



*Premium homes... Privileged lifestyle...*

For details: **+91-9015161718**

**Corporate Office:** 3 & 4, LSC, Kalkaji, New Delhi - 110019. **Contact:** +91-11- 46066333

**SMS OMAXE OR TO 56677 • E-mail:** sales@omaxe.com • **Web:** www.omaxecitycentre.in

**Site Office:** Plot No. GH 01, 02, 03, Sec. 93B, Noida (U.P.)

[www.omaxe.com](http://www.omaxe.com)

## ABOUT OMAXE

- Started its journey as third party contractor in 1987.
- Incorporated in 1989 as Omaxe Builders Private Ltd.
- Changed its 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

09 States | 30 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 .

### EXISTENCE IN NOIDA/GREATER NOIDA

<b>Delivered Projects</b>	<ul style="list-style-type: none"> <li>Royal Residency –Sector 44 ,Noida • Twin Towers – Sector 50, Noida</li> <li>The Forest –Sec. 92 ,Noida • Grand Omaxe – sec. 93B ,Noida</li> <li>Omaxe Nri City –Pari Chowk ,Gr Noida • Omaxe Palm Greens – Mu,Gr Noida</li> </ul>
<b>Ongoing Projects</b>	<ul style="list-style-type: none"> <li>Forest Spa-sec. 93B ,Noida • Omaxe Connaught Place, Beta-2 ,Gr Noida</li> <li>Omaxe India Trade Centre ,Alfa-2,Gr Noida</li> </ul>



Premium homes... Privileged lifestyle...

The luxury is redefined, the elegance is rediscovered and the richness is extensively more elaborated to metamorphose into Riyaasat, your own province...where you rule life on your terms. Riyaasat needs no introduction.... its just a reward for the discerning few, as for them life means class, style and regality.

# FIRST FLOOR PLAN



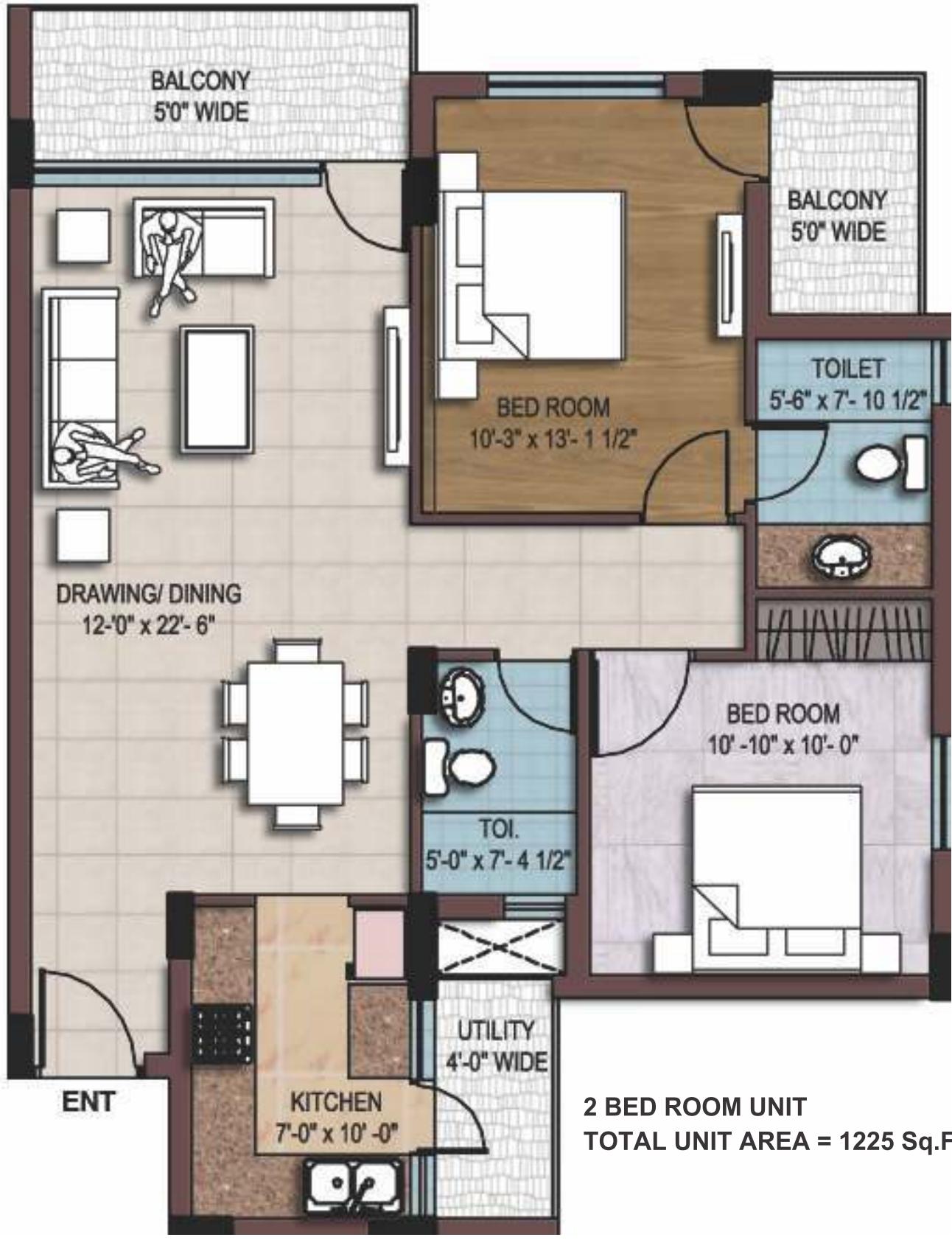
## TYPICAL FLOOR PLAN



# LAYOUT PLAN



## RIYAASAT - UNIT PLAN

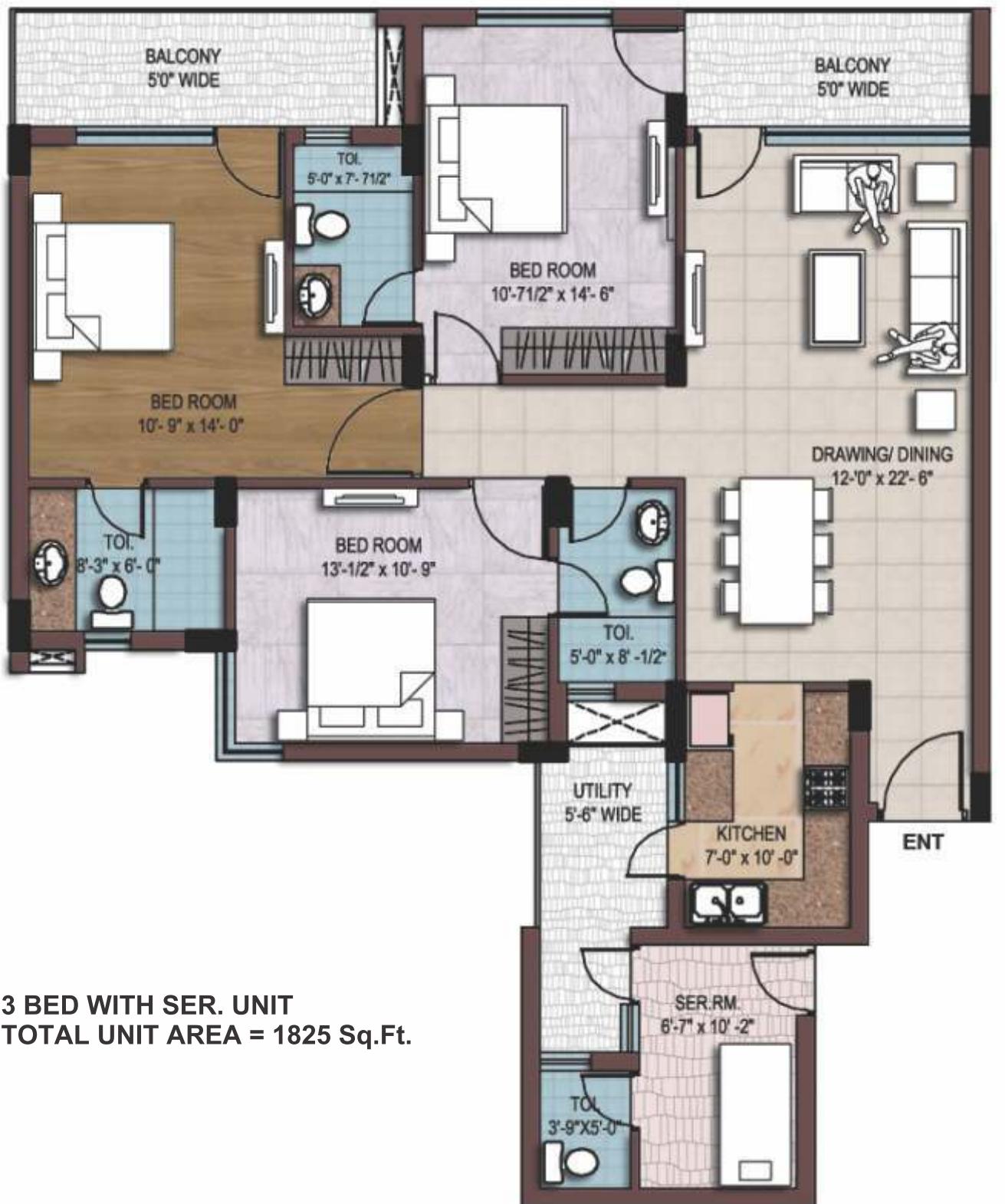


## RIYAASAT - UNIT PLAN



**3 BED ROOM UNIT**  
TOTAL UNIT AREA = 1675 Sq.Ft.

## RIYAASAT - UNIT PLAN



*Exclusively privileged*

## SPECIFICATION - OMAXE RIYAASAT

### STRUCTURE

Earthquake resistant RCC frame structure

### EXTERNAL FINISH

Combination of long lasting paint, Glazing & Alcobond or similar

### WALL FINISH

Internal wall plastered and painted with pleasing shades of oil-bound distemper

### TOILET WALLS

Dado of Glazed Ceramic Tiles up to 7' height

### TOILET FLOORING

Glazed Ceramic Tiles

### FITTINGS

Wash basin with granite platform, EWC, Towel Rail, Hot & Cold water system

### KITCHEN

Pre-Polished Granite Platform with stainless steel sink. Dado up to 2"-0" height above platform in glazed ceramic tiles

### WINDOWS

Powder coated glazed aluminum window / wooden windows / UPVC

### ELECTRICAL

Copper concealed wiring, provision for lights, plug points in all rooms

### FLOORING

Laminated wooden flooring in master bedroom, vitrified tiles in all other rooms and combination of Udaipur Green and marble in staircases

### DOORS

Hardwood framed & both side teak finish flush doors / Skin molded shutters

### OTHERS

Geyser in all bathrooms  
Wooden almirah in all bedrooms  
Fans and decorative light fittings in all the rooms, chandelier in living room & exhaust fan in bathrooms and kitchen  
Modular kitchen cabinets with gas hob and chimney  
Power back-up  
Provision of split air-conditioner in D/D and all the bedrooms



Omaxe Twin Towers - Noida



Grand Omaxe - Noida



The Forest - Noida



Omaxe Royal Residency - Noida

Delivering Quality  
Driven Projects



NRI City - Greater Noida



The Forest Spa - Noida



Orchid Avenue - Greater Noida



Omaxe Palm Greens - Greater Noida



w.e.f. 01/11/2014

### PRICE LIST - OMAXE RIYAASAT

<b>BSP (Per Sq Ft.)</b>	<b>Rs. 6750/-</b>
<b>EARLY BIRD DISCOUNT</b>	<b>Rs. 250/-</b>
<b>ADDITIONAL COST ( One Time)</b>	
Covered Car Parking	Rs. 2,50,000/-
Interest Free Maintenance Security	Rs 75 per sq.ft.
EEC and FFC Charges	Rs 100 per sq.ft.
Power Backup Installation Charges (3 KVA Compulsory)	Rs. 25,000/ Per KVA
Club Membership	Rs. 2,00,000/-
Lease Rent(As Applicable)	Rs 190 per sq.ft

### PAYMENT PLAN - OMAXE RIYAASAT

DOWN PAYMENT PLAN (15% Discount on BSP)	
At the time of Booking	Rs. 5,00,000/- (Including S. Tax)
On 60th day of Booking	95% of BSP Less Booking Amount (i.e. Rs. 5,00,000/-) + S. Tax
On Offer of fitout possession	5% of BSP + 100% Additional Cost + Other Cost (If Any) + S. Tax

### CONSTRUCTION LINKED PAYMENT PLAN

At the time of Booking	Rs. 5,00,000/- (Including S. Tax)
On 45th day of Booking / Confirmation of Allotment	10% of BSP Less Booking Amount (i.e. Rs. 5,00,000/- Tax) + S. Tax
On 105 days of Booking	7.5% of BSP + S. Tax
On start of construction	7.5% of BSP + S. Tax
On Casting of Ground Floor Roof	7.5% of BSP + S. Tax
On Casting of Third Floor Roof	7.5% of BSP + S. Tax
On Casting of Sixth Floor Roof	7.5% of BSP + 25% Additional Cost + S. Tax
On Casting of Ninth Floor Roof	7.5% of BSP + 25% Additional Cost + S. Tax
On Casting of Twelfth Floor Roof	7.5% of BSP + 25% Additional Cost + S. Tax
On Casting of Top Floor Roof	7.5% of BSP + S. Tax
On Start of Brick Work of Allotted Unit	7.5% of BSP + S. Tax
On Start of Internal Plaster of Allotted Unit	7.5% of BSP + S. Tax
On Commencement of Flooring of Allotted Unit	7.5% of BSP + S. Tax
On offer of fitout possession	7.5% of BSP + 25% Additional Cost + Other Cost (If Any) + S. Tax

### Location Map

