

INTRODUCTION

If work speaks for itself then Mangla Group needs no introduction.

The royal city of Vadodara is witness to various landmarks that are testimony to the vision and planned excellence of Mangla Group.

Be it residential projects, commercial buildings or corporate / institutional / social endeavours; Mangla Group has always delivered to achieve owner delight and surpass expectations.

This adherence to customer understanding has made Mangla Group an extremely respected and admired group in the city.

OCEAN
The Community Landmark

Ocean is an elegant pot pourri of high end retail showrooms, corporate offices and luxurious apartments all underlined by superb quality and finish coupled with exclusivity in design and amenities.

The business tower consists of retail showrooms and designer boutiques on levels 0-2 and office spaces on levels 3-11. The residential apartment tower is in foreground enjoying full privacy and quiet.

Ocean is working on the philosophy that quality is tangible and can be translated into visual reality. Mangla has always stood for impeccable construction standards and aesthetic sensibilities. With this project they also set new standards in technology application and designer opulence.

Ocean is just not about hi-life. its about hi-thinking !

MANGLA LANDMARKS

RESIDENTIAL PROJECTS



SHAKUNTAL - Vasna Road



SAHAYADRI - Race Course



SOHAM FLATS - Alkapuri



SAHIDHYA APTS. - Alkapuri



KAMVAN - Alkapuri



SARTHAK - Alkapuri



SAMRAJYA - Vasna Road



SHARANAM - Alkapuri



SHASWAT - Gotri Road



SANSKRUT - Urmi Society



ROYAL ACRES - Vadsar Road



GREEN LEAF - Alkapuri



SOHAM BUNGALOWS I
Vasna Road



SOHAM BUNGALOWS II
Vasna Road



SOHAM BUNGALOWS III
Vasna Road



SHARANAM BUNGALOWS
Gotri Road

COMMERCIAL PROJECTS



VCCI - Makarpura G.I.D.C



ROYAL BANK OF SCOTLAND (RBS) - Alkapuri



AMIGO HOUSE - O.P. Road



BILLABONG SCHOOL - Vadsar



GORAJ HOSPITAL - Goraj



C.H. JEWELLERS - Alkapuri

CURRENT PROJECTS



MANGLA GREENS - Tarsali



OZONE - Sarabhai Road



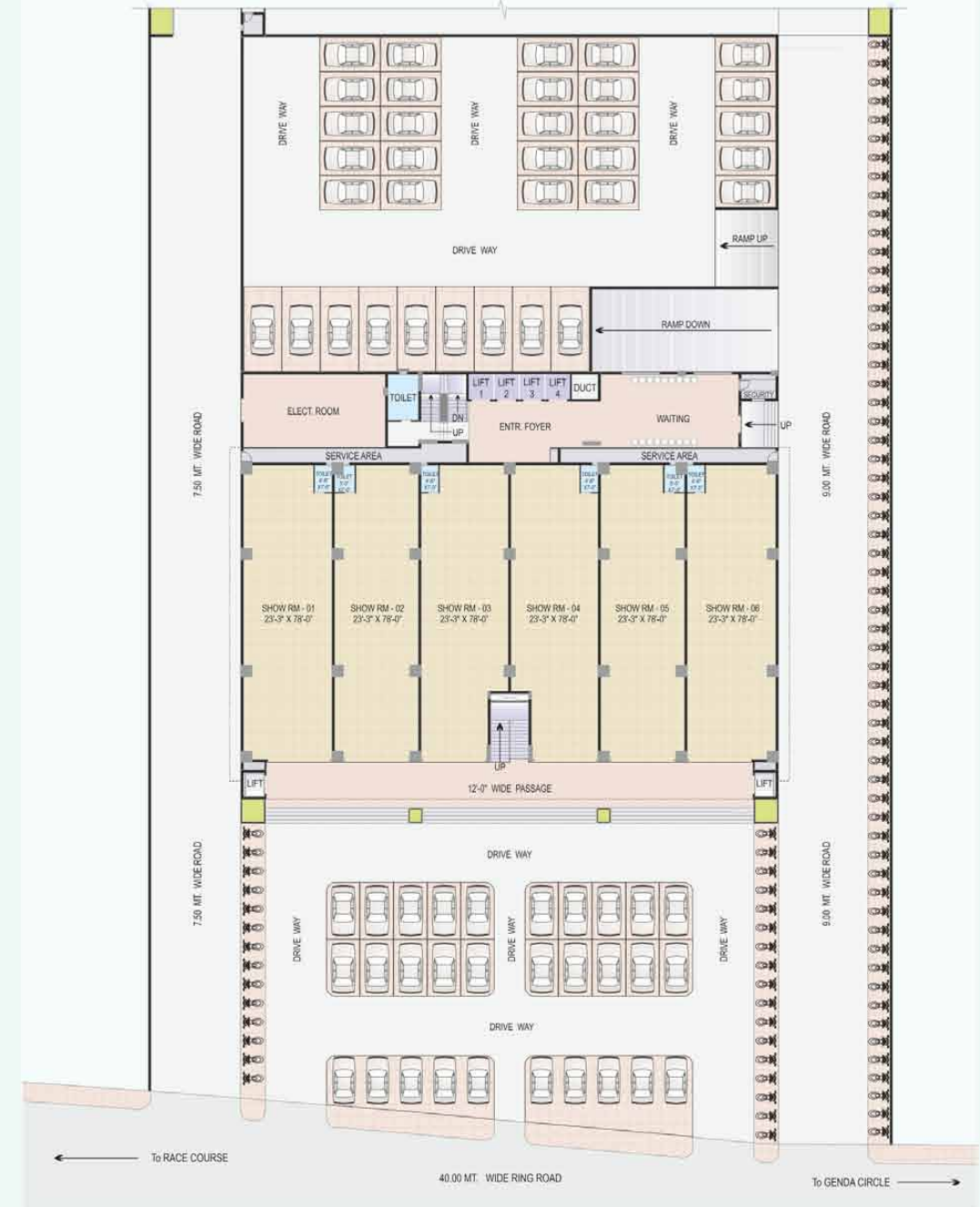
MAHARSHI - Alkapuri



ANAND - Alkapuri

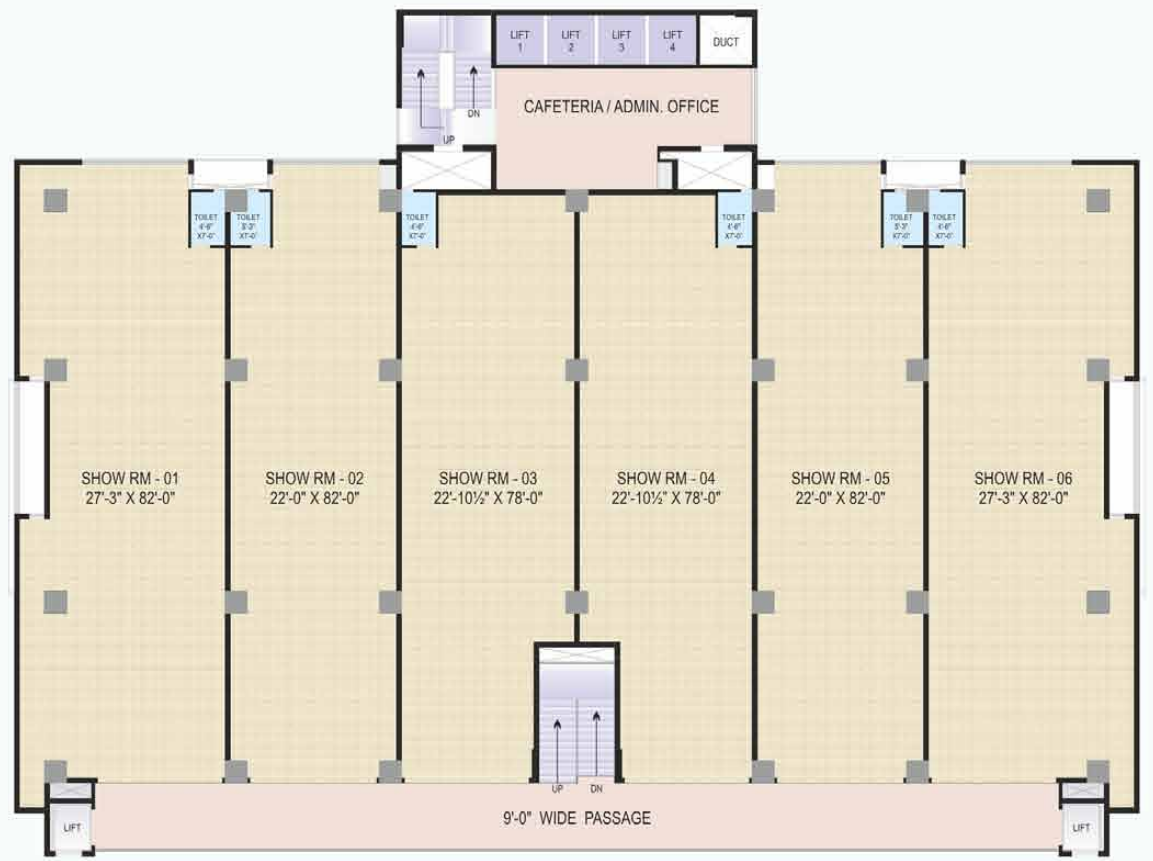
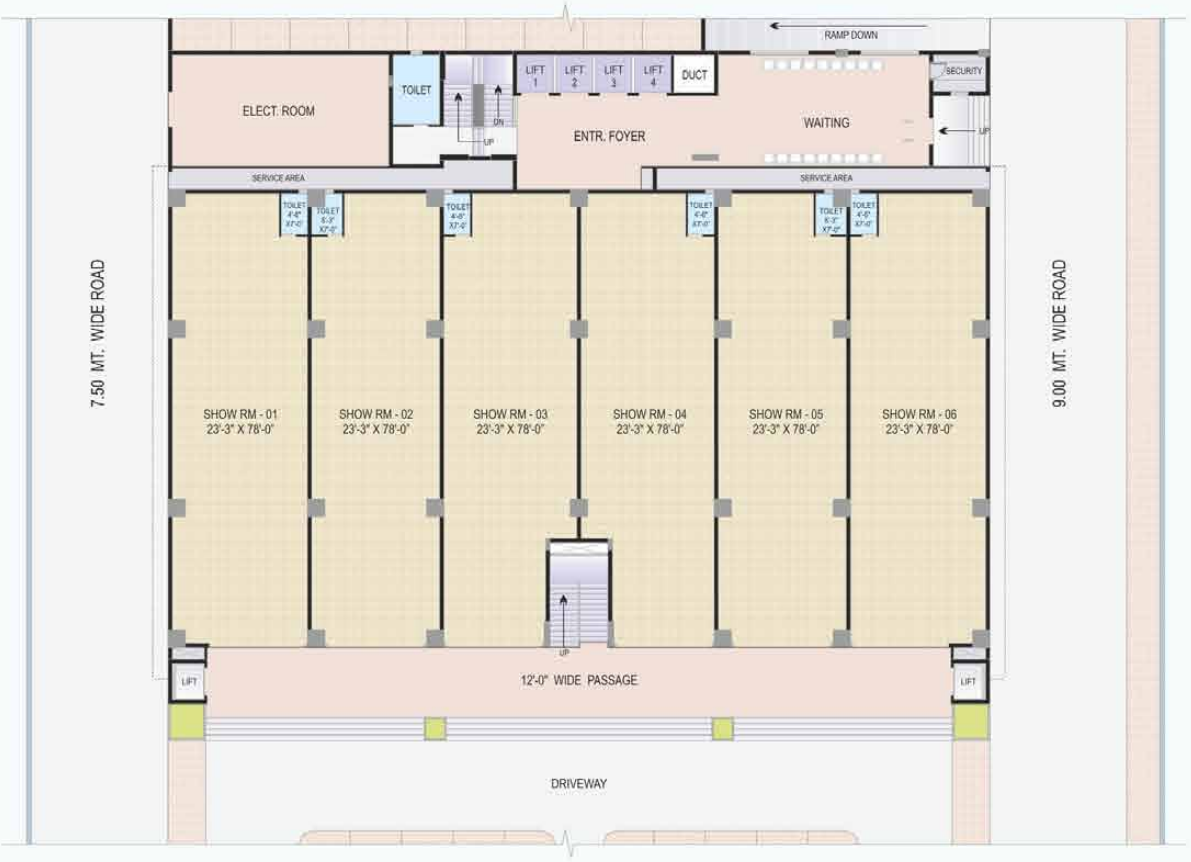


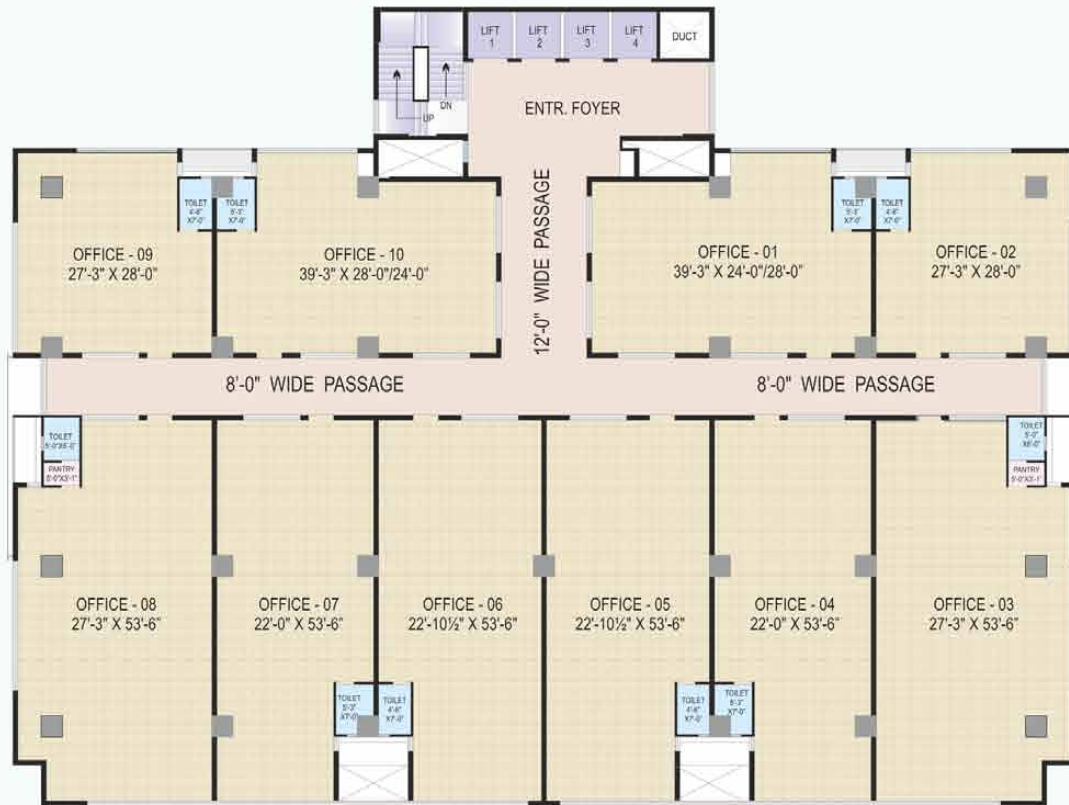
AURA - Sarabhai Road



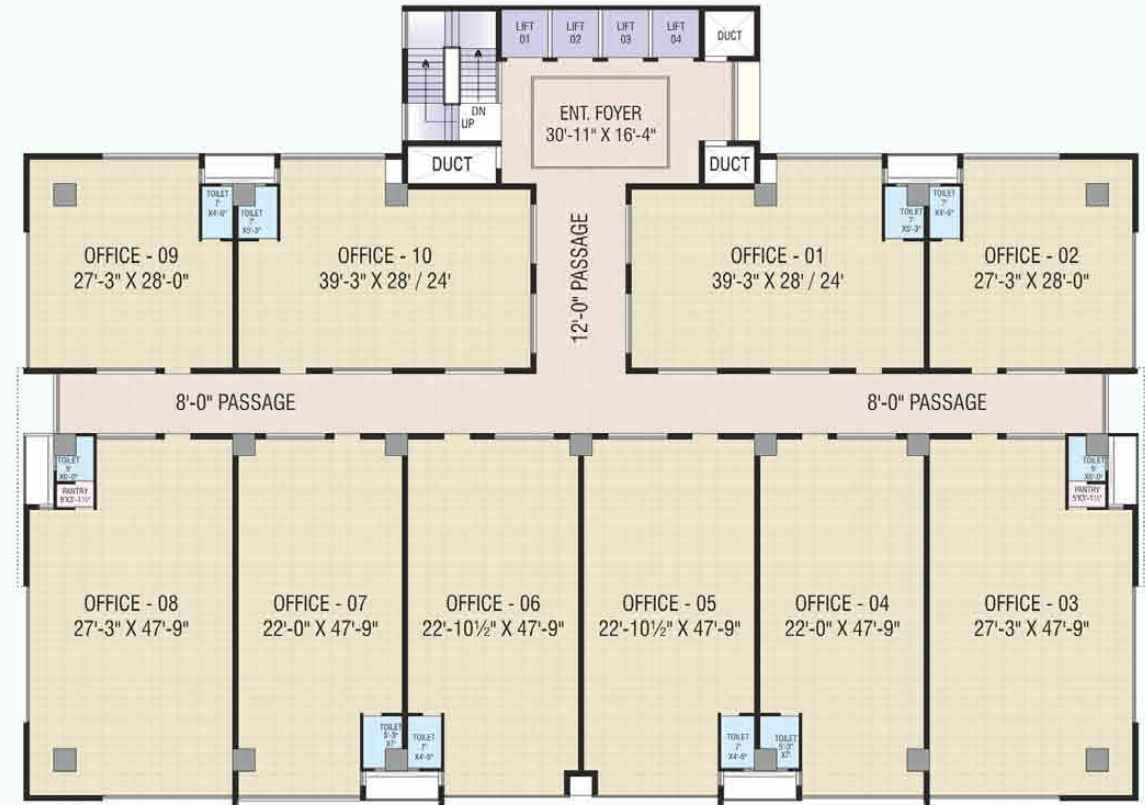
OCEAN
The Community Landmark

N LAYOUT PLAN





N 3rd FLOOR PLAN



4th to 10th / TYPICAL FLOOR PLAN

SPECIFICATIONS

- Wall to vitrified wall tiles flooring. (Basic rate FOR site 4500 Rs / Brass)
- Attached toilet to all offices & showrooms. Ceramic tiles flooring in all toilets, dado of glazed tiles upto lintel level.
- Adequate power supply to each offices and showrooms.
- Arrangement for T.V., Telephone, Internet etc. through duct.
- Inside surface shall be washable distemper finished. Out side surface as per design.

AMENITIES

- Common Office Room facility for Owner's Service Association.
- Four nos. automatic high speed 10 passengers Lift for offices. (3rd to 11th Floor)
- Two nos. automatic 8 passengers lift for showrooms. (1st & 2nd floor)
- An allotted paved car parking space. (Inside margin areas of complex & in the basement)
- Street Lights & Garden at ground level as per design.
- Bore well with submersible pump and overhead tank for continuous water supply.
- Generator for Lifts, pumping system, fire fighting system, common lights etc.
- CCTV Camera at parking, lobby, basement etc.
- Water harvesting system.



NOTES

- The developers reserve their rights to make any additions, alterations and amendments as may be necessitated from time to time in layout & building plan.
- Documentation Charges, Stamp Duty, Service Tax and Common Maintenance Fund shall be charged extra.
- Possession will be given after one month of completion of all payments.
- This brochure does not constitute as a legal document.