

Ophira
2&3 BHK Apartments
Sec-1, Greater Noida (West)

Flat Sizes

	2 BHK	2 BHK + Study	3 BHK
Super Area	1025 sq. ft.	1250 sq. ft.	1455 sq. ft.

Basic Sale Price

Payment Plan	DP	CLP	10:80:10 Subvention Plan
Price	3000	3300	3600
Floor (PLC)			
13th onwards	NIL	NIL	NIL
11th to 12th	20	20	20
9th to 10th	40	40	40
7th to 8th	60	60	60
5th to 6th	80	80	80
3rd to 4th	100	100	100
1st to 2nd	130	130	130
Ground	150	150	150

Location Charges

Corner	50
Park	50
Road	50

Additional Charges

Lease Rent	95
EEC	FREE
FFC	FREE
Club Membership	1,00,000
Power Back-up 1KVA	FREE
Covered Car Parking	2,50,000

Optional Charges

Modular Kitchen + Wardrobe + Air Conditioner in all Bedrooms	Rs. 100 per sq. ft.
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PAYMENT PLANS

Constructions Linked Payment Plan		
At the time of booking	10%	of Total Sales Price
Within 30 days of booking	10%	of Total Sales Price
On raft of foundation	10%	of Total Sales Price
On casting of basement slab	10%	of Total Sales Price
On casting of second floor slab	6%	of Total Sales Price
On casting of fourth floor slab	6%	of Total Sales Price
On casting of seventh floor slab	6%	of Total Sales Price
On casting of eleventh floor slab	6%	of Total Sales Price
On casting of fourteenth floor slab	6%	of Total Sales Price
On casting of eighteenth to top floor slab	6%	of Total Sales Price
On completion of brick work	6%	of Total Sales Price
On completion of internal plaster	6%	of Total Sales Price
On completion of flooring and tiles	6%	of Total Sales Price
On offer of possession	6%	of Total Sales Price

Down Payment Plan

At the time of booking	10%	of Total Sales Price
With in 60 days from booking	85%	of Total Sales Price
On offer of possession	5%	of Total Sales Price

Terms and Conditions

1. Price is escalation free once booked.
2. Cheques / Bank Drafts to be issued in favour of “Mangalya Buildtech Pvt. Ltd.” payable at new Delhi / Noida.
3. IFMS - Rs. 25/- per sq ft. , Lawn charges for Ground floor units and additional electricity charges, *Meter connection charges, Extra Power Backup - Rs. 20,000 (per KVA) and any other charges are extra and shall be collected before possession.
4. Service Tax, VAT & other government levies are extra as applicable.
5. Registration, stamp duty and miscellaneous charges shall be payable at the time of possession.
6. Super area includes the covered area plus the proportionate area under common corridor, passages, staircases, munties projections, water tank, lift walls, etc.
7. The terms and condition of sale stated herein are indicative and are subject to detailed terms & conditions in the 'Agreement to Sell / Flat Buyer's Agreement and are subject to change at sole discretion of the company.
8. All building plans, layouts, specifications are subject to change and modifications as decided by the company, architect or any other competent authority.
9. Timely payments of the installments are the essence of booking.
10. First transfer free on the same terms and conditions and second transfer will be charged @ 5%.

★ Meter Charges as per Govt. Norms

MANGALYA BUILDTECH PVT. LTD.

Office Address : D-113, Ground Floor, Sector-63, Noida, U.P.
Site Address : Plot No. 16 F, Sector -1, Greater Noida West. UP.