

WE AT OMAXE BELIEVE IN THE VISION
THAT INDIA REQUIRES 100 SMART CITIES
AND AS A PARTNER TO THIS VISION, WE
WANT TO MAKE FARIDABAD THE MOST
MODERN AND SMART CITY AND
TRANSFORM IT INTO THE MOST PREFERRED
LOCATION FOR INVESTORS , RESIDENTS
AND MNC'S



OMAXE CITY CENTRE IS PART OF THE **450 ACRES MIXED CENTRAL BUSINESS DISTRICT** THAT WILL TRANSFORM FARIDABAD AND WILL BE AT PAR WITH ANY INTERNATIONAL CITY

OMAXE CITY CENTRE IS PLANNED AND
INSPIRED BY THE SUCCESSFUL
MIXED-LAND USE DEVELOPMENT
ACROSS THE GLOBE

Faridabad
comes to

Life

AT
World Street
Junction

DESIGN PROCESS

VIEWS



OMAXE
Turning dreams into reality

ARCHITECT HAFEEZ CONTRACTOR

Concept only

IMAGINE THE FACELIFT FARIDABAD WILL WITNESS
WITH THIS KIND OF PROJECT

YOU WILL SAY IT'S A DREAM, WE SAY ITS FOR REAL.
DOESN'T OMAXE STAND FOR THE SAME?
TURNING DREAMS INTO REALITY !

PROPOSED SALIENT FEATURES OF OCC

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Part of approx. 450 acres CBD - Central Business District (one of the biggest in India)

Area - Proposed 50 Acres

Mix Land Use Development

International Architect from London (DYER)

Aesthetical elegance through design, elevation and landscaping, reminiscent of destinations like London, New York, Johannesburg, Singapore and Melbourne

Separate Entry & Exit

Unique concept of World Street Junction

Beautiful Landscaped Walkways for freely movement

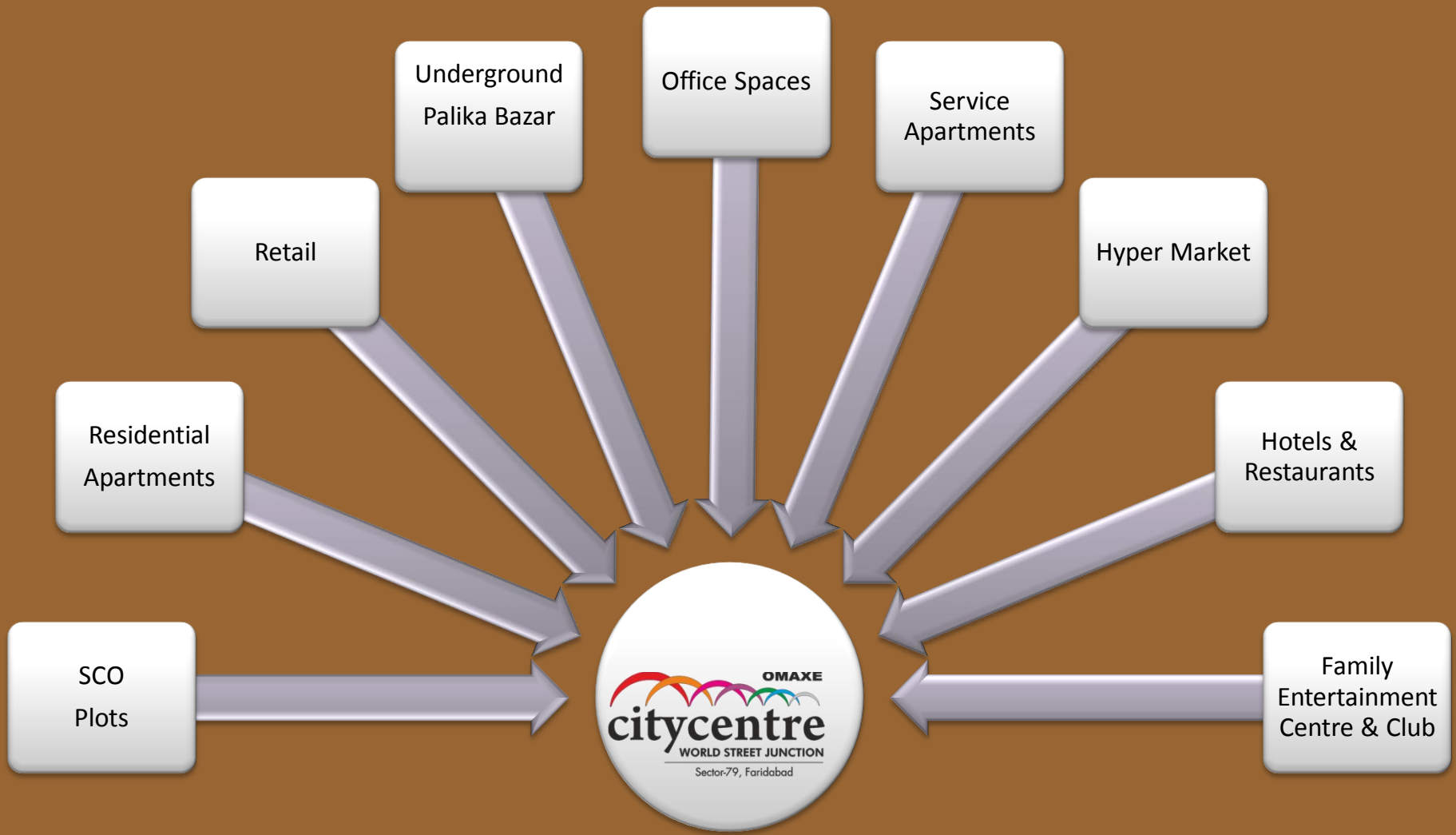
Developing as per world class infrastructure with street lights, street furniture, fountains and statues as from famous world streets

Close proximity to Posh sectors 14 & 15

Adjacent to Institutional Belt

The finest club in NCR

WHAT OCC HAS TO OFFER



LOCATION ADVANTAGE

METRO



- Centrally located connecting Delhi, Noida/Greater Noida and Gurgaon with equal ease
- Metro Rail connectivity to Faridabad by December 2014
- Regional Rapid Transit System (RRTS) aimed at providing better connectivity within NCR through high speed trains to become operational by 2016

EXPRESSWAYS



- Major expressways like Delhi-Mumbai Industrial Corridor (DMIC),
- (Proposed FNG) Faridabad-Noida-Ghaziabad Expressway,
- (Proposed KGP) Kundli-Ghaziabad - Palwal Expressway,
- (KMP) Kundli Manesar Palwal Expressway
- Already operational- Gurgaon-Faridabad Expressway

DEVELOPMENT



- Approx 1830 acres Industrial Model Township (IMT) in progress
- Kalindi Kunj bypass will give better connectivity to Noida and Delhi.
- Six Laning of NH-2 in full swing to decongest traffic
- Flyovers at all the traffic congestion point from Badarpur to Ballabhgarh in progress.



RESIDENTIAL APARTMENTS

3







USP OF ROYAL RESIDENCY

3 BHK + 3 T

SUPER AREA = 1685 Sq.ft.

- Launderette in premises
- Double Heights Tower Entrance Lobby
- Reserved covered parking space for residents
- Ample parking space for visitors & Guests
- Work, Shop, Dine, Entertain & live within walking distance
- Podium Living Lifestyle along with Garden on ground floor
- Open Gym for kids
- Driver Lounge
- Daily need store, Parlors, Salon, ATM, Milk Booth within premises
- Schools, Hotels, Hospitals within walking distance
- 3 tier security



SUPER AREA = 1685.0 SQFT



CLUSTER PLAN

PRICE LIST & PAYMENT PLAN

Price List & Payment Plan – Residential Flats

Accommodation	Super Area (in sq.ft)	BSP 3790 per sq.ft.	Inaugural Discount 200 per sq.ft.	BSP after Discount 3590 per sq.ft.
3B/R + Living + Dining + Balconies + Kitchen + 3 Toilets	1685 sq.ft. (Super Area)	Rs 63,86,150/-	Rs 3,37,000/-	Rs 60,49,150/-

PLAN - A

INTEREST FREE CONSTRUCTION LINKED INSTALLMENT PLAN

At the time of registration	6.50 Lacs (including service tax)
On 60 th day of registration	20% of BSP (less registration Amount)
At the time of start of construction	6.5% of BSP
On casting of basement roof	6.5% of BSP
On start of ground floor roof	5% of BSP
On casting of 2nd floor roof	5% of BSP+ 25% of Additional Cost
On casting of 4 th floor roof	5% of BSP+ 25% of Additional Cost
On casting of 6 th floor roof	5% of BSP+ 25% of Additional Cost
On casting of 8 th floor roof	3% of BSP + 25% of Additional Cost
On casting of 10 th floor roof	3% OF BSP + 50% of PLC
On casting of 12 th floor roof	3% OF BSP + 50% of PLC
On casting of 14 th floor roof	3% OF BSP
On casting of top floor roof	3% of BSP
On completion of external plaster	7% OF BSP
On completion of internal plaster	7% OF BSP
On start of flooring	8% OF BSP
On offer of possession	10% of BSP +Other Cost (If Any) + IFMS

PLAN - B**FLEXI PAYMENT PLAN (REBATE 9% ON BSP)**

At the time of registration	6.50 Lacs (including service tax)
On 45 th day of registration	50% of BSP (less registration Amount)
At the time of start of construction	3% of BSP
On casting of basement roof	3% of BSP+ 25% of Additional Cost
On start of ground floor roof	3% of BSP+ 25% of Additional Cost
On casting of 4 th floor roof	3% of BSP+ 25% of Additional Cost
On casting of 8 th floor roof	3% of BSP+ 25% of Additional Cost
On casting of 12 th floor roof	3% of BSP + 50% of PLC
On casting of top floor roof	3% of BSP + 50% of PLC
On completion of external plaster	6% OF BSP
On completion of internal plaster	6% OF BSP
On start of flooring	7% OF BSP
On offer of possession	10% of BSP +Other Cost (If Any) + IFMS

ADDITIONAL COST		
Covered Parking	One Parking	Rs.3,00,000/-
Power Back-up installation cost		Rs 25000/- per KVA (3 KVA mandatory)
EEC & FFEC		Rs.50/- per Sq.Ft.
IFMS (Interest Free Maintenance Security)		Rs.50/- per Sq.Ft.
Club Membership (10 Years)		Rs.1,00,000/-
EDC & IDC *(Tentative)		Rs. 610/- per Sq.ft.
PREFERENTIAL LOCATION COST		
For Podium /Park Facing		Rs. 100/- per sq ft
For Podium Floor		5% of BSP
For First Floor		4% of BSP
For Second Floor		3% of BSP
For Third Floor		2% of BSP

Commission Slabs & Disbursement

4%

• 1-15 Bookings

5%

• 16-30 Bookings

6%

• 31 and above

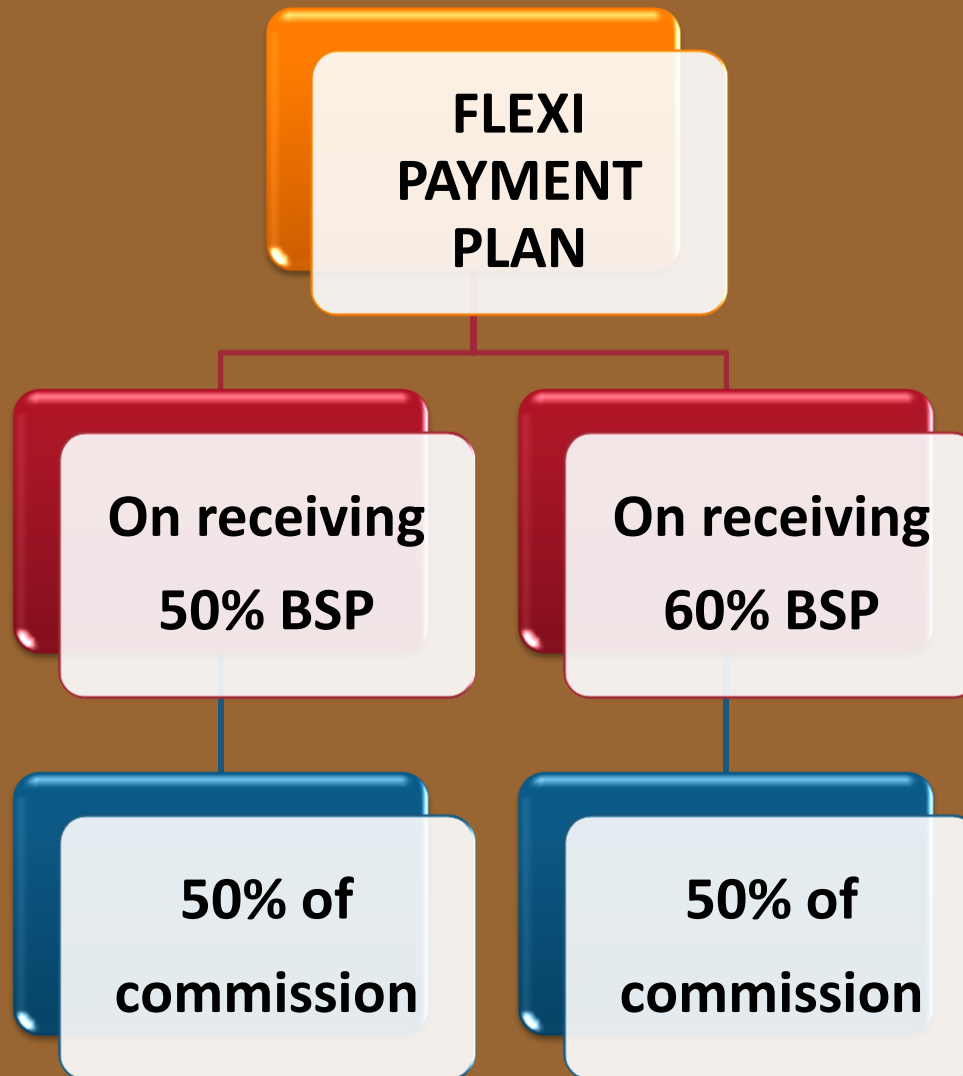
Note: -

1. Maximum 4% will be allowed to adjust on form in dealer bookings & Maximum 4% discount will be allowed on direct bookings.
2. 1% extra commission will be given for Flexi Payment Plan.

Special Incentive Scheme: -

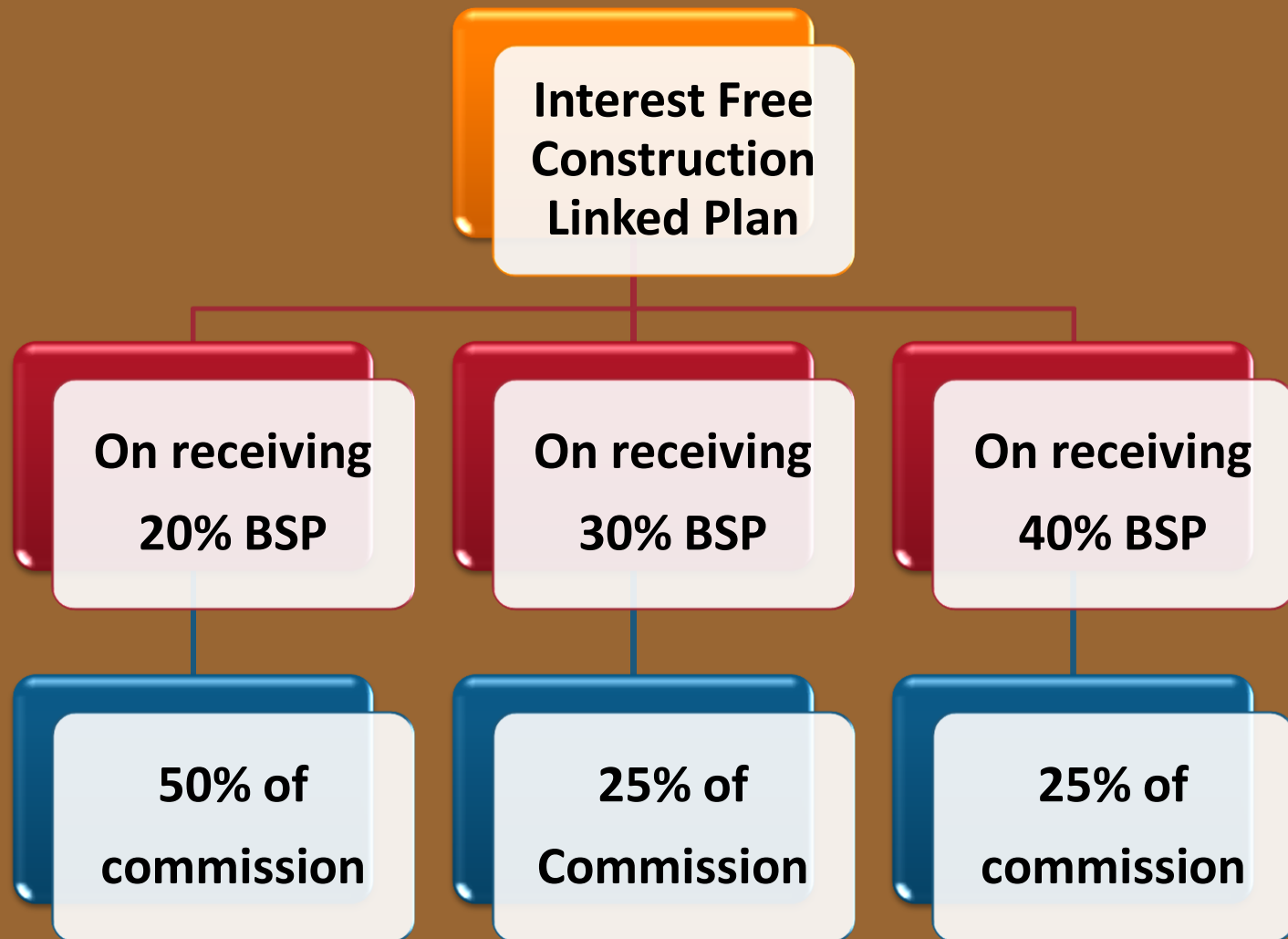
1. Foreign tour equivalent to Rs. 2,00,000/- for one person on every 10 bookings.

*(All the commissions will be paid on discounted BSP)



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TENTATIVE EDC & IDC SCHEDULE

EDC & IDC = 610/- Per Sqft

On or before 31st March,15

25% of EDC & IDC

On or before 30th June,15

25% of EDC & IDC

On or before 30th September,15

25% of EDC & IDC

On or before 31st December,15

25% of EDC & IDC

SPECIFICATIONS



TITLE	DESCRIPTION
Structure	Earthquake Resistant RCC frame structure
External Finish	Long lasting water repellant paint
DRAWING/ DINING/ BEDROOMS	
Floor	Vitrified Tiles
Walls/ Ceiling	Plastered and painted with pleasing shades of O.B.D/ Plastic emulsion paint
STAIRCASES	
Floor	Udaipur Green Marble
Walls/ Ceiling	Plastered and painted with pleasing shades of O.B.D.
DOORS & WINDOWS	
Entrance Door	Seasoned hardwood frame, Teakwood shutter with paneling of designer veneer with melamine polish.
Internal Doors	Seasoned hardwood frame with both side teak finish / skin molded flush shutters
Windows	Powder coated glazed aluminum / wooden.
ELECTRICAL	
Wire	Copper concealed wires in all rooms, Living / Dining, toilet & kitchen
Plug	Plug point in each bedroom / Drawing / Dining, toilet & kitchen
LIFT LOBBY	
Floor	Vitrified Tiles
Walls	Plastered and painted with pleasing shades of O.B.D./ Plastic imulsion paint
Lifts	Two elevators in each tower.
Security	24 hour manned perimeter security for the complex.



KITCHEN

Floor	Ceramic / Anti Skid Tiles
Walls/ Ceiling	Ceramic Tiles upto 2 feet height above counter and Plastered and painted with pleasing shades of O.B.D./ Plastic imulsion paint
Platform	Pre-polished granite platform with stainless steel sink.

BALCONIES

Floor	Ceramic / Anti Skid Tiles
Walls	Long - lasting water repellant paint
Ceiling	Plastered and painted with pleasing shades of O.B.D.

TOILETS

Walls	Dado of Glazed/Ceramic tiles up to ceiling height.
Floor	Glazed / Ceramic Tiles
Fitting / Fixtures	Wash basin, Wall hung W.C. in all toilets, Towel Rail, Hot & Cold water system.

FACILITIES

CAR PARKING	Open / covered
PLAY GROUND	Children's Play Ground on beautifully landscaped podium
	100% Power backup, 24 hr water supply, Provision for Satellite TV / cable Connection



CLUB	
International Level Spa & Club Facilities	Swimming Pool, Sauna, Steam Bath, Hot Tub / Jacuzzi.
	Hi-Tech Gymnasium, Health & Fitness Center, Club, Multipurpose Room-Yoga, Pilates, Aerobics, Restaurant / Cafeteria, Bar.
	Indoor Games like: Billiards, Pool, Snooker Pool etc. Launderette, Dry Cleaning, Business lounge area. Tennis, Badminton, Volleyball, Basketball, Purpose Court
	Conference Room with all Business Facilities like Broadband Internet, Fax, etc.

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Thank You