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Disclaimer: 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 merely indicative in nature and subject to variations and modifications by Jaypee Greens or the competent authorities, statutory and otherwise.



JAYPEE GREENS  
THE CASTILLE





\*Actual view from the site



Be it finding your own space, or living life at your own pace, The Castillo offers you an environment that you can truly call your very own private haven. A space where calm, serene resort style living alongside a world class golf course echoes your quest for that perfect lifestyle. Where you escape from the mundane to a world of spacious living, with beautiful views and a stunning environment.

Come, discover space as it unfolds new dimensions that you have never experienced before.





\*Actual view from the site



# SPACE TO BE YOURSELF

Nestled amidst the rolling fairways along hole no. 4, 5 and 6 of the 18-hole Greg Norman signature golf course at Jaypee Greens, Greater Noida, The Castille is a picture perfect community of elegant low rise resort style golf residences.

With an external facade design influenced by European architecture, these residences open out to sprawling views of the golf course, for you to savour the open spaces every moment.





# YOUR INNER SPACE

Exceptional free flowing layouts, clean design and large expansive windows are the hallmark of these residences, that offer ample natural light and create a sense of space beyond the expected. Every corner of these 3 BHK and 4 BHK apartments ranging from 2200 sq. ft. to 3000 sq. ft. respectively offers a space quality that exudes purity, warmth and a spa inspired experience within your own private space.





# YOUR LIFESTYLE EDGE

An inspired social life awaits you at The Castille, as you become a part of an exclusive like minded community, who indulge in the best that life has to offer. Our Social Club House offers all that you could aspire for; a swimming pool for adults and kids, dedicated yoga and meditation zones, host of sports facilities, a health club with gym and sauna. So that you can relax, rejuvenate and truly live life at your own pace.



# BEAUTIFUL REALITY

*Where you love the whole tree, the shapely branch, the tender & wither leaf, the falling petal, the flight of birds and white moths dancing on the wings of fire into the enticing night. The splendid shadow of full love....in the scenery, the people and the environment.*

*Life in its fullness... knows no decay.*

Incorporating ideas of world renowned architects & design firms, Jaypee Greens has evolved with many features that make it a truly world class real estate development. Salient features include:



The 18-hole Greg Norman championship golf course spread over 197 acres, is the longest in India at 7347 yards with 88 bunkers and 14 water bodies.

The 9-hole Graham Cooke designed chip and putt golf course, presents an enjoyable challenge to every level of golfer.



A 60-acre Nature Reserve Park full of flora and fauna envelopes a beautiful 7.5 acre man-made lake in its midst.



A Golf Academy, with a well equipped Pro Shop with state-of-the art training facilities.

A 170 room Golf and Spa resort in collaboration with 'Six Senses Resorts & Spas', tucked away in the ambient setting of the golf course.



Atlantis the Club - an international standard Integrated Sports Club with multiple sports disciplines, designed for amateurs & professional training as well as competitive formats.

A well-designed Town Centre with convenio, boutique, cafes & restaurants.



# SPECIFICATIONS

INTERIORS	
Living, Dining, Foyer	<ul style="list-style-type: none"> <li>High quality marble and granite floors</li> </ul>
Bedrooms, Family Lounge	<ul style="list-style-type: none"> <li>Solid wooden plank flooring</li> <li>7' high laminated wooden wardrobes in bedrooms</li> </ul>
Bathrooms, Powder Room	<ul style="list-style-type: none"> <li>Imported anti-skid ceramic tile flooring</li> <li>Appliances in white porcelain, with a double circuit in cisterns</li> <li>Shower cubicle (except the guest bathroom)</li> <li>Jacuzzi in master bathroom</li> <li>Imported fittings of TOTO, Kohler or equivalent</li> <li>Imported fixtures of Grohe or equivalent</li> <li>Toilet hardware including toilet paper holder, jet sprays, door hooks and towel rods</li> <li>His-and-her vanity with heated mirrors for defogging in master bathroom</li> </ul>
Kitchen/Utility	<ul style="list-style-type: none"> <li>Imported anti-skid ceramic tile flooring</li> <li>7' wall in decorative ceramic tiles</li> <li>25 mm granite counter top and back splash equipped with sink</li> <li>Modular kitchen</li> <li>Hot Plate</li> <li>Refrigerator</li> <li>Clothes washer</li> <li>Dryer</li> </ul>
Wall Treatments	<ul style="list-style-type: none"> <li>Acrylic emulsion/ texture paint on walls with POP on full ceiling</li> <li>The exterior walls comply with the current technical building code regulations to ensure heat and sound insulation</li> </ul>
Doors and Windows	<ul style="list-style-type: none"> <li>External:                             <ul style="list-style-type: none"> <li>Aluminum doors and windows</li> </ul> </li> <li>Internal:                             <ul style="list-style-type: none"> <li>Solid core teak wood paneled doors</li> </ul> </li> </ul>
Balconies	<ul style="list-style-type: none"> <li>Marble tiles with red sandstone skirting</li> </ul>
Worker Room	<ul style="list-style-type: none"> <li>Tile flooring</li> <li>Dry distemper on cement plastered walls</li> </ul>
Worker Toilet	<ul style="list-style-type: none"> <li>Ceramic tile flooring and wall treatment</li> </ul>

SERVICES	
Air Conditioning	<ul style="list-style-type: none"> <li>VRV air-conditioning with heat &amp; cold options</li> </ul>
Water Supply	<ul style="list-style-type: none"> <li>Pressurized water supply system</li> </ul>
Electrical	<ul style="list-style-type: none"> <li>First quality electrical wiring with modular switches and ELCB controls on all circuits without light fixtures</li> </ul>
Fire Security	<ul style="list-style-type: none"> <li>Integrated fire alarm system</li> </ul>
Communication	<ul style="list-style-type: none"> <li>Fibre optic cable inlet at common point for data services &amp; cable TV</li> <li>Pre-wired for telephone, cable television and music in all rooms</li> <li>Intercom connecting to the concierge desk, security office, health club and parking</li> </ul>
Security	<ul style="list-style-type: none"> <li>Access control cards for the building</li> <li>CCTV in entry lobby of tower and in basement lobbies</li> <li>Video door phone</li> </ul>
COMMON AREAS	
Lobby	<ul style="list-style-type: none"> <li>Combination of exclusive stones in flooring</li> <li>Acrylic emulsion/ texture paint on walls with POP cornice in ceiling</li> <li>Decorative double doors at ground floor lobby entrance and fire doors in basement</li> </ul>
Other Facilities	<ul style="list-style-type: none"> <li>Stilt parking facility</li> </ul>



# MASTER PLAN

- A 18-hole Greg Norman Championship Golf Course
- B 9-hole Golf Course
- C Boomerang Clubhouse
- D 60-acre Nature Reserve Park
- E Jaypee Golf and Spa Resort
- F Atlantis The Club at Jaypee Integrated Sports Complex
- G Town Centre
- H The Castille



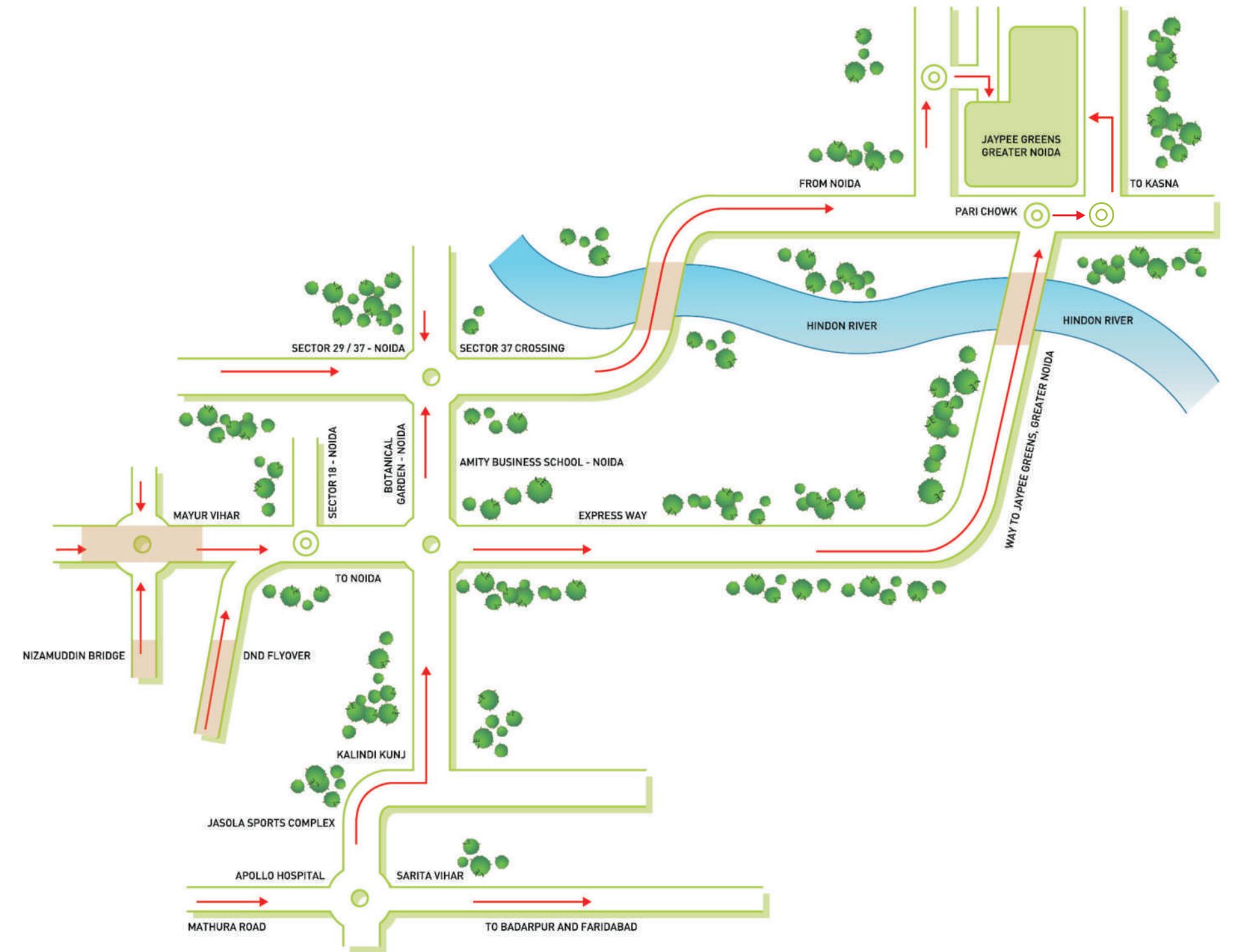


# LOCATION MAP

A symbol of modern day town planning, Greater Noida is the fastest growing township in the National Capital Region, with international standard infrastructure ensuring quality of life, both at home and work. It is the only city in North India, with underground cabling for electricity, water, sewer & drainage services, optic fibre cable networking & an extensive network of wide roads, flyovers, highways with plans for metro rail connectivity from Delhi region.

Jaypee Greens is located in the heart of Greater Noida, thereby enjoying good connectivity and locational advantage with respect to the city master plan. Residential, commercial, institutional, recreational and related facilities have been simultaneously developed in a planned manner to make Greater Noida a prestigious address.

The drive to Jaypee Greens via the Noida Greater Noida Expressway is 25 minutes from New Friends Colony, 35 minutes from South Extension, 50 minutes from Vasant Vihar and 50 minutes from Connaught Place.





# THE JAYPEE LINEAGE

Transforming challenges into opportunities has been the hallmark of the Group ever since its inception four decades ago. Jaypee Group is a Rs. 10,000 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 hydro power projects.

The Group is the only integrated solution provider for hydro power 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 hydro electricity to the National Grid between 2002 to 2009.

## CEMENT

Jaypee Group is the 3rd largest cement producer in the country. The group produces special blend of Portland Pozzolana Cement under the brand name 'Jaypee Cement' (PPC). Its cement division currently operates modern, computerized process control cement plants with an aggregate installed capacity of 22.80 MnTPA \*. The company is in the midst of capacity expansion of its cement business in Northern, Southern, Central, Eastern and

Western parts of the country and is slated to be a 37.55 MnTPA by FY12E with Captive Thermal Power plants totaling 702 MW.

(\*includes 2.2 MnTPA capacity in joint venture with SAIL)

## 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). By 2012, the total hydro power capacity will be 1700 MW with the commissioning of the 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 2019.

## HOSPITALITY

The Group owns and operates four 5-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 project. 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 zones 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 facilities & world class residences.

## EXPRESSWAYS

The Group is currently implementing the 165 km. Noida to Agra, 6/8 lane Yamuna Expressway Project. Development on 6175 acres at five or more 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 also benefit 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 19 schools, 3 ITI's, 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 a human face - 'NO DREAM TOO BIG'.



# PRICING & PAYMENT



## PRICE LIST

UNIT TYPE	AREA (IN SQ. FT)	BSP	Price (in Rs. Lacs)
3 BHK + Servant	2200	6737	169.40/-
4 BHK + Servant	3000	6737	231.00/-

### Booking Amount:

3 BHK + S @ Rs. 7.50 Lacs

4 BHK + S @ Rs. 10.50 Lacs

### Notes:

- The above pricing is for the indicated Super area and is inclusive of all the extra charges except for 1st car park charge @ Rs. 3.00 Lacs. Additional car parking slot is @ Rs. 3.50 Lacs.
- The Preferential Location Charges (PLC) @ Rs. 75/- psf for corner units shall be charged extra.
- 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.
  - Maintenance Advance for 1 year; as applicable later, shall be payable extra before handing over possession of the premises to the allottee.
- 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.

# PRICING & PAYMENT

## A. Construction Linked Plan\*

S.No	Payment Due	Percentage (%)	Other Charges
1	On Booking	As applicable *	
2	On or Before 3 months from the date of Application	20% – Booking Amount	PLC
3	On or Before 6 months from the date of Application	10%	
4	On commencement of foundation/pilling work	10%	
5	On completion of foundation/piling work	10%	
6	On laying of ground floor roof slab	9 %	
7	On laying of 1 <sup>st</sup> floor roof slab	9 %	
8	On laying of 2 <sup>nd</sup> floor roof slab	9 %	
9	On laying of 3 <sup>rd</sup> floor roof slab	9 %	
10	On completion of internal plaster & flooring within the apartment	9 %	
11	On offer of Possession	5 %	Maintenance Advance + Car Park
	<b>TOTAL</b>	<b>100%</b>	

\*The total number of floors mentioned is tentative and subject to revision.

### Notes:

- Installments under S. No. 1-3 may run concurrently with those under S. No. 4-11 based on the physical progress of work at site.
- The demand letter for Installments at S. No. 4 to 11 shall be sent in advance providing for Payment period of up to 15 days.

## B. Down Payment Plan

S.No	Payment Due	Percentage (%)	Other Charges
1	On Booking	As Applicable*	
2	On or before 1 month from date of Application	95%–Booking Amount	PLC
3	On offer of possession	5%	Maintenance Advance + Car Park
	<b>TOTAL</b>	<b>100%</b>	

**Note:** Down payment discount @ 15% on BSP

## C. Subvention Scheme (for 30 months from the date of launch)



# FLOOR PLAN

3 BHK - 2200 Sq. Ft.



1. Entry	7'0" X 6'0"	8. Balcony	10'8" X 6'0"	15. Toilet	5'0" X 8'10"
2. Living Room	12'7" X 17'7"	9. Toilet	8'0" X 9'3"	16. Dress	6'0" X 5'6"
3. Balcony	12'7" X 4'0"	10. Dress	8'0" X 5'4"	17. Kitchen	9'0" X 9'0"
4. Dining Room	12'7" X 13'0"	11. Bedroom	11'0" X 13'0"	18. Utility Balcony	13'5" X 3'6"
5. Toilet	4'3" X 6'4"	12. Dress	6'0" X 4'6"	19. Worker Room	7'0" X 7'0"
6. Puja Bay	4'7" X 2'7"	13. Toilet	6'0" X 8'0"	20. Toilet	4'2" X 5'0"
7. Master Bedroom	14'0" X 17'0"	14. Bedroom	11'0" X 13'8"		

\*This is an artistic impression of the floor plan. Accessory shown are not the part of the specifications.

# FLOOR PLAN

4 BHK - 3000 Sq. Ft.



1. Entry	7'0" X 6'0"	8. Toilet	6'6" X 10'3"	15. Kitchen	10'0" X 12'0"
2. Living Room	15'0" X 20'0"	9. Bedroom	11'0" X 15'0"	16. Guest Bedroom	11'0" X 14'0"
3. Balcony	16'0" X 4'0"	10. Balcony	7'9" X 5'3"	17. Toilet	6'0" X 8'3"
4. Dining Room	15'0" X 17'5"	11. Toilet	5'0" X 8'10"	18. Dress	5'3" X 6'0"
5. Master Bedroom	13'0" X 18'9"	12. Bedroom	11'0" X 15'0"	19. Worker Room	7'0" X 9'6"
6. Dress	6'6" X 6'2"	13. Dress	5'0" X 5'8"	20. Toilet	4'2" X 5'6"
7. Balcony	14'0" X 4'0"	14. Toilet	5'0" X 9'0"	21. Utility Balcony	12'10" X 3'6"

\*This is an artistic impression of the floor plan. Accessory shown are not the part of the specifications.