

ARCHITECTS



sikka associates architects

urban design
masterplanning
architecture
interior design
engineering
project management

A-2/1, Africa Avenue, Safdarjung Enclave, New Delhi-110029.
Tel: (011) 43235235, Fax: (011) 26194481 Web: www.saaindia.net, Email: saa@saaindia.net

PROJECT

GOLDEN I OCEAN INFRAHEIGHTS

PLOT NO. -11, SECTOR-TECHZONE - IV,
GREATER NOIDA.

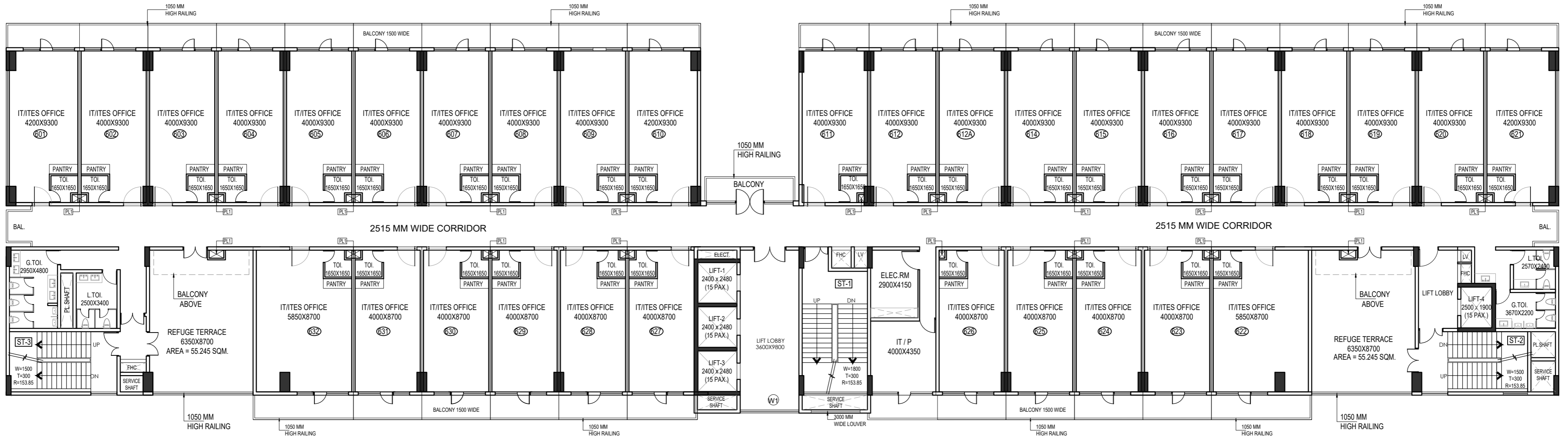
DRAWING NO	REVISIONS
DATE	
13 AUG 2021	

BUILDING TITLE

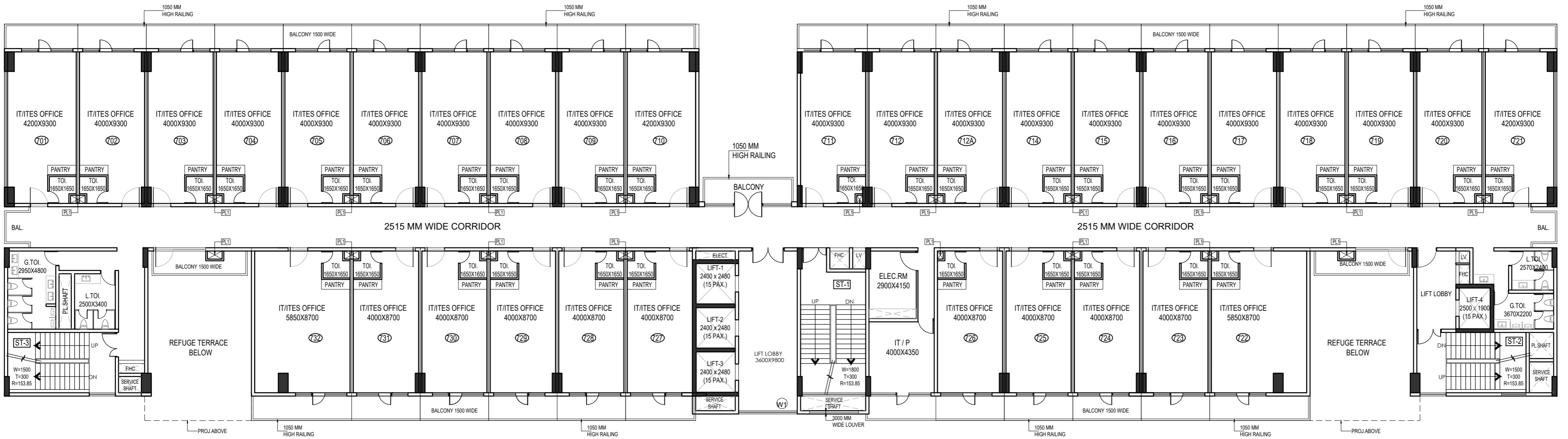
TOWER - T4

DRAWING TITLE


MARKETING PLANS

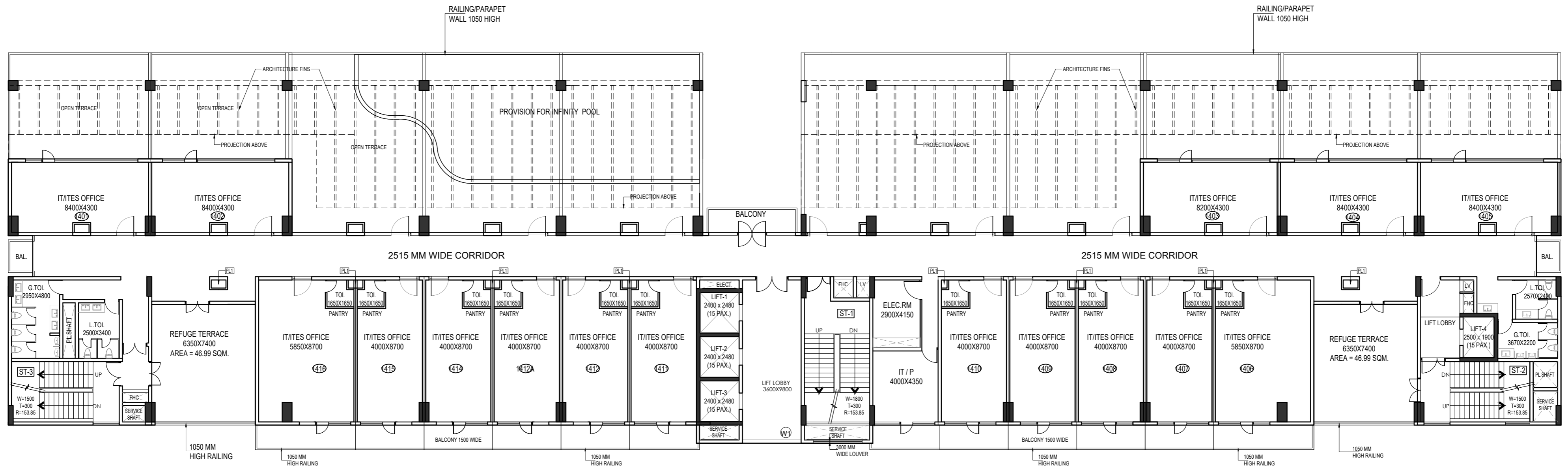


6TH & 10TH FLOOR PLAN (REFUGE FLOOR) (IT TOWER-T4)



7TH & 11TH FLOOR PLAN (IT TOWER-T4)

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14TH FLOOR PLAN (REFUGE FLOOR) (IT TOWER-T4)

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MARKETING PLANS

Golden-I Phase-III
(UPRERAPRJ732580)
Ocean Infra heights Pvt. Ltd.,
SECTOR – TECH ZONE – IV , GREATER NOIDA (WEST) U.P
Price list w.e.f. 02.04.2026

Basic Cost	Rs 8500/- Sq. Ft.
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Other Charges: -

View PLC (Park Facing)	Rs.150/-Sqft.
Floor PLC (Up to 7th Floors)	Rs. 100/- Sqft.
Floor PLC (8th & above)	Rs. 50/- Sqft.
Corner PLC	5% of BSP
E.D.C. / I.D.C	Rs. 200 /- Psft
F.F.C.	Rs. 200/- Psft
Power Back-up @30000/ KVA	5 KVA (Mandatory)
Covered Car Parking	Rs. 6,95,000/-

Payment Plan (A)	
At the time of booking	10%
Within 30 days of booking	40%
Completion of structure	25%
At the offer of Possession	25% + Possession charges
Payment Plan (B)	
At the time of booking	10%
Within 30 days of booking	85%
At the offer of Possession	5% + Possession charges
Return (1% of Basic cost)	Till offer of Possession

NOTE:

- 1. Payment shall be made via Cheque / Demand Draft in favor of "M/s OCEAN INFRAHEIGHTS PVT. LTD." Payable at Noida.**
- 2. All the above rates are on Super Area. However, Bookings shall be made on the basis of carpet Area and rate per square feet of carpet Area shall be calculated before final booking.**
- 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 (NA) & Lease Rent (Rs.200 Psft), Charges relating to Electric Meter, Dual Meter, and Electric Meter load sanction charges will be applied at the time of offer 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.**