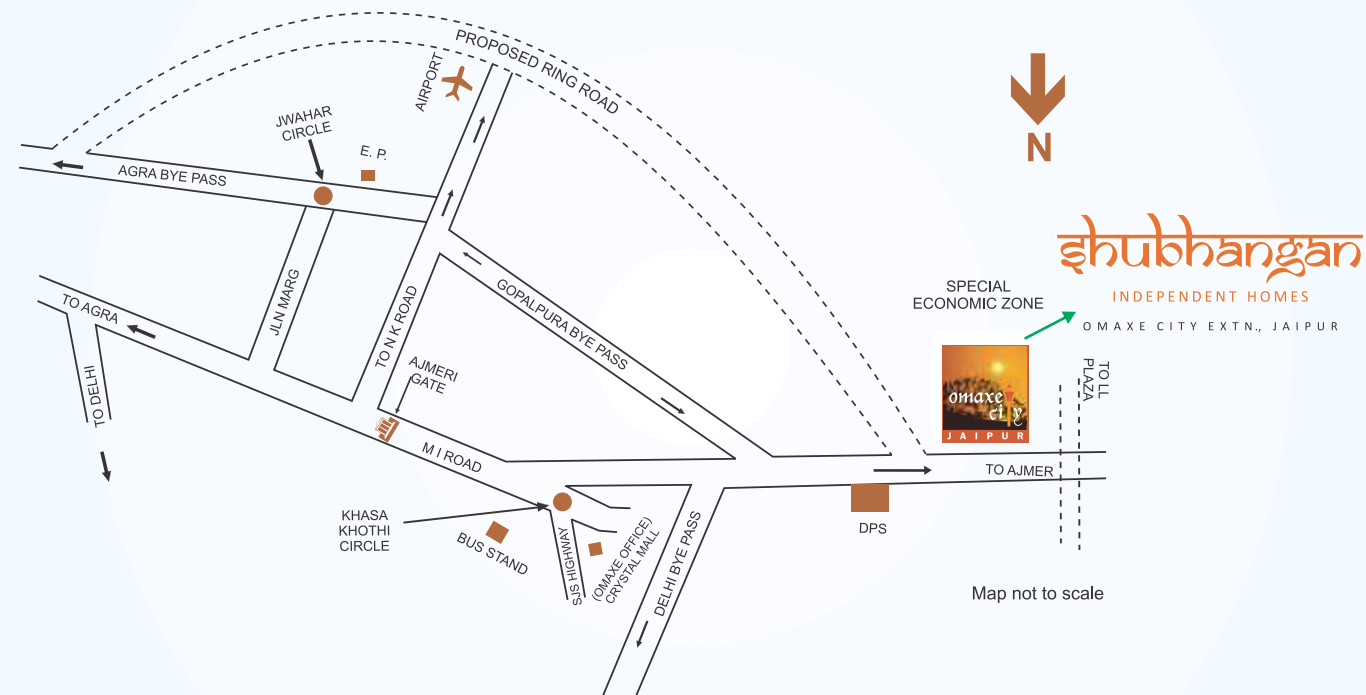


Location Map  
Omaxe Shubhangan Independent Homes  
at Omaxe City - Jaipur



Auspicious living...  
Adorable lifestyle...  
Affordable budget...  
...awaits you

**shubhangan**  
INDEPENDENT HOMES  
OMAXE CITY EXTN., JAIPUR







Actual Photograph of Entrance Gate



Actual Photograph of villa

## Why Omaxe City, Jaipur?

A residential heaven that overwhelmed the Pink City with its all new definition of royal living. In the form of a self-sustained township sprawling over 500 acres, Omaxe City - Jaipur has left an indelible mark in the princely state of Jaipur. An amalgamation of modern living and a green environment, Omaxe City- Jaipur proves to be a perfect product of an intelligent foresight. Embraced with bright commercial prospects and offering numerous exciting residential options on the main Jaipur – Ajmer express highway and adjacent to the proposed 3000 acres Mahindra's World City (a multi-project SEZ with an envisaged investment of Rs. 10,000 crore and projected employment of 1 lakh), this township has all the makings of the future residential hub of Jaipur and areas around.

### Features:

- Shopping & Entertainment Complex • Rainwater Harvesting • Storm Water Drainage • Banks/ATMs & Post Office • Taxi Stand • Dispensary / P.H.C • Schools • Self-contained City with all essential services • Frequent connectivity with prime areas of Jaipur • Just 18 minutes from M.I Road.

Imagine you wake up listening to the chirping of the birds rather than vehicles honking outside. Imagine even your alarm clock going lazy. Think of yourself enjoying every bite of your breakfast to the fullest. And for a change, you even go to office enjoying a leisure walk. Sounds too good to be true?

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INDEPENDENT HOMES

OMAXE CITY EXTN., JAIPUR

A whole new concept of affordable living in the heart of Pink City that harmoniously brings all your requirements together. Far enough from the hustle and bustle of the city and close enough to keep you in touch with the city life round the clock, these wonderfully designed Shubhangan Independent Homes are located just besides the upcoming Mahindra's World City, a Special Economic Zone (SEZ) that's going to be the upcoming business hub of the town attracting some of the renowned industrial giants with its wonderful geography, and that makes these Shubhangan Independent Homes the most sought after residential place of the zone. So, when the distance between your office and your sweet home is just an oscillation of the clock, you have certainly got the best neighborhoods in the world.

Moreover, designed beautifully on the concept of G+2, these arresting abodes come embellished with all the bells and whistles of modern living, all the advantages of staying in a self-sustained township and that too in an environment that even the most developed cities strive for.



## The developing neighbourhood of Mahindra's World City



What do you think is the best your neighbourhood could have? Well, it's neither a bustling shopping zone nor a multiplex. Because the best thing your neighbourhood can have is your office. And Omaxe City, Jaipur becomes an ideal residential place as it also gives you an access to an important hub of future development in Jaipur, the proposed 3000 acres site of Mahindra's World City, a multi-project SEZ with an envisaged investment of Rs. 10,000 crore and projected employment of 1 lakh. Hence, the project will create numerous employment opportunities for

the residents of Jaipur and the neighborhood cities creating a huge demand for an affordable residential complex in the vicinity. And that's how the Independent Homes at Omaxe City, Jaipur become the perfect place to live.



Internal (perspective) view of Independent Homes at Shubhangan, Jaipur

## A glance at the beautiful Omaxe City, Jaipur





Happiness comes when desire fulfills



Internal (perspective) views of Independent Homes at Shubhangan, Jaipur

## Omaxe Macrocosm

Over the past 22 years, Omaxe has established a permanent niche for itself in the real estate & construction sector by means of diverse range of well-planned residential and commercial 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. The company at present has 52 projects under execution and planning. Among these are 21 integrated townships including a Hi-tech township, 20 group housing projects, 9 shopping malls & commercial complexes and 2 hotels. No wonder, Omaxe holds the honor of being one of India's rapidly growing real estate developers. There are 11 ongoing infrastructure & construction contracting projects. Moreover, the company has already delivered 17 projects across the nation, covering sprawling 10.68 million sq. ft of total area, counting 9 Group Housing projects, 2 Integrated Townships and 6 Commercial projects.

Omaxe has progressed with leaps and bounds already making its presence felt in 40 cities and 12 states across the country. Trust comes tagged with the name Omaxe as is evident from the 120 contracting projects done for different institutions and organizations. 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.

Specifications that meet lifestyle

|                              |   |
|------------------------------|---|
| Title                        | Description   |
| Structure                    | Semi Load Bearing Structure   |
| External Finish              | Long lasting textured paint   |
| DINING & PASSAGE             |   |
| Floor                        | Vitrified Tiles   |
| Walls                        | Plastered and painted with pleasing shades of OBD.  |
| Ceiling                      | Plastered and painted with pleasing shades of OBD.  |
| DRAWING ROOM                 |   |
| Floor                        | Vitrified Tiles   |
| Walls                        | Plastered and painted with pleasing shades of OBD.  |
| Ceiling                      | Plastered and painted with pleasing shades of OBD.  |
| MASTER BED ROOM              |   |
| Floor                        | Vitrified Tiles   |
| Walls                        | Plastered and painted with pleasing shades of OBD.  |
| Ceiling                      | Plastered and painted with pleasing shades of OBD.  |
| OTHER BEDROOMS               |   |
| Floor                        | Vitrified Tiles   |
| Walls                        | Plastered and painted with pleasing shades of OBD.  |
| Ceiling                      | Plastered 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                      | Plastered and painted with pleasing shades of OBD.  |
| BALCONIES                    |   |
| Floor                        | Antiskid Tiles  |
| Ceiling                      | Plastered and painted with pleasing shades of OBD.  |
| Railing                      | M.S Tube Railing with Enamel Painting   |
| STAIRCASES                   |   |
| Railing                      | HARD WOOD HAND RAIL WITH POLISH.  |
| TOILETS                      |   |
| Walls                        | Dado of Glazed/Ceramic tiles up to 7 feet Height  |
| Floor                        | Antiskid Tiles  |
| Fittings/Fixtures            | EWC &WASHBASIN OF WHITE COLOUR IN ALL BATHROOMS WITH TOWEL RAIL, SHAP DISH &LOOKING MIRROR            |
| DOORS & WINDOWS              |   |
| Entrance Door/Internal doors | Seasoned Hardwood frames with Flush/skin door shutter with enamel paint/polish as per required shade. |
| Windows/Doors                | Seasoned Hardwood frames of Windows shutters  |
| ELECTRICAL                   |   |
| Wire                         | Copper concealed  |
| Switches                     | Switches point in each bedroom / Drawing / Dining & Lounge/ Toilets                                   |
| Telephone / Data             | Telephone/Data wiring in all rooms.   |

Disclaimer :  
The products / specifications / Architectual drawings as mentioned are tentative and subject to change at the sole discretion of the company / Architect without any prior intimation to the customers in case of non-availability / short supply or if so warranted by circumstances.



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INDEPENDENT HOMES  
OMAXE CITY EXTN., JAIPUR



Floor Plan (G+2) of Subhangan Independent Homes, Jaipur



Typical Floor Plan



Ground Floor Plan

Area 900 Sq. Ft. (approx.)

1 sq. mtr. = 10.764 sq. ft.

\*Tentative plans: subject to approval from the concerned authority