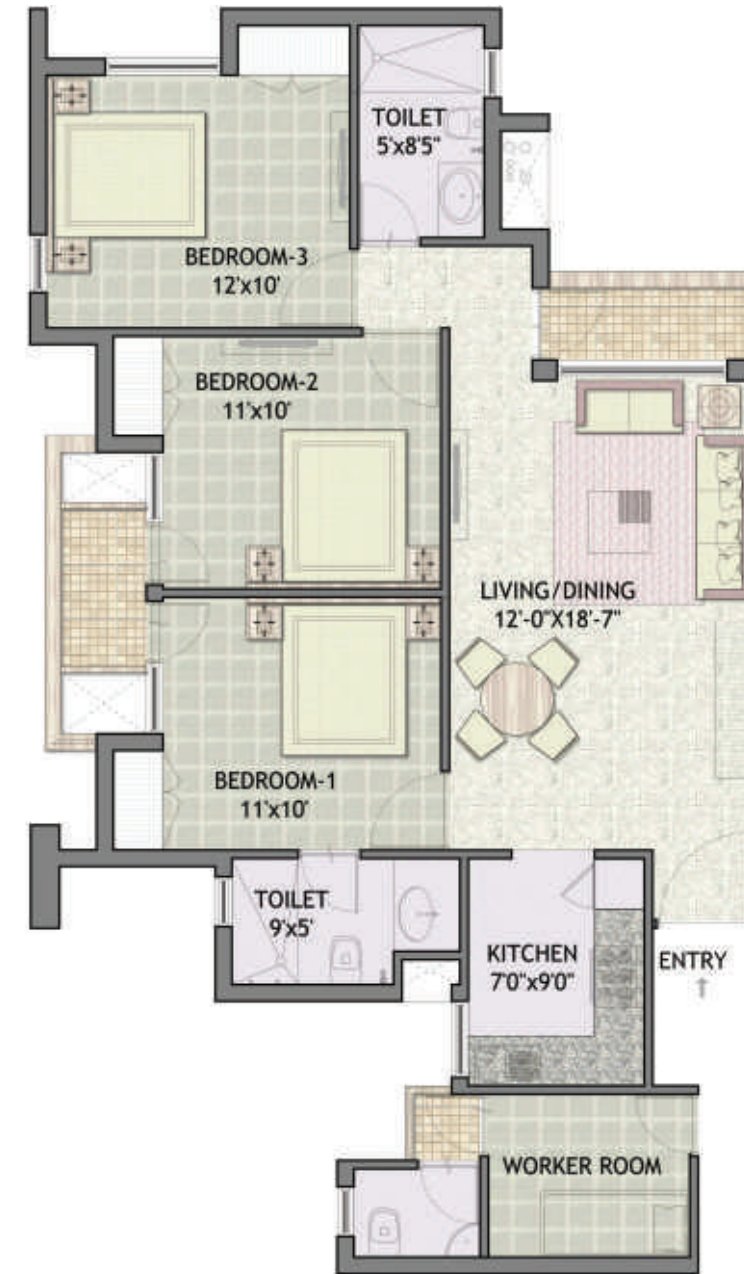
TYPICAL FLOOR PLAN- TYPE 4

3 BEDROOM APARTMENT + WORKER
TOTAL SUPER AREA- 121.70 Sq. Mt. (1310 Sq. Ft.) Approx.



TYPICAL FLOOR PLAN- TYPE 5

3 BEDROOM APARTMENT + WORKER
TOTAL SUPER AREA- 121.70 Sq. Mt. (1310 Sq. Ft.) Approx.



TYPICAL FLOOR PLAN
TOWER 72B, 79B

UNIT A- 3 BEDROOM APARTMENT + WORKER
TOTAL SUPER AREA- 120.30 Sq. Mt. (1295 Sq. Ft.) Approx



TYPICAL FLOOR PLAN
TOWER 72B, 79B

UNIT B- 3 BEDROOM APARTMENT
TOTAL SUPER AREA- 108.23 Sq. Mt. (1165 Sq. Ft.) Approx



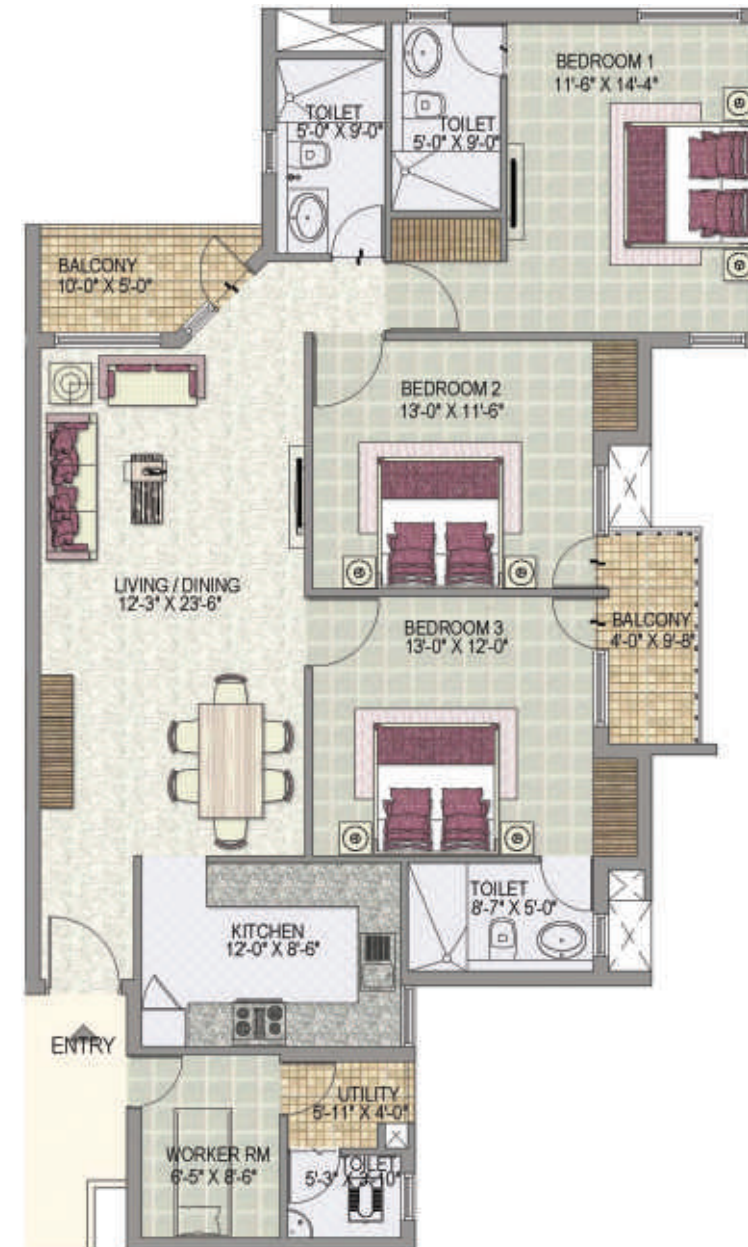
TYPICAL FLOOR PLAN
TOWER 72C

TOTAL SUPER AREA- 78.96 Sq. Mt. (850 Sq. Ft.) Approx.



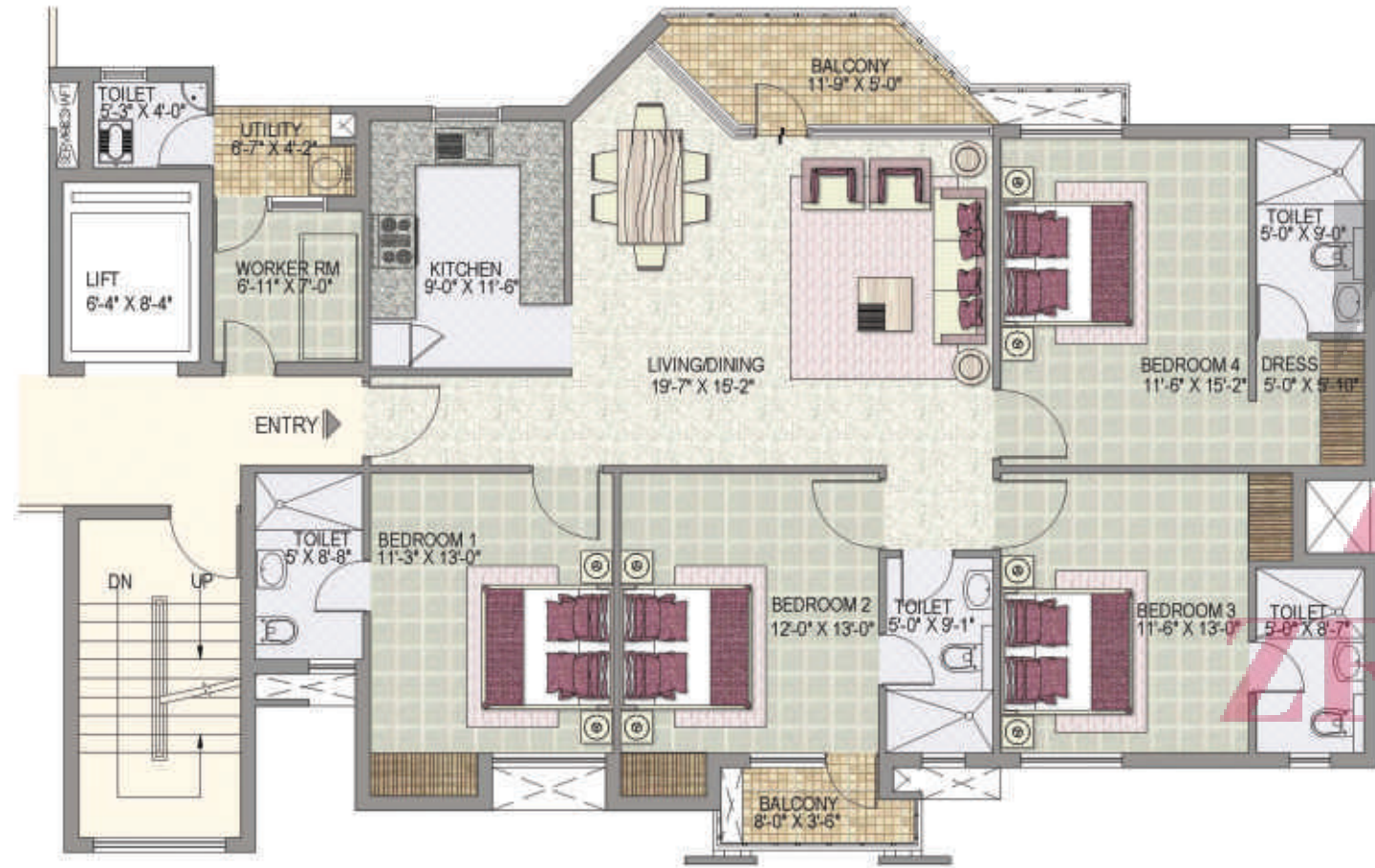
TYPICAL FLOOR PLAN
TOWER 72C

TOTAL SUPER AREA- 78.96 Sq. Mt. (850 Sq. Ft.) Approx.



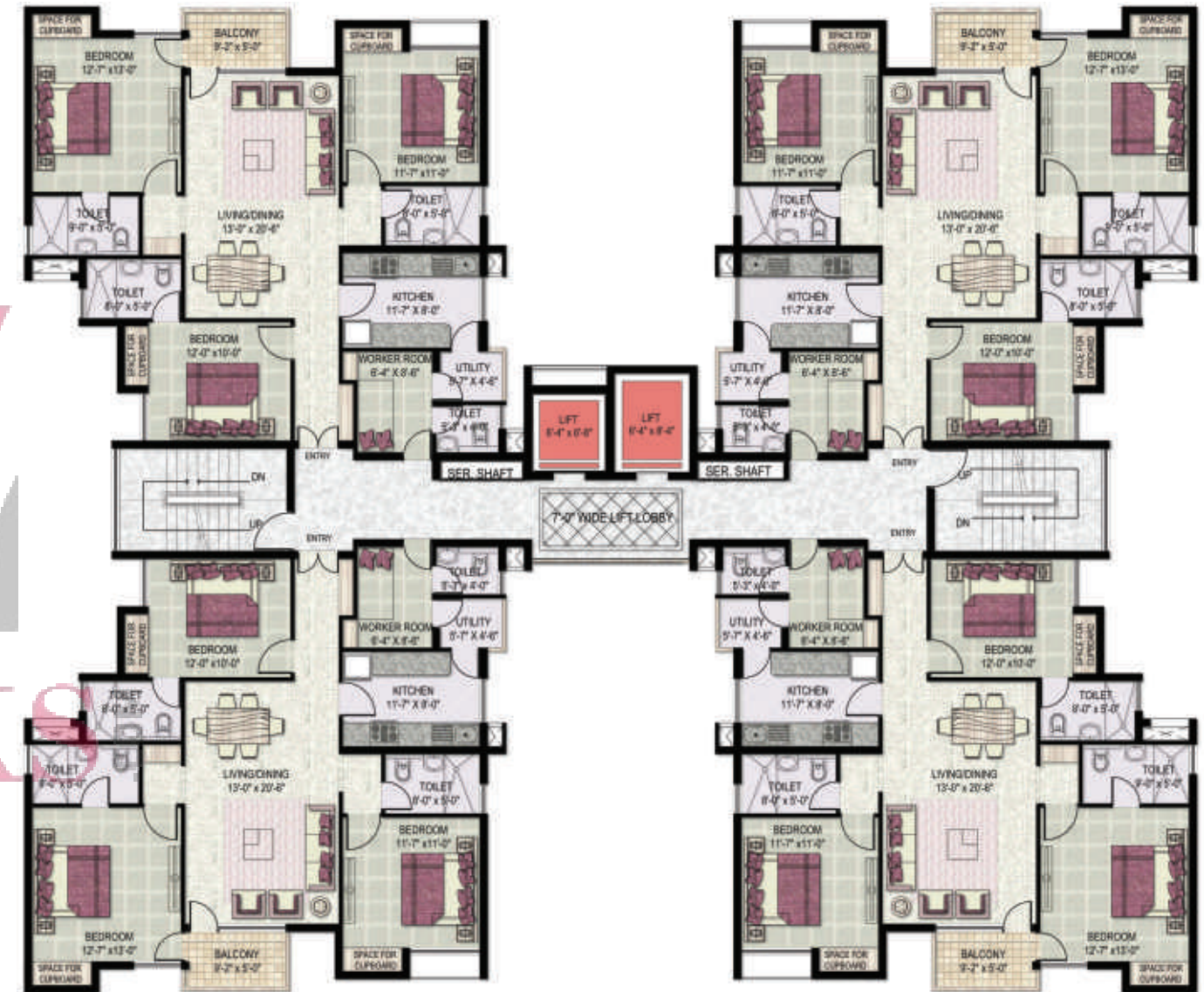
TYPICAL TOWER PLAN
TOWER 80, 79, 79A, 78, 77

3 BEDROOM APARTMENT + WORKER
TOTAL SUPER AREA- 144.928 Sq. Mt. (1560 Sq. Ft.) Approx.



TYPICAL FLOOR PLAN
TOWER 80, 79, 79A, 78, 77

4 BEDROOM APARTMENT + WORKER
TOTAL SUPER AREA- 173.72 Sq. Mt. (1870 Sq. Ft.) Approx.

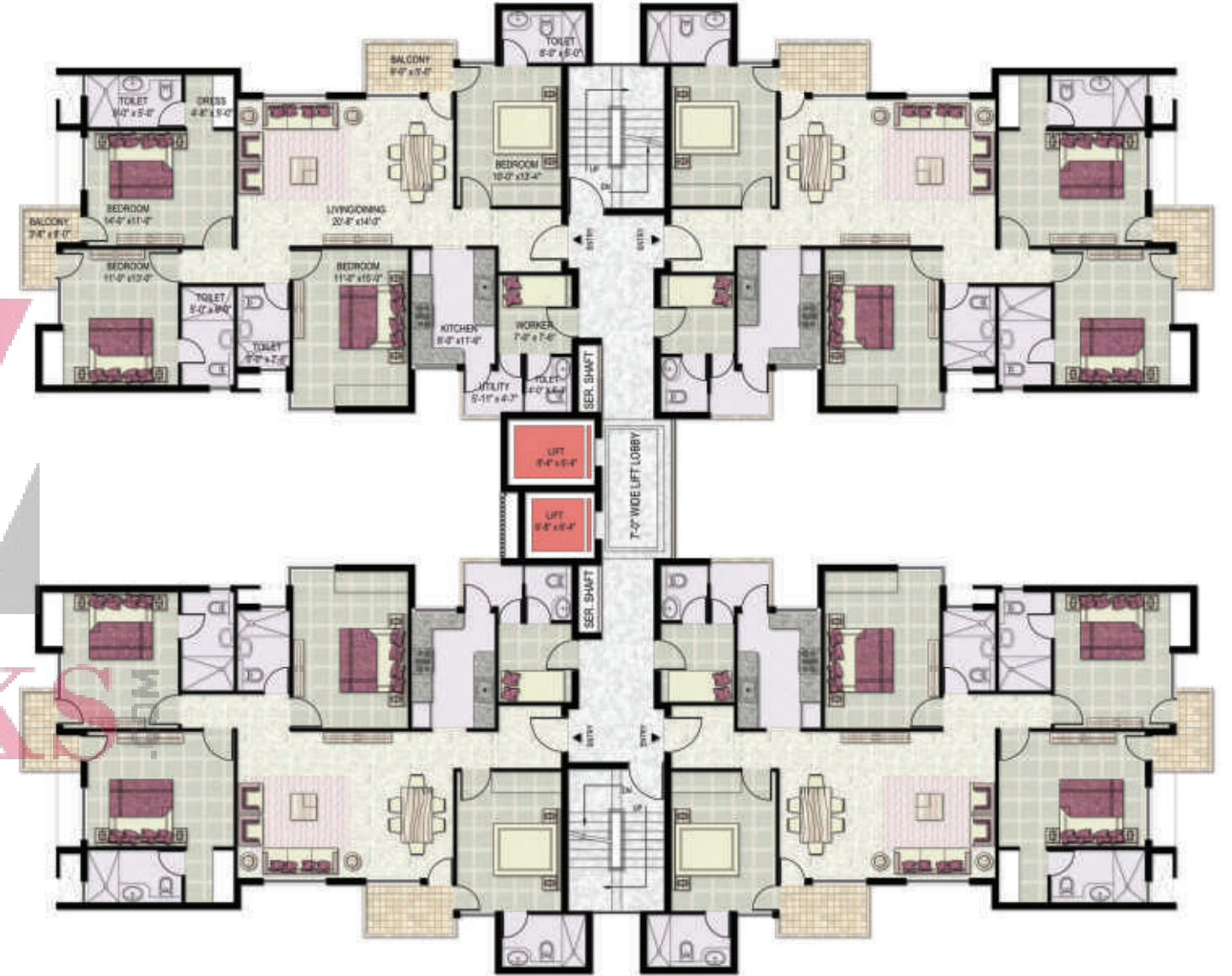


KOSMOS HEIGHTS- TYPICAL TOWER PLAN
TOWER 24, 25

3 BEDROOM APARTMENT + WORKER
TOTAL SUPER AREA 144 Sq. Mt. (1550 Sq. Ft.) Approx.



ZRICKS



KOSMOS HEIGHTS- TYPICAL TOWER PLAN
TOWER 24, 25

3 BEDROOM APARTMENT + WORKER
TOTAL SUPER AREA- 144 Sq. Mt. (1550 Sq. Ft.) Approx.

KOSMOS HEIGHTS- TYPICAL TOWER PLAN
TOWER 23-26

4 BEDROOM APARTMENT + WORKER
TOTAL SUPER AREA- 172.80 Sq. Mt. (1860 Sq. Ft.) Approx.



Product Level Specifications#

| 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 |
| 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 |

KOSMOS HEIGHTS- TYPICAL TOWER PLAN
TOWER 23-26

4 BEDROOM APARTMENT + WORKER
TOTAL SUPER AREA- 172.80 Sq. Mt. (1860 Sq. Ft.) Approx.

Price List# BSP – Rs. 3870/- PSF

(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 | One-time Lease Rent | Rs. 50.00. psf |
| 5 | Social Club Membership | Rs. 1.00 Lac |
| 6 | Car Parking | One reserved basement car parking space compulsory with any apartment. |
| | Underground Car Parking | |
| | 1. First Compulsory Car park @ Rs 2.00 Lac | |
| | 2. Subsequent car park @ Rs. 2.50 Lac | |
| 7 | Preferential Location Charges | Rs. 100.00 psf (G to 5th floor) |
| | | Rs. 60.00 psf (6th to 10th floor) |

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. 100.00 per sq. ft. of super area shall be payable extra before handing over possession of the premises to the allottee.
 - 1 year monthly charges payable in advance at the time of handover @ Rs. 1.50 psf per month.
 - PDC's for 2 yrs monthly maintenance payable in advance at the time of handover
- Areas are indicative only.
- Additional basement storage (optional) @ Rs.2000 psf payable at the time of possession.
- 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 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 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 & 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#

A. Construction Linked Plan

| 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 + EDC 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 + Maintenance advance + Lease Rent Charges |
| | TOTAL | 100% | |

Notes:* Booking Amount : 5% of BSP

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

Note: Down Payment Discount as currently applicable.

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 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 Yamuna 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

MAP NOT TO SCALE

