



Pavilion^oCourt

Modern living you always wished for.

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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.



An artistic impression of the Pavilion Court at Jaypee Greens, Noida

Pavilion^{leaf}Court

Modern living you always wished for.

Now here's an opportunity for everyone to own a place at India's first Wish Town in Noida.

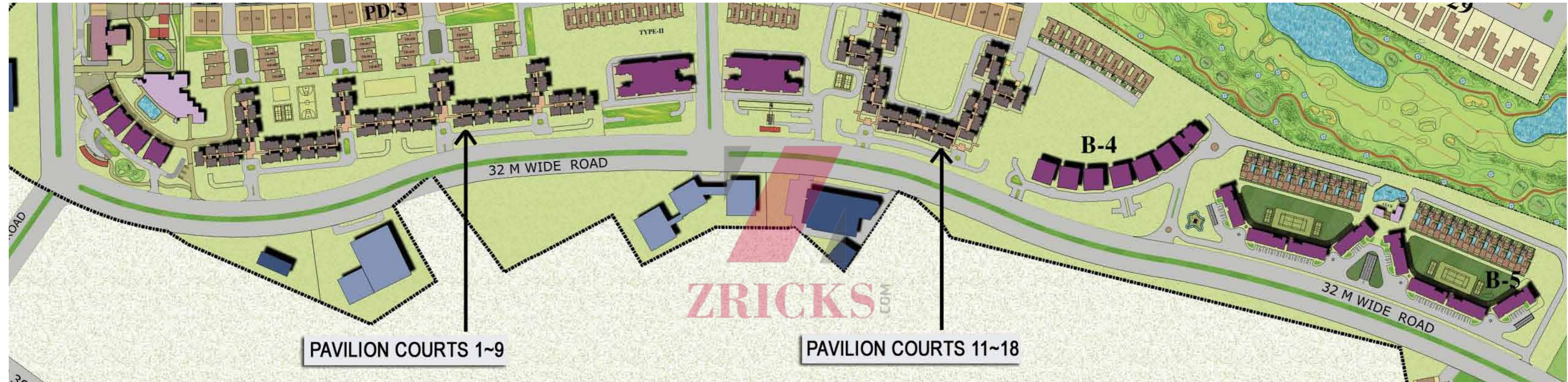
Situated amidst innumerable landscaped parks & lakes, the Pavilion Court offers fully-finished, Modern, Hi-Efficiency apartments. Thoughtfully designed, the apartment size ranges from 1 BHK Studio Apartment with Study to 3 BHK Family Apartment with Study.

The Pavilion Court apartments are built on pristine location which embraces the natural beauty of the Yamuna river belt on one side and refreshing golf view on the other.

Pavilion Court – 'The Rolling Greens' apartments offer exquisite view of the lush natural tropical landscapes and spectacular waterfront. The unique feature of these apartments is the natural beauty of the preexisting landscape near river that has matured over the years and provides the views of the greenery, nature parks and expansive grasslands to its residents.

Other value-added features that one will get while staying at the Pavilion Court are 24 Hr manned Security at the entrance gates alongwith multi-level Security system, Piped Gas, 24 Hr Electricity and Water supply, Split Air-Conditioning, Professional Facility Management to preserve and enhance the common landscaped areas and Under Ground Parking facility.

As a privileged resident of these apartments, one can enjoy the unsurpassed amenities of the Wish Town such as the 18 + 9 hole Graham Cooke designed Golf Facility, a number of Social Club with a range of Health and Recreational facilities, Town Centre with facilities like art galleries, restaurants & cafes, high-street retail, international standard Medical Centre and wide range of educational facilities from Kindercrib to Pre-University levels.



- LEGEND
- 1 BHK Apartments
 - 2 BHK Apartments
 - 3 BHK Apartments

PavilionCourt

1 BHK, 2 BHK & 3 BHK Layout Plan

Super Area - 75.72 sq.m. (815 sq.ft.) appox.



- | | | | |
|--------------|-----------------|---------------|-----------------|
| 1. Study | - 11'6" x 7'0" | 5. M. Bedroom | - 10'0" x 13'6" |
| 2. Living Rm | - 10'0" x 13'6" | 6. M. Toilet | - 6'9" x 7'0" |
| 3. Dining | - 8'0" x 6'6" | 7. Dress | - 5'0" x 7'0" |
| 4. Kitchen | - 8'0" x 7'0" | 8. Lobby | - 4'3" x 5'0" |

PavilionCourt
Typical 1 BHK + Study Apartment



Super Area - 108.70 sq.m. (1170 sq.ft.) appox.



- | | | | |
|----------------|-----------------|-----------------|-----------------|
| 1. Study | - 11'0" x 8'0" | 7. Kitchen | - 8'0" x 7'0" |
| 2. Dress | - 5'0" x 8'0" | 8. Bedroom | - 10'0" x 12'0" |
| 3. M. Toilet | - 6'3" x 8'0" | 9. Toilet | - 5'3" x 7'6" |
| 4. M. Bedroom | - 11'6" x 13'6" | 10. Powder Room | - 5'6" x 4'3" |
| 5. Living Room | - 11'0" x 13'6" | 11. Lobby | - 6'6" x 6'9" |
| 6. Dinning | - 8'0" x 6'6" | | |

PavilionCourt
Typical 2 BHK + Study Apartment

Super Area - 148.64 sq.m. (1600 sq.ft.) approx.



1. Study	- 12'9" x 7'0"	8. Lobby	- 4'6" x 5'2"
2. Living Rm	- 11'4" x 14'8"	9. Bedroom	- 10'0" x 13'0"
3. Dining	- 9'0" x 8'4"	10. Toilet	- 7'5" x 4'5"
4. Kitchen	- 9'0" x 7'8"	11. Utility	- 5'0" x 4'5"
5. M. Bedroom	- 12'0" x 13'5"	12. Bedroom	- 11'0" x 13'0"
6. Master Toilet	- 6'3" x 8'3"	13. Toilet	- 6'3" x 8'3"
7. Dress	- 5'2" x 7'3"	14. Dress	- 4'0" x 3'0"

PavilionCourt

Typical 3 BHK + Study Apartment

Specifications of the Pavilion Court

Living Room, Dining Room & Lounge	
Floors	High quality vitrified tiles or equivalent
External Doors and Windows	Anodized aluminium / UPVC Doors and Windows
Walls	Walls plastered with POP punning and painted with plastic paint
Internal doors	Veneered flush doors with Laccquer finish
Fixture and Fittings	Light fittings and fans
Ceiling	POP ceiling and cornice
Bedrooms, Study Rooms, Dressing	
Floors	Wooden laminated flooring
External Doors and Windows	Anodized aluminium / UPVC Doors and Windows
Fixture and Fittings	Light fittings and fans
Walls	Walls plastered with POP punning and painted with plastic paint
Internal doors	First class Wood frame with skin moulded door shutter
Ceiling	POP ceiling and cornice
Toilets	
Floors	High quality ceramic anti skid tiles or equivalent
External Doors and Windows	Anodized aluminium / UPVC Doors and Windows
Walls	High quality ceramic tiles till 7'-0" in shower area, 3' 6" in balance toilet including borders, mouldings etc. Balance painted in Plastic paint.
Internal doors	First class Wood frame with skin moulded door shutter
Ceiling	POP ceiling and cornice

Kitchen	
Floors	Marble / anti skid vitrified tiles or equivalent
External Doors and Windows	Anodized aluminium / UPVC Doors and Windows
Fixture and Fittings	Modular kitchen as per design. Granite counter and back splash stainless steel sink with drain board
Walls	Tiles upto 2' height above the counter level, balance painted with plastic paint.
Internal doors	Veneered flush doors with Laccquer finish
Ceiling	POP ceiling
Balconies	
Floors	Ceramic tiles or equivalent
Ceiling	Plastic paint
Lift Lobbies / Corridors	
Floors	Stone with special highlights and patterns
Walls	Plastic paint
Apartment main door	Seasoned wood frames with wood panelled shutter finished with melamine polish
Ceiling	POP ceiling and cornice
Utilities & Facilities	
Air-conditioning	Individual split type units as per design for each apartment
Ventilation	Exhaust fans provided in kitchen and bathrooms. All external doors and part of external windows are openable.
Security	24 Hour manned security on entrance gates
Water supply	Water supply through underground supply lines/ overhead tanks
Sewage water	Soiled water drainage into main sewer outside property
Storm drainage	Storm water drainage system integrated with rainwater harvesting
Fire protection	Fire detection as per fire safety norms
Main Electrical Supply	Electrical wiring in concealed conduits with modular switches and power back up
Telephone/ Data	Telephone cable pre-wired into all rooms
Services	Maintenance for common area on chargeable basis

Location of the Pavilion Court at Jaypee Greens Noida



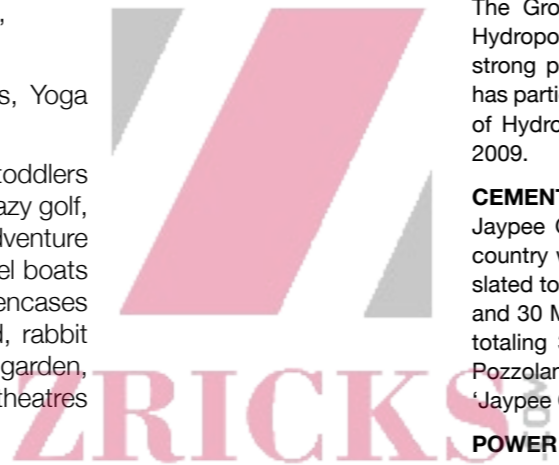
ZRICKS

An Inspired Reality...

I woke this day in a valley of green; a sight like this had never been seen; in the distance I saw a glimmer of hope; and the grove gave way to a gentle slope. As I reached the clearing, oh! What a sight to see; my eyes opened wide, what could this place be? In cascading greens, laden trees drooped, in every corner, nature bloomed; and towering mammoths rose from the ground, casting shadows of luxury all around.

Jaypee Greens Noida is a place where nature connects to a recreation destination, social activities and gracious living. “Precisely what everyone aspires for”

- A secure multi generational gated community.
- Spread over 1162 acres with large pristine open areas including lakes & water bodies.
- Numerous Signature Graham Cooke Golf facilities.
- A complete range of residential options ranging from Independent Homes to Luxury 2 / 3 / 4 BHK apartments, each offering breathtaking views of the landscaped greens.
- Project exquisitely designed by world renowned architects Arcop Associates and Landscape architects Capita Lovejoy of UK.
- Town Centre with facilities like cultural galleries, restaurants & cafés, high-street retail, etc.
- Educational facilities ranging from Kindercrib (crèche/child care facility) to Pre-university levels and a Technical Institute offering various courses.
- A Super Specialty Jaypee Medical Centre with state-of-the-art equipments & facilities.
- Multiple Social Clubs with a range of health and recreational facilities.
- Promenades featuring the finest selection of retail shops, boutiques and open bazaars.
- Spiritual Centers with Temples, Meditation Centre, Discourse Halls, Yoga etc.
- Multiple thematic gardens and play areas with range of activities for toddlers to young children offering sand and digger pits, playbarn, go-kart, crazy golf, astra slide, sheep racing, tractor & trailer rides, glass blowing, adventure mazes, queen’s garden, rock garden, artificial lake with remote model boats and a complete train set with kilometers of rails and stations. Also encases various recreational areas such as chocolate factory, puppet world, rabbit & piggies world, mini race course & castle, palm house, japanese garden, picnic areas, souvenir shops, refreshment kiosks, shopping areas, theatres etc.
- Recreational and Commercial Hubs.
- 24 Hours electricity and water supply
- Multi-level security systems.
- Landscaped gated entrance with centrally monitored security system.
- Optic fiber networks.
- Professional property management services.
- Situated on the Noida – Greater Noida expressway approx. 4 Km’s from Amity intersection, Noida and 20 minutes driving distance from South Delhi.



Transforming challenges into opportunities has been the hallmark of the Group ever since its inception four decades ago. Jaypee Group is a Rs. 7000 crore well diversified infrastructure conglomerate with a formidable presence in Engineering & Construction, Power, Cement, Real Estate, Hospitality, Expressways & Education (not-for-profit).

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.

The Group is the only integrated solution provider for Hydropower projects in the country with a track record of strong project implementation in different capacities and has participated in projects that have added over 8840 MW of Hydroelectricity to the National grid between 2002 to 2009.

CEMENT

Jaypee Group is the 3rd largest cement producer in the country with an aggregate capacity of 14.70 MTPA and is slated to be a 23 MTPA cement producer by the year 2010 and 30 MTPA by 2011 with Captive Thermal Power plants totaling 342 MW. The group’s special blend of Portland Pozzolana Cement is marketed under the brand name ‘Jaypee Cement’.

POWER

The Group is India’s largest Private sector Hydro-power producer and is on its way to be an integrated power producer with expansion in Thermal; Wind & Power Transmission.

Jaypee Group’s operational power plants are 300 MW

Baspa-II (Himachal Pradesh) and 400 MW Vishnuprayag (Uttarakhand) and by 2012, the total hydropower capacity will be 1700 MW with the commissioning of 1,000 MW Karcham-Wangtoo project while the power generation (including Thermal) for the Group shall be 2200 MW. The Group is poised to be a 13,470 MW power producer by 2018.

HOSPITALITY

The Group owns and operates 4 Five Star Hotels, two in New Delhi and one each in Agra and Mussoorie with a total capacity of 644 rooms. Another state-of-the-art resort and SPA is being set up in collaboration with SIX SENSES at Greater Noida.

REAL ESTATE

The Group is a pioneer in the development of India’s first golf centric Real Estate. Jaypee Greens - a world class fully integrated complex at Greater Noida consists of an 18 hole Greg Norman Golf Course. Stretching over 452 acres, it also includes residences, commercial spaces, corporate park, entertainment and nature in abundance.

Jaypee Greens also launched its second project in Noida in November 2007. India’s First Wish Town, is an Integrated Township spread over 1162 acres of land comprising one 18 hole and two 9 hole golf facility & world class residences.

EXPRESSWAYS

The Group is currently implementing 165 km, Noida to Agra, 6/8 lane Yamuna Expressway Project and ribbon development on 6175 acres at five locations along the expressway for commercial, industrial, institutional, residential and amusement purposes, will also be undertaken as an integral part of the project. The project is slated to be completed by 2011.

SOCIAL COMMITMENTS

The Group has always believed in “growth with a human face” and has supported the socio-economic development of the local environment in which it operates and ensured that the economically and educationally challenged strata around the work surroundings are also benefited from the Group’s growth by providing education, medical and other facilities for local development.

The Group currently provides education across all spectrum of the learning curve through 16 schools, 3 Technical Training Institutes, 2 colleges and 3 universities catering to over 20,000 students.

Last but not the least, “To strive for excellence in every activity we undertake, as we contribute in nation building through our participation in infrastructure sector of the country utilizing resources optimally, while growing with human face - NO DREAM TOO BIG.”

Disclaimer

Jaypee Infratech Limited (the “Company”) is proposing, subject to market conditions and other considerations, a public issue of equity shares and has filed a Draft Red Herring Prospectus (“DRHP”) with the Securities and Exchange Board of India (“SEBI”). THE DRHP is available on the website of SEBI at www.sebi.gov.in and the websites of the BRLMs Morgan Stanley India Company Private Limited (www.morganstanley.com/indiaofferdocuments), DSP Merrill Lynch Limited (www.dspml.com), Enam Securities Private Limited (www.enam.com), ICICI Securities Limited (www.icicisecurities.com), Kotak Mahindra Capital Company Limited (www.kmcc.co.in), SBI Capital Markets Limited (www.sbicaps.com), JM Financial Consultants Private Limited (www.jmfinancial.in), IDFC-SSKI Limited (www.idfcsski.com) and Axis Bank Limited (www.axisbank.com). For details in relation to risk factors, please see the section titled “Risk Factors” in the DRHP.

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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 Taj 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

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JAYPEE GREENS NOIDA