



RERA NO : RAJ/P/2017/128



SECTOR - 33, BHIWADI



COMPANY PROFILE

OUR PROJECTS



Possession given in
July 2010 - Jalandhar



Possession given in
July 2012- Delhi



Possession given in
Sept. 2011 - Bhiwadi



Possession Given
Indirapuram, Gurgaon &
New Delhi



Under Construction
Koyal Enclave, Ghaziabad



OXIRICH AVENUE AT INDIRAPURAM (Ready For Fit out)



OXIRICH SUNSKRITI AT BHIWADI (Under Construction)



OXIRICH SUNSKRITI PHASE II BHIWADI (Under Construction)



INFRASTRUCTURE PROJECTS

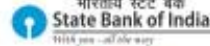
DIAL TERMINAL-3	Metal False Ceiling, Flooring and other allied works IT Hardware & Networking
Noida & G-Noida	Roads & Sector Development
Punjab Irrigation	Canal Works



Our Esteemed Clientele



Larsen & Toubro



Shapoorji Pallonji & Co. Ltd.



Our Bankers



Up Coming Projects

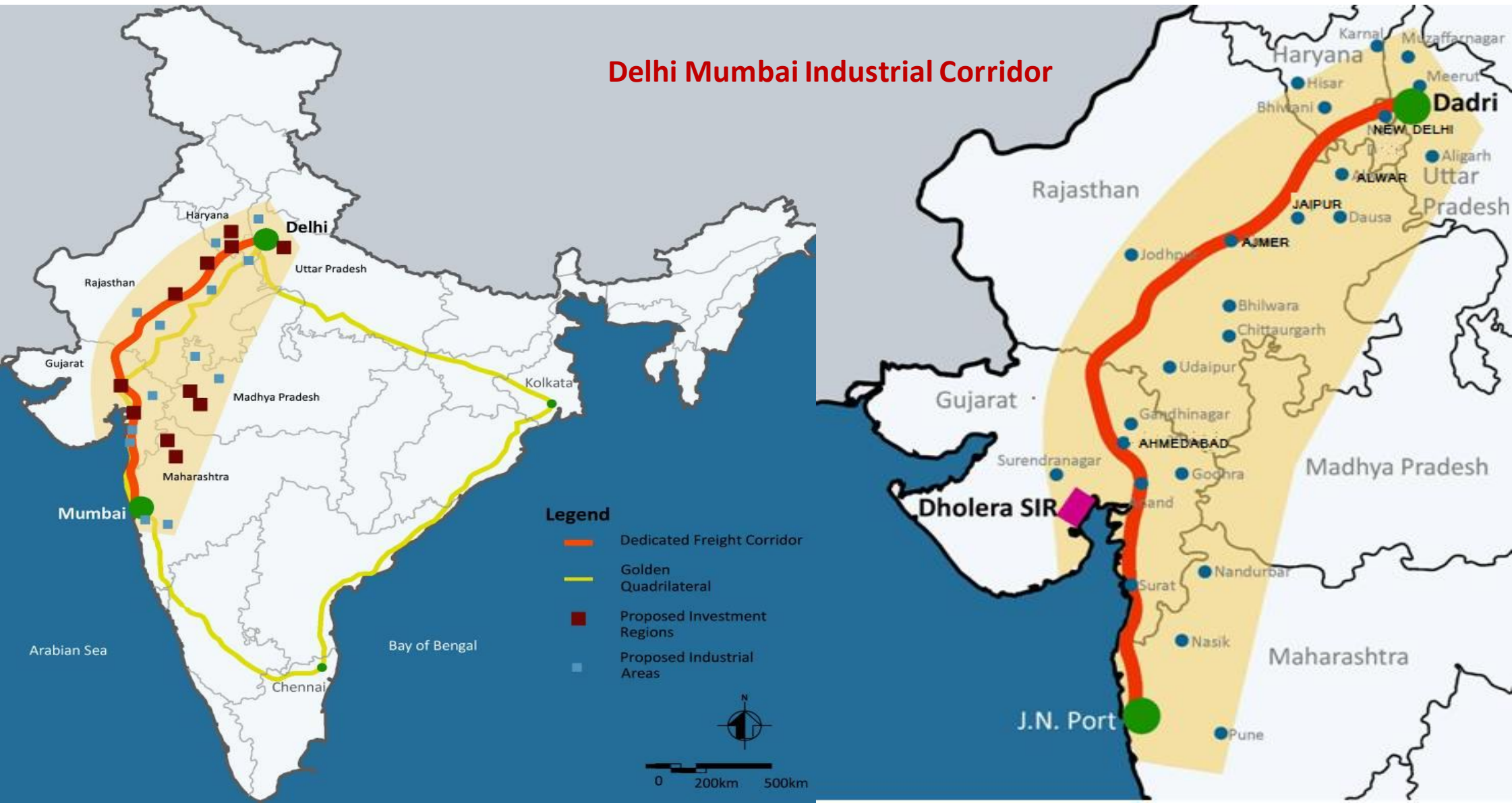


About Bhiwadi

- Bhiwadi strategically located on NH-8 and it is directly connected to Delhi, Gurugram & Jaipur
- Bhiwadi is 40 km from Gurugram, 55km from IGI airport, 60 km from Faridabad & 200 km from Jaipur
- Oxirich Sunskriti -II is strategically located in the nucleus of Bhiwadi's commercial hub of World renowned Blue Chip companies like Honda, Bausch and Lomb, Gillette, SRF, JAQUAR, Saint Gobain, Mitsubishi, Marubeni Itochu Steel Inc., Micromax, Shree Cement to name a few and thereby attracting premium employees
- JETRO(Japanese External Trade Organisation) and Hon'ble PM Narendra Modi's endeavour 'Make In India' has increased a demand in the ready to move housing in this high industrial concentrated region
- Bhiwadi has seen 50-60 % appreciation in last 5 years and is expected to grow at 60-70 % in next 5 years as per market analyst

The Gillette logo, featuring the word "Gillette" in a bold, blue, sans-serif font with a registered trademark symbol.

Bhiwadi- DMIC



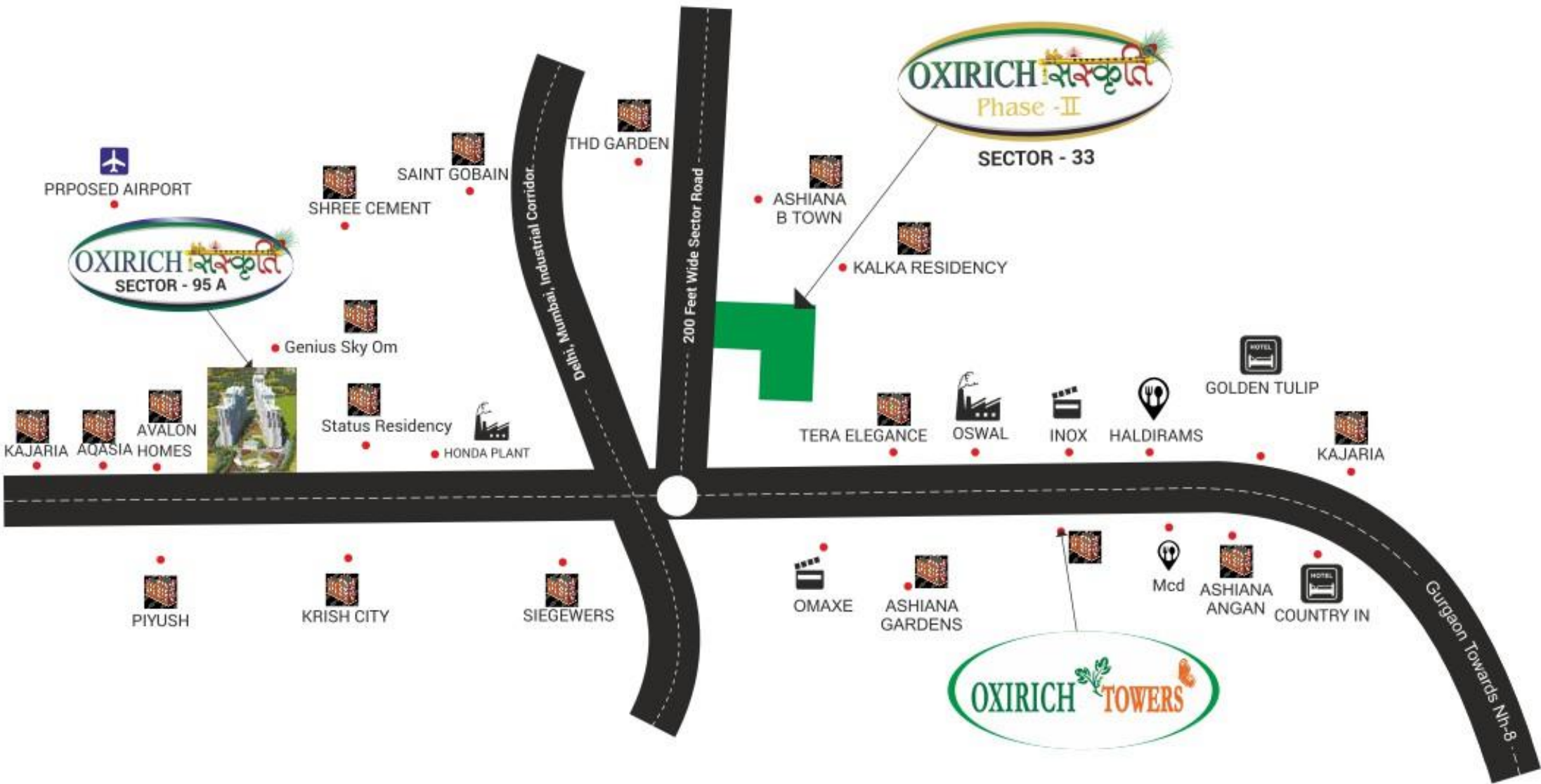
PROJECT DETAILS



LOCATION	Sector-33, Bhiwadi
PLOT SIZE AND NO OF TOWERS	11 acres, 9 Towers (Low rise & high rise)
TYPE AND UNIT SIZES	Residential, unit sizes- 1bhk (653),1bhk+store (699)& 2bhk (1050 & 1099 sq.ft)
PRICE RANGE & PAYMENT PLAN	CLP -3000 p.s.f & Subvention scheme-3300 p.s.f
HEIGHT OF FLOORS & TOTAL NO. OF UNITS	G+4 (A & B Tower) & Stilt+12 (7 towers) & 1100 units
CAR PARKING (Stilt & Open car parking)	1,50,000-2,00,000
CLUB MEMEBERSHIP FEE	50,000
ARCHITECT	In house (Oxirich group)
CONTRACTOR	In house (Oxirich group)
POSSESSION DATE (1 st phase)	2019 (Tower A & B) lowrise



Location Map





SITE PLAN

LEGEND

- 1 ENTRY / EXIT
- 2 LANDSCAPED GREEN
- 3 SENIOR CITIZEN PARK
- 4 SAND PIT
- 5 SHOPPING ZONE
- 6 CLUB
- 7 SWIMMING POOL
- 8 BADMINTION COURTS
- 9 PLAY GROUND
- 10 TENNIS COURTS
- 11 LIG / EWS



LAYOUT PLAN



LAYOUT PLAN

1BHK

SUPER AREA

653 sq. ft

DIMENSIONS MENTIONED HEREIN INCLUDE THE PROPORTIONATE SHARE OF WALL

Bedroom

Drawing Room

Dining Room

Kitchen

Toilets

LAYOUT PLAN



LAYOUT PLAN
2BHK
SUPER AREA
1099 sq. ft

DIMENSIONS MENTIONED HEREIN INCLUDE THE PROPORTIONATE SHARE OF WALL

- 2 Bedrooms
- Drawing Room
- Dining Room
- Kitchen
- 2 Toilets

FLOOR PLAN



Tower - H



UNIT NO	UNIT TYPE	SUPER AREA (SQ.FT)
H-101	2 BHK TYPE-1	1099
H-102	2 BHK TYPE-1	1099
H-103	1 BHK TYPE-2	699
H-104	1 BHK TYPE-2	699
H-105	1 BHK TYPE-2	699
H-106	1 BHK TYPE-2	699
H-107	1 BHK TYPE-1	653
H-108	1 BHK TYPE-1	653
H-109	1 BHK TYPE-1	653
H-110	1 BHK TYPE-1	653
H-111	1 BHK TYPE-1	653
H-112	1 BHK TYPE-1	653
H-112A	1 BHK TYPE-1	653
H-114	1 BHK TYPE-1	653
H-115	1 BHK TYPE-2	699

FLOOR PLAN



UNIT NO.	UNIT TYPE	SQ. FT. AREA
F-101	2 BHK TYPE-3	1189
F-102	2 BHK TYPE-3	1189
F-103	2 BHK TYPE-2	1099
F-104	2 BHK TYPE-2	1099
F-105	2 BHK TYPE-3	1189
F-106	2 BHK TYPE-3	1189

FLOOR PLAN



UNIT NO.	UNIT TYPE	SUPER AREA(SQ.FT.)
B-101	2 BHK TYPE - 4	1050
B-102	2 BHK TYPE - 4	1050
B-103	2 BHK TYPE - 4	1050
B-104	2 BHK TYPE - 4	1050
B-105	2 BHK TYPE - 4	1050
B-106	2 BHK TYPE - 4	1050
B-107	2 BHK TYPE - 4	1050
B-108	2 BHK TYPE - 4	1050
B-109	2 BHK TYPE - 4	1050
B-110	2 BHK TYPE - 4	1050

FLOOR PLAN



UNIT NO.	UNIT TYPE	SUPER AREA(SQ.FT.)
K-106	1 BHK TYPE-2	653
K-107	1 BHK TYPE-2	653
K-108	1 BHK TYPE-2	653
K-109	2 BHK TYPE-1	1099
K-110	2 BHK TYPE-1	1099

FLOOR PLAN



Tower - J2



UNIT NO.	UNIT TYPE	SUPER AREA (SQ. FT.)
J2-101	2 BHK TYPE-1	1099
J2-102	2 BHK TYPE-1	1099
J2-103	1 BHK TYPE-1	699
J2-104	1 BHK TYPE-1	699
J2-105	1 BHK TYPE-2	653
J2-106	1 BHK TYPE-2	653
J2-107	1 BHK TYPE-2	653
J2-108	1 BHK TYPE-2	653
J2-109	1 BHK TYPE-2	653
J2-110	1 BHK TYPE-2	653
J2-111	1 BHK TYPE-2	653
J2-112	1 BHK TYPE-2	653
J2-112A	1 BHK TYPE-1	699
J2-114	1 BHK TYPE-1	699
J2-115	2 BHK TYPE-1	1099
J2-116	2 BHK TYPE-1	1099





CONSTRUCTION UPDATES



Low rise- G+4

CONSTRUCTION UPDATES



Low rise- G+4







AMENITIES

RCC Framed Earthquake resistant structure

Use of AAC Blocks – Best known as Green Building Material for superior thermal insulation, fire resistant, cooler interior and environment friendly

24 Hours uninterrupted Water Supply & Power back-up

ATM & Convenient Shopping Centre

MALL & MULTI PLEX



Uninterrupted
Power Back Up



Luxurious Club with
Swimming Pool



Well equipped
Gymnasium



Kids Multi Activity Zone



Dedicated parking for
Stilt, Podium & Basement



Gated complex with 2 tier
security with CCTV surveillance



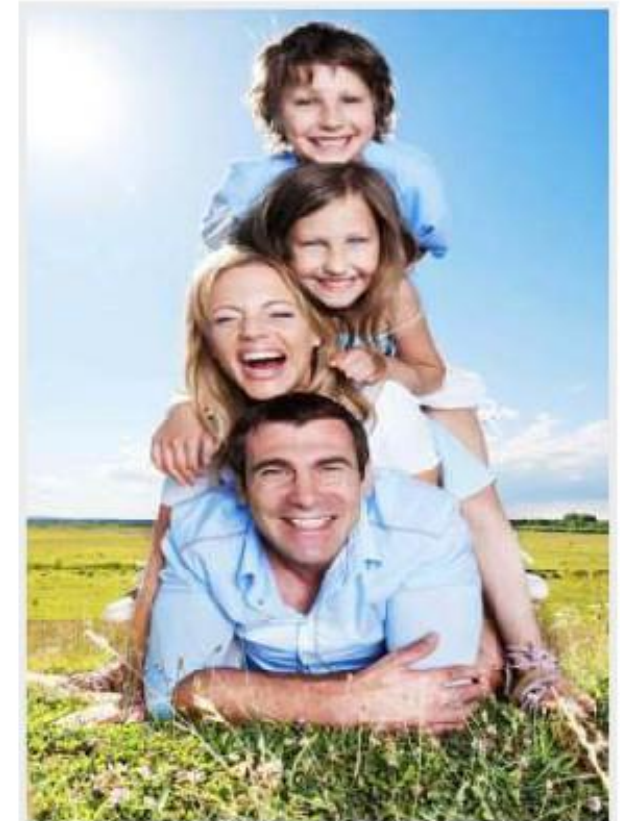
Video Door Phone system with
intercom facility



Dedicated in-house
sports area



Landscaped Gardens &
Walking Tracks





w.e.f. - 01/04/2018

SECTOR - 33, BHIWADI

PRICE- LIST

Unit Type	Super Area (Sq.Ft)	Basic Sale Price (Per Sq. Ft)	Basic Sale Price Total In Rs.
1 BHK	653	₹ 3000	₹ 19,59,000
2 BHK	1099	₹ 3000	₹ 32,97,000
Alloted Car Bays (Optional)	Open Parking		₹ 150000 per car
	Still / Podium		₹ 250000 per car
Other Charges Mandatory	IFMS		₹ 40 per sq ft
	Other Charges (EDC + IDC + STP + FFC)*		₹ 178 per sq ft
Value Added Services	Power Backup		₹ 20000 per kva
	Club Membership		₹ 50000 per apartment
	PLC (Corner)		₹ 100 per sq ft
	PLC (Park Facing)		₹ 50 per sq ft
	PLC (Club / Pool Facing)		₹ 50 per sq ft
	PFC (UG Floor)		₹ 200 per sq ft
	PFC (1st & 2nd Floor)		₹ 100 per sq ft
PFC (3rd & 4th Floor)		₹ 50 per sq ft	

LIMITED PERIOD OFFER

*CLP - Construction Linked Plan, *BSP - Basic Selling Price, *PBC - Power Backup Charges, *CMC - Club Membership Charges, *IFMS - Interest Free Maintenance Security, *OC - Other Charges, *EDC - External Development Charges, *IDC - Infrastructure Development Charges, *STP - Sewerage Treatment Plant, *FFC - Fire Fighting Charges, *PLC - Preferential Locational Charge, *PFC - Preferential Floor Charge

PAYMENT PLAN

Plan A - Construction Linked Plan

Payment Stage	BSP	Additional Charges
• At the time of booking	10%	
• On Allotment	10%	
• On start of foundation	10%	PLC
• On start of still roof slab	10%	Other Charges
• On start of 2nd floor roof slab	10%	
• On start of 5th floor roof slab	10%	CAR PARKING
• On start of 8th floor roof slab	10%	
• On start of top floor roof slab	10%	
• On completion of Brick Work	7.50%	
• On completion of Plaster (Internal & External)	7.50%	
• On offer of Possession	5.00%	CMC + PBC + IFMS

Plan B - Down Payment Plan

At the time of booking	10%	
Within 45 days of booking	85%	PLC+OC+Car Parking
At the time of possession	5%	CMC + PBC + IFMS

Sign. _____ Date _____

Notes:

- Down payment discount - as applicable
- Area may change for better utilization of space or for other architectural related requirements
- Super area is tentative and the actual area calculation will be done at the time of possession.
- Electric connection charges would be separate as per applicable Government Charges.
- Prices are subject to revision at the sole discretion of the promoters without any notice.
- Service tax & other taxes as applicable
- Cheque to be drawn in favour of * City Lifespaces Pvt. Ltd.*

A Joint Venture of



City Lifespaces Pvt. Ltd

(A Wholly Owned Subsidiary Company of Oxirich Construction Pvt. Ltd)

Head Office: 913-915 Arunachal Building, Barakhamba Road, Connaught Place, New Delhi-110001 Cont. Nos.: 011-41563142/41563242

Website : www.oxirich.com E-mail : info@oxirich.com

CIN: U45204DL2012PTC234067 RERA NO. : RAJ/P/2017/128



w.e.f. - 01/07/2018

BHIWADI

SECTOR - 33, BHIWADI

PRICE- LIST

Unit Type	Super Area (Sq. Ft)	Basic Sale Price (Per Sq. Ft)	Basic Sale Price (Total in Rs.)
1 BHK	655	₹ 3500	₹ 21,54,900
2 BHK	1099	₹ 3500	₹ 36,26,700
Aloted Car Bays (Optional)			
	Open Parking	₹ 150000 per car	
	Stilt / Podium	₹ 250000 per car	
Other Charges Mandatory			
	IFMS	₹ 40 per sq ft	
	Other Charges (EDC + EC + STP + PFC)	₹ 178 per sq ft	
Value Added Services			
	Power Backup	₹ 20000 per hva	
	Club Membership	₹ 50000 per apartment	
	PLC (Corner)	₹ 100 per sq ft	
	PLC (Park Facing)	₹ 50 per sq ft	
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PAYMENT PLAN

Plan A - Construction Linked Plan

Payment Stage	BSP	Additional Charges
• At the time of booking	10%	
• On Allotment	10%	
• On start of foundation	10%	PLC
• On start of stilt roof slab	10%	Other Charges
• On start of 2nd floor roof slab	10%	
• On start of 5th floor roof slab	10%	CAR PARKING
• On start of 8th floor roof slab	10%	
• On start of top floor roof slab	10%	
• On completion of Brick Work	7.50%	
• On completion of Plaster (Internal & External)	7.50%	
• On offer of Possession	5.00%	CMC + PBC + IFMS

Plan B - Down Payment Plan

At the time of booking	10%	
Within 45 days of booking	85%	PLC+OC+Car Parking
At the time of possession	5%	CMC + PBC + IFMS

Sign. _____ Date _____

Notes:

- Down payment discount - as applicable
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A Joint Venture of



Oxirich Realtors Pvt. Ltd.
Renamed from "City Lifespaces Pvt. Ltd" earlier

Head Office: 913-915 Arunachal Building, Barakhamba Road, Connaught Place, New Delhi-110001 Cont. Nos.: 011-41563142/41563242
Branch Office : 35, Edminton Hall, Bristol Hotel, Near Sikanderpur Metro Station, Gurugram-122002

Website : www.oxirich.com E-mail : info@oxirich.com
CIN: U45204DL2012PTC234067 RERA NO. : RAJRP/2017/128



Subvention Scheme!!!

Approved by ICICI Bank

- 1 BHK- 653 sq feet (10:90)
- Pay 10% Booking amount & 90% funded by ICICI Bank
- 2 BHK- 1099 sq. Feet (15:80:5)
- Pay 15% Booking amount , 85% funded by bank & 5% at the time of possession.
- Booking Amount 1BHK & 2BHK- 10% & 15% of Basic Cost
- Booking amount will be Refunded within 7 days if the loan of any individual does not get approve due to any reason
- Possession of the project by March 2021

NO EMI TILL OFFER OF POSSESSION!!



Income Tax Slabs for Tax Saving 2019-20

- Rs 2.5 lakhs- No Tax
- Rs 2.5 lakhs- 5 lakhs= 5 %
- 5 lakhs- 10 lakhs= 20%
- 10 lakhs & above= 30 %
- **Investment Options:-**
- Real Estate- Buying Properties
- Equity-linked savings scheme (ELSS)
- Public Provident Fund (PPF)
- Employee's Provident Fund (EPF)
- New Pension Scheme (NPS)
- National Saving Certificates (NSC)
- Bank Deposit
- Health Insurance





Thank You!!!

Contact Details

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Email: info@oxirich.com

URL : www.Oxirich.com