

A unique business Proposition

Shops & Service Flats



Perspective View



*Map not to scale.

We define trends, we create benchmarks. Omaxe Galleria is the state-of-the-art commercial centre offering multi options including Retail Shops, Office Spaces & Service Flats - perfectly designed to cater to the various needs of growing habitation in the region. Omaxe Galleria has many advantage - Great excellent location, connectivity to Delhi & other parts of NCR, world class infrastructure, and above all a brand name and trust associated with it.

ABOUT GALLERIA

- » Part of the approx. 88 acres of developed township, Omaxe Galleria is spaciouly designed commercial offering with attractive Theme Park, elegant Elevation and Landscaping, Power Back up and good connectivity via NH10, Bypass and KMP.
- » Adjacent to Asia's largest footwear park, which is spread across Sector 16 & 17, thus offering fabulous business opportunity.
- » Located in close proximity to Maharaja Agarsen Medical College & Hospital.

FEATURES

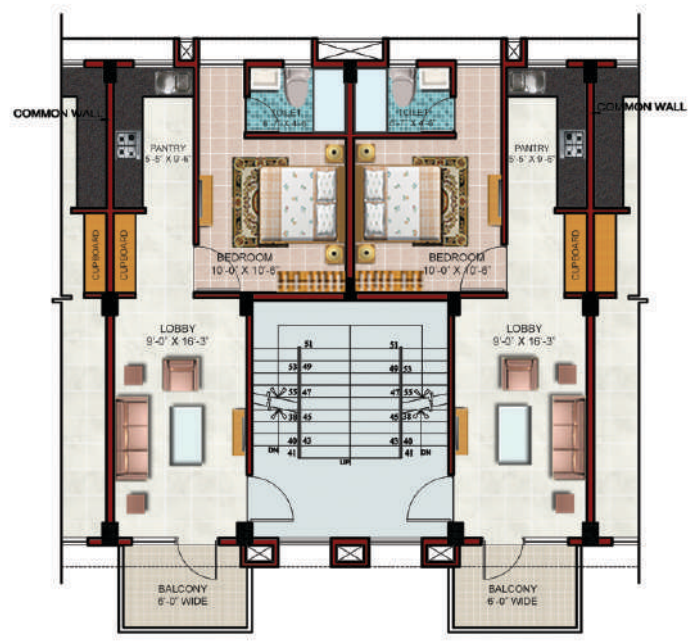
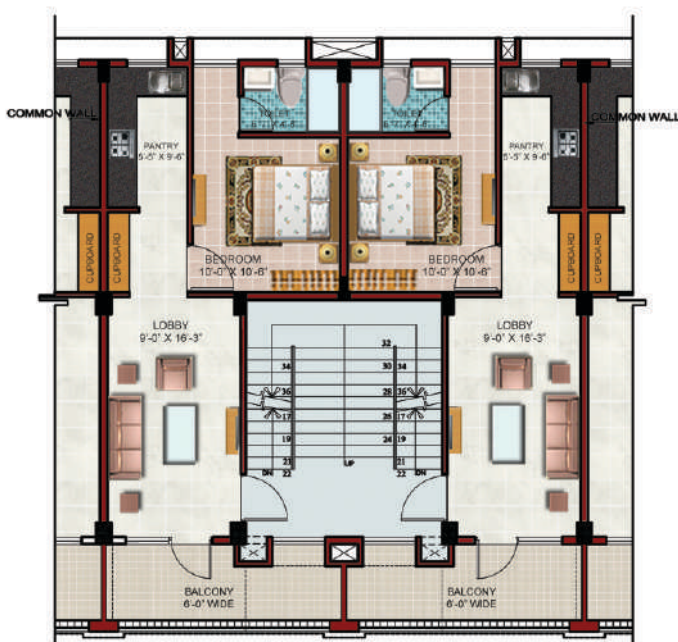
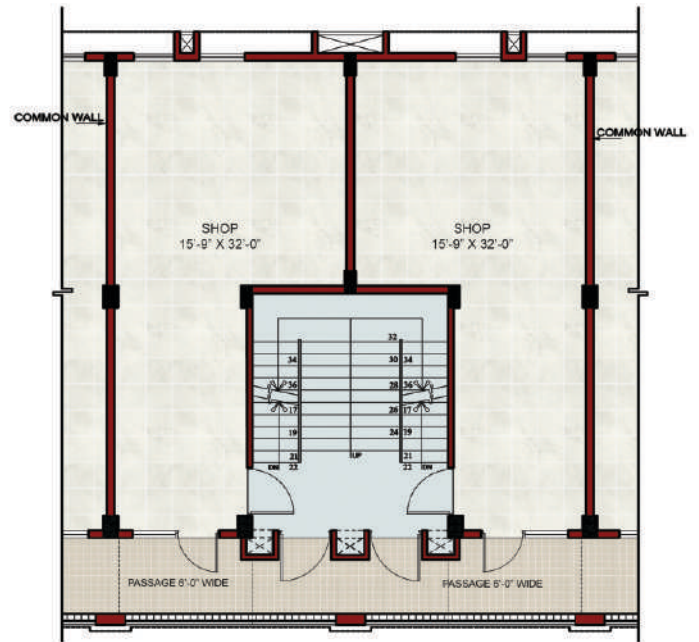
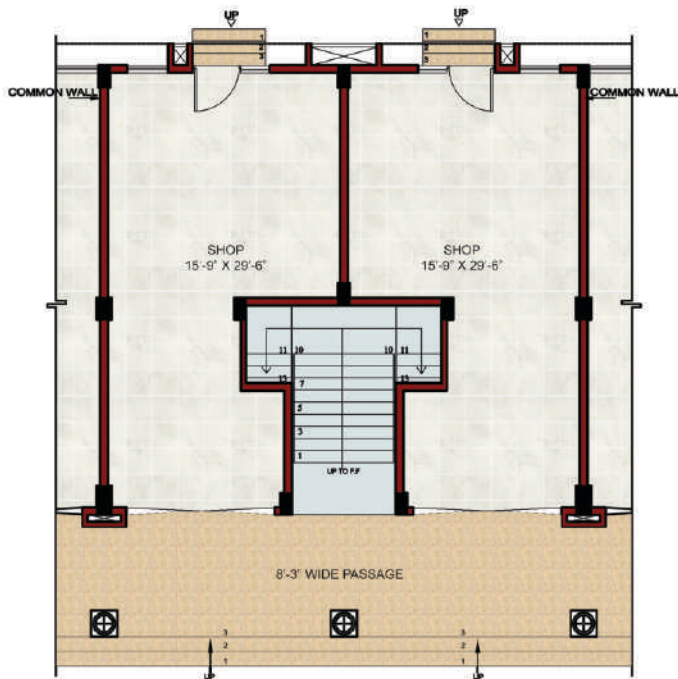
SHOPS, SERVICE FLATS, 100% POWER BACKUP, 24X7 SECURITY, BUSINESS CENTRE, ETC.
To be Complimented with Architecturally Superior Design Shall Elevate the Experience of Shopping, Stay & Entertainment.



OMAXE
Galleria
BAHADURGARH

OMAXE
Galleria
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FLOOR PLAN



PAYMENT PLAN

S.No.	FLOOR NO.	UNIT TYPE	SALEABLE AREA	B.S.P (IN RS.)
1	Ground Floor	Shop	665 Sq.ft.	25,00,000
2	First Floor	Shop	696 Sq.ft.	19,50,000
3	First Floor	Service Flat	696 Sq.ft.	19,75,000
4	Second* Floor	Service Flat	645 Sq.ft.	20,75,000

***Note:** Second floor with terrace right.

- 1. ADDITIONAL COST :** I. Power Back up : Rs. 25000/- Per KVA (2 KVA mandatory)
II. 1.50 Ton A.C.(1 no.) : Inclusive In BSP (only for Service Flat)

Cost against additional features (enclosed) for Fully Furnish Service Flat will charge @ Rs. 350 per Sq.ft. (Optional)

- 2. IFMS** : Rs 20000/-
3. EDC & IDC : Inclusive In BSP

DOWN PAYMENT PLAN	
Down Payment Discount : 10% of BSP	
1. At the time of Booking	: Rs. 3,00,000/- for Ground Floor : Rs. 1,00,000/- for First & Second Floor
2. Within 45 Days of Booking	: 90% of BSP; less Paid Amount
3. On offer of Possession	: 10% of BSP + 100% Add. Cost, IFMS + Other Cost (If any)

CONSTRUCTION LINKED PAYMENT PLAN	
1. At the time of Booking (Incl. all taxes)	: Rs. 3,00,000/- for Ground Floor : Rs. 1,00,000/- for First & Second Floor
2. Within 60 Days of Booking	: 15% of BSP; Less already paid Booking Amount
3. On 90 th day of Booking / Start of Construction whichever is later	: 10% of BSP
4. On casting of Ground Floor Slab	: 10% of BSP
5. On casting of First Floor Slab	: 10% of BSP
6. On casting of Second Floor Slab	: 10% of BSP
7. On completion of Brick Work	: 10% of BSP
8. On completion of external Plaster	: 10% of BSP
9. On completion of Internal Plaster	: 10% of BSP
10. On completion of Flooring	: 10% of BSP
11. On offer of Possession	: 5% of BSP + 100% Add. Cost & IFMS + Other Cost (if any)

NOTE :

• All payments must be made by Cheques/Pay Order/Demand Draft only to be issued in favor of "Omaxe Limited payable at New Delhi.
• The Registration price of the Unit shall be firm. No escalation on price of unit once it is booked and payment is realized in the account of the Company. • Service Tax, VAT, Labour Cess & other taxes, Cess, Levies as applicable shall be payable extra by the applicant/ allottee. • All building plans, layouts, specifications are subject to change/modification or revision as decided by the Company/Architect or any other competent authority. • Price mentioned above is subject to change without any prior notice, at sole discretion of the Company. Price prevailing on the date of acceptance of Registration by the Company shall be applicable. The Applicant should check prevailing price of the Unit with the Company before Registration. • Possession of the Unit shall be offered within 18 months from the date of execution of Allotment Letter/ Agreement by the Allottee, subject to force majeure terms and other conditions to be more fully described in the Allotment Letter/ Agreement. • The company would pay to the customers @Rs.5 per sq.ft/month as a Compensation for any delay in handing over the possession beyond the committed period (18 +6 months) as mentioned in the Agreement/Allotment letter. The customer would also be liable to pay holding charges @Rs.5 per sq.ft/month if he/she fails to take possession within 30 days from the date of issuing notice for offer of possession. • The terms and condition of sale stated herein are only indicative and are subject to detailed terms and conditions in the Application Form and in the Allotment Letter/ Agreement. • Registration Expenses, Stamp Duty, Legal Charges, Court Fee, Documentation Charges etc. shall be payable extra by the Allottee as applicable at the time of registration of title deeds. • Any future charges, cess or levies by any competent government authorities shall be payable by the Allottee on proportionate basis.

***Note :** Taxes extra (as applicable)

SITE PLAN

EXCELLENTLY LOCATED AT THE MAIN ENTRANCE OF THE TOWNSHIP



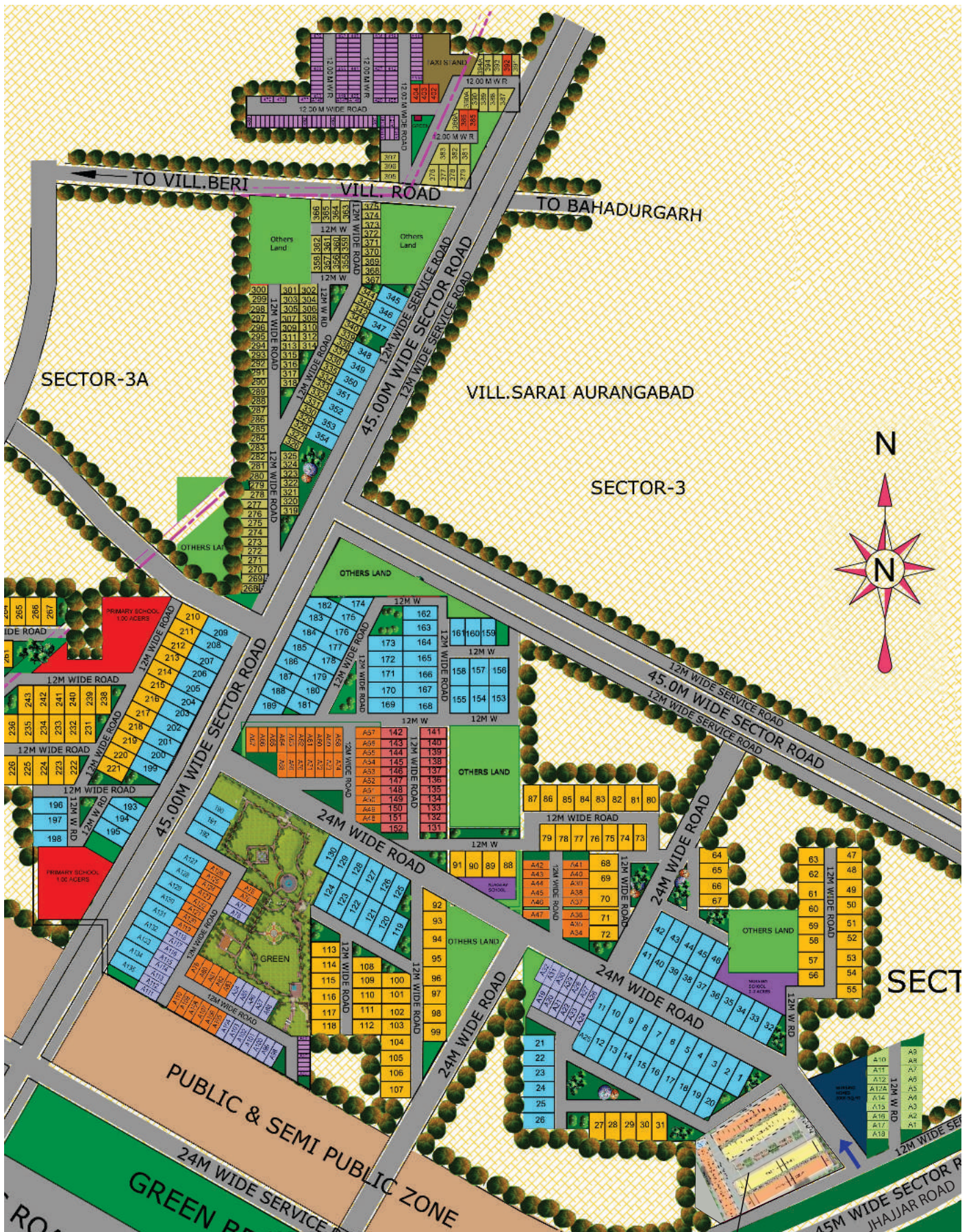
THIS IS TENTATIVE PLAN, SUBJECT TO APPROVAL FROM CONCERNED AUTHORITY

PROPOSED LAYOUT OF SCF AT OMAXE CITY, BAHADURGARH

- Shops at Ground & First Floor, Service Flats at Second Floor
- Shops at Ground Floor, Service Flats at First & Second Floor

Disclaimer: All designs, perspectives, elevation, specifications, layout plans, etc. are indicative and are subject to change. Accessories shown in some of the pictures in this brochure such as furniture, cabinets, electrical appliances, light fittings, wall & floor texture, etc. are indicative/decorative and are not part of the sale offered.

LAYOUT PLAN



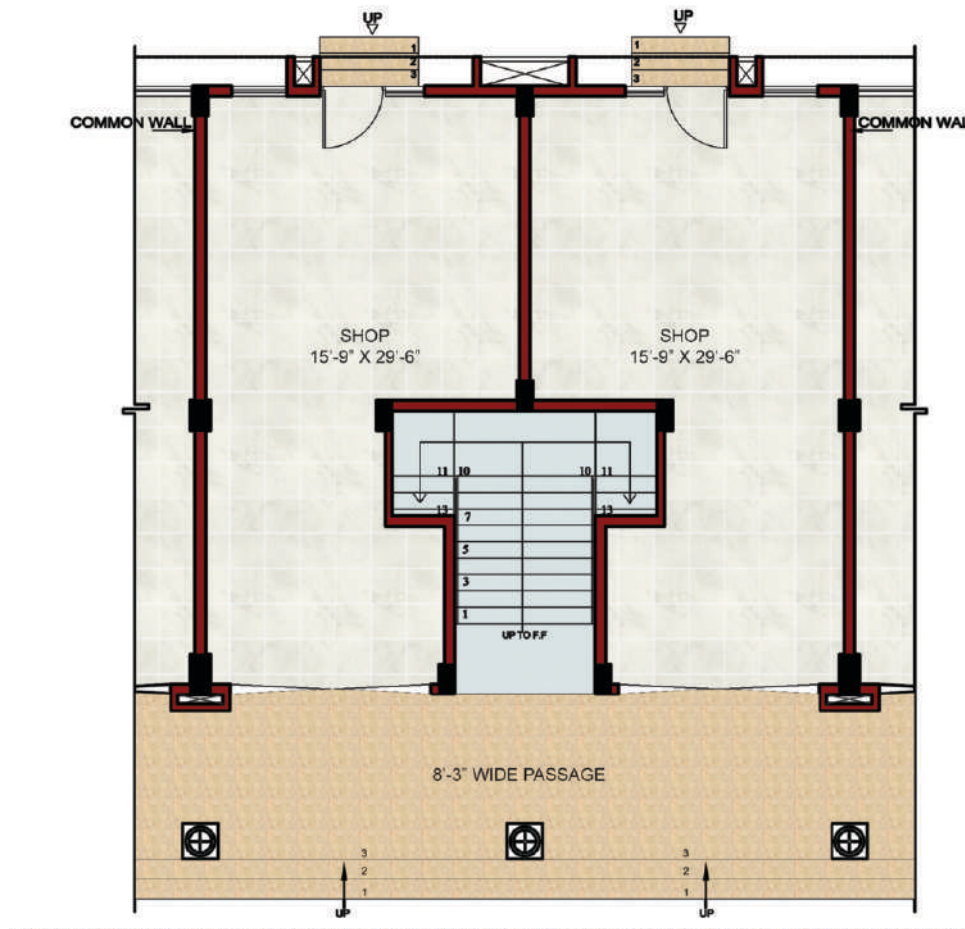
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**ADDITIONAL FEATURES* FOR FULLY FURNISH SERVICE FLAT
(RATE @ Rs.350 PER SQ.FT.)**

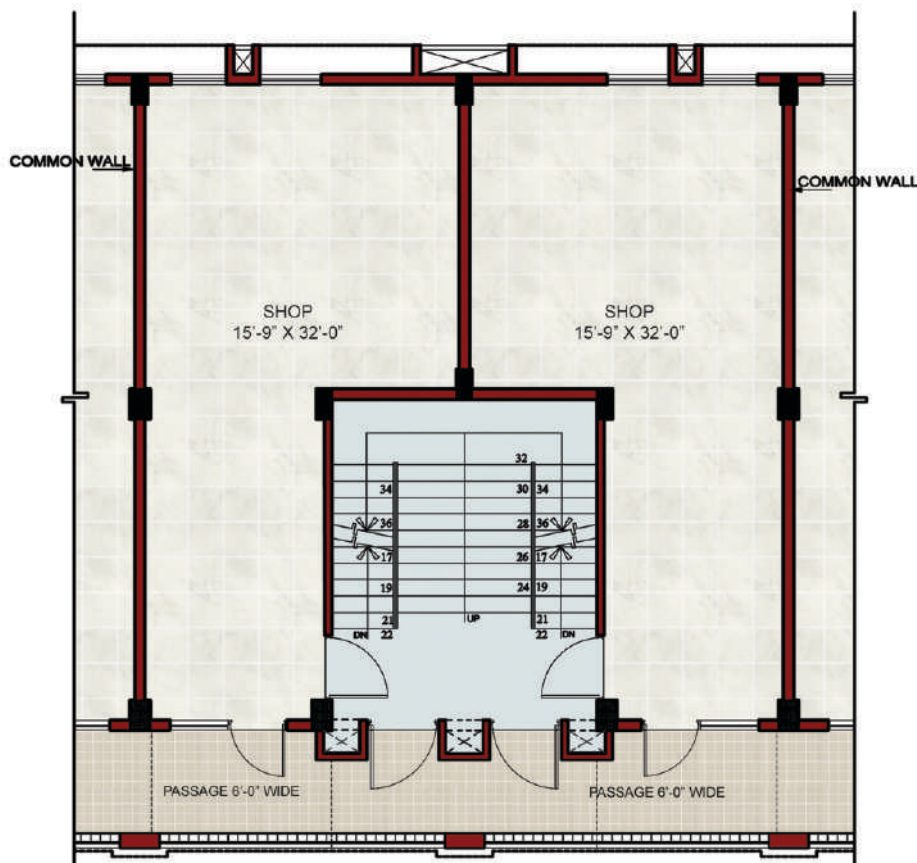
S.No.	ITEMS NAME
1.	1.5 Ton Air Conditioner Split - 1 No.
2.	Double Bed with Mattress with Pillows & Bedsheet
3.	DVD player
4.	LED - 32'- 1 No. with DTH
5.	Mini Fridge - 1 No.
6.	Induction - 1 No.
7.	Geyser in Bathroom
8.	Sofa chair
9.	Modular Kitchen Cabinets
10.	Curtains with curtain rods
11.	Intercom
12.	Electric Kettle
13.	Iron with table
14.	Wardrobes in Rooms

* To be given with service flat at the time of hand over.

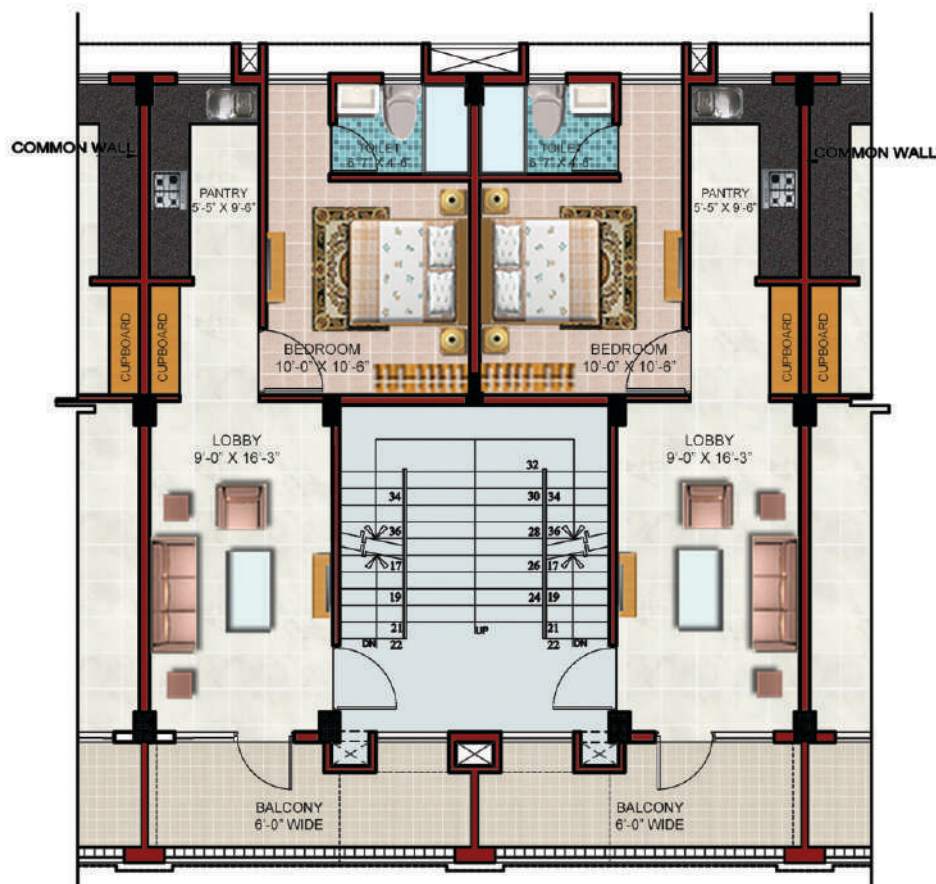
SHOPS FLOOR PLAN



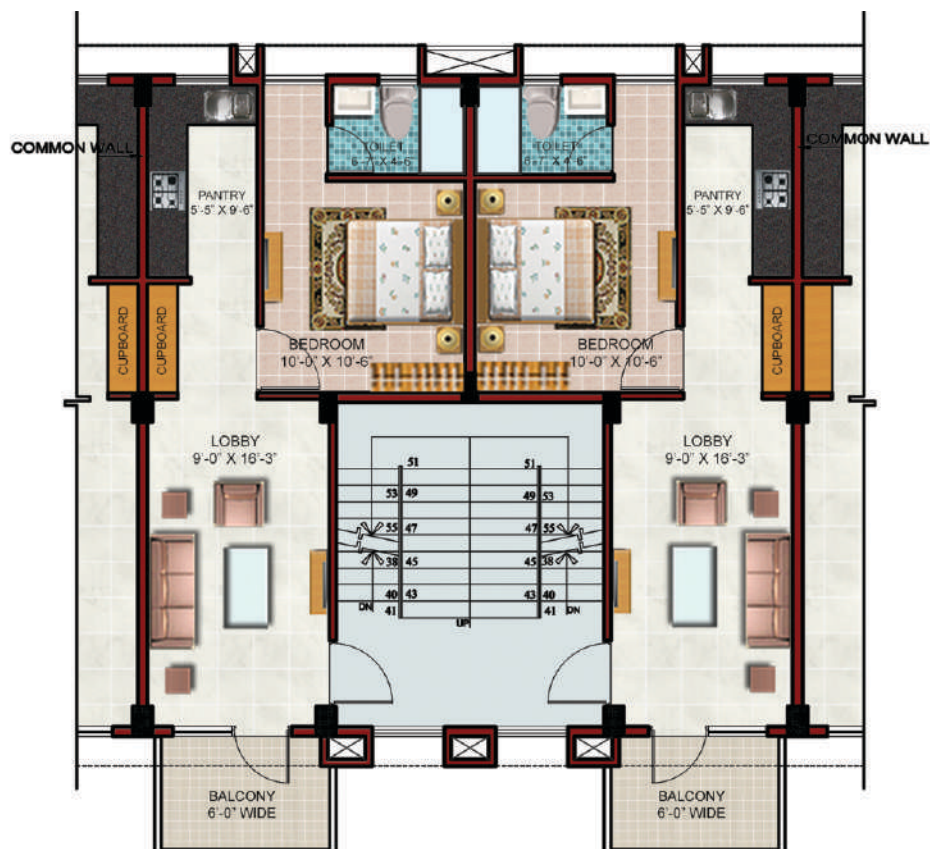
GROUND FLOOR PLAN
SALEABLE AREA = 665 SQ.FT



FIRST FLOOR PLAN
SALEABLE AREA = 696 SQ.FT



FIRST FLOOR PLAN
SALEABLE AREA = 696 SQ.FT



SECOND FLOOR PLAN
SALEABLE AREA = 645 SQ.FT