



*Some things choose to be at the centre.
While some become the centre of attraction
wherever they are.*

LOCATION MAP



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Presenting
OMAXE
Orchid AVENUE
(G+4) LOW RISE APARTMENTS
at Greater Noida



Just like Orchid, the most highly coveted ornamental plant that represents love, luxury, beauty and strength, the budding residential towers of Orchid Avenue stand amidst the green environs of Greater Noida- The City of Tomorrow, already attracting the neighborhoods and passers by.

With ten low-rise residential towers that will offer 262 amazingly designed units, the Orchid Avenue will set a new benchmark in group housing. Strategically planned in G+4 and G+7 formats, these apartments will come embellished with all the bells and whistles of contemporary living. The home that will have everything to comfort your day to day life from world-class facilities to a multi-tier security system. A neighborhood that has plenty to offer from entertainment to recreation, educational to medical facilities. Orchid Avenue is the perfect place for those looking for a residential heaven in NCR.

PROJECT HIGHLIGHTS

- Low rise developments with terrace gardens
- Strategically located near 130 meter wide road with entry from 60 meter wide road
- International class clubhouse with Steam, Sauna, Jacuzzi, Squash court, Billiards Room, Cafeteria, Yoga Room and many more
- 24x7 multi-tier security within the premises
- Jogging & Walking Track
- Dedicated Car Parking
- 100% Power Backup
- Earthquake Resistant Structure

OMAXE
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 at Greater Noida



LEGEND



Central Park



Special Garden



Jogging / Walking Track



Swimming Pool



Gym



Pool/Billiards



Kids Pool



Pavillions / Gazibos



GEOGRAPHICAL ADVANTAGES

- Just 5 minutes drive from Pari Chowk- Landmark of Greater Noida
- Well connected to Delhi, Noida, Faridabad and Ghaziabad through FNG and Gautam Buddha Expressway
- Just 25 minute drive from Delhi (Sarita Vihar) and the nearest metro station (Sec-18, Noida)
- 1.5 km from Buraki Railway station and City Park- The hub of cultural activities
- Well aligned with Yamuna Expressway
- Proposed Metro connectivity from Noida
- Stellar Gymkhana Club, 18-hole Greg Norman Golf Course, India Expo-Mart, Proposed Airport, Night Safari, Formula-1 racing track are all easily accessible
- Close to 3000 acres reserve forest
- Ample amenities in the form of Reputed Educational Institutions, Hospitals and Shopping Merchandises Nearby

FLAT TYPES AVAILABLE

TYPE OF FLAT	SPECIFICATIONS	AREA (Sq. Ft.)
1	2 BHK + 2 Toilets	930
2	2 BHK + 2 Toilets	1100/1120
3	3 BHK + 2 Toilets	1405

FLOOR PLANS



TYPICAL FLOOR UNIT PLAN | SUPER AREA: 930 SQ. FT.



CLUSTER LAYOUT PLAN | SUPER AREA: 930 SQ. FT. (EACH UNIT)



FLOOR PLANS

FLOOR PLANS



TYPICAL FLOOR UNIT PLAN | SUPER AREA: 1100 / 1120 SQ. FT.



TYPICAL FLOOR UNIT PLAN | SUPER AREA: 1405 SQ. FT.



CLUSTER LAYOUT PLAN | SUPER AREA: 1100 / 1120 SQ. FT. (EACH UNIT)



CLUSTER LAYOUT PLAN | SUPER AREA: 1405 SQ. FT. (EACH UNIT)

TRICKS



SPECIFICATIONS

STRUCTURE	Earthquake resistant RCC framed structure
BEDROOM	Floor – Vitrified tiles/ Wooden flooring in master bedroom Walls – OBD paint Ceiling – OBD paint
LIVING/ DINNING/ LOBBY PASSAGE	Floor – Vitrified tiles/ equivalent Walls – OBD paint Ceiling – OBD paint
KITCHEN	Designer ceramic tiles with border up to 2 ft above counter Floor – Combination of anti skid/ ceramic tiles/ vitrified tiles. Counter – Marble working platform Fittings – CP fixture and stainless steel sink Woodwork – Modular kitchen optional on demand (Rs 100 per sq.ft)
TOILET	Walls – Designer ceramic tiles Floor – Combination of anti skid/ ceramic tiles Fittings & Fixtures – ISI fittings/ Standard chinaware fixtures for geyser water supply
BALCONY	Floor – Anti skid ceramic tiles Walls – OBD paint
DOORS/ WINDOWS	Entrance – Polished skin doors Internal Doors- Hardwood frame with skin moulded door shutter Window – Powder coated / Wooden
LIFT LOBBY	Floor – Combination of different colors of marble/ stone pattern Walls – Granite tiles cladding up to 3 ft and texture paint above. Elevator – High speed elevator
WATER	Hot and cold water pipeline provision
ELECTRIC	Modular switches 24 Hr power backup provision Drinking water treatment facility by RO individual RO system Fans & Tubelights in all rooms

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OMAXE
Orchid AVENUE
LOW RISE APARTMENTS

OMAXE ORCHID AVENUE



MOU for M/S _____

Dear Sir (s),

Marketing of our project OMAXE ORCHID AVENUE being developed by Omaxe at sec MU Greater noida Uttar Pradesh, adjacent to its existing project "Omaxe Palm Greens".

Omaxe is developing 10 (TEN) towers comprising of 262 Flats of 930, 1100/1120 & 1405 Sqft/1700 Sq.ft (2/3 Bedroom) Apartments.

Omaxe now hereby offers 50 flats in the said project as per mutually agreed terms as below:

1. The Project shall be launched in the first week of September 2010.
2. The sales to customers shall be done as per the attached price list and payment plan will be reserved for three months for the consortium.
3. You undertake to arrange for bookings of aforesaid Units by the prospective buyer within a maximum period of 90 (ninety) days from the release of First Advertisement of the project. The schedule of the bookings will be as under.

September	125 (Units)
October	75 (Units)
November	50 (Units)

4. All booking forms shall be accepted with 5 % booking amount and assigning of the allotments will be done on first cum first serve basis as per the availability.
5. First transfer will be free of charge for the first six months.
6. The layouts and unit plans are enclosed for your reference in the form of sales docket to facilitate the sales. The actual sizes of units can however change.
7. You agree the units will be booked with the ratio of 15 Units 930 Sq. Ft. and 23 Units of 1100 Sq. Ft., 9 units of 1405 Sq.Ft and 3 units of 1700 Sq.Ft within the period and under the said Booking Slab.
8. We hereby agree to pay commission / brokerage to you in the following manner.

1 – 15 Bookings	= 6%
15 - 31 Bookings	= 7%
31 – 50 Bookings	= 8%
50 + and above	= 9%

0.5% cash incentive for Flexi cases
1% cash incentive for DP cases

The above slab will be valid / continued for the next 12 months from the date of launch.

9. You shall deposit a sum of Rs 15, 00,000 (Rupees FIFTEEN LACS EACH) against the underwriting deposit amount for the said project which shall be refunded once the deal is completed within the stipulated period. If by any reason you are not able to sell the said number of units in that period the deposited amount shall be converted as the booking amount of the remaining units and the units shall be allotted to you.



10. The company will provide you the media support (upto Rupees seventy five lacs, divided among 5 dealers) for selling of these units if in case you fail to complete the deal in that particular period 50% of the advertisement cost shall be debited to your account. This budget can be used for the next six months or else it will be lapsed.

11. All commissions will only be released to above named dealers only as per the endorsement in the booking forms and receiving of the bills against the bookings.

All commissions will be released as per the following schedule.

Release / Disbursement of Commission (construction linked plan)

- | | |
|--|--|
| i) On booking and realization of 10% booking amount:/allotment | 25% of commission, as per applicable slab rate. |
| ii) On receipt of second installment amount i.e 20% of the BSP: | 25% of commission, as per applicable slab rate. |
| iii) On receipt of start of construction installment i.e 30% of the BSP: | 25% of commission, as per applicable slab rate. |
| iv) On receipt the casting of the ground floor roof 40 % of the BSP: | 25 % of commission, as per applicable slab rate. |

12. (Flexi Plan)

- | | |
|--|---|
| i) On booking and realization of 10% booking amount:/allotment: | 25% of commission, as per applicable slab rate. |
| ii) On receipt of second installment amount i.e. 30% of the BSP: | 75% of commission, as Per applicable slab rate. |

In case of down payment plan, 25% of the commission will be released on the booking and the realization of the booking amount and the balance shall be released on realization of 90% of cost of concerned unit.

13. We hereby permit you to offer and give discount in the BSP, the discount amount shall be deducted from the commission to be disbursed to the concerned dealer and balance commission shall be disbursed as per the disbursement schedule.

14. All payments towards the booking shall be accepted through A/c Payee Cheque(s)/ Demand Draft(s) /Cash in favour of "Omaxe Buildhome Pvt Ltd." payable at Delhi.

This above scheme expires on completion of 90 Days from the date of release of first advertisement.

We hope that the above proposal shall be beneficial for all of us and will take our relationship to greater heights.

Kindly provide your acceptance by signing this letter.

For Omaxe Limited

ACCEPTANCE:

All the above terms and conditions are hereby understood and agreed by us.

* LCD's for first 100 clients worth Rs 15000 each