

LOCATION MAP

OCUS Group – Overview & Projects

24K

Project Overview

Location Advantages

Salient Features & Floor Plans

Advantages

Payment Plans



- Mixed Use Development measuring 4.44 acres with development of 0.6 million sq. ft. (approx.)
- Located on main Sohna Road in Sec 68,
- High-Street retail starting from 300 sq. ft. onwards



- Retail includes zoning for 4 screen multiplex, anchors, food courts, and entertainment zone
- Tower will house Serviced Apartments – 1 BHK starting from 685 sq. ft. onwards and 2 BHK 1194 sq. ft.
- Tower will also include an health club, spa, swimming pool and rooftop fine dining restaurant



OCUS Group – Overview & Projects

OCUS 24 K

Location Map

Location Advantages

Salient Features & Floor Plans

Advantages

Payment Plans





Upcoming flyover at Badshahpur



• The MCG will select a consultancy firm which will prepare and submit the feasibility report by February 15.
PREVEEN KUMAR/NT PHOTO

MCG to build elevated corridor on Sohna Road

NT Correspondent
a.nagaraj@hindustantimes.com

GURGAON: The Municipal Corporation of Gurgaon (MCG) has planned to construct an elevated corridor along Sohna Road. The civic body has sought feasibility reports from experts for the construction of a 2-km flyover near Badshahpur.

The MCG has floated tenders seeking consultancy services in order to prepare a techno-economic feasibility report for an elevated corridor on Sohna Road Southern Peripheral Road (SPRD) Crossing near Badshahpur, said a senior official.

"By January 11, the corporation will select the company which will submit its first feasibility report by February 15," the official said but refused to reveal planned width, length

and other details, saying it would be inappropriate without a feasibility report.

However, the official said that the plan is to construct a 2-km elevated road between Vastika City and Badshahpur Market. The new flyover may start from 100-meter behind Sohna Road SPRD Crossing.

The Haryana Urban Development Authority (Huda) and the Haryana Industrial and Infrastructure Development Corporation (HSIIDC) are also involved in the project, said the

THE MCG HAS FLOATED TENDERS SEEKING CONSULTANCY ORDER TO PREPARE A TECHNO-ECONOMIC FEASIBILITY REPORT FOR THE PROJECT

official. "The MCG has taken the initiative for the project because a major portion of the proposed corridor is in Badshahpur, which falls under the corporation's jurisdiction," the official said.

Huda has already planned a flyover at Subhash Chowk on Sohna Road and the project is at DPR (detailed project report) stage.

The two flyovers would prove to be a boon for the city as the areas along the Sohna Road are emerging as a bustling commercial hub similar to the MG Road. Badshahpur Market (Bad Daul) is one of the largest markets in the city. The area is also connected to the Cyber City, with the southern peripheral road and Sohna Road due to proper connectivity between Park Road, Gurgaon and Marwar.

Upcoming flyover at Badshahpur

“(...) 50 hectares of housing to low and medium income group.”

Times of India Article

HT Article

“(...)470 acres of University in sector 68 (...)”

Gurgaon needs good govt hospitals, colleges: HT survey

IN PIPELINE Huda earmarks 470 acres for first-ever education city

Himabindu Reddy

■ htreporters@hindustantimes.com

GURGAON: Most parents in Gurgaon prefer local schools over Delhi but when it comes to higher education, it is the opposite, a recent survey conducted by Hindustan Times-C fore has revealed.

The findings strongly point to the need to have more quality institutions for higher education in the city. But there is hope in store. Gurgaon will soon get its first-ever education city.

According to the master plan of the Gurgaon-Manesar Urban Complex for 2031, the Haryana Urban Development Authority

(Huda) has earmarked 470 acres for the education hub in Sector 68. Of this, 250 acres have been specifically marked for a government university, while the rest is for private educational institutions.

The education city will be located nearly 5km from Rajiv Chowk on Sohna Road.

“There is a need to bring international educational standards to our students. Moreover, with demand for land going up day by day, land holdings are shrinking. Half an acre of land is not enough to provide for the livelihood of a family. They need jobs, for which quality education is a must,” said Bhupinder Singh Hooda, chief

minister of Haryana, at a recent Hindustan Times’ leader-speak@ht conclave.

The HT survey further revealed that though the city is home to the highest number of international curricula schools, 67% parents would prefer a traditional board school over an international one.

On the healthcare front, Gurgaon’s swanky multi-specialty hospitals are becoming crowd pullers, with 600 international patients on an average every year. Locals are also satisfied with health care though they believe there is a need for government hospitals with advanced facilities.

Premium Residential
in close vicinity



Location distances

RAJEEV CHOWK / NH - 8	7 Km
DLF GOLF COURSE	10 Km
M.G. ROAD	13 Km
GOLF COURSE EXTN ROAD	2 Km

OCUS Group – Overview & Projects

OCUS 24 K

Location Map

Location Advantages

**Salient Features
& Floor Plans**

Advantages

Payment Plans



Ground Floor Retail



GROUND FLOOR PLAN

Artistic Impression

Upper - Ground Floor Retail





Retail shops starting from
300 sq. ft. onwards on the
Ground & Upper Ground
Floor

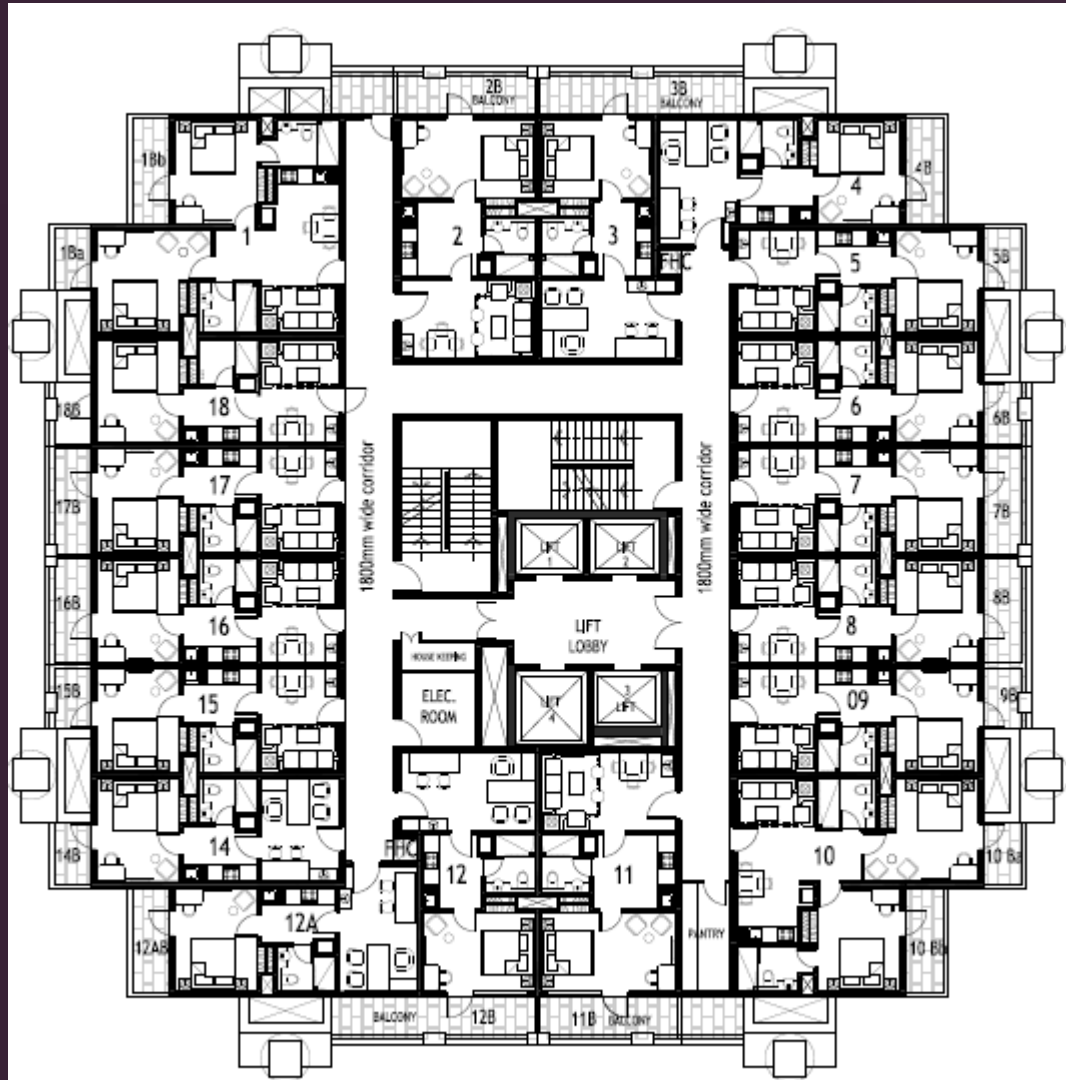
High Street Retail



Serviced Apartments
 Fully Furnished

Flexible sizes starting from 685 sq .ft. onwards for 1 BHK to 1194 sq. ft. for 2 BHK

Typical Floor Plan - Serviced Apartment



03 MAY, 2013

TYPICAL FLOOR PLAN
(4TH - 18TH FLOOR)

UNIT NUMBER (Nos.)	TOTAL AREA (Super Area in sq. ft.)	PLC
1	1,194	NIL
2	905	NIL
3	828	NIL
4	751	5%
5	687	5%
6	685	5%
7	701	5%
8	701	5%
9	685	5%
10	1,194	5%
11	894	NIL
12	821	NIL
12A	751	NIL
14	687	NIL
15	685	NIL
16	701	NIL
17	701	NIL
	13,570	

Business Centre with Meeting Rooms



OCUS Group – Overview & Projects

OCUS 24 K

Location Map

Location Advantages

Salient Features & Floor Plans

Advantages

Payment Plans





Anchors

Cafés

Food courts

Multi-cuisine food

Specialty Restaurants

Entertainment zone



- Spa & Sauna
- Health Club with Swimming Pool
- Fine Dining Restaurants



- Low maintenance
- Ample wide staircases
- Open to sky escalator, elevators, etc.
- Multi-level car parking
- CCTV and advanced & security systems 24x7
- 100% power backup



OCUS Group – Overview & Projects

OCUS 24 K

Location Map

Location Advantages

Salient Features & Floor Plans

Advantages

Payment Plans



Payment Plans



24K

DOWN PAYMENT PLAN (10% Rebate)

On Application of Booking	10% of BSP
Within 45 days of Booking (Rebate on BSP only Applicable on this installment)	85% of BSP + EDC/IDC + PLC
On Offer of Possession	5% of Sale Price + Other Charges

CONSTRUCTION LINKED – PAYMENT PLAN

STAGES	PAYMENT
1) On Application of Booking	10% of BSP
2) Within 45 Days of Booking	10% of BSP
3) Within 90 Days of Booking	10% of BSP
4) On 1st January 2014 or On casting of floor slab of basement level Two - Whichever is later	20% of BSP + EDC & IDC
5) On casting of Ground Floor slab	10% of BSP + PLC
6) On casting of Second Floor slab	10% of BSP
7) On Plaster	10% of BSP
8) On Elevation	10% of BSP
9) On offer to hand over possession	10% of BSP + Other Charges

Basic Sales Price

Ground Floor:
Rs. 14,500 psf

Payment Plans



24K

POSSESSION LINKED – PAYMENT PLAN

STAGES

- 1) On Application of Booking
- 2) Within 45 days of Booking
- 3) Within 90 days of Booking
- 4) On Completion of Structure
- 5) On Offer to Hand over Possession

PAYMENT

- 10% of BSP
- 10% of BSP
- 10% of BSP + EDC/IDC
- 20% of BSP + PLC
- 50% of BSP + Other Charges

Basic Sales Price

Upper - Ground
Floor: Rs.
10,750/- psf

Payment Plans



24K

Assured Return: 11% return till possession and 9% return for 1 year post possession

- Upper Ground Floor: Rs. 11,750/- psf
- Service Apartment: Rs. 9,950/- psf
- Min 50% of BSP and EDC/IDC to be paid for assured return to start

OCUS Group – Overview

Projects in Gurgaon

technopolis, Golf Course Road

Quantum, Sec 51

Medley, Main Dwarka Expressway

24K, Main Sohna Road

Future Projects



Future Projects



- Group Housing
- Township
- Mix Use Development





Ocus Skyscrapers Realty Limited
Corporate Office
Ocus technopolis, Ground Floor
Golf Course Road, Sec 54, Gurgaon, Haryana
India - 122002

The commitment to you is the key that drives our performance.

The images used are artistic depictions only and not a legal offer. Mentioned features and amenities are subject to changes without any prior notice as may be decided by the company or competent authority.
* Terms & Conditions apply