

CALL- 9999444220



GOLDEN I

SHOP | WORK | LIVE | ENTERTAIN

Welcome to the Blue life

THE BLUE
SIGNATURE SUITES

PREMIUM
OFFICE / BUSINESS SUITES

WITH PANTRY & WASHROOM



THE BLUE
SIGNATURE SUITES



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Congratulations on the incredible success of Phase 1! Golden-I isn't just a building; it's a living, breathing community where dreams ignite. Amongst the hustle and bustle, brands like Starbucks and Pizza Hut stand as beacons of triumph and ambition. But within these walls, magic happens - friendships are forged over steaming cups of Chayos chai, and the echoes of laughter weave through every corridor. Golden-I isn't just a destination; it's where stories are written, where love thrives, and where dreams find their wings.

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We're thrilled to unveil Tower-4, The Blue Business Suits, where we're not just offering you a space, but an opportunity to multiply your capital. Can you imagine? Our previous investors have seen a remarkable return on their investment! It's not just about bricks and mortar; it's about turning dreams into reality, and here at Golden-I, we're making it happen. Join us in this journey of success and prosperity, where every investment is a step towards a brighter future.



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Key Features of the Tower

1. A Grand Reception awaits you to the Blue Business Suits
2. Magnificent Double Height Ceiling Lobby for a Grand Entrance
3. Personal Washroom, Pantry & Balcony
4. 8.5 Feet wide corridors
5. Sky View Rooftop Health Club
6. Sky View Rooftop Lounge Café
7. Sky View Rooftop Water Bodies and Fountains
8. Exclusive Sky Deck Privileges
9. Climatically Scald Structure with Double Insulated Glass
10. High Speed Elevators
11. Modern Fire Detection System
12. 100% Power Backup



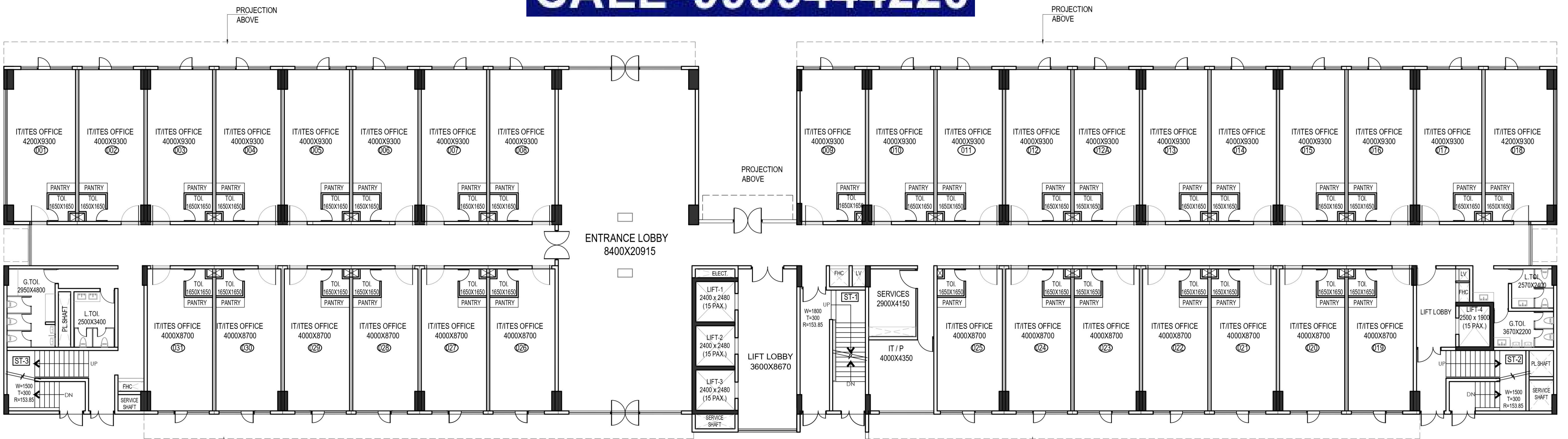
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Already Running & Associated Brands

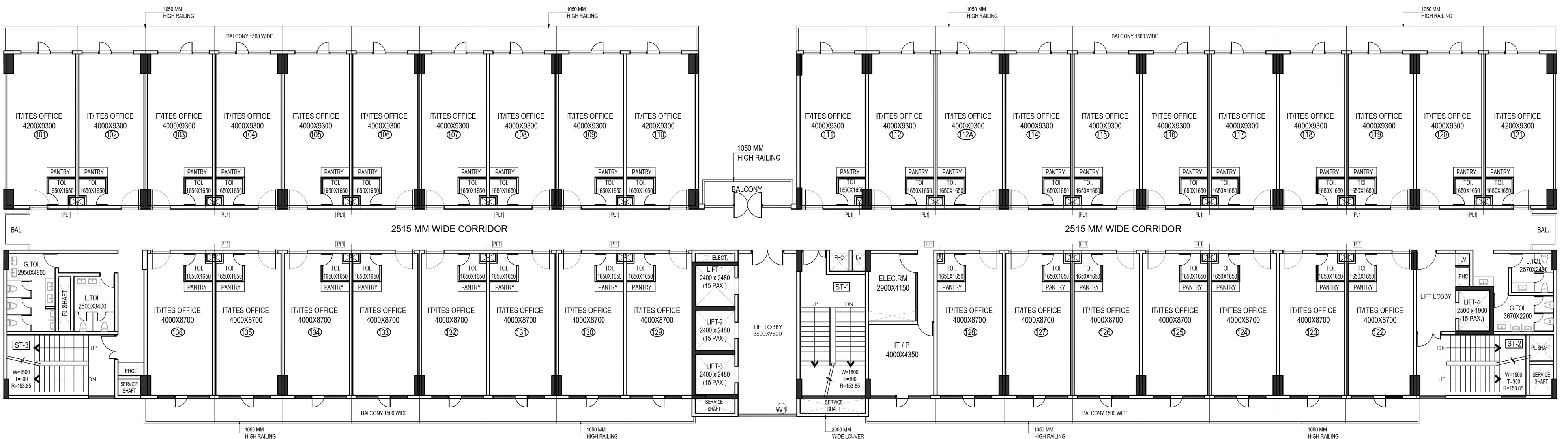
It sounds like the Golden-I is quite the hub for various brands! like: - McDonald, Chayos, Starbucks, Pizza Hut, KFC, Vango, Masala Twist, Costa Coffee, Cream Bell, Sleepwel, Bekal Caffe, Mithas, Tata Croma, Looks Salon, Keventers, Theobroma, Tony & Guy, Lens kart, Domino's Pizza, 7th haven, Maruti Suzuki Nexa and many more to come on board.



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GROUND FLOOR PLAN (IT TOWER-T4)



**TYPICAL FLOOR PLAN (IT TOWER-T4)
(1ST,2ND,3RD,4TH,5TH,8TH,9TH,12TH & 13TH FLOOR)**

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	

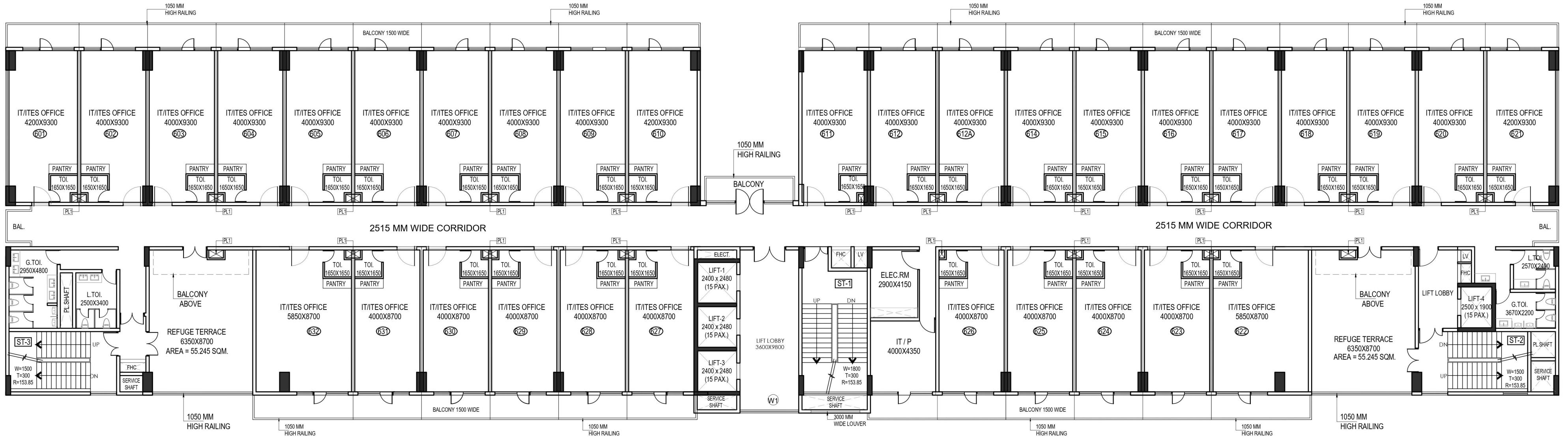
BUILDING TITLE

TOWER - T4

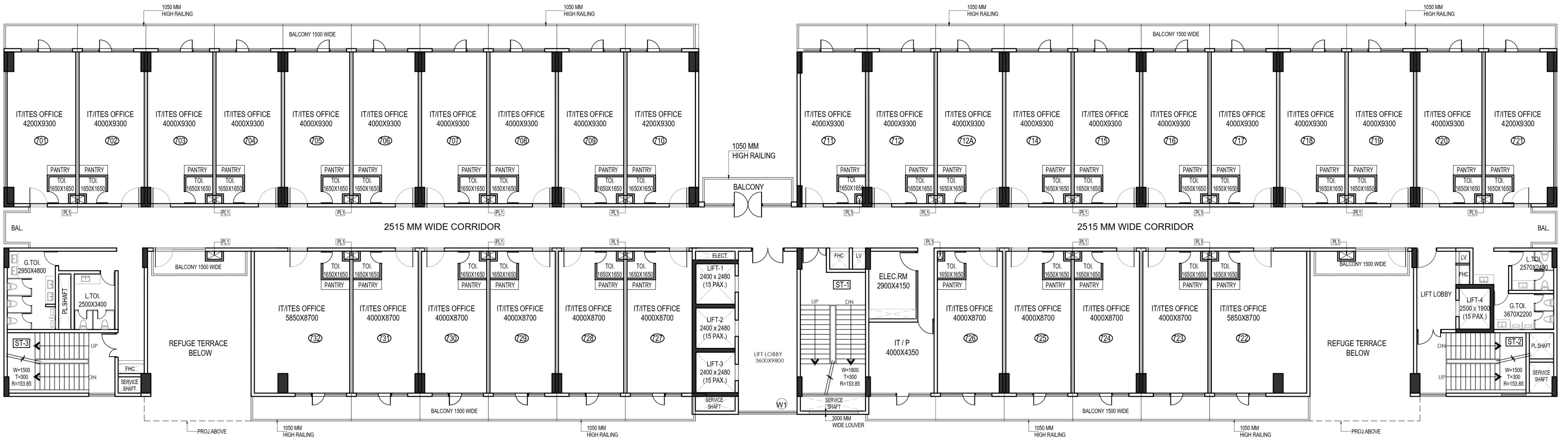
DRAWING TITLE

MARKETING PLANS


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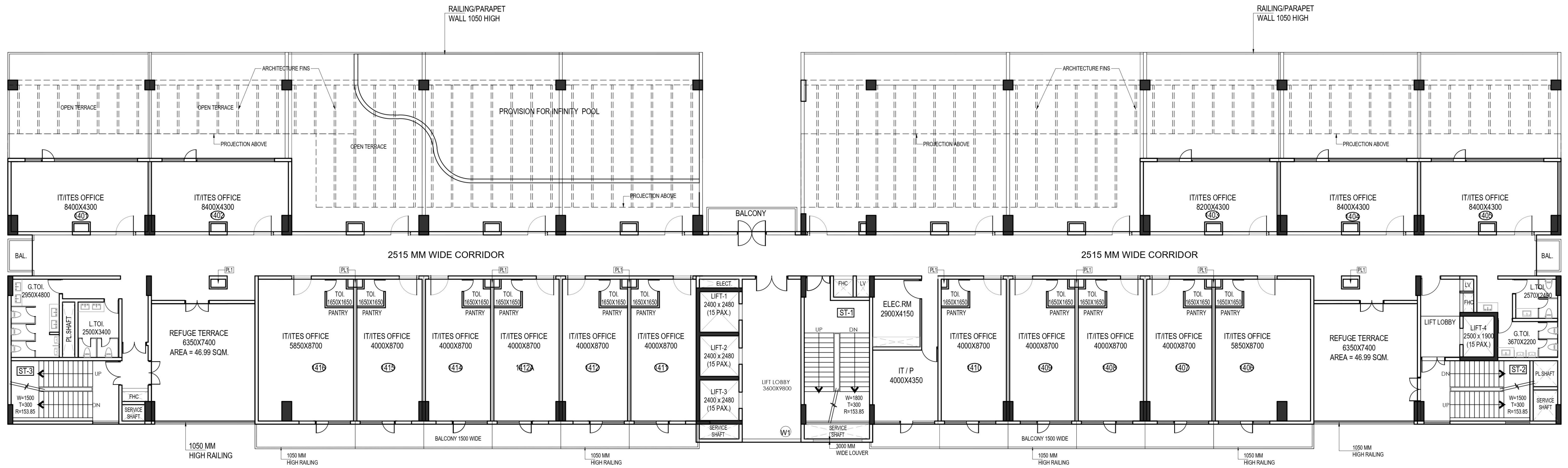
6TH & 10TH FLOOR PLAN (REFUGE FLOOR) (IT TOWER-T4)



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


<p>ARCHITECTS</p>  <p>sikka associates architects</p> <p>A-2/1, Africa Avenue, Safdarjung Enclave, New Delhi-110029. Tel: (011) 43235235, Fax: (011) 26194481 Web: www.scaindia.net, Email: saa@scaindia.net</p>	<p>urban design masterplanning architecture interior design engineering project management</p>	PROJECT	<p>GOLDEN I OCEAN INFRAHEIGHTS</p> <p>PLOT NO. -11, SECTOR-TECHZONE - IV, GREATER NOIDA.</p>	DRAWING NO	REVISIONS	BUILDING TITLE
					DATE	
				13 AUG 2021		<p>TOWER - T4</p> <p>MARKETING PLANS</p>

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

ARCHITECTS



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masterplanning
architecture
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PROJECT

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BUILDING TITLE

TOWER - T4

DRAWING TITLE

MARKETING PLANS

Golden-I Phase-III
Ocean Infraheights Pvt. Ltd.,
SECTOR – TECH ZONE – IV GREATER NOIDA(WEST) U. P.

PRICE LIST w.e.f. 01.05.2024

Tower: T4

Basic Cost (Without AR)	Rs. 6500/- Sq.ft.
Basic Cost (With AR)	Rs. 7500/- Sq.ft.

Other Charges

View PLC (Park Facing)	Rs. 150/- Sqft.
Floor PLC (1st Floor)	Rs. 500/- Sqft.
Floor PLC (Upto 6th Floors)	Rs. 100/- Sqft.
Floor PLC (7th & above Floors)	Rs. 50/- Sqft.
Corner PLC	5% of BSP
E.D.C./I.D.C	Rs. 200/- Psft.
FFC	Rs. 100/- Psft.
Covered Car Parking (Optional)	Rs. 4,95,000/-

Payment Plan

At the time of booking	10%
Within 30 days of booking	40%
On Casting of Top Floor Slab	25%
At the time of offer of Possession	25%
In Case of AR, Payment plan is 90:10	

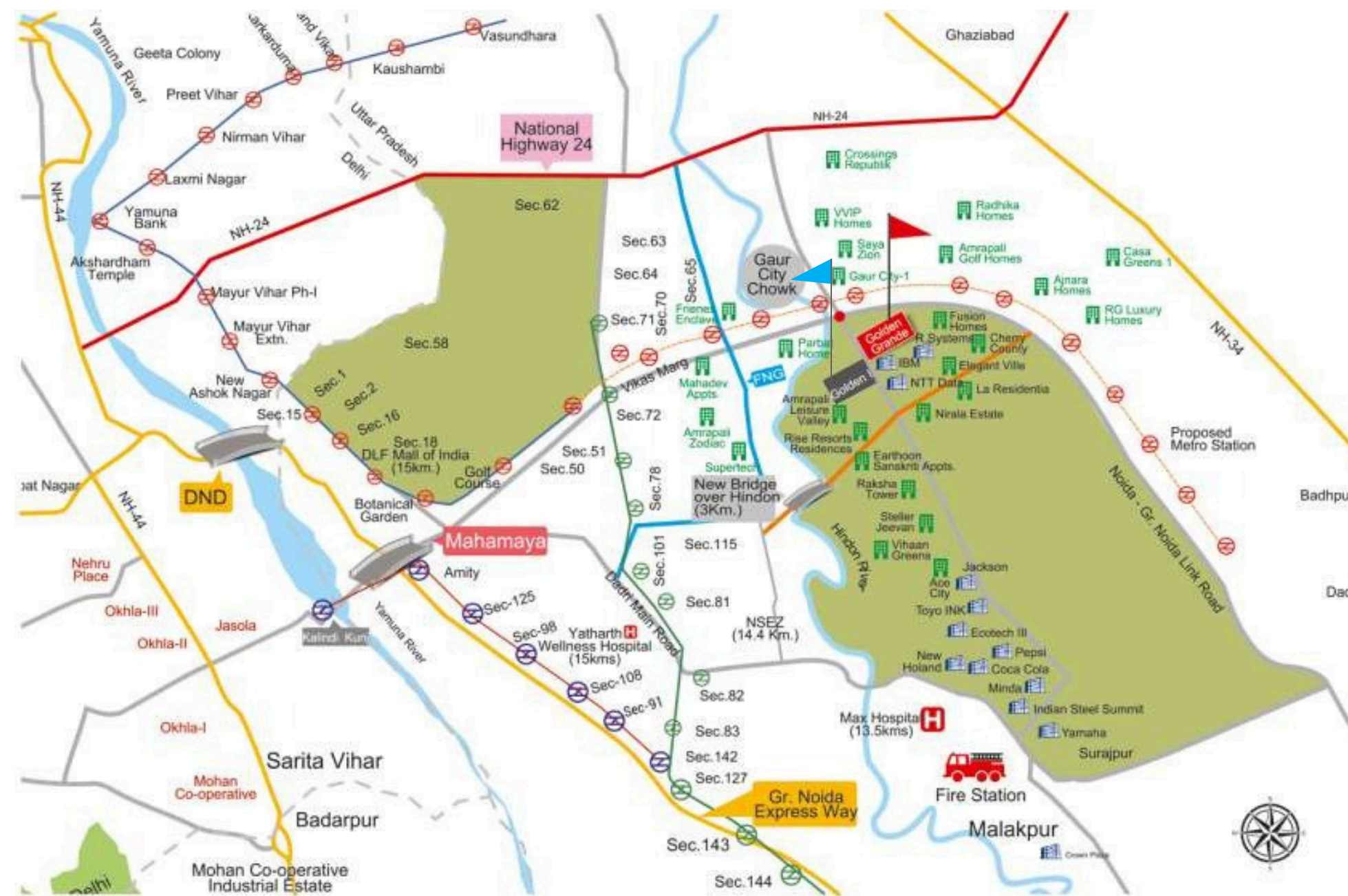
NOTE:

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 (Rs.100Psft) & Lease Rent (Rs. 150 Psft) & 2 KVA Power Back-Up (Rs. 30,000/- KVA) will be applied 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 Allottee/Applicant as per norms.

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A LANDMARK ADDRESS



THE CONNECTIVITY

