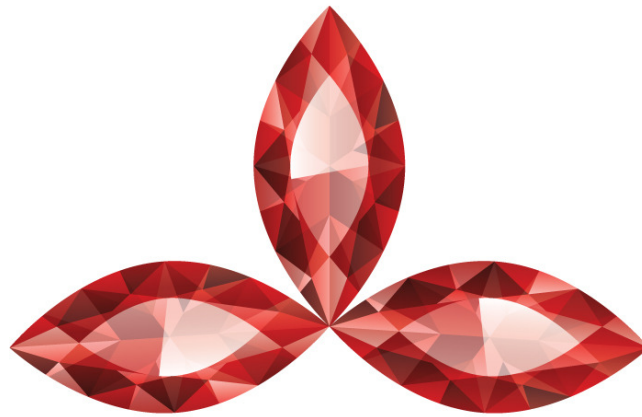


INFO-PACK



JAYPEE GREENS
TIARA
T O W E R

PRODUCT BRIEF

Location: Sector 128, Jaypee Greens Wish Town, Noida

Product Highlights:

- Petal shaped tower overlooking the signature 18+9 hole Graham Cooke Golf facility
- Surrounded by exquisite landscaped greens
- Exclusive social club on Ground Floor
- Car Parking Slots are located at the Basement, Podium levels.

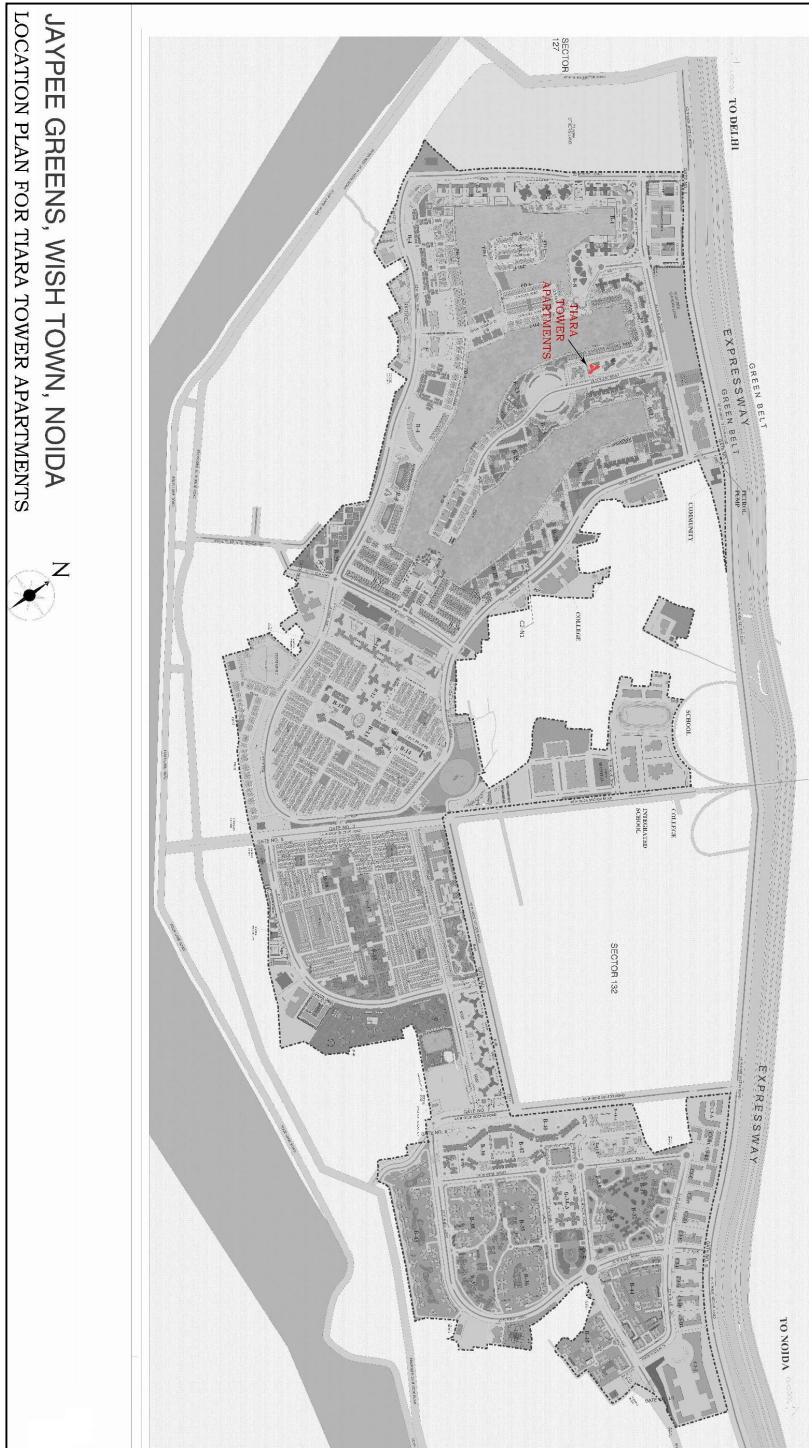
Areas:

Unit Type	Floors	Area			
		Covered		Super	
		In Sq. M	In Sq. Ft	In Sq. M	In Sq. Ft
2BHK	1 st – 4 th Floor 15 th – 31 st Floor	105.35	1134	134.52	1448
3BHK	1 st – 31 st Floor	185.00	2000	237.37	2555
4BHK	5 th – 14 th Floor	211.35	2275	269.97	2906

Floors: Basement + Podium 1 + Podium 2 + Ground Floor + 33 Floors.
 Presently, only Floors 1 to 31 are launched for sale.

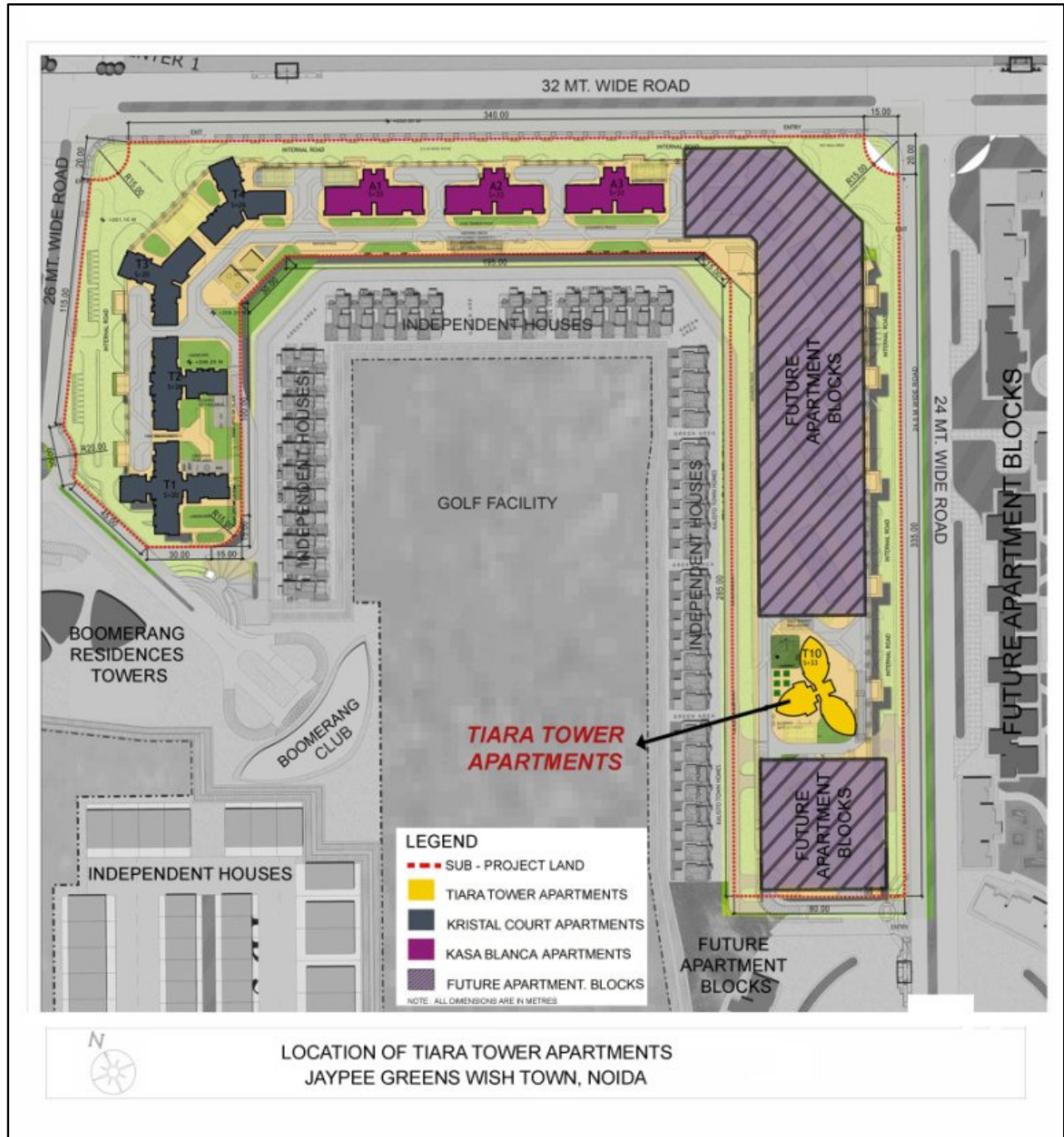
Possession: 48 months from the date of allotment

LOCATION PLAN OF TIARA TOWER APARTMENTS



Jaypee Greens Wish Town, Noida

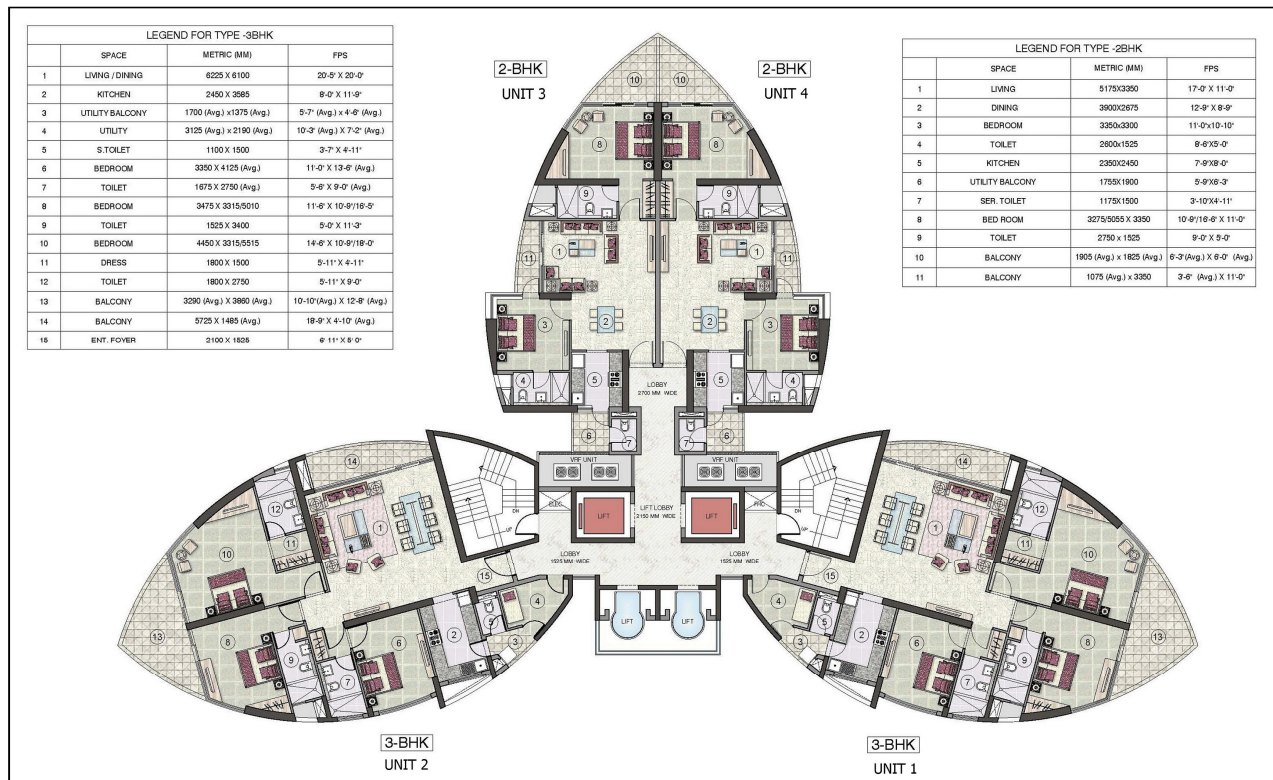
LOCATION PLAN OF TIARA TOWER APARTMENTS PROJECT



TYPICAL CLUSTER PLAN & NUMBERING PLAN

Unit Type	Unit No.	Floors	Area			
			Covered		Super	
			In Sq. M	In Sq. Ft	In Sq. M	In Sq. Ft
3BHK	1,2	1 st – 4 th and 15 th – 31 st	185.00	2000	237.37	2555
2BHK	3,4		105.35	1134	134.52	1448

Golf Facility

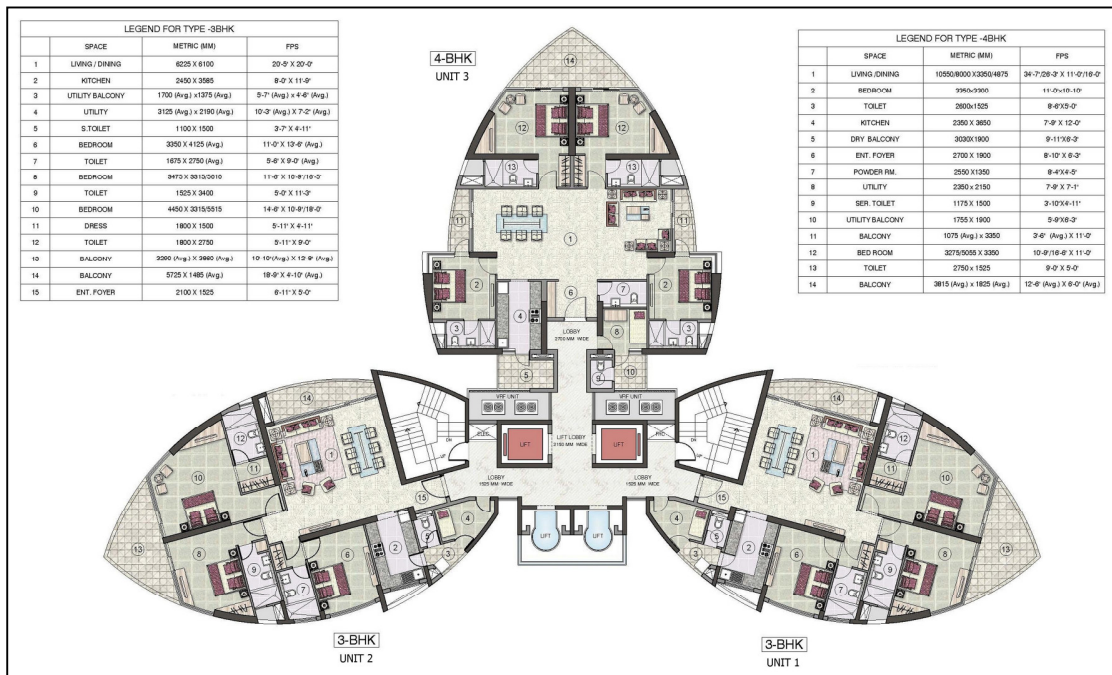


Note: The Covered Area and Super Area of the apartment as mentioned above are based on plans as submitted for approval. Certain variations in areas may occur during construction. Final areas will be determined based on "As Built" plans.

TYPICAL CLUSTER PLAN & NUMBERING PLAN

Unit Type	Unit No.	Floors	Area			
			Covered		Super	
			In Sq. M	In Sq. Ft	In Sq. M	In Sq. Ft
3BHK	1,2	5 th – 14 th	185.00	2000	237.37	2555
4BHK	3		211.35	2275	269.97	2906

Golf Facility

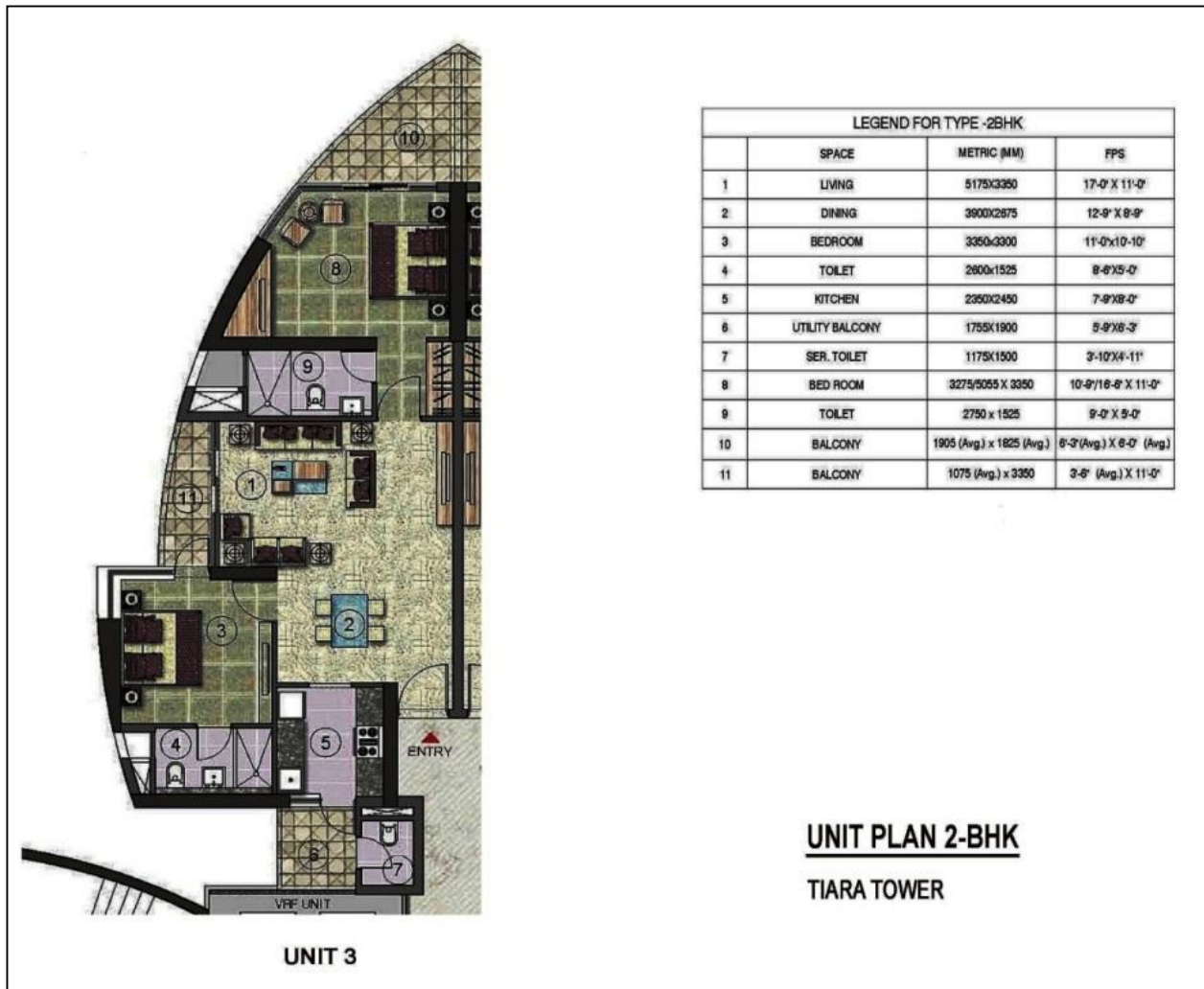


Note: The Covered Area and Super Area of the apartment as mentioned above are based on plans as submitted for approval. Certain variations in areas may occur during construction. Final areas will be determined based on "As Built" plans.

TYPICAL UNIT PLAN

Unit Type	Unit No.	Floors	Area			
			Covered		Super	
			In Sq. M	In Sq. Ft	In Sq. M	In Sq. Ft
2BHK	3	1st – 4th and 15th – 31st	105.35	1134	134.52	1448

Golf Facility

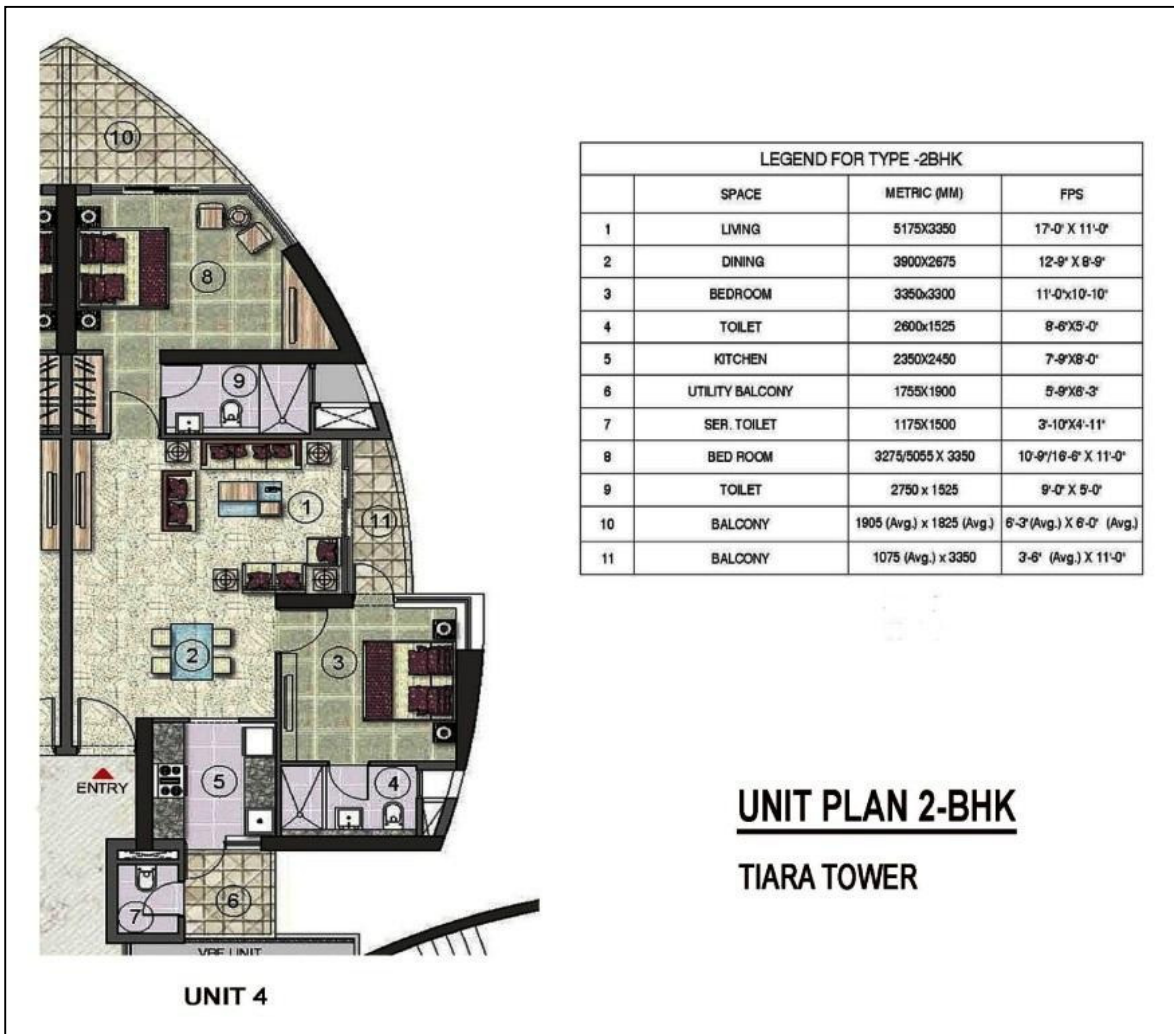


Note: The Covered Area and Super Area of the apartment as mentioned above are based on plans as submitted for approval. Certain variations in areas may occur during construction. Final areas will be determined based on "As Built" plans.

TYPICAL UNIT PLAN

Unit Type	Unit No.	Floors	Area			
			Covered		Super	
			In Sq. M	In Sq. Ft	In Sq. M	In Sq. Ft
2BHK	4	1st – 4th and 15th – 31st	105.35	1134	134.52	1448

Golf Facility

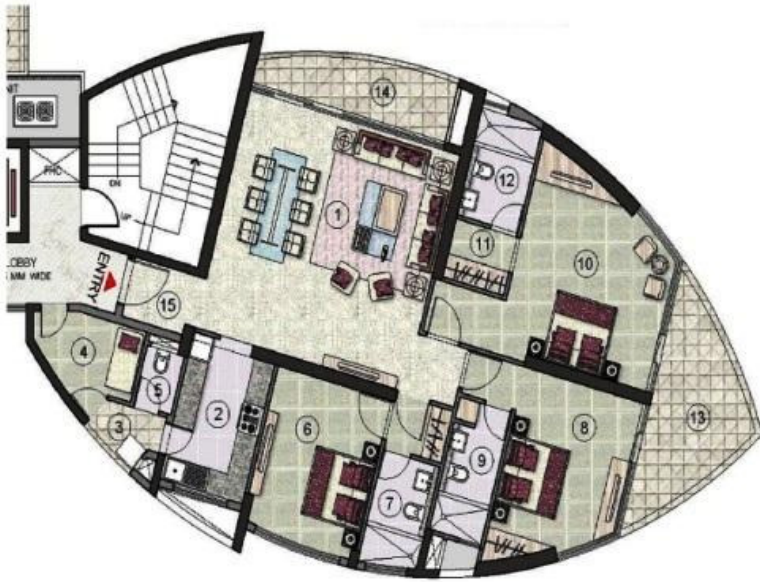


Note: The Covered Area and Super Area of the apartment as mentioned above are based on plans as submitted for approval. Certain variations in areas may occur during construction. Final areas will be determined based on "As Built" plans.

TYPICAL UNIT PLAN

Unit Type	Unit No.	Floors	Area			
			Covered		Super	
			In Sq. M	In Sq. Ft	In Sq. M	In Sq. Ft
3BHK	1	1 st – 31 st	185.00	2000	237.37	2555

Golf Facility



UNIT 1

LEGEND FOR TYPE -3BHK			
SPACE	METRIC (MM)	FPS	
1	LIVING / DINING	6225 X 6100	20'-0" X 20'-0"
2	KITCHEN	2450 X 3565	8'-0" X 11'-0"
3	UTILITY BALCONY	1700 (Avg.) x 1375 (Avg.)	5'-7" (Avg.) x 4'-6" (Avg.)
4	UTILITY	3125 (Avg.) x 2190 (Avg.)	10'-3" (Avg.) X 7'-2" (Avg.)
5	S. TOILET	1100 X 1500	3'-7" X 4'-11"
6	BEDROOM	3050 X 4125 (Avg.)	11'-0" X 13'-0" (Avg.)
7	TOILET	1675 X 2750 (Avg.)	5'-6" X 9'-0" (Avg.)
8	BEDROOM	3475 X 3315/5010	11'-6" X 10'-0"/16'-0"
9	TOILET	1525 X 3400	5'-0" X 11'-3"
10	BEDROOM	4450 X 3315/5515	14'-6" X 10'-0"/18'-0"
11	DRESS	1800 X 1500	5'-11" X 4'-11"
12	TOILET	1800 X 2750	5'-11" X 9'-0"
13	BALCONY	3290 (Avg.) X 3860 (Avg.)	10'-10" (Avg.) X 12'-8" (Avg.)
14	BALCONY	5725 X 1485 (Avg.)	18'-8" X 4'-10" (Avg.)
15	ENT. FOYER	2100 X 1525	6'-11" X 5'-0"

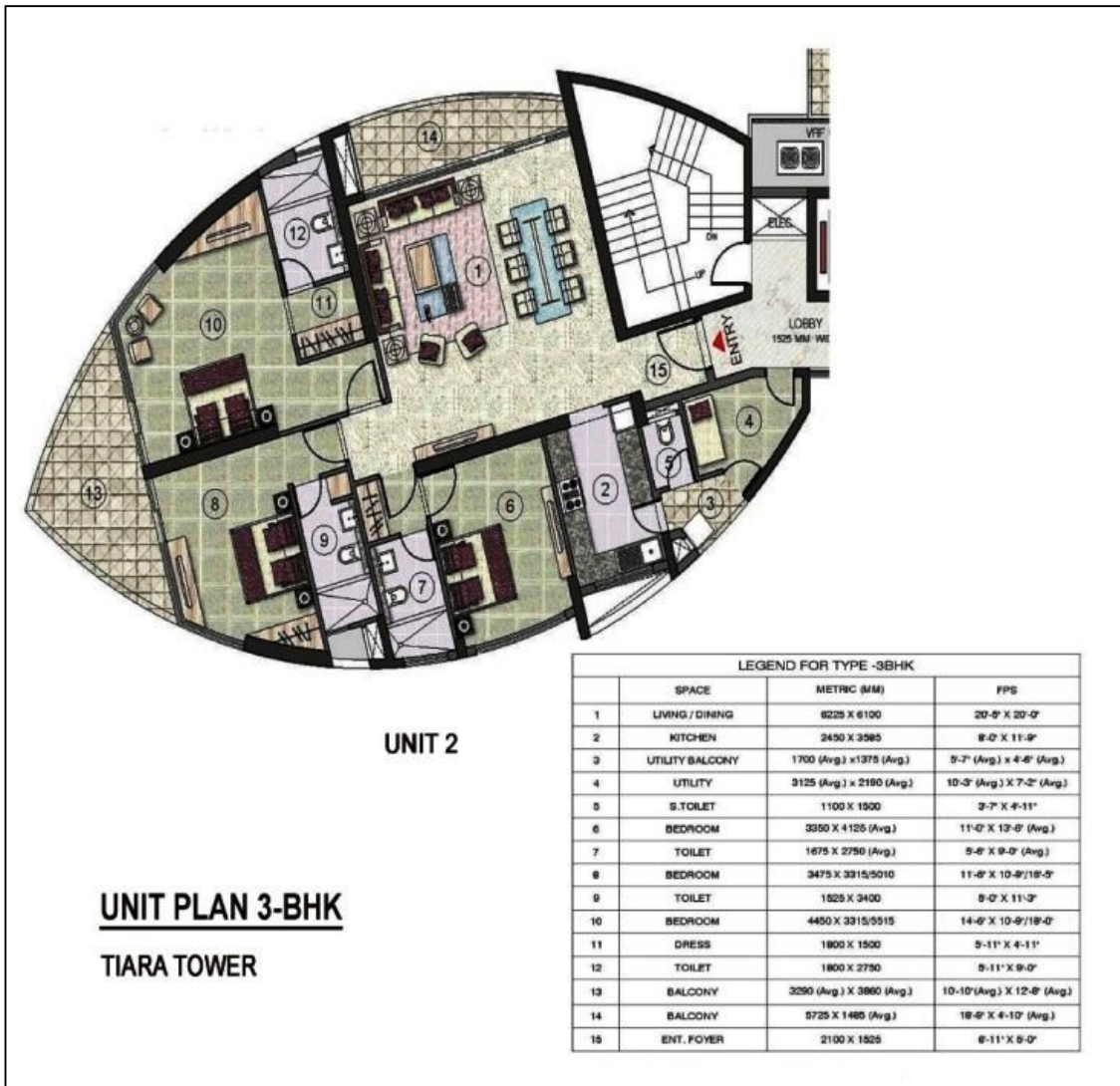
UNIT PLAN 3-BHK
TIARA TOWER

Note: The Covered Area and Super Area of the apartment as mentioned above are based on plans as submitted for approval. Certain variations in areas may occur during construction. Final areas will be determined based on "As Built" plans.

TYPICAL UNIT PLAN

Unit Type	Unit No.	Floors	Area			
			Covered		Super	
			In Sq. M	In Sq. Ft	In Sq. M	In Sq. Ft
3BHK	2	1 st – 31 st	185.00	2000	237.37	2555

Golf Facility

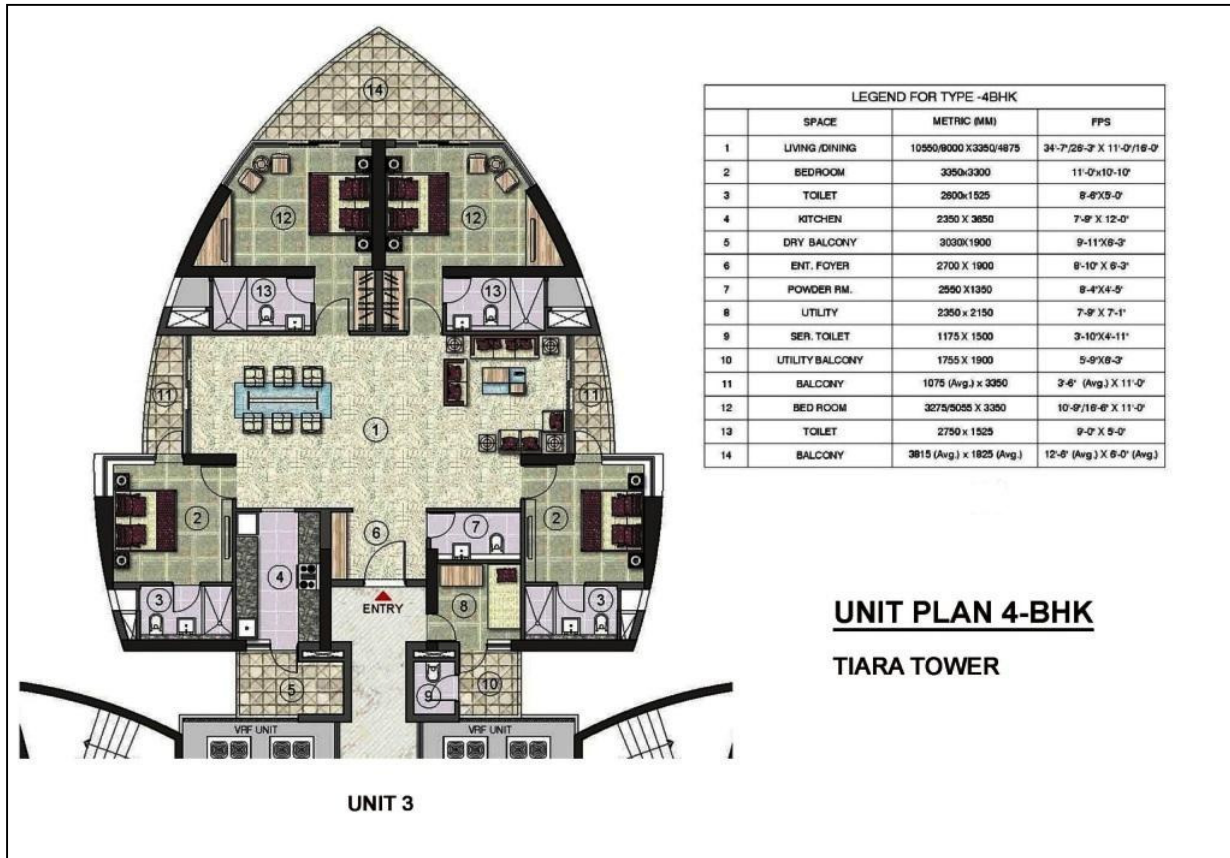


Note: The Covered Area and Super Area of the apartment as mentioned above are based on plans as submitted for approval. Certain variations in areas may occur during construction. Final areas will be determined based on "As Built" plans.

TYPICAL UNIT PLAN

Unit Type	Unit No.	Floors	Area			
			Covered		Super	
			In Sq. M	In Sq. Ft	In Sq. M	In Sq. Ft
4BHK	3	5 th – 14 th	211.35	2275	269.97	2906

Golf Facility



UNIT PLAN 4-BHK

TIARA TOWER

Note: The Covered Area and Super Area of the apartment as mentioned above are based on plans as submitted for approval. Certain variations in areas may occur during construction. Final areas will be determined based on "As Built" plans.

SPECIFICATIONS

Structure	Earthquake Resistant RCC frame structure with masonry infill
Floors	
Living/Dining/Foyer	High quality Tile flooring
Bedrooms/Study	Laminated wood flooring
Worker Room	Ceramic Tiles
Lift Lobby	Combination of selected stones / tiles
Walls	
External	Combination of Stone/ Texture Paint
Internal	Acrylic Emulsion/ Texture Paint
Ceiling	
Ceilings	<ul style="list-style-type: none"> • Acrylic Emulsion • Gypsum board false ceiling wherever required as per design
Doors/ Windows	
Internal	Veneered flush/ Skin molded door shutters
External	Anodized/ Powder coated Aluminum glazing
Bathrooms	<ul style="list-style-type: none"> • High Quality vanity counter, fixtures and fittings • Imported / Superior quality tiles on flooring and on walls (approx 7' height in shower area; approx 3 ½' in balance areas) as per design • Water Closet, shower area
Kitchen	<ul style="list-style-type: none"> • Good quality Tile flooring • 2' high dado in decorative tiles above counter • Superior quality modular kitchen with granite worktop & back splash
Woodwork	Factory manufactured, pre-assembled wardrobes in bedrooms
Ventilation System	
Living/Dining/Bedrooms	VRF technology ACs in all bedrooms and in Living/ Dining Area
Kitchen & Toilets	Exhaust fans provided in kitchen and all toilets. All external doors and part of external windows are openable

Utilities and Facilities

Home Automation System	As per design
Security	<ul style="list-style-type: none"> • Coloured Video Door Phones & provision for Intercom in apartment / Fibre to Home • CCTV in Lobby, Basement/podiums for surveillance
Landscaping	Landscaped common areas to preserve and enhance the natural characteristics of Site
Water Supply	Water supply from overhead tanks
Sewage Disposal	Soiled water drainage into main sewer outside property
Storm drainage	Storm water drainage system integrated with rainwater harvesting
Fire protection	Fire detection & Fire Fighting system as per fire safety norms
Main Electrical Supply	Electrical wiring in concealed conduits with modular switches and power back-up
Telephone/ Data	<ul style="list-style-type: none"> • Telephone cable pre-wired into all rooms • Cabling for internet access as per design
Services	
Services	Maintenance facilities on chargeable basis
PNG Gas	Provision of piped gas supply
Solar System	Provision for Hot water supply from solar panels to kitchen

FREQUENTLY ASKED QUESTIONS

1. What are the location details?

- Jaypee Greens Wish Town, Noida enjoys good connectivity and location advantage with respect to the city master plan.
- 5 minutes (approx.) from the start of Noida to Greater Noida Expressway (Mahamaya Flyover)
- 15 minutes (approx.) from South Delhi
- 25 minutes (approx.) from Central Delhi

2. What is the status of ownership of land pertaining to this project?

- Jaypee Infratech Ltd. holds lease hold rights of about 1145.60 acres of land leased by Yamuna Expressway Industrial Development Authority (YEIDA) through 41 Lease Deeds for Residential & Commercial development at Jaypee Greens Wish Town, Noida. Tiara Tower Apartments are proposed to be constructed within the aforesaid land, as earmarked, through Jaiprakash Associated Limited.

3. Have the Layout Plan/Building Plan for the project being approved?

- The Layout Plan pertaining to Jaypee Greens Wish Town, Noida, which includes Tiara Tower Apartments project has been approved by New Okhla Industrial Development Authority (NOIDA) vide its letter No. NOIDA/Sr. T.P/2011/371 dated 23/03/2011. The revised layout plan and the building plans for Tiara Tower Apartments have already been submitted to NOIDA for approval on 17/01/2012 and 24/01/2014 respectively.

4. Where are the proposed Tiara Tower Apartments located within Jaypee Greens Wish Town, Noida?

- Miniature Layout Plan of Jaypee Greens Wish Town, Noida is given in this Info Pack indicating the location of proposed Tiara Tower Apartments project.

5. Who will maintain the common area? Do I pay anything upfront towards common area charges?

- The Maintenance of Common Area & Facilities as well as Shared Areas & Facilities shall be done by the Apartment Owner Association/Company/DMA.
- The Maintenance charges of the Common Areas & Facilities (which are related to the Tiara Tower Apartments project) and also for Shared Areas & Facilities (which are to be shared by the allottees of Tiara Tower Apartments project with other users within Jaypee Greens Wish Town, Noida) shall be payable on regular basis.
- The one time Interest Free Maintenance Deposit (Refundable) towards Shared Areas & Facilities and Estimated Maintenance charges for first 12 months shall be payable in advance upon Offer of Possession of the Said Premises.

6. What kind of security would be provided?

- Multi-tier security system including Access Control system shall be provided.

7. What is the provision for water & power back up?

- 24x7 power back up & water shall be provided.

8. What are the stamp duty charges?

- At present, it is 5% of total sale consideration or the value of the property at the prevailing Circle Rate fixed by the relevant Authorities (whichever is higher) at the time of conveyance deed, as applicable as per the Stamp Duty Act & Rules.

9. What steps are being taken to make the city eco-friendly?

- Special care will be taken to preserve the environment & make the entire Jaypee Greens Wish Town, Noida, eco-friendly.

PAYMENT RELATED QUERIES

10. Is the price escalation free?

- Yes subject to the standard terms and conditions, the total sale consideration would be escalation free.

11. What are the various payment plans available?

- Installment Linked plan (ILP)
- Down Payment plan (DPP)
- Partial Down Payment plan (PDPP)
- Special Payment plan (SPP)

12. What if there is a delay in payment on due date? Is any interest levied for the same?

- All installments are payable by the due date. Any delay in payment beyond the due date will attract an interest @ 12 % p.a. on the delayed amount for the delay period.

13. Is there any benefit on early payments?

- Any payment made ahead of "due date" shall entitle the Allottee Early Payment Discount (EPD) @ 12% p.a. for the relevant period.

14. Is there any compensation or price rebate payable to the Allottee, in case of a delay in possession of the said premises?

- Yes, the customer is entitled for price rebate of @Rs.108 per Sq. m (Rs.10 per Sq.ft.) per month of the covered area of the delayed period.

15. What are the applicable Holding charges for the said premises?

- The customer will have to pay holding charges @Rs.108 per Sq.m (Rs.10 per Sq.ft.) per month for the covered area of the apartment in case the allottee does not take the physical possession of the said premises within 30 days from the Offer of Possession.

16. Can I request for cancellation of allotment at a subsequent date? What are the financial consequences of the same?

- In case the booking of any unit is cancelled on the request of the customer, the following procedure shall be followed:

i) Cases where Allotment Letter has not been issued:

- Booking amount shall be refunded, without any deduction.

ii) Cases where Allotment Letter has been issued

- If the request for cancellation is received:

- i. **Within 30 days from the date of Allotment Letter** - No deduction will be made and 100% of the amount received, (net of Service Tax) will be refunded.
- ii. **After 1 month from the date of Allotment Letter** - 10% of the total sale consideration being Earnest Money will be deducted, and the balance, (net of Service Tax) will be refunded.

No interest shall be payable to the customer on the amount paid by him/her in any case.



Jaypee Greens Noida, Sector 128, Noida 201304, U.P.

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Toll Free No.: 1800-102-8484

Fax No.: +91 120 4609160

Email: wishtown@jaypeegreens.com

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This info – pack is conceptual and not a legal offer and gives only a bird’s eye view of the project. The content in this info – pack, including the plans, elevations, images, floor plans, location details, areas, designs, layouts, specifications and payment plan etc. are indicative in nature and are subject to variations and modifications at the sole discretion of the competent, statutory authorities or the company.

1 Sq. m = 10.764 Sq. ft.

Date of Issue: 14-Feb-2014