



A Renaissance in Urban Living

**AFFORDABLE GROUP HOUSING
SECTOR 70 GURUGRAM**



OCEAN SEVEN BUILDTECH PVT. LTD.



GROUP OVERVIEW

We Ocean Seven Buildtech Pvt Ltd established in the year 2006, strictly adhere to high standards of quality as per construction and international norms. Pocket friendly prices are what set us apart in the realty market. Furnished with all most modern amenities, each of our projects is a masterpiece in itself. We have been offering real estate project for over twelve years now and our construction as well as township projects corroborate the quality of our services.

Affordable housing is a new concept. An asset and an achievement of pride. Ocean Seven Buildtech Pvt Ltd is fully poised for a fast paced growth with colossal projects namely Expressway Towers, Sector 109, Gurugram, Golf Heights, Sector 69, Gurugram which are currently in various stages of development and other successfully completed projects.

We always stand by our commitment and look for a long standing relationship with our esteemed clients. Satisfying them beyond their expectations is our prime objective; and hence, we add value in each of our projects. The modern dweller or business entrepreneur will find the best with us.

For Ocean Seven Buildtech Pvt Ltd, the objective since its inception has been to achieve complete customer satisfaction and its diversified ado adheres to this very business philosophy. Venturing into the Indian real estate domain, the company has cemented a robust foothold. Though a toddler entrant in the realty bailiwick, the completed and ongoing projects speak volumes, drawing the awe and admiration of hundreds of dwellers and businessmen and realty entrepreneurs.

We consider it an honour to contribute towards nation building and empowering it's citizens.

Table Of CONTENTS

Site Location..... 05

Site Plan 07

Project Highlights 09

Apartments 10

Payment Schedule 12

The Venetian | 4



Site LOCATION



Airport..... 25Min

Medanta Hospital20 Min

Metro Station.....15 Min

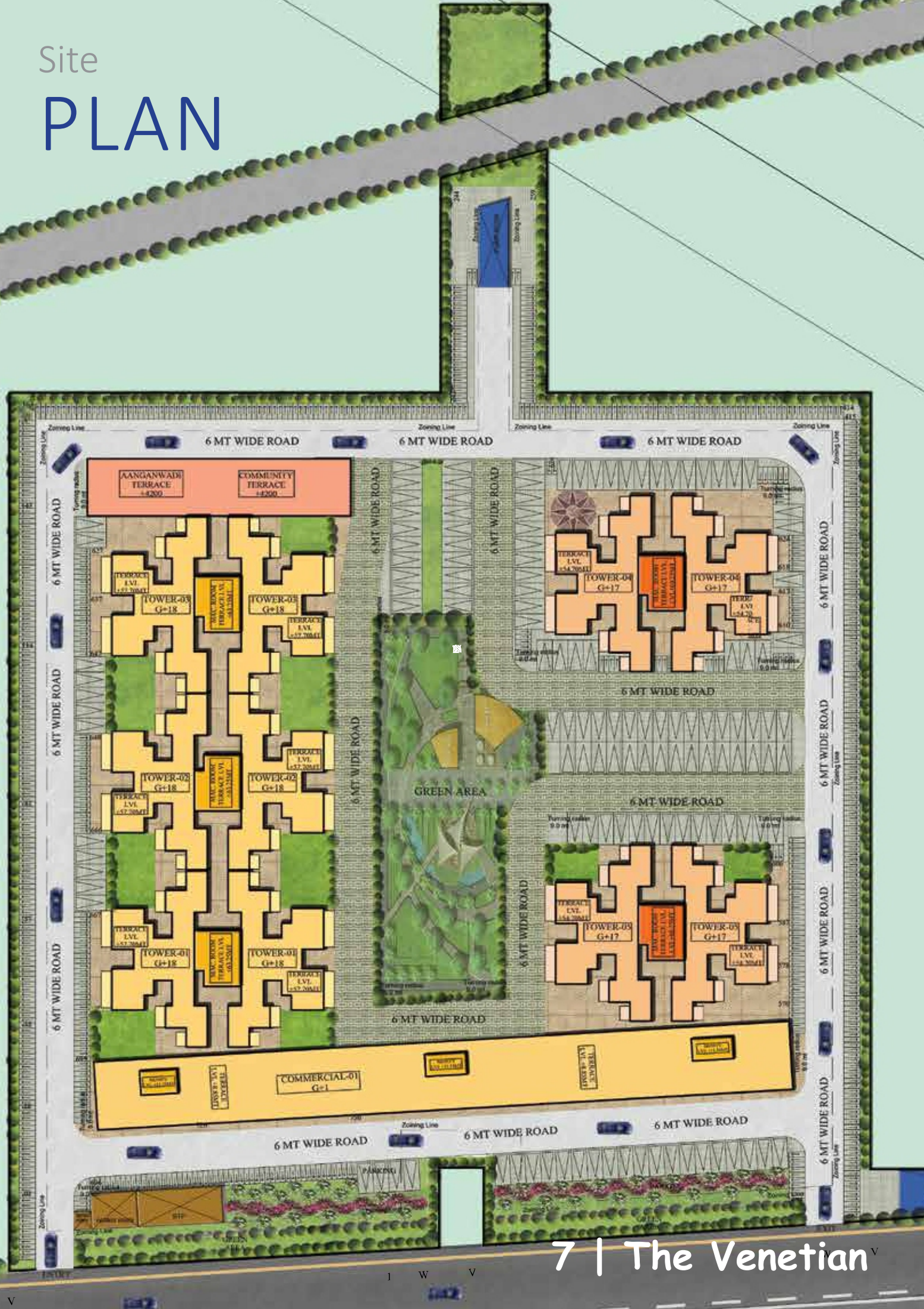
Sohna Road5 min

Golf Course Ext.3min

The Venetian | 6



Site PLAN



NEAR
SPR
ROAD

5.10
ACRES

739
APARTMENTS

ONLY
2
BHK
APARTMENTS

ON
84
MTR WIDE
ROAD

5
HIGH RISE
TOWERS

49
DOUBLE
HEIGHT
SHOPS

Project HIGHLIGHTS



Water Management



5.10 Acres



Natural Light



Double Height shop



Solid Waste Management



Excellent Connectivity



Only 2 BHK Apartment



Natural Ventilation



The APARTMENTS



LAYOUT OF 2 BHK TYPE - 1

Carpet Area	: 571.105 (Approx) Sq. Ft.
Balcony Size	: 98 (Approx) Sq. Ft.
Total Area	: 669.105 (Approx) Sq. Ft.
Total Price	: 23,33,420/-

Booking Amount (5%) : 1,16,671/-

* GST and taxes / other charges as applicable

The Venetian | 10

The APARTMENTS

LAYOUT OF 2 BHK TYPE - 2



Carpet Area	: 556.280 (Approx) Sq. Ft.
Balcony Size	: 90 (Approx) Sq. Ft.
Total Area	: 646.280 (Approx) Sq. Ft.
Total Price	: 22,70,120/-

Booking Amount (5%) : 1,13,506/-

* GST and taxes / other charges as applicable

Payment SCHEDULE

TIME OF PAYMENT	PERCENTAGE OF THE TOTAL PRICE PAYABLE
At the time of submission of the Application for allotment	5% of the Total Price
Within fifteen days of the date of issuance of offer of Allotment Letter	20% of the Total Price
Within six months from the date of issuance of Allotment Letter	12.5% of the Total Price
Within twelve months from the date of issuance of Allotment Letter	12.5% of the Total Price
Within eighteen months from the date of issuance of Allotment Letter	12.5% of the Total Price
Within twenty-four months from the date of issuance of Allotment Letter	12.5% of the Total Price
Within thirty months from the date of issuance of Allotment Letter	12.5% of the Total Price
Within thirty-six months from the date of issuance of Allotment Letter	12.5% of the Total Price



The Venetian | 14







OCEAN SEVEN BUILDTECH PVT. LTD.