JAYPEE GROUP
NO DREAM TOO BIG

JAYPEE GREENS
Another Place. Another World.

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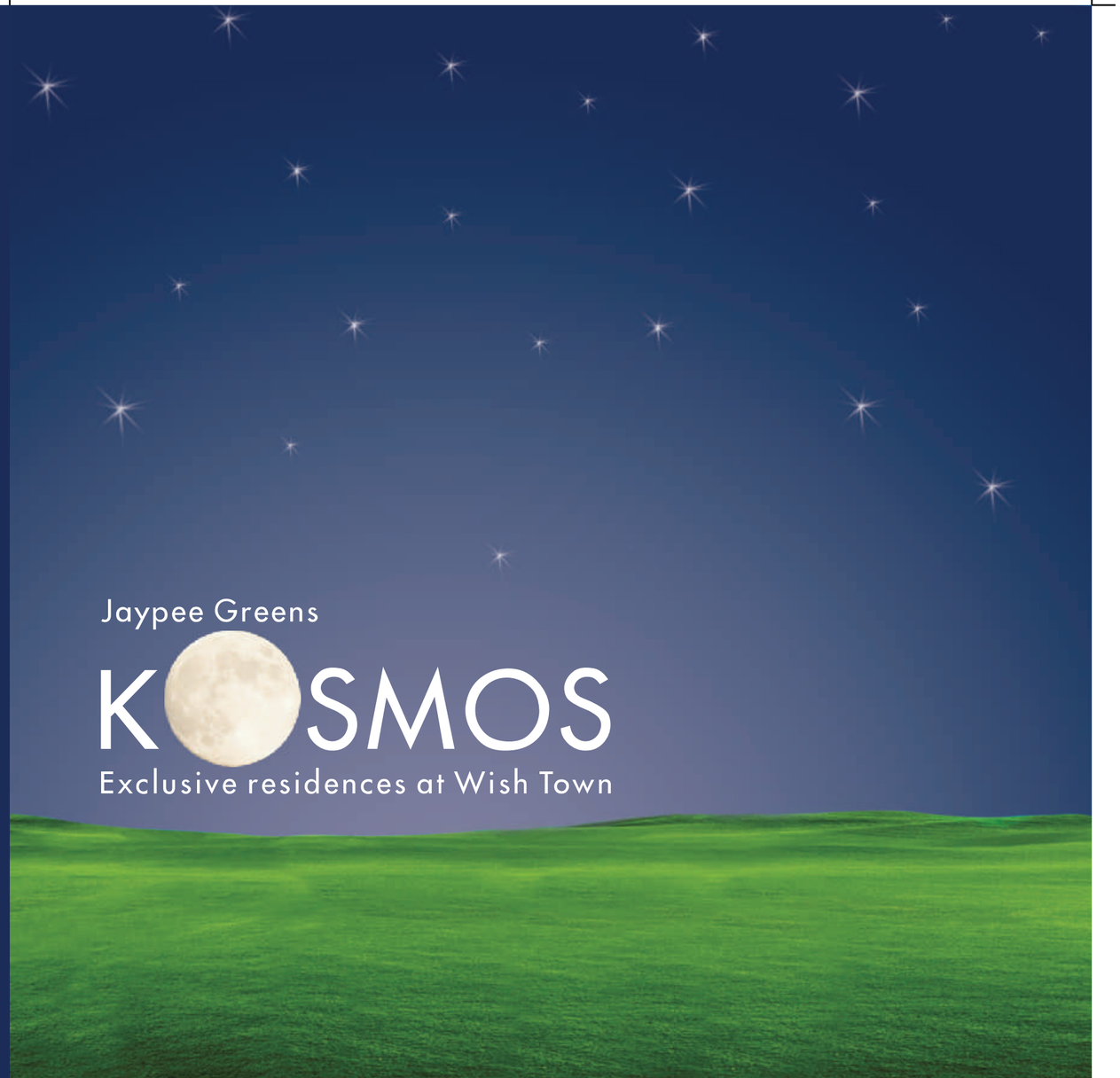
*This brochure is conceptual and not a legal offer and gives only a bird's eye view of the project. The content in this brochure and the five enclosed inserts, including the building plans, elevations, floor plans, location details, areas, designs, layouts, specifications and prices etc. are tentative 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 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.

- 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.

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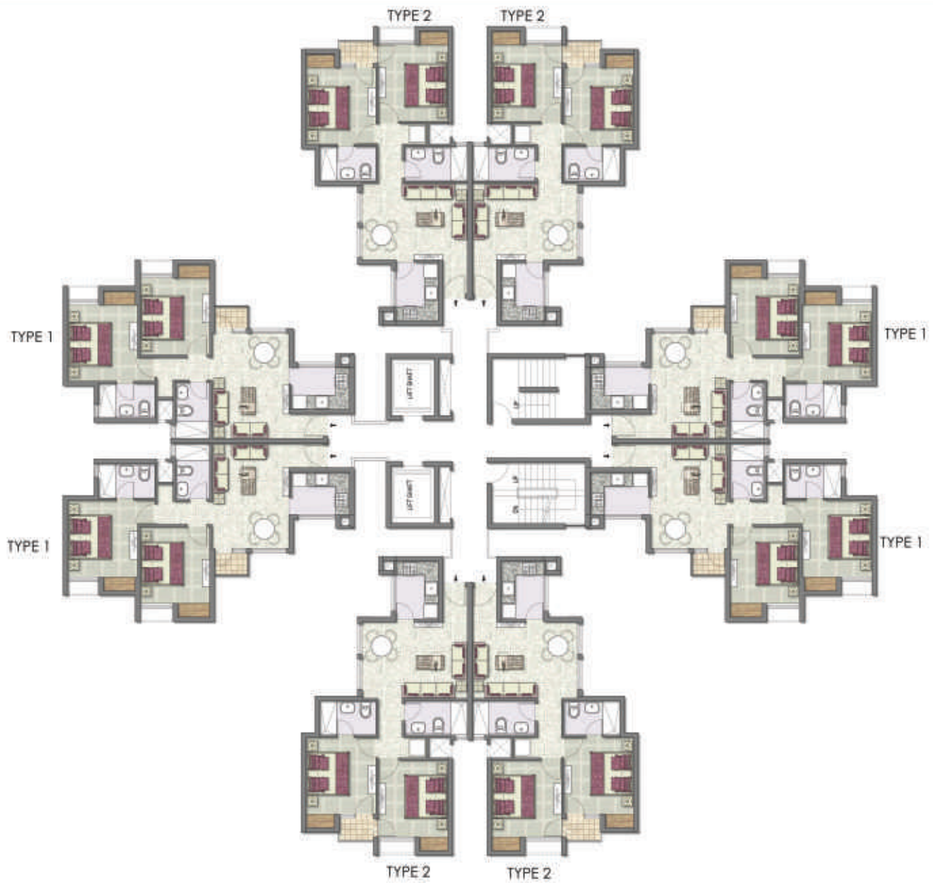
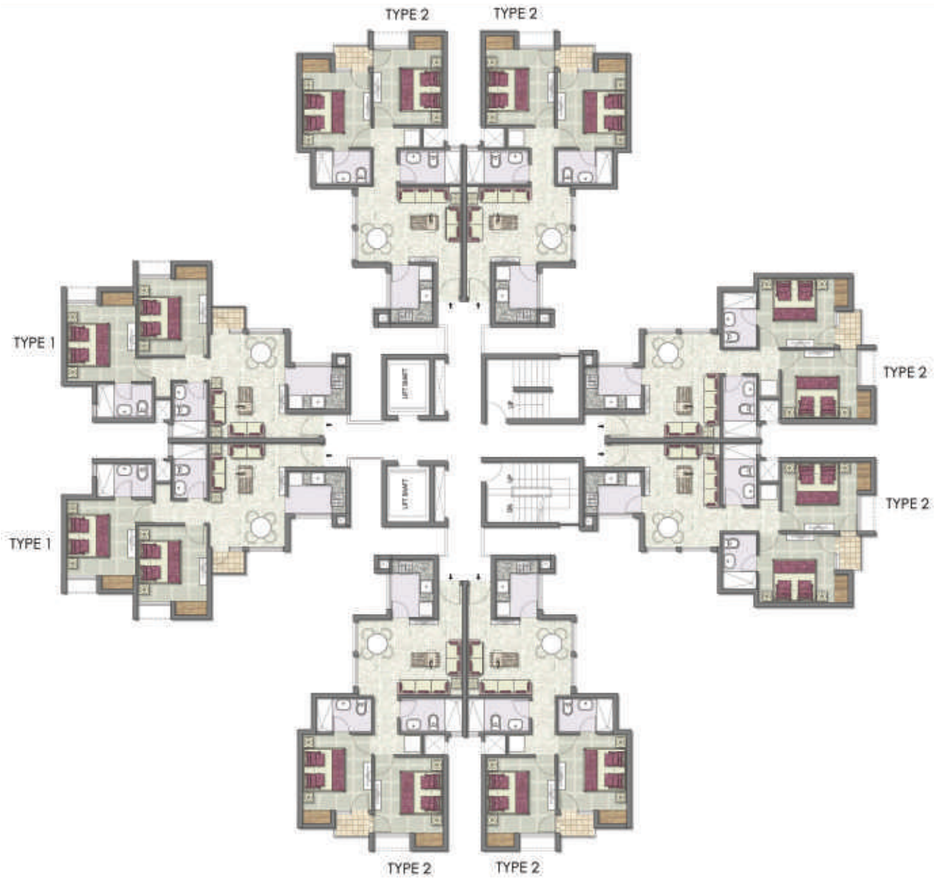
MASTER PLAN (JAYPEE GREENS, KOSMOS)

LAYOUT PLAN
JAYPEE GREENS, KOSMOS



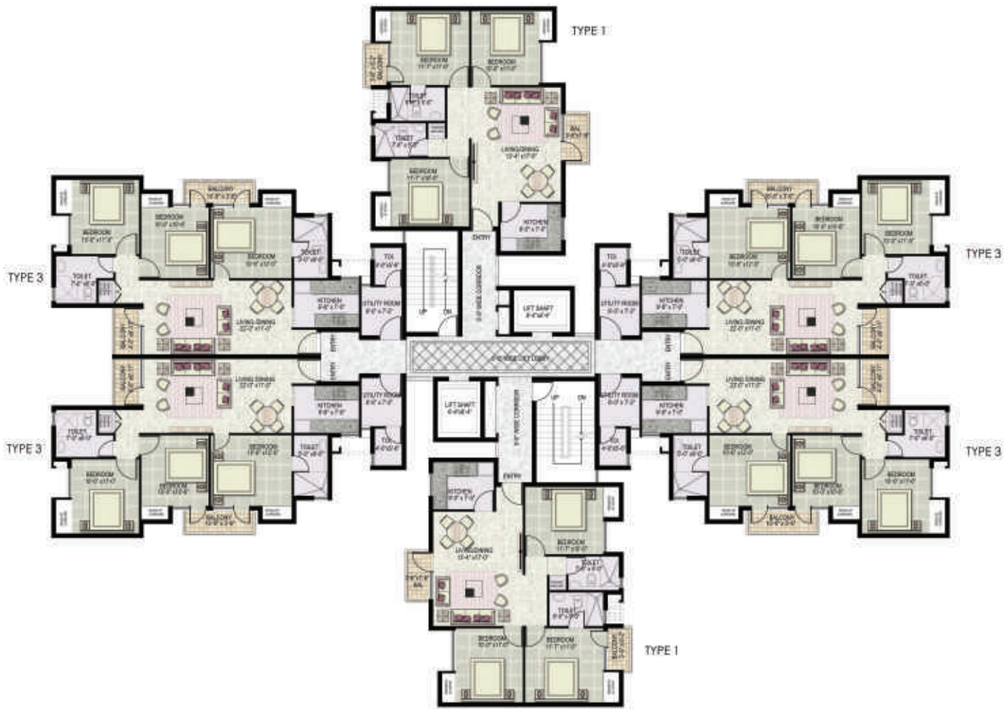
TYPICAL TOWER PLAN- TYPE A
TOWER 2, 4, 30, 31, 32, 35, 36, 43, 44, 45, 46

2 BEDROOM APARTMENT



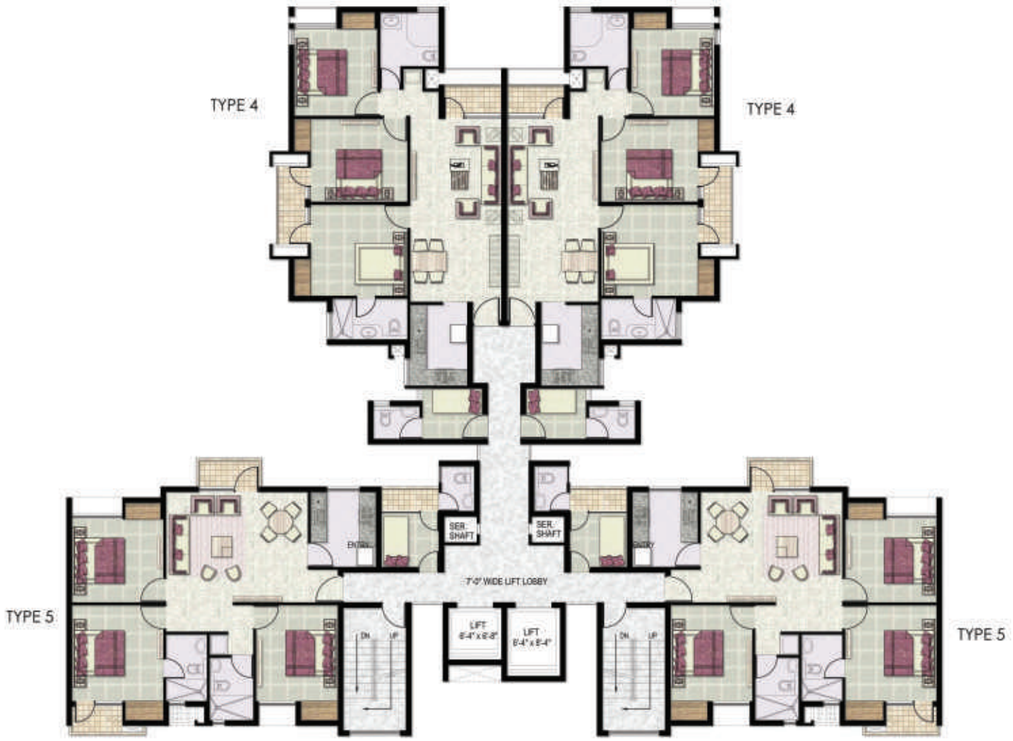
TYPICAL TOWER PLAN- TYPE B
TOWER 3, 33, 34, 37, 42, 47

2 BEDROOM APARTMENT



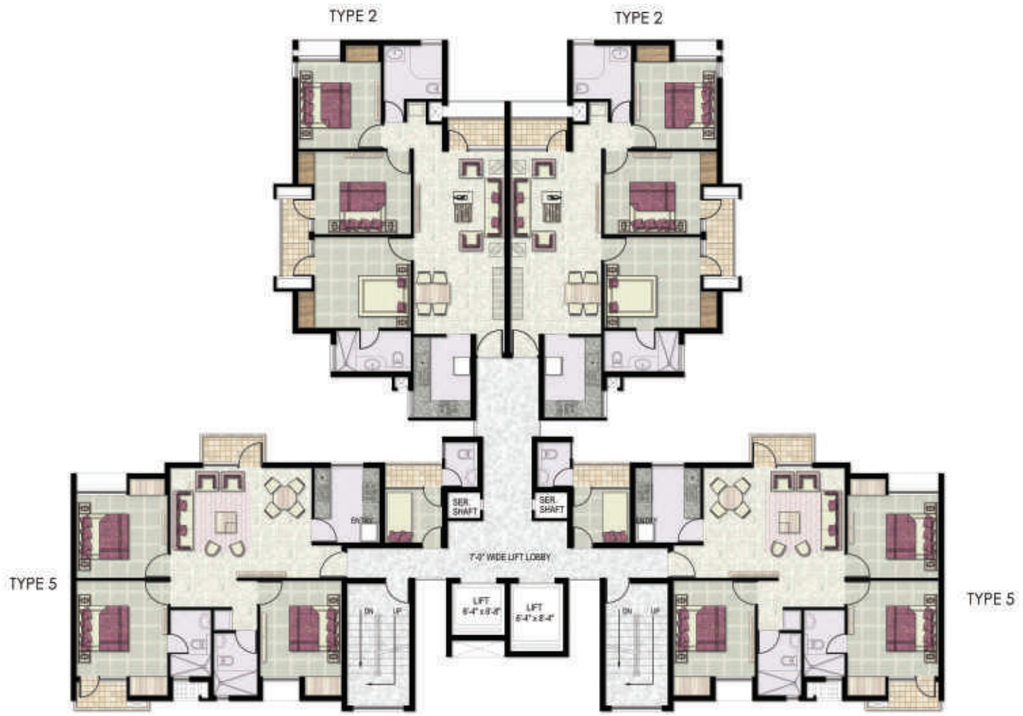
TYPICAL TOWER PLAN- TYPE A
TOWER 1, 5, 6-22, 28, 29, 62, 68, 69

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

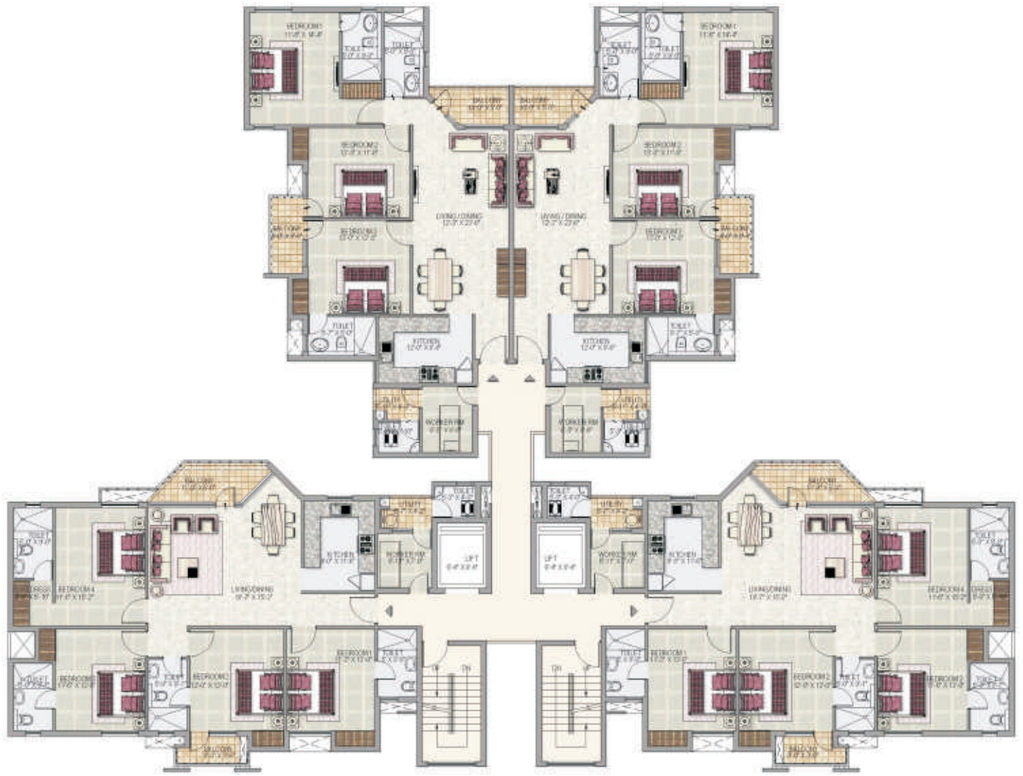
TYPICAL TOWER PLAN
TOWER 72B, 79B

3 BEDROOM APARTMENT

TYPICAL TOWER PLAN
TOWER 72C

3 BEDROOM APARTMENT + WORKER

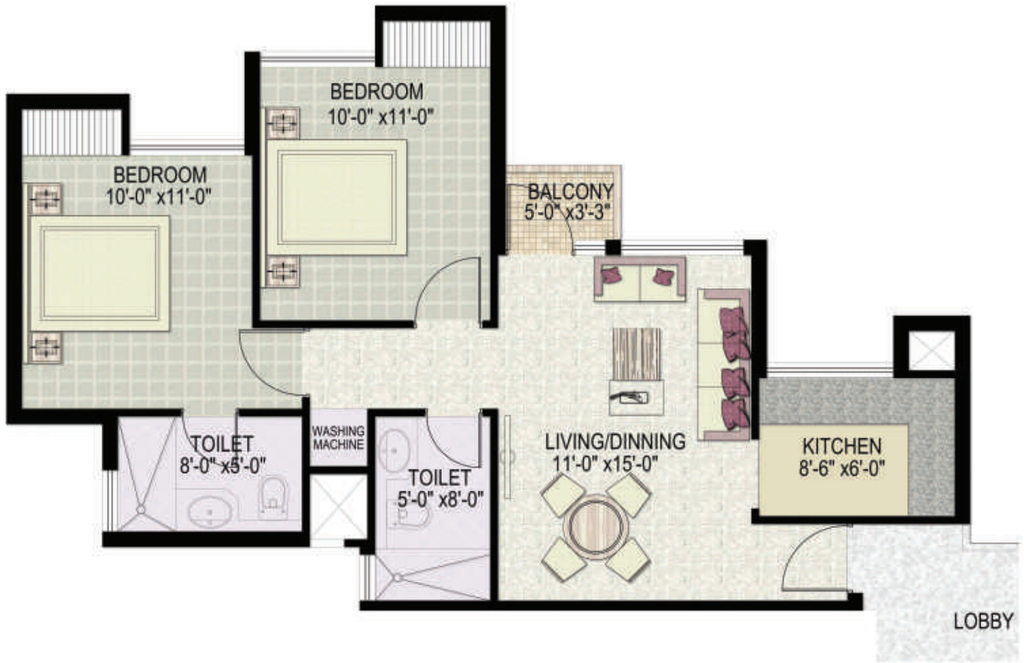
UNIT A



UNIT B

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

UNIT A- 3 BEDROOM APARTMENT + WORKER
UNIT B- 4 BEDROOM APARTMENT + WORKER

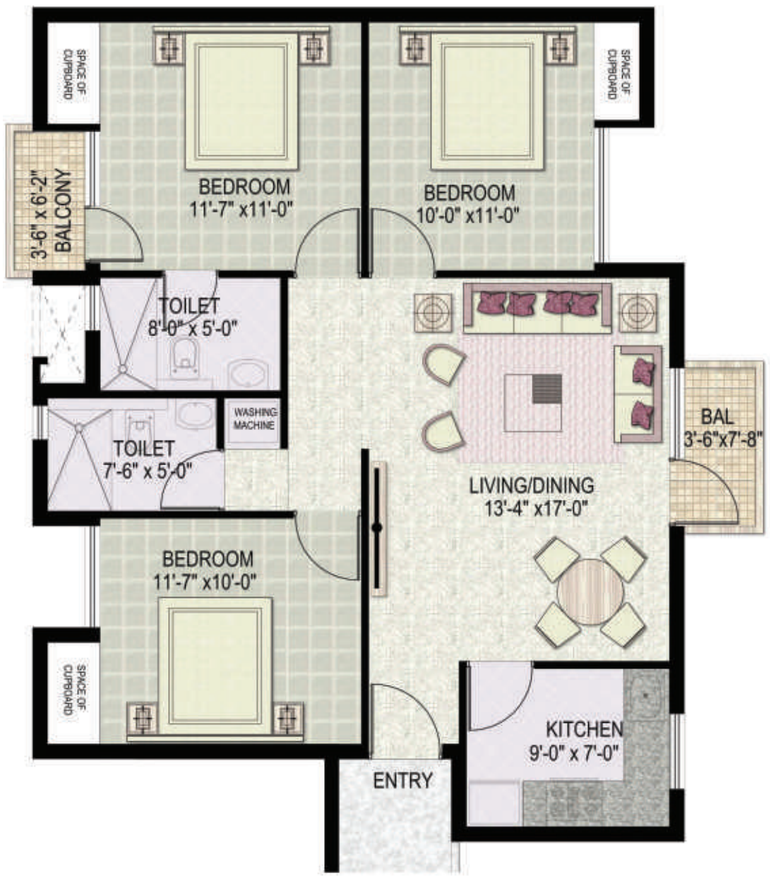


TYPICAL FLOOR PLAN- TYPE 1

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

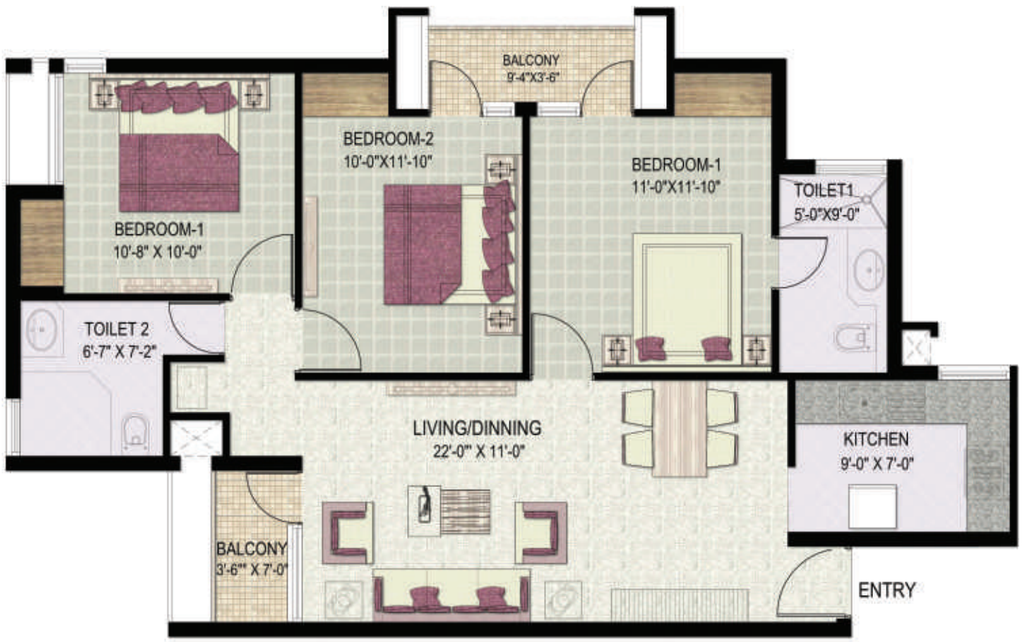
TYPICAL FLOOR PLAN- TYPE 2

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

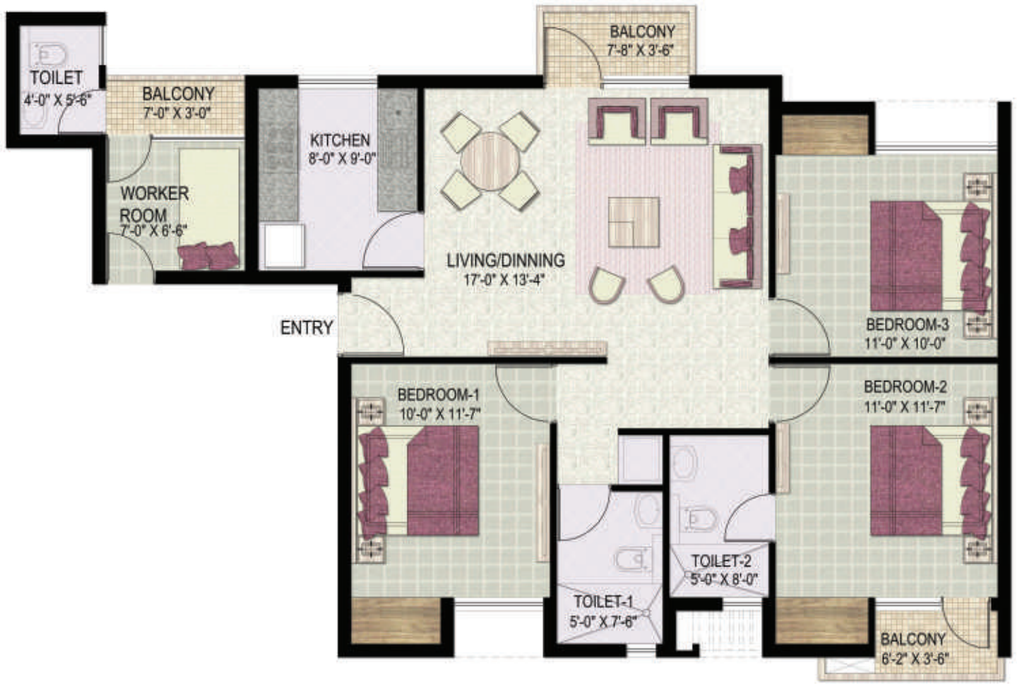
3 BEDROOM APARTMENT
TOTAL SUPER AREA- 111.48 Sq. Mt. (1200 Sq. Ft.) Approx.

TYPICAL FLOOR PLAN- TYPE 3

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

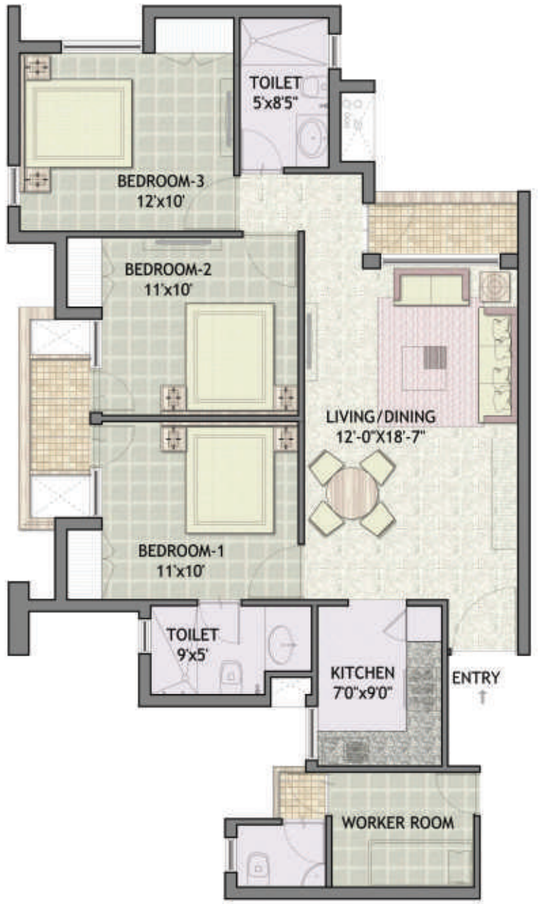
TYPICAL FLOOR PLAN- TYPE 4

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

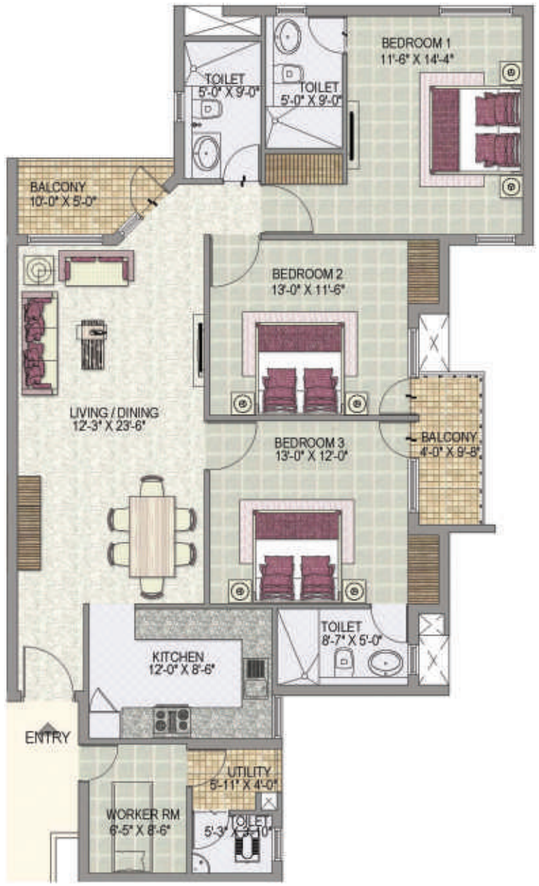
UNIT B- 3 BEDROOM APARTMENT
TOTAL SUPER AREA- 108.23 Sq. Mt. (1165 Sq. Ft.) Approx

TYPICAL FLOOR PLAN
TOWER 72C

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

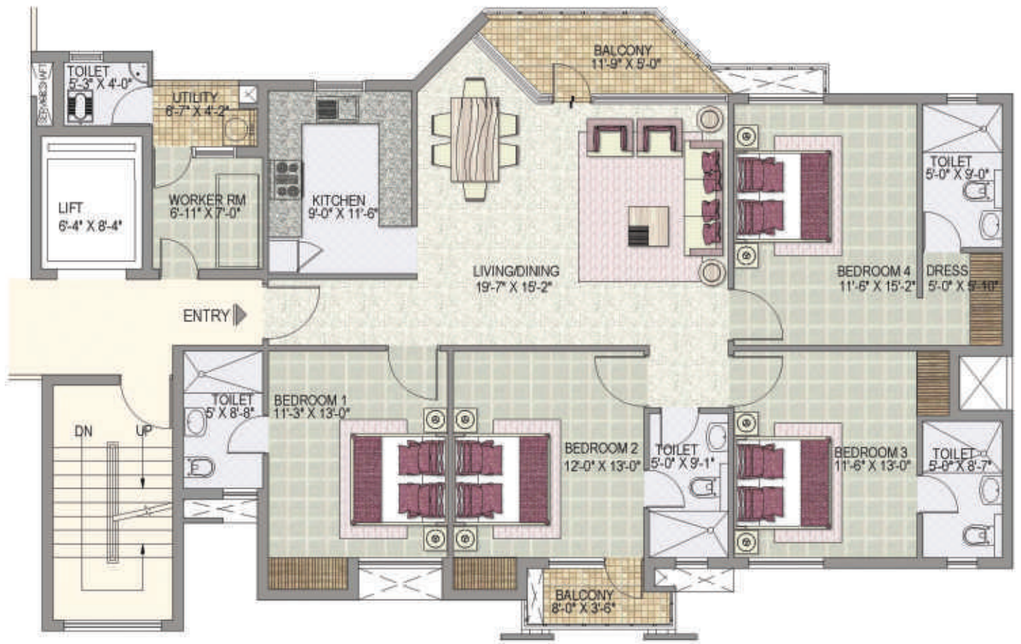
TYPICAL FLOOR PLAN
TOWER 72C

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



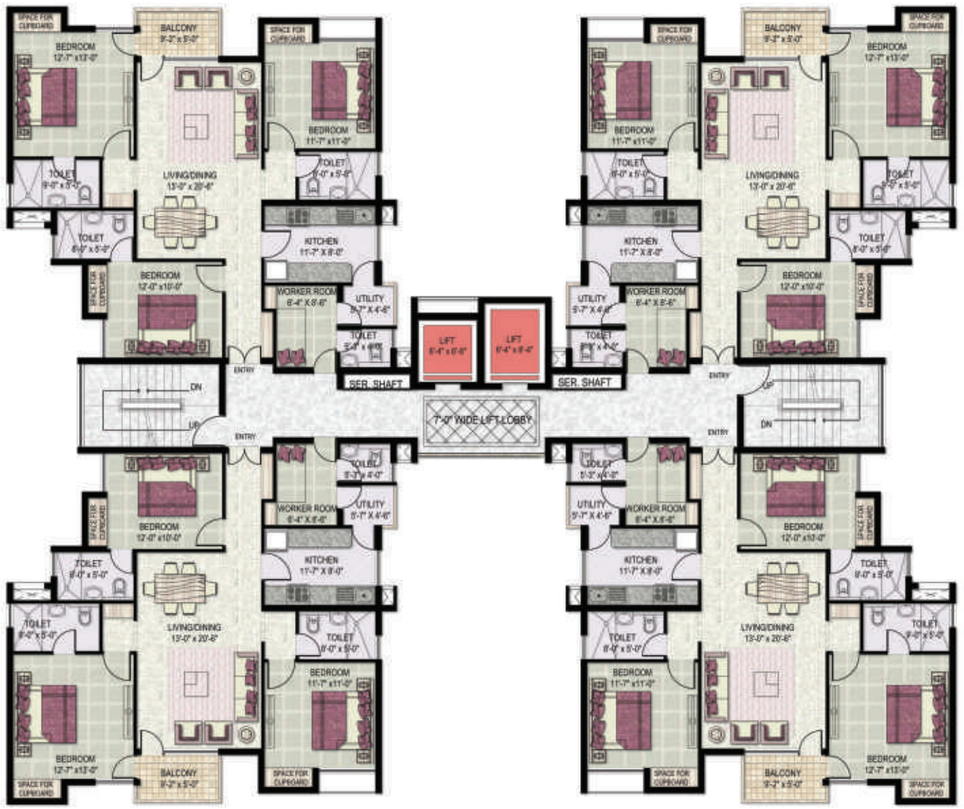
TYPICAL TOWER PLAN
TOWER 80, 79, 79A, 78, 77

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.

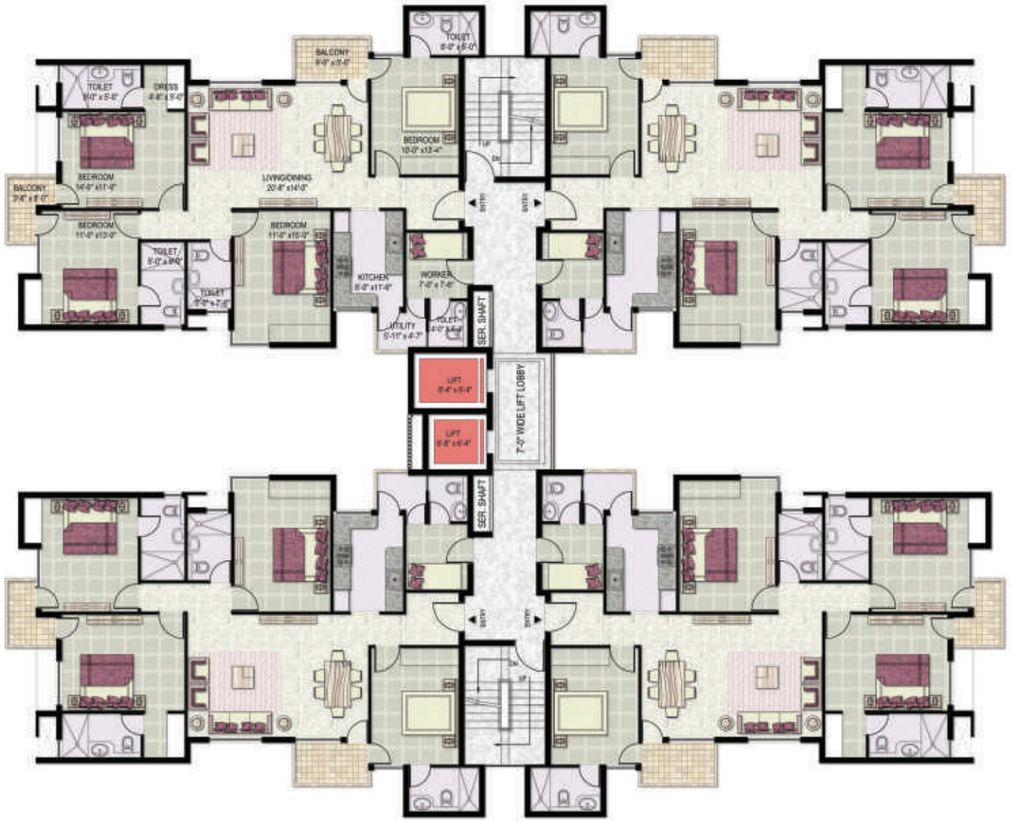


KOSMOS HEIGHTS- TYPICAL TOWER PLAN
TOWER 24, 25

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

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.

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

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:

1. 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.
2. 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.
3. Maintenance charges as per maintenance agreement shall be payable by the allottee separately.
   - A. 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.
   - B. 1 year monthly charges payable in advance at the time of handover @ Rs. 1.50 psf per month.
   - C. PDC's for 2 yrs monthly maintenance payable in advance at the time of handover
4. Areas are indicative only.
5. Additional basement storage (optional) @ Rs.2000 psf payable at the time of possession.
6. All Plans and layouts are subject to change at the sole discretion of the Company or Statutory Authorities.
7. 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.
8. 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.
9. The other terms and conditions shall be as per the Application Form, Standard Terms and Conditions and the Allotment Letter of the Company.
10. The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
11. Government Taxes as applicable from time to time shall be payable by the allottee in addition to the sale price as stated above.
12. 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 :

1. 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.
2. 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

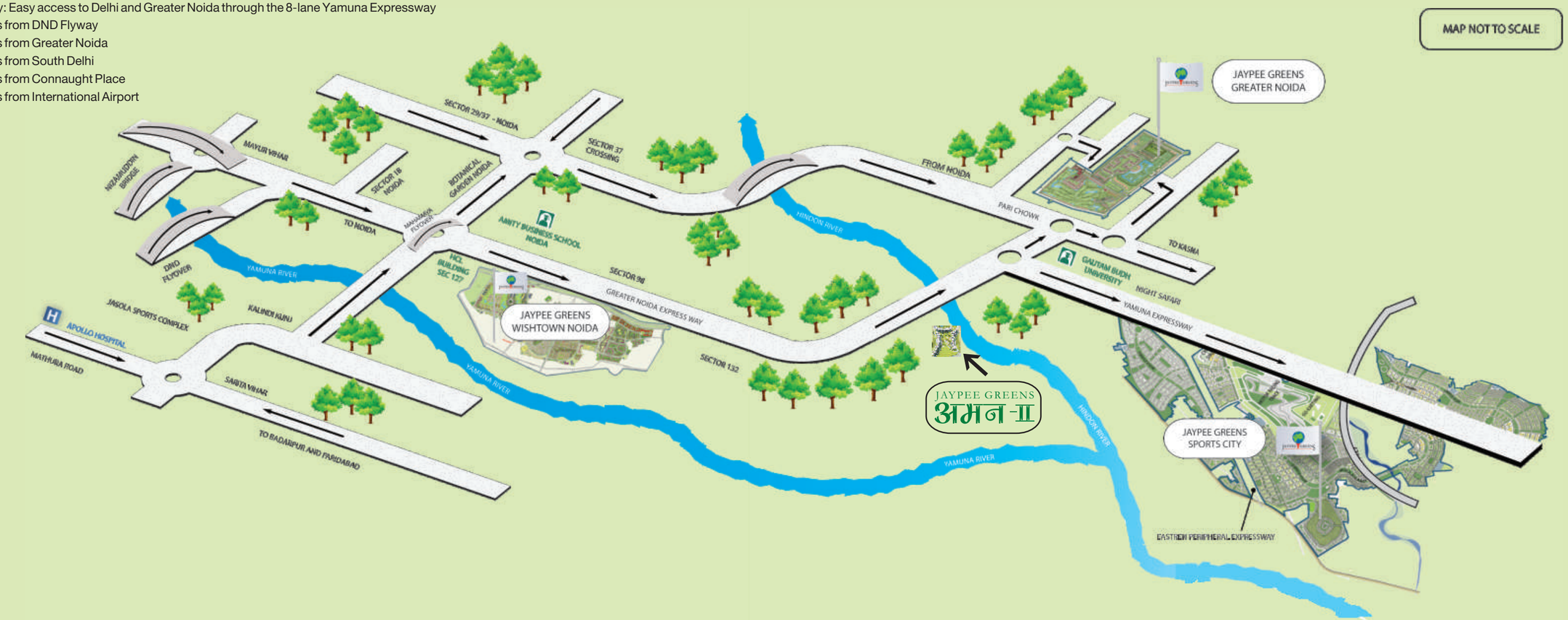
S. No.	Payment Due On	% age	Other applicable charges
1	Booking amount	As applicable *	
2	On or before 1 month of the Application	95% of BSP (Less booking amount*)	IDC + EDC+ Car park + Electric sub station charges +PLC
3	On offer of possession	5%	Social Club Charges + IFMD + Maintenance advance+ Lease 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