

**OCEAN GOLDEN I  
SECTOR – TECH ZONE – IV  
GREATER NOIDA(WEST) U. P.**

PRICE LIST w.e.f. 15.07.2020

**Block- A,B and C Premium Office (Fully Air Conditioners)**

<b>Floor</b>	<b>Unit Size: 400 sqft</b>	<b>Unit Size: 325 sqft</b>
4 <sup>th</sup> Floor	Rs. 15,49,000/-	Rs. 12,99,000/-
3 <sup>rd</sup> Floor	Rs. 15,99,000/-	Rs. 13,49,000/-
2 <sup>nd</sup> Floor	Rs. 16,99,000/-	Rs. 13,99,000/-
1 <sup>st</sup> Floor	Rs. 17,99,000/-	Rs. 14,49,000/-

**Other Charges**

Corner PLC	Rs. 10% of BSP
View PLC 45 Mtr Road	Rs. 150/- Psft.
View PLC IT Facing	Rs. 100/- Psft.
View PLC Street Facing	Rs. 50/- Psft.
E.D.C./I.D.C	Rs. 150/- Psft.
FFC	Rs. 75/- Psft.
Covered Car Parking(Optional)	Rs. 3,95,000/-
Power Back-Up(2KVA Mandatory) (at the time of possession )	Rs. 25000 Per KVA

**NOTE:**

1. Payment shall be made via Cheque /Demand Draft in favor of **“M/s OCEAN INFRAHEIGHTS PVT. LTD.”** Payable at New Delhi.
2. The above area are super built areas & include covered area plus proportionate share of common areas.
3. All Specifications, Designs, Layout, Conditions are only indicative & subject to change at the discretion of the builder / architect or any other competent authority.
4. The terms and conditions stated herein are only indicative and are subject to change. Detailed terms and conditions will be provided in the Builder-Buyer Agreement.
5. Company reserves the rights to change the price and payment plans without notice. Price/Payment Plan ruling on the date of booking shall be applicable. There will be no escalation for booked unit.
6. IFMS (Rs.100Psft) & Lease Rent (Rs. 150 Psft) at the time of possession. Registration stamp duty, GST/Service Tax, Electric/Water meter charges or any other legal charges levied by Govt. shall be payable by Allotee/Applicant as per norms.

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**PAYMENT PLAN**

**Construction Link Plan (CLP)**

At the time of Booking	15%
Within 30 Days of Booking	15%
At the time of Excavation	10%
At the time of Raft	10%
At the time of Basement Slab Casting	10%
At the time of Ground Floor Slab Casting	10%
At the time of 1 <sup>st</sup> Floor Slab Casting	10%
At the time of 3 <sup>rd</sup> Floor Slab Casting	10%
At the time of Plaster	5%
At the time of Possession	5%

**Special Payment Plan**

At the time of Booking	15%
Within 30 days of Booking	35%
At the time of Super Structure	25%
At the time of Possession	25%