



Krescent" by Jaypee Greens Wishtown in Sec- 129, Noida
Price Starting @ Rs. 4200* / sqft.

Inaugural Discount of Rs. 150 * / sqft.

About Project

Krescent Homes brings to you a delightful living with outstanding architecture, spacious modern interiors all enveloped in nature, surrounded by chip & putt golf course. Being the tallest set of high-rise apartments in Jaypee Greens Wishtown, Noida, it promises the finest luxury and elegance. The community is the closest residential option to expressway, making the accessibility the driving point for Krescent Homes. Along with this, 80 percent of the project is dedicated to green landscapes which make Krescent Homes a fascinating option to own and cherish.

The community will have clubs, crèches, multiple convenience shopping complexes, kids play areas, meditation centres and various sports facilities like basketball, tennis to match your lifestyle and give you a complete experience. Tuscan/Mediterranean style landscaping involves wonderful herbs and variety of Citrus trees. It would be nice to add a display of intriguing mosaic stepping stones. *'Simplicity in style'*.

Wrought iron accessories, the appearance of crumbling stone walls, rustic stone farmhouse decor, marble flooring and hard sturdy wood furniture to be used in the general area landscaping. Wish Town **"KRESCENT"** offers perfect balance between life & leisure. It combines modern efficient interiors with spectacular surroundings which include landscaped park & garden,. Sporting arenas, shopping complexes, recreation clubs and having special view of chit and putt golf course. All apartments are tastefully designed with common areas like kitchen, dining, living areas. There are 23 towers. (Tower. No-K,L,M,N,P are launched). These are **G+26 and G+34 storey** high towers with 4 units on each floors.

Club House:

Replete with a circular driveway and portico the club will exude a private-club atmosphere, sun-baked terra cotta walls blend beautifully with stacked stone to create a warm welcome for all residents and guests. Wide, low windows mark the façade of the Clubhouse and beautiful hardwood floors and a stone fireplace frame the lobby. Stacked stone archways of the entrance corridor lead into the Clubhouse and open onto sitting areas. **KRESCENT-**

Special Features:

- Mediterranean cuisine restaurant
- Card game rooms
- A swimming pool with mosaic tiles in the Club house
- Grilling patio, with sitting trellises
- The tennis courts
- Badminton Courts
- Vertical Landscaping for all the buildings
- Rose Garden to be in front of the 4 BHK towers
- Double basement parking with lift access

Specifications

Product Level Specifications

Structure

R.C.C Framed Structure

Living Room, Dining Room & Lounge

Floors
External Doors and Windows
Walls

Vitrified Tiles / laminated wooden floor
Aluminium / UPVC

Internal doors

Internal : Acrylic Emulsion
External : Good Quality external grade paint
Enamel painted flush doors

Bedrooms & Dress

Floors
External Doors and Windows
Walls

Vitrified Tiles / laminated wooden floor
Aluminium / UPVC
Internal : Acrylic Emulsion
External : Good Quality external grade paint
Enamel painted Flush doors

Internal doors

Toilets

Floors
External Doors and Windows
Fixture and Fittings
Walls

Anti Skid Ceramic / Vitrified Tiles
Aluminium / UPVC
All provided of standard company make
Tiles in cladding upto 7' in shower area and 3'-6" in balance areas,
Balance walls painted in Acrylic Emulsion
Enamel painted Flush doors

Internal doors

Specifications

Kitchen

Floors
External Doors and Windows
Fixture and Fittings
Walls

Vitrified Tiles
Aluminium / UPVC
Marble Top with sink, chimney
Ceramic tiles 2'-6" above counter, Balances walls painted
in Acrylic Emulsion

Others

Wardrobes in all rooms
Provision for Split Air Conditioning

Balconies/ Verandah

Floors
Railings

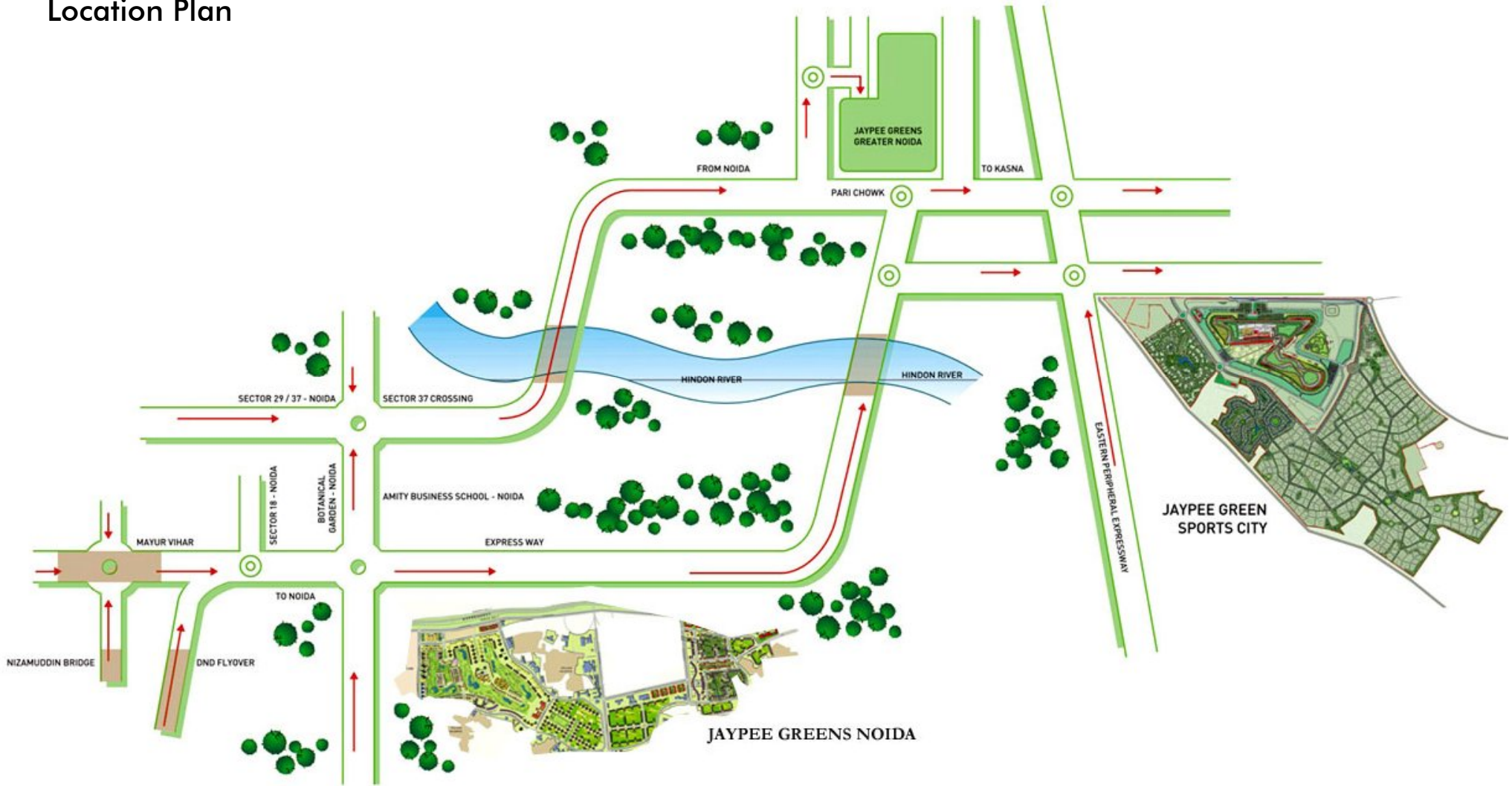
Vitrified Tiles
MS Railing as per Design

Lift Lobbies / Corridors

Floors
Walls

Granite / Marble / Kota or equivalent
Acrylic Emulsion

Location Plan



Layout Plan



TOWER LEGEND :

	K BLOCK 20M x 5 (1115 sq ft)
	L BLOCK 20M x 5 (1230 sq ft)
	M BLOCK 20M x 10 (1680 sq ft)
	N BLOCK 20M x 11 (1980 sq ft)
	P BLOCK 20M x 11 (2375 sq ft)

Cluster Plan – 1115 sqft.



NOTE: BALCONY AREA IS INDICATIVE AND SHAPE OF BALCONY CAN CHANGE AS PER ELEVATION BUT TOTAL AREA SHALL BE SAME

BLOCK-X
TYPICAL FLOOR PLAN
TYPE- 2BHK

SALE AREA : 1115 sqft
SCALE - 1:150

SECTOR-129, (B 31 - 34)
CONCEPT SKETCH DESIGN

WISH TOWN, JAYPEE GREENS, NOIDA
JAYPEE INFRA TECH LTD.

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Cluster Plan – 1230 sqft.



NOTE: BALCONY AREA IS INDICATIVE AND SHAPE OF BALCONY CAN CHANGE AS PER ELEVATION BUT TOTAL AREA SHALL BE SAME

Cluster Plan – 1680 sqft.



NOTE: BALCONY AREA IS INDICATIVE AND SHAPE OF BALCONY CAN CHANGE AS PER ELEVATION BUT TOTAL AREA SHALL BE SAME



BLOCK-M
TYPICAL FLOOR PLAN
TYPE- 3BHK + W

SALE AREA=1680 Sqft.
SCALE - 1:150

SECTOR-129, (B 31 - 34)
CONCEPT SKETCH DESIGN

WISH TOWN, JAYPEE GREENS, NOIDA
JAYPEE INFRA TECH LTD.

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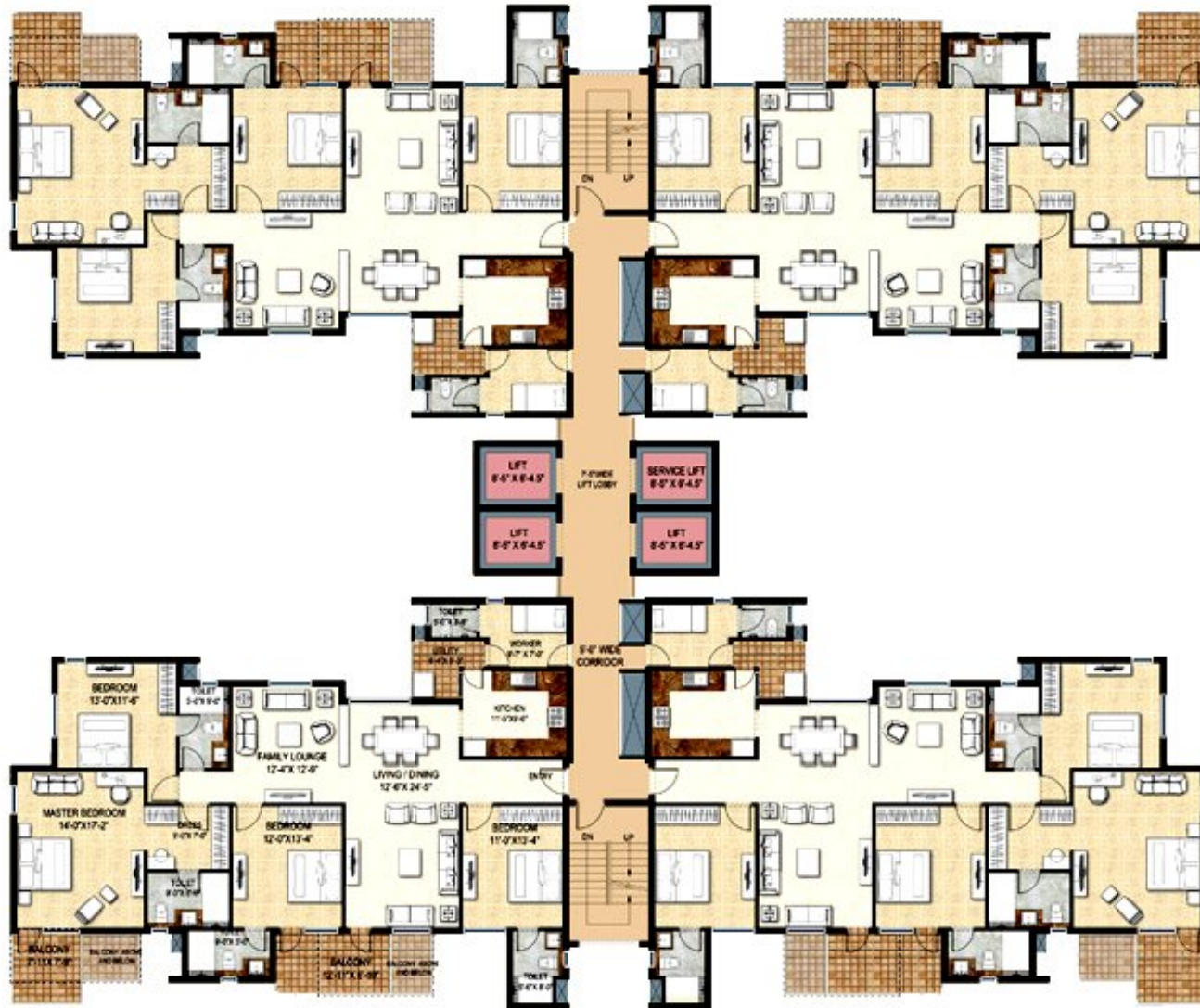
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Cluster Plan - 1980 sqft.



NOTE: BALCONY AREA IS INDICATIVE AND SHAPE OF BALCONY CAN CHANGE AS PER ELEVATION BUT TOTAL AREA SHALL BE SAME

Cluster Plan – 2375 sqft.



NOTE: BALCONY AREA IS INDICATIVE AND SHAPE OF BALCONY CAN CHANGE AS PER ELEVATION BUT TOTAL AREA SHALL BE SAME



BLOCK-P
TYPICAL FLOOR PLAN
TYPE- 4BHK + W

SALE AREA = 2375 Sq. ft.
SCALE - 1:150

SECTOR-129, (B 31 - 34)
CONCEPT SKETCH DESIGN

WISH TOWN, JAYPEE GREENS, NOIDA
JAYPEE INFRA TECH LTD.

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Floor Plan – 1115 sqft.



Floor Plan – 1230 sqft.



Floor Plan – 1980 sqft.



NB: BALCONY AREA IS INDICATIVE AND SHAPE OF BALCONY CAN CHANGE AS PER ELEVATION BUT TOTAL AREA SHALL BE SAME



BLOCK-N
TYPICAL UNIT PLAN
TYPE- 3BHK+W+S

SALE AREA= 1980 sft
SCALE - 1:75

SECTOR-129, (B 31 - 34)
CONCEPT SKETCH DESIGN

WISH TOWN, JAYPEE GREENS, NOIDA
JAYPEE INFRA TECH LTD.

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JANUARY 2011

Floor Plan – 2375 sqft.



NB: BALCONY AREA IS INDICATIVE AND SHAPE OF BALCONY CAN CHANGE AS PER ELEVATION BUT TOTAL AREA SHALL BE SAME

Price List

Krescent Homes

<p>BSP @ Rs. 4,200/- psf @ Rs. 4,300/- psf (for G-5th floor) @ Rs. 4,260/- psf (for 6th-10th floor)</p> <p>Inaugural Discount @ Rs. 150/- psf</p>
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(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.
	<u>Underground Car Parking</u>	
	1. Car park @ Rs 2.00 Lacs	
	2. Subsequent car park @ Rs. 3.00 Lacs	
6.	One Time Lease Rent	Rs. 50.00 psf

Price List

Notes:

1. The Basic Prices are for the indicated Super area and do not include any of the additional charges mentioned above.
2. 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. Maintenance charges for the first year shall be payable in advance at the time of offer of possession @ Rs. 1.50 psf per month.
3. Areas are indicative only.
4. All Plans and layouts are subject to change at the sole discretion of the Company or Statutory Authorities.
5. 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.
6. 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.
7. The other terms and conditions shall be as per the Application Form, Standard Terms and Conditions and the Allotment Letter of the Company.
8. The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
9. Government Taxes as applicable from time to time shall be payable by the allottee in addition to the sale price as stated above.
10. 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	Car Parking
5	On laying of upper basement slab	5% of BSP	
6	On laying of 4 th floor roof slab	5% of BSP	IDC
7	On laying of 8 th floor roof slab	5% of BSP	
8	On laying of 12 th floor roof slab	5% of BSP	EDC
9	On laying of 16 th floor roof slab	5% of BSP	
10	On laying of 18 th floor roof slab	5% of BSP	ESSC
11	On laying of 20 th floor roof slab	5% of BSP	
12	On laying of 22 nd floor roof slab	5% of BSP	
13	On laying of 24 th floor roof slab	5% of BSP	
14	On laying of top floor roof slab	5% of BSP	
15	On completion of internal plaster & flooring within the apartment	5% of BSP	
16	On offer of Possession	5% of BSP	Social club membership + Maintenance advance + IFMD + One time lease rent
	Total	100%	

**Booking amount:

2 BHK (All types)	- Rs. 2.50 Lacs
3 BHK + W (1650 sq ft)	- Rs. 3.50 Lacs
3 BHK + W (1950 sq ft)	- Rs. 4.00 Lacs
4 BHK + W	- Rs. 5.00 Lacs

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

Payment Plan

Notes:

1. Installments under S. No. 4 - 16 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 16 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
3	On offer of possession	5% of BSP	Social Club Charges + IFMD + Maintenance Advance + One time lease rent
	TOTAL	100%	

Note: Down payment discount upto 20% on BSP based on the stage of construction

C. Partial 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	55% of BSP (less Booking Amount*)	IDC + Car park + ESSC + EDC
3	On laying of upper basement slab	20%	
4	On laying of 6 th floor roof slab	20%	
5	On offer of possession	5% of BSP	Social Club Charges + IFMD + Maintenance advance + Lease Rent
	TOTAL	100%	

Note: Partial Down payment discount upto 15% on BSP based on the stage of construction



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