

EOI PROCESS DOCUMENT

GREEN
RESERVE



GREEN RESERVE TOWER 1 & 2 | UPRERAPRJ459796/09/2025
GREEN RESERVE TOWER 3 & 4 | UPRERAPRJ794300/09/2025

LAUNCH DATE: 24-09-2025 | WWW.UP-RERA.IN

COLLECTION A/C OF THE PROJECT: "L&T COLLECTION ACCOUNT FOR
GREEN RESERVE TOWER 1 & 2 - ACCOUNT NO. 777705003194
GREEN RESERVE TOWER 3 & 4 - ACCOUNT NO. 777705003235"
ICICI BANK LIMITED HAVING IFSC CODE: ICIC0001579 | BRANCH DETAILS - ICICI BANK LTD, EXPRESS
TRADE TOWERS 2, PLOT NO. B 36, SECTOR 132, NOIDA, DISTRICT GAUTAM BUDH NAGAR UP-201304

CRAFTED SOPHISTICATION FOR A FEW

Green Reserve is the ultimate manifestation of finesse. A haven of your intangible treasures, where you prioritise quality over quantity, and experiences over possessions. A place where you can just let go and create unforgettable moments.



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Artist's impression.



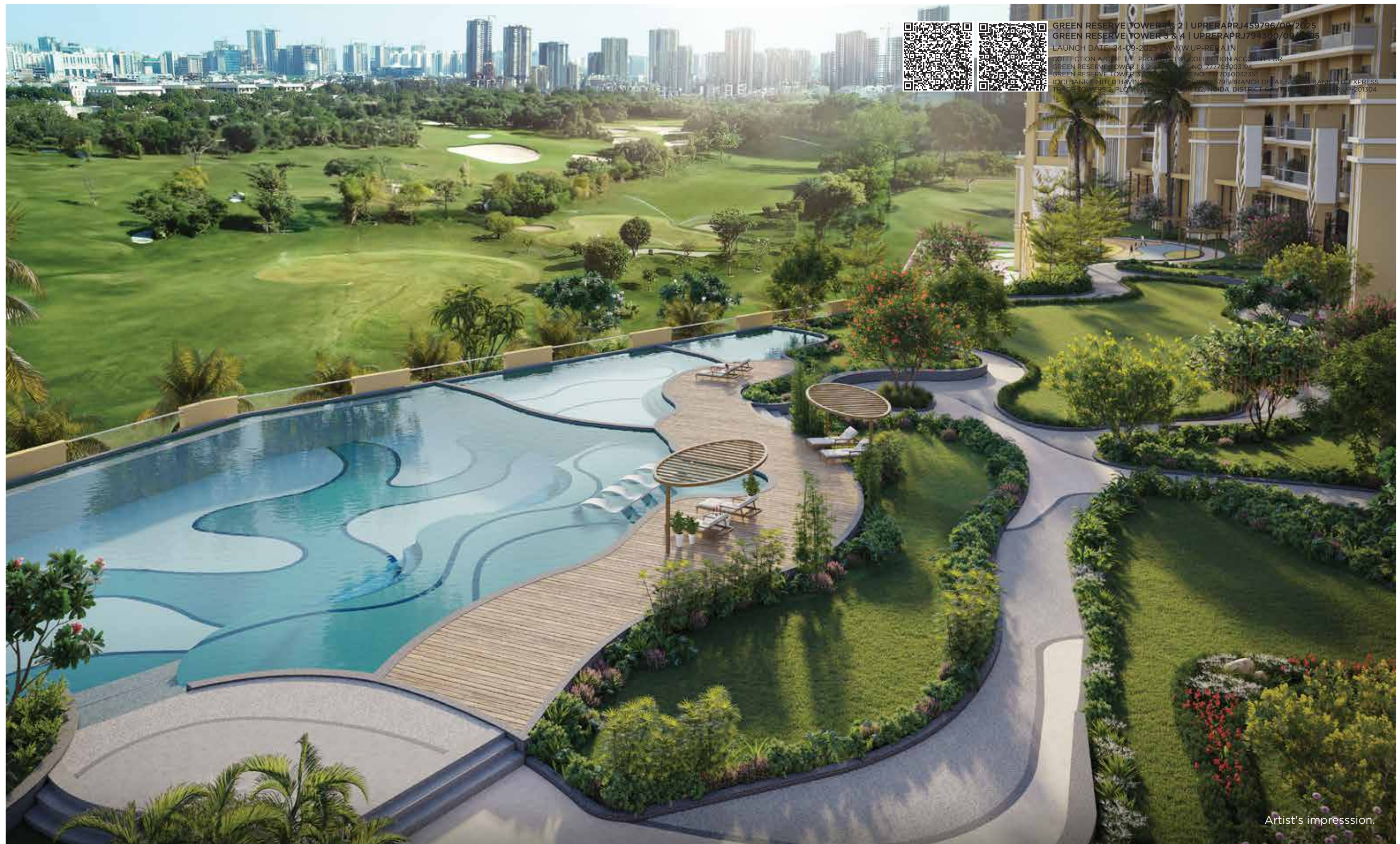
6.1-acre of
development



4 Towers with
premium 3, 4 & 5 BHK



45-storey towers,
one amongst the tallest in Noida



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TRADE TOWERS 2, PLOT NO. 132, NOIDA, DISTRICT GAUTAM BUDDH NAGAR UP-201304

Artist's impression.



70%
open space



Sustainable landscaping to
maintain local biodiversity



Residences overlooking
Panaromic golf course



65,000 sq. ft. covered clubhouse
for unmatched experiences



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Artist's impression.



Living room with large deck
overlooking the Golf Course



Sophisticated layouts, intelligently
planned for spacious living



Smart VRV air-conditioning
system for every home



Reuse of AC drain water
through Condensate Recovery



Elegant modular kitchen* for convenience & style



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Artist's impression.



Temperature controlled
Indoor Swimming Pool



State-of-the-art
Aqua Gym



20+ thoughtfully curated
amenities for modern living



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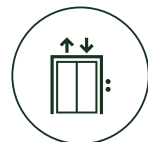
Artist's impression.



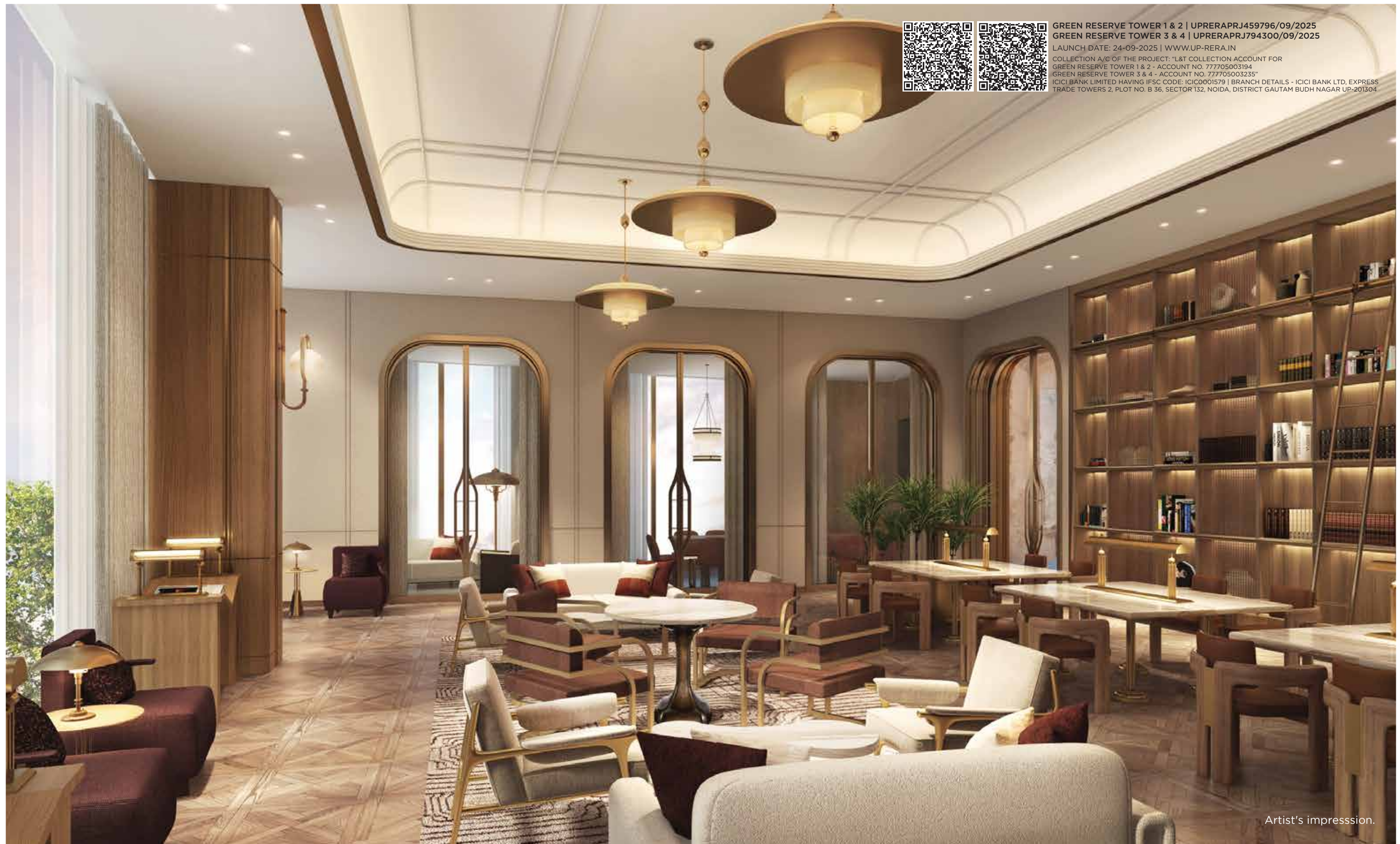
Iconic Art Deco-inspired
architecture



Magnificent double-height
entrance lobby



Regenerative
Drive Elevators



The grand library - perfect to offer public figures some private space for business

MASTER LAYOUT



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Legends

- | | | | | |
|-------------------------------|-----------------------|---|---------------------|-------------------|
| 1. Entry / Exit | 4. Clubhouse Entrance | 7. Tennis Court | 10. Activity Lawn | 13. Jogging Track |
| 2. Drop-off for Tower - 1 & 2 | 5. Driveway | 8. Outdoor Swimming Pool / Water Body** | 11. Sitting Area | 14. Cycling Track |
| 3. Drop-off for Tower - 3 & 4 | 6. Kids Play Area | 9. Kids Pool / Water Body** | 12. Podium Pathways | 15. Net Cricket |

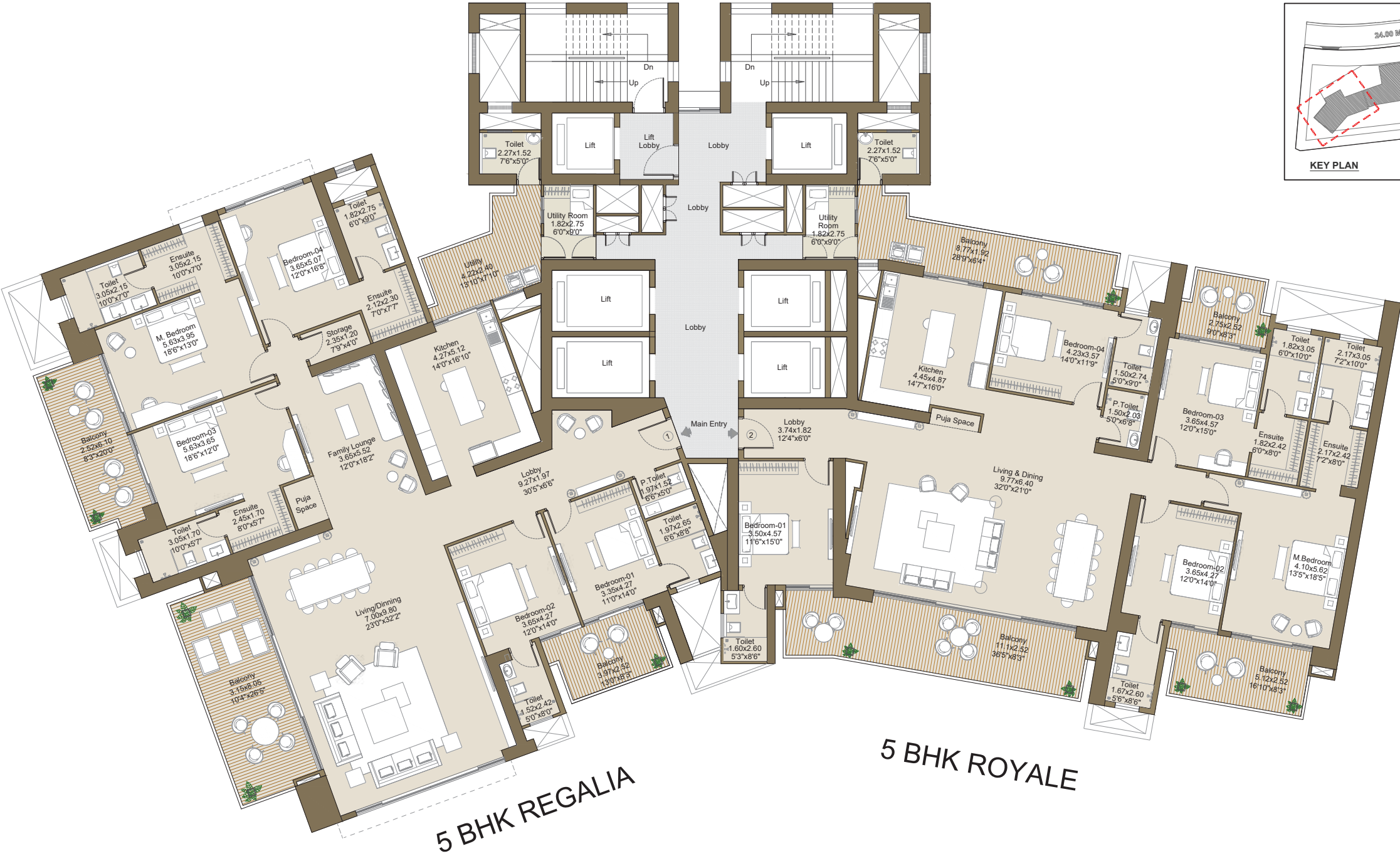
This document is representative of the approved layout with phasing/user/superimposed pertaining to overall development of the Larger Land. It is mere creative imagination and is only indicative. It may be modified as mentioned in the proforma of Agreement for Sale uploaded on the UPRERA website and permissible under applicable law.

FLOOR PLAN-TOWER - 01



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UNIT NO.	UNIT TYPE	CARPET AREA		ANCILLARY AREA		TOTAL AREA	
		(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)
1	5 BHK REGALIA	3341	310.35	685	63.67	4026	374.02
2	5 BHK ROYALE	2840	263.88	740	68.73	3580	332.61



Note: All internal dimensions are from unfinished wall surfaces. • Variation upto +/- 3% in carpet area can occur on account of site condition/columns/finishes/structural coordinaton and final RERA area sign off. • In toilet, carpet areas are inclusive of ledge wall. • The furniture, decorative ideas etc. shown in the plan are only suggested and the same are not intended or obligated to be provided as per specifications and/or service in the apartment/flat/ unit and does not form part of the standard specifications. • Above floor plans are for 2nd-11th, 13th -19th floor only • Dimensions given are in meters as well as feet for convenience. 1 SQ MT = 10.764 SQ FT.

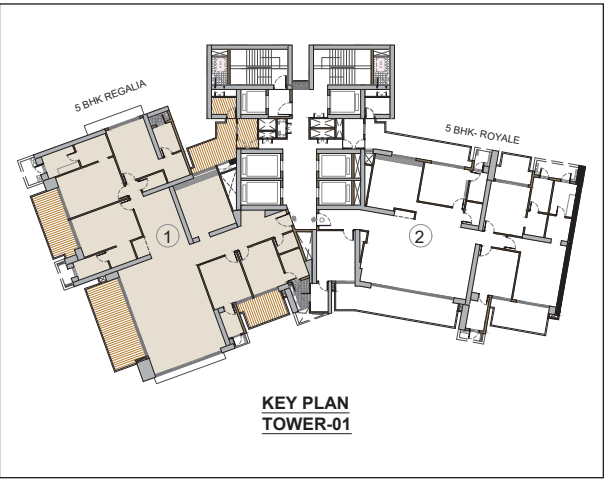
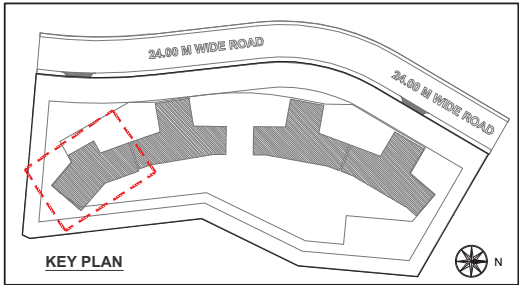
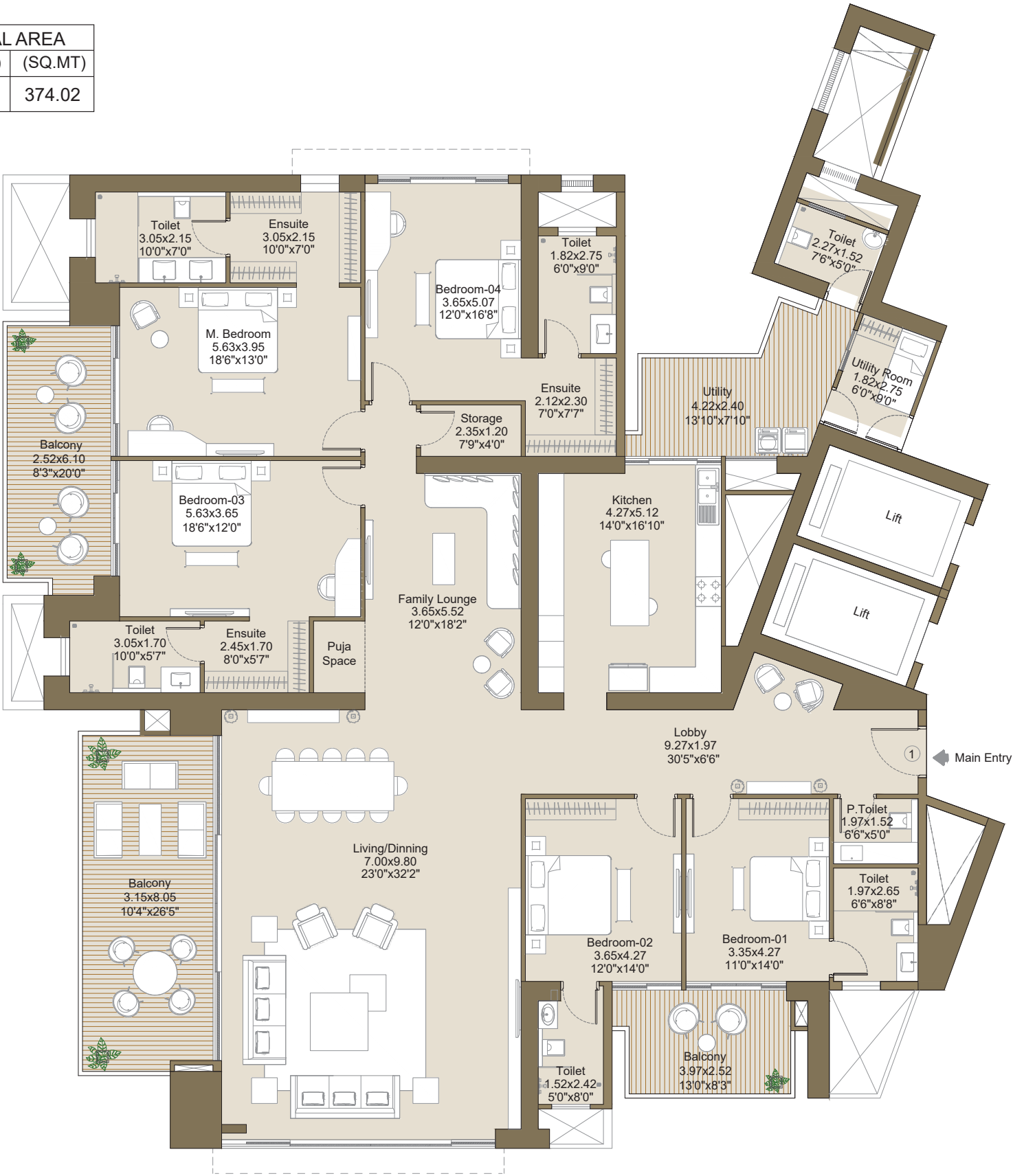


5 BHK REGALIA



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(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)
3341	310.35	685	63.67	4026	374.02



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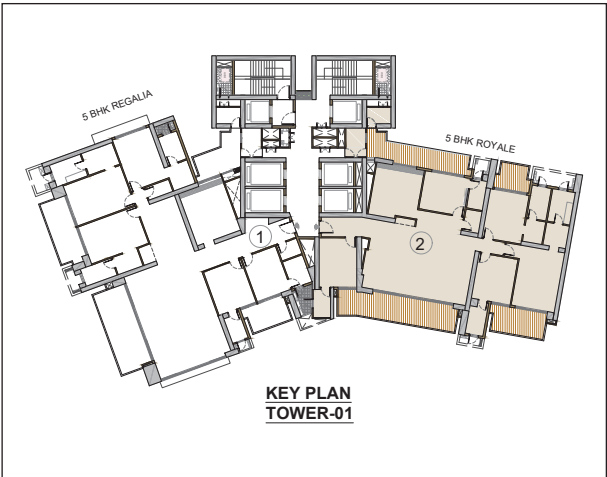
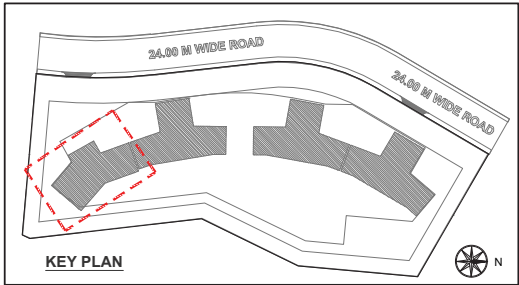
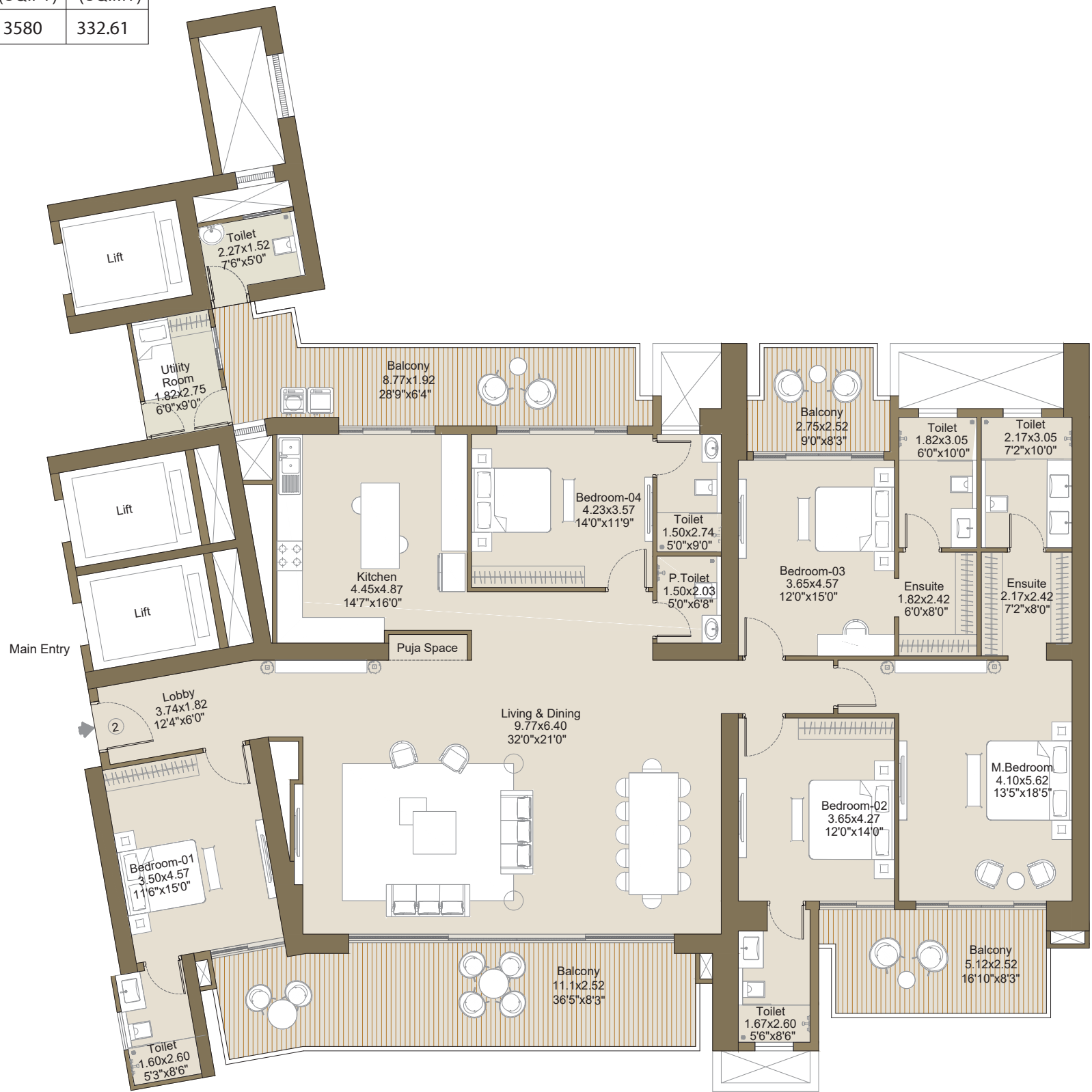


5 BHK ROYALE



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CARPET AREA		ANCILLARY AREA		TOTAL AREA	
(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)
2840	263.88	740	68.73	3580	332.61



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FLOOR PLAN-TOWER - 02, 03 & 04



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UNIT NO.	UNIT TYPE	CARPET AREA		ANCILLARY AREA		TOTAL AREA	
		(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)
1	4 BHK LUXURIA	2102	195.28	399	37.05	2501	232.33
2	3 BHK MILLENNIA	1785	165.79	378	35.16	2163	200.95
3	4 BHK LUXURIA	2102	195.28	399	37.05	2501	232.33
4	3 BHK MAJESTA	1637	152.07	367	34.11	2004	186.18



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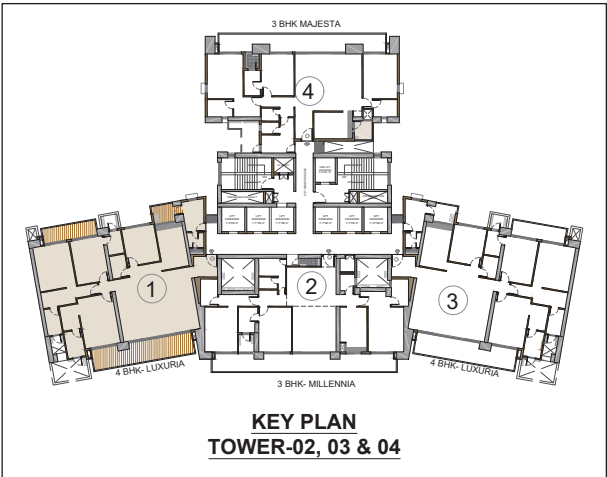
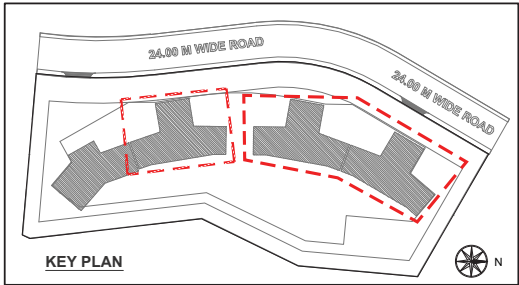
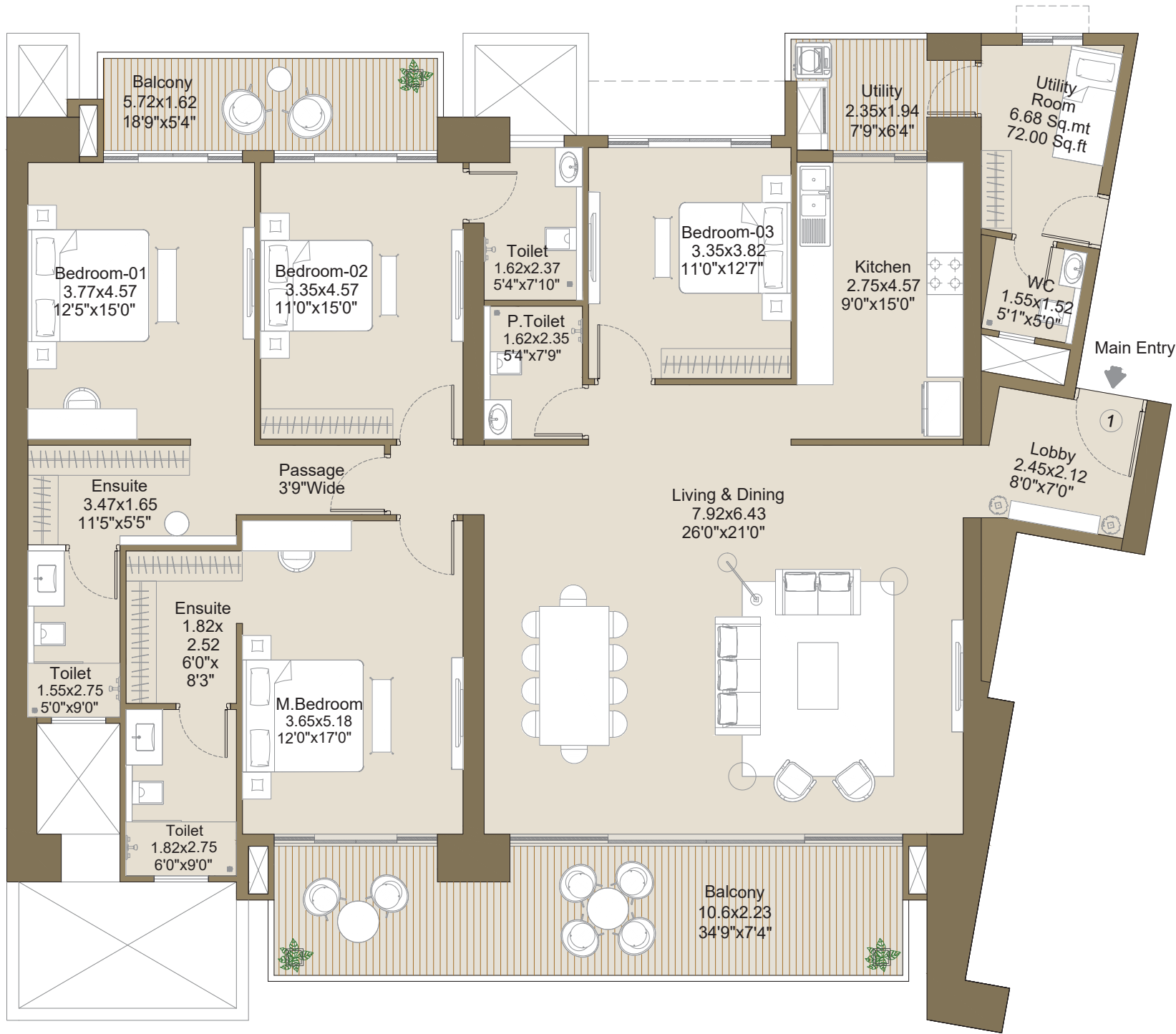


4 BHK-LUXURIA



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CARPET AREA		ANCILLARY AREA		TOTAL AREA	
(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)
2102	195.28	399	37.05	2501	232.33



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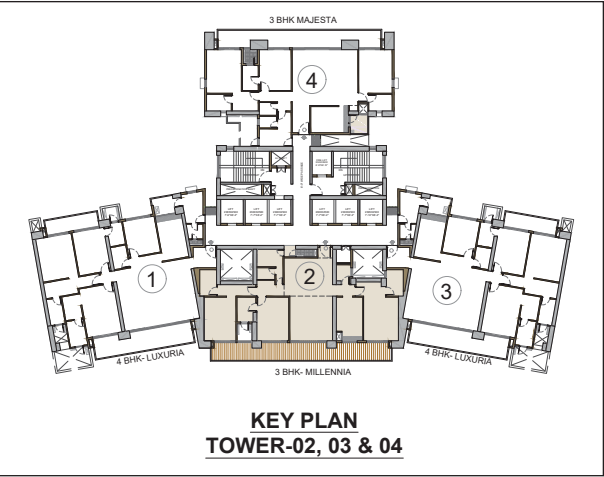
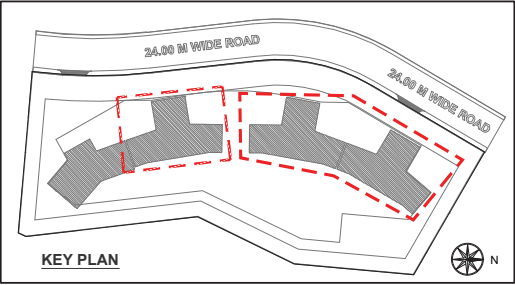
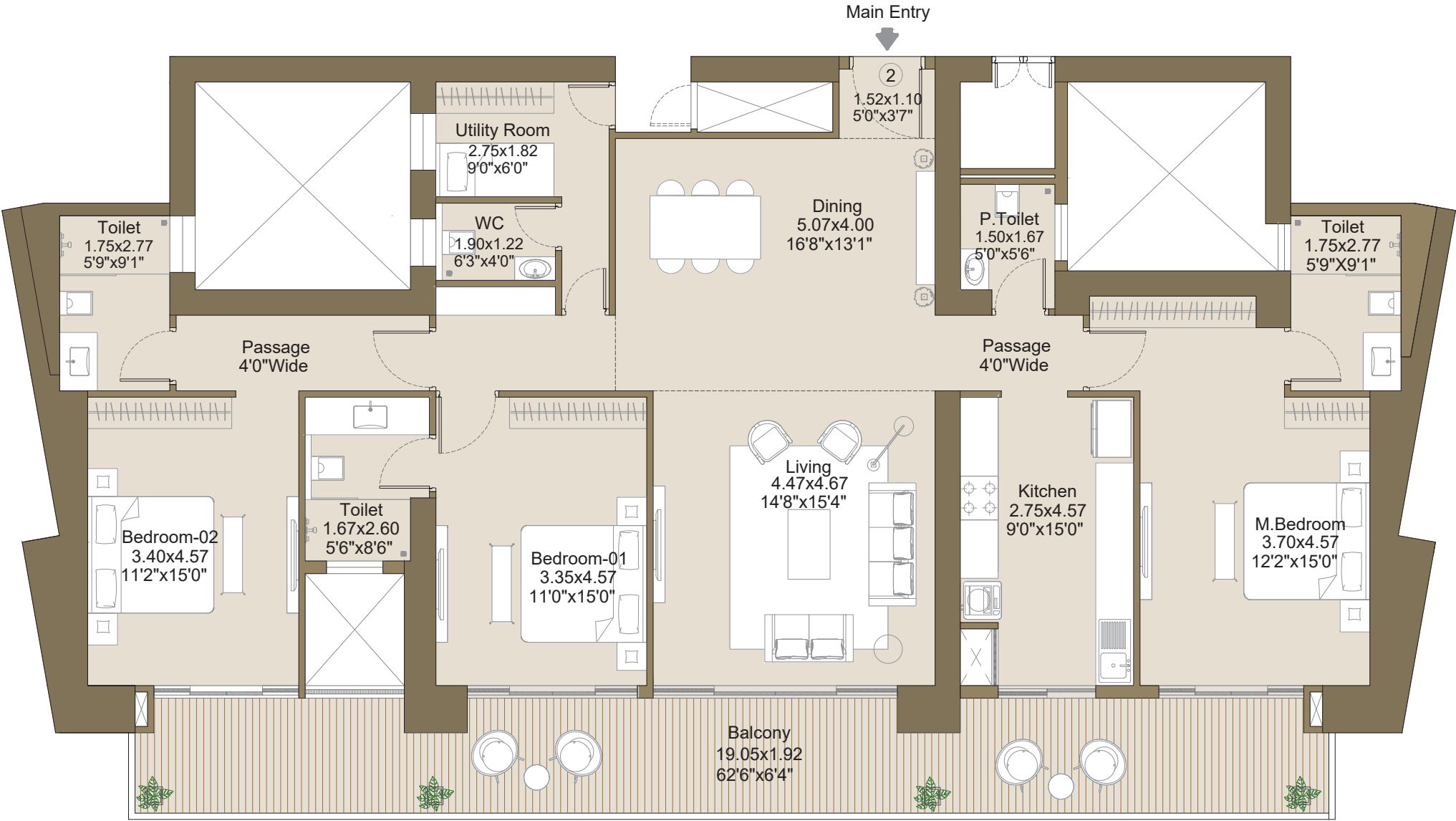


3 BHK-MILLENNIA



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CARPET AREA		ANCILLARY AREA		ANCILLARY AREA	
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1785	165.79	378	35.16	2163	200.95



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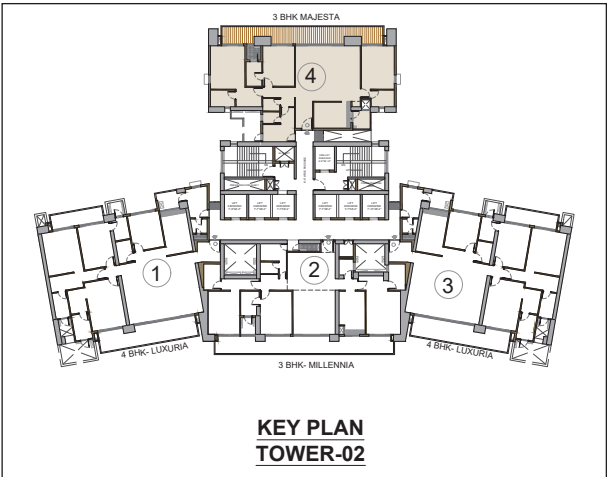
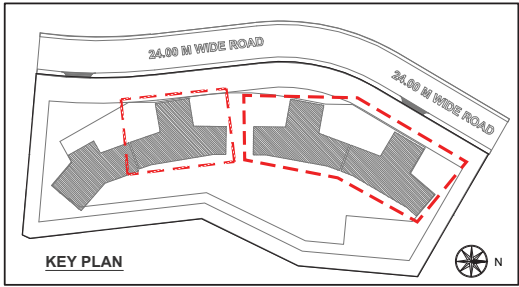
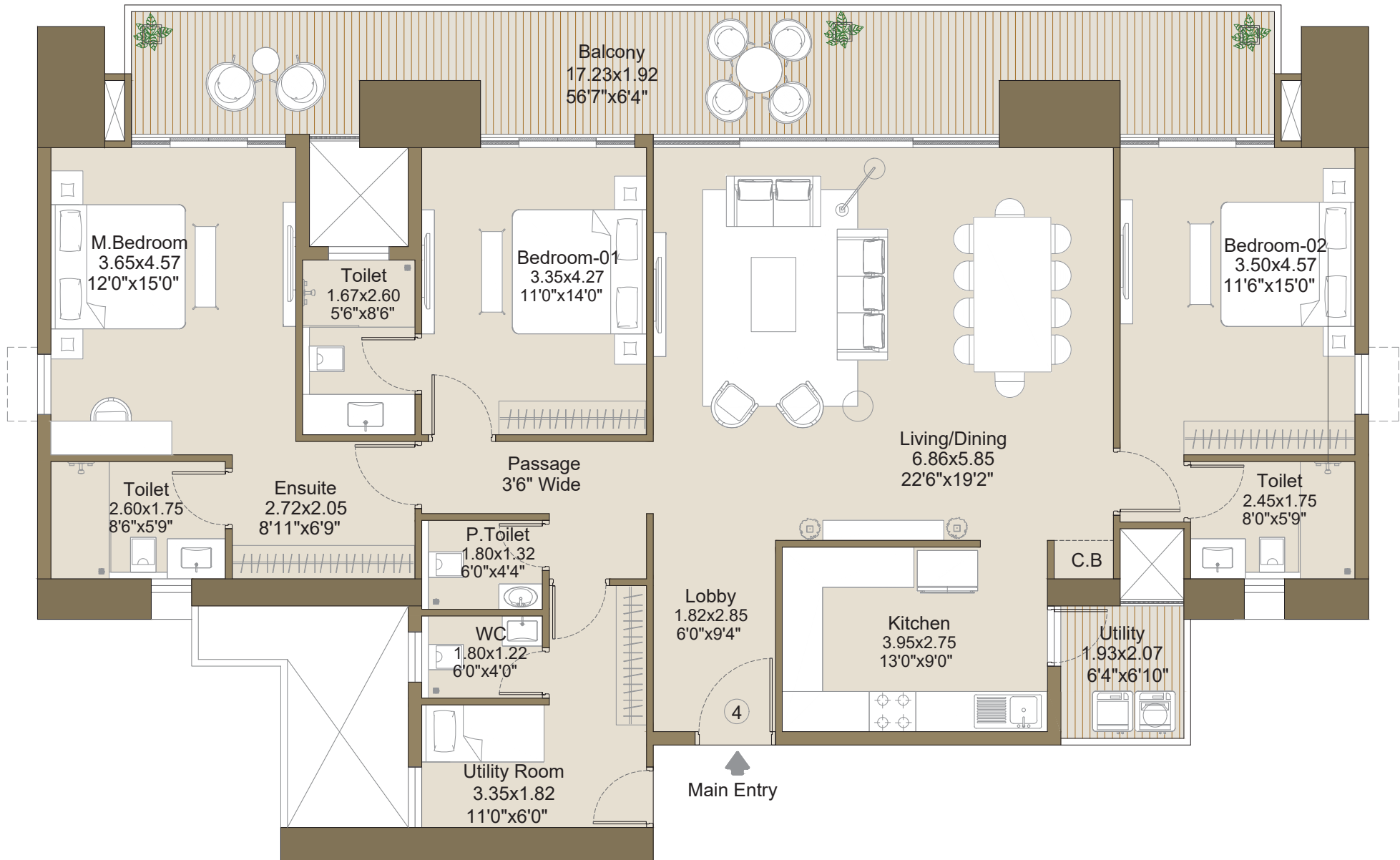


3 BHK-MAJESTA



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1637	152.07	367	34.11	2004	186.18



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EOI PROCESS

EOI WINDOW		LINK TO BE SHARED		DOCUMENT TO BE DEPOSITED		ALLOCATION
BEGINS	ENDS	ON	AT	WITHIN	AT	BEGINS
25 SEP	4 OCT	25 SEP	11 AM	24 HRS OF EOI SUBMISSION	GREEN RESERVE OFFICE	1 ST WEEK OF OCT
		EOI Submission will generate TOKEN , basis TIME STAMP		KYC + Cheque / DD + EOI Form		Allocation will be basis TOKEN generated on EOI Submission
				Any Mismatch in EOI Form & Documents will lead to cancellation		Allocation will be done only if EOI Amt. ₹10L payment credited
				No Change in Cheque/payment details allowed.		



PAYMENT PLAN

PROJECT MILESTONES	AV %
Application Money	
Within 30 days of booking	10%
Within 120 days of Booking	10%
Within 270 days of booking	10%
On Completion of 5 th Floor Slab	5%
On Completion of 15 th floor slab	10%
On Completion of 25 th Floor slab	10%
On Completion of 35 th Floor slab	10%
On Completion of Terrace Slab	5%
On Completion of flat Electrical wiring & Electrical fixture	15%
On Completion of External Paint of the Tower	10%
On Offer of Possession	5%



EOI PRICING

TYPOLOGY	FLOORS BAND			
	LOW 2 nd - 20 th	MID 21 st - 30 th	HIGH 31 st - 40 th	TOP BASE 41 st - 45 th
5 BHK+FL - Regalia	+1500	+1000	+700	22,691
5 BHK - Royale	+1500	+1000	+700	22,496
4 BHK - Luxuria	+1500	+1000	+700	21,985
3 BHK Large - Millennia	+1500	+1000	+700	21,873
3 BHK - Majesta	+800	+300	0	21,716

*Rates in psf based on Saleable area only. 1sqmt. - 10.764 sqft. | *GST & other government charges, IFMS & Advance maintenance charged extra.



EOI BENEFIT

Car Park	Club Membership
₹10 Lacs	₹20 Lacs
Per Car Park	Lifetime

FREE
UNDER EOI OFFER



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TRADE TOWERS 2, PLOT NO. B 36, SECTOR 132, NOIDA, DISTRICT GAUTAM BUDH NAGAR UP-201304



SITE ADDRESS: L&T REALTY GREEN RESERVE, PLOT NO. B-22B, B-24A, WISH TOWN, JAYPEE GREENS, SECTOR 128, NOIDA – 201304. | WEBSITE: WWW.LNTREALTY.COM

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