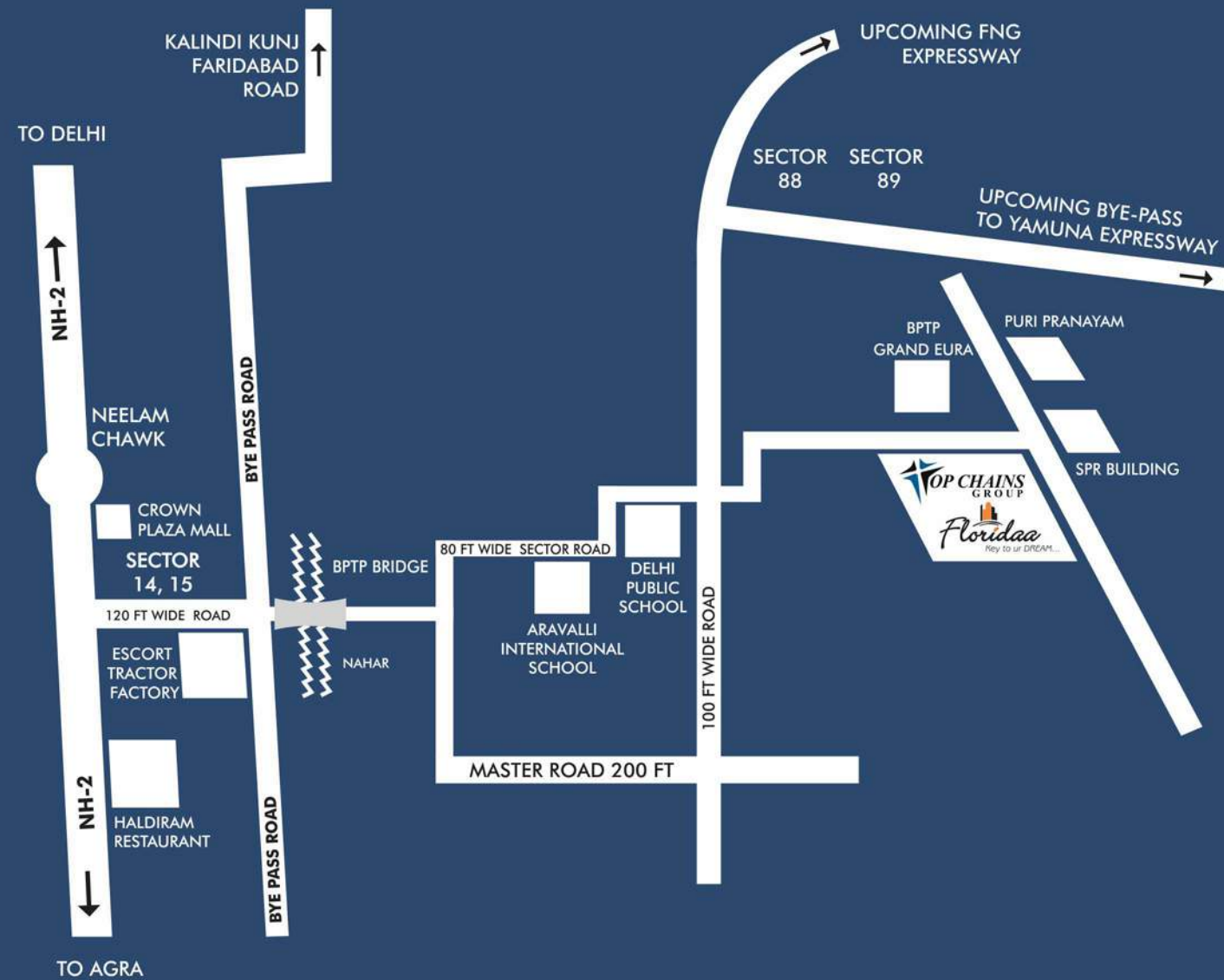


SECTOR 82, FARIDABAD

LOCATION MAP



PIXBIT CREATIVES PVT. LTD. +91-9837488129




Floridaa
 Key to ur DREAM...

DEVELOPER PROFILE

The year 1963, The place of Taj Nagri i.e. Agra in Uttar Pradesh, The story of OP Chains Group began , Among few who manufactured silver chains in Northern India and it has completed more than 51 years of its glorious existence, the company is renowned for its quality and performance. The Group is one of the established names in the Silver Chains & anklets manufacturing having state of the art plant at Agra using Italy machineries.

O.P. Chains Group diversified its business continuously in **Power** sector at Rajasthan, **Gold & Silver Bullion** , **Real Estate** sector (Commercial & Residential), **Jewellery** business (Gold, Diamond, Silver in retail as well as wholesale), **Silver Anklets** Manufacturing & **Cold Storages**.

Soon, Group is going to list their stocks on BSE by the name of “OP CHAINS LIMITED”.

In real estate, till now, OPC GROUP has successfully completed 3 housing & 2 commercial projects prior to scheduled /committed time while 6 housing/residential are their upcoming projects in different cities/states.

ABOUT SECTOR 82 NCR FARIDABAD

Group up-coming project is coming at a posh locality near to Agra Gurgaon canal in sector 82 NCR Faridabad Haryana state. It is just across 6 lane BPTP bridge, having 6 lane express road from Badarpur border resulting direct connectivity with NH-2. Needless to mention that upcoming FNG (Faridabad-Noida-Ghaziabad) expressway & KMP (Kundli-Manesar-Palwal) expressway, 6lane 180 kms long nonstop Badarpur-Agra expressway and 13.8 km metro line (Badarpur-Faridabad's YMCA CHOWK) will further improve connectivity i.e. Rapid exit routes to Delhi &rest of NCR and easy access to NH-2 .



PROJECT HIGHLIGHTS

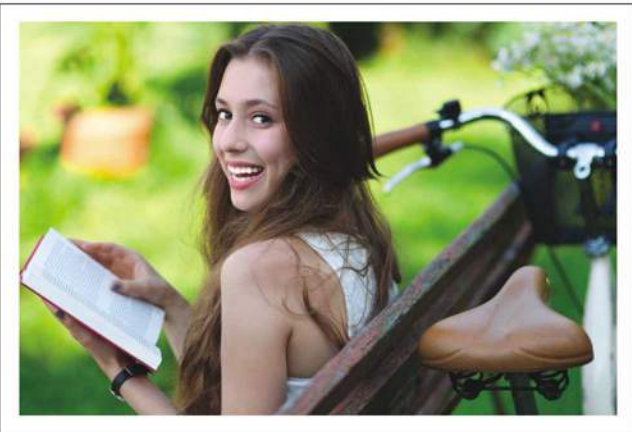
It is a group housing quality project spread over 5 acres in which open space shall be minimum 50% & comprises of number of towers which is having following highlights--

1. Predefined size
2. Predefined rates
- 3.Targeted frame time i.e. Maximum 4 years
4. Eco friendly green environment
- 5.Gated community living
- 6.Wide concrete roads
- 7.Underground electricity wiring
8. Modern sewage system
9. Fountains
- 10.Water bodies in green area
11. Mid tree parks



KEY DISTANCES FROM PROJECT

- Noida expressway-- 10 minutes drive
- Badarpur flyover—15minutes drive
- Ashram--25 minutes drive
- Noida--20 minutes drive
- Gurgaon--30 minutes drive
- Railway Station--5 minutes drive
- Metro line-- 10 minutes drive
- Airport—40 minutes drive
- Escorts hospital--5 minutes drive
- Apollo hospital—20 minutes drive
- Sector 15 &16 markets--5 minutes drive
- Famous malls-- 5-10 minutes drive



PROJECT LAND MARKS/ NEIGHBOURHOOD BUILDERS

1. BPTP Grand Eura
2. Puri Pranayam
3. SRS
4. Omaxe
5. Uppal
6. DPS School
7. Aravalli International School etc.

PROJECT AMENITIES

1. Free of cost maintenance of colony for 5 years after completion of project .
2. Free one built up COMMUNITY HALL of 2000sq ft.
3. Free one built up AANGANWADI cum CRECHE of 2000sq ft.
4. Free parking space as per policy. Balance available parking space can be earmarked as free visitor car parking space.
5. No external development charges **(EDC)** and internal development charges **(IDC)**.

PAYMENTS TERMS

1. 5% Amount of the total cost of the flat along with application form.
2. 20% Amount of the total cost of the flat at the time of allotment of flat.
3. The balance 75 % amount will be recovered in six equated installments spread over 3 year period.



PROJECT CONSTRUCTION QUALITY

OP Chains group has appointed M/S Gautam & Gautam Associates as their architect who is one of the top architects in India and no 1 in NCR.

INVESTMENT SCENARIO

Sector 82 is one of the prominent localities of Faridabad for investment purpose. Price trend in Sector 82 **(2012 - 2014)**

Oct- Dec 2012 – ₹. 4650 sq ft
Jan-Mar 2013 – ₹. 4874 sq ft
Apr-Jun 2013 – ₹. 5400 sq ft
July-Sep 2013 – ₹. 5423 sq ft
Oct-Dec 2013 – ₹. 5436 sq ft
Jan-Mar 2014 – ₹. 5489 sq ft



INSPIRE OF RECESSION IN THE MARKET, THERE WAS AN INCREASE OF 12% PER ANNUM ON AVERAGE BASIS.

**OUR PROJECT AT
UNBELIEVABLE RATES**

2 BHK = 20.66 Lacs

Rates are ₹. 4000/- per sqft on carpet area basis
+ ₹.500/- per sqft for 100 sqft balcony



Floridaa Floor Plan Type A



DESCRIPTION- 2BHK	SQM	SQFT
CARPET AREA OF ONE UNIT - 2 BHK	47	504

Floridaa Floor Plan Type B



DESCRIPTION- 2BHK	SQM	SQFT
CARPET AREA OF ONE UNIT - 2 BHK	47	504

*Condition apply- All Building information, specification etc are tentative and subject to variation and modification by the company or the competent authority sanctioning such plans. Images are for representative purpose only. 1 Sq mt = 10.76 Sq ft

SCHEDULE A PAYMENT SCHEDULE

TIME OF PAYMENT	PERCENTAGE OF THE TOTAL PRICE PAYABLE
At the time of application	₹ 1000/- Application Fees
At the time of submission of the application for Allotment	5% of the Total Price i.e ₹ 1,03,300/-
Within fifteen days of the date of issuance of Allotment Letter	20% of the Total Price i.e ₹ 4,13,200/-
Within six months from the date of issuance of Allotment Letter	12.5% of the Total Price i.e ₹ 2,58,250/-
Within twelve months from the date of issuance of Allotment Letter	12.5% of the Total Price i.e ₹ 2,58,250/-
Within eighteen months from the date of issuance of Allotment Letter	12.5% of the Total Price i.e ₹ 2,58,250/-
Within twenty-four months from the date of issuance of Allotment Letter	12.5% of the Total Price i.e ₹ 2,58,250/-
Within thirty months from the date of issuance of Allotment Letter	12.5% of the Total Price i.e ₹ 2,58,250/-
Within thirty-six months from the date of issuance of Allotment Letter	12.5% of the Total Price i.e ₹ 2,58,250/-

Indicative Term & Conditions:

- All payments to be made through cheques payable at PAR or pay order/ demand drafts Payable at DELHI in favor of "M/S S3 BUILDWELL-FLORIDAA".
- Payment subject to realization of pay orders / demand draft / cheques.
- Stamp duty, registration charges, legal expenses and other miscellaneous charge shall be separately borne and paid by the Applicant, as applicable at the time of registration of the sale deed.
- Government taxes and levies like service tax, VAT, cess etc. as applicable from time to time will be extra.
- In case of any imposition of EDC/IDC or other charges that were not applicable at the time of making the application for allotment but become subsequently applicable, such EDC/IDC or revision in the rate of EDC/IDC or any other charges shall be applicable and to be paid by the allottee(s) on a pro-rata basis, the amount for which shall be calculated by the Company as and when demanded.
- Terms and conditions mentioned here are merely indicative with a view to acquaint the Applicant and are not exhaustive. For detailed terms & conditions, please refer to the Application Form and the Apartment Buyer's Agreement.



OUR UPCOMING COMMERCIAL PROJECT

PROJECT NAME	LOCATION	CITY	AREAS (SQFT)	TYPE
Floridaa Arcade	Sector-82	Faridabad	15,300	Shopping Complex