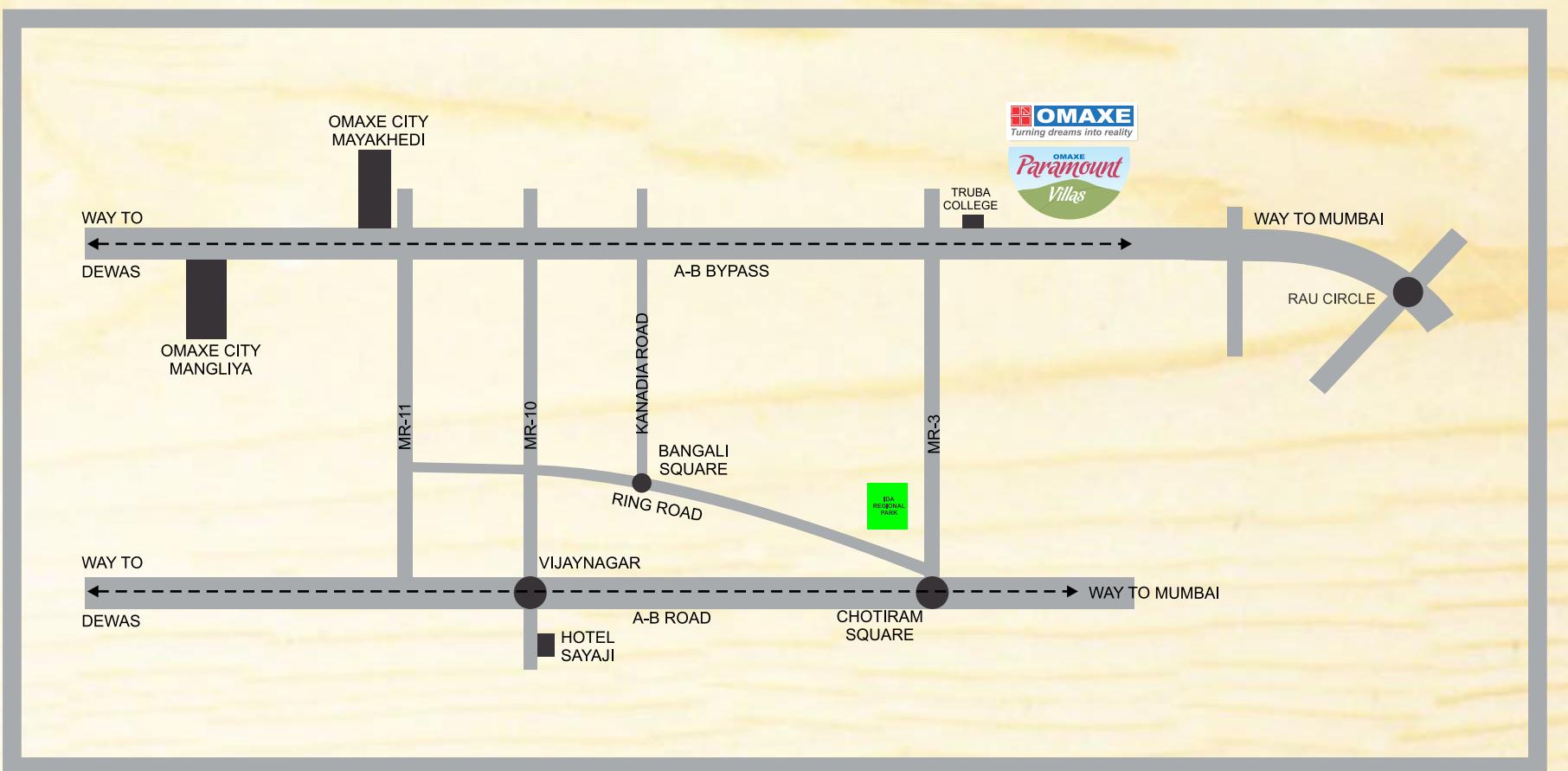


# Location Map



**OMAXE**  
**HILLS**  
Agra-Bombay Bypass, INDORE

Regional Office: FF-58, Orbit Mall, AB Road, Indore (M.P)  
Site Office: Omaxe City 1, Agra Mumbai Bypass, Opp. DPS School, Mayakhedi, Indore, (M.P)



Premium Homes...  
Privileged Lifestyle...

**OMAXE**  
**Paramount**  
**Villas**

## 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 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



Land Bank	Employee Strength	Executed Projects	On Going 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



## Group Housing



## PROJECT PROFILING - INDORE

RESIDENTIAL	COMMERCIAL	
<b>OMAXE CITY - 1</b> Mayakhedi	Residential Plots: ANNEX Plots, Happy Homes, Shubhangan Premium, Shubhangan, Annex Villas, Row Houses, Independent Private Floor & Dream Homes.	Omaxe Shopping Arcade & Commercial Plots
<b>OMAXE CITY - 2</b> Mangliya	Residential Plots, Villas, Duplex, Service Apartments	Omaxe High Street Shopping Market, Commercial Plots.
<b>OMAXE HILLS</b> Nihalpur Mundi	Residential Plots, Villas, Duplex, Luxury Paramount Villas.	Omaxe Shopping Market & Commercial Plots.



**Paramount**  
OMAXE  
Villas



**OMAXE CITY - I**  
WELCOMES YOU ALL



**omaxe city**  
INDORE  
OMAXE CITY - 1  
MAYAKHEDI



**OMAXE CITY - II**  
OMAXE CITY



**OMAXE**  
**HILLS**  
Agro-Bombay Bypass, INDORE  
OMAXE HILLS  
NIHALPURMUNDI



**OMAXE HILLS**

**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



Annex Villas - Omaxe 1



High Street Apartments  
Omaxe - 2



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**



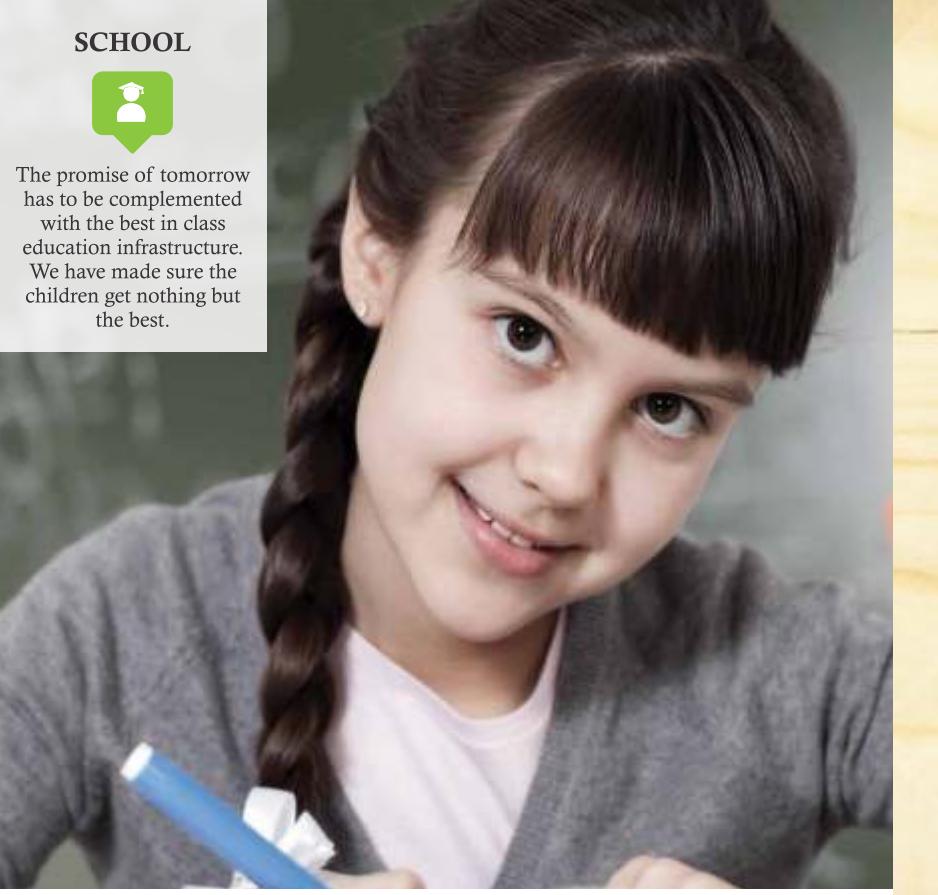
Take the joy of shopping to a new high with multi brand stores and a state-of-the-art shopping center. Designed to become the one stop destination for your shopping needs and entertainment.



**SCHOOL**



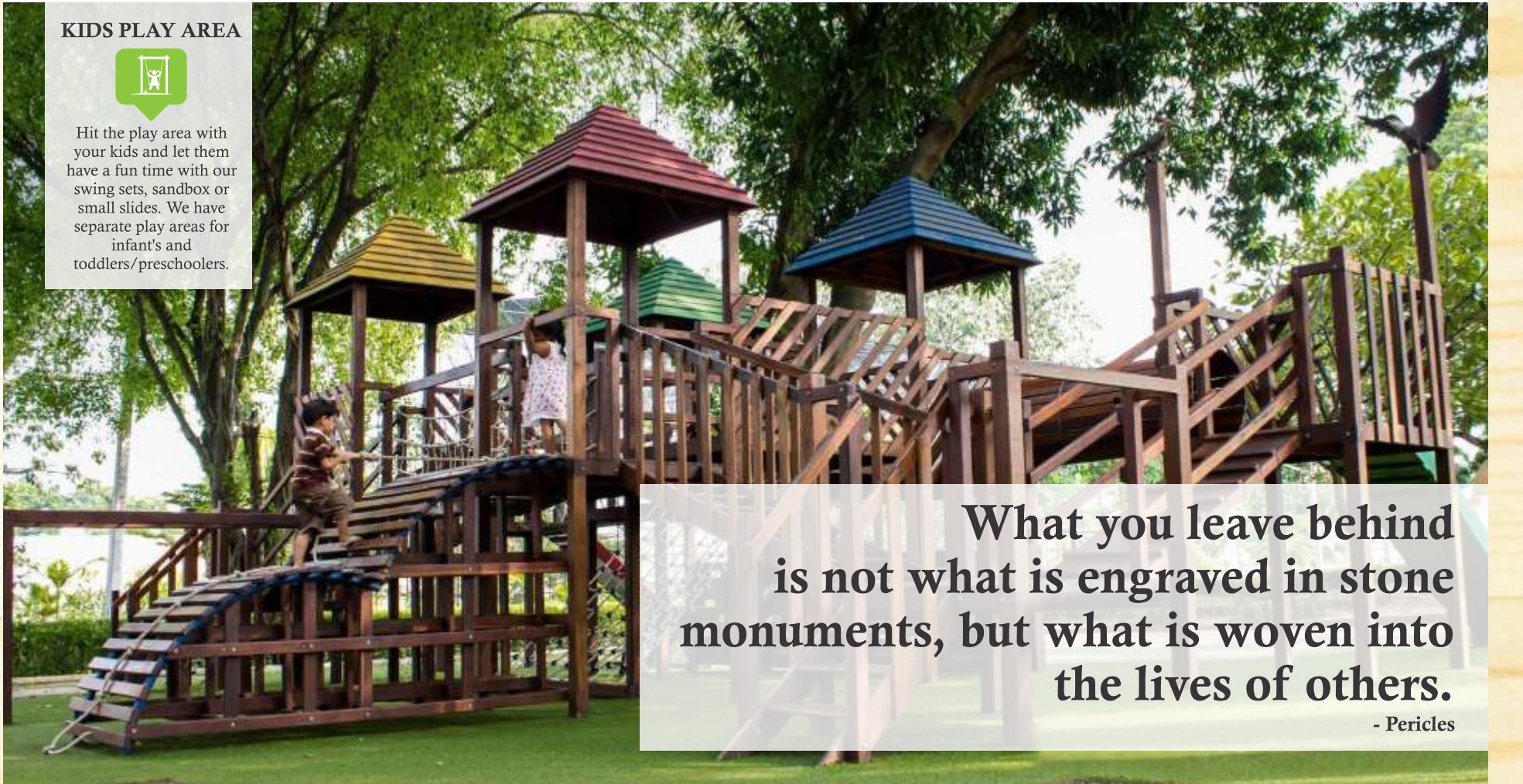
The promise of tomorrow has to be complemented with the best in class education infrastructure. We have made sure the children get nothing but the best.



**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**

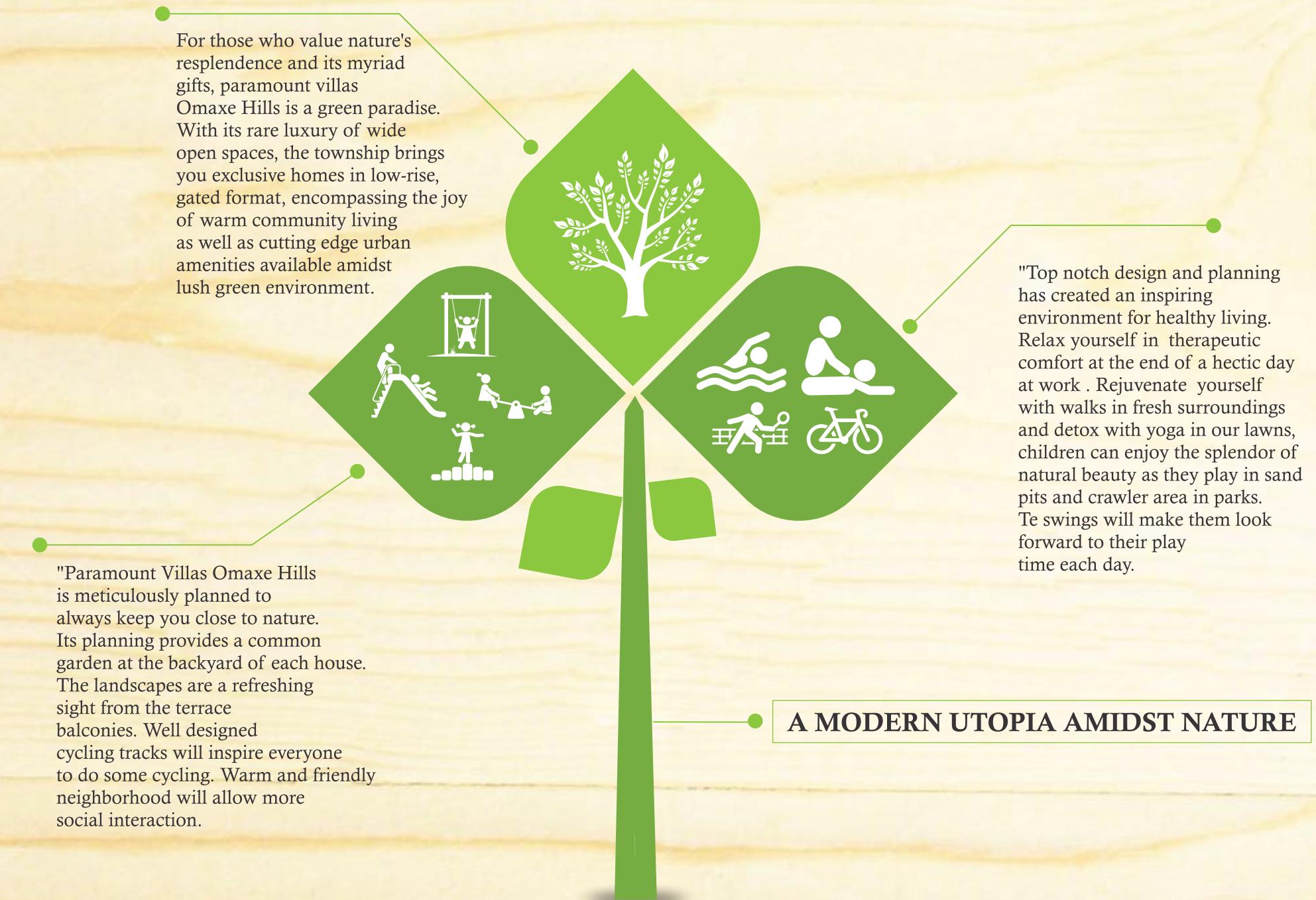


Make sure your family and friends get a good time with world class delicacies and mouth watering dishes in one of the many food joints and eateries.





# A Harmonious World of Luxury & 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.



### LOCATIONAL DELIGHT

Paramount Villa Omaxe Hills are strategically located at A.B. Bypass Road, Nihalpur 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*



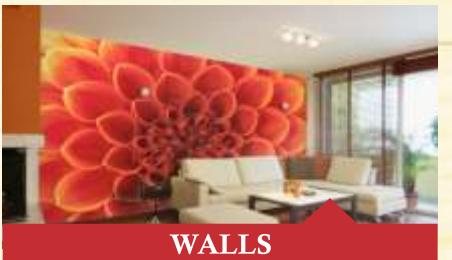
Floor Plan

## SPECIFICATION



### LOCATION

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



### 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

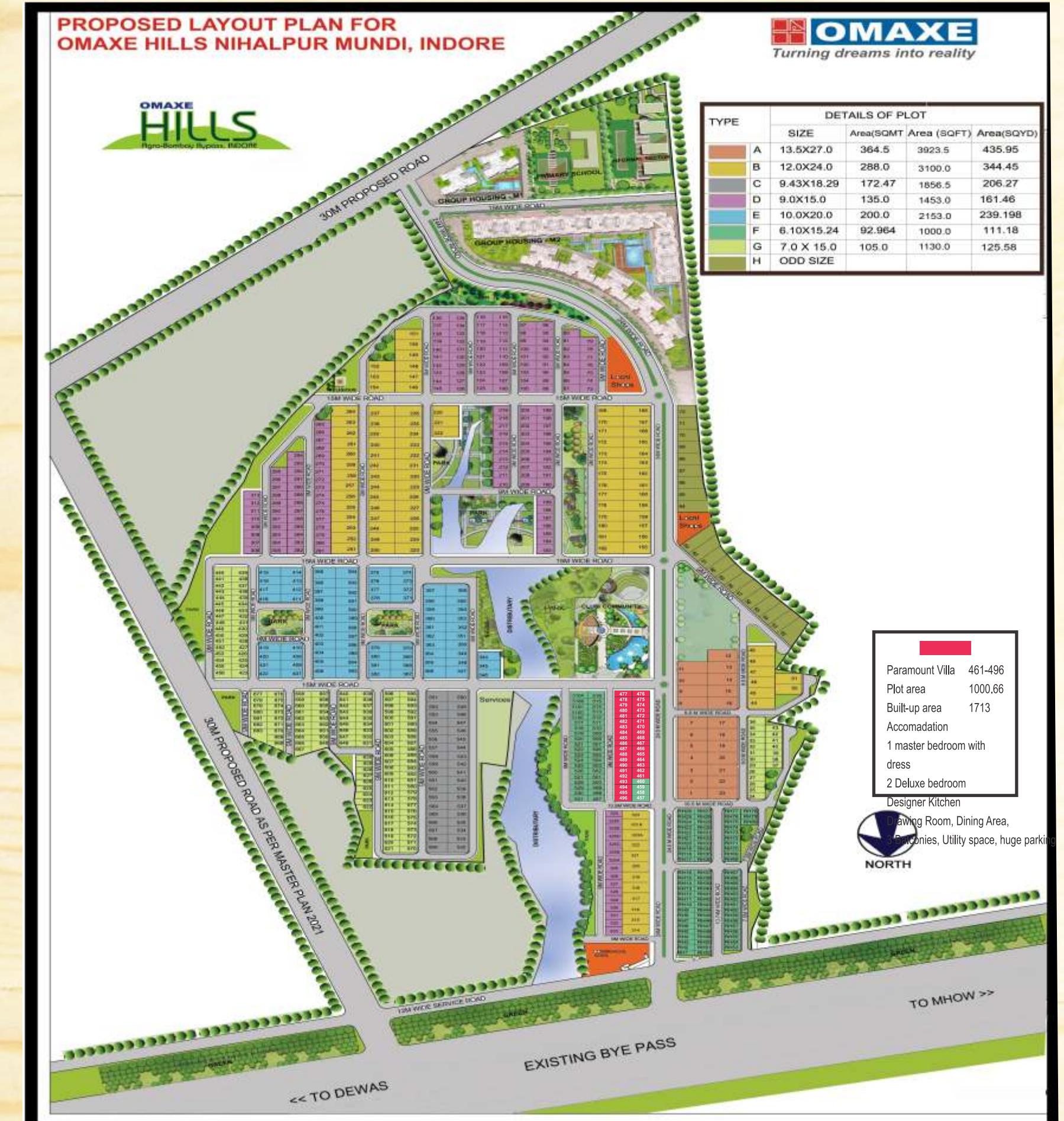
At the time of Booking	Rs. 1,50,000/-
On Start of Construction	Rs. 1,00,000/-
On Completion of Ground Floor Roof	10% of BSP Less 2.5 Lacs Booking Amount
On Completion of 1st Floor Roof Tower Roof	10% of BSP
On Completion of Internal and External Plaster	10% of BSP
On Completion of Flooring	10% of BSP
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 Within 45 Days From the Date of Booking	Rs. 1,50,000/- 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*