



Location Map



OXIRICH Avenue
ULTRA LUXURY APARTMENT, INDIRAPURAM

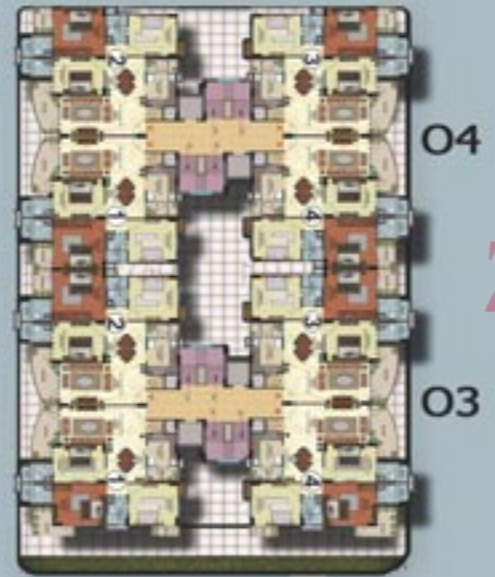
- | | | | |
|---|----------|--|----------|
| ● NH-24 | - 0 Km | ● Anand Vihar
(Rly Station, Metro & ISBT) | - 5 Min |
| ● Corporate Hub
Sector -62, 63 Noida | - 0 Km | ● Sector 18 Noida | - 10 Min |
| ● Proposed metro station | - 1 min. | ● CP | - 15 Min |
| ● Vaishali Metro Station | - 5 min. | ● ND Rly. Station | - 15 Min |
| | | ● AIIMS | - 20 Min |

SITE PLAN

FUTURE EXPANSION

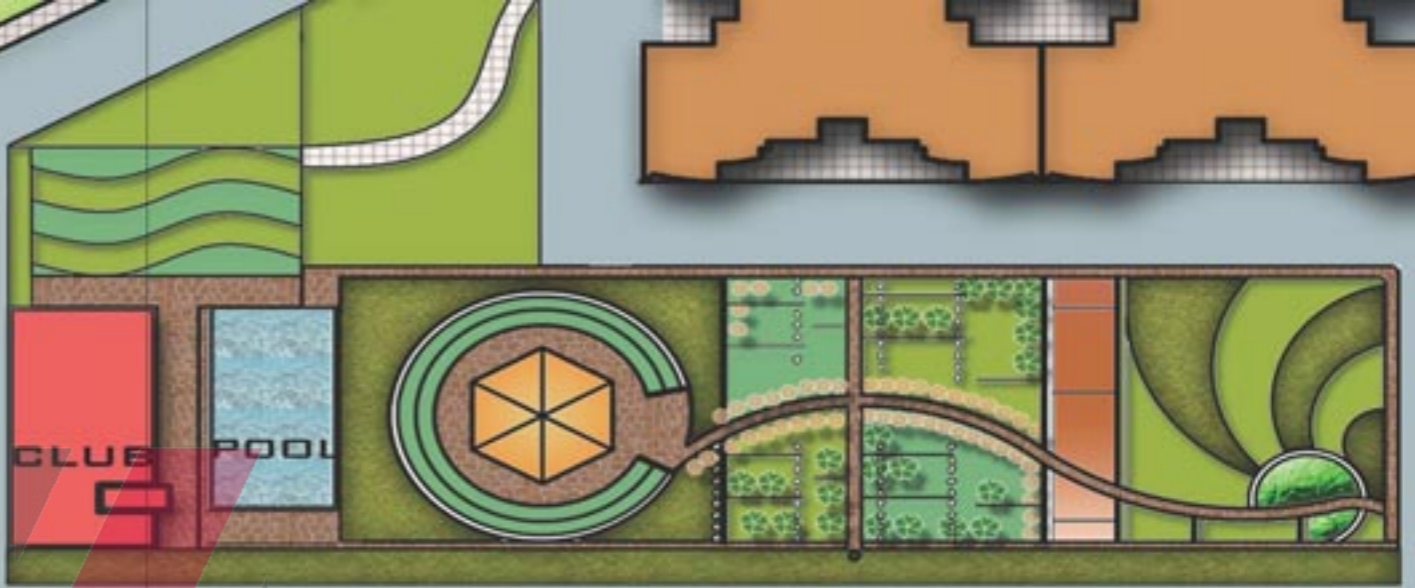


N



O4

O3



O2

O1

MARVEL

30' WD ROAD

ZRICKS

UNIT PLAN



UNIT PLAN CORNER



Specification

Flooring	<p>Laminated flooring in master bedroom and vitrified tiles in other bedrooms.</p> <p>Designer Vitrified flooring in living and dining area.</p> <p>Anti-Skid Ceramic Tiles in Bathroom and Kitchen.</p> <p>Udaipur green/ equivalent in corridors and Kota stone/ equivalent in staircases.</p>
Dado	<p>Glazed Ceramic tiles upto 7 heights in washrooms and 2 height above kitchen slab in pleasing shades and design.</p>
Exterior	<p>Good quality external grade paint.</p>
Painting	<p>POP camice and modulings. Walls with pleasant shades of OBD.</p>
Kitchen	<p>Modular kitchen with designer laminated shutters and SS fittings</p> <p>Granite/ Udaipur Green Counter Top. Provision for Hot and Cold water supply.</p> <p>Reverse Osmosis Plant for healthy drinking water.</p>
Woodwork	<p>Well appointed wardrobes with designer laminated shutters and SS fittings.</p>
Doors and Windows	<p>Designer Penal Door at Entrance and all other doors to be flush doors with laminate/enamel paint with aluminum powder coat, Hardware fittings and locks of Godrej or equivalent make. Seasoned wood door and window frames and shutters.</p>
Washrooms	<p>Parryware/ Hindware/ Cera or equivalent Sanitary ware. Chrome plated CP fittings of Jaguar/ Parko/ Driplex or equivalent.</p> <p>Digital Geyser for efficient power saving.</p>
Electrical	<p>Electrical (copper) wiring as per I.S. Code. Modular switches and MCB's by Anchor/ equivalent. TV, Telephone and Air-con Paints in D/D Bedrooms</p>

Plan A - Down Payment

Payment stage	BSP
At the time of booking	10%
Within 45 days of booking	85% PLC + GAC + Car Parking
At the time of possession	5% IFMS+ CDC+Other charges (if any)

Plan B - Construction Linked Plan

• At the time of booking	10%	
• On Allotment	10%	PLC
• On completion of foundation	10%	
• On completion of lower basement roof slab	10%	GAC
• On 2nd floor roof slab	10%	CAR PARKING
• On 5th floor roof slab	10%	
• On 8th floor roof slab	10%	CDC
• On top floor roof slab	10%	
• On completion of Brick Work	7.50%	
• On completion of Plaster (Internal & External)	7.50%	
• On offer on Possession	5.00%	CMC+PBC + IFMS & other charges (if any)

* Service tax payable extra to above

Sign. _____ Date _____



OXIRICH GROUP
BUILDING VALUES

Head Office : 913-915 Arunachal Building, Barakhamba Road, Connaught Place, New Delhi-110001

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

Marketing & Branch Office : T-17, 3rd Floor, Aditya Mega City, Vaibhav Khand, Indirapuram, Ghaziabad

Plan A - Down Payment

Payment stage	ESF*
At the time of booking	10%
Within 45 days of booking	85% FLC + GAC + Car Parking
At the time of possession	5% IFPS + CDC + Other charges (if any)

Plan B - Construction Linked Plan

• At the time of booking	10%	
• On Allotment	10%	FLC
• On completion of foundation	10%	
• On completion of lower basement roof slab	10%	GAC
• On 2nd floor roof slab	10%	CAR PARKING
• On 5th floor roof slab	10%	
• On 8th floor roof slab	10%	CDC
• On top floor roof slab	10%	
• On completion of Brick Work	7.50%	
• On completion of Plaster (Internal & External)	7.50%	
• On offer on Possession	5.00%	OnC + PDC + IFPS & other charges (if any)

* Service tax payable extra to above

Sign. _____ Date _____



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ESTD 1998

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OXIRICH Avenue

INDIRAPURAM

PRICE LIST

3 BHK	Area (Sq. Ft)	Basic Sale price (per sq. ft.)	Total in Rs.
BSP* (Per Sq. Unit)	1666	5,500.00	91,63,000.00
	1756	5,500.00	96,58,000.00

Alloted Car Bays	Basement	: Rs. 2,50,000.00
	Stilt	: Rs. 3,00,000.00
	Stilt / Basement (Back to Back Two Car Parking)	: Rs. 4,00,000.00

Value Added Services	Power Backup Incl. Meter (Minimum 3 KVA Mandatory)	- 30,000 per KVA
	Club Membership	- 80,000
	IFMS	- 50 Per Sq. Ft.
	GAC (EDC+IDC+EEC+FFC)*	- 120 Per Sq. Ft.
	CDC	- As Applicable

Preferential Floor Charges	1st	- 10 % of BSP
	2nd & 3rd	- 5% of BSP
	4th & 5th	- 2% of BSP

Preferential Location Charges	Corner	- 5% of BSP
	Park Facing	- 2% of BSP
	Club / Pool Facing	- 2% of BSP

* BSP - Basic Sale Price, * CMC - Club Membership Charges, * EDC - External Development Charges,
 * IDC - Infrastructure Development Charges, * FFC - Fire Fighting Charges, *PBC - Power Backup charges,
 * IFMS - Interest Free Maintenance security, *EEC - External Electrification Charges,
 *CDC - City Development Charges

OXIRICH Avenue

INDRAPURAM

PRICE LIST

S BHK	Area (Sq. Ft)	Basic Sale price (per sq. ft.)	Total in Rs.
BSP*	1666	5,500.00	91,63,000.00
(Per Sq. Unit)	1756	5,500.00	96,58,000.00

Alloted Car Bays	Basement	: Rs. 2,50,000.00
	Soilt	: Rs. 3,00,000.00
	Soilt / Basement	: Rs. 4,00,000.00
	(Back to Back Two Car Parking)	

Value Added Services	Power Backup	- 30,000 per MW
	Incl. Meter (Minimum 3 KVA Manditory)	
	Club Membership	- 80,000
	FMS	- 50 Per Sq. Ft.
	CMC, EDC + DC + EEC + FFC*	- 120 Per Sq. Ft.
CDC	- As Applicable	

Preferential Floor Charges	1st	- 10 % of BSP
	2nd & 3rd	- 5% of BSP
	4th & 5th	- 2% of BSP

Preferential Location Charges	Corner	- 5% of BSP
	Park Facing	- 2% of BSP
	Club / Pool Facing	- 2% of BSP

* BSP - Basic Sale Price, * CMC - Club Membership Charges, * EDC - External Development Charges,
 * DC - Infrastructure Development Charges, * FFC - Fire Fighting Charges, * FMS - Power Backup Charges,
 * FMS - Interest Free Maintenance security, * EEC - External Escalation Charges,
 * CDC - City Development Charges

