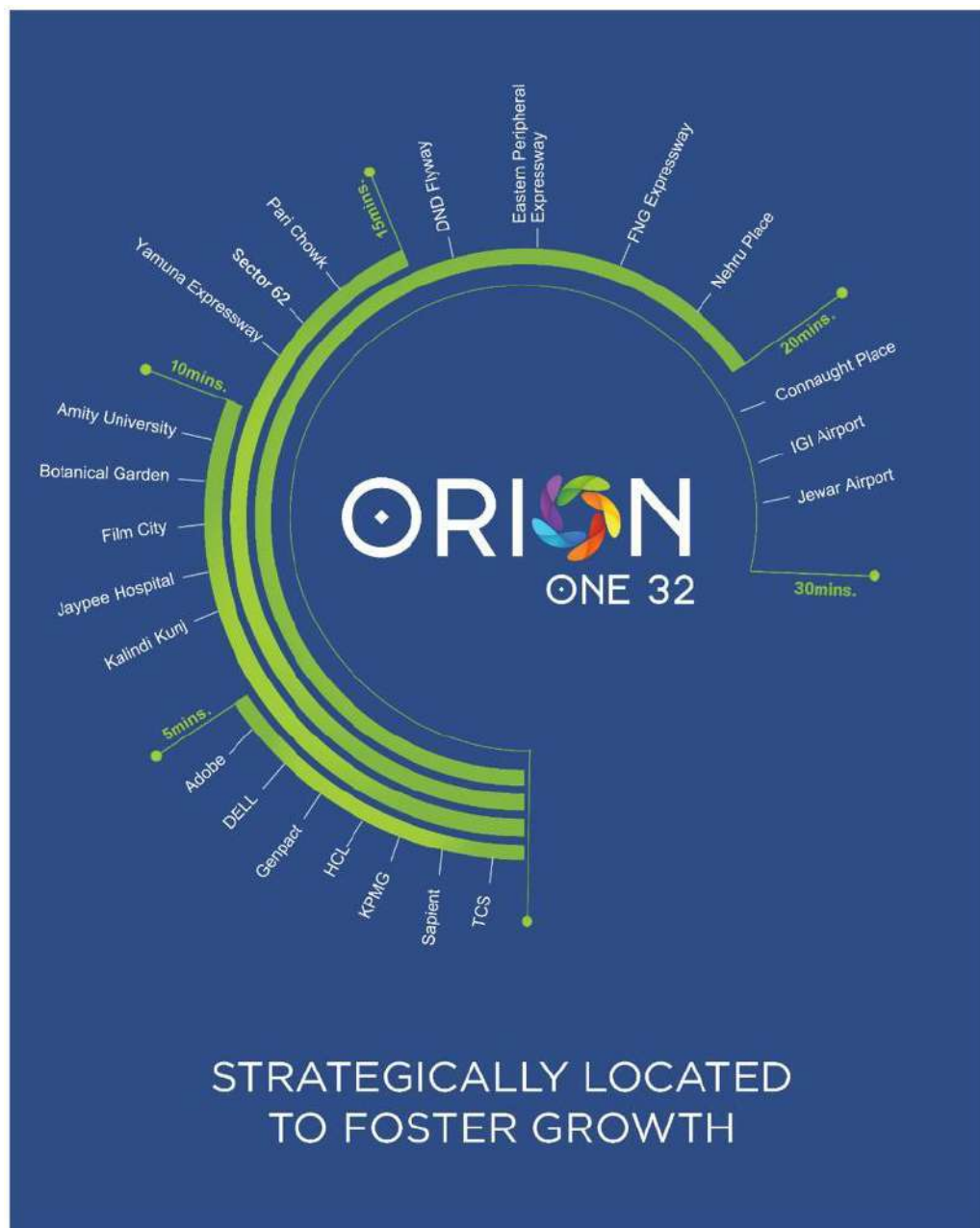


# ORION ONE32

## INFO-PACK



# PROJECT BRIEF

## Location:

Sec 132 Noida Expressway, Next to Step by Step school



LOCATION



## PROXIMITY TO

- NOIDA- GREATER NOIDA EXPRESSWAY
- NOIDA SECTOR 83 METRO STATION
- JAYPEE WISHTOWN
- JAYPEE KOSMOS
- JAYPEE KLASSICS
- STEP BY STEP SCHOOL
- GLOBAL GENESIS SCHOOL
- JAYPEE MULTISPECIALITY HOSPITAL
- JS HOSPITAL

PROPOSED **ORION ONE 32**  
AT A-09, SECTOR- 132, NOIDA, UTTAR PRADESH

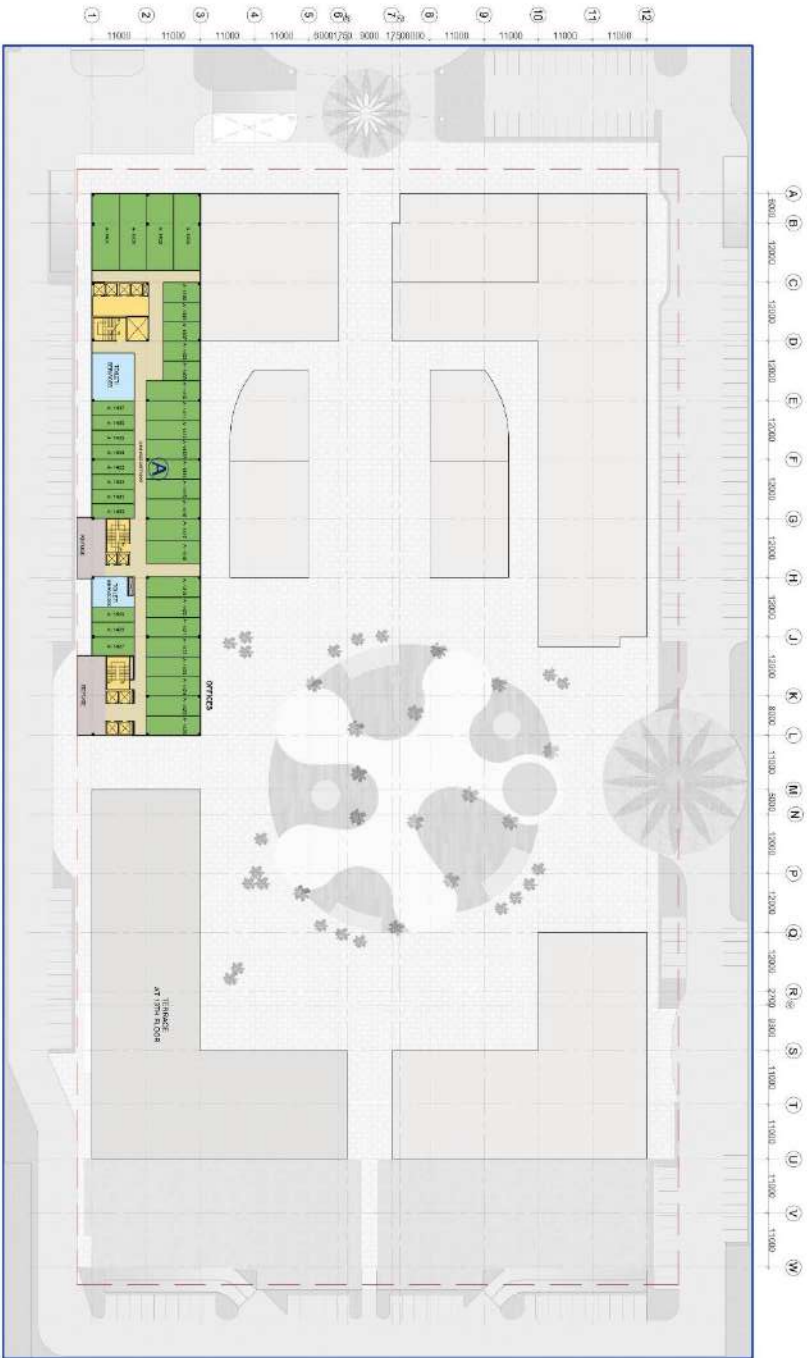
DISCLAIMER - Visual representation shown in the brochure are purely conceptual. All buildings, plans, specifications, layout plans, etc. are tentative and subject to variation and modification by the company or the competent authority.

ARCHITECTS:  
**ATWIN**



PROPOSED **ORION ONE 32**  
AT A-09, SECTOR-132, NOIDA, UTTAR PRADESH  
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ARCHITECTS:  
**ATWIN**



**PROPOSED ORION ONE 32**  
AT A-09, SECTOR - 132, NOIDA, UTTAR PRADESH  
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ARCHITECTS  
**ATWIN®**

**Project Highlights:**

- Double Height High Street Retail Shops
- Multiple Drop off and Exit points
- Vastu done by Renowned Vastu Consultant- Mr. Khushdeep Bansal
- Retail, Entertainment Zone, Serviced Suites, Banquet and Premium Office spaces at one place.
- Elegantly deigned central promenade with a tropical theme
- 3 Acres Central Courtyard with 5 beaches

**Options at Orion One32**

- Double Height Retail Shops
  - Premium Office Spaces
  - High End Serviced Apartments
  - Food Court
  - Banquet Spaces
-

## PRICE LIST – RETAIL

w.e.f 08<sup>th</sup> July'21

Basic Price	18,000	Rs/Per Sq.ft.
<b>Additional Charges</b>		
Corner PLC	10%	Rs/Per Sq.ft.
Road Facing PLC	5%	Rs/Per Sq.ft.
EEC/FFC	200	Rs/Per Sq.ft.
Lease Rent	100	Rs/Per Sq.ft.
IFMS	100	Rs/Per Sq.ft.
Car parking	4,00,000	Rs/Per Car

### \*\*PAYMENT PLANS\*\*

#### Down Payment Plan

4% Additional Discount On BSP

1	On Booking	10% of BSP	
2	Within 45 Days of Booking	85% of BSP	PLC
3	On Possession	5 % of BSP	Additional Charges

#### Construction Link Payment Plan

1	On Booking	10% of BSP	
2	Within 45 days of Booking	25% of BSP	PLC
3	On Casting of 2 <sup>nd</sup> Floor	20% of BSP	
4	On Casting of 12 <sup>th</sup> Floor	20% of BSP	
5	On Completion of Super Structure	15% of BSP	
6	On Offer of Possession	10% of BSP	Additional Charges

**NOTE**

- 1 Prices and Plans are subject to revision at company's discretion.
- 2 All the payments to be made through Cheque/DD in favor of "**Wellgrow Infotech Pvt Ltd**"
- 3 All the additional charges to be paid on offer of possession
- 4 HVAC charges to be charged extra, if applicable.
- 5 **Govt. Taxes extra as applicable**

PRICE LIST- OFFICE			
	Basic Sales Price	4999	Rs./Per Sq.ft.
<b>Additional Charges</b>			
	Corner PLC	100	Rs./Per Sq.ft.
	Road Facing	100	Rs./Per Sq.ft.
	Plaza Facing	100	Rs./Per Sq.ft.
	EEC/FFC	200	Rs./Per Sq.ft.
	Lease Rent	100	Rs./Per Sq.ft.
	IFMS	100	Rs./Per Sq.ft.
	Car parking	400000	Rs./Per Car
**PAYMENT PLANS**			
Down Payment Plan (90:10)			Assured Return 12% P.A.
1	On Booking	10% of BSP	
2	Within 45 Days of Booking	80% of BSP	PLC+ Car Park
3	On Possession	10% of BSP	Additional Charges
Flexi Payment Plan (50:25:25)			Assured Return 11% P.A.
1	On Booking	10% of BSP	
2	Within 45 Days of Booking	40% of BSP	PLC+ Car Park
3	On Casting of 10th Floor	25% of BSP	
5	On Offer of Possession	25% of BSP	Additional Charges
Super Flexi Payment Plan (35:20:20:15:10)			Assured Return 10% P.A.
1	On Booking	10% of BSP	
2	Within 45 days of agreement	25% of BSP	PLC + Car Park
3	On Casting of 2nd Floor	20% of BSP	
4	On Casting of 12th Floor	20% of BSP	
5	On Completion of Super Structure	15% of BSP	
6	On Offer of Possession	10% of BSP	Additional Charges
Construction Link Payment Plan			
1	On Booking	10% of BSP	
2	Within 45 Days of Booking	10% of BSP	
3	On Casting of Foundation	10% of BSP	
4	On Casting of Ground Floor	7.5% of BSP	PLC
5	On Casting of 2nd Floor	7.5% of BSP	
6	On Casting of 4th Floor	7.5% of BSP	
7	On Casting of 6th Floor	7.5% of BSP	
8	On Casting of 8th Floor	7.5% of BSP	
9	On Casting of 10th Floor	7.5% of BSP	Car Park
10	On Completion of Structure	7.5% of BSP	
11	On Completion of Façade work	7.5% of BSP	
12	On Possession	10% of BSP	Additional Charges
<b>NOTE</b>			
1	Prices and Plans are subject to revision at company's discretion.		
2	All the payments to be made through Cheque/DD in favor of "Wellgrow Infotech Pvt Ltd"		
3	All the additional charges to be paid on offer of possession		
4	HVAC charges to be charged extra, if applicable.		
5	Govt. Taxes extra as applicable		

1. In whose favor will the Cheque be made.

<b>Name</b>	Wellgrow Infotech Pvt Ltd
<b>Bank</b>	Punjab & Sind Bank
<b>Account Type</b>	Collection Account
<b>Account no.</b>	12161100000241
<b>IFSC code</b>	PSIB0021216
<b>Branch</b>	New Rajinder Nagar, New Delhi

**Disclaimer:-** The above stated details are subject to change and all discussions will be superseded by the BBA.