

# 9 A

## Location Details#

Jaypee Greens

**KOSMOS**  
Exclusive residences at Wish Town





# 10 A

Jaypee Greens

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## Floor Plan

3 Bedroom Apartment- Unit B



Total Super Area- 108.23 Sq. Mt. (1165 Sq. ft) Approx'  
Tower 72B & 79B

# 10 B

Jaypee Greens

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## Floor Plan

3 Bedroom Apartment + Servant- Unit A



Unit A : 1295SFT

Total Super Area- 120.30 Sq. Mt. (1295 Sq. ft) Approx  
Tower 72B & 79B

# 11 A

## Typical Tower Plan

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Tower KM 72C  
Total Super Area - 78.96 Sq.Mt. (850 Sq. Ft) Appox.

# 11 B

## Typical Tower Plan

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Unit A 3BHK + Servant



Unit B 4BHK + Servant

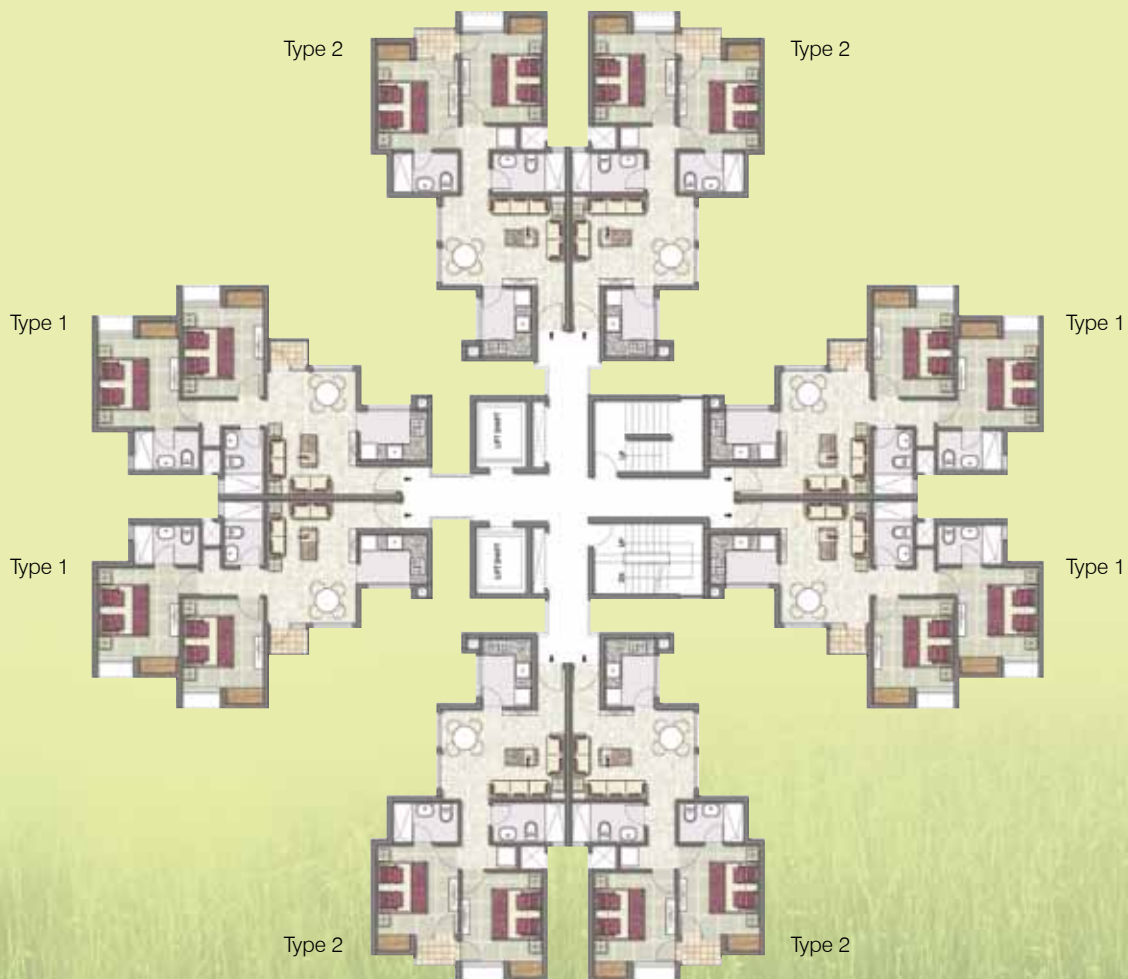
Tower KM 80,79, 79A,78,77  
Total Super Area - Unit A - 144.928 Sq.Mt.(1560 Sq.Ft.) Appox.  
Unit B - 173.72 Sq. Mt. (1870 Sq.Ft.)

# 1 F

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## Typical Tower Plan# - Type A 2 Bedroom Apartment



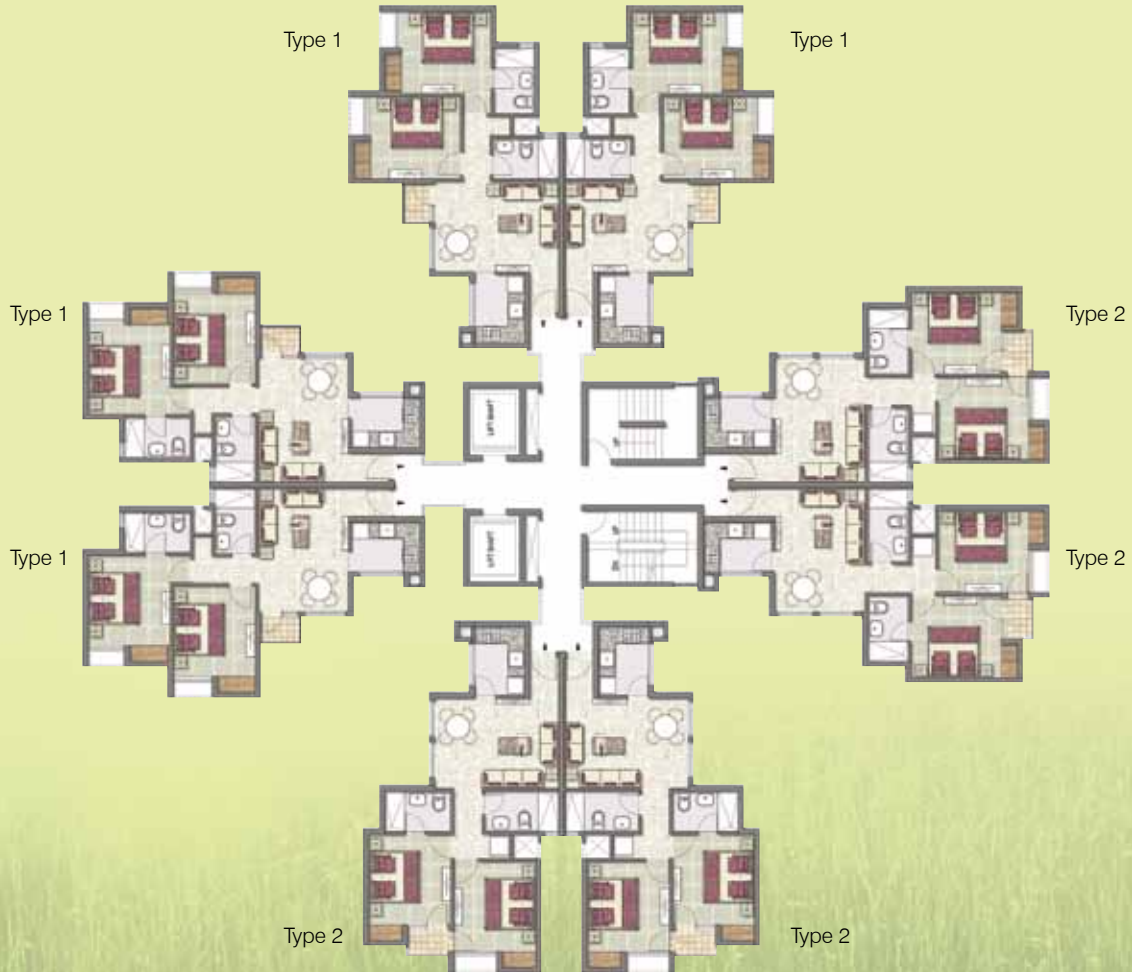
Tower - 2, 4, 30, 31, 32, 33, 35, 36, 43, 44, 45, 46

# 1 B

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## Typical Tower Plan# - Type B 2 Bedroom Apartment



Tower - 3, 34

# 2 F

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## Floor Plan#

2 Bedroom Apartment - Type 1



Total Super Area - 78.96 Sq.Mt. (850 Sq.Ft.) Approx.

# 2 B

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## Floor Plan#

2 Bedroom Apartment - Type 2



Total Super Area - 78.96 Sq.Mt. (850 Sq.Ft.) Approx.

# 3 F



## Typical Tower Plan# - Type B 3 Bedroom Apartment



Tower - 55~61, 63~67, 70~74, 72A

# 3 B

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## Typical Tower Plan# - Type C 3 Bedroom Apartment



Tower - 51~54

# 4 F

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## Typical Tower Plan# - Type A 3 Bedroom Apartment



# 4 B

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## Floor Plan#

3 Bedroom Apartment - Type 1



Total Super Area - 106.84 Sq.Mt. (1150 Sq.Ft.) Approx.

# 5 F

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## Floor Plan#

3 Bedroom Apartment - Type 2



Total Super Area - 111.48 Sq.Mt. (1200 Sq.Ft.) Approx.

# 5 B

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## Floor Plan#

3 Bedroom + Utility Room Apartment - Type 3



Total Super Area - 118.91 Sq.Mt. (1280 Sq.Ft.) Approx.

# 6 F

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## Floor Plan#

### 3 Bedroom + Utility Room Apartment - Type 4



Total Super Area - 121.70 Sq.Mt. (1310 Sq.Ft.) Approx.

# 6 B

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## Floor Plan#

3 Bedroom + Utility Room Apartment - Type 5



Total Super Area - 121.70 Sq.Mt. (1310 Sq.Ft.) Approx.

# 7 B

## Product Level Specifications#



<b>Structure</b>	R.C.C Framed Structure
<b>Living Room, Dining Room &amp; Lounge</b>	
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
<b>Bedrooms &amp; Dress</b>	
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
<b>Toilets</b>	
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
<b>Kitchen</b>	
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
<b>Balconies/ Verandah</b>	
Floors	Ceramic / Vitrified Mosaic Tiles
Railings	MS Railing as per Design
<b>Lift Lobbies / Corridors</b>	
Floors	Ceramic / Mosaic Tiles / Marble / Kota or equivalent
Walls	Oil Bound Distemper

# 8 F

## Price List#

B&P - Rs. 3870/- D&F

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### 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).

# 8 B

## 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%	

#### \* Booking Amount :

2 BHK - Rs. 1.50 Lac (One Lac Fifty Thousand Rupees)

3 BHK & 3.5 BHK - Rs. 2.00 (Two Lacs Rupees)

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.