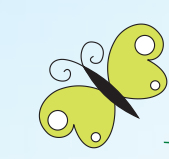


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JAYPEE GREENS

आमन-II



NO DREAM TOO BIG



Another Place. Another World.

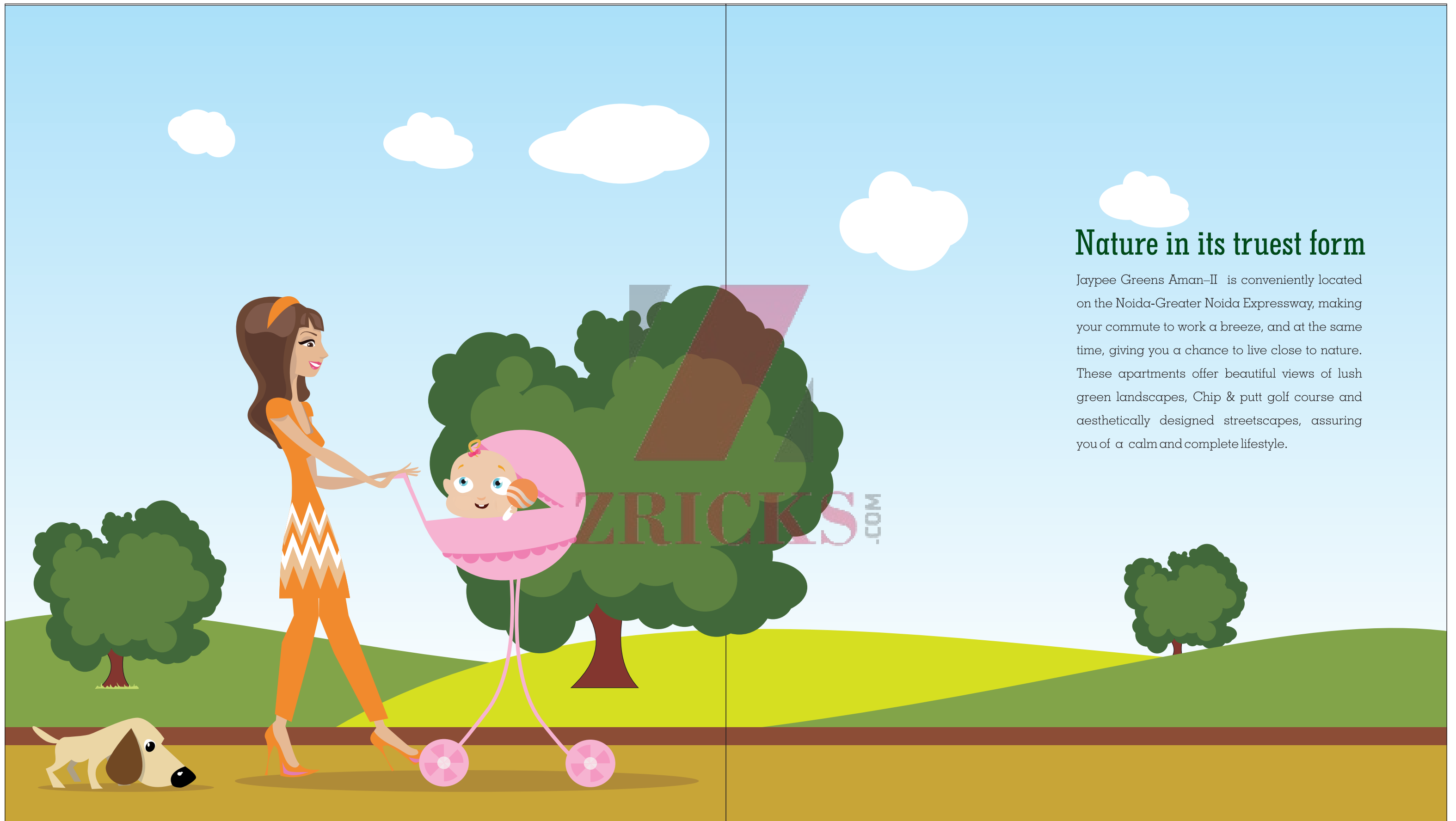
Sales Office : Sector -128, Noida- 201 304, (U.P.), India
Site Office: Jaypee Greens AMAN, Sector 151, Noida (U.P.), India.
Mobile: +91 9999988901 / 02. Phone : 0120-4609090/ 01 / 02
E-mail: aman@jalindia.co.in Website: www.jaypeegreens.com

This brochure is conceptual and not a legal offer. It 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 world,
where tranquility is your neighbour,
where songs of birds, relax your mind and soul.
Where nature bows down and embraces your heart.
Where happiness knocks on your door, and fills your life with joy.
Welcome to Jaypee Greens Aman-II





Nature in its truest form

Jaypee Greens Aman-II is conveniently located on the Noida-Greater Noida Expressway, making your commute to work a breeze, and at the same time, giving you a chance to live close to nature. These apartments offer beautiful views of lush green landscapes, Chip & putt golf course and aesthetically designed streetscapes, assuring you of a calm and complete lifestyle.



Good living made easy

The different apartments at Aman-II offer a variety of sizes that will suit your lifestyle and budget. From balconies with breath-taking views to large, well appointed rooms and landscaped gardens, these apartments come in following sizes.

2BHK - 850 sq. ft. (78.96 Sq.mt. approx)

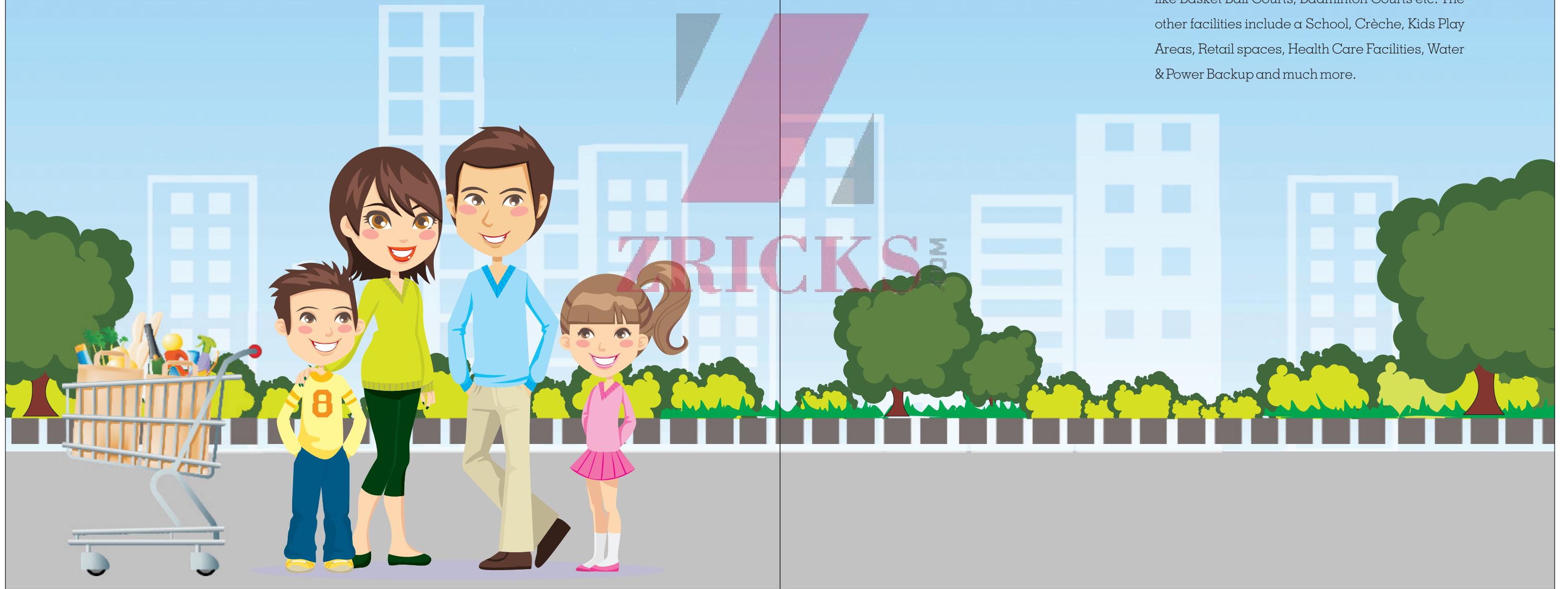
3 BHK - 1200 sq. ft. (111.49 Sq.mt. approx)

3 BHK + W - 1320 sq. ft. (122.68 Sq.mt. approx)

Duplex - 2050 sq. ft. (190.39 Sq.mt. approx.)

A new lifestyle awaits you

Aman-II provides splendid community features, which include facilities like a Social Club with Swimming Pool, Gymnasium, Sports amenities like Basket Ball Courts, Badminton Courts etc. The other facilities include a School, Crèche, Kids Play Areas, Retail spaces, Health Care Facilities, Water & Power Backup and much more.





An Artistic View of Aman-II

Layout Plan



MAP NOT TO SCALE

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.

Specifications

Structure	R.C.C Framed Structure
Living Room, Dining Room & Lounge	
Floors	Vitrified Ceramic Tiles
External Doors and Windows	Aluminium full glazed windows with provision for wire mesh shutter
Walls	Internal : Oil Bound Distemper
	External : Good Quality external grade paint
Internal doors	Enamel painted Flush doors
Bedrooms & Dress	
Floors	Vitrified Ceramic Tiles
External Doors and Windows	Aluminium full glazed windows with provision for wire mesh shutter
Walls	Internal : Oil Bound Distemper
	External : Good Quality external grade paint
Internal doors	Enamel painted Flush doors
Toilets	
Floors	Ceramic Tiles
External Doors and Windows	Aluminium full glazed window
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	Aluminium glazed windows
Fixture and Fittings	Stone Top with sink
Walls	Ceramic Tiles 2'-0" above counter, Balance walls painted in Oil Bound Distemper
Balconies/ Verandah	
Floors	Ceramic Tiles
Railings	MS Railing as per Design
Lift Lobbies / Corridors	
Floors	Granite + Vitrified Tiles
Walls	Oil Bound Distemper

'Aman Special Apartment' Offer*:

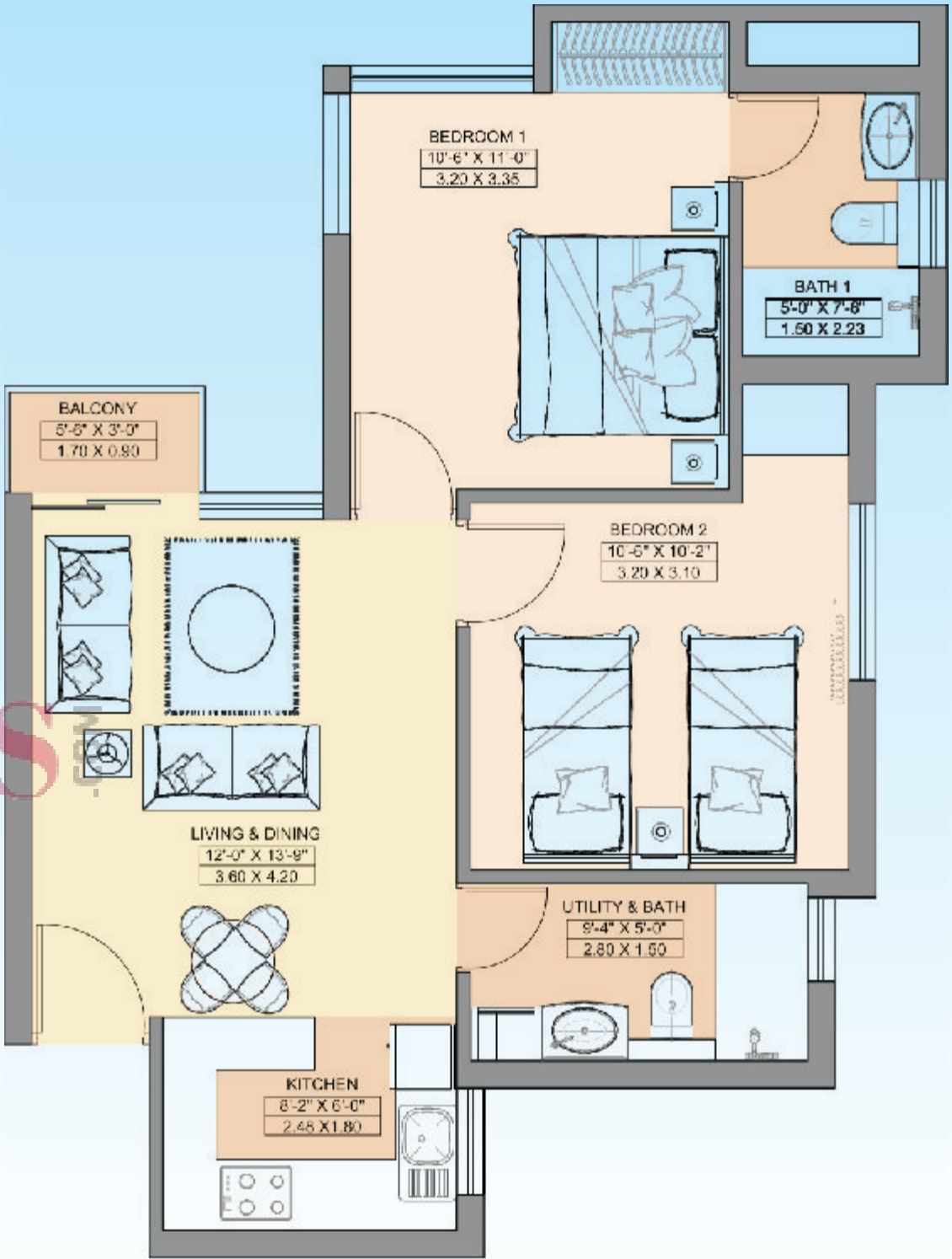
Bedrooms And Dress	
Floors	Wooden laminated flooring
Modular Kitchen	
Fixture & Fittings	Chimney, Exhaust Fan. All other fittings as per the modular kitchen
Balconies / Verandah And Toilets	
Floors	Vitrified Tiles / Anti-skid tiles
Air Conditioning	Split Air -conditioning in all the bedrooms One Split Air-Conditioner in the living room

*'Aman Special Apartment' offer is being offered at an additional charge of Rs. 150/- per sq.ft. (over and above the Basic Sale Price and extra charges, as mentioned in the pricelist)

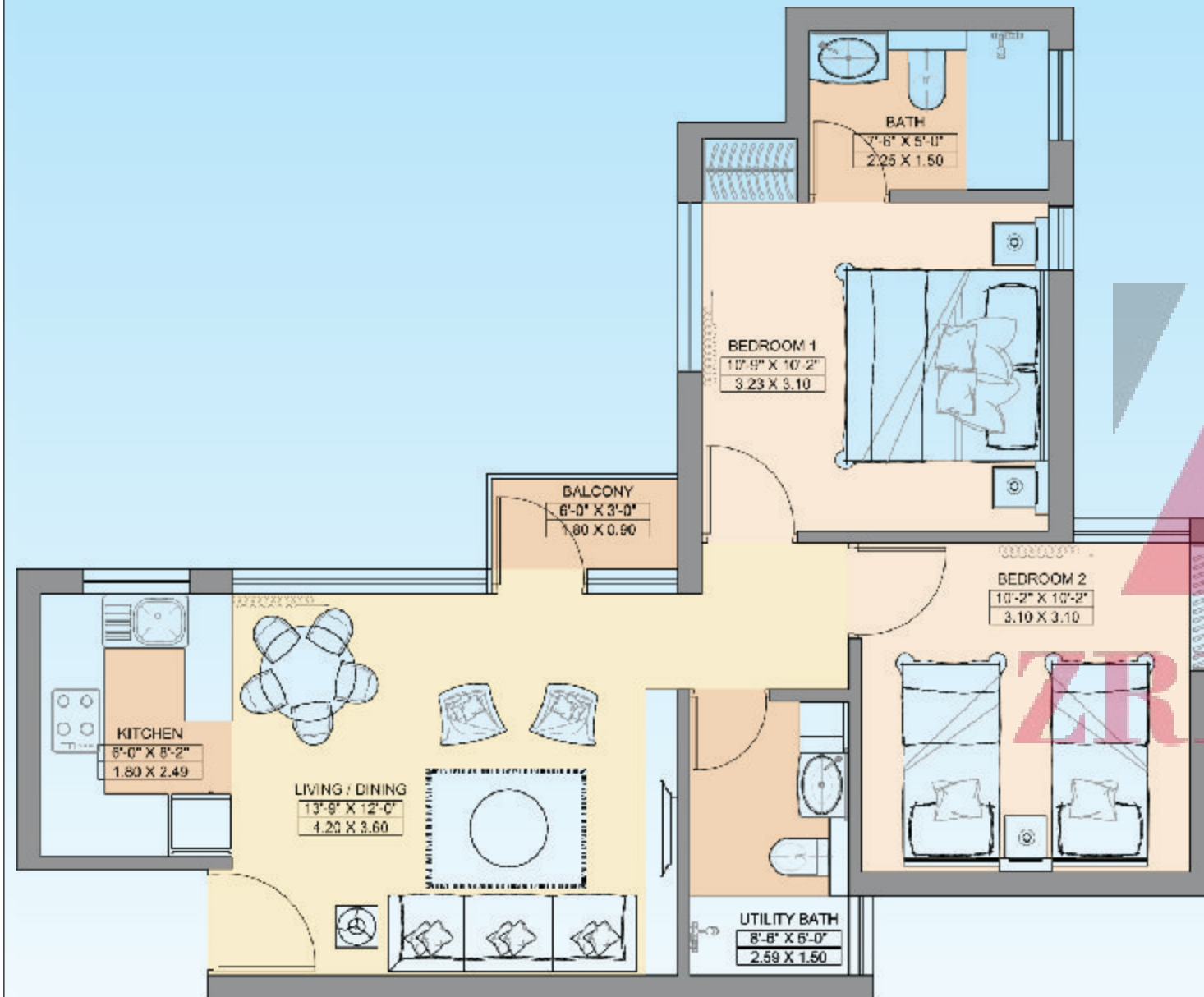
* Available only for tower No.- N-24, N-25,N-26 and N-27

TYPE A (2 BEDROOM)

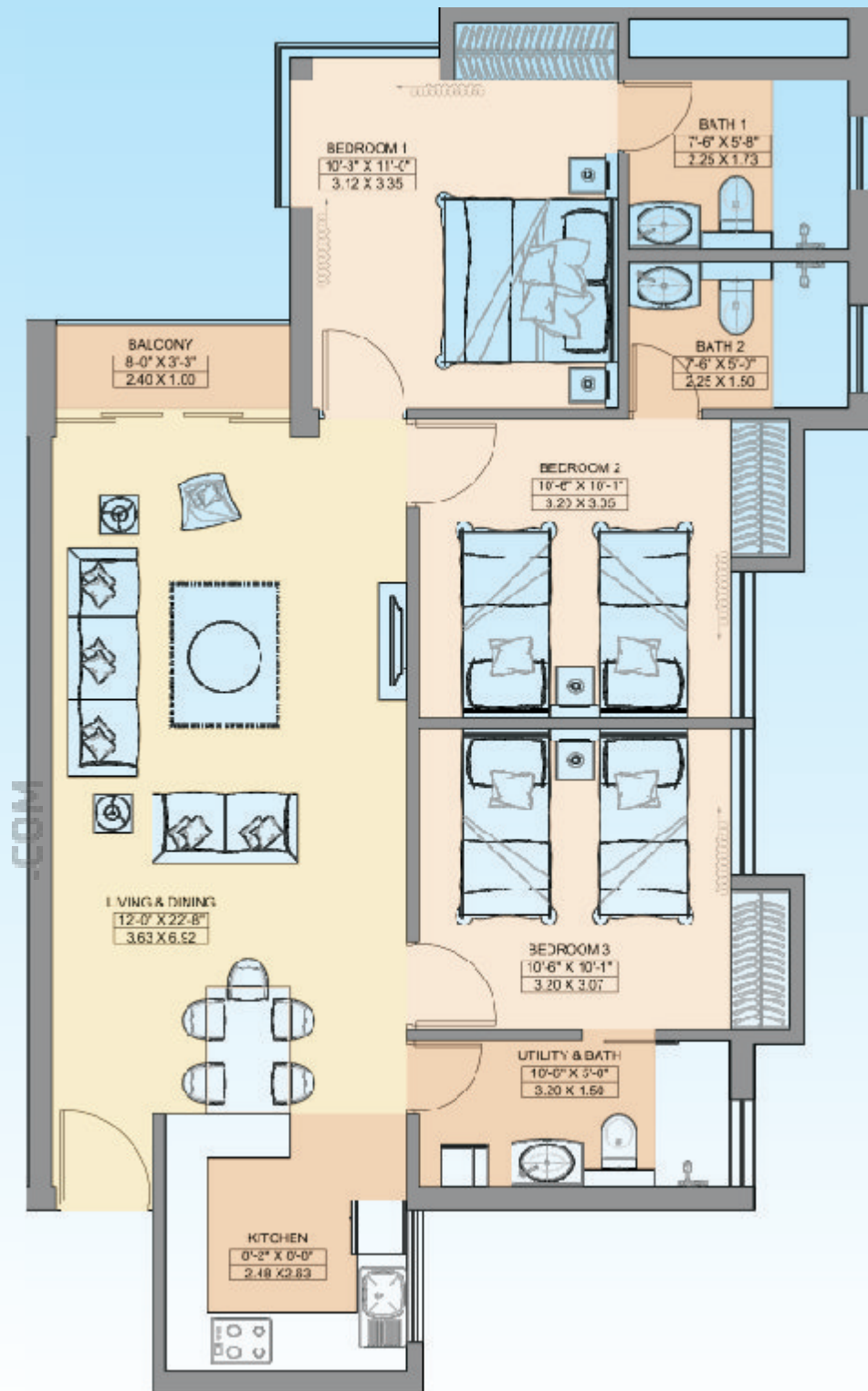
SALEABLE AREA : 850 SQFT (78.96 SQM.)



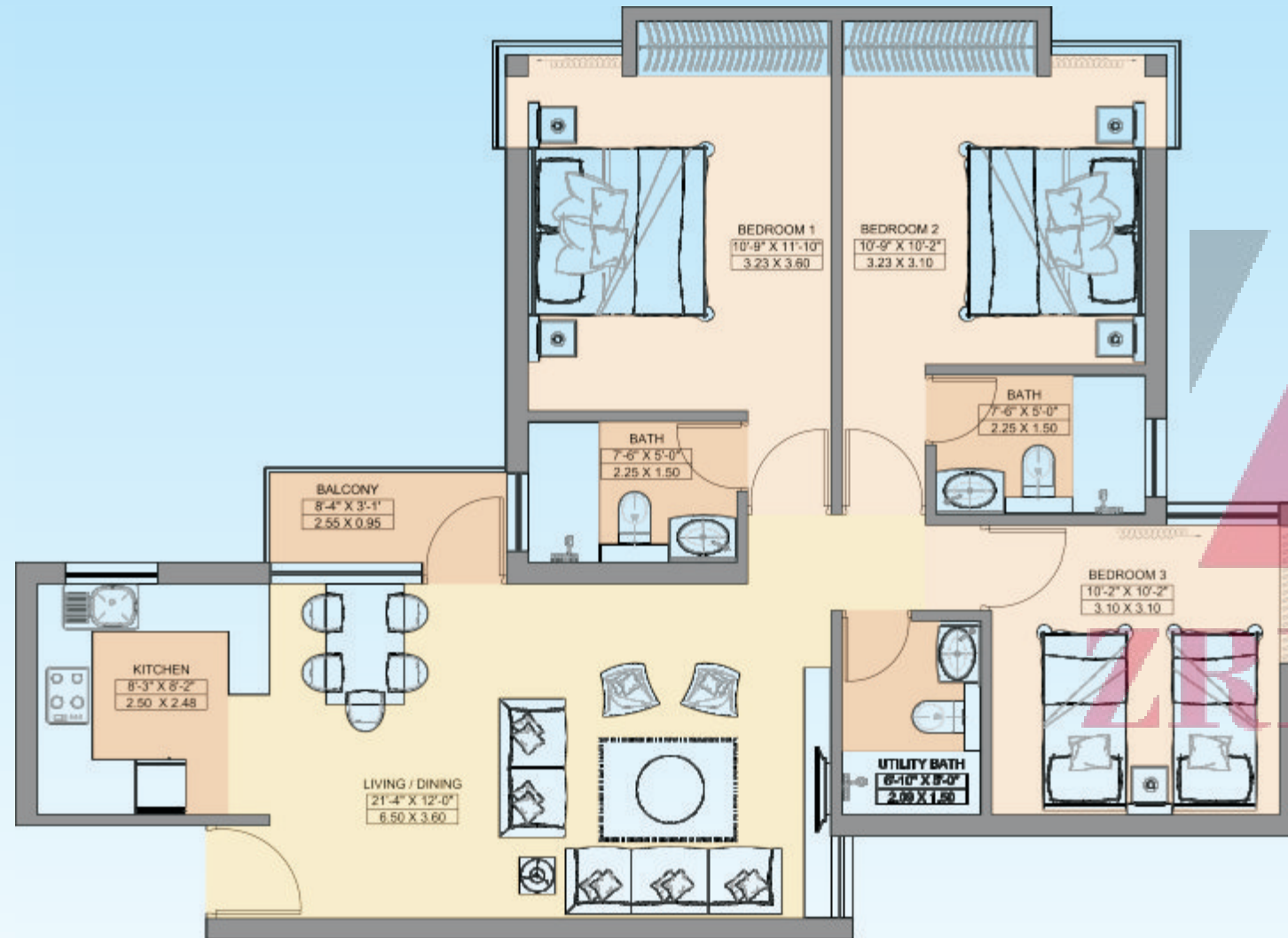
TYPE B (2 BEDROOM)
SALEABLE AREA : 850 SQFT (78.96 SQM.)



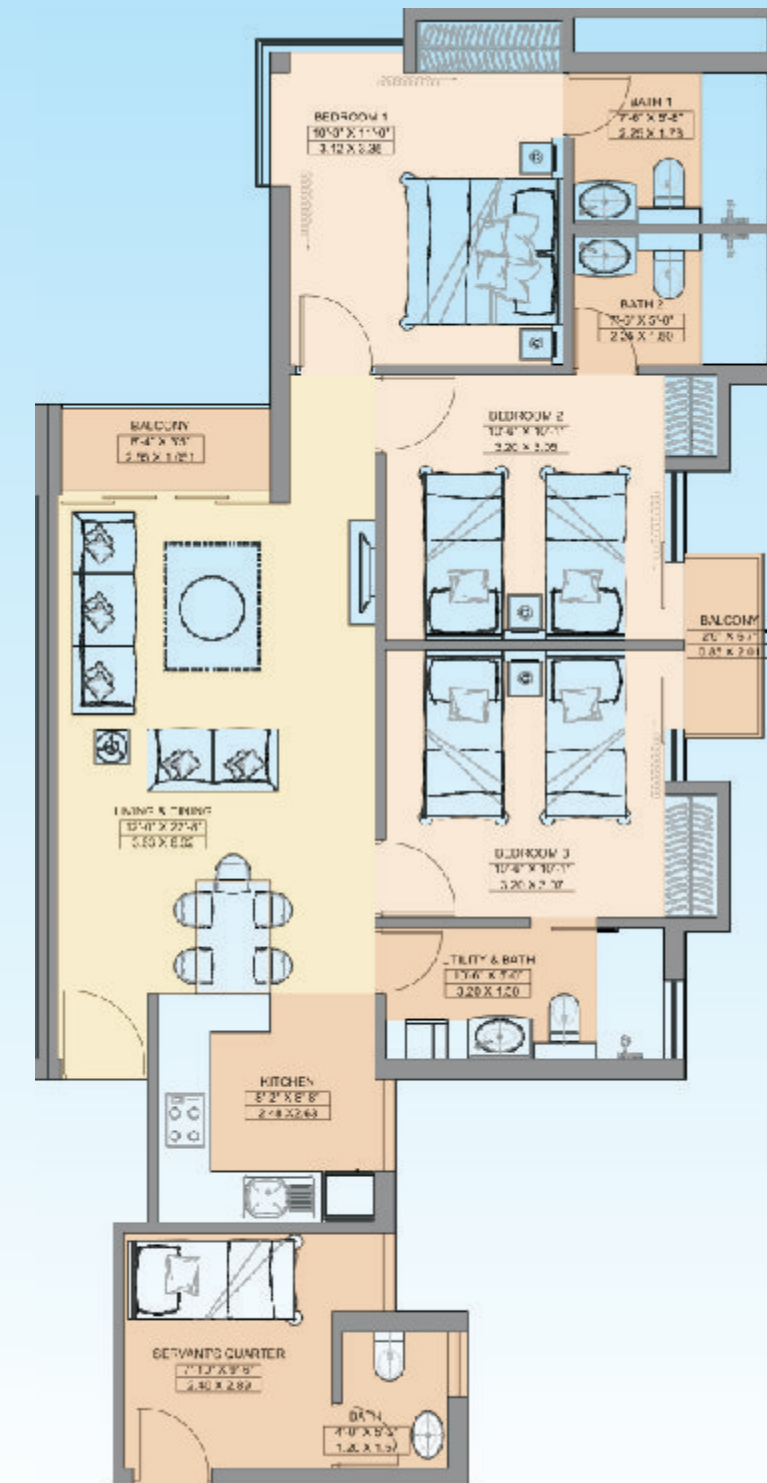
TYPE C (3 BEDROOM)
SALEABLE AREA : 1200 SQFT (111.49 SQM.)



TYPE D (3 BEDROOM)
 SALEABLE AREA : 1200 SQFT (111.51 SQM)



TYPE E (3 BEDROOM + W)
 SALEABLE AREA : 1320 SQFT (122.68 SQM)



LOWER LEVEL



Terrace	: 16'-8" X 9'-4"
Balcony 1	: 5' X 3'-3"
Living	: 16'-8" X 11'-11"
Dining	: 12'-4" X 16'-8"
Bedroom 1	: 10'-2" X 10'-10"
Balcony 2	: 3'-3" X 6'-4"
Bath 1	: 10'-4" X 5'
Kitchen	: 8'-8" X 8'-10"
Servant Quarter	: 7'-11" X 9'-3"
Toilet	: 4' X 5'

UPPER LEVEL



Terrace	: 8' X 14'-6"
Study	: 16'-8" x 9'-4"
Bedroom 2	: 13'-4" X 10'-4"
Balcony 4	: 3'-3" X 7'-6"
Bath 2	: 8'-2" x 5'
Bedroom 3	: 12'-4" x 13'-4"
Bath 3	: 6' x 9'-3"

TYPE F (DUPLEX)
SALEABLE AREA : 2050 SQFT (190.39 SQM.)

Price List

BSP @ Rs. 2990/- Psf (11th floor and above)
BSP @ Rs. 3,150/- psf (Ground floor)
BSP @ Rs. 3,110/- psf (1st to 5th floor)
BSP @ Rs. 3,080/- psf (6th to 10th floor)

(Service Tax additional, as applicable)

Other Applicable Charges :

S. No.	Payment Head	Charges / Rate
1	Internal Development Charges	Rs. 75/- psf
2	External Development Charges	Rs. 75/- psf
3	Electric Sub Station Charges	Rs. 40/- psf
4	Social Club Membership	Rs. 1.50/- Lacs
5	Car Parking	One reserved basement car parking space compulsory with any apartment.
	Underground Car Parking 1. Car park @ Rs 1.50 Lacs 2. Subsequent car park @ Rs. 2.00 Lacs	
6	Interest Free Maintenance Deposit	Rs. 50/- psf
7	One time Lease Rent	Rs. 50/- psf

Notes:

- The Basic Prices are for the indicated Super area and are not inclusive of the other applicable charges mentioned above.
- 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.
 - Maintenance charges for 1st oneyear @ Rs.1.50 psf of super area per month shall be payable in advance at the time of offer possession.
- 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.
- Before issuance of PAL, no transfer or change in the name of allottee shall be permitted.
- After issuance of PAL, transfer will be allowed only after 30% Payment has been received from the Allottee at a charge of Rs. 50/- Psf.

Payment Plan

A. Construction-Linked Plan

S No	Payment Due On	Percentage (%)	Other applicable charges
1	Booking amount	As applicable *	
2	On or before 1 month of PAL generation	20% of BSP (Less booking amount*)	
3	On or before 3 months of PAL generation	10% of BSP	Car Park Charges
4	On or before 5 months of PAL generation	10% of BSP	EDC Charges
5	On or before 7 months of PAL generation	10% of BSP	
6	On or before laying of the 6 th floor Slab	10% of BSP	IDC Charges
7	On or before laying of the 9 th floor Slab	10% of BSP	
8	On or before laying of the 11 th floor Slab	10% of BSP	ESSC
9	On or before laying of top floor Slab	10% of BSP	
10	On completion of internal plaster & flooring within the apartment	5% of BSP	
11	On offer of possession	5% of BSP	Social Club Charges + IFMD + Lease Rent + Maintenance Advance+ 2 nd Car Park if (any)
	Total	100%	

* Booking Amount

- 2BHK –Rs.1.50Lacs
- 3BHK –Rs.2.00Lacs
- 3BHK+W –Rs.2.25Lacs
- Duplex –Rs.3.25Lacs
- Cheque to be drawn in favour of “Jaypee Infratech Limited”

Note :

- Installments under S. No. 6 - 11 may run concurrently with those under S. No. 1-11 based on the physical progress of Work at site.
- The demand letter for Installments at S. No. 6 to 11 shall be sent in advance providing for payment period of up to 15 days.

B. Down Payment Plan

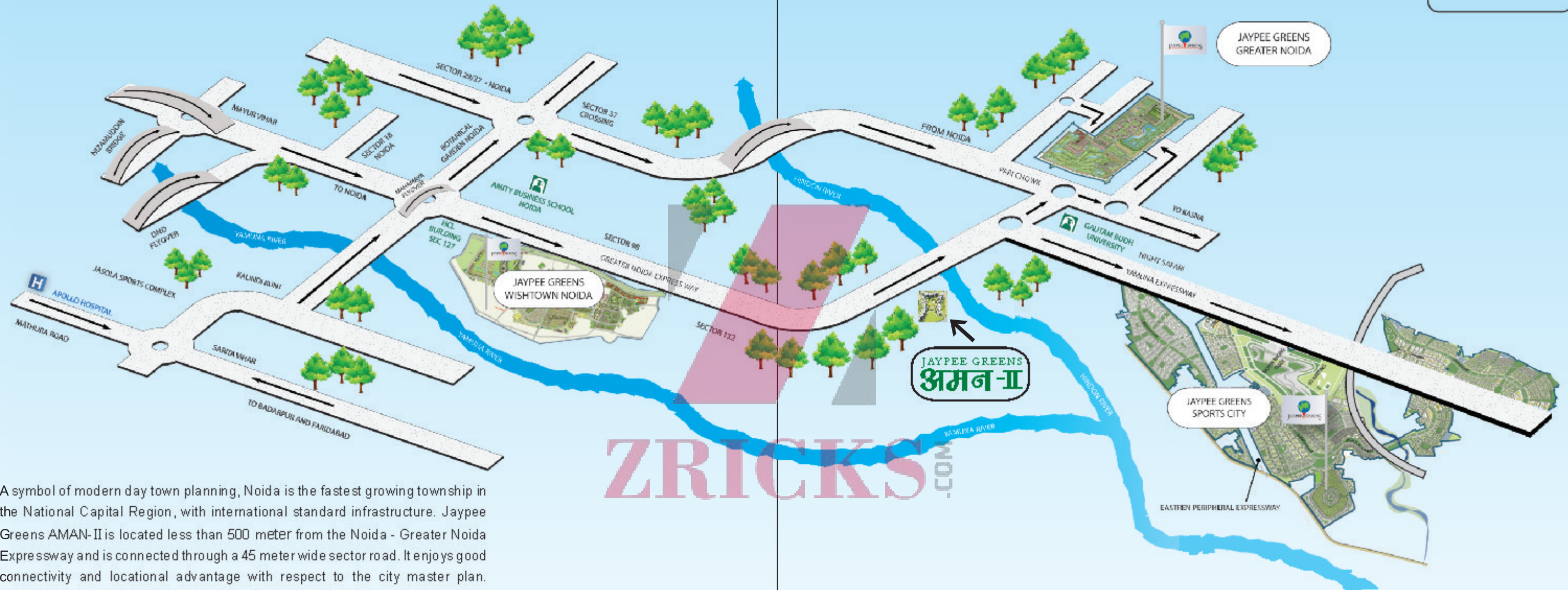
S No	Payment Due On	% age	Other applicable charges
1	Booking amount	As applicable *	
2	On or before 1 month of the Application	95% of BSP (Less booking amount*)	IDC + EDC +Car Park+ ESSC
3	On offer of possession	5%	Social Club Charges + IFMD + Lease Rent + Maintenance Advance+ 2 nd Car Park (If any)
	TOTAL	100%	

Note : Down Payment Discount upto 12% on BSP, based on the Physical Progress of work at site.

C. Subvention Payment Plan (for 24 months)

Location Details

MAP NOT TO SCALE



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-II is located less than 500 meter from the Noida - Greater Noida Expressway and is connected through a 45 meter wide sector road. It enjoys good connectivity and locational advantage with respect to the city master plan. Residential, 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
- Proposed Metro connectivity from Delhi