





AN ARTISTIC IMPRESSION OF THE LIVING ROOM IN KLASSIC APARTMENTS.

GET READY FOR A DREAM LIFESTYLE THAT'S A BEAUTIFUL EXPERIENCE WITH EVERY PASSING DAY. WELCOME TO WISH TOWN KLASSIC WHERE ALL YOUR WISHES COME TO LIFE. BE IT SPACE, GREENERY, FACILITIES, OR THE ELEGANT NEIGHBOURHOOD, IT OFFERS THE BEST, MAKING IT THE PERFECT HOME YOU ALWAYS WISHED FOR.

WISH TOWN KLASSIC BRINGS YOU SIMPLEX APARTMENTS, SURROUNDED BY METICULOUSLY LANDSCAPED GREENS WHERE ALL HOMES OFFER SPLENDID VIEWS OF THE BEAUTIFUL GARDENS AND PARKS. THESE SIMPLEX APARTMENTS REFLECT SIMPLE YET ELEGANT DESIGN IN 2 & 3 BEDROOM OPTIONS.

WISH TOWN IS COMPLETE WITH ALL RECREATIONAL AND LEISURE AMENITIES SUCH AS SOCIAL CLUBS, HEALTH SPA, FITNESS CENTRES, KID'S PLAY AREA, RECREATIONAL SPORTS FACILITIES, ETC.

ALL THIS COMES AS PART OF JAYPEE GREENS ENDEAVOUR TO BRING YOU THE BEST HOUSING OPPORTUNITIES IN NOIDA AT NEVER BEFORE PRICE.

WISH TOWN KLASSIC - SITE PLAN

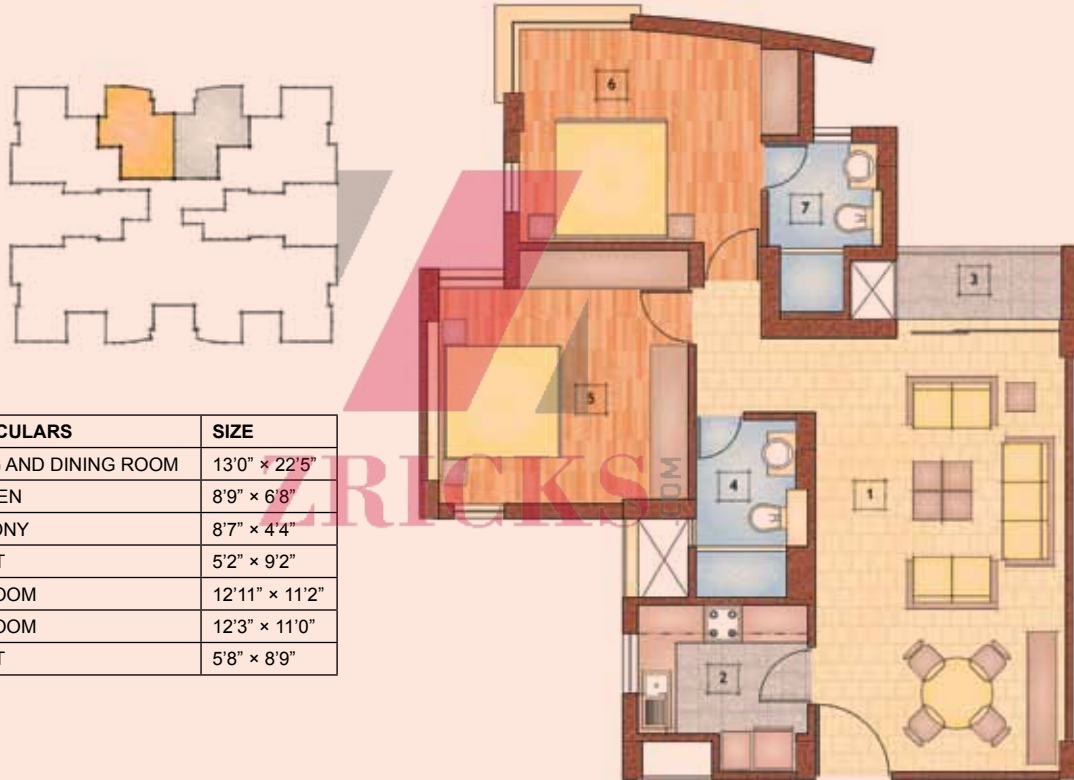


KLASSIC SIMPLEX APARTMENTS CLUSTER PLAN



KLASSIC SIMPLEX APARTMENTS

FLOOR PLAN - 2 BEDROOM APARTMENT

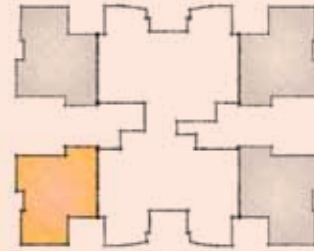


SL. NO.	PARTICULARS	SIZE
1.	LIVING AND DINING ROOM	13'0" × 22'5"
2.	KITCHEN	8'9" × 6'8"
3.	BALCONY	8'7" × 4'4"
4.	TOILET	5'2" × 9'2"
5.	BEDROOM	12'11" × 11'2"
6.	BEDROOM	12'3" × 11'0"
7.	TOILET	5'8" × 8'9"

TOTAL SUPER AREA - 104 SQ.MT. (1120 SQ.FT.) APPROX.

KLASSIC SIMPLEX APARTMENTS

FLOOR PLAN - 3 BEDROOM APARTMENT

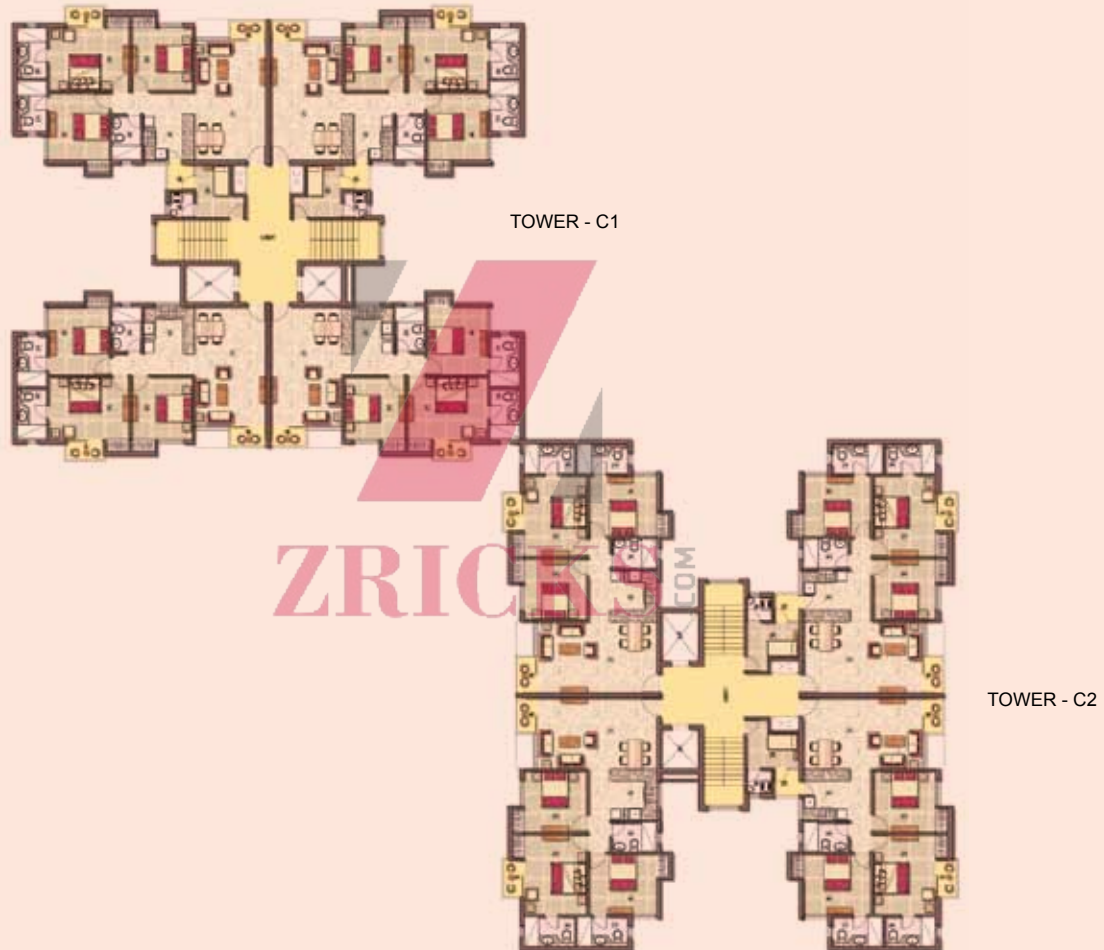


SL. NO.	PARTICULARS	SIZE
1.	LIVING ROOM	16'8" × 13'2"
2.	DINING ROOM	12'9" × 6'10"
3.	KITCHEN	9'3" × 8'6"
4.	TOILET	5'10" × 9'5"
5.	TOILET	5'3" × 9'5"
6.	BEDROOM	10'7" × 12'9"
7.	BEDROOM	10'8" × 12'2"
8.	BEDROOM	14'3" × 11'10"
9.	TOILET	5'3" × 9'0"
10.	BALCONY	4'6" × 9'2"

TOTAL SUPER AREA - 132 SQ.MT. (1420 SQ.FT.) APPROX.

KLASSIC SIMPLEX APARTMENTS

CLUSTER PLAN : TOWER C1 & C2



KLASSIC SIMPLEX APARTMENTS
FLOOR PLAN : 3 BEDROOM APARTMENT - TOWER C1 & C2



SL. NO.	PARTICULARS	SIZE
1.	LIVING ROOM	12'0" × 20'0"
2.	BEDROOM	10'3" × 10'6"
3.	BEDROOM	13'7" × 10'6"
4.	BEDROOM	10'3" × 11'5"
5.	TOILET	5'0" × 7'6"
6.	KITCHEN	8'7" × 8'0"
7.	TOILET	5'0" × 8'6"
8.	TOILET	5'0" × 8'6"
9.	BALCONY	6'8" × 3'0"
10.	BALCONY	6'5" × 3'0"
11.	TOILET	4'0" × 4'0"
12.	UTILITY	4'3" × 4'0"

TOTAL SUPER AREA - 113 SQ.MT. (1220 SQ.FT.) APPROX.

KLASSIC SIMPLEX APARTMENTS

FLOOR PLAN : 3 BEDROOM + WORKER'S ROOM APARTMENT - TOWER C1 & C2



SL. NO.	PARTICULARS	SIZE
1.	LIVING ROOM	12'0" × 20'0"
2.	BEDROOM	10'3" × 10'6"
3.	BEDROOM	13'7" × 10'6"
4.	BEDROOM	10'3" × 11'5"
5.	TOILET	5'0" × 7'6"
6.	KITCHEN	8'7" × 8'0"
7.	TOILET	5'0" × 8'6"
8.	TOILET	5'0" × 8'6"
9.	BALCONY	6'8" × 3'0"
10.	BALCONY	6'5" × 3'0"
11.	WORKER'S RM	8'10" × 8'2"
12.	TOILET	4'0" × 4'0"
13.	UTILITY	4'3" × 4'0"

TOTAL SUPER AREA - 124 SQ.MT. (1340 SQ.FT.) APPROX.

PRODUCT LEVEL SPECIFICATIONS

STRUCTURE	R.C.C FRAMED STRUCTURE
LIVING ROOM, DINING ROOM AND LOUNGE	
FLOORS	TILES / LAMINATED FLOOR
EXTERNAL DOORS AND WINDOWS	ALUMINIUM POWDER COATED / UPVC
WALLS	INTERNAL : OIL BOUND DISTEMPER
	EXTERNAL : GOOD QUALITY EXTERNAL GRADE PAINT
INTERNAL DOORS	ENAMEL PAINTED FLUSH DOORS
BEDROOMS AND DRESS	
FLOORS	TILES / LAMINATED FLOOR
EXTERNAL DOORS AND WINDOWS	ALUMINIUM POWDER COATED / UPVC
WALLS	INTERNAL : OIL BOUND DISTEMPER
	EXTERNAL : GOOD QUALITY EXTERNAL GRADE PAINT
INTERNAL DOORS	ENAMEL PAINTED FLUSH DOORS
TOILETS	
FLOORS	ANTI SKID CERAMIC / VITRIFIED TILES
EXTERNAL DOORS AND WINDOWS	ALUMINIUM POWDER COATED / UPVC
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	ANTI SKID CERAMIC / VITRIFIED TILES
EXTERNAL DOORS AND WINDOWS	ALUMINIUM POWDER COATED / UPVC
FIXTURE AND FITTINGS	MARBLE 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

PRICE LIST

BSP – RS 3600/- PSF*

OTHER APPLICABLE CHARGES:

S.NO.	PAYMENT HEAD	CHARGES / RATE
(I)	INTERNAL DEVELOPMENT CHARGES	RS. 75.00 PSF
(II)	ELECTRIC SUB STATION CHARGES	RS. 40.00 PSF
(III)	SOCIAL CLUB MEMBERSHIP	RS. 1.00 LAC
(IV)	CAR PARKING	ONE RESERVED BASEMENT CAR PARKING SPACE COMPULSORY WITH ANY APARTMENT
	UNDERGROUND CAR PARKING A. CAR PARK @ RS 2.00 LACS B. SUBSEQUENT CAR PARK @ RS. 3.00 LACS	
(V)	MAINTENANCE ADVANCE FOR ONE YEAR	RS. 1.50 PER SQ. FT. PER MONTH
(VI)	INTEREST FREE MAINTENANCE DEPOSIT	RS. 50.00 PSF
(VII)	ADDITIONAL BASEMENT STORAGE (OPTIONAL)	RS. 2000.00 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.
- THE PREFERENTIAL LOCATION CHARGES (PLC), WHEREVER APPLICABLE SHALL BE CHARGED EXTRA.
- 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.50 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*)	+ IDC CHARGES
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	
9	ON LAYING OF 9TH FLOOR ROOF SLAB	6.5% OF BSP	
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 + MAINTENANCE ADVANCE + IFMD
TOTAL		100%	

*** BOOKING AMOUNT:**

2 BHK - RS. 3.50 LAC; 3 BHK - RS. 4.50 LAC. CHEQUES SHOULD BE DRAWN IN FAVOUR OF "JAYPEE INFRATECH LIMITED".

NOTES:

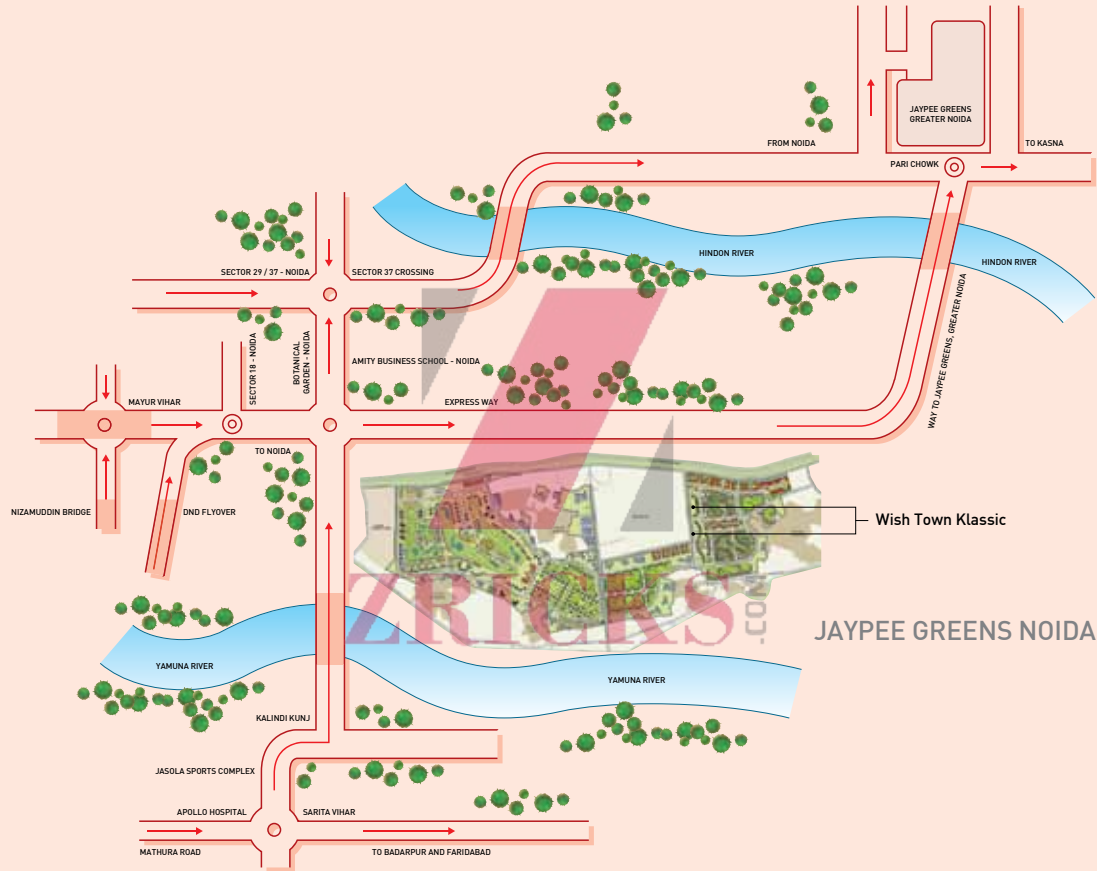
- INSTALLMENTS UNDER S.NO. 4 - 13 MAY RUN CONCURRENTLY WITH THOSE UNDER S.NO. 1 - 3 BASED ON THE PHYSICAL PROGRESS OF WORK AT SITE.
- THE DEMAND LETTER FOR INSTALLMENTS AT S.NO. 4 TO 13 SHALL BE SENT IN ADVANCE PROVIDING FOR PAYMENT PERIOD OF UP TO 15 DAYS.

(B) DOWN PAYMENT PLAN

S.NO.	PAYMENT DUE ON	% AGE	OTHER APPLICABLE CHARGES
1	BOOKING AMOUNT	AS APPLICABLE*	
2	ON OR BEFORE 1 MONTHS OF THE APPLICATION	95% OF BSP (LESS BOOKING AMOUNT*)	IDC + CAR PARK + ELECTRIC SUB STATION CHARGES
3	ON OFFER OF POSSESSION	5%	SOCIAL CLUB CHARGES + MAINTENANCE ADVANCE + IMFD
TOTAL		100%	

NOTE: DOWN PAYMENT DISCOUNT AS APPLICABLE ON BSP.

LOCATION MAP



Map Not To Scale

The drive to Jaypee Greens Noida is 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.





Sales Office: Jaypee Greens, Sector 128, Noida – 201304 (U.P), India.
 Phone: +91 120 4609090 / 1 / 3, Fax: + 91 120 4609160 Mobile: +91 9999988901 / 2 / 3
 E-mail: wishtownclassic@jaypeegreens.com Website: www.jaypeegreens.com

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.