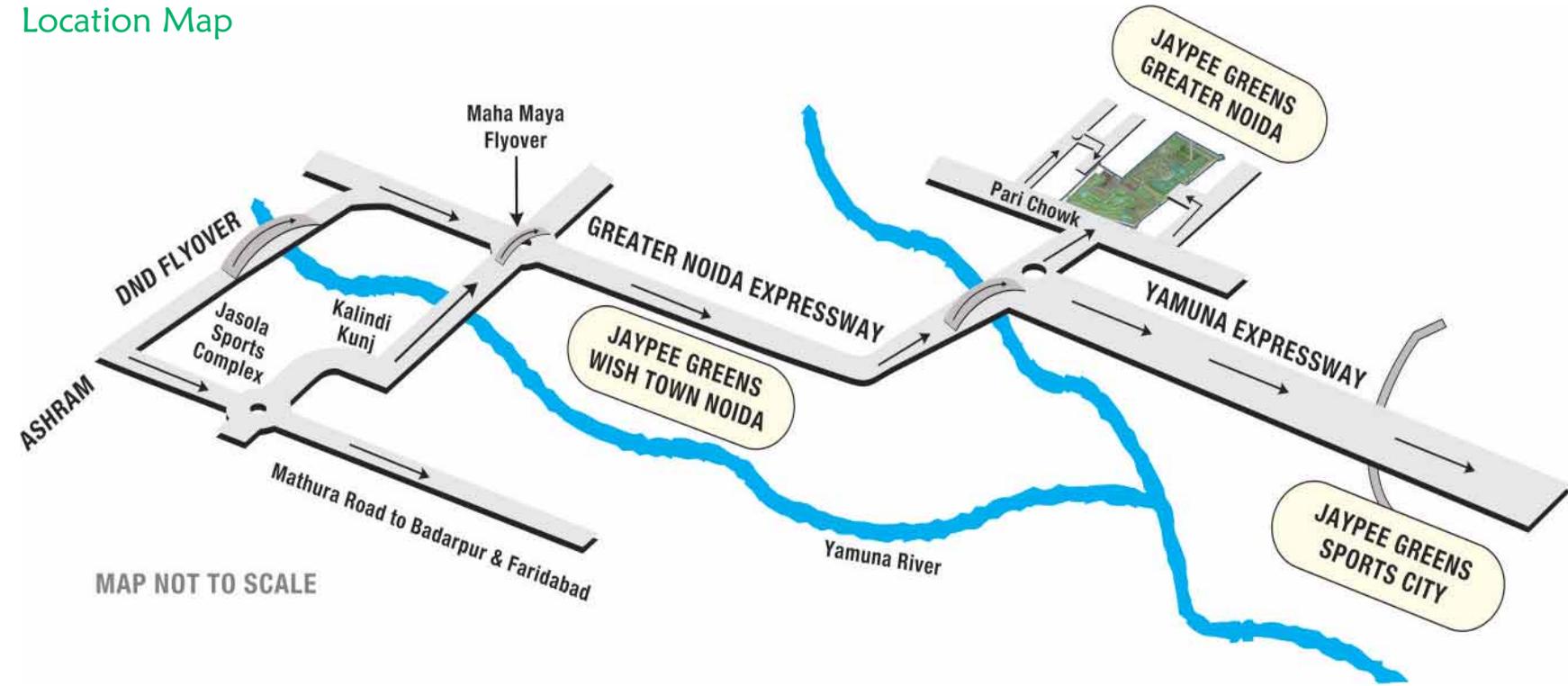


## Location Map



Jaypee Greens  
G-Block, Surajpur Kasna Road, Greater Noida-201306 (U.P.), India  
Tel: +91 120 2332172 , Toll Free No.: 1800-180-9900(National)  
[www.jaypeegreens.com](http://www.jaypeegreens.com)

*This brochure is conceptual and not a legal offer and gives only a bird's eye view of the project. The contents in this brochure, including the buildings, elevations, area, designs, layouts, specifications, etc., are tentative and are merely indicative in nature and are subject to variations and modifications by Jaypee Greens or the competent authorities, statutory and otherwise. 1Sq.m = 10.764 Sq. Ft.*

D. O. P. 19/03/2016

# Star Court



Actual view of Star Court Towers

## STAR COURT

“the stars which stand as thick as dew drops on the fields of heaven.”

Jaypee Greens brings to you an unparalleled multi generational gated community in a secure environment spread over 183 hectares of land. Its about good life; it’s about living in an environment which caters for everything the urban soul cherishes.

Jaypee Greens - Star Court Apartments, the luxurious homes that assures well-being and happiness in modern lifestyle, they are tuned to the senses, needs and desires of the resident and offer uninterrupted calm and serenity.

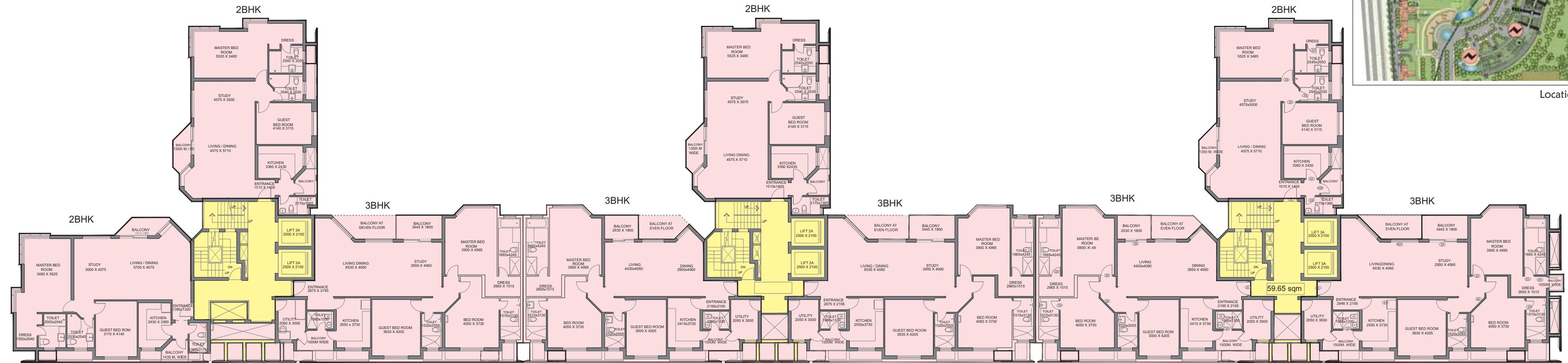
These Ground+ 19 storeys’s high apartment towers consist of:

- Studio apartment of 42.05 Sq. mt.(452.67 Sq.ft.) to 42.48 Sq. mt.(457.25 Sq.ft) approx.
- 2 BHK apartment of 144.03 Sq. mt. to 201.91 Sq. mt. approx.
- 3 BHK apartment of 195.70 Sq. mt. to 225.60 Sq. mt. approx.

These apartments offer expansive views of the 18 hole Greg Norman designed championship golf course and landscaped greens and have generously proportioned spaces adapted to modern needs. The traditional format of separating the different domestic functions into lounge, dining etc is respected but at the same time integrated. The result is a special atmosphere, set off by the interplay between the materials used, the spatial proportions and light.

As a privileged resident of Star Court Apartments, one can enjoy the facilities of a well-equipped Social Club which has amenities like a well equipped health club, swimming pool, play area for kids etc





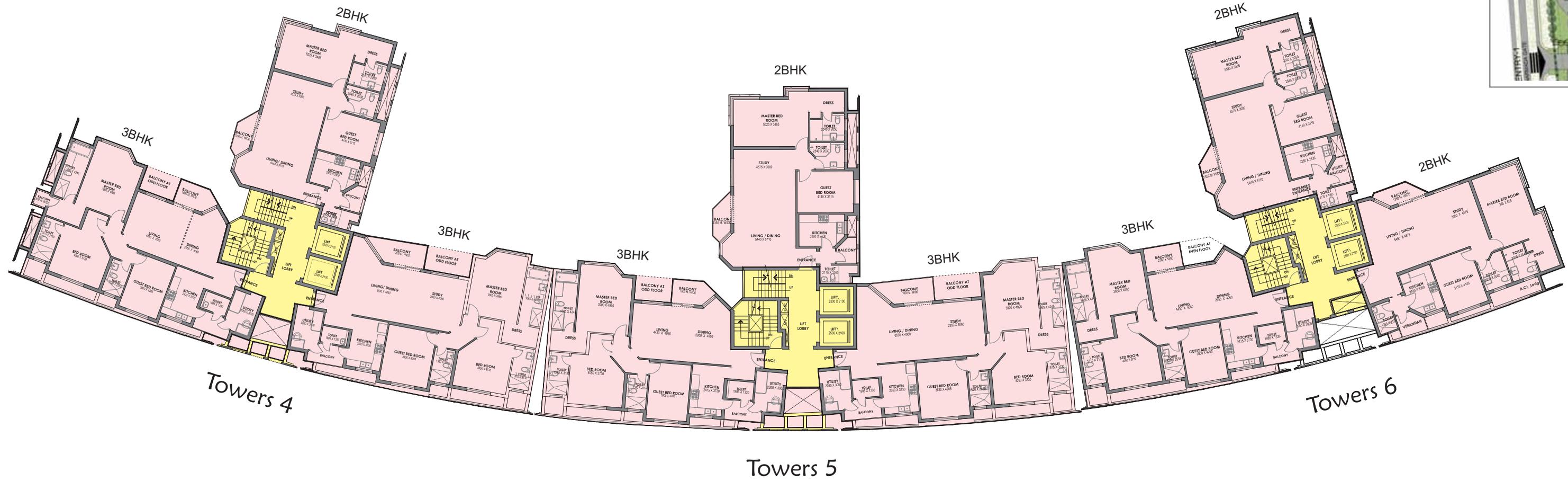
Location Details

Towers 1

Towers 2

Towers 3

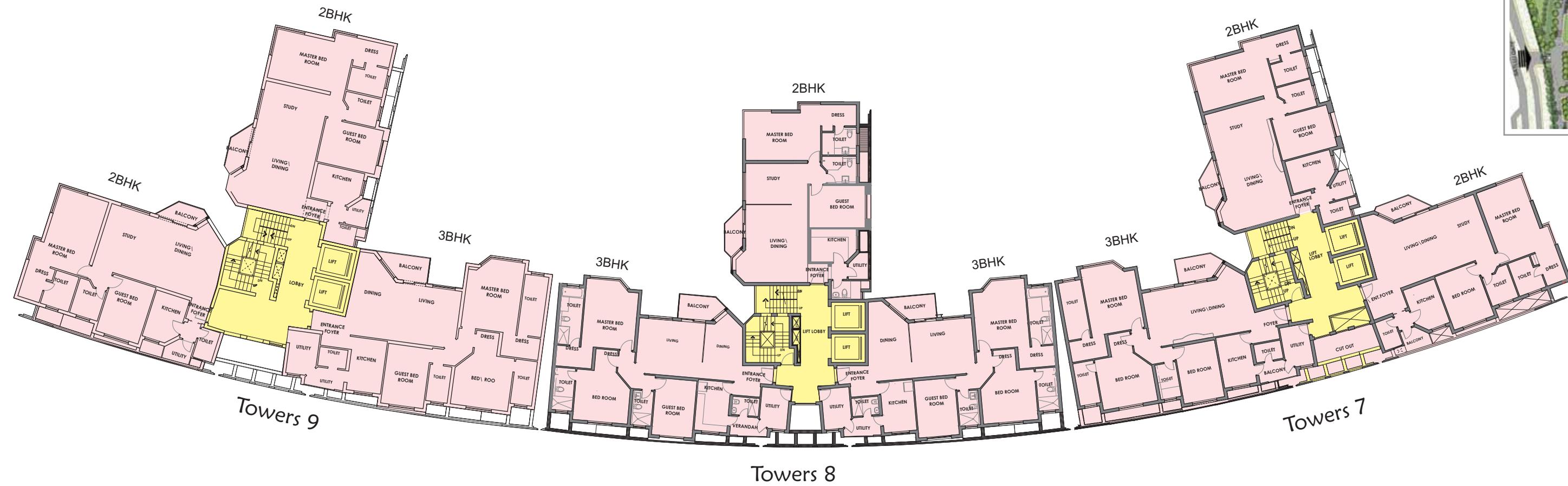
Typical Floor Plans - Towers 1, 2 & 3



Typical Floor Plans - Towers 4, 5 & 6

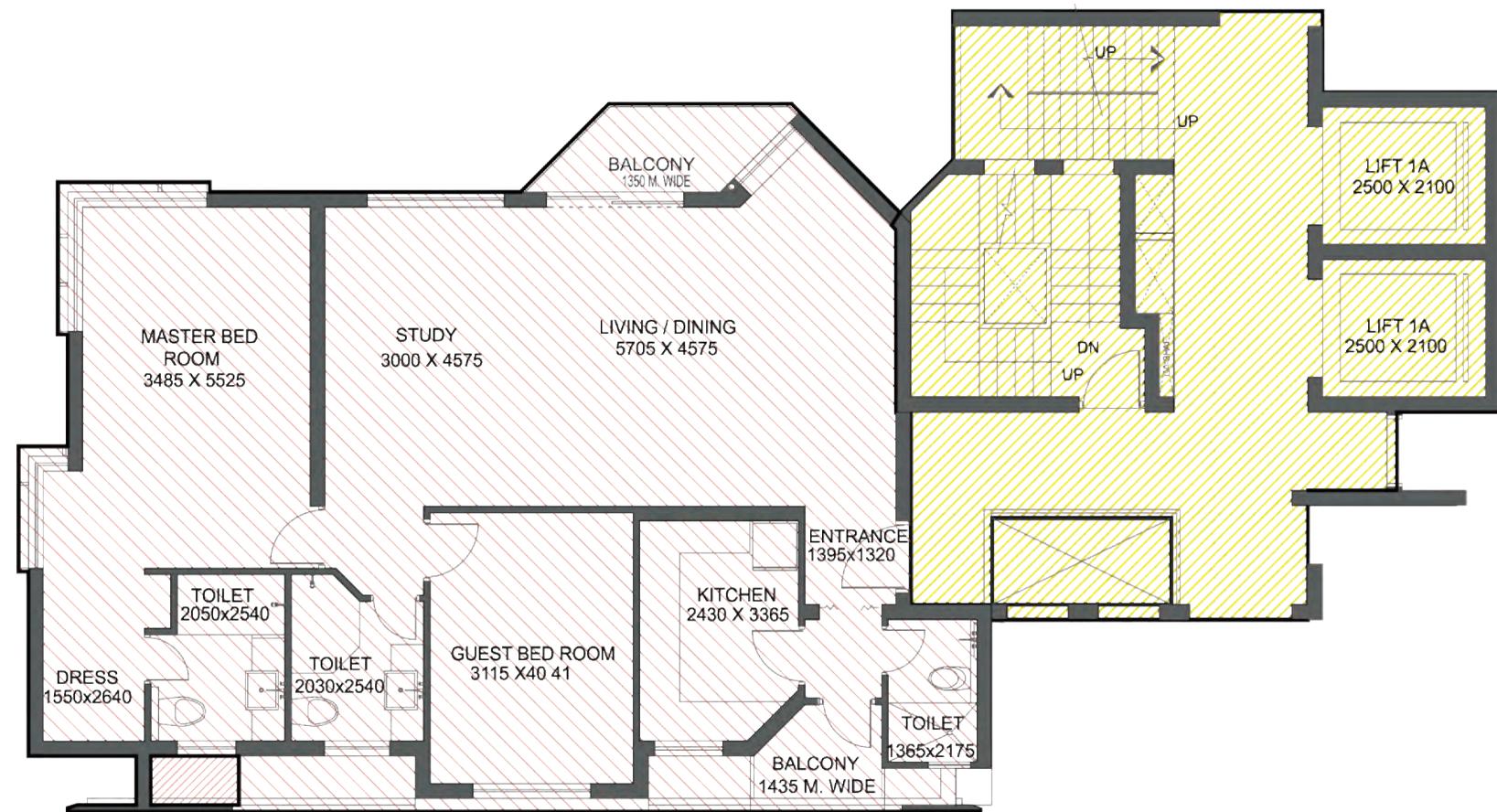


Location Details

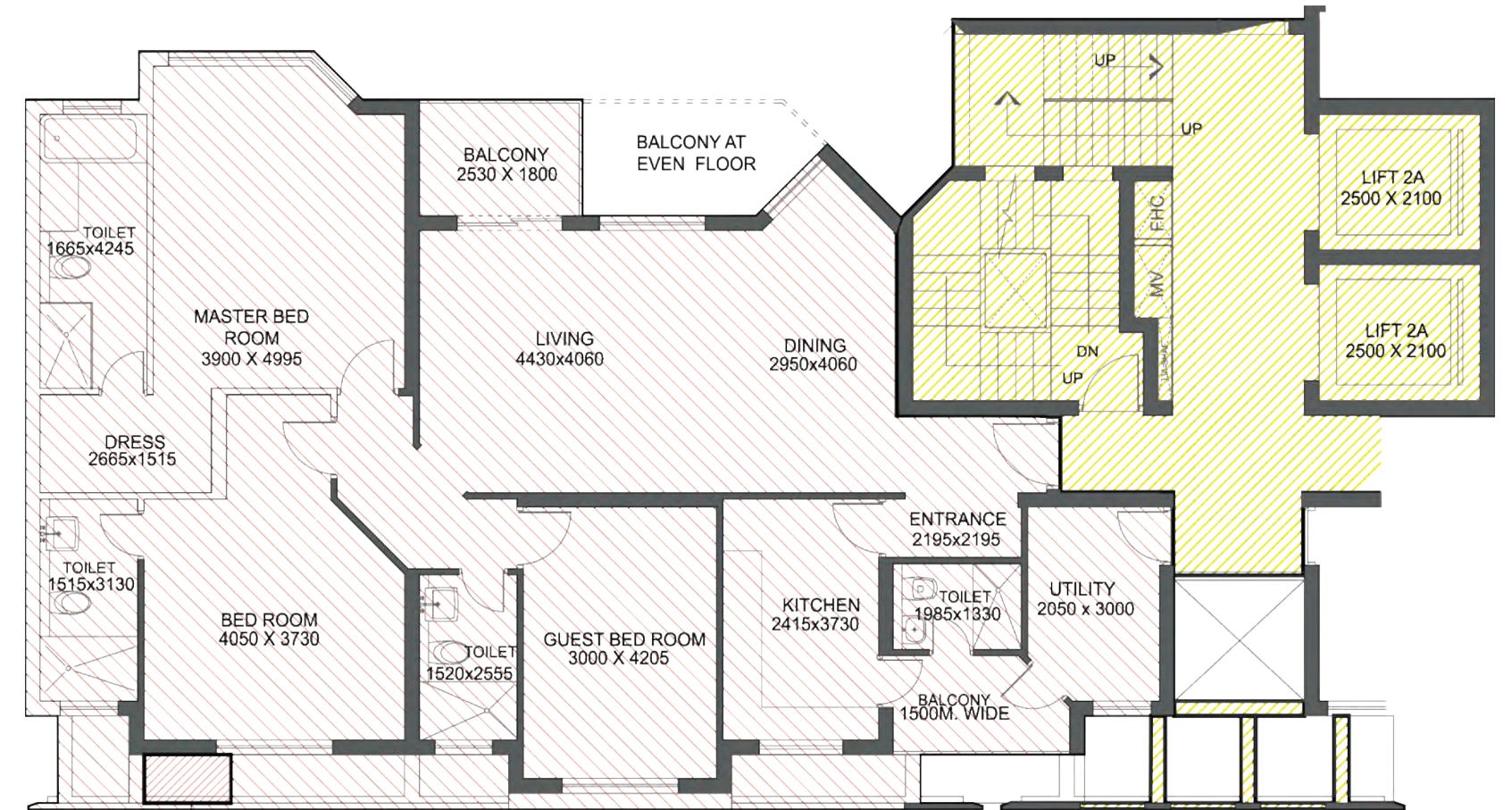


Location Details

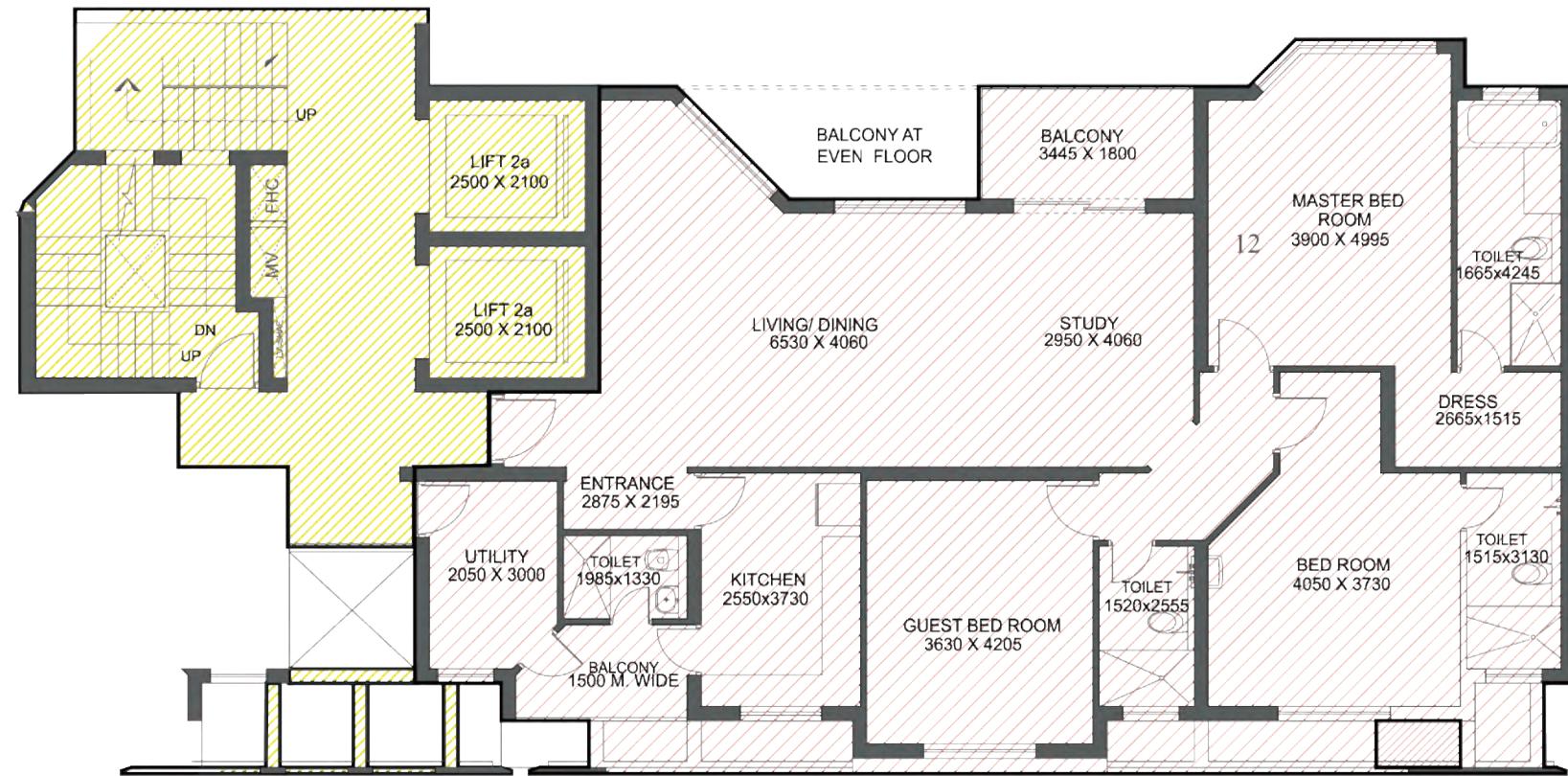
Typical Floor Plans - Towers 7, 8 & 9



Typical 2 BHK



Typical 3 BHK Type-1



Typical 3 BHK Type-II

## Master Plan



## Standard Specifications for Star Court Apartments

Structure	Earthquake Resistant RCC frame structure with masonry infill /RCC wall
<b>Floors</b>	
Living/ Dining / Foyer	Tile Flooring
Bedroom	Laminated Flooring
Workers/Utility Room	Ceramic Tiles
Balcony	Antiskid Ceramic Tile
Main Staircase	Kota Stone
FireEscape Staircase	Kota Stone
Lift Lobby	Vitrified Tiles
<b>Walls</b>	
External	Texture Paint
Internal	Acrylic Emulsion/Texture Paint on POP
Lift Lobby walls	Vitrified Tiles
Ceilings	Paint on POP
<b>Doors/Windows</b>	
Internal	HDFB Skin Doors
Main Door	Paneled Doors
Wardrobes	Pre - laminated board modular wardrobes
<b>Bathrooms</b>	<input type="checkbox"/> Fixtures and fittings <input type="checkbox"/> Tiles on flooring and on walls <input type="checkbox"/> Water Closet, Shower area
<b>Kitchen</b>	<input type="checkbox"/> Modular Kitchen, Counter, fixtures and fittings <input type="checkbox"/> Tiles on flooring and on walls as applicable
<b>Utilities and Facilities</b>	
Security	<input type="checkbox"/> Door Phones <input type="checkbox"/> 24 Hour manned security on entrance gates
Air - conditioning	Individual Split
Ventilation	Exhaust fans in kitchen and bathrooms
Landscaping	Landscaped common areas to preserve and enhance the natural characteristics of site
Water Supply	Water Supply through underground lines/overhead tanks
Sewage Water	Soiled water drainage into main sewer outside property
Storm Drainage	Storm water drainage system integrated for rainwater harvesting
Fire Protection	Fire detection / sprinkler system as per fire safety norms
Main Electrical Supply	Electrical wiring in concealed conduits with modular switches and power back up
Telephone/Data	<input type="checkbox"/> Telephone cable pre-wired into all rooms <input type="checkbox"/> Data Cable as Per Design
Services	Maintenance of common area on chargeable basis

### Notes and Remarks:

- Brands and makes are indicative only. Actuals will be of equivalent of make and quality as per availability at the time of execution.
- Wood being natural materials has inherent characteristics of colour and grain variations.
- All floor plans, layout plans and specifications are indicative and are subject to change as decided by the company or by a competent authority
- In the absence of availability of imported materials, equivalent quality Indian substitutes will be used.
- All works shall be carried out as per standard practice.
- All works shall be executed as per the standard architectural design and details worked out by our Project Architects.

### PAYMENT PLAN

#### Star Court (Tower 1-3 & 7-9)

##### A. Special Subvention Plan\*

S.No	Particulars	Percentage of TSC / Charges
1	Application Money along with Application Form	6% of TSC
2	Within One Month of Issuance of Allotment Letter	20% of TSC less Application Money
3	On Offer of Possession (including loan amount)	80% of TSC + Other Charges
<b>Total</b>		<b>100% of TSC + Other Charges</b>

##### B. Payment Plan

S.No	Payment Due	Percentage (%) of Total Sale Consideration (TSC)
1	Application Money along with Application Form	10
2	Within 1 month from the date of allotment	40
3	Within 3 months from the date of allotment	40
4	On Offer of possession (within 4 months from the date of allotment)	10
<b>Total</b>		<b>100%</b>

**Note:** Others charges such as maintenance advance, IFMD & social club subscription charges shall be payable on 'Offer of Possession' as applicable.

#### Star Court (Tower 4-6)

##### 50-50 Payment Plan

S.No	Payment Due	Percentage (%) of Total Sale Consideration (TSC)	Other Charges
1	Application Money along with Application Form	As Applicable	
2	Within 1 month from the date of allotment	50% of TSC less Application Money	
3	On Offer of Possession of the unit	50% of TSC	Maintenance Advance + IFMD
<b>Total</b>		<b>100%</b>	

Cheques & Demand Drafts should be drawn in favor of **“Jaypee Greens (A Division of Jaiprakash Associates Limited)” payable at Delhi/NOIDA.**

\*Terms and Conditions apply

**PRICE LIST**  
**UNIT WISE AREAS, PRICING AND RESERVED CAR PARKING SLOTS**

TOWER	UNIT	COVERED AREA		SUPER AREA		TOTAL SALES CONSIDERATION (Rs.)	NO. OF RESERVED CAR PARKING SLOTS
		Sq. M.	Sq. Ft.	Sq. M.	Sq. Ft.		
1	Studio	34.85	375.13	42.05	452.67	2,816,021	1
	2bhk	119.68	1288.24	144.42	1554.55	9,527,301	1
		131.41	1414.50	158.58	1706.91	10,441,461	1
		132.89	1430.43	160.36	1726.14	10,556,840	1
		157.93	1699.96	190.58	2051.39	12,508,341	1
	3bhk	179.04	1927.19	216.05	2325.59	14,453,541	2
		179.92	1936.66	217.11	2337.02	14,522,120	2
		183.58	1976.06	221.53	2384.56	14,807,360	2
2	Studio	34.85	375.13	42.05	452.67	2,816,021	1
	2bhk	131.41	1414.50	158.58	1706.91	10,441,461	1
		144.13	1551.42	173.93	1872.14	11,432,840	1
	3bhk	166.49	1792.10	200.91	2162.58	13,175,480	1
		162.17	1745.60	195.70	2106.46	13,138,760	2
		163.57	1760.67	197.38	2124.65	13,247,901	2
		165.81	1784.78	200.09	2153.74	13,422,440	2
		179.24	1929.34	216.29	2328.19	14,469,141	2
180.23		1940.00	217.49	2341.05	14,546,301	2	
3	Studio	34.85	375.13	42.05	452.67	2,816,021	1
	2bhk	131.41	1414.50	158.58	1706.92	10,441,520	1
		150.54	1620.42	181.66	1955.40	11,932,400	1
	3bhk	161.43	1737.64	194.80	2096.85	12,781,101	1
		162.17	1745.60	195.70	2106.46	13,138,760	2
		163.78	1762.93	197.64	2127.37	13,264,221	2
		165.85	1785.21	200.14	2154.26	13,425,560	2
		182.76	1967.17	220.54	2373.85	14,743,101	2
183.63		1976.54	221.59	2385.15	14,810,901	2	
	186.96	2012.38	225.60	2428.41	15,070,461	2	

Note: Service Tax, as applicable, payable additionally.

**PRICE LIST**  
**UNIT WISE AREAS, PRICING AND RESERVED CAR PARKING SLOTS**

TOWER	UNIT	COVERED AREA		SUPER AREA		TOTAL SALES CONSIDERATION (Rs.)	NO. OF RESERVED CAR PARKING SLOTS
		Sq. M.	Sq. Ft.	Sq. M.	Sq. Ft.		
4	Studio	34.85	375.08	42.12	453.37	2,820,221	1
	2bhk	131.30	1413.31	158.70	1708.30	10,449,800	1
		146.98	1582.09	177.66	1912.31	11,673,861	1
	3bhk	165.87	1785.40	200.49	2158.05	13,148,301	1
		166.99	1797.45	201.84	2172.61	13,235,661	1
		167.06	1798.18	201.92	2173.50	13,241,000	1
		168.46	1813.29	203.62	2191.76	13,350,560	1
		180.20	1939.62	217.81	2344.46	14,266,760	1
		180.76	1945.65	218.48	2351.74	14,310,440	1
		184.53	1986.23	223.04	2400.79	14,604,741	1
5		Studio	34.90	375.66	42.18	454.07	2,824,421
	2bhk	131.30	1413.31	158.70	1708.30	10,449,800	1
		150.97	1625.07	182.48	1964.26	11,985,560	1
	3bhk	159.70	1719.01	193.03	2077.80	12,666,800	1
		163.78	1762.90	197.96	2130.85	12,985,101	1
		163.85	1763.63	198.04	2131.73	12,990,381	1
		164.90	1774.97	199.32	2145.44	13,072,640	1
		180.52	1943.06	218.19	2348.62	14,291,720	1
		181.08	1949.10	218.87	2355.92	14,335,520	1
		184.84	1989.65	223.42	2404.93	14,629,581	1
6		Studio	34.84	375.02	42.11	453.29	2,819,741
	2bhk	126.95	1366.46	153.44	1651.66	10,109,960	1
		131.30	1413.31	158.70	1708.30	10,449,800	1
		139.72	1503.96	168.88	1817.86	11,107,160	1
	3bhk	143.17	1541.04	173.05	1862.68	11,376,080	1
		163.54	1760.37	197.68	2127.79	12,966,741	1
		163.61	1761.10	197.76	2128.67	12,972,021	1
		165.00	1776.11	199.44	2146.81	13,080,861	1

Note: Service Tax, as applicable, payable additionally.

**PRICE LIST**  
**UNIT WISE AREAS, PRICING AND RESERVED CAR PARKING SLOTS**

TOWER	UNIT	COVERED AREA		SUPER AREA		TOTAL SALES CONSIDERATION	NO. OF RESERVED CAR PARKING SLOTS
		Sq. M.	Sq. Ft.	Sq. M.	Sq. Ft.	(Rs.)	
7	Studio	34.85	375.10	42.48	457.25	3,415,063	1
	2bhk	124.71	1342.38	152.02	1636.36	12,063,610	1
		129.46	1393.52	157.81	1698.70	12,515,575	1
		134.42	1446.95	163.86	1763.83	12,987,768	1
		145.05	1561.28	176.81	1903.20	13,998,200	1
	3bhk	161.43	1737.63	196.78	2118.17	15,856,733	2
		161.89	1742.60	197.35	2124.23	15,900,668	2
163.54		1760.37	199.36	2145.89	16,057,703	2	
8	Studio	34.85	375.10	42.48	457.25	3,415,063	1
	2bhk	129.46	1393.52	157.81	1698.70	12,515,575	1
		145.20	1562.89	176.99	1905.16	14,012,410	1
		146.41	1575.92	178.47	1921.05	14,127,613	1
	3bhk	161.62	1739.67	197.01	2120.66	15,874,785	2
		162.08	1744.63	197.58	2126.70	15,918,575	2
		163.76	1762.67	199.62	2148.69	16,078,003	2
		163.77	1762.81	199.63	2148.87	16,079,308	2
		164.58	1771.49	200.62	2159.45	16,156,013	2
167.68		1804.86	204.40	2200.12	16,450,870	2	
9	Studio	34.85	375.10	42.48	457.25	3,415,063	1
	2bhk	118.15	1271.77	144.03	1550.29	11,439,603	1
		128.85	1386.91	157.06	1690.64	12,457,140	1
		129.46	1393.52	157.81	1698.70	12,515,575	1
		147.30	1585.54	179.56	1932.77	14,212,583	1
	3bhk	163.51	1760.01	199.32	2145.45	16,054,513	2
		164.32	1768.72	200.30	2156.07	16,131,508	2
		167.27	1800.47	203.90	2194.77	16,412,083	2

**Note: Service Tax, as applicable, payable additionally.**

**Notes:**

**1. Definitions of various Areas as referred in this Price List:**

**a) Covered Area** means exclusive area of the Apartment (Said Premises) including (a) total area under the periphery walls, columns, balconies, cupboards, shafts (if any) at each floor and (b) 50% area of exclusive open-to-sky terraces (if any) and walls common with other premises adjoining the Said Premises.

**b) Common Area** means area under the entrance/exit/drive ways, common staircases, lift lobbies, circulation area, lift/plumbing/electrical shafts on each floor, passages, corridors, lobbies, pump room, blower room, service floor, service/maintenance areas, refuge areas, stilts, canopy, covered porch, common pantries, mummy, machine room, meter room, electric sub-station, common toilets, underground water tank(s), overhead water tank(s) etc. and other common use areas within the building(s) for a particular project.

**c) Super Area** means the total of the Covered Area of the Said Premises and the proportionate share of the Common Area.

**d) Common Areas & Facilities** shall include the land on which the building in which the Said Premises is situated, Common Area, common services such as internal roads, parks, gardens, walking areas, any other open areas within the Subject Land of the Project

**e) Shared Areas & Facilities** mean the colony level areas and facilities within Jaypee Greens including roads, parks, gardens, play grounds, sitting areas, jogging tracks, strolling parks, pathways, worship Places, firefighting services, designated parking areas for visitors, plantations and trees, landscaping, sewerage lines, drainages, water lines /mains, STP, power receiving sub-station(s), DG electrical substation(s), water storage, filtration & distribution system etc., outside the Subject Land of any residential, commercial, institutional or recreational project within Jaypee Greens.

**f) Subject Land means** the land pocket in Jaypee Greens on which a particular residential, commercial, institutional or recreational project is located.

2. Exact Covered Area and Super Area of the Apartment shall be calculated based on "As-Built" plans before Offer of Possession of Said Premises. Increase / decrease in the Covered Area shall be charged proportionately as per the total Sale Consideration based on As-Built plans.

3. Car parking slot are reserved for each apartment as stated.

4. The Total Sale Consideration stated in this Price List is exclusive of one time Interest Free Maintenance Deposit (IFMD) and Maintenance Advance for 1 Year as stated below:

a. Estimated Maintenance Advance for first year @ Rs. 388/- psm (Rs. 36/- psf) of the Super Area payable extra at the time of Offer of Possession of the Said Premises and applicable Taxes extra.

b. One time Interest Free Maintenance Deposit - Refundable (IFMD) @ Rs. 808/- psm (Rs. 75/- psf) of the Super Area payable extra at the time of Offer of Possession of the Said Premises. The aforesaid IFMD which is related to maintenance of Shared Areas & Facilities shall be refunded (unless appropriated earlier on account of payment defaults by the Allottee) by the Company upon transfer of Ownership by the Allottee.

c. The actual maintenance charges shall be based on the actual cost incurred by the concerned maintenance agency / company.

5. The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.

6. Government Taxes as applicable from time to time shall be payable by the allottee in addition to the total Sale Consideration.

7. Stamp Duty, Registration Charges, and legal / miscellaneous expenses, government taxes and levies etc., shall be payable by the Allottee.

8. While making payment of dues, the Allottee shall deduct tax at source (TDS) under the Income Tax Act, 1961 (presently 1% of the payment due to the Company). This provision is presently applicable only if the Total Sale Consideration of the apartment is Rs.50 lacs or more. The Allottee shall furnish the prescribed tax certificate stating the Permanent Account Number (PAN) of Jaiprakash Associates Limited i.e. AABCB1562A, to the Company.

9. The Standard Terms and Conditions for allotment etc. shall be stated in the Application Form submitted by the Applicant and the Allotment Letter issued by the Company.

10. Membership of Integrated Sports Complex is complementary.