

Omaxshiva

G+3 STOREY
3 BHK PREMIUM APARTMENTS

RERA REGISTRATION NUMBER - UPRERAPRJ16638

The project is of Pancham Realcon Pvt Ltd, a subsidiary of Omaxe Ltd.

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www.omaxshiva.com



Omaxshiva

live a blessed life



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P R E S E N T S



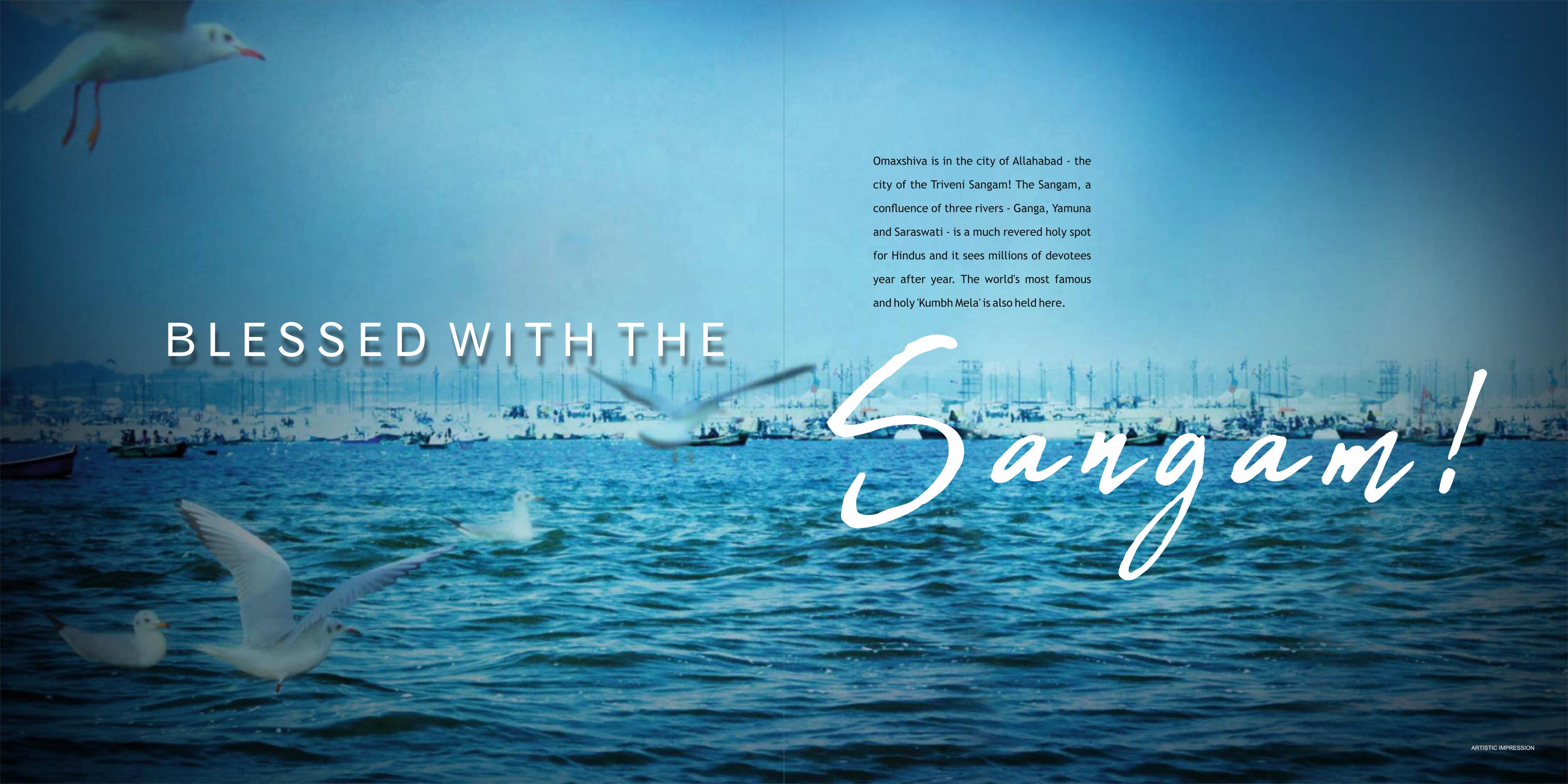
AT ALLAHABAD!



BLESSED WITH
PROXIMITY TO THE HOLY

The greatest thing about Omaxshiva is that it is near the holy river revered by millions - Ganga! To bathe in the holy Ganga is a dream cherished by a multitude of Indians. Ganges washes away one's sins, and blesses for a good, beneficial and auspicious future for all. Omaxshiva is blessed to be in the company of the Ganga.

Ganga!



BLESSED WITH THE

Omaxshiva is in the city of Allahabad - the city of the Triveni Sangam! The Sangam, a confluence of three rivers - Ganga, Yamuna and Saraswati - is a much revered holy spot for Hindus and it sees millions of devotees year after year. The world's most famous and holy 'Kumbh Mela' is also held here.

Sangam!

BLESSED WITH

Omaxshiva has a host of amenities that are designed for life to be enjoyed. There is a mix of indoor and outdoor features and there is everything for everyone; whether it is a child given to carefree play or a senior citizen looking for some fresh air and greenery, Omaxshiva pleases all.

amenities!



Gated Secured Campus • Green Landscape Area • Club with Gym, Swimming Pool
Kids Activities Area, Indoor Sports like: Table Tennis, Snooker/Pool etc.
• 24 Hours Power Backup & Water Supply through Overhead Tank*



ARTISTIC IMPRESSION

BLESSED WITH
soulfulness.

At Omaxshiva there is 'something' that's tangible..it is in the air. Happiness, peace...a feel-good about the place, Omaxshiva is the place where you want to spend a meaningful, pleasant and joyous life.



BLESSED WITH A

*fitness
aura!*

Omaxshiva is not only fit for a great lifestyle, but also for those who love to stay fit. State-of-the-art fitness equipment at the lovely gym ensures that you are always ready to face life on the go!



BLESSED WITH
Space!

ARTISTIC IMPRESSION

Apartments of Omaxshiva are grandly spacious. Beautifully designed for the free and full flow of air and sunlight, the apartments at Omaxshiva are huge and luxurious, which are a blessing indeed! Even the balconies are spacious enough to enjoy beautiful views outside the home.



BLESSED
WITH A GREAT *lifestyle!*

What's life without leisure, without proper relaxation, without time to reflect, rejoice? Omaxshiva is perfect when you not only want some space for yourself, but also when you want to spend quality time with your family!

For those who want some action, there's combination of action and relaxation too!

Life at Omaxshiva is how life ought to be!

BLESSED WITH
A MODERN

clubhouse!

A close-up photograph of a person's hand holding a pool cue, positioned over a white cue ball on a green felt pool table. Several other colored balls (red, blue, purple) are scattered across the table. The background is blurred.

The modern clubhouse at Omaxshiva is a haven of leisure and relaxation. Right from a card room to billiards/pool, and a swimming pool, the clubhouse here is a delight to spend time in. With the many options that are available, you can have a great time with family, friends or even by yourself!



impressive!





exquisite!

Tower-1

Tower-2



Ground Floor Plan

Super Area	1895 Sqft.
Built-up Area	1639 Sqft.
Carpet Area	1279 Sqft.



Unit No. 101, 201, 301

**Typical Floor Plan
(First to Third Floor)**

Super Area	1895 Sqft.
Built-up Area	1639 Sqft.
Carpet Area	1279 Sqft.



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**Terrace Plan
(on fourth floor)**

Store 1, 2, 3 & 4 will be allotted respectively to ground floor, 1st floor, 2nd floor and 3rd floor.

Areas (Super/Built-up & Carpet) have been incorporated in the floor areas.

Specifications*

Structure External Finish	Earthquake Resistant RCC frame structure Weather proof paint/Texture Paint
Drawing & Dining Room Floor Walls Ceiling	Vitrified tiles Plastered and painted with pleasing shade of OBD POP Cornice and painted OBD
Bed Rooms Floor Walls Ceiling	Vitrified tiles in all bed rooms Plastered and painted with pleasing shade of OBD Painted OBD
Master Bed Rooms Floor Walls Ceiling	Vitrified tiles Plastered and painted with pleasing shade of OBD Painted OBD
Store Rooms Floor Walls Ceiling	Vitrified tiles Plastered and painted with pleasing shade of OBD Painted OBD
Kitchen Floor Platform Walls/dado Fittings & Fixtures	Anti skid ceramic tiles Pre-polished Granite stone with Stainless steel sink Ceramic tile upto two feet height above kitchen Counter, balance OBD paint Geyser of 2 ltr. Capacity, RO Water system.
Bathrooms Floor Walls Fittings & Fixtures	Anti-Skid ceramic tiles Dado of glazed ceramic Tiles Standard WC, Wash Basin, Towel rail, Concealed hot and cold water supply system through Geyser in each bathroom of 20 ltr. Capacity.
Balconies Floor Walls Ceiling Handrail	Anti-Skid Ceramic Tiles Long-lasting water repellent paint. Plastered and painted with pleasing shades of O.B.D MS railing
Staircase & Common Passage Floor Walls Ceiling Handrail	Marble Stone Plastered and painted with pleasing shade of OBD OBD MS railing
Door & Windows Entrance Door Internal Doors Windows	Hardwood frame Wooden panelled shutter duly polished Hardwood frame Skin moulded shutter duly polished Aluminium glazed power coated windows
Electrical Point Wiring Switches Fan Lights Chandelier Exhaust fan	Copper concealed wiring in all rooms Sufficient light points, fan points, 6/15A sockets A/C points in living/dining and Bed rooms Provision for TV, Provision for Split A/C with drainage with concealed copper Piping. Modular switches Fans in all bed Rooms and living/Dining All lights fittings done In the living room only Exhaust fan in kitchen & in each toilet including common toilet on terrace.
LIFT LOBBY Floor Walls Lift	Vitrified Tiles Plastered and painted with pleasing shades of O.B.D As per Drawing (Brands-OTIS/JOHNSON/SCHINDLER/KONE/HYUNDAI/THYSSENKRUPP or Equivalent)



Site Plan





Layout Plan





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Location Map

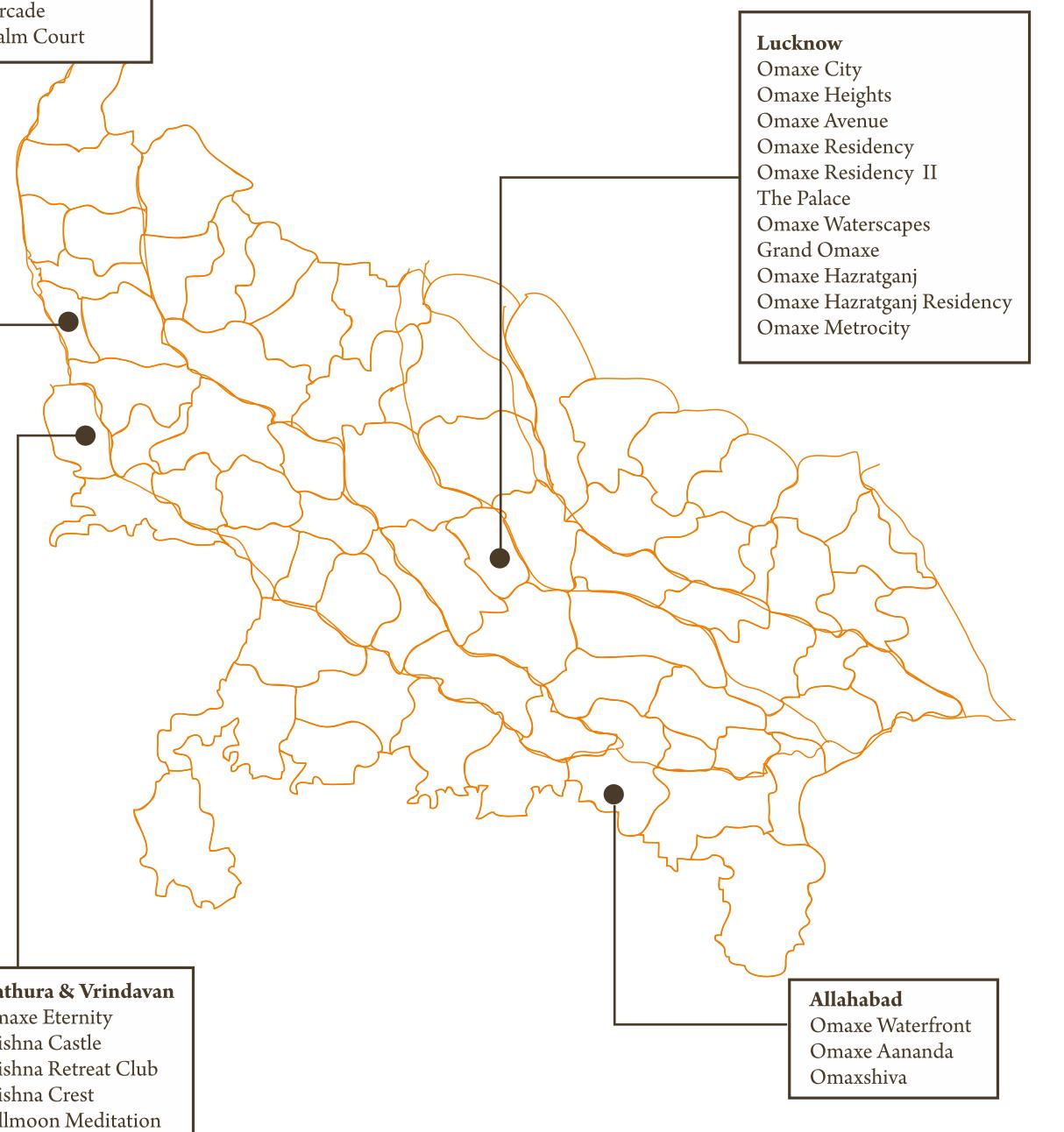


This is a tentative map,
not to scale

Noida & Greater Noida	
Grand Omaxe	
The Forest	
The Forest Spa	
NRI City	
Omaxe Palm Greens	
Omaxe Orchid Avenue	
Omaxe Palm Villa	
Royal Residency	
Omaxe Palm Leaf	
Omaxe Connaught Place	
India Trade Centre	
Omaxe Twin Towers	
NRI City Centre	
Omaxe Arcade	
Omaxe Palm Court	



projects across
Uttar Pradesh



About Omaxe

With a vision of turning dreams into reality, we embarked upon a journey in real estate. In 30 years since inception, Omaxe - the institution has indeed come up a long way. Having started from scratch, Omaxe Ltd. today is one of the largest and the most trusted real estate companies in the country. Undoubtedly the trust and support of all our customers and the determination and commitment of the company has played a pivotal role in the success. During our journey, we have accomplished several milestones. We have delivered 110 million sq.ft., thus becoming the second only company in India to achieve the feat.



Today Omaxe is present across 8 States and 27 cities and possesses a diversified product portfolio that includes Integrated Townships, Hi-Tech Townships, Group Housing, Shopping Malls, Office Spaces, SCOs and Hotels. It is currently developing 19 real estate projects including Group Housing, Townships, Commercial Malls, Office spaces, Hotels and SCOs.

Guided by its founding values of delivering quality, excellent real estate spaces, ensuring customer satisfaction and redefining lifestyle. Omaxe, a BSE & NSE listed company has over the years made a mark with some landmark projects and engineering marvels.

Sensing an opportunity in Tier II and III cities, the company made a conscious decision to venture into States like Uttar Pradesh, Madhya Pradesh, Punjab, Haryana, Uttarakhand, Rajasthan, Delhi, Himachal Pradesh to name a few and has immensely contributed in the socio-economic development of these cities. Since inception, the company has gained utmost trust and confidence of the people – an incredible reflection of the initial public offer of the company, which was oversubscribed close to 70 times in 2007!