



Location Map



Regional Office: FF-58, Orbit Mall, AB Road, Indore (M.P) Tel: +91 731 4007000
Site Office: Omaxe City 1, Agra Mumbai Bypass, Opp.DPS School, Mayakhedi, Indore, (M.P)
For Enquiries Contact: +91 8817444444, 9713077702/ 03/ 04/ 06
Email: salesindore@omaxe.com | **SMS:** OMAXE OCI to 56677

Premium Homes...
Privileged Lifestyle...

OMAXE
Paramount
Villas

www.omaxe.com

CMD's Message

"Partnerships are all about seeing the other person's viewpoint."



At Omaxe, we take pride in our vision and insight of your world. It helps us appreciate your needs better. It is no secret that when you choose Omaxe, you choose the best and take a giant leap into a bigger and better future.

I sincerely thank you all for always standing beside us through the journey of Omaxe. Starting with a modest beginning, today Omaxe stands tall after delivering new-age homes to thousands of families. We cater to multiple geographies with real estate projects in all price points. Our focus has been on the common man of the country not only in Tier-I cities but also in destinations that are new to organized real estate. In reciprocation, the

market today recognizes us as a responsible leader. We believe that value creation is an everlasting phenomenon and trust is not built overnight.

Rohtas Goel

CEO's Message

Real estate is a fast-evolving sector. Adapting to the challenges and foreseeing the possibilities are the hallmark of Omaxe. The decision to venture into tier II and III cities was conscious and our consistent effort is now beginning to fructify. Today, we see considerable shift in lifestyle, choice of homes and the evolution of sustainable community living. In the last two decades, we have executed some of the most astonishing and highly appreciated projects catering to every income segment across wide geographies. As time demanded, we shifted focus to affordable segment and today, majority of portfolio lie in this category. We are committed to fulfilling the principles that Omaxe stands for -Transparency, Quality and Customer Centric approach; and strive hard each day to ensure quality product at an affordable price ensuring committed delivery. We take pride in having lit up thousands of homes with a pledge to contribute towards the mission of housing for every Indian.



Mohit Goel

Our Vision

"To be a trusted leader in the real estate sector contributing towards a progressive India."

Our Mission

"To provide customer satisfaction and create value for stakeholders through professionalism, transparency, quality, cutting-edge technology and social responsibility."

Our Profit

Omaxe is one of India's leading real estate companies. Having spread its footprints in 8 States across 27 cities, the company has in its kitty a diversified product portfolio that includes Integrated Townships, Hi-Tech Townships, Group Housing, Shopping Malls, Office Spaces, SCOs and Hotel projects. With approx. 95.2 million sq. ft. of delivered space in both real estate and construction contracting, the company is currently undertaking 39 real estate projects - 13 Group Housing, 16 Townships, 10 Commercial Malls/office spaces/Hotels/ SCO.

In the last two decades, Omaxe has carved a niche for itself in the real estate sector through a diverse range of projects catering to the affordable segment and spread across tier II & III cities of India. Today, Omaxe takes great pride in being a part of the dreams of millions across the nation by transforming them into reality. Trust comes tagged with the name of Omaxe. Working towards contributing to a progressive India, the company strives to exceed customer expectations through transparency, quality, cutting-edge technology and social responsibility.

Over the years, the company has made a mark with some landmark projects and engineering marvels. With presence in States like Uttar Pradesh, Madhya Pradesh, Punjab, Haryana, Uttarakhand, Rajasthan, Delhi and Himachal Pradesh, the company stands true to its motto, "Turning Dreams into Reality".

Our key performance indicators

- Delivered approx.95.2 million sq. ft. since inception - 31.8 million sq ft of construction projects and 63.4 million sq ft in real estate development.
- 39 projects under execution consisting of 13 Group Housing projects, 16 Integrated Townships, 10 Shopping Malls, Off ice Spaces & Hotels.
- Land bank of 4,030 acres (approx.) comprising 74 mn. sq.ft. of area under execution.
- Consolidated Income of Rs. 1431 crore and consolidated Net Profit of Rs. 60 crore in FY 2014-15



ABOUT OMAXE

- Started its journey as third party contractor in 1987.
- Incorporated in 1989 as Omaxe Builders Private Ltd.
- Changed constitution to a limited company, known as Omaxe Construction Ltd., in 1999.
- Entered the real estate development business in 2001.
- In 2006, the company changed of its name to Omaxe Ltd.
- Got listed in Bombay Stock Exchange (BSE) and National Stock Exchange (NSE) in 2007.

Our Presence Across India

08 States | 28 Cities

- PUNJAB**
- Amritsar • Derabassi
 - Ludhiana • Bathinda
 - Patiala • Rajpura
 - New Chandigarh

- RAJASTHAN**
- Jaipur • Bhiwadi



- HARYANA**
- Rohtak • Sonapa
 - Faridabad • Gurgaon
 - Bahadurgarh • Palwal
 - Yamuna Nagar

- MADHYA PRADESH**
- Indore

- HIMACHAL PRADESH**
- Baddi

- UTTARAKHAND**
- Rudrapur

DELHI

- UTTAR PRADESH**
- Noida • Greater Noida • Agra
 - Lucknow • Vrindavan, Allahabad
 - Ghaziabad

Map not to scale

Land Bank	Employee Strength	Executed Projects	On Goning Projects
4600 Acres	2300	Delivered 59 Million sq.ft. area	Total on going projects - 42 14 Group Housing, 18 Townships, 10 Commercial Malls/ Hotels/ SCO

Building

Trust

&

Timeless

Luxury

Integrated Township



Omaxe Eternity - Vrindavan



Omaxe City - Jaipur



Omaxe City - Lucknow



Omaxe City - Bahadurgarh



Omaxe Panorama City - Bhiwadi



Omaxe City - Palwal



Omaxe City - Rohtak



Omaxe City - Bathinda



Omaxe City-II, Mangliya - Indore



Omaxe City-I, Mayakhedi - Indore



Omaxe City - Sonapat



NRI City - Greater Noida

Group Housing



Omaxe Twin Towers - Noida



Grand Omaxe - Noida



Omaxe Royal Residency - Ludhiana



Omaxe Hills- Faridabad



Omaxe Palm Greens - Greater Noida



Omaxe Heights - Faridabad



Omaxe Riviera - Rudrapur



Omaxe Greens - Derabassi



Omaxe Parkwoods - Baddi



Omaxe Heights - Lucknow



Omaxe North Avenue - Bahadurgarh



Omaxe New Heights - Faridabad



The Forest - Noida



Omaxe Royal Residency - Noida



The Nile - Gurgaon



Orchid Avenue - Greater Noida

PROJECT PROFILING - INDORE

RESIDENTIAL

COMMERCIAL

OMAXE CITY - 1
Mayakhedi

Residential Plots:
ANNEX Plots, Happy Homes,
Shubhangan Premium, Shubhangan,
Annex Villas, Row Houses,
Independent Private Floor & Dream Homes.

Omaxe Shopping Arcade &
Commercial Plots



OMAXE CITY - 1
MAYAKHEDI



OMAXE CITY - 2
Mangliya

Residential Plots, Villas,
Duplex, Service Apartments

Omaxe High Street Shopping
Market, Commercial Plots.



OMAXE CITY - 2
MANGLIYA



OMAXE HILLS
Nihalpur Mundi

Residential Plots, Villas, Duplex,
Luxury Paramount Villas.

Omaxe Shopping Market &
Commercial Plots.



OMAXE HILLS
NIHALPURMUNDI

Omaxe Hills: Nestled in the foothills of the evergreen Vindhya Range on the Agra-Bombay highway, Omaxe Hills is set to recreate the magic of its earlier projects in Indore, Omaxe City Mayakhedi and Omaxe City Mangliya. Built over approx. 90 acres, Omaxe Hills, an integrated township, has a varied option for buyers, from exquisite villas to exclusive plots and multi-

storey apartments. A pollution free environment is what is highly desirable and Omaxe Hills provides that. Besides a host of features like hospitals, shopping and entertainment mall, state-of-the-art club, school to name a few will add to the incredibility of Omaxe Hills. Accessibility to nearby cities, as well as Indore is an added advantage to own space in Omaxe Hills.

Our Diverse Projects at Indore



High Street Apartments
Omaxe - 2

Annex Villas - Omaxe 1



Club Heaven - Omaxe 1

3 Star Hotel - Omaxe 2



Elegant Villas - Omaxe 2

Hotel The Grand Bhagwati
Omaxe 1



Temple

Duplex - Omaxe 2



Club Canyon - Omaxe Hills

*Close to Nature
Close to Heaven*



**"There's nothing
half so pleasant
as coming home again."**

- Margaret Elizabeth Sangster



*Built on the Pillars of
Security, Comfort &
Convenience*

Omaxe Hills is third project in Indore, the first two being Omaxe City-1 at Mayakhedi and Omaxe City-2 at Mangliya. Nestled in the foothills of Vindhychal range within the plethora of flora and fauna it offers a panoramic view of A.B. Bypass. Omaxe Hills, an integrated township has various options from plots to row houses, villas and apartments to duplex and high rises. Well planned layout, wide internal roads, ample greenery, club houses, market place and medical facilities with 24 hours security, will make Omaxe Hills, a coveted address for people aspiring for serene & modern living.

Luxury that
Spreads Beyond



CLUB

- Spa
- Gymnasium
- Swimming Pool
- Lawn/Table Tennis
- Badminton
- Billiards/Snooker
- Multi-Cuisine Restaurant
- Basketball

Breath-taking
Club amenities

Our new township is designed to offer you an array of wholesome experiences. With a swimming pool amidst a lush green landscape and a pool side cafe, you get to enjoy a feeling of complete serenity. Our township provides the ideal setting for those who love to feel luxury and believe in experiencing it to the fullest.

- | | |
|-------------------------|--------------------|
| Concierge services | Shopping area |
| Kids play area | Primary school |
| Reflexology walk | Food joint |
| Yoga lawn | Religious building |
| Soft Soil Running track | Cycling track |
| | Cricket Net |

Cherish your visions &
your dreams as they are the
children of your soul, the blueprints
of your ultimate achievements.

- Napoleon Hill



SHOPPING ARENA



Take the joy of shopping to a new high with multi brand stores and a state-of-the-art shopping center. Designed to become the one stop destination for your shopping needs and entertainment.



SCHOOL



The promise of tomorrow has to be complemented with the best in class education infrastructure. We have made sure the children get nothing but the best.



KIDS PLAY AREA



Hit the play area with your kids and let them have a fun time with our swing sets, sandbox or small slides. We have separate play areas for infant's and toddlers/preschoolers.



What you leave behind is not what is engraved in stone monuments, but what is woven into the lives of others.

- Pericles

Simply Magnificent Lifestyle

FOOD JOINT



Make sure your family and friends get a good time with world class delicacies and mouth watering dishes in one of the many food joints and eateries.





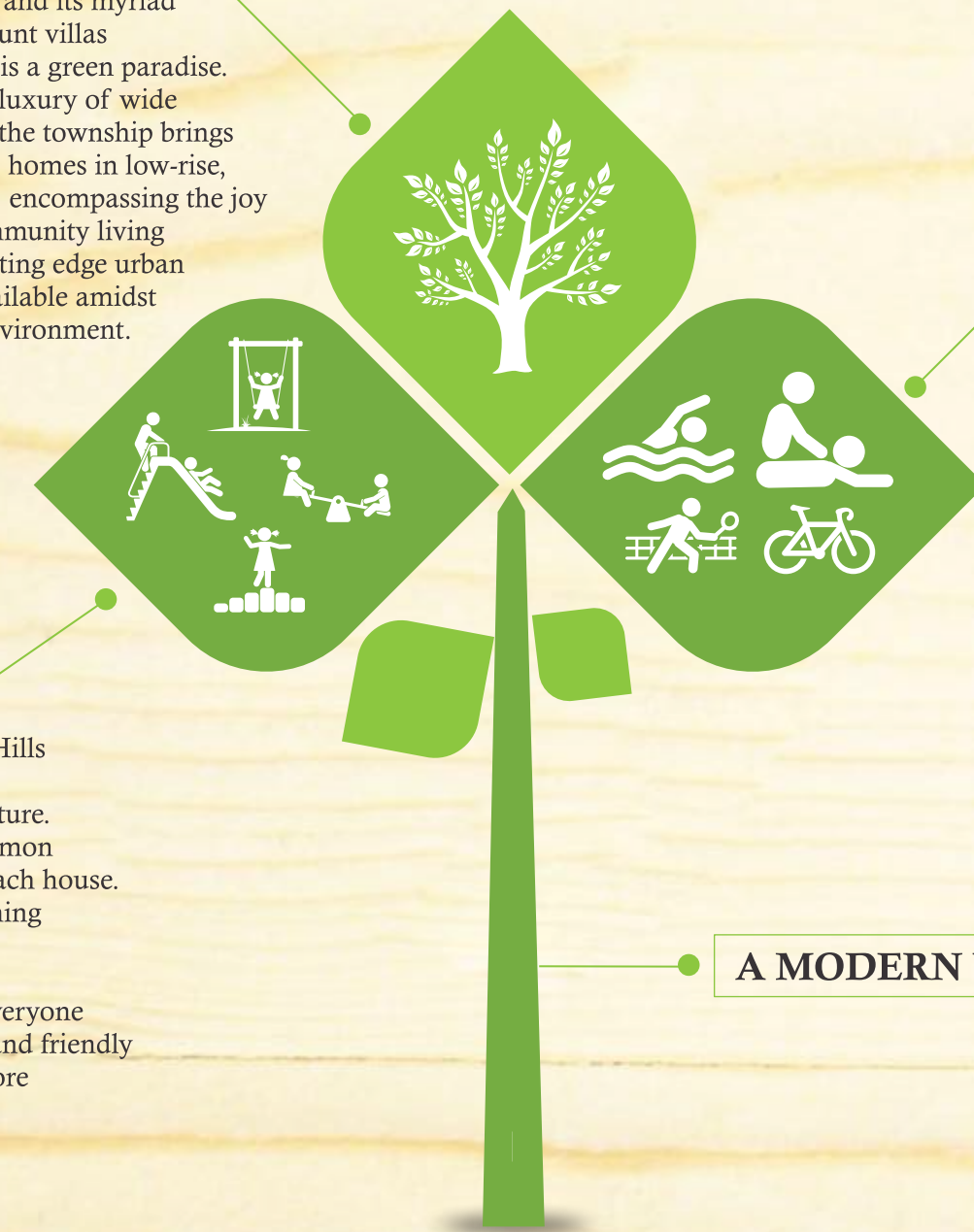
"Imagination rules the world." - Napoleon Banaparts

OMAXE
Paramount
Villas

A Harmonious World of Luxury & Nature

For those who value nature's resplendence and its myriad gifts, paramount villas Omaxe Hills is a green paradise. With its rare luxury of wide open spaces, the township brings you exclusive homes in low-rise, gated format, encompassing the joy of warm community living as well as cutting edge urban amenities available amidst lush green environment.

"Paramount Villas Omaxe Hills is meticulously planned to always keep you close to nature. Its planning provides a common garden at the backyard of each house. The landscapes are a refreshing sight from the terrace balconies. Well designed cycling tracks will inspire everyone to do some cycling. Warm and friendly neighborhood will allow more social interaction.



"Top notch design and planning has created an inspiring environment for healthy living. Relax yourself in therapeutic comfort at the end of a hectic day at work. Rejuvenate yourself with walks in fresh surroundings and detox with yoga in our lawns, children can enjoy the splendor of natural beauty as they play in sand pits and crawler area in parks. Te swings will make them look forward to their play time each day.

A MODERN UTOPIA AMIDST NATURE

The Niche Lifestyle

Perfect Ingredients for a Desirable Living



AN OASIS OF COMMUNITY LIVING

Community living is all about a lifestyle beyond the standard Amenities. At Paramount Villa Omaxe Hills it manifests itself in elaborate facilities catering to the needs of education, healthcare, religion and more. Be pleasantly surprised to find food joints, crèche, primary school, religious building, convenience stores and shopping area within easy reach.



LOCATIONA DELIGHT

Paramount Villa Omaxe Hills are strategically located at A.B. Bypass Road, Niharpur Mundi, Indore while the surrounding neighborhood is considered to be near Truba Engineering College, IIM, CAT, Emeral Heights School, prime residential estate as Silicon City.



FRIENDLY AMENITIES

The luxuries of yesteryears are the necessities of today. Accordingly, the interiors are replete with amenities such as Wooden Flooring, Hardwood Molded Doors, Powder Coated Frames & Fly Mesh Shutters, Late rite Masonry with Gypsum Plaster, designer Tiles. Indeed a holistic mechanism to make your life easy and pleasant.



INNOVATIVE LANDSCAPING

Our international landscaping consultants have put in their best to create an inspiring environment for healthy living. The back door of each house opens out to seamless greens in the back yard. Rejuvenation through a bit of indulgence in your kitchen garden may well be the right recipe for your good health. The enveloping lush landscapes in the township are a refreshing sight from your terrace balcony.

OMAXE
Paramount
Villas

Living Spaces for Discerning Souls



Isometric



Ground Floor



Floor Plan

Isometric



First Floor



Floor Plan

Isometric



Terrace Floor



Floor Plan



A World of Luxurious Harmony

SPECIFICATION



LOACTION

Dining and Dining and Lounge



WALLS

Acrylic Putty Finished Emulsion Paint in Pastel Colors on Wall & Oil Bound Distemper in Ceiling



FLOORINGS

2 x2 Double Charged Vitrified Tiles Flooring & Skirting



DOORS

Hardwood Frame Molded Skin/Veneer Finish Doors 8ft x 3.5 ft. with shutter and locks



WINDOWS/GLAZING

Switch Granite Jamming

3 Track sliding, powder Coated Composite Aluminum Frames and Fly Mesh Shutters



OTHERS

laterite masonry with gypsum plaster



Master Bedroom	Acrylic Putty Finished Emulsion Paint in Pastel Colors on Wall & Oil Bound Distemper in Ceiling	Engineered Wood Flooring and Skirting Vitrified Tiles	Hardwood Frame Molded Skin/Veneer Finish Doors 7 ft. x 3 ft. with shutter and locks
Master Bathroom	Designer Glazed Tiles in Dado up to 7 fts. Height, Rest Acrylic Emulsion Paint & Oil Bound Distemper in Ceiling	Designer Anti Skid Floor Tiles	Miranti Frame with Enamel Paint Flush Doors 7 ft. x 2.5 ft. with SS fittings on doors
Kitchen	Designer Mat Finish tiles in DADO up to 2 fts. High Ceramic / Above Kitchen Counter and Acrylic Emulsion Paint & Oil Bound Distemper in Ceiling	Designer Anti Skid Floor Tiles, Ceramic Tiles in Wash area	Miranti Frame with Enamel Paint Flush Doors 7 ft. x 2.5 ft. with SS fittings on doors towards wash area
Deluxe Bedrooms	Acrylic Putty Finished Emulsion Paint in Pastel Colors on Wall & Oil Bound Distemper in Ceiling	2 x2 Double Charged Vitrified Tiles Flooring & Skirting	Miranti Frame with Enamel Paint Flush Doors 7 ft. x 3 ft. with SS fittings on doors
Deluxe Bathrooms	Designer Glazed Tiles in Dado up to 7 fts. Height, Rest Acrylic Emulsion Paint & Oil Bound Distemper in Ceiling	Designer Anti Skid Floor Tiles	Miranti Frame with Enamel Paint Flush Doors 7 ft. x 2.5 ft. with SS fittings on doors
Balconies	Weather Proof Paint	Designer Anti Skid Floor Tiles	Cantilever French doors / 3 track Powder Coated Aluminum Sliding
Staircases	Acrylic Putty Finished Emulsion Paint in Pastel Colors & Oil Bound Distemper in Ceiling	Marble/ Granite Stone	Miranti Frame with Enamel Paint Flush Doors 7 ft. x 3 ft. with SS fittings on doors with water proof sheet toward terrace
Stilt	External Texture Paint and Elevation Stone/Tiles and Glazed Glass	Heavy Duty Anti Skid Tiles in Parking Area	Main Gate of Steel of weight ____ with Light Domes and Door Bell

3 Track sliding, powder Coated Composite Aluminum Frames and Fly Mesh Shutters	laterite masonry with gypsum plaster
3 Track sliding, powder Coated Composite Aluminum Frames and Fly Mesh Shutters, and louvers in ventilator	Wall hung WC with concealed cistern in the toilet Designer washbasin, Shower with H&C Diverters
3 Track sliding, powder Coated Composite Aluminum Frames and Fly Mesh Shutters	Granite Working Counter with Double bowl SS sink with hot, cold and drinking water tap
3 Track sliding, powder Coated Composite Aluminum Frames and Fly Mesh Shutters	laterite masonry with gypsum plaster
3 Track sliding, powder Coated Composite Aluminum Frames and Fly Mesh Shutters and louvers in ventilator	Wall hung WC with concealed cistern in the toilet Designer washbasin, Shower with H&C Diverters
3 Track sliding, powder Coated Composite Aluminum Frames and Fly Mesh Shutters	Cantilever Balconies with Waterproofing around Khurra SS with Glass on front side MS Railing on the rear side
3 Track powder sliding, Coated Composite Aluminum Frames and Fly Mesh Shutters	Stainless Steel Railings
	Hardscape /Softscape as per design

SAFE ELECTRIC PROVISIONS:

The villa shall have 3 phase power supply. Concealed conduits shall be provided having multi-strand, fire resistant, double insulated copper wiring from Havells/Polycab in PVC conduit. Adequate number of light points, fan points, power points, switches and sockets of premium quality (Havells) shall be provided in each room. Wiring for installing an inverter system for uninterrupted power supply shall be provided. Provisions for air-conditioners and televisions shall be made in each room. Provision of Geysers in kitchen and all toilets

PLUMBING: Concealed plumbing, for hot and cold water supply with CPVC pipes (Astral or Equivalent). SWR pipes for sewer lines

FITTINGS: CP and Sanitary ware of Jaguar

STRUCTURE FRAME: The villa shall be constructed of R.C.C. frame structure comprising of footings, columns, beams and slabs of M20 grade concrete.

EXTERNAL WALLS: The external walls shall be of laterite / cement block masonry with double coat 230 mm,

ROOF: RCC Roof Slab

TERRACE: Landscape terrace wit Brick Bat Koba, Ceramic Tiles in visible and usable Terrace

Omaxe Hills
Paramount Villas
Nihalpur Mundi,
Indore
(Hills - Villas)

PRICE LIST & PAYMENT PLAN

Villa No.	Plot Area in Sq. Ft.	Villa Type	Built Area of Villa in Sq. ft.	Accommodation	B.S.P. in Lacs
461 to 475	1000	Villa 24 mtr. Main Road (West Facing)	1713	3B/R, Living/ Dining Toilets & Kitchen	40 Lacs
478 to 495	1000	Villa (East Facing)	1713	3B/R, Living/Dining Toilets & Kitchen	39 Lacs

OPTION-1 INSTALLMENT PLAN

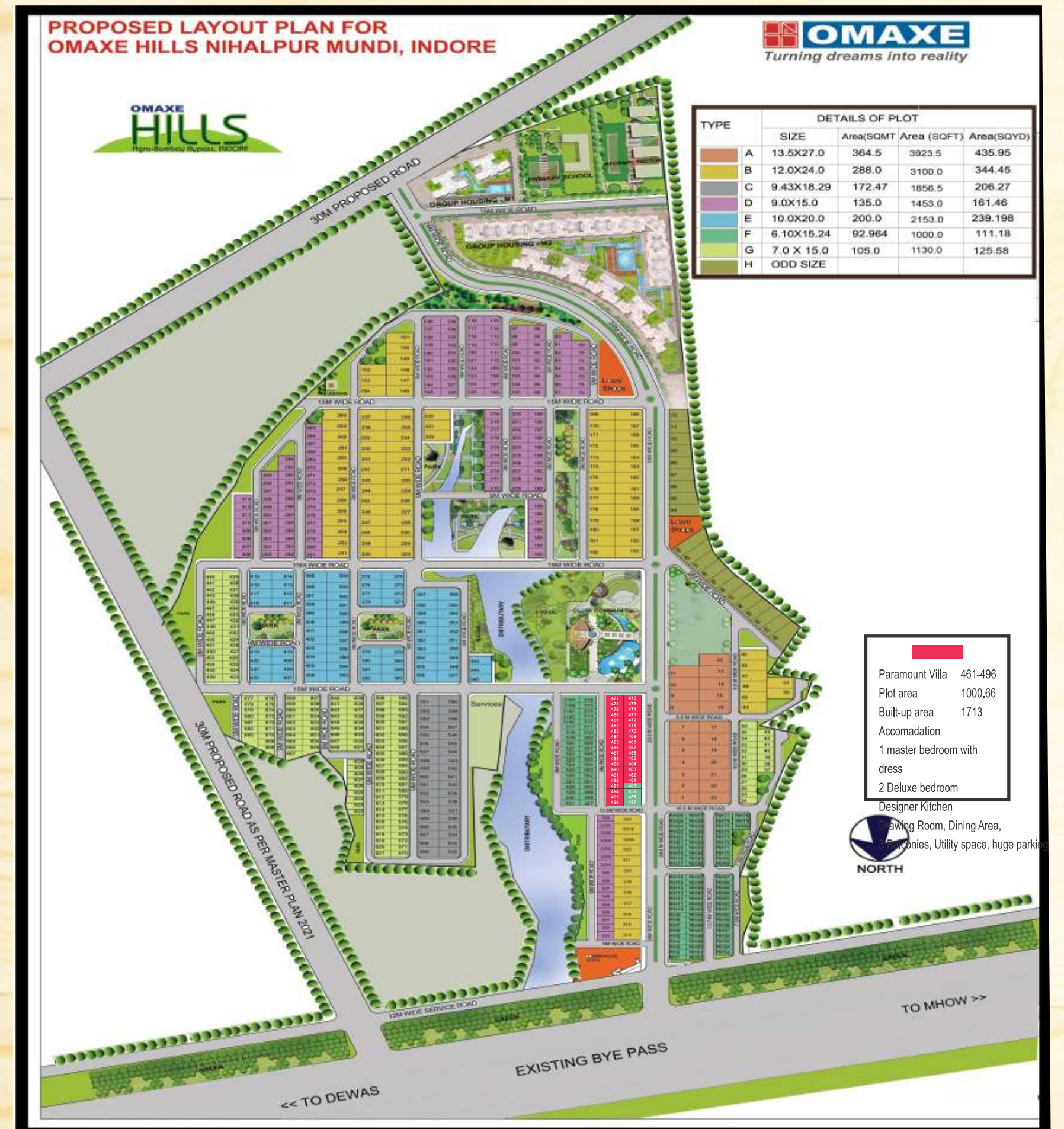
At the time of Booking	Rs. 1,50,000/-
On Start of Construction	Rs. 1,00,000/-
On Completion of Ground Floor Roof	10% of BSP Less 2.5 Lacs Booking Amount
On Completion of 1st Floor Roof Tower Roof	10% of BSP
On Completion of Internal and External Plaster	10% of BSP
On Completion of Flooring	10% of BSP
On Fixing of Window Doors	10% of BSP
On offer of Possession	50% of BSP + 100% of Additional Charges

OPTION -2 DOWNPAYMENT PLANS (6% Rebate on BSP)

At the time of Booking	Rs. 1,50,000/-
Within 45 Days From the Date of Booking	95% of BSP Less Booking Amount
On Offer of Possession	5% of BSP + 100% of Additional Charges

Omaxe Accolades

- Our Company won the award for ‘Best Developer in Affordable Housing’ for its group housing project “Omaxe Height” at sector 86, Faridabad at the recently concluded Infra & Realty Sutra Awards 2014, presented by the Honourable Minister of Road Transport, Highways and Shipping, Mr. Nitin Gadkari to our Chairman & Managing Director, Mr. Rohtas Goel.
- Our CEO, Mr. Mohit Goel received the award for ‘Young Male Entrepreneur of the Year’ from the Honorable Minister of Road Transport, Highways and Shipping, Mr. Nitin Gadkari at Infra & Realty Sutra Awards 2014.
- Our CEO, Mr. Mohit Goel won young Achiever's award by ABP real estate awards 2014.
- Our township project at Vrindavan, ‘Omaxe Eternity’, won the Best Project Award at the CREDAI-UPCON Real Estate Award 2014 at the hands of Shri. Akhilesh Yadav, Honourable Chief Minister of Uttar Pradesh.
- Our project ‘Omaxe Connaught Place’, Greater Noida, has been awarded The Best Upcoming Mall in India at Indian Retail Congress organized by Franchise India.



Locale at Par