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Delhi RERA Registration No.: DLRERA2024P0003 Delhi RERA Website: rera.delhi.gov.in

RERA Registered Project Name: The Omaxe State | Project Promoted by: M/s Worldstreet Sports Center Ltd. | CIN: U70109DL2022PLC399496

Registered & Corporate Address of M/s Worldstreet Sports Center Ltd.: 10, Local Shopping Centre, Kalkaji, New Delhi - 110019

Project Co-Promoted by: M/s Omaxe Ltd. | CIN: L74899HR1989PLC051918

Registered Address of M/s Omaxe Ltd.: 19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurugram, Haryana - 122001

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Stock Image

BUILDING TRIBUTES TO OUR NATION'S PRESTIGIOUS LANDSCAPE

AFTER 300 YEARS

A Transformation Took Place In Chandni Chowk
Called Omaxe Chowk

AND WITH THIS ENDEAVOUR WE REBUILT HISTORY

In Collaboration With New Delhi Municipal Corporation, Omaxe Chowk
Is A Stunning Architectural Marvel In Delhi's Oldest & Busiest Market.



Actual Image

AFTER 140 YEARS

Delhi Gets Its First International Cricket Stadium

AND WITH THIS ENDEAVOUR WE ARE BUILDING
A NEW HISTORY

Artistic Impression



Artistic Impression

In a PPP With Delhi Development Authority



**“DESTINY IS NOT A MATTER OF CHANCE;
IT IS A MATTER OF CHOICE.”**

- PAULO COELHO

And **New Delhi**, with its **3.3** crore residents, was the only choice for this pathbreaking endeavour. With this new modern stadium, New Delhi will once again be the stage for world-class events, hosting international cricket matches and much more.



Stock Image



Chandni Chowk



Khan Market



Connaught Place

All are Stock Images

A Destination To Redefine Delhi As The Retail Capital Of India

Along with this groundbreaking landmark, Delhi will have its very own, one-of-a-kind, world class Retail District which will redefine it as the Retail Capital of India. Despite having some of the country's most sought after retail hotspots, including the legendary Chandni Chowk, the upmarket Khan Market and the popular Connaught Place to name a few, Delhi will soon boast of a Retail destination that will aptly capture the essence of an eclectic hopping experience.



Mr. Rohtas Goel
Founder & Chairman - Omaxe Ltd.

Delhi's Grandeur Is Often Attributed To Its Illustrious History And Strategic Location.

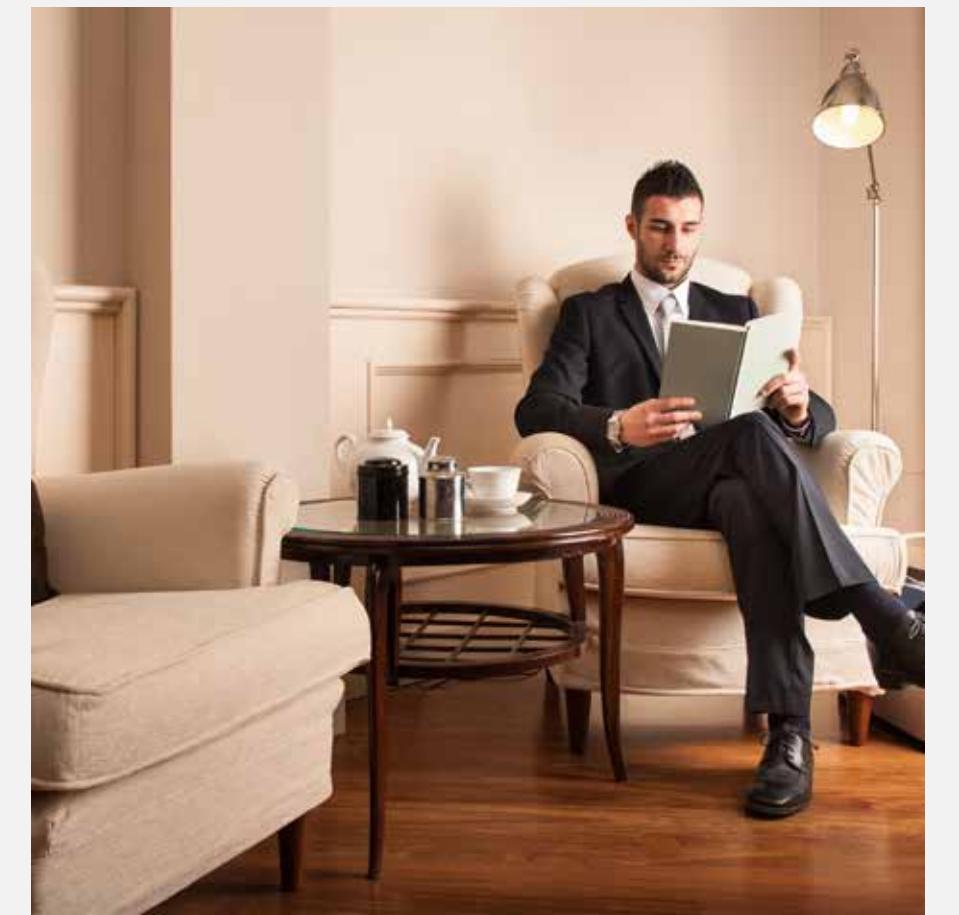
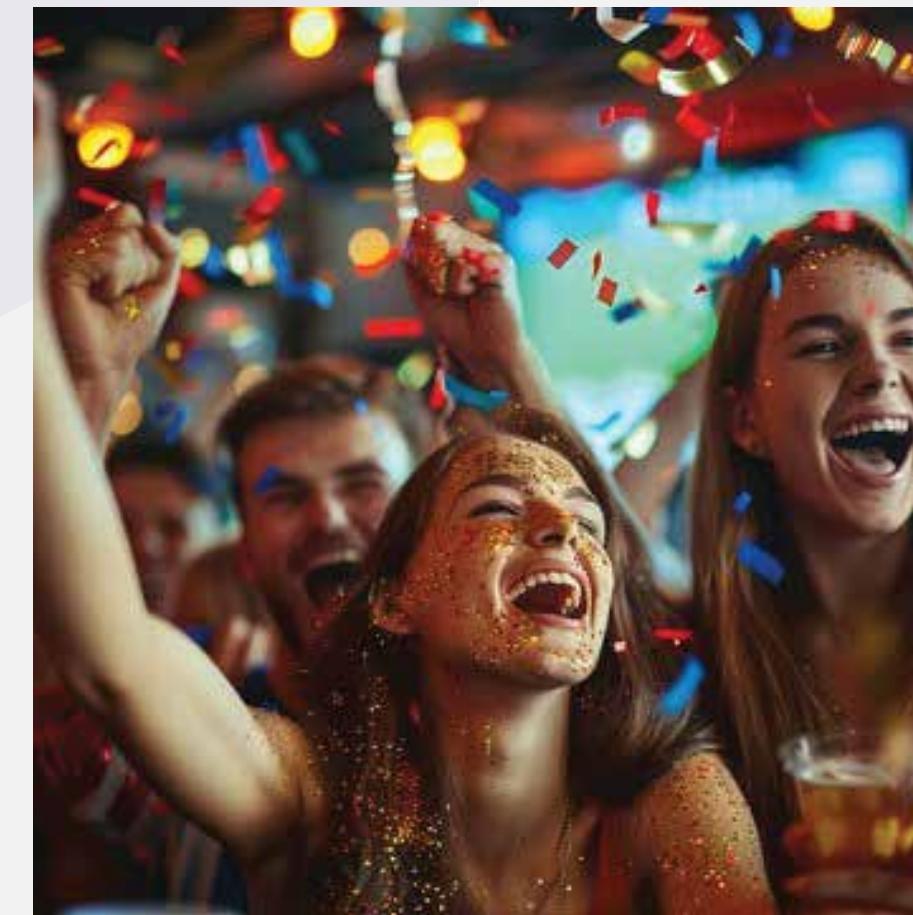
Yet, The True Essence Of Delhi's Greatness Lies In The Hands Of Those
Who Have Ventured To Transform It.

Delhi's Journey, From The Mughal Marvel Of Chandni Chowk In The 17th Century
To The Historic Feroze Shah Kotla, India's First Cricket Stadium Established In 1883,
Is A Testament To Its Rich Heritage And Growth.

Adding To This Illustrious Narrative, Omaxe Is Proud To Contribute A New Gem To Delhi's
Crown: An International-Level Cricket Stadium. This Represents Our Dedication To Enhancing
Delhi's Global Stature And Setting New Benchmarks In Excellence.

For Over 37 Years, Spanning 31 Cities And 8 States Across India, Omaxe Has Been
At The Forefront Of Real Estate Innovation. Our Landmark Projects, Including
The Celebrated Omaxe Chowk, Exemplify Our Commitment To Blending Historical Significance
With Future-Forward Progress.

FROM THE HOUSE OF OMAXE
TO OUR NATION'S BOUNDLESS POTENTIAL



Presenting
**THE
OMAXE
STATE**



All Images Are Stock Images



All Image Are Stock Images



**THE
OMAXE
STATE**

India's First 5-in-1 Destination

A Premier **30,000**-Seater International Cricket And Football Stadium

2,000 Seater International Multi-Sport Indoor Stadium

India's Largest Food District Spread Over **5,00,000** Sq. Ft. (^c46451.52 Sq. Mtr.)

India's **First**
Air-Conditioned Hi-Street

Invite Only Club With Multi-Sport Facilities

Grand Social & Cultural Arena for **10,000+** Guests





A FIRST OF ITS KIND INTEGRATED STATE
SPANNING OVER **50 ACRES**



Master Plan



1

THE
SPORTS
DISTRICT

2

THE
SHOPPING
DISTRICT

3

THE
HOSPITALITY
DISTRICT

4

THE
SOCIAL
DISTRICT

5

THE
FOOD
DISTRICT

Immerse In Brilliance, From Next Page Onward...



DELHI'S NEW INTERNATIONAL CRICKET-CUM-FOOTBALL OUTDOOR STADIUM

Where The Loudest Cheers Will Be Heard &
The Biggest Sportsmen Will Gather

30,000 Seater
International Cricket
And Football Stadium

72
Corporate
Boxes

ICC & FIFA
Standard

155 Pax Press Room

2 Rooftop Restaurants & Bar,
1 Lounge and a cafe

200 VIP Parking
Spots

180 Dormitory
Beds For Players

40 Corporate Boxes To Be Converted Into Rooms During Non-Match Days



INTERNATIONAL MULTI-SPORT INDOOR STADIUM

Setting The Stage For Olympic Glory
With Opulent Amenities

2,000 Seater
International Multi-Sport
Indoor Stadium

75,000 Sq. Ft.
(6967.72 Sq. Mtr.)
E-Sports Zone
For All Age Groups

An **Olympic**
Size Swimming Pool

**Ready to Host
Multi-Sport Leagues**
Wrestling
Taekwondo
Judo
Kho-Kho
Boxing
Chess
Kabaddi

**Courts
For**
Volleyball
Futsal
Tennis
Basketball
Squash
And much more..

**Family
Entertainment
Zone With**
Bowling Alley
Surfing
Trampoline Park
Rock Climbing

**Fitness Centre
Sports Injury Center**



INDIA'S FIRST AIR-CONDITIONED HI-STREET

Delhiite's Shopping Euphoria Enhanced With
Unlimited Choices Of Retail Luxury



ATTRACTING FOOTFALL FROM

Bharat Vandana Park

Yashobhoomi (IICC)

Golf Course

Diplomatic Enclave

IN PROXIMITY TO

- South Delhi • West Delhi • Gurgaon • IGI Airport



The New Retail Destination For
Delhi's 3.30 Crore Population



**Ease of Access With Prime
3-Sided Road Approach**
2 Roads Measuring 100 Ft. (30.48 Mtr.)
1 Road Measuring 200 Ft. (60.96 Mtr.)

Delhi's Largest
Private Commercial Development



**THE
SHOPPING
DISTRICT**

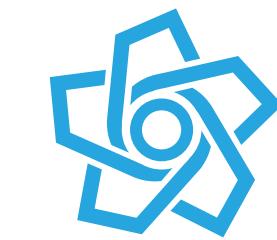
G+1 Floors
Of Premium Shopping

4.2 Kilometers
Shop Frontage On
Ground & First Floor

75% Retail
On Ground Floor

Impressive Shop Heights Of
18 Ft. & 36 Ft.
(5.48 Mtr. & 10.97 Mtr.)

Extravagant **5** -Screen Multiplex



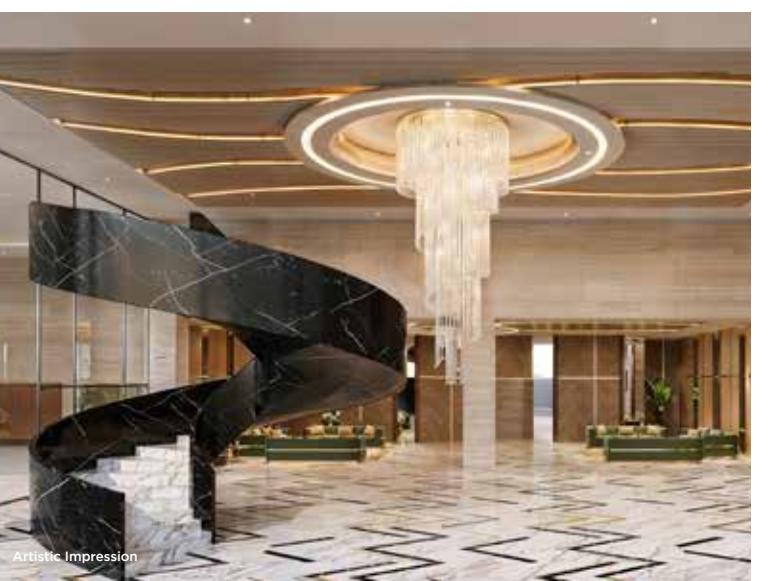
THE
HOSPITALITY
DISTRICT

DELHI'S MOST ELITE
SPORTS-CUM-LEISURE CLUB & HOTEL

From Memorable Services To Best-In-Class Guest Experiences

THE
CLUB

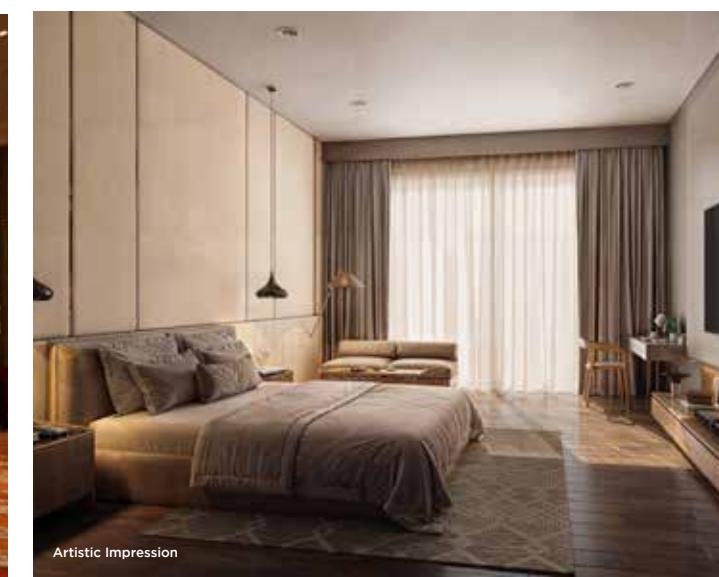
Artistic Impression



Artistic Impression



Stock Image



Artistic Impression

Invite
Only Club with
Multi-Sport Facilities

**Breathtaking
Luxury Rooms**

**3 Gymnasiums With
State-of-the-Art
Facilities**

2 Banquet Halls
With A Capacity Of
1500 Pax Each

Lounge & Bars
Cigar-Room

Turkish Hammam & Spa

Party Lawns
With a Capacity
to Accommodate
2000 Pax

Leisure Club
Managed By
World Renowned
Hospitality Brand



Artistic Impression



Stock Image



Artistic Impression



Actual Image



WITH
DELHI ARENA
HOSTING A WORLD OF CULTURE

That Offering Diverse Experiences For All Age Groups

A Social Arena That
Hosts Up To
10,000 Guests

Showcasing
Kiosks, Fountains, &
Giant Screens

Vibrant Venue
For Art Exhibitions, Cultural Festivals,
& Social Gatherings

Capacity To Host Musical
Concerts And Events
1,00,000 Pax



Artistic Impression



Stock Image



Artistic Impression



Stock Image



A GLOBAL CULINARY GEM POISED TO BE DELHI'S SOHO

Serving Up A Diverse Selection Of
Global & Local Delicacies

India's **Largest** Food District **5,00,000*** Sq. Ft.
(*46451.52 Sq. Mtr.)

40+ Restaurants,
Lounges, Night-Clubs
& Bars

3 Convenient
Drive-Throughs

Diverse **Food Kiosks**
& Trucks

6 Exquisite Terrace Garden Restaurants
With Unique Themes & Multi-Cuisine Experiences



24 VISIONARIES UNITE TO SHAPE A NEW ERA OF DISTINCTION

Together, These Leading Experts Are Elevating India
To The Global Stage With The Omaxe State.

| | | | |
|---------------------------------------|---|------------------------------|--|
| Bentel Associates | Architecture Design Consultant For Commercial Complex, Hotel & Club | GPM Architects & Planners | Liaisoning Consultant |
| Sanelac Consultants Pvt Ltd | MEP Design Consultant | Sikka Associates Architects | Design Consultant For Sports Complex |
| Ethereal Designs | Lighting Consultant | Integral Designs | Landscape Consultant |
| Walter P Moore | Structural Peer Review Consultant | Building Envelope Specialist | Facade Consultant |
| Perceptive Ideas Consulting Engineers | Structural Design Consultant | Veneklasen Associates | ICT, Security, AV & Acoustics |
| Currie & Brown | Costing Consultant | HPG Consulting | Thought Leaders In The Business Of Food Service Design |



Stock Image

A Record-Breaking Achievement Even Before Its Arrival

Bentel Associates Have Been Awarded The Mixed Use Architecture India
For The Omaxe State



| | |
|-----------------------------------|--|
| Unitrans Mobility Solutions | Traffic Study Consultant |
| MAG Environmental Consultants LLP | Green Building Consultant |
| Mr. Udit Gaurav | Our Consultant For Compliance |
| Perfact | Pioneers In Environmental Research & Innovation |
| BNAL | Architectural Renders Consultant |
| Ably Groups | Model Making Consultant |
| Solutions Inc. | Project Management Consultant |
| Dd Mep Engineers | Consultant For Survey Of Trees And Preservation Plan Approval From Forest Department |
| Aero Survey | Survey Services |
| Rahul Chaudhary & Partners | Sports Infra Consultant |
| CBRE | Mix And Zoning Strategy Consultant |
| This Is It | One Of India's Leading Design Practices With Projects Pan India |

And Within This Exponential Cityscape,
The Spotlight Shines Bright On

DWARKA

Historically known as Pappankalan,

It Is Among The Largest Sub-Cities In Asia & One Of The Most Sought-After Residential Areas In Delhi. Wide Roads, Extensive Green Spaces & Three Metro Lines Crossing & Connecting It With The City, Make It An Ideal Place To Live-In. Referred As Model Township, Dwarka Is One Of The Most Well-Planned, Organized & Cleanest Areas In All Of Delhi.



Dwarka As Of Today

 **10 Lakh**
Captive Population
Within 10 Km Radius

 **1718**
Residential Colonies
Density Of 21,000 Persons Per Sq. Km

 **38%**
Younger Population

 **60**
Schools

 **22**
Colleges

 **25+**
Hospitals

 **426**
Parks

Global Developments Home to India's First, Largest, and Longest



Yashobhoomi
(India International Convention & Expo Centre)
Asia's Largest,
Spread Over 221 Acres



159 Acres
India's Longest
Golf Course



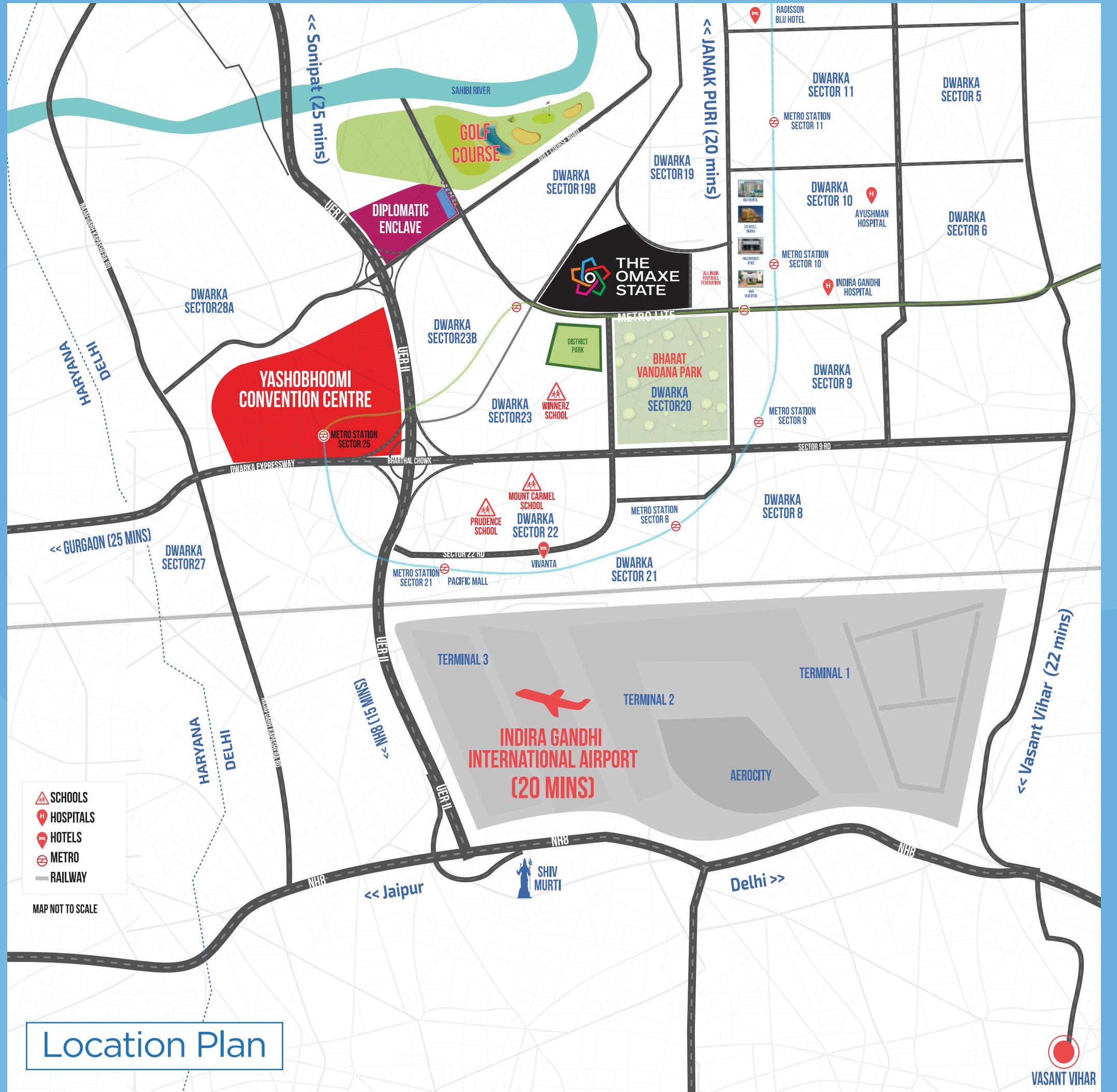
India's First
5-In-1 Destination
Spread Over 50 Acres



Bharat Vandana Park
Mini-India-Themed Park,
Spread Over 200 Acres



Diplomatic Enclave
For 39 Countries



To Experience Unparalleled Grandeur

The Omaxe State

Is Perfectly Positioned With

Effortless City-Wide Access In Sector 19-B, Dwarka

DWARKA IS NOW ONLY...

8.7 KM

From
Janakpuri &
Rajouri Garden

16.8KM

From
Vasant Vihar,
South Delhi

14.5

From
Cyber Hub,
Gurugram

33.5 KM

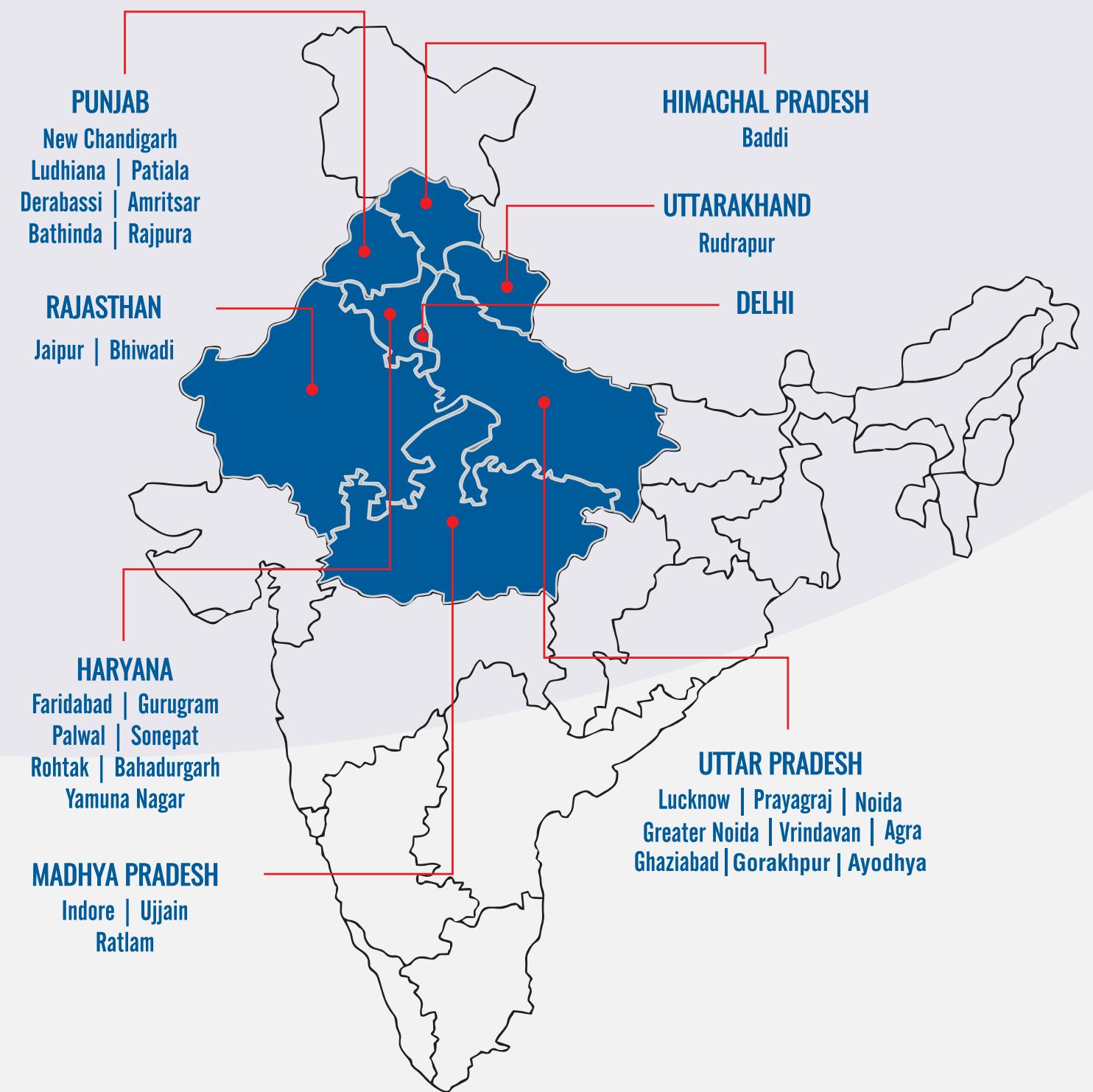
From
Sonepat-Delhi
Border

16.5 KM

From
Paschim Vihar &
Punjabi Bagh

*Measured In Ideal Driving Conditions

OMAXE - A NATIONAL PRIDE PRESENCE IN 31 CITIES & 8 STATES OF INDIA



Map not to scale, for representation only.

TRUST GOES A LONG WAY. FOR MANY IT HAS BEGUN WITH OMAXE!

Omaxe's Legacy Of Creating Marvelous Experiences
Across India's Diverse Landscape



Being Trusted For Over **37** Years

Completed Over **200** Projects

79 Projects Under Construction



A Public Listed Company

ISO **9001:2000** Certified Company

Receiver Of National & International
Awards For Various Achievements

Delivered Over **135.48** Million Sq. Ft.

Built Over **85,000** Homes

Spread Over **5** Lakh Smiles

OUR PARTNER BRANDS



MULTIPLEX

Cinepolis

Senco | Vasundhra Raj Luxury | Palmonas



JEWELLERY



FEC

Gravity | One Golf | Vikings

Mc Donalds | Burger King | KFC



DRIVE THRU'S



FOODCOURT

Popeye's | Biryani Blues | Nazeer | Wow Kulfi
Jung Bahadur | Chaat Town | Swadeshi Pizza
Amritsari Express | Lapinos | Wow Momos | Wow China

Purple | Sunday's | GKB Opticals



SPECIALITY STORE



ETHNICWEAR

Ada | White Hanger | Chhabra 555 | Sindh Sarees
Odhni | Surya | Khan Baba | Ethnix by Raymonds



FASHION

Rare Rabbit | Rareism | Rare Ones | Rare'z
Tasva | Jaypore | Saar by Rajkumar



BAG, BELTS & ACCESSORIES

Eume

Stelatoes | Skechers



FOOTWEAR



**RESTUARANTS /
LOUNGE BARS**

Radio Station | Cray | Uncover | Mardigras
Diablo | Misosexxy | Lazeez Affaire | Plum



**THE
SHOPPING
DISTRICT**

Floor Plans