



ABOUT OMAXE CITY, PALWAL

Strategically located on 62nd milestone, Delhi-Agra highway, Omaxe City, Palwal proves to be an ideal location to turn your dreams into reality. A contemporary integrated township, Omaxe City, Palwal is set to deliver an example of fine residential innovation comprising plots, apartments, floors and villas. Spread over a sprawling 128 acre, this beautiful township has been dreamt as a city within a city. With provisions for shopping mall, schools, dispensary, crèche, state-of-the-art club with facilities like swimming pool, sauna, steam, jacuzzi etc., local shopping centre, grocery store and a lot more luxuries that reflect style and taste, Omaxe City promises to be perfect in every aspect with unparalleled elegance.

WHY PALWAL?

Situated at mere 50 kms from Delhi, 30 kms from Faridabad, 18 kms from Ballabgarh and 140 kms from Agra and well connected to these cities by frequent road and rail network, Palwal that has recently been formulated as district is fast emerging as a hot destination for investors and home seekers. As the burgeoning middle class has moved ahead and looking for quality construction at an affordable price, the city of Palwal has come up with a beautiful solution in the form of new fond opportunities of residential and commercial spaces owing to its fruitful location and growth prospects.



Gated community | Spread over 128 acre | Strategically located on 62nd milestone Delhi-Agra highway

AMENITIES

- Provision for banks, sub-post office, taxi stand, grocery store etc
- Underground cables for telephone, electricity distribution and storm water drains & sewer system
- Efficient power distribution network
- Regulated under ground / overhead water supply
- Township maintenance and upkeep by a reputed maintenance agency
- Children play facilities
- Rainwater harvesting system
- Environment friendly waste disposal
- Sewage treatment and incinerators

RECREATION

- Provision for state-of-the-art club with facilities like swimming pool, sauna, steam, jacuzzi etc.
- Shopping complex
- Food court & Banquet hall
- Recreational facilities including card room and multi purpose room
- Arrangement for indoor games like squash, cards, billiards, snooker etc.
- Hi-tech gymnasium.

Everything that you have heard about or know of Omaxe Happy Homes, Palwal is now better, bigger and more rewarding. So, if by any chance you missed out being part of Omaxe City, Palwal, here's your chance. Omaxe Happy Homes brings a beautiful concept of affordable homes in the form of independent floors gracefully designed in the pattern of 2BHK, 2BHK + Study and 3BHK. And when we call them Happy Homes, we mean it. This unique residential complex is embellished with all the bells and whistles of modern day living from the basic amenities to recreational facilities so that you and your family live a happy and joyous life.



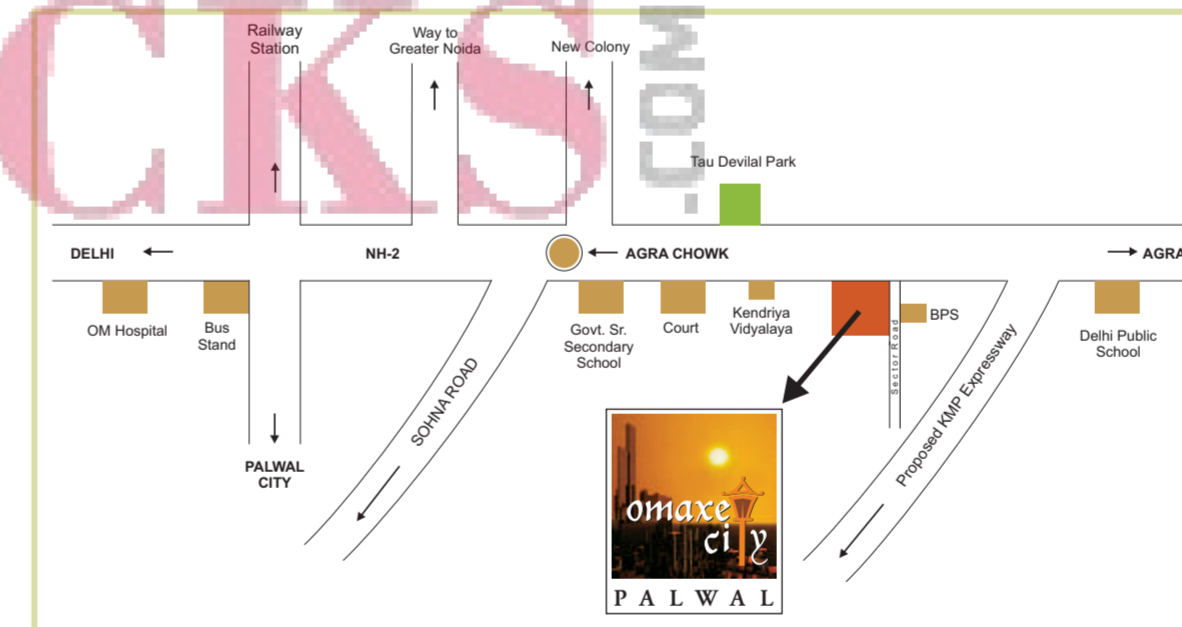
AFTER THE GRAND SUCCESS OF OMAXE CITY, PALWAL
 Omaxe presents
HAPPY HOMES AT PALWAL

OMAXE MACROCOSM

Over the past 22 years, Omaxe has established a permanent niche for itself in the Real Estate & Infrastructure sector by means of diverse range of well-planned & executed residential, commercial and infrastructure projects. Today, Omaxe takes great pride in being a part of the dreams of millions across the nation and help them turn it into reality. Steered by a visionary leadership and backed by a professionally qualified and competent team, the company is currently working on 41 real estate projects – 17 Integrated Townships including a Hi-Tech Township, 14 Group Housing projects, 6 Shopping Malls & Commercial Complexes, and 2 Hotel projects. No wonder, Omaxe holds the honor of being one of India's rapidly growing real estate developers. Omaxe has a diversified portfolio of Infrastructure and construction contracting business. In this vertical, there are 13 ongoing infrastructure & construction contracting projects. Moreover, the company has already delivered 23 projects across the nation, covering over 33.50 million sq. ft of total area, counting 11 Group Housing projects, 3 Integrated Townships and 9 Commercial projects.

Omaxe has progressed with leaps and bounds already making its presence felt in 40 cities and 12 states across the country. Not to suffice, the quality system standards at Omaxe are at par with the best of the world that has helped the company evolve into a premier real estate development company. Visit your nearest office today because you truly deserve an Omaxe property.

Location Map Omaxe City, Palwal



Omaxe City, Palwal - Distance Chart

Place	Distance (approx.)
• Bus Stand	03 kms
• Railway Station	04 kms
• Om Hospital	5.5 kms
• Agra Chowk	1.5 kms
• D.P.S.	8.5 kms
• Court	1.0 km

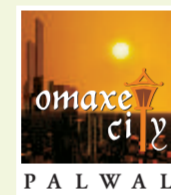
Map not to scale

Note: This Brochure is purely conceptual and is not a legal offering. Further, the Promoters / Architects reserve the right to discontinue any details/specifications/ elevations mentioned, if so warranted by the circumstances



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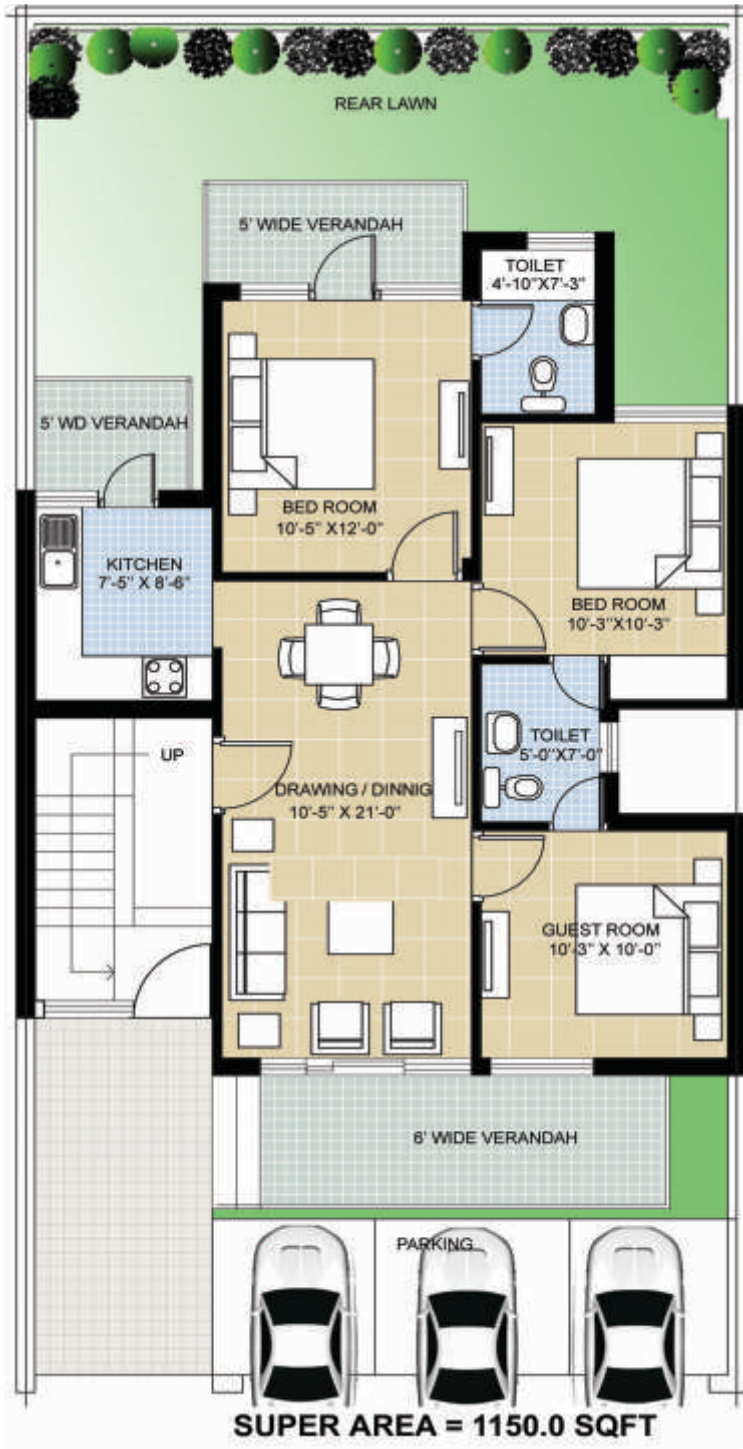
ING ANOTHER!



Independent home on each floor
PALWAL

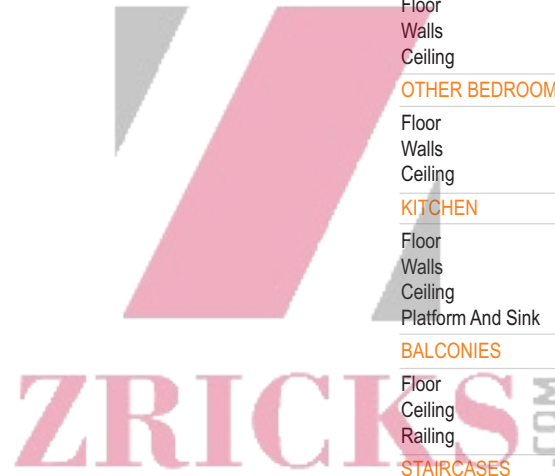


ONE GOOD THING DESERVES



Independent Floor Plan at Omaxe City, Palwal

Plot Area: 200 sq. yd.
Super Area: 1150 sq. ft.



SPECIFICATIONS - OMAXE HAPPY HOMES, PALWAL

Title	Description
Structure	Semi Load Bearing Structure
External Finish	Long lasting textured paint
DINING & PASSAGE	
Floor	Vitrified Tiles
Walls	Plaster and painted with pleasing shades of OBD
Ceiling	Plaster and painted with pleasing shades of OBD
DRAWING ROOM	
Floor	Vitrified Tiles
Walls	Plaster and painted with pleasing shades of OBD
Ceiling	Plaster and painted with pleasing shades of OBD
MASTER BED ROOM	
Floor	Vitrified Tiles
Walls	Plaster and painted with pleasing shades of OBD
Ceiling	Plaster and painted with pleasing shades of OBD
OTHER BEDROOMS	
Floor	Vitrified Tiles
Walls	Plaster and painted with pleasing shades of OBD
Ceiling	Plaster and painted with pleasing shades of OBD
KITCHEN	
Floor	Ceramic / Anti Skid Tiles
Walls	Tiles up to 2' height above the counter level painted with pleasing shades of OBD Paint
Ceiling	Plaster and painted with pleasing shades of OBD
Platform And Sink	Pre-polished Granite Counter with stainless steel sink with drain board
BALCONIES	
Floor	Anti Skid Tiles
Ceiling	Plastered and painted with pleasing shades of OBD
Railing	M.S Tube Railing with Enamel Paint
STAIRCASES	
Railing	M.S. Railing with Enamel Paint
Flooring	Udaipur Green
TOILETS	
Walls	Dado of Glazed / Ceramic tiles up to 7 feet height
Floor	Anti Skid Tiles
Fittings/Fixtures	EWC & washbasin of white colour in all bathrooms with towel rail, soap dish & mirror
DOORS & WINDOWS	
Entrance Door/Internal doors	Seasoned hardwood frames with skin / flush door shutter with enamel paint / polish as per required shade
Windows/Doors	Seasoned hardwood frames of windows shutters with enamel paint / polish
ELECTRICAL	
Wire	Copper concealed
Switches	Switch points in each Bedroom / Drawing room / Dining room & Lounge / Toilets
ADDITIONAL FEATURES (FOR 3B/R FLOORS ONLY)	
	Modular Kitchen Cabinets
	1.5 ton A/C in Master Bedroom
	Fans & decorative light fittings in all rooms



Independent home on each floor
PALWAL

Omaxe Happy Homes, OMAXE CITY Palwal

w.e.f 24/07/2010

PRICE LIST & PAYMENT PLAN

S.No	Plot Area (in sq yds)	Floor	Floor area per floor (in sq ft)	Accommodation	BSP (in Rs. lacs)
1	200	Ground	1150	3 Bed Rooms, Living Dinning,	22.00
		First	1150	2 Toilets, 1 Kitchen	20.00
		Second	1150		21.00

CONSTRUCTION LINKED PAYMENT PLAN

At the time of booking	15% of BSP
On Start of Construction of the Building in which Floor is Booked	10% of BSP
On Completion of DPC Level of the Building in which Floor is Booked	10% of BSP + 25% of EDC & IDC
On Casting of Ground Floor Roof of the Building in which Floor is Booked	10% of BSP + 25% of EDC & IDC
On Casting of First Floor Roof of the Building in which Floor is Booked	10% of BSP
On Casting of Second Floor Roof of the Building in which Floor is Booked	10% of BSP
On Completion of Brick work of the floor which is Booked	10% of BSP
On Completion of Internal Plaster of the floor which is Booked	10% of BSP
On Completion of External Plaster of the Building in which Floor is Booked	5% of BSP + 25% of EDC & IDC
On Completion of Flooring of the floor which is Booked	5% of BSP + 25% of EDC & IDC
On Offer of Possession	5% of BSP + IFMS + Other Cost (If any)

External Development costs & Infrastructure Development
Costs (EDC & IDC) : Rs. 95000/-

ADDITIONAL COST

Car Parking (Open)	Free of Cost
PLC	Free of Cost
IFMS	Payable at the time of Possession (Rs. 20,000/-)

TERMS & CONDITIONS

- The Above Prices are exclusive of EDC & IDC (External Development Costs and Infrastructure Development Costs @ Rs 1425/- per sq yd) and if any upward revision thereof by the concerned authorities, the same shall be charged on pro-rata basis
- Prices indicated above are subject to revision at the sole discretion of the company & with out any prior notice.
- Prices Ruling on the date of booking and acceptance by the company shall be applicable
- Estimated possession time will be 18 Months from the date of start of construction
- Stamp Duty, Registration & other costs shall be payable before physical possession subject to force majeure Conditions.
- Service Tax shall be charged as applicable rate at the time of payment.
REF/NO.-2010/PL/OHHP/G+2/01