

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

PRICE LIST w.e.f. 10.01.2020

+91-9999444220|www.oceangoldeni.com

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

4 th Floor	Rs. 14,99,995/-
3 rd Floor	Rs. 15,49,995/-
2 nd Floor	Rs. 16,19,995/-
1 st Floor	Rs. 17,19,995/-

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, 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 st Floor Slab Casting	10%
At the time of 3 rd Floor Slab Casting	10%
At the time of Plaster	5%
At the time of Possession	5%

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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

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6. IFMS (Rs.100Psft) & Lease Rent (Rs. 150 Psft) at the time of possession. Registration stamp duty, 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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Premium Office D&E (Centralized Air Conditioner)

4 th Floor	Rs. 4095 Psft.
3 rd Floor	Rs. 4195 Psft.
2 nd Floor	Rs. 4295 Psft.
1 st Floor	Rs. 4495 Psft.

Other Charges

Corner PLC	Rs. 10% of BSP
Main Road Facing (120 Mtr)	Rs. 100 Psft.
IT Facing	Rs. 50 Psft.
E.D.C./ I.D.C.	Rs. 150 Psft.
FFC	Rs. 75 Psft.
Car Parking(Optional)	Rs. 3,95,000/-
Power Back-Up(2KVA Mandatory) (At the time of possession)	Rs. 25000 Per KVA

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6. IFMS (Rs. 100Psft) & Lease Rent (Rs. 150 Psft) at the time of possession. Registration stamp duty, 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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Retail Space Price List: (Centralized Air Conditioner)

45 Mtr Road Facing	Rs. 19995 Psft.
Food Court	Rs. 18995 Psft.
Retail Space(A,B,C Block) Street/IT	Rs. 17995 Psft.

Other Charges

Corner PLC	Rs. 5% of BSP
E.D.C./ I.D.C.	Rs. 150 Psft.
FFC	Rs. 75 Psft.
Covered Car Parking	Rs. 395000/-
Power Back-Up(2KVA Mandatory)	Rs. 25000 Per KVA

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6. IFMS (Rs.100Psft) & Lease Rent (Rs. 150Psft) 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	10%
Within 45 days of Booking	40%
At the time of Super Structure	20%
At the time of Possession	30%

Special Payment Plan

At the time of Booking	10%
Within 45 days of Booking	20%
At the time of Ground Floor Slab Casting	20%
At the time of Super Structure	30%
At the time of Possession	20%

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Premium Office D&E (Centralized Air Conditioner)

4 th Floor	Rs. 4095 Psft.
3 rd Floor	Rs. 4195 Psft.
2 nd Floor	Rs. 4295 Psft.
1 st Floor	Rs. 4495 Psft.

Other Charges

Corner PLC	Rs. 10% of BSP
Main Road Facing (120 Mtr)	Rs. 100 Psft.
IT Facing	Rs. 50 Psft.
E.D.C./ I.D.C.	Rs. 150 Psft.
FFC	Rs. 75 Psft.
Car Parking(Optional)	Rs. 3,95,000/-
Power Back-Up(2KVA Mandatory) (At the time of possession)	Rs. 25000 Per KVA

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6. IFMS (Rs. 100Psft) & Lease Rent (Rs. 150 Psft) at the time of possession. Registration stamp duty, 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%
At the time of Raft	15%
At the time of Lower Basement Slab Casting	10%
At the time of Lower Ground Slab Casting	10%
At the time of Ground Floor Slab Casting	10%
At the time of 1 st Floor Slab Casting	10%
At the time of 2 nd Floor Slab Casting	10%
At the time of 3 rd Floor Slab Casting	5%
At the time of 4 th Floor Slab Casting	5%
At the time of Plaster	5%
At the time of Possession	5%

Special Payment Plan (A)

At the time of Booking	10%
At the time of Raft/45 Days	30%
At the time of 2 nd Floor Slab Casting	20%
At the time of Structure Completion	20%
At the time of Possession	20%

Special Payment Plan (B)

At the time of Booking	10 %
Within 45 days from Booking	40 %
At the time of Completion of super structure	25 %
At the time of Possession	25 %

Special Payment Plan (C)

At the time of Booking	10 %
Within 45 days from Booking	30 %
In the next 24 Months	1.51% per 24 months
At the time of Possession	24 %

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