



JAYPEE GREENS

Another Place. Another World.

Sea Court



Unique Collection of Luxury Apartments Par Excellence

The **luxury apartments in Sea Court** are ensured with designed with a view to assure maximum convenience of the residents. The location of [apartments in Sea Court Greater Noida](#) is also an advantage for the residents. This is owing to the connectivity with the areas including South Delhi, Connaught Place and many other strategic locations.

Project Highlights:

- Acres of landscapes with lakes & water bodies
- 18+9 hole Graham Cooke Signature Golf
- International standard diagnostic & Medical centre
- Swimming pool and ultra-modern gym
- 24*7 Power & water backup
- Feng-Shui and Vaastu compliance
- Fitness Center/Club/Community Center
- Sports facilities including Soccer, Hockey, Basketball and Tennis Squash
- Play area and Entertainment area for kids

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Unit Plan



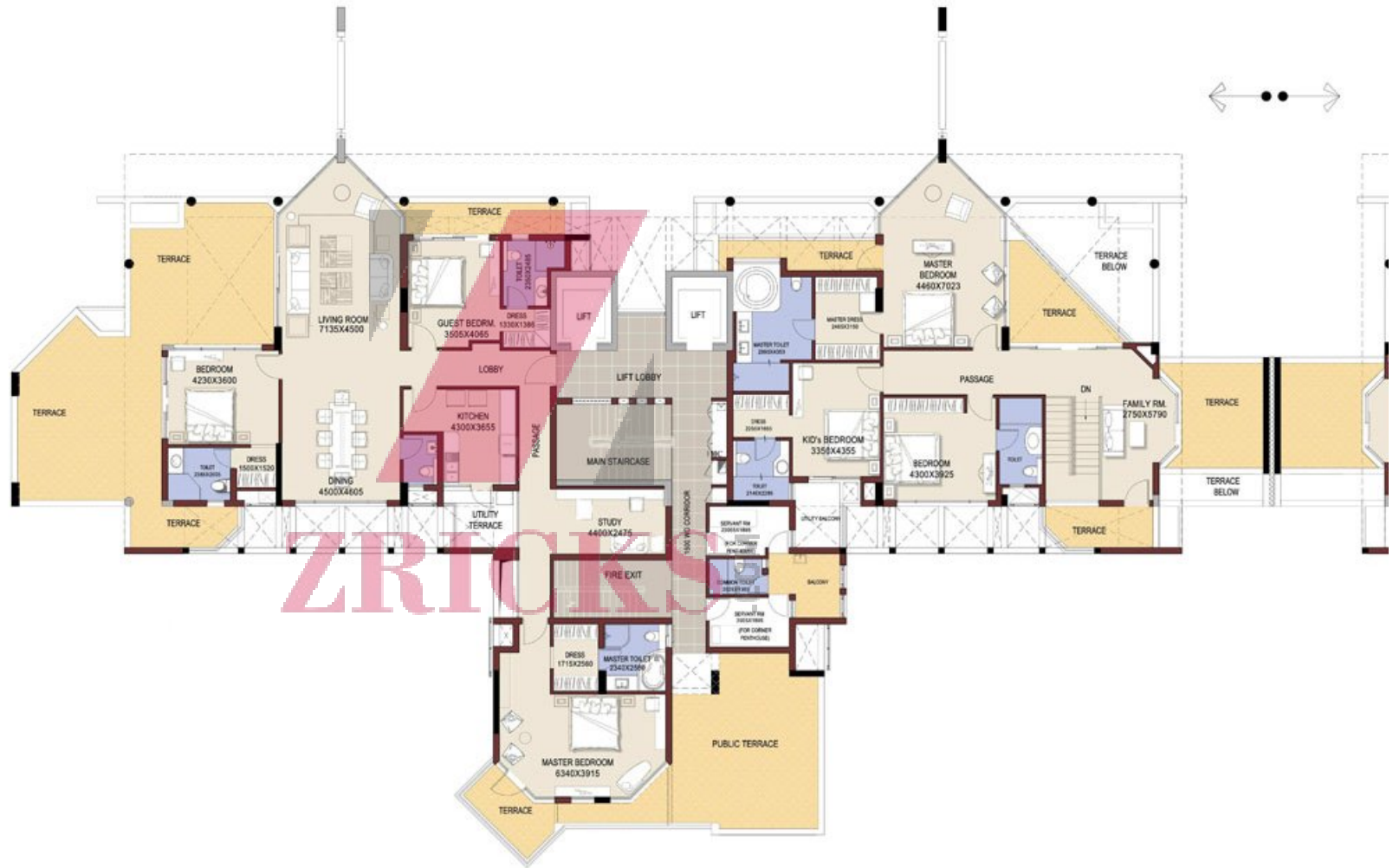
13TH FLOOR PLAN-TOWER 1
DUPLEX PENTHOUSE
(LOWER LVL)



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14TH FLOOR PLAN - TOWER 1
PENTHOUSES



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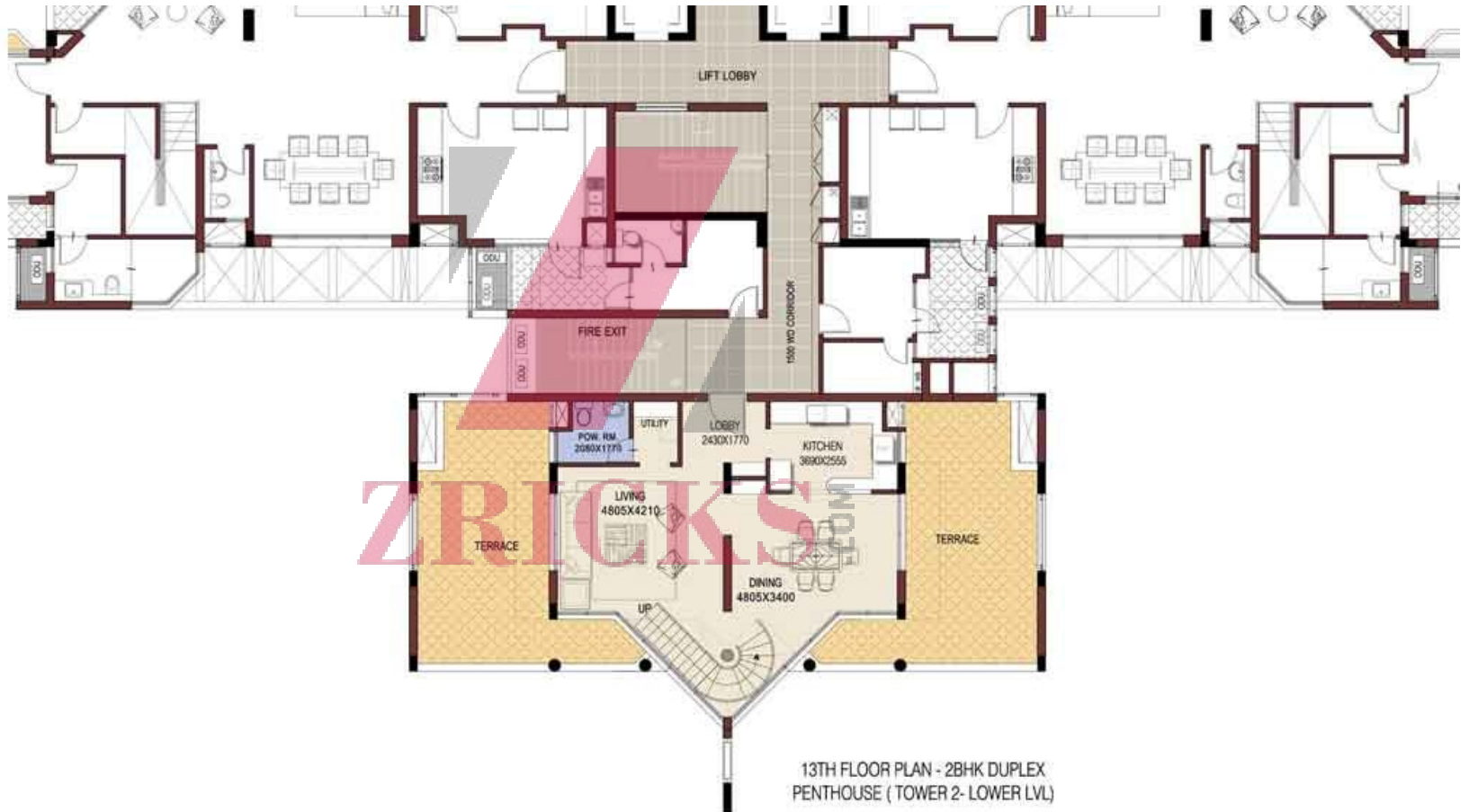




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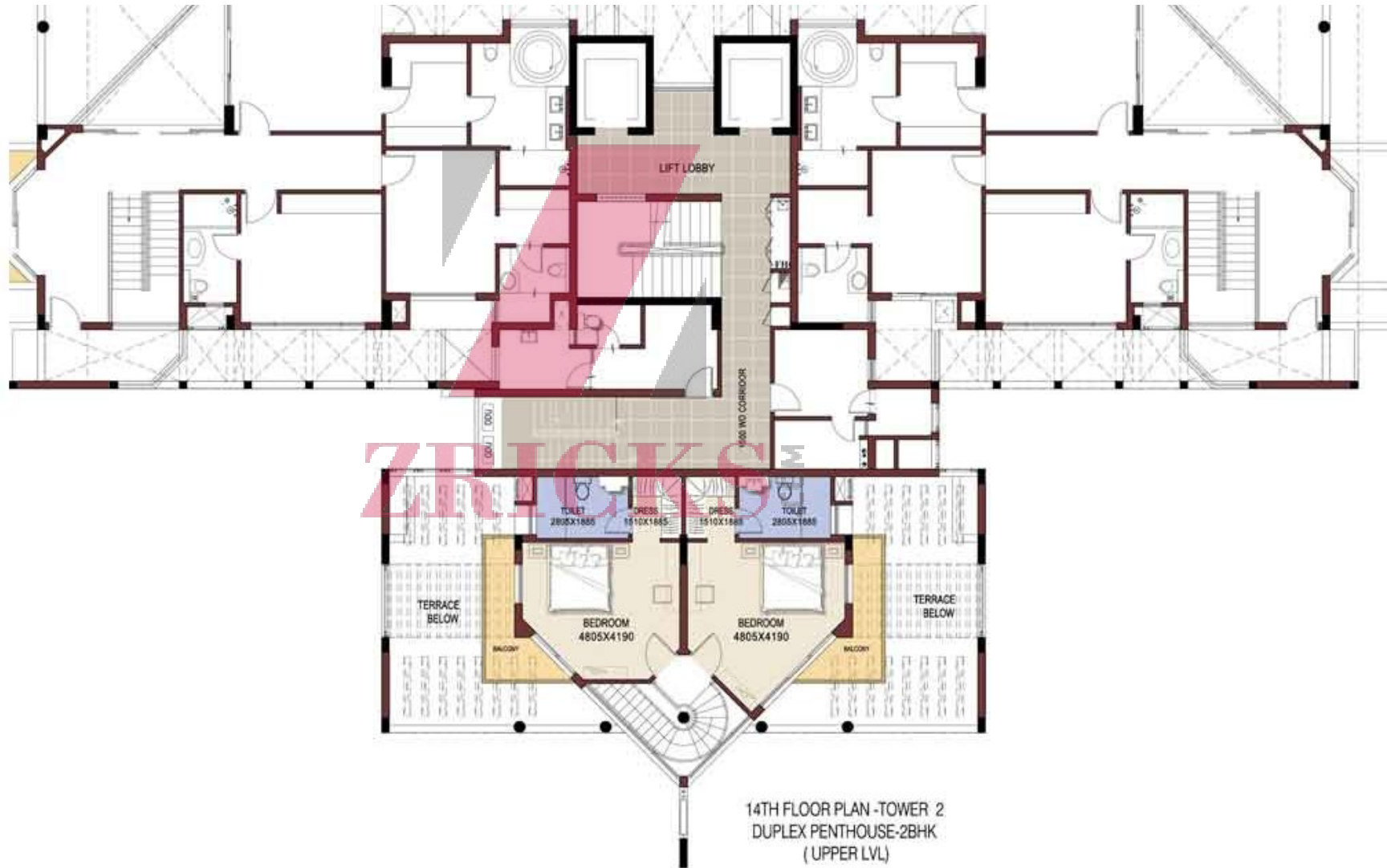




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Sea Court Price List

Tower 1									
3 BHK Unit				1 BHK Simplex Unit			3 BHK Unit		
	Unit 1			Unit 2			Unit 3		
Level	Floor	Area (Sq. Ft)	Price (Rs in Lacs)	Floor	Area (Sq. Ft)	Price (Rs in Lacs)	Floor	Area (Sq. Ft)	Price (Rs in Lacs)
Level 1	GFLR	Lobby		GFLR	Games Room		GFLR	3,479.14	327.07
Level 2	1FLR	3,457.29	262.75	1FLR	1,473.90	122.87	1FLR	3,484.51	259.00
Level 3	2FLR	3,450.51	262.34	2FLR	1,486.17	123.65	2FLR	3,479.14	258.67
Level 4	3FLR	3,457.29	269.55	3FLR	1,473.90	125.12	3FLR	3,484.51	265.85
Level 5	4FLR	3,450.51	272.51	4FLR	1,486.17	125.92	4FLR	3,479.14	268.93
Level 6	5FLR	3,450.51	272.51	5FLR	1,473.90	127.36	5FLR	3,484.51	269.28
Level 7	6FLR	3,450.51	281.56	6FLR	1,486.17	128.18	6FLR	3,479.14	278.05
Level 8	7FLR	3,450.51	281.56	7FLR	1,473.90	129.60	7FLR	3,484.51	278.41
Level 9	8FLR	3,450.51	288.34	8FLR	1,486.17	130.44	8FLR	3,479.14	284.89
Level 10	9FLR	3,450.51	288.34	9FLR	1,473.90	132.30	9FLR	3,484.51	285.26
Level 11	10FLR	3,450.51	295.12	10FLR	1,486.17	133.15	10FLR	3,479.14	291.73
Level 12	11FLR	3,450.51	295.12	11FLR	1,473.90	132.30	11FLR	3,484.51	292.11
Level 13	12FLR	3,450.51	301.91	12FLR	1,486.17	134.29	12FLR	3,479.14	298.57
Level 14	PH01	5,502.40	481.34	13FLR	1,473.90	134.54	13FLR	3,455.37	296.84
Level 15				14 FLR	PH02		4,054.18	375.54	



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Tower 2										
3 BHK Unit				1 BHK Duplex Unit				3 BHK Unit		
Unit 1				Unit 2				Unit 4		
Level	Floor	Area (Sq. Ft)	Price (Rs in Lacs)	Level	Floor	Area (Sq. Ft)	Price (Rs in Lacs)	Floor	Area (Sq. Ft)	Price (Rs in Lacs)
Level 1	GFLR	Lobby			GFLR	Change Room		GFLR	Lobby	
Level 2	1FLR	3,456.78	262.72	Level 1	1FLR	2,017.63	155.43	1FLR	3,457.54	240.95
Level 3	2FLR	3,451.66	262.41	Level 3	3FLR	2,017.63	155.43	2FLR	3,450.51	240.52
Level 4	3FLR	3,456.78	269.52	Level 5	5FLR	2,017.63	157.93	3FLR	3,457.54	247.75
Level 5	4FLR	3,451.66	272.59	Level 7	7FLR	2,017.63	157.93	4FLR	3,450.51	250.69
Level 6	5FLR	3,456.78	272.92	Level 9	9FLR	2,017.63	160.43	5FLR	3,457.54	251.14
Level 7	6FLR	3,451.66	281.63	Level 11	11FLR	2,017.63	160.43	6FLR	3,450.51	259.74
Level 8	7FLR	3,456.78	281.98	Level 13	PH02	2,939.49	289.28	7FLR	3,457.54	260.21
Level 9	8FLR	3,451.66	288.42	1 BHK Duplex Unit 3				8FLR	3,450.51	266.52
Level 10	9FLR	3,456.78	288.77		GFLR	Change Room		9FLR	3,457.54	267.00
Level 11	10FLR	3,451.66	295.21	Level 1	1FLR	2,016.36	155.36	10FLR	3,450.51	273.30
Level 12	11FLR	3,456.78	295.57	Level 3	3FLR	2,016.36	155.36	11FLR	3,457.54	273.80



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		8				6			4	
Level 13	12FLR	3,451.6 6	301.99	Level 5	5FLR	2,016.3 6	157.86	12FLR	3,450.5 1	280.09
Level 14	PH01	5,763.9 8	498.08	Level 7	7FLR	2,016.3 6	157.86	PH03	5732.29	515.88
Level 15				Level 9	9FLR	2,016.3 6	160.36			
				Level 11	11FL R	2,016.3 6	160.36			

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Tower 3

3 BHK Unit				1 BHK Simplex Unit			3 BHK Unit		
	Unit 1			Unit 2			Unit 3		
Level	Floor	Area (Sq. Ft)	Price (Rs in Lacs)	Floor	Area (Sq. Ft)	Price (Rs in Lacs)	Floor	Area (Sq. Ft)	Price (Rs in Lacs)
Level 1	GFLR	Lobby		GFLR	Games Room		GFLR	3479.14	327.07
Level 2	1FLR	3,484.51	264.42	1FLR	1,462.91	122.17	1FLR	3453.07	257.07
Level 3	2FLR	3,479.14	264.09	2FLR	1,468.40	122.52	2FLR	3451.03	256.95
Level 4	3FLR	3,484.51	271.27	3FLR	1,462.91	124.40	3FLR	3453.07	263.86
Level 5	4FLR	3,479.14	274.35	4FLR	1,468.40	124.76	4FLR	3451.03	267.13
Level 6	5FLR	3,484.51	274.70	5FLR	1,462.91	126.63	5FLR	3453.07	267.26
Level 7	6FLR	3,479.14	283.47	6FLR	1,468.40	126.99	6FLR	3451.03	276.17
Level 8	7FLR	3,484.51	283.83	7FLR	1,462.91	128.85	7FLR	3453.07	276.31
Level 9	8FLR	3,479.14	290.31	8FLR	1,468.40	129.23	8FLR	3451.03	282.96
Level 10	9FLR	3,484.51	290.68	9FLR	1,462.91	131.53	9FLR	3453.07	283.10
Level 11	10FLR	3,479.14	297.15	10FLR	1,468.40	131.91	10FLR	3451.03	289.74
Level 12	11FLR	3,484.51	297.53	11FLR	1,462.91	131.53	11FLR	3453.07	289.89
Level 13	12FLR	3,479.14	303.99	12FLR	1,468.40	133.03	12FLR	3451.03	296.53
Level 14	13FLR	3,455.37	302.26	13FLR	1,462.91	133.75	PH02	5532.87	483.56
Level 15	PH01	4,047.41	375.05						



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Notes

1. Conversion Rates assumed at 1 USD= Rs 44; 1 UKP= Rs 79.40; 1 Euro= Rs 55
2. Firm price only in INR. US Dollar, UK Pound and Euro prices are indicative only. Exact exchange rate shall be as applicable on the date of credit of the sales proceeds to the Company's Bank account
3. The rates are for the indicated Super area and are inclusive of lease rent and first transfer charges for transfer by the Company in favour of the Allottee.

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Greater Noida

4. The Preferential Location Charges (PLC), wherever applicable shall be charged extra.
5. Additional amounts towards Stamp Duty, Registration Charges, etc., shall be payable by the Allottee at the time of offer of possession.
6. Maintenance charges as per maintenance agreement shall be payable by the allottee separately.
7. The one time Maintenance deposit @ Rs. 75.00 per sq. ft. of super area shall be payable extra before handing over possession of the premises to the allottee.
8. Areas are indicative only.
9. Exact super area of Apartment shall be calculated at the time of handing of possession of property as constructed. Increased/decreased area shall be charged proportionately as per the sale price.
10. 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 shafts of the demised premises, total area of the balconies, 50% of the terrace area, and proportionate share of the common areas like common lobbies, lifts, staircases, machine room, mummy, electric sub station and other services and other common areas etc. The total extent of common areas may vary between 15% to 20% of the chargeable super area.
11. Two Car parking slots for each three bed room apartment & one in case of one bed room apartment are provided for in the contracted amount.
12. The other terms and conditions shall be as per the Application Form, Standard Terms and Conditions and the Allotment Letter of the Company.
13. The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
14. Privilege Membership of Jaypee Greens Social Club (which is proposed to be established at Jaypee Greens) is subject to terms & conditions as may be laid down by the Company from time to time.
15. Government Taxes as applicable from time to time shall be payable by the allottee in addition to the sale price as stated above.
16. Service Tax will be applicable as per Government rules & regulation.

Notes:

1. All floor plans, layout plans and specifications are indicative only and are subject to change as decided by the Company or a Competent Authority
2. Brand and makes are indicative and will be of equivalent quality as per availability at the time of execution
3. Marble, granite and wood are natural materials and have inherent color and grain variations
4. In the absence of availability of imported materials, Indian substitutes of equivalent quality may be used.
5. All works shall be carried out as per standard practice.
6. All works shall be executed as per the standard architectural design and details worked out by our Project Architects.
7. The facilities marked with * will be provided on the prevalent current prices.

(A) CONSTRUCTION LINKED PAYMENT PLAN

S.No	Payment due on	%
1	Earnest Money	10
2	On or before 3 months of the Application	10
3	On or before 6 months of the Application	10
4	On Commencement of Foundation	10
5	On Commencement of upper basement slab	10
6	On Commencement of 1st floor Roof Slab	6
7	On Commencement of 3rd floor Roof Slab	6
8	On Commencement of 5th floor Roof Slab	6
9	On Commencement of 7th floor Roof Slab	6
10	On Commencement of 9th floor Roof Slab	6
11	On Commencement of 11th floor Roof Slab	6
12	On Commencement of 13th floor Roof Slab	6
13	On completion of internal plaster & flooring within the Apartment	5
14	On Offer of Possession	3

TOTAL 100 %

Note:

1. Installments under Sl. No. 4 - 14 may run concurrently with those under Sl. No. 1 - 3 based on the physical progress of work at site.
2. The demand letter for Installments at Sl. No. 4 to 14 shall be sent in advance providing for payment period of upto 15 days.