



## ***Wish Town Klassic.***



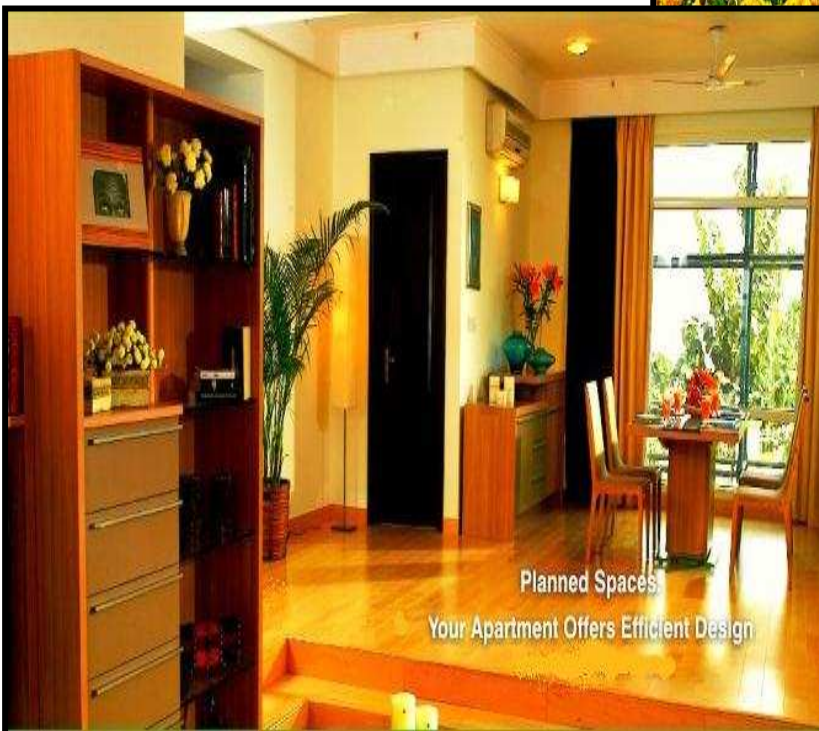
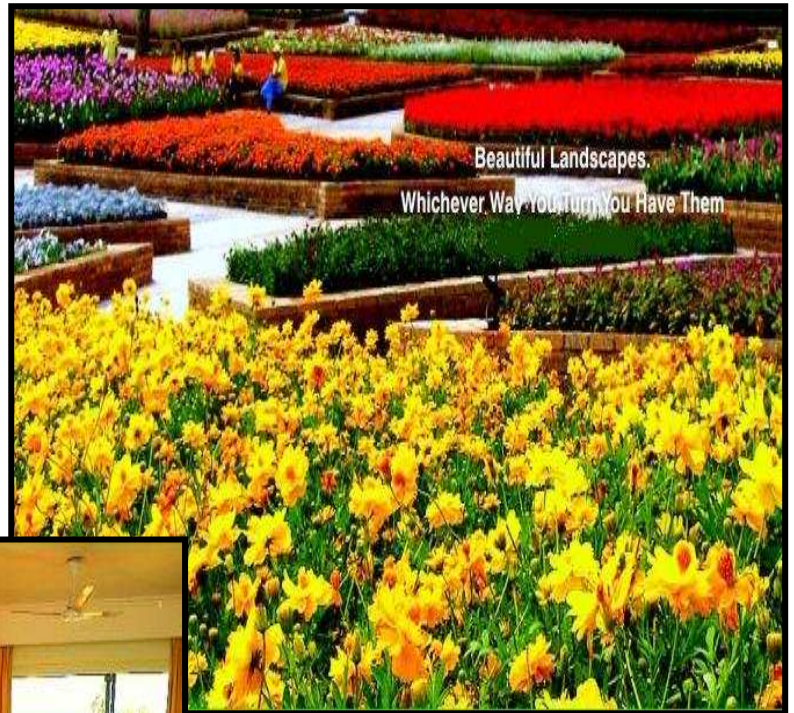
### ***New Residential Community At Never Before Prices***

Wish Town Klassic is a new gated community at Jaypee Greens Noida. The first phase spread over 40 acres offers residential options that include G+13 storey high apartment towers with a mix of 2, 3, 4 BHK units ranging from 1045sq.ft. to 2250sq.ft. Offering for the first time Duplex style apartments, redefining modern design through optimum space utilization and elegant interiors. For a comfortable lifestyle these apartments are complete with all modern amenities and outstanding levels of security. To maintain perfect balance of life and leisure the project encompasses landscaped parks, gardens, sports & cultural facilities, shopping & other entertainment options, clubhouse with party rooms, health spa & fitness center



## ***Beautiful Landscapes.***

Whichever Way You Turn You Have Them. Throw open your curtains and enjoy views that will simply take your breath away. Look out over the vista across the landscaped parks, lush green wide open lawns and green boulevards.



## ***Planned Spaces.***

Your Apartment Offers Efficient Design

Raise your lifestyle to a new level of comfort. With a view to redefine urban lifestyle, all apartments at Wish Town Klassic are architecturally designed in a duplex

style with the public areas like kitchen, dining, living areas on the ground level and the master bedroom, family room and other private areas on the first level. Since the private areas are so clearly separate from the public areas the residents enjoy complete privacy. One can enjoy the beautiful views of the landscaped gardens facing the apartment tower from the balcony on the first floor of the home, making them look like more of a Sky Villa.



Overall an efficient floor layout that ensures optimum space utilization yet giving a spacious feel to the apartment.

### **Recreational Facilities**

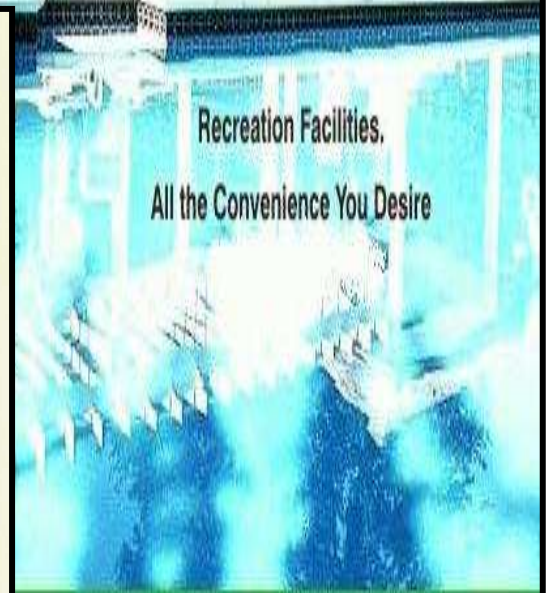
All the Convenience You Desire  
 Wish Town Klassic is complete with all recreational and leisure amenities such as Clubhouse with Party Rooms, Health Spas, Fitness Centres and Kid's Play Zone, Sports Arena with various sports disciplines such as tennis,



DUPL**EX**TRAORDINARY LIVING




- All units are Duplex style
- 2 levels of Luxury
- Double heighted spaces give the house a NEW dimension
- Uniquely designed floor plans
- Efficient use of circulation areas
- Clearly demarcates guest areas from private areas
- Feels more of a sky villa than an apartment
- As contemporary as the lifestyle



basketball, badminton, volleyball etc, Shopping Complexes with some of the finest brands for an ultimate shopping experience.



## PRODUCT LEVEL SPECIFICATION

STRUCTURE	R.C.C Framed Structure
LIVING ROOM, DINING ROOM & LOUNGE	
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
BEDROOMS & DRESS	
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

### TOILETS

Floors	Anti Skid Ceramic / Vitrified Tiles
External Doors and Windows	Aluminium Powder Coated / UPVC
Fixture and Fittings	All provided of Standard Company make
Walls	Tiles in cladding upto 7' in shower area and 3'-6" in balance areas, Balance walls painted in Oil bound distemper
Internal doors	Enamel painted Flush doors

### KITCHEN

Floors	Anti Skid Ceramic / Vitrified Tiles
External Doors and Windows	Aluminium Powder Coated / UPVC
Fixture and Fittings	Marble Top with sink
Walls	Ceramic Tiles 2'-6" above counter, Balance walls painted in Oil Bound Distemper

### BALCONIES/ VERANDAH

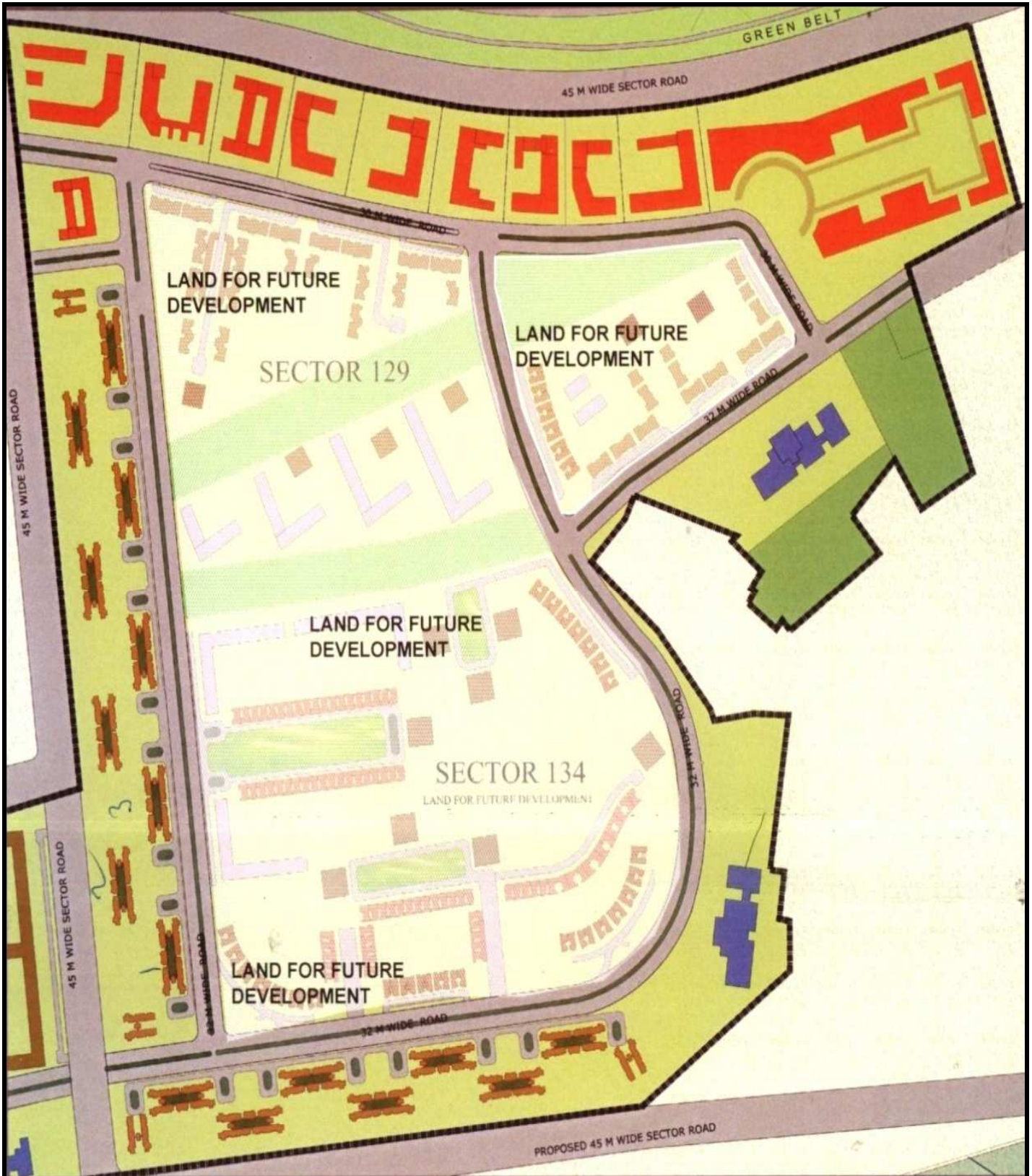
Floors	Ceramic / Vitrified Mosaic Tiles
Railings	MS Railing as per Design

### LIFT LOBBIES / CORRIDORS

Floors	Ceramic / Mosaic Tiles / Marble / Kota or equivalent
Walls	Oil Bound Distemper



## MASTER PLAN





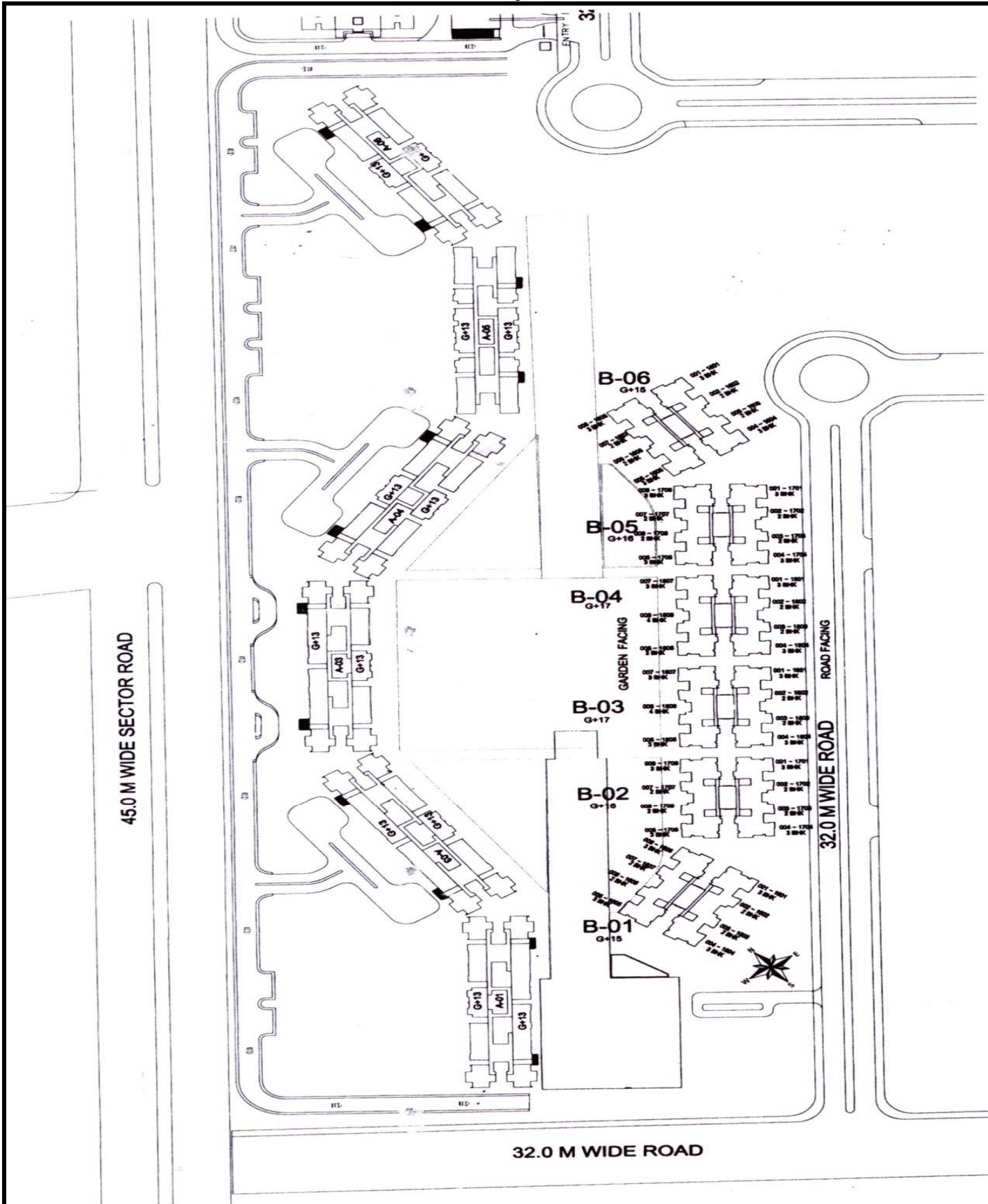
## INTEGRATED PLAN OF JAYPEE GREENS, NOIDA



Wish Town Klassic



## Numbering Plan

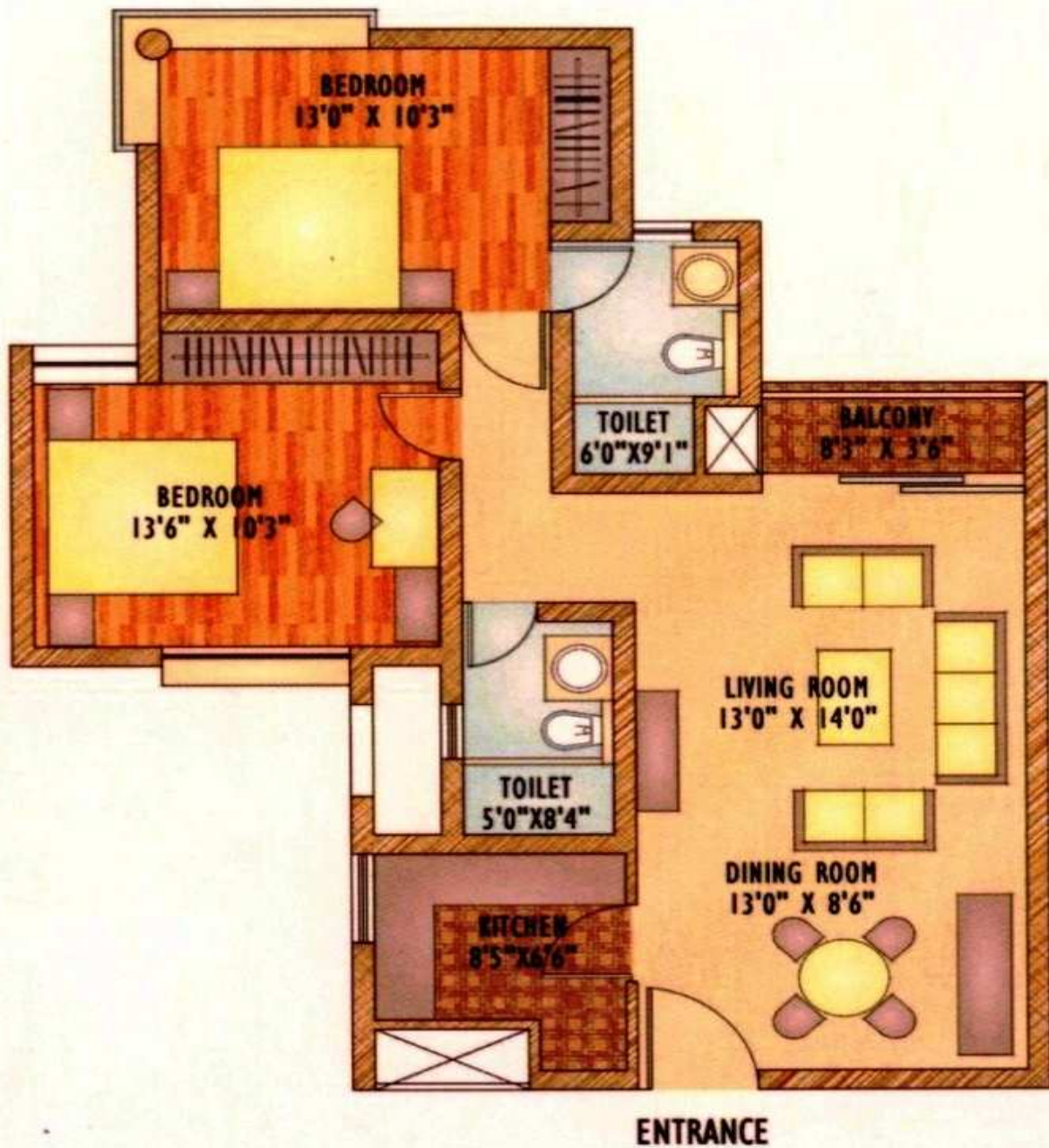




WISH TOWN  
**KLASSIC**

**2 BHK (1120 sq/ft)**

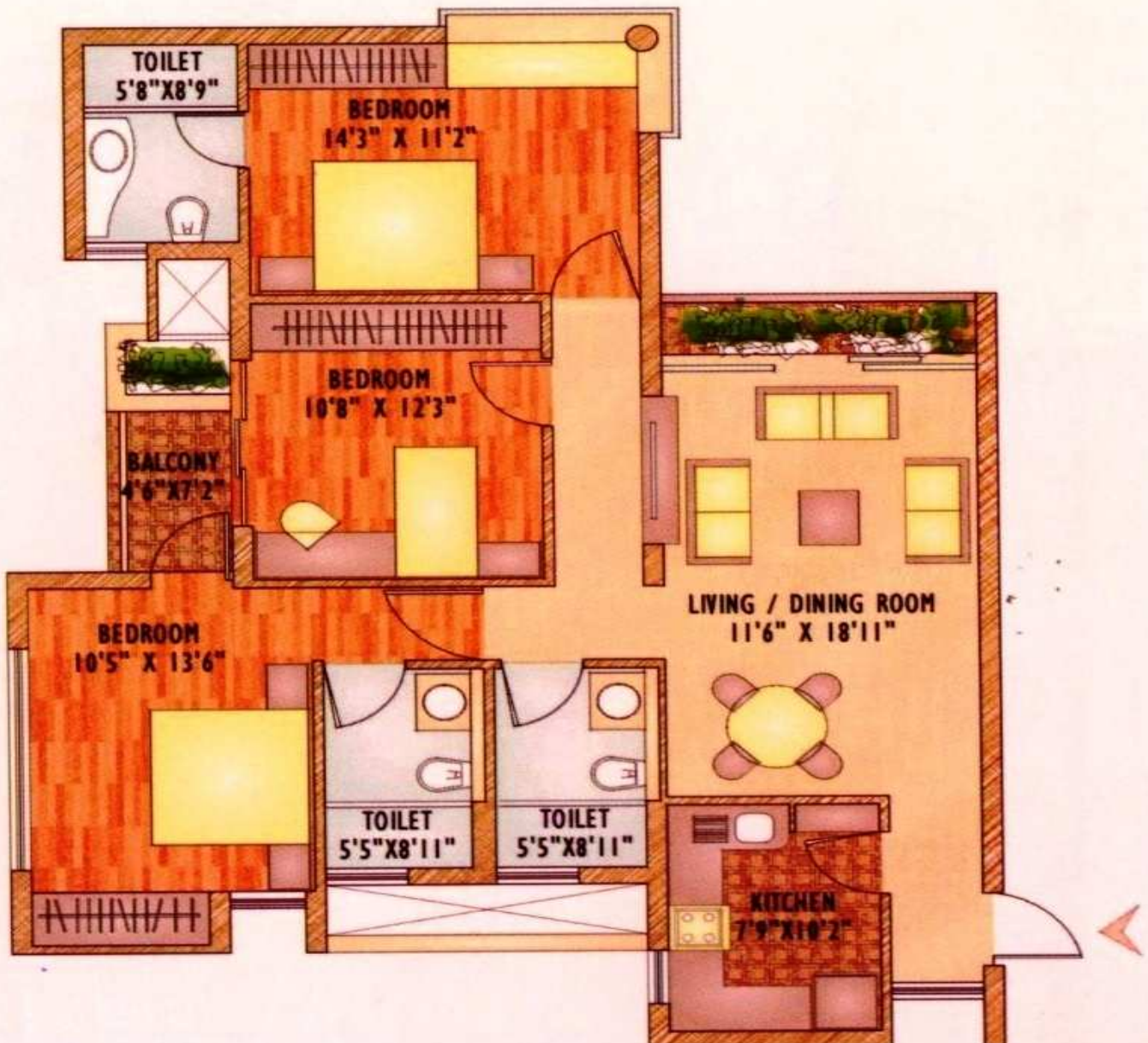
**KLASSIC SIMPLEX APARTMENTS  
FLOOR PLAN - 2 BEDROOM APARTMENT**



**TOTAL SUPER AREA - 104 SQ.MT. (1120 SQ.FT.) APPROX.**

**3 BHK(1420 sq/ft)**

**KLASSIC SIMPLEX APARTMENTS  
FLOOR PLAN - 3 BEDROOM APARTMENT**



**TOTAL SUPER AREA - 132 SQ.MT. (1420 SQ.FT.) APPROX.**

WISH TOWN  
**KLASSIC**

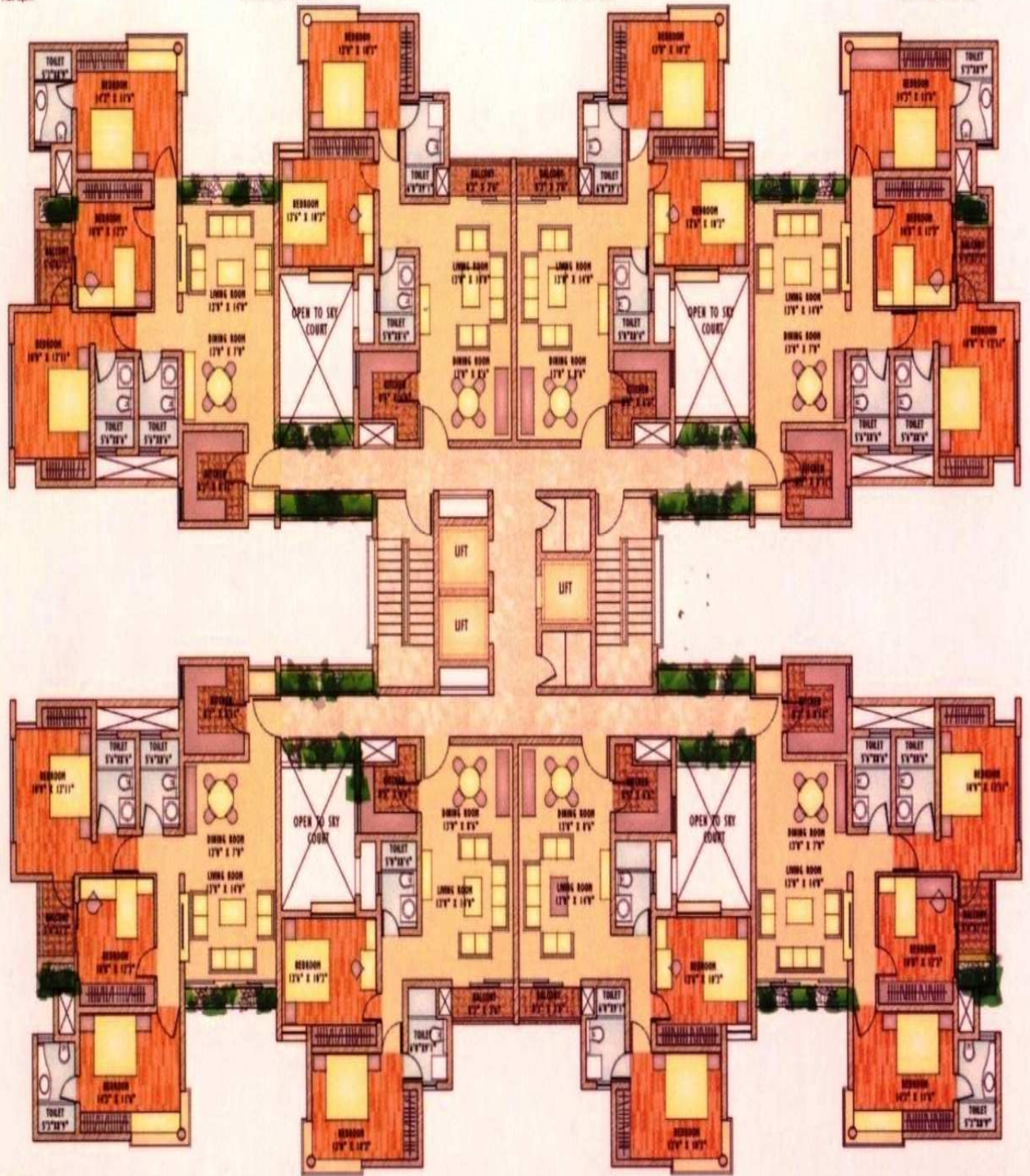
**KLASSIC SIMPLEX APARTMENTS  
 CLUSTER PLAN**

APARTMENT 1  
 SIZABLE AREA : 1128 SQ.FT.

APARTMENT 2  
 SIZABLE AREA : 1128 SQ.FT.

APARTMENT 3  
 SIZABLE AREA : 1128 SQ.FT.

APARTMENT 4  
 SIZABLE AREA : 1128 SQ.FT.



APARTMENT 8  
 SIZABLE AREA : 1128 SQ.FT.

APARTMENT 7  
 SIZABLE AREA : 1128 SQ.FT.

APARTMENT 6  
 SIZABLE AREA : 1128 SQ.FT.

APARTMENT 5  
 SIZABLE AREA : 1128 SQ.FT.

WISH TOWN  
**KLASSIC**

**DETAILED COST SHEET OF WISH TOWN KLASSIC**

Basic Sale Price	Rs. 3429/- Per Sq. Ft.	
SIZES	1120	1420
TYPE	2 BHK	3 BHK
Net Basic Sale Price	3840480	4869180
Internal Development Charges @ Rs. 75/- Per Sq. Ft.	84000	106500
Electric Sub Station Charges @ Rs. 40/- Per Sq. Ft.	44800	56800
Social Club Membership	100000	100000
Car Parking Charges	200000	200000
Interest Free Maintenance Deposit @ Rs.50/- Per Sq. Ft.	56000	71000
<b>TOTAL COST</b>	<b>4325280</b>	<b>5403480</b>

## PAYMENT PLAN

### (A) CONSTRUCTION LINKED

S No	Payment Due On	% age	Other applicable charges
1	Booking amount	As applicable *	
2	On or before 2 months of the Application	20% of BSP (Less booking amount*)	+ IDC Charges
3	On or before 4 months of the 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 1st floor Roof Slab	7.5% of BSP	Car park charges + IFMD
7	On laying of 3rd floor Roof Slab	7.5% of BSP	
8	On laying of 6th floor Roof Slab	6.5% of BSP	
9	On laying of 9th floor Roof Slab	6.5% of BSP	
10	On laying of 11th floor Roof Slab	6% of BSP	Electric sub station charges
11	On laying of top floor Roof Slab	6% of BSP	
12	On completion of internal plaster & flooring within the apt	5% of BSP	
13	On offer of possession	5% of BSP	Social Club Charges + Maintenance advance
	<b>TOTAL</b>	<b>100%</b>	

**\* Booking Amount:**

2 BHK - Rs. 3.50 Lac

3 BHK - Rs. 4.50 Lac

4 BHK - Rs. 7.50 Lac

Cheques should be drawn in favour of 'Jaypee Infratech Limited'

**Notes:**

Installments under S. No. 4 - 13 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 13 shall be sent in advance providing for payment period of up to 15 days.

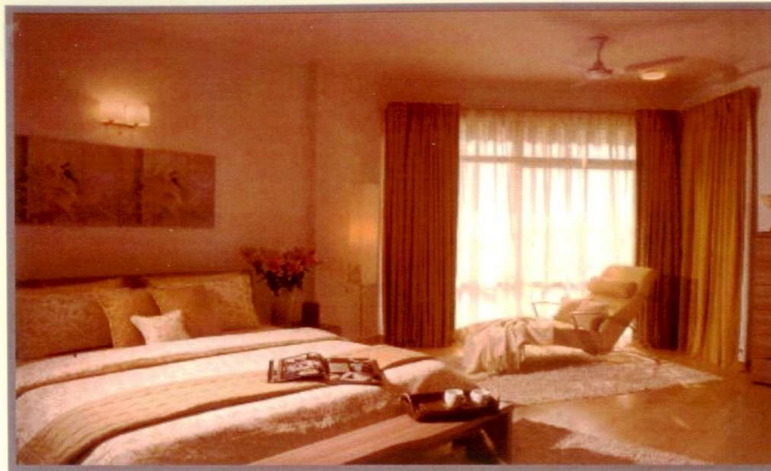
WISH TOWN  
**KLASSIC**

(B) DOWN PAYMENT PLAN

S No	Payment Due On	% age	Other applicable charges
1	Booking amount	As applicable *	
2	On or before 1 month of the Application	95% of BSP (Less booking amount*)	IDC + Car park + IMFD + Electric sub station charges
3	On offer of possession	5%	Social Club Charges + Maintenance advance
	TOTAL	100%	

Note: Down Payment Discount: @ 15%

WISH TOWN KLASSIC

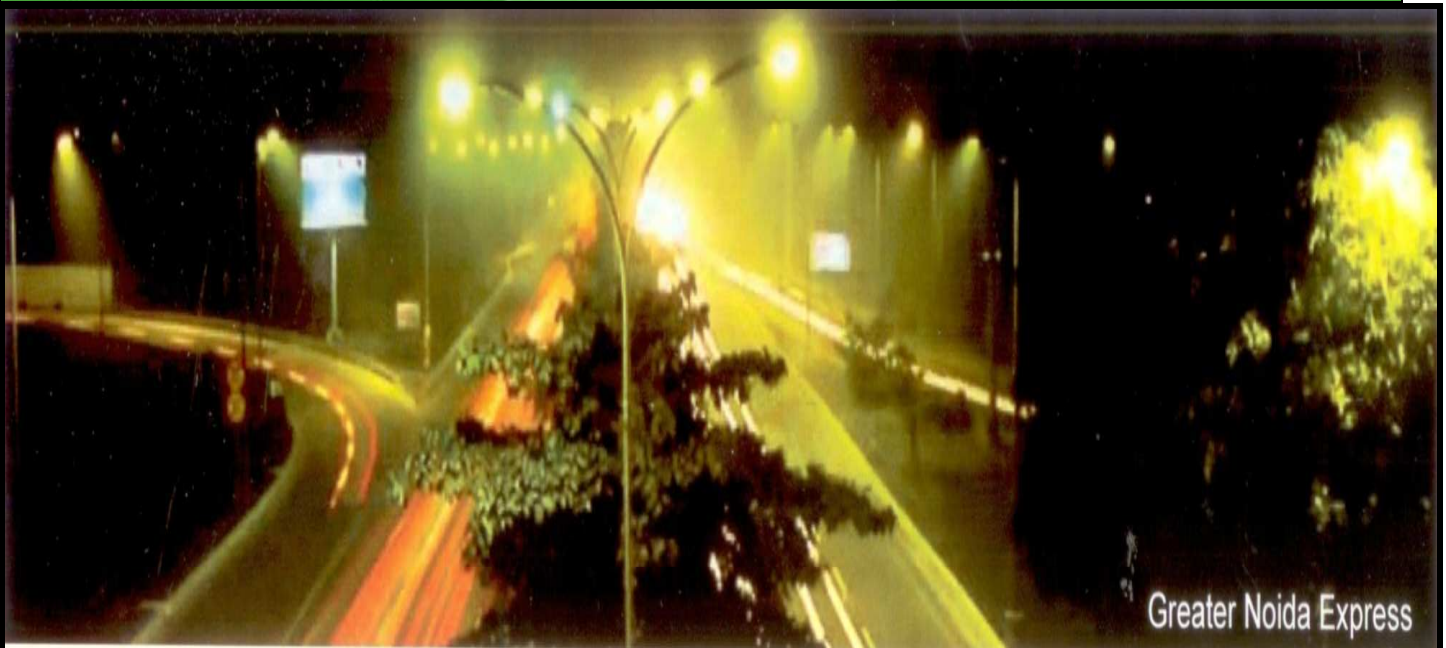


A new gated community that is a dream buy for all.

The community has been strategically located providing easy access from the Greater Noida Expressway.

- Less than 100 meters from the expressway connected through 45 meters wide sector road.
- Efficiently planned interior design.
- Gated community.
- Beautiful landscape views from key spaces of the apartment.
- Multiple club houses featuring swimming pools, gymnasiums, etc.
- Mid & high rise apartments
- 24 x 7 power & water supply
- Underground car parking leading to more open spaces and orderliness.

WISH TOWN  
KLASSIC



Greater Noida Express

**Location:** Located just 6 km from main Noida intersection, thereby enjoying good connectivity and location advantage.

**Accessibility:** Easily accessible from Delhi & Greater Noida from the 6 lane Expressway. Suitable access will be provided from the 45 m sector roads adjoining the site (under construction by the Noida Authority).

- 10 minutes from DND Flyway
- 15 minutes from Greater Noida
- 20 minutes from South Delhi
- 25 minutes from Connaught Place
- 45 minutes from Delhi International Airport
- 30 minutes from proposed International Airport at Jewar (U.P.)



In Case of any further clarification, please inform us accordingly.

Visit us at [www.affinityconsultant.com](http://www.affinityconsultant.com)

Thanks & Regards,

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