

ZRICKS



Omā
BY RAHEJA DEVELOPERS

LIVE · UNWIND · RETIRE



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Signature Residences in the Multi-billion \$ Corridor for the Upper Crest



SIGNATURE RESIDENCES
IN A MULTI-BILLION \$ CORRIDOR
FOR THE UPPER CREST

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ONCE IN A LIFETIME AWARD WINNING PROJECT

Best High-rise Development in India by
Bloomberg-Google Asia Pacific Property Awards



FROM THE BEST DEVELOPER

IN INDIA & BEST DEVELOPER WORLDWIDE*

*Euromoney Awards, UK- Best Developer, India 2011 & 2012
OPP Awards, UK- Best Developer Worldwide 2011
Best Developer Asia 2012 & Best Developer Globally (Silver) 2012



WITH ONE OF UAE'S OLDEST AND HIGHEST AWARDED CONSTRUCTION COMPANY

BUILDERS OF SWISS TOWER AND ZAYED UNIVERSITY



DESIGNED BY INTERNATIONALLY ACCLAIMED LESSARD DESIGN USA

ARCHITECTS OF TRUMP PARC & TRUMP PLAZA



STRUCTURE DESIGN & MEP BY MEINHARDT, SINGAPORE

DESIGNERS OF DUBAI MALL, MARINA BAY SAIL & FINANCIAL CENTRE

WELCOME TO OMA

An exquisitely crafted landscape awaits you
with a full array of water features and lagoons.
To make you feel pampered in a resort-like
atmosphere. You may set out on the journey of
self discovery.

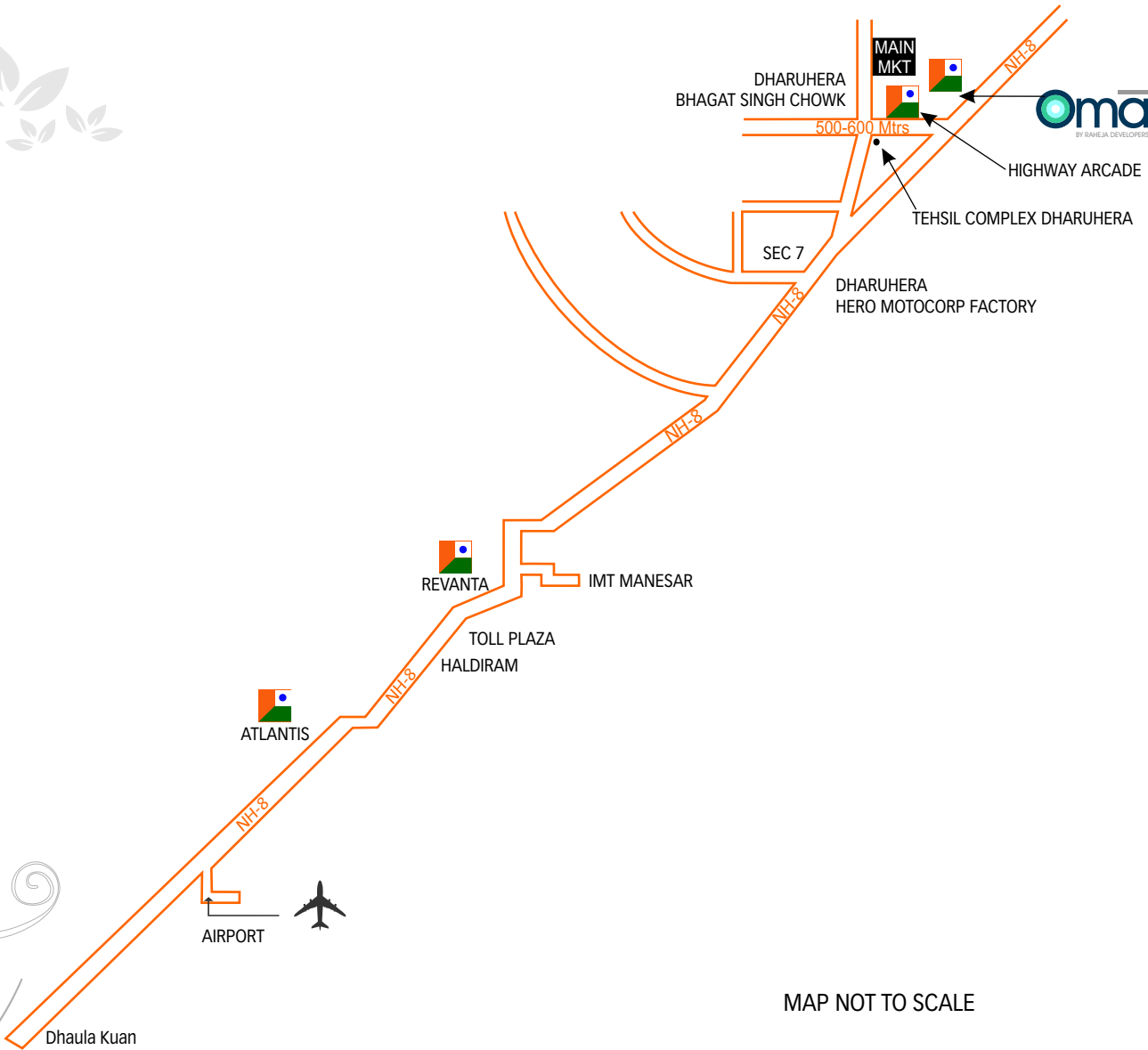
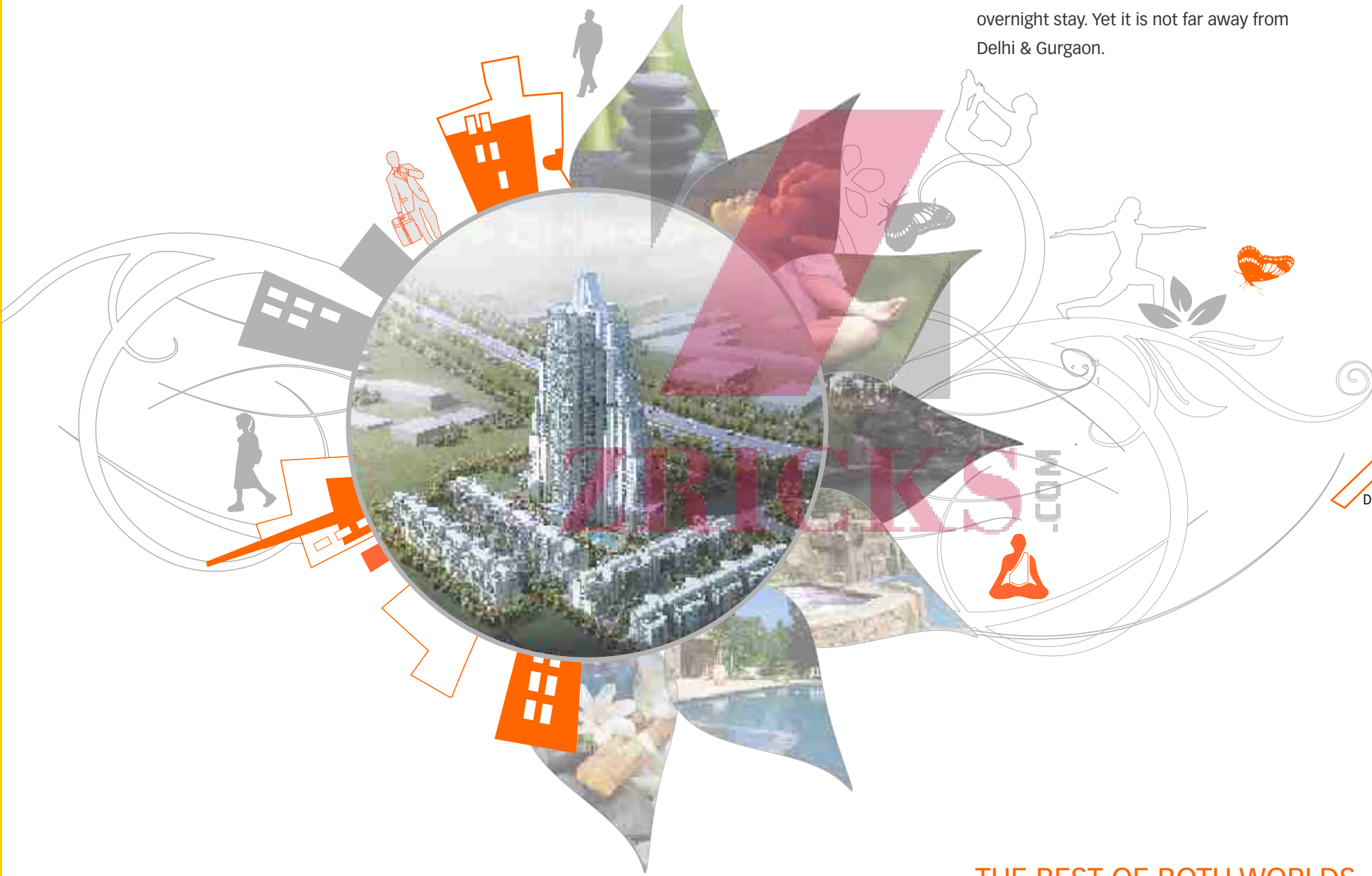
PROVIDING WORLD CLASS
SIGNATURE RESIDENCES
IN THE HEART OF
JAPANESE &
MULTI-NATIONAL
INDUSTRIAL TOWNSHIPS

Manesar-Dharuhera-Bhiwadi-Bawal-Neemrana is a huge industrial belt largely comprising of state-of-the-art, multinational & Japanese Industrial Townships and thousands of domestic industries. Industries in this belt include Hero Motocorp, Delphi Automotive System, Honda, Harley Davidson, Gillette, Bausch & Lomb, Kajaria Ceramic, Asahi Glass, United Breweries, Ray-Ban, Saint Gobain and many more. Further, the advent of the Kundli-Manesar-Palwal expressway as well as the scheme of the Golden Quadrilateral connecting Delhi with Mumbai through a Super Expressway, has made NH8 the growth spine of the country. OMA provides the ideal residing destination for the owners, directors, CEOs and senior managers of these industries and many others in the vicinity who deserve fine living. From one Bedroom studio condos to the stunning 4 BHK Penthouses on the iconic 40 storey Tower, a world of choices and opportunities awaits you at OMA. Get ready to be spoilt.

LOCATION

DIRECT ENTRY FROM NH - 8

Conveniently located at the intersection of the NH-8 as well as NH-71B at Dharuhera, Raheja Oma is strategically located to make your work place accessible within a few minutes and also to give you all facilities of a signature lifestyle for a permanent or overnight stay. Yet it is not far away from Delhi & Gurgaon.



	DISTANCE	TIME
Dharuhera Industrial Township	200 metres across**	2 – 5 mins*
Bhiwadi	3 km**	5-10 mins*
KMP Corridor	11 km**	10-12 mins*
Westin Sohna	40 km**	40-50 mins*
IMT Manesar	23 km**	20-25 mins*
Gurgaon Rajiv Chowk	35 km**	40-50 mins*
IGI Airport	48 km**	50-60 mins*
New Delhi – Connaught Place	62 km**	75-80 mins*
Neemrana	47 km**	30-35 mins*

*As per traffic & road conditions.
** Approximate Distances

THE BEST OF BOTH WORLDS



SIGNATURE RESIDENCES

WHERE YOU CAN ENJOY AND EXPLORE THE NEVER
ENDING MOMENTS OF JOY & BLISS

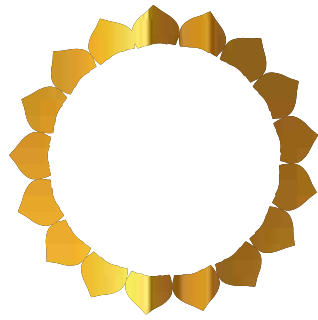
Unique styles and decorative details distinguish the Luxury residences at Oma. From luxurious tiled floors to engineered parquet floors, from branded sanitary ware and fittings to split air conditioning, we have incorporated a variety of fixture and finishes in various plans for every one to find their dream luxury home here.



- Premium Flooring
- Premium Tiles
- Engineered parquet Flooring
- Branded Sanitary ware
- Branded Fittings and Fixtures
- Premium Emulsions
- Glass Railing
- Premium Flush Doors
- Aluminium/uPVC Windows
- Imported Modular Kitchen
- Split AC

Each home is blended with function and beauty and attention to detail, offering ease and comfort to its residents.





MANAGED RESIDENCES

EXPERIENCE A LIFESTYLE
FIT FOR ROYALTY

The Managed Residences are the piece de resistance at OMA. These exclusive residences allow you to unlock the gateway of value, and usher in tremendous earnings. These fully loaded residences can be easily leased out and used more as your own serviced apartments under an arrangement with the service provider company. Time to ensure that your investment not only rises in value but also assures a good recurring income as well !!



Premium Tiles
Engineered parquet Flooring
Imported Modular Kitchen







Advanced Security | Restricted Access
Branded Sanitaryware, Fittings and Fixtures
Housekeeping*
Split AC

*A reputed management cum housekeeping agency will be recommended by the company and subject to approval of RWA at the time of possession. Housekeeping facilities will be made available (optional) at charges fixed mutually with the agency/s and RWA.

AKASHA RESIDENCES

The Akasha Residences are iconic and inspiring



-  A LUXURIOUS DOUBLE HEIGHT ENTRANCE LOBBY
-  EARTHQUAKE PROOF STRUCTURE
-  VALET PARKING
-  DOUBLE BASEMENT CAR PARKING

"Akasha" in Sanskrit means "The Sky".

A marvel of sophisticated technology, an achievement of modern day engineering, The Condos at Akasha are for the discerning who prefer to stay amongst the clouds with commanding views of the pristine landscape at the estate.

UNIQUE ARCHITECTURE

LUXURIOUS DOUBLE HEIGHT ENTRANCE LOBBY

HIGH SPEED ELEVATORS

LUXURIOUS SPA AND CLUBHOUSE ON THE GROUND

SKYPAD ON THE TOP FLOOR

Available in 1,2,3,4 BHK options and Luxurious Penthouses

AT 40 STOREYS,
AKASHA TOWER IS ICONIC, SUAVE AND
INSPIRING



SANSARA RESIDENCES

The Sansara Townhouses are elegant and understated



"Sansara" in Sanskrit means "The Universe". These Independent floors are for the discerning few who prefer the view of emerald greens and sparkling waterbodies through their windows.

Most units come with their own front parking, private terraces/greens and lap pools.

Available in 2, 3 & 4 BHK options limited apartments to be managed by a professional agency.





RETAIL & BUSINESS CENTER



Why would you ever want to step out of this haven.
When every convenience is available only a stone's
throw away.

A dedicated retail center for all your grocery needs.
With an in-house business center, as part of a service
area in building, you may be away from your office,
but always in touch with your work.





LIVE • UNWIND • RETIRE

Sometimes when the world feels distraught, you need
to head out to your **HIDDEN PARADISE.**



Calm, serene and peaceful
It engulfs you in luxury
Like the warm embrace of your mother's arms
Like the echoing chants of God's own name

A space to meditate, entertain or retire
Building everlasting memories
in a sanctuary of sparkling lagoons and spiritual spas
where you can be one with the universe

UNWIND IN INDIA'S
FIRST GLOBAL SPA VILLAGE



The focus of Oma is to reconnect yourself with your soul by recreating the oriental Spa & Hamam traditions from all over the world. For the first time in India, we bring you Global Spa homes where Ancient Wisdom like Astroscience and Ayurveda meet the latest in Wellness Technologies to create an unmatched experience which in ancient times, was exclusive to royalty.



OWN A DESTINATION SPA HOME INSTEAD OF BOOKING SPA RESORTS NEAR DELHI

Escape to your secret nest of joy. Your very own private Spa Home. Nestled away from the madness of the City, a relaxed morning drive away. Live life the iconic way, savouring every minute of this lifestyle whilst indulging and pampering yourself to the luxury you deserve. Detoxify, Rejuvenate, Socialize, Entertain, Connect with God, Discover Happiness once again.

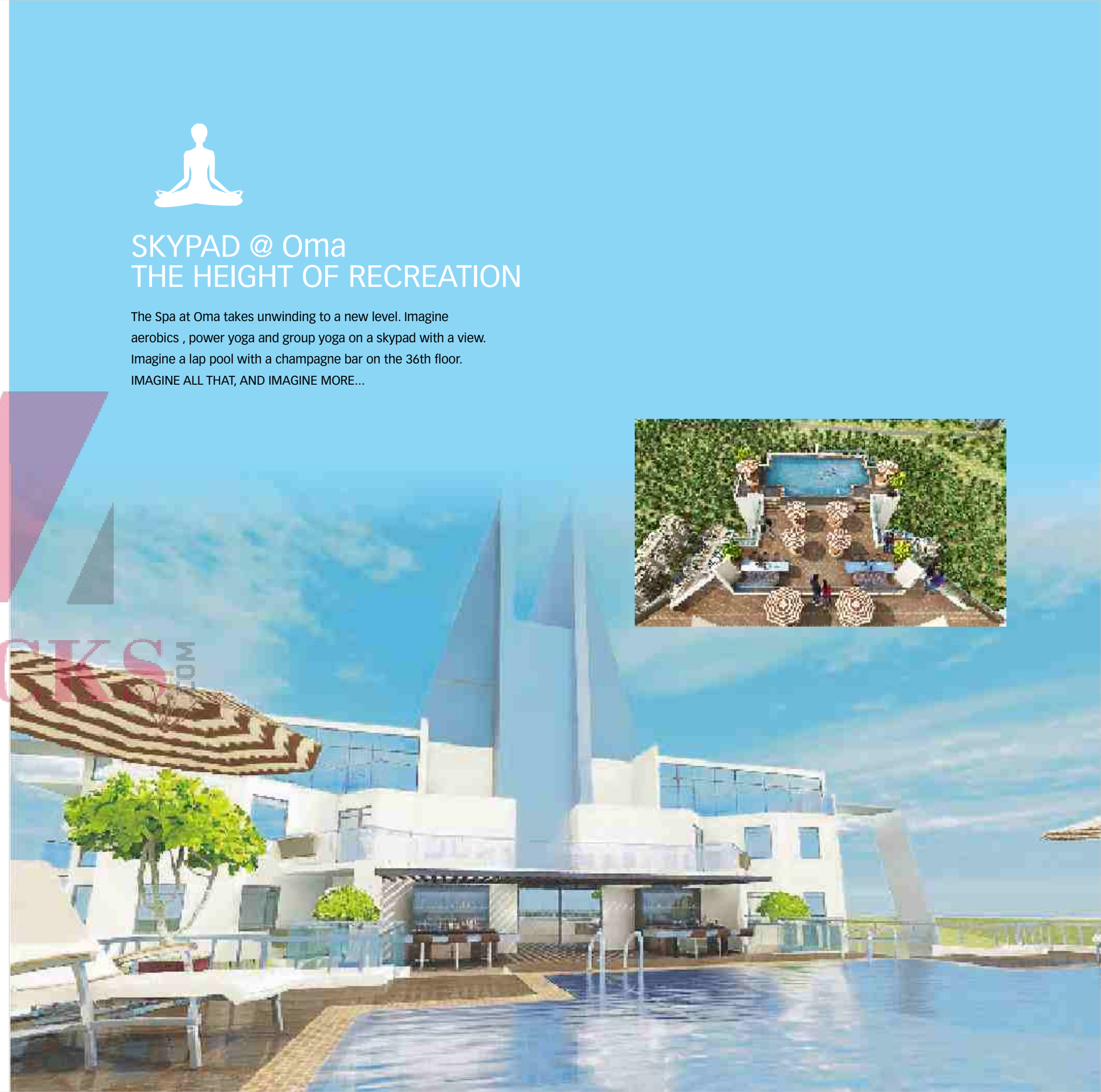


Or share it as a getaway with your friends & dear ones. Drive down to **the most spectacular destination spa homes near Delhi, Raheja Oma**, an international entertainment and wellness destination, that you can own.



SKYPAD @ Oma THE HEIGHT OF RECREATION

The Spa at Oma takes unwinding to a new level. Imagine aerobics , power yoga and group yoga on a skypad with a view. Imagine a lap pool with a champagne bar on the 36th floor. IMAGINE ALL THAT, AND IMAGINE MORE...



ACTIVITIES AT Oma

Managed by a Premium Spa Chain



ENTERTAINMENT & LEISURE



A mini theater to watch your favorite movies on the big screen.

GIVE YOUR PARENTS THE GIFT THEY DESERVE

Our parents have always been our inspiration, our idols, our mentors. Remember the first step you took, the first word you spoke, the first time you went to school, the first time you learnt to ride a cycle. Our parents have always been our guiding lights. In the twilight years of their lives, Raheja Oma is your way of reciprocating all the love & affection they bestowed on you, by gifting them an oasis of peace & serenity, in an exclusive gated environment.



A self sustainable and secure community surrounded by all the necessary conveniences like a medical center, health programs, shopping etc.

A way to tell them,
that YOU CARE.

FOR THE FIRST TIME IN INDIA WE BRING TO YOU FACILITIES NEVER HEARD OF BEFORE



RESIDENT DOCTOR



LAUNDROMAT

A laundromat for a quick wash of clothes
A resident doctor and medical facility just a call away.

GREEN BUILDING

Oma is being built under the guidance of the Indian Green Building Council (Membership No. IGBC-CS-1641, project pre-certification No. GH111175) Every apartment at Oma is a 'Green Home'. A concept that helps use energy and resources efficiently, thereby creating a healthier environment that is sensitive to air quality, lighting, acoustics and aesthetics.

ZRICKS



LEED PRE CERTIFICATION



WATER HARVESTING



WATER RECYCLING



DUAL FLUSHING ETC.



We are committed to follow highest environmental practices on water & energy conservation as well as labor safety and welfare practices, because a clean, green & sustainable environment created by a passionate team builds a better tomorrow for our future generations.

PARTNERS



Engineering Contracting Company is a construction Giant from Dubai, that has gained a formidable reputation in the construction and real estate market in the UAE since its inception over 37 years ago. Our portfolio of projects include many skyscrapers, commercial buildings (such as the huge Emirates Flight Catering Facility in Dubai International Airport), Logistics Facilities (that include the large CEVA Logistics facility in Jebel Ali - which achieved the first LEED Gold Award in its category), Parks, Educational Buildings (including Zayed University in Dubai - a winner of the Agha KhanAward), residential developments with vast gated communities of villas (for Emaar Properties and Union Properties and others), and fit-out works (which include the World's highest Restaurant - Atmosphere in Burj Khalifa). Throughout the history of ECC, there has been a wealth of experience and knowledge amassed in executing and finishing our projects to such a high quality standard, that ECC has been given many awards of appreciation and repeated businesses from clients that include blue chip companies like Emirates Airlines, and the Government of Dubai.



THE SPRINGS, DUBAI



ZAYED UNIVERSITY, DUBAI



THE GREENS, DUBAI



SWISS TOWER DUBAI



INDIA'S
PREMIUM BRAND

RAHEJA DEVELOPERS is today large enough to be counted amongst the foremost real estate companies in India, but in essence, it is small enough to address each customers' personalized needs and expectations. Built on a legacy of over 23 years of honored commitments, integrity, innovation and timely delivery of Quality Projects, RAHEJA is a name that today exudes TRUST. We don't just build Homes / Offices / Malls / SEZs with brick and mortar, but also with feelings and emotions, because we know that the space we create is not merely a House for you, but a HOME purchased with your hard earned money!! That is the reason why all our projects are always constructed on time with specifications and construction quality as per commitment. The projects under the new Gurgaon Masterplan are no different and have successfully carried forward this legacy of trust & transparency. RAHEJA invites you to be a part of their huge FAMILY of Happy Clientele!!



SHILAS



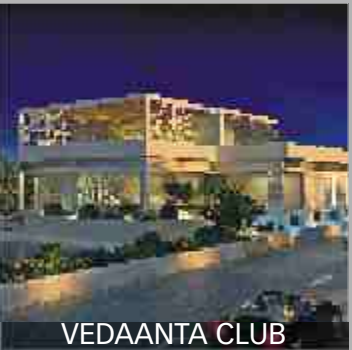
TATA RAHEJA RAISINA



RAHEJA SQUARE



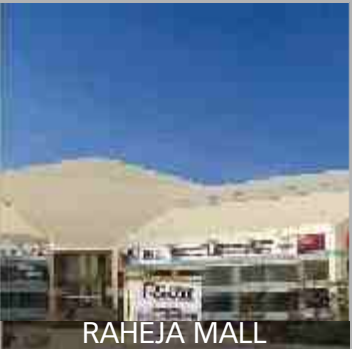
NAVODAYA & SAMPADA



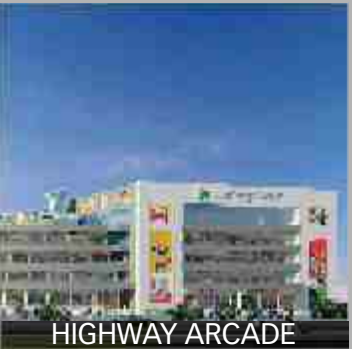
VEDAANTA CLUB



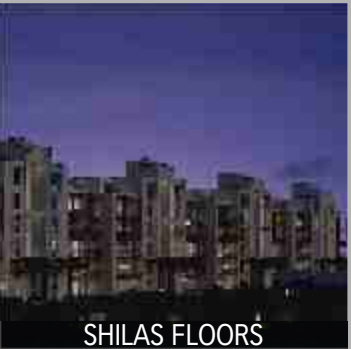
VEDAANTA FLOORS



RAHEJA MALL



HIGHWAY ARCADE



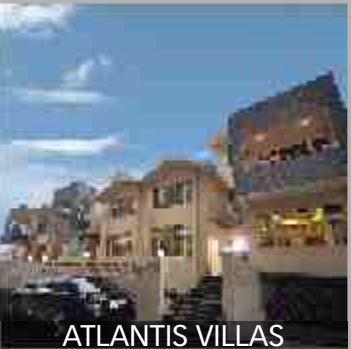
SHILAS FLOORS



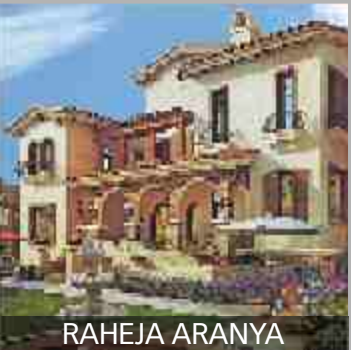
RAHEJA VEDAANTA



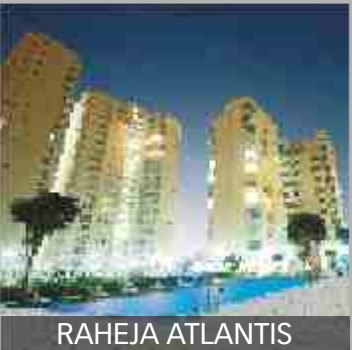
ATHARVA



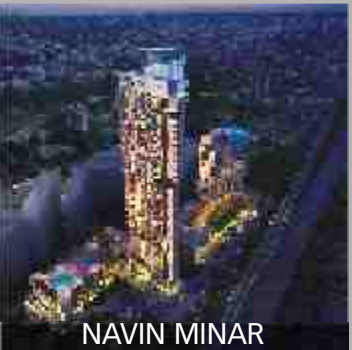
ATLANTIS VILLAS



RAHEJA ARANYA



RAHEJA ATLANTIS



NAVIN MINAR



RAHEJA REVANTA

*Disclaimer: A Joint Venture Agreement has already been executed between Raheja and ECC to carry out the construction. However, in case the said Agreement gets terminated at any subsequent date, Raheja reserves its right to substitute ECC with another reputed construction company.

SOCIAL WELFARE

We realise that our buildings are built with the sweat and toil of laborers who work day and night to ensure the timely delivery of the project. As a mark of appreciation for their contribution, we are providing the children of the laborers with Day Care Centres at all our sites where they are provided with nutritious food, basic education and medical facilities free of cost.



SCHOOL AT SITE



FREE NUTRITION & MEDICATION



FREE EDUCATION FOR LABORER'S CHILDREN

TRANSPARENCY

At Raheja, we pride ourselves in always implementing new and innovative processes to keep you updated about your property. Join us on Facebook, Youtube or our continuously updated Website to watch the latest construction update videos, virtual tours, new product offerings and newsfeeds from anywhere in the world or while on the move.

We also take pride in being one of the few real estate companies to run on specially developed ERP softwares which provides accountability and transparency in processes. What it means for you is that you can be always aware of the present construction status of your property, your account statements and the latest updates at the touch of a button while you relax at home.





WHERE EXCELLENCE IS A HABIT NATIONALLY & GLOBALLY

RAHEJA DEVELOPERS has been recognized on several International and National platforms and conferred with prestigious awards such as Best Developer worldwide by OPP (U.K), Best Developer in India for two consecutive years 2011 & 2012 by Euromoney (U.K), Golden Peacock Eco Innovation Awards, 2012, CNBC AWAAZ-CRISIL Real Estate Awards, 2012, Cityscape Asia Awards, Asia Pacific Bloomberg Property Awards, OPP (London) Excellence Awards for Best Developer - Asia 2012 (Gold), Best Developer Globally 2012 (Silver) and many more.

Join us on:



www.facebook.com/RahejaDevelopers



www.youtube.com/user/RahejaDevelopers

- *• No. & Date of License: 27 of 2011 dt 25/03/11
- Type of colony & its areas : Residential Group Housing, 8.531 Acres
- Name of the colonizer : M/s Raheja Developers Ltd.
- No. & Date of the approved Building Plans : ZP 708/JD (BS)/2011/12181 dt 19.08.2011
- Max. No. of Flats : 556 Units
- All the approvals can be checked in the office of Raheja Developers Ltd.*

As on date

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