



JAYPEE GREENS

# Kasa Islés



*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 enclosed inserts, including the building plans, elevations, images, floor plans, location details, areas, designs, layouts, specifications and payment plan 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.

|| Mediterranean Dreams ||



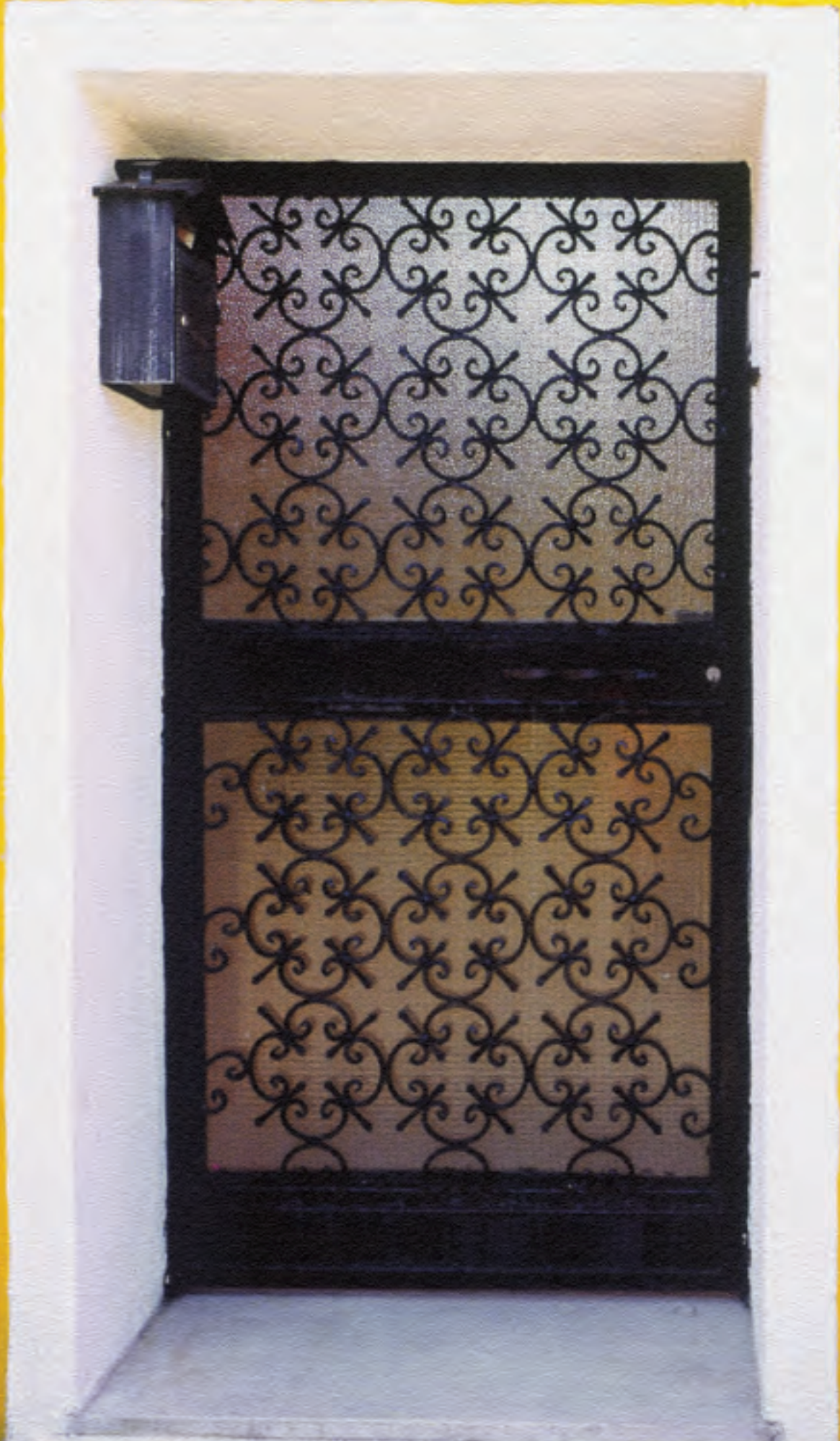
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# Kasa Islés

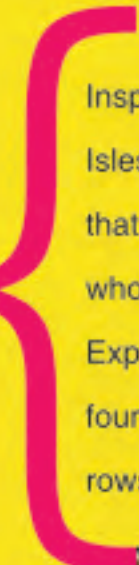
Ever dreamt of a home amidst Mediterranean setting spread in leisure for you? Tall overstretching walls, wooden framed windows along with the use of stucco, stone layered pathways & landscape gardens. Life here is an extended holiday, where you treat your senses every day, every morning, so live life to the fullest at Kasa Islés!







# Pure Living Pleasure



Inspired from the Tuscanny style of architecture, Kasa Isles offers what your heart has always desired. A home that signifies an international style, a home designed with whole lot of greens and open spaces as its central theme. Experience living in natural surrounding with parks, fountains and other compelling scenic beauties nestled in rows of wonderful herbs and myriad citrus trees.





# A New View of Life

Kasa Islés is in the heart of Wishtown, Noida. A set of thoughtfully designed high-rise apartment towers. The motto of these residential towers; to offer a perfect soul siesta in picturesque assemblage of homes.





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Kasa Isles

# Find your perfect Space

At Kasa Isles there's a home for every one! From studio apartment to 2, 3, 4 BHK apartments, penthouses to magnificent duplex units. Every fitments, structural or aesthetical have been brought together and meticulously set for warmth and comfort which you have been looking for in your home.







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Kasa Isles

all you  
could  
wish  
for

A circular driveway and portico defines the Kasa Isles club that exudes an atmosphere of exclusivity. Sun baked terra cotta walls merge into beautifully stacked stones, extending a warm welcome for you and your guests. Kasa Isles club features Mediterranean cuisine restaurant, cards room, swimming pool, grilling patios with sitting trellises, tennis and badminton courts etc .







J A Y P E E G R E E N S

Kasa Isles

**Jaypee Greens Kasa Isles is a part of Wish Town which is the largest township in Noida. It provides an array of superb community features.**

- Acres of landscaped greens & a cluster of thematic gardens interspersed within the whole community.
- 18+ 9 Hole Golf Course facilities by Graham Cooke.
- Elegant master planned gated township.
- Boomerang-The Club.
- Multiple outdoor and indoor sports facilities for Tennis, Badminton, Squash, Table tennis etc.
- Kids play areas which will help to plan fun way for family day.
- Spiritual Centres with Temples, Meditation Centre, Discourse Halls, Yoga etc.
- Promenades featuring the finest selection of retail shops, boutiques and open bazaars.
- Town Centre with facilities like cultural galleries, restaurants & cafés, high-street retail, etc leading to the creation of a memorable sense of place with a unique community aspect.
- 'Commercial Zone' including facilities like 5 star hotel, shopping malls housing several top line brands, office spaces for small & large corporate houses based on the concept of 'walk to work'.
- Schools/colleges ranging from pre-nursery to post graduation level professional colleges. The various facilities offered in these educational institutes are Gymnasium, Swimming Pools, Auditorium, Playgrounds, Activity Courts, Music & Art Rooms, Library, and Lab Facilities with latest equipments, Cafeteria / Dining Halls and Classes for Special Education etc.
- 500 bed Jaypee Super Speciality Medical & Research Centre - well equipped with the best of medical equipments & health care services and will provide complete health care solutions.
- Project exquisitely designed by world renowned architects Arcop Associates and Landscape architects Capita Lovejoy of UK.
- Power and water back up and 3-tier security system are available round the clock.
- Adjacent to the Noida-Greater Noida expressway.
- Just 10 minutes drive from Ashram Chowk, Delhi.
- Proposed Metro connectivity



## SPECIFICATIONS

<b>STRUCTURE</b>	R.C.C Framed Structure
<b>LIVING ROOM, DINING ROOM &amp; LOUNGE</b>	
Floors	Tiles / laminated floor
External Doors and Windows	Aluminium Powder Coated / UPVC
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
External Doors and Windows	Aluminum Powder Coated / UPVC
Walls	Internal : Oil Bound Distemper External : Good Quality external grade paint
Internal doors	Enamel painted Flush doors
<b>TOILETS</b>	
Floors	Anti Skid Ceramic / Vitrified Tiles
External Doors and Windows	Aluminum Powder Coated / UPVC
Fixture and Fittings	All provided of Standard Company make
Walls	Tiles in cladding up to 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	Anti Skid Ceramic / Vitrified Tiles
External Doors and Windows	Aluminum Powder Coated / UPVC
Fixture and Fittings	Marble 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
Provision for Air Conditioning	



**Price List KASA ISLES, Sector 129**  
**BSP Rs. 3390/- 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.	Social Club Membership	Rs. 1.00 Lac
5.	Car Parking	One reserved basement car parking space compulsory with any apartment.
	Underground Car Parking	
	1. Car park @ Rs 2.00 Lacs	
	2. Subsequent car park @ Rs. 3.00 Lacs	
6.	Maintenance advance for one year	Rs. 1.50 per sq. ft. per month
7.	One Time Lease Rent	Rs. 50.00 psf
8.	Preferential Location Charges	Rs. 100 psf (G to 5 <sup>th</sup> Floor) Rs. 60 psf (6 <sup>th</sup> to 10 <sup>th</sup> Floor)

**NOTES :**

- The Basic Prices are for the indicated Super area and do not include any of the additional charges mentioned above.
- 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.
  - Maintenance charges for the first year shall be payable in advance at the time of offer of possession @ Rs. 1.50 psf per month.
- Areas are indicative only.
- 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 allotment terms.
- 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.
- Administrative Charges for transfer of allotment 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	Percentage (%)	Other Charges
1.	On Booking	As Applicable**	
2.	On or Before 2 months from the date of Application	20% of BSP (less Booking Amount**)	
3.	On or Before 4 months from the date of 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 3rd floor roof slab	7% of BSP	Car parking
7.	On laying of 7th floor roof slab	7% of BSP	IDC
8.	On laying of 11th floor roof slab	6% of BSP	EDC
9.	On laying of 15th floor roof slab	5% of BSP	PLC
10.	On laying of 19th floor roof slab	5% of BSP	
11.	On laying of 22nd floor roof slab	5% of BSP	ESSC
12.	On laying of top floor roof slab	5% of BSP	
13.	On completion of internal plaster & flooring within the apartment	5% of BSP	
14.	On offer of Possession	5% of BSP	Social club membership+ Maintenance advance+IFMD
	<b>Total</b>	<b>100%</b>	

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

### \*\*Booking Amount

1/2 BHK	Rs. 2.00 Lacs
3 BHK+W/3 BHK + W + F	Rs. 3.00 Lacs
4 BHK + W	Rs. 4.00 Lacs
Penthouse (all types)	Rs. 5.50 Lacs

Cheques should be drawn in favor of 'Jaypee Infratech Limited'.

#### Notes :

- Installments under S. No. 4 - 14 may run concurrently with those under S. No. 1 - 3 based on the physical progress of Work at site.
- The demand letter for Installments at S. No. 4 to 14 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% of BSP (Less Booking Amount*)	IDC + EDC+ Car park + Electric substation charges +PLC
3.	On offer of possession	5% of BSP	Social Club Charges + IFMD + Maintenance Advance + Lease Rent
	<b>Total</b>	<b>100%</b>	

Note : Down payment discount @ 15% on BSP



## THE LINEAGE

Transforming challenges into opportunities has been the hallmark of the Group ever since its inception four decades ago. Jaypee Group is a Rs. 7000 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 hydropower projects.

The Group is the only integrated solution provider for Hydropower 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 Hydroelectricity to the National grid between 2002 to 2009.

### • Cement

Jaypee Group is the 3rd largest cement producer in the country with an aggregate capacity of 14.70 MTPA and is slated to be a 23 MTPA cement producer by the year 2010 and 30 MTPA by 2011 with Captive Thermal Power plants totaling 342 MW. The group's special blend of Portland Pozzolana Cement is marketed under the brand name 'Jaypee Cement'.

### • 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) and by 2012, the total hydropower capacity will be 1700 MW with the commissioning of 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 2018.

### • Hospitality

The Group owns and operates 4 Five 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. 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 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 facility & world class residences.

### • Expressways

The Group is currently implementing 165 km, Noida to Agra, 6/8 lane Yamuna Expressway Project and ribbon development on 6175 acres at five 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 are also benefited 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 16 schools, 3 Technical Training Institutes, 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 human face - NO DREAM TOO BIG."

Jaypee Infratech Limited, is proposing, subject to market conditions and other considerations, an Initial Public Offering of its equity shares and has filed the Prospectus with the Registrar of Companies (ROC), Uttar Pradesh & Uttarakhand. The Prospectus is available on the website of SEBI at [www.sebi.gov.in](http://www.sebi.gov.in) and at the websites of the Book Running Lead Managers at [www.morganstanley.com/indiaofferdocuments](http://www.morganstanley.com/indiaofferdocuments), [www.dspml.com](http://www.dspml.com), [www.axisbank.com](http://www.axisbank.com), [www.enam.com](http://www.enam.com), [www.icicisecurities.com](http://www.icicisecurities.com), [www.idfcski.com](http://www.idfcski.com), [www.jmfinancial.in](http://www.jmfinancial.in), [www.kmcc.co.in](http://www.kmcc.co.in), [www.sbicans.com](http://www.sbicans.com). Investors should note that investment in equity shares involves a high degree of risk and for details relating to the same, see section titled Risk Factors of the Prospectus. The information contained herein is not for publication or distribution in or into the United States of America. These materials are not an offer of securities for sale in the United States. Securities may not be offered or sold in the United States absent registration or an exemption from registration. Any public offering to be made in the United States may be made only by means of a prospectus that may be obtained from the Company and that will contain detailed financial information about the Company and its management, as well as financial statements.



### Location Map



### JAYPEE GREENS NOIDA

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 Taj 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



