



Channel Partner

An ISO 9001:2000 company



**SUMANGALAM**

Your Home Planners

## Iconic in design Greentelligent in plan

Noida Greater Noida Expressway gets a new business landmark

Mere buildings dont make offices.  
Pause and look beyond the steel and glass facades and think,  
What makes a perfect office space ?

Is it...  
An excellent location. A well thought architecture.  
Customized designs. World-class amenities. Business facilities or much more.

Business works best when everything is in place.  
And this makes Ozone Boulevard stand apart.

Strategic location and intelligent workspaces at Ozone Boulevard give a whole new meaning to the word 'smart workplace' by balancing new generation amenities with plentiful opportunities to relax and refresh.

Ozone Boulevard is an intelligent mix of business spaces & recreation. Here, everything that your business requires is available to help you achieve the most ambitious business goals. Planned with green expertise, designed with vision and executed with world-class know-how, Ozone Boulevard creates a stimulating business environment.

## Incomparable in vision Impressive in style

Workspaces crafted for new millennium

A step into Ozone Boulevard and you will be impressed with the way the structure and materials combine technology with nature, form with function and efficiency with sophistication, reflecting the design aspiration to create functional and environment friendly spaces.

Experience at Ozone Boulevard starts the moment you enter the arrival court, where you will be greeted with 3 sculptured office towers and their impressive double height atrium, a dynamic recreational block standing on water and all nestled in beautiful landscaped open environment.

The tall standing towers offer stunning views of the vast green expanse. The long facades of the towers have an intelligent north-south orientation to ensure diffused natural light from the north while the clever horizontal projections cuts off the high sun from the south side. The depths of the towers have been inventively optimized to capture daylight and special sun shading devices have been designed to get in glare free natural light and reduce heat ingress into the building.

# Perfect in location Brilliant in concept

Located where every company should be.

## Sector 98 Noida Expressway

Ozone Boulevard will be a new corporate landmark on Noida Greater Noida expressway, the most sought after growth corridor of the National Capital Region.

Located at Sector 98 on the expressway, your business here will enjoy an enviable position of being in a strategic location with unmatched accessibility, convenience and proximity to important destinations.

The location is further complimented with excellent infrastructure developments such as residences, schools, hospitals, hotels, retail and recreational facilities making Ozone Boulevard the most impressive address for your company.

Easy access to Delhi, Noida, Greater Noida, Ghaziabad and Faridabad

Fast connectivity to New Delhi, Airport & Railway Station via the DND Flyway

10 minutes from Sector 37, Metro Station

10 minutes from Sector 18, Noida

5 minutes from Mahamaya Flyover



## About Ozone Boulevard

Imagine an environment that sets you free to think without boundaries and make your business grow in perfect union with oneself and nature. The 3C Company Noida presents 3C Ozone Boulevard, office spaces in Noida. The Iconic plan is located in Sector-98 Noida Expressway, a new business trademark on Noida-Greater Noida Expressway.

The strategic location and intelligent workspaces at 3C Ozone Boulevard Noida provides a new meaning to Smart Workplace by harmonizing new creation amenities with ample opportunities to relax and energize. 3C Ozone Boulevard provides you perfect union of office spaces, retail and recreation.

Each floor has a flexible plan that can accommodate office ranging from 1300 sq.ft. to 30000 sq.ft. The uniqueness of 3C Ozone Boulevard office towers provides you maximum space efficiency and is designed to provide the expansive airy ambience, clear vistas and natural light make each office energized workspace.

## USPs:

- .3 office towers
- . Certified green building
- . Energetic Surroundings
- . Attractive working environment
- . Climatically sealed structure
- . Modern fire detection
- . Facility Management
- . High speed elevators
- . Suppression system with SPRINKLERS
- . Building management systems
- . Workspace crafted for new millennium

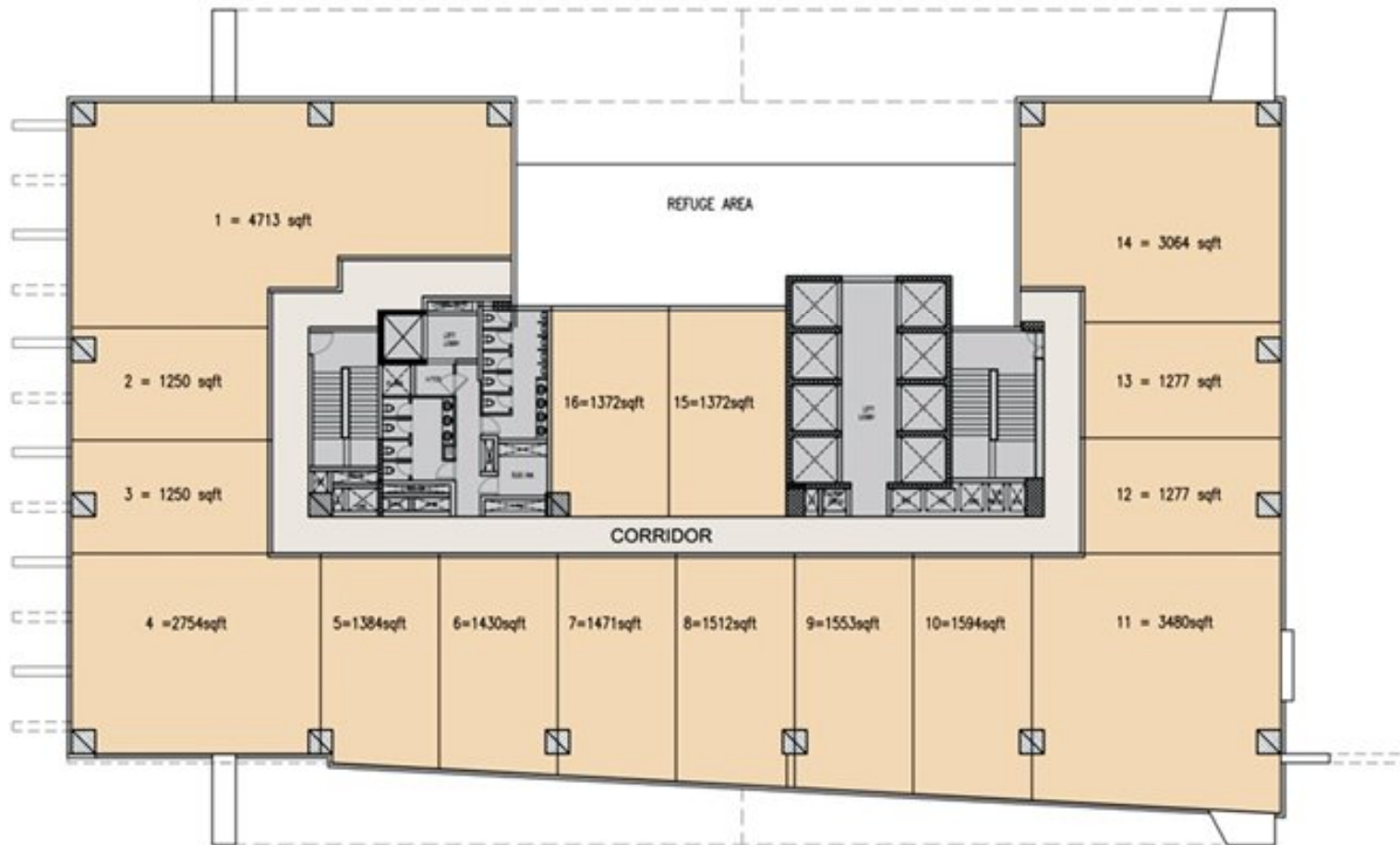


# Layout Plan



## Floor Plan - Tower 1

Tower 1 with corridor  
 Super Area 31,829 sq ft

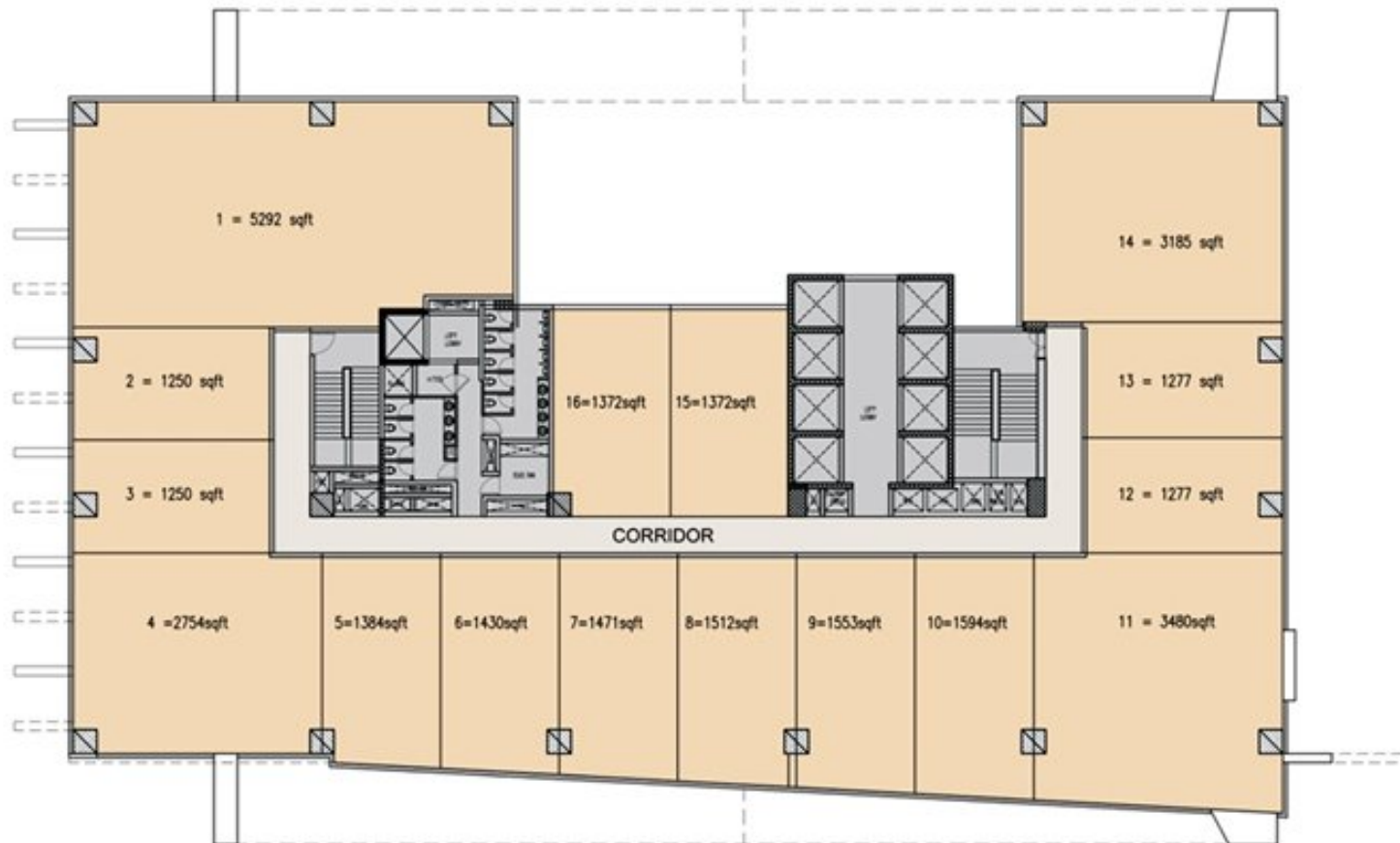


## Floor Plan - Tower 1

### Typical Floor Plan

Tower 1 without corridor

Super Area 31,829 sq ft



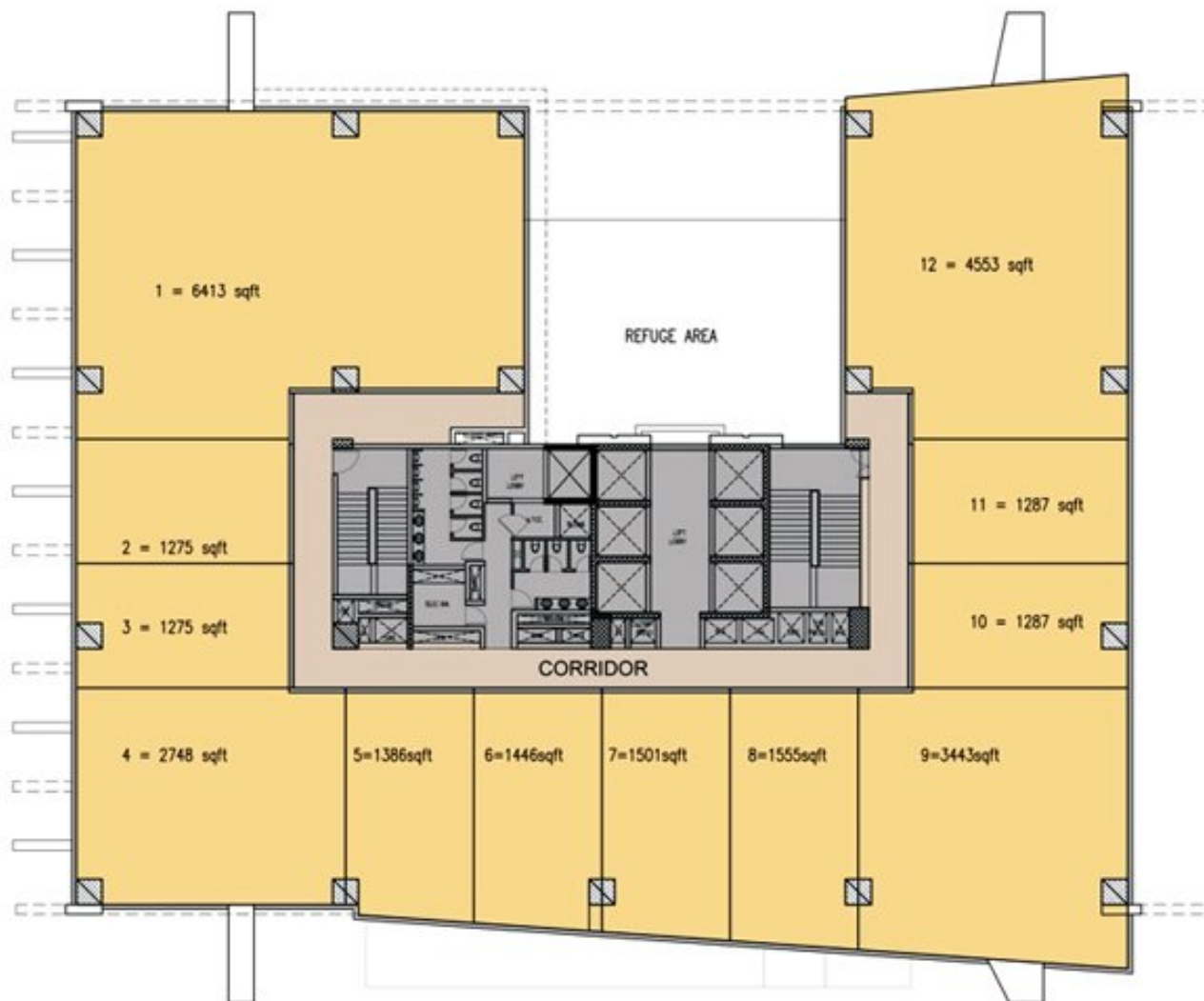
1 Sq. Mtr. = 10.764 Sq. Ft.

## Floor Plan - Tower 2

# Typical Floor Plan

Tower 2 with corridor

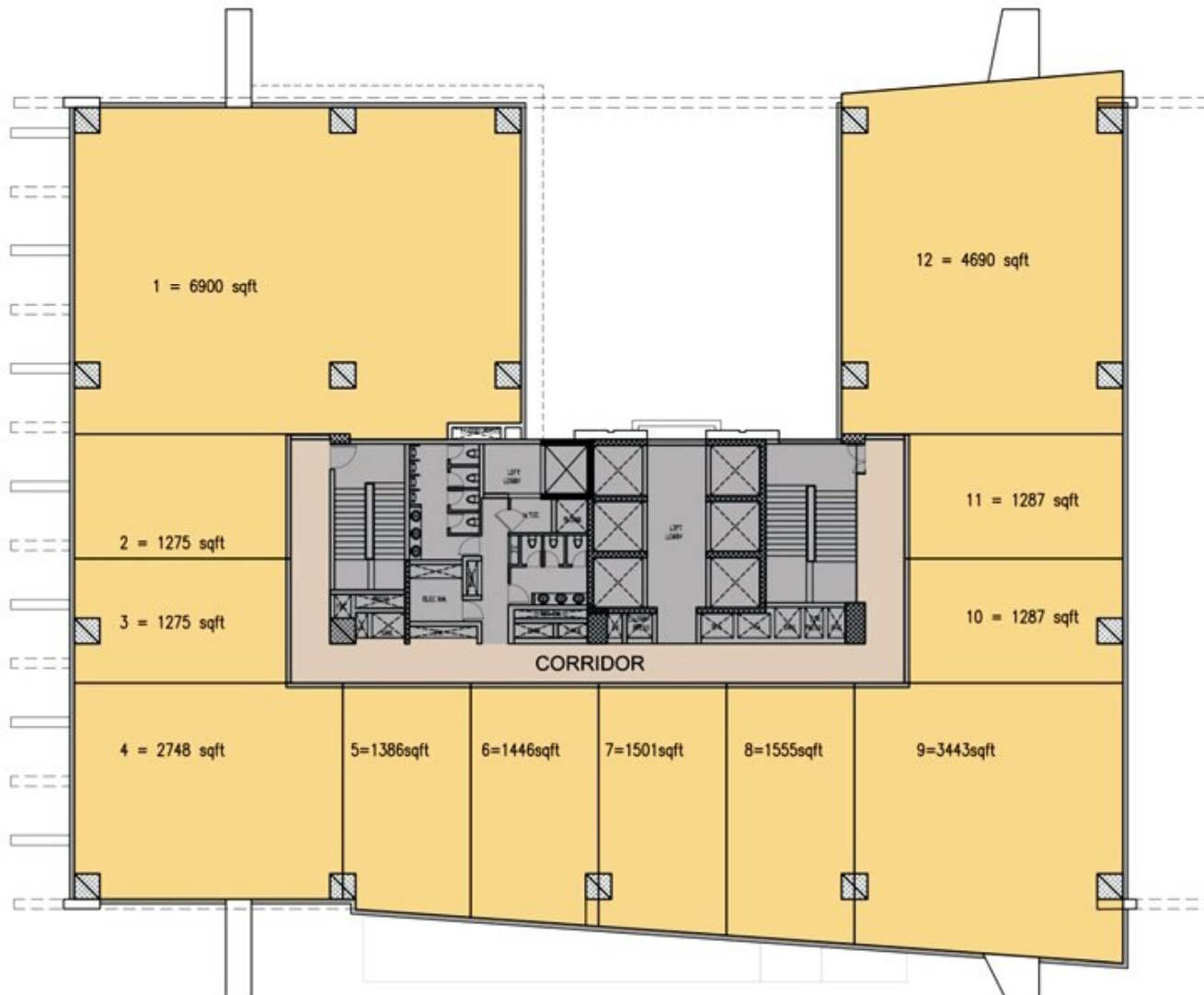
Super Area 28,437 sq ft



## Floor Plan Tower2

# Typical Floor Plan

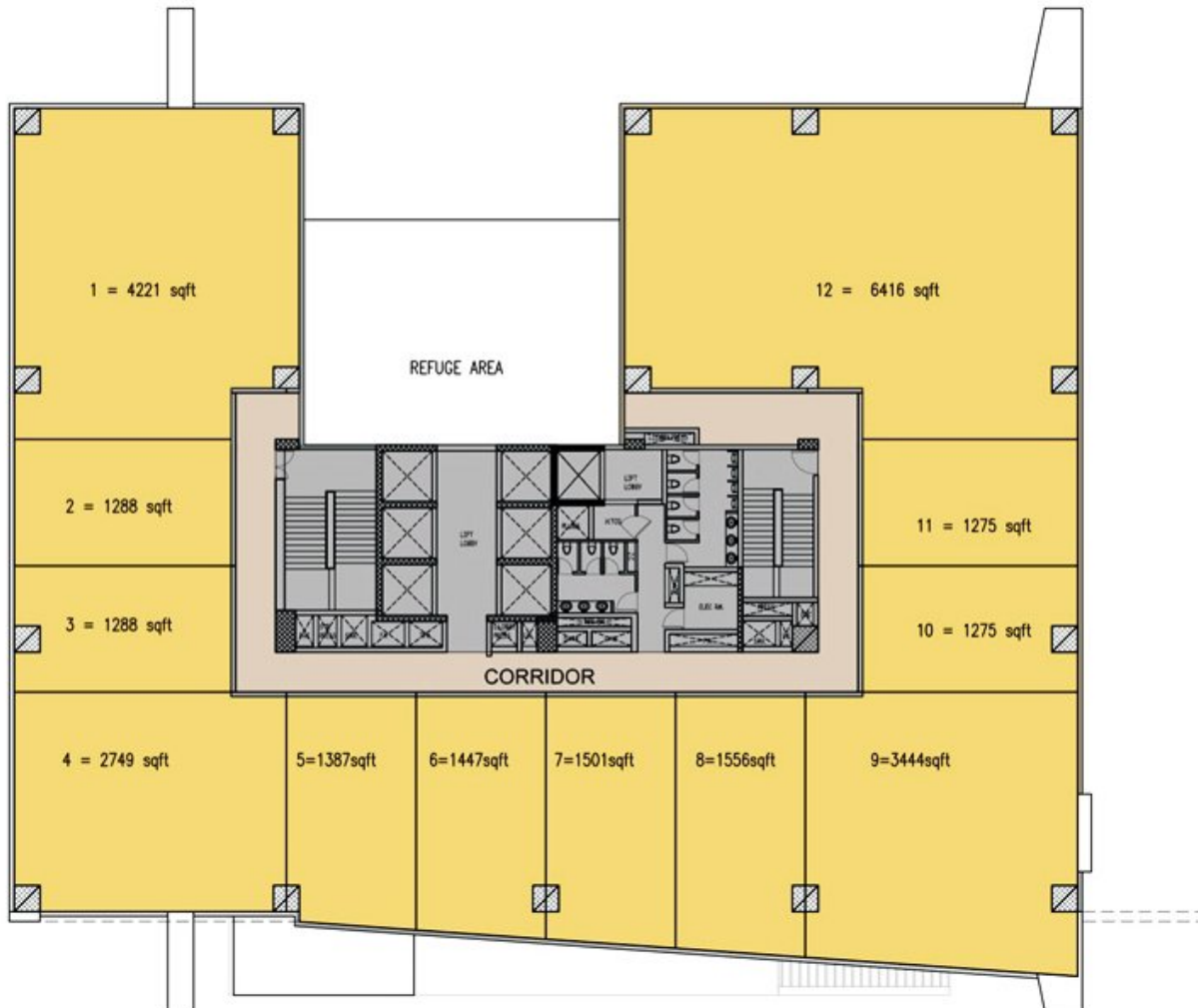
Tower 2 without corridor  
Super Area 28,437 sq ft



## Floor Plan - Tower 3

# Typical Floor Plan

Tower 3 with corridor  
Super Area 28,437 sq ft



## Floor Plan - Tower 3

# Typical Floor Plan

Tower 3 without corridor

Super Area 28,437 sq ft



➤ Basic Sale Price (BSP)	Rs. 8500*/- Per Sq. Ft.
➤ Preferential Location Charge (PLC)	
Expressway Facing	Rs. 200 Per Sq. Ft.
➤ Lease Rent	Rs. 300 Per Sq. Ft.
➤ One Covered Car Park	Rs. 4,00,000/-
➤ IFMS	Rs. 200 Per Sq. Ft.

*\* Inaugural discount of Rs. 500/- per Sq. Ft. May be withdrawn without any notice at company's sole discretion*

**Notes:**

- *Prices are Escalation free but subject to revision/withdrawal without notice at company's sole discretion.*
- *In addition to above, service tax at an applicable rate shall be payable by Allottee.*
- *Stamp Duty, Registration Charges, Legal/miscellaneous expenses etc., shall be payable by the Allottee.*
- *Prices, terms and conditions stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive.*
- *1 (one) Parking slot is mandatory for every 1000 sq. Ft. area applied.*
- *Cheque / Draft to be issued in favour of **"Three C Properties Pvt Ltd"***

(Tower 1)

**DOWN PAYMENT PLAN (Rebate 10 % on BSP)**

On application for booking	10%
Within 45 days from Allotment	85% + Car Park + PLC + Lease Rent
At the time of Notice for possession	5% + IFMS

**CONSTRUCTION LINKED PAYMENT PLAN**

On application for Booking	10%
Within 45 days from Booking	10%
Within 90 days from Booking	10%
On Casting of Basement Raft	7.5% + 50 % Car Park
On Completion of Ground floor slab	7.5% + 50 % Car Park
On Completion of 4th floor slab	7.5% + 50% Lease Rent
On Completion of 8h floor slab	7.5% + 50% Lease Rent
On Completion of 12th floor slab	7.5% + 50 % PLC
On Completion of 16th floor slab	7.5% + 50% PLC
On Completion of 20th floor slab	5%
On casting of Top floor roof slab	5%
On completion of Brick work	5%
On Installation of Services	5%
At the time of notice for possession	5% + IFMS

**Notes:**

- In addition to above, service tax at an applicable rate shall be payable by Allottee along with each instalment
- Stamp Duty, Registration Charges, Legal/miscellaneous expenses etc., shall be payable by the Allottee.
- The above instalment plan shall become payable on demand irrespective of the order in which they are listed.
- Cheque / Draft to be issued in favour of "Three C Properties Pvt Ltd"

(Tower 2)

**DOWN PAYMENT PLAN (Rebate 10 % on BSP)**

On application for booking	10%
Within 45 days from Allotment	85% + Car Park + PLC + Lease Rent
At the time of Notice for possession	5% + IFMS

**CONSTRUCTION LINKED PAYMENT PLAN**

On application for Booking	10%
Within 45 days from Booking	10%
Within 90 days from Booking	10%
On Casting of Basement Raft	7.5% + 50 % Car Park
On Completion of Ground floor slab	7.5% + 50 % Car Park
On Completion of 2 <sup>nd</sup> floor slab	7.5% + 50% Lease Rent
On Completion of 4 <sup>th</sup> floor slab	7.5% + 50% Lease Rent
On Completion of 6 <sup>th</sup> floor slab	7.5% + 50 % PLC
On Completion of 9 <sup>th</sup> floor slab	7.5% + 50% PLC
On Completion of 12 <sup>th</sup> floor slab	5%
On casting of Top floor roof slab	5%
On completion of Brick work	5%
On Installation of Services	5%
At the time of notice for possession	5% + IFMS

**Notes:**

- In addition to above, service tax at an applicable rate shall be payable by Allottee along with each instalment
- Stamp Duty, Registration Charges, Legal/miscellaneous expenses etc., shall be payable by the Allottee.
- The above instalment plan shall become payable on demand irrespective of the order in which they are listed.
- Cheque / Draft to be issued in favour of "Three C Properties Pvt Ltd"

(Tower 3)

**DOWN PAYMENT PLAN (Rebate 10 % on BSP)**

On application for booking	10%
Within 45 days from Allotment	85% + Car Park + PLC + Lease Rent
At the time of Notice for possession	5% + IFMS

**CONSTRUCTION LINKED PAYMENT PLAN**

On application for Booking	10%
Within 45 days from Booking	10%
Within 90 days from Booking	10%
On Casting of Basement Raft	7.5% + 50 % Car Park
On Completion of Ground floor slab	7.5% + 50 % Car Park
On Completion of 3 <sup>rd</sup> floor slab	7.5% + 50% Lease Rent
On Completion of 6h floor slab	7.5% + 50% Lease Rent
On Completion of 9th floor slab	7.5% + 50 % PLC
On Completion of 12th floor slab	7.5% + 50% PLC
On Completion of 16th floor slab	5%
On casting of Top floor roof slab	5%
On completion of Brick work	5%
On Installation of Services	5%
At the time of notice for possession	5% + IFMS

**Notes:**

- In addition to above, service tax at an applicable rate shall be payable by Allottee along with each instalment
- Stamp Duty, Registration Charges, Legal/miscellaneous expenses etc., shall be payable by the Allottee.
- The above instalment plan shall become payable on demand irrespective of the order in which they are listed.
- Cheque / Draft to be issued in favour of "Three C Properties Pvt Ltd"



SUMANGALAM PROPMART PVT. LTD.

F 27 / 28, Sector - 18 , Noida

Mobile : +919560396002/03

Toll free : 1800 - 103 - 7707

SMS <HOME> to 53030

Email : [info@sumangalampropmart.com](mailto:info@sumangalampropmart.com)

Website : [www.sumangalampropmart.com](http://www.sumangalampropmart.com) , [www.ozoneboulevard3c.com](http://www.ozoneboulevard3c.com)