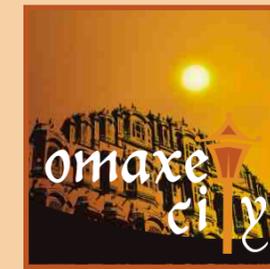




Welcome to the 21st Century Lifestyle at



J A I P U R

An Integrated Township of International Standards



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Site Office : Omaxe City, 111th Milestone, Near Barke Balaji Bus Stand, Ajmer Road, Jaipur (Rajasthan)

An exclusive offering from Omaxe

# “ Turning Dreams into Reality ”

Omaxe, founded in 1987, has gained a high trajectory growth and accolades from a wide range of customers. With globalisation and the opening up of the Indian economy, opportunities in real-estate are tremendous and vistas almost endless. And, it is real-estate developers like Omaxe that are making a lot of this happen. Omaxe has become one of the largest real estate developers in Northern India, in terms of turnover and the fastest growing in the category, too. With a strong technical expertise base and sturdy financial standing, Omaxe, an ISO 9001 : 2000 company, is on the threshold of revolutionising the Indian real-estate industry, into a fine art.

The secret behind the success of the company is its unquenchable thirst for quality. According to Mr. Rohtas Goel (Chairman & Managing Director of Omaxe), "We have tried to set international standards for ourselves so that our customers get the best. We wish to make real-estate a fine art; each project for us is an individual piece of sculpture, where we satisfy our client's individual criteria and build a piece of art by which everyone will remember us".

Omaxe is the name behind some of the most premium constructions and has to its credit successful completion of projects of diverse and eminent clients. Apollo Hospital, Samsung, LG, Electrolux, Pepsi, Coca-Cola, Amity University, etc. are part of its prestigious client list. Projects executed successfully in recent years are : Habitat Floors (Kaushambi), Omaxe Designer Villa Floors - South Avenue (Gurgaon), Executive Floors - Suncity (Gurgaon), Executive Floors - Sushant Lok II (Gurgaon), Royal Residency (Noida), Olive Apartments (Gurgaon), to mention a few. Each project is a huge success in its own right.

Recreating the lifestyle and élan of Singapore, NRI City (Greater Noida) is positioned as the country's finest International Township, with an enviable 300% appreciation in value, since launch. Some of the projects where construction under progress include, the ultra-luxurious The Forest (Noida), group housing like The Nile (Gurgaon-Sohna Road), Green Valley (Faridabad), NRI Putting Greens (Greater Noida), theme based malls like Wedding Mall (Gurgaon, Patiala & Agra), House 2 Home Mall (Gurgaon), Omaxe Plaza (Gurgaon), Omaxe Arcade (Greater Noida), NRI City Centre (Greater Noida).

Commercial malls being planned are Omaxe Connaught Place (Greater Noida), Omaxe Citadel (Delhi), Pearlsomaxe (Pitampura, Delhi).

Many futuristic townships are coming up in cities like Agra, Jaipur, Lucknow, Sonapat, Raipur, Bahadurgarh, Palwal, Indore, Rohtak, Derabassi (Chandigarh) etc. Group housing projects in cities like Faridabad, Gomtinagar (Lucknow) are also on the anvil.

Infact, Omaxe has numerous projects in the residential and commercial sectors, in the states of Rajasthan, Delhi, Haryana, Punjab, Chattisgarh, Gujarat, Madhya Pradesh and Uttar Pradesh worth over Rs. 5000 crore.



## Jaipur - The Pink City of India



Jaipur the capital city of the northern Indian state of Rajasthan is one of the most vibrant and colourful cities of India. It is 12th largest & fast growing metropolitan of India. It is one of the wealthiest cities of India both in heritage and money. Famous for its colourful culture, forts, palaces, and lakes the city basks in the glory of a rich and eventful past and also a traditional trading hub in north India for jewelry, textiles, minerals, precious stones etc.

Jaipur district is situated around Sawai Madhopur, Dausa, Ajmer, Bharatpur, Alwar. It is for these reasons that Jaipur has been included on the popular tourist "Golden Triangle" of Delhi-Jaipur-Agra.

Jaipur is a prominent real estate investment destination for businessman/services personnel/from all across Rajasthan and affluent marwaris settled all across India.

City is poised for a spectacular round of overall growth backed by growth in tourism, IT friendly policies of the government that has resulted in call centers/BPO operation setting up base there as well as plans by software majors setting up base, benefits that accrue to Jaipur being the capital of the state due to the overall industrial development in the state, largest and the most developed city in the proximity of the NCR, growth and the impending increase in demand of quality real estate shall boost prices in residential & commercial developments.

Jaipur is around 258 kms from Delhi, 232 kms from Agra, 405 kms from Udaipur and 1202 kms from Mumbai. And also well connected by Air, Road, and Rail



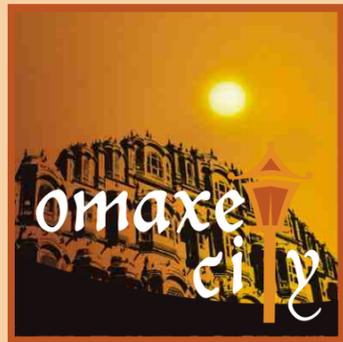
Are you living in  
an Outdated  
city ?



Would you like to live  
in an ultra -  
modern township ?

With everything from residential plots, expandable villas, hospitals, shops and schools. It's ages ahead of everything you have seen before. A fine fusion of world-class infrastructure and rich tastes, Omaxe City, for a city like Jaipur, nothing else would be adequate.

Presenting



J A I P U R

Omaxe city, Jaipur is ideally located on the main Ajmer road 4 kms from DPS. With its new age design and world-class ambience, this will be a modern fully integrated township of world-class standard



# Perfection

in every structure unparalleled elegance for your own home



An integrated township planning to expand over an area of 500 acres, with plots, Independent floors and villas. With all facilities and amenities available, like : schools, hospital, theme parks, state-of-the-art club, local shopping centre, grocery store and more....all within the township.

Omaxe city is located on the main Ajmer road that has emerged as the most important hub of future development in Jaipur. The site is approx.

4 Kms from DPS Jaipur. Connectivity with the most prime hub of Jaipur the ' M.I Road' is direct and a mere 18 Minutes drive.



Quality education and healthcare to keep mind and body fit

Provision for :

- IT Parks
- Commercial Complex
- Nursing Home
- Primary Schools
- High School
- Nursery school with creche



All facilities for your

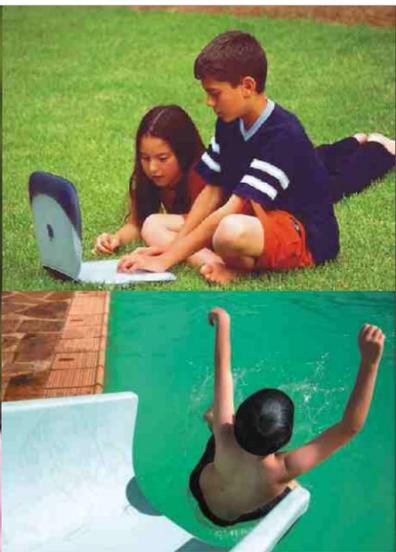
# day-to-day needs

at your doorstep



A city inside a city

- Provision for need based essential services like : banks, postal service, taxi stand, grocery store, etc.
- Underground cables for telephone, electricity distribution, storm water drains & sewer system
- Efficient power distribution network
- Regulated underground / overhead water supply
- Township maintenance and upkeep by a reputed maintenance agency
- Rainwater harvesting for replenishing ground water
- Environment-friendly waste disposal
- Sewage treatment and incinerators



A Royal Retreat

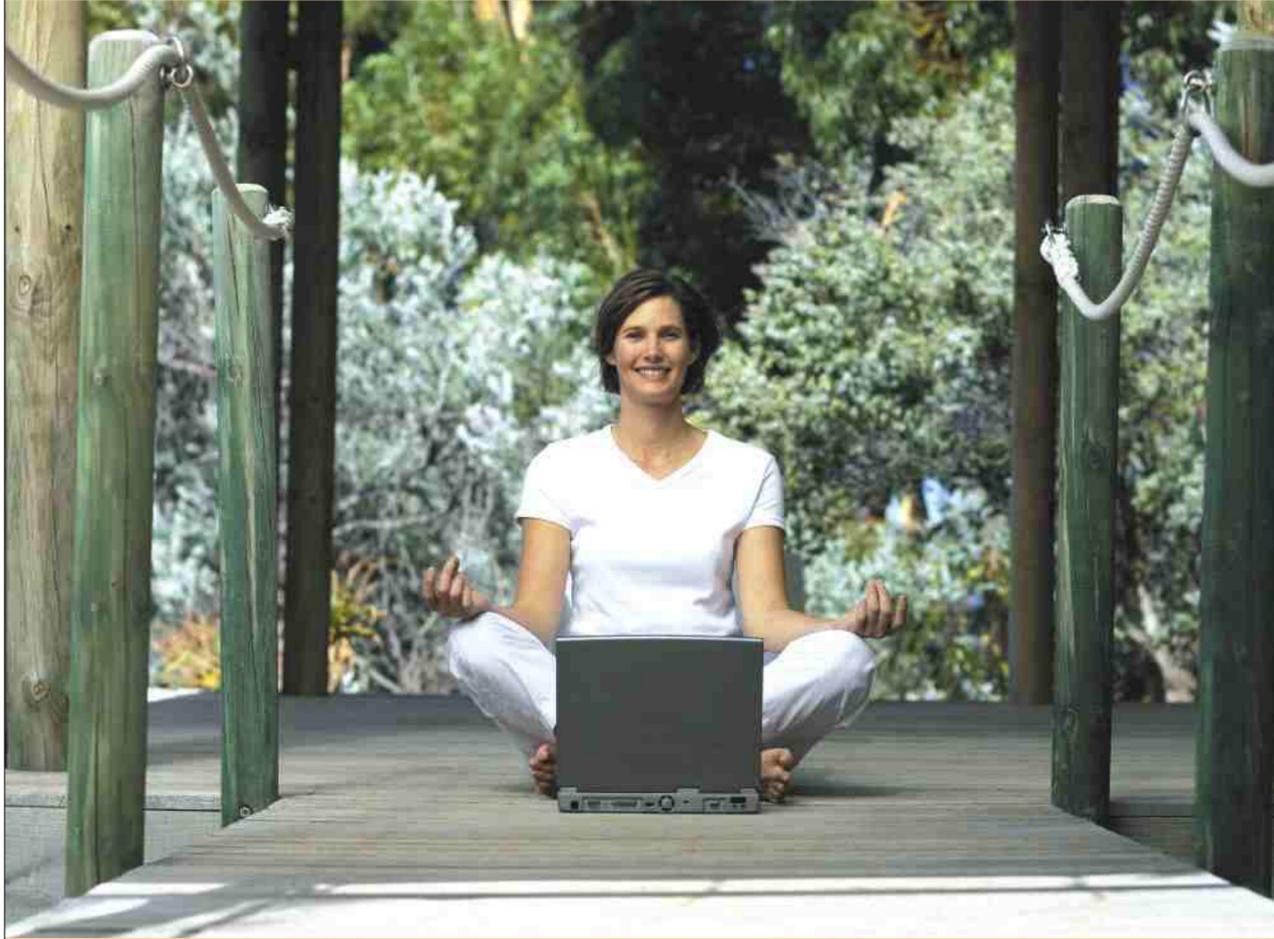
- Children's play facilities
- Integrated landscaping including theme parks, water bodies & water features
- Wide roads with planted pathways & jogging track

All the facilities for you and your

# growing child

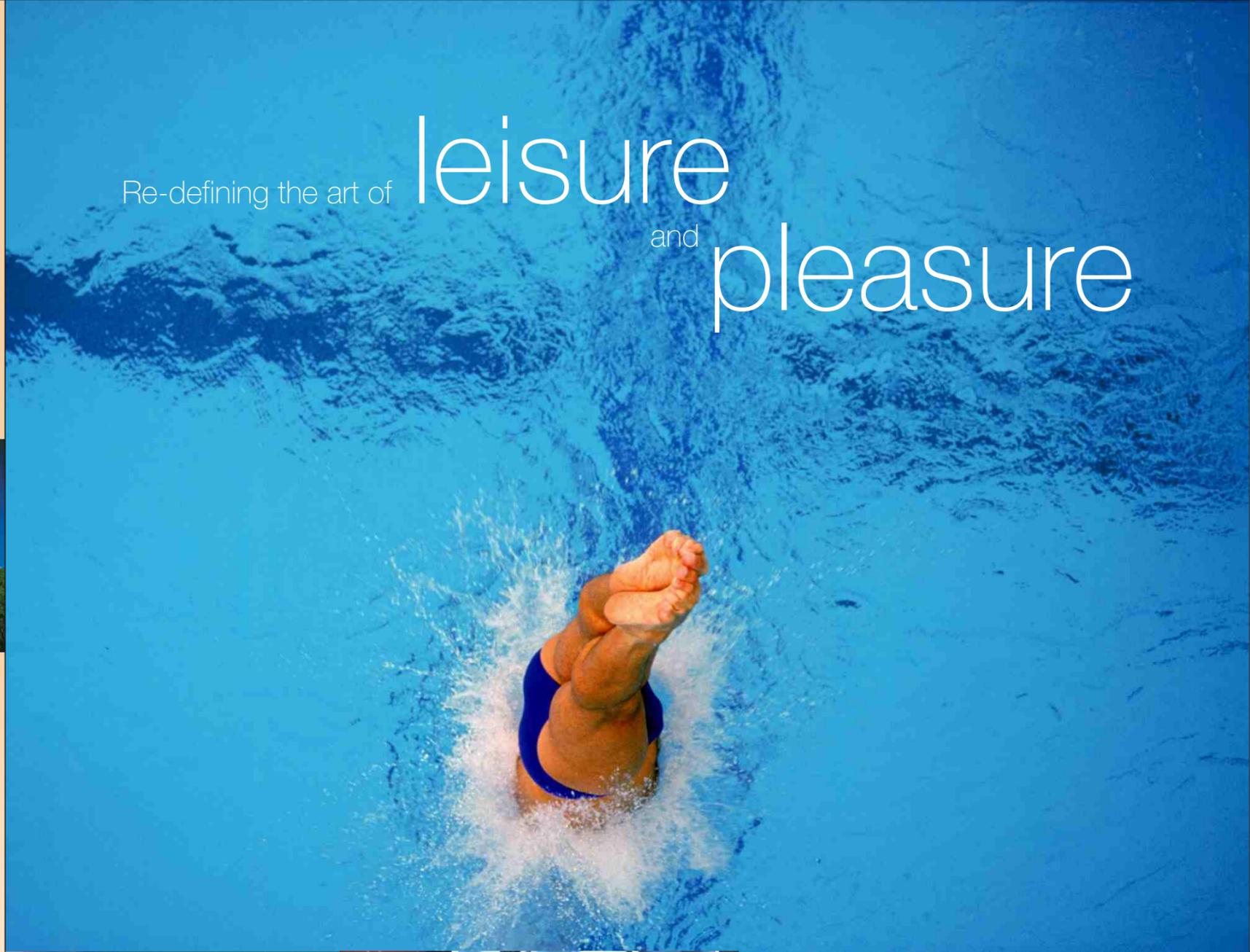
Living in complete

# harmony with nature



- Afforestation by increasing green cover
- Rainwater harvesting for replenishing ground water
- Environment-friendly waste disposal
- Sewage treatment and incinerators

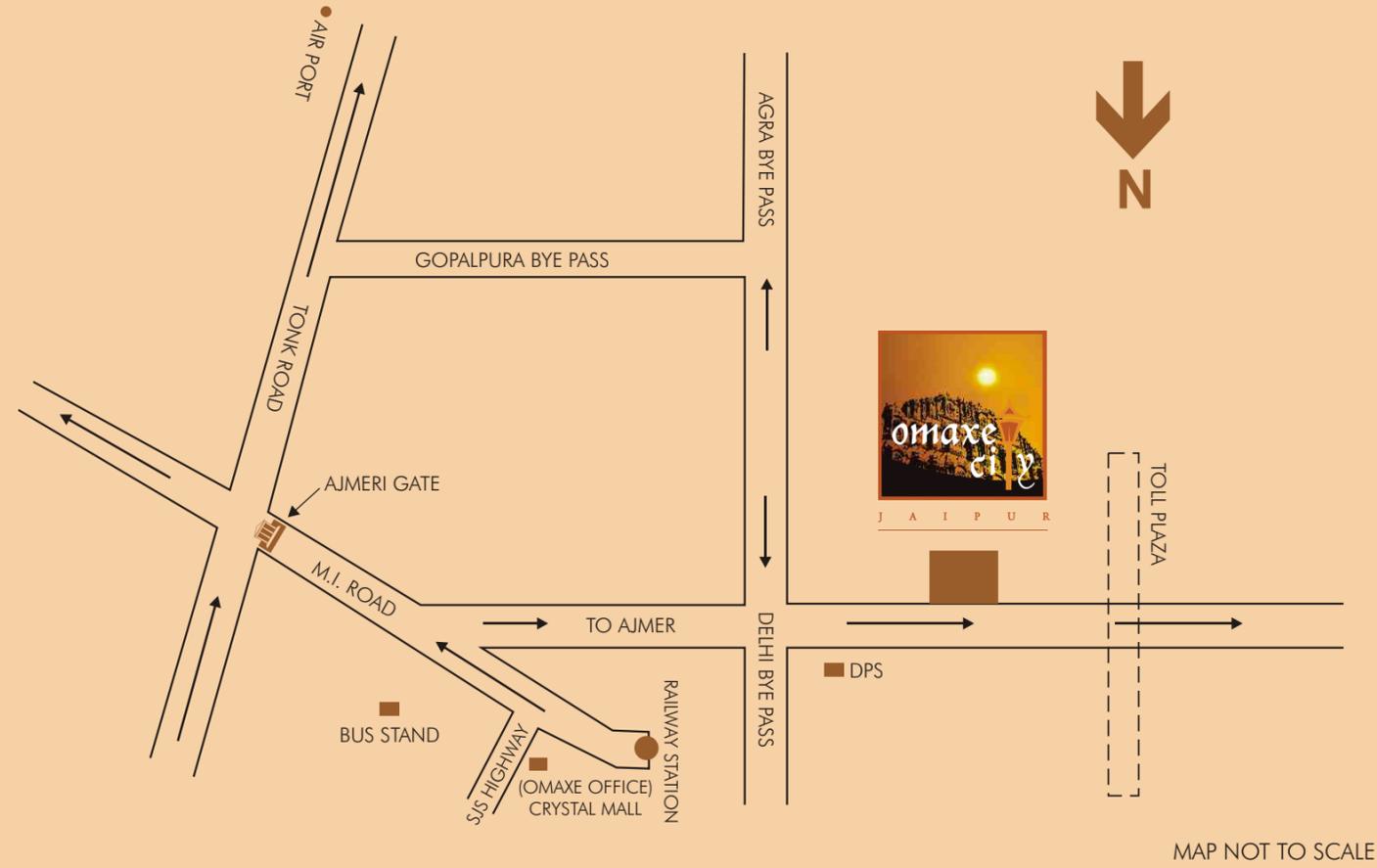
# Re-defining the art of leisure and pleasure



Provision for exclusive club and community centres with :

- Restaurant and banquet hall
- Recreational facilities including card room & multi-purpose room
- State-of-the-art club facilities like swimming pool, sauna, steam, jacuzzi, etc.
- Arrangement for indoor games like squash, cards, billiards, snooker, etc.
- Hi-tech Gymnasium

## Location Map Omaxe City



Omaxe City - Distance Chart

	Distance (Drive in minutes)Approx*
<ul style="list-style-type: none"> <li>● Railway Station &amp; Bus stand</li> </ul>	20
<ul style="list-style-type: none"> <li>● Airport</li> </ul>	20
<ul style="list-style-type: none"> <li>● M.I. Road</li> </ul>	18
<ul style="list-style-type: none"> <li>● Escorts Hospital</li> </ul>	15
<ul style="list-style-type: none"> <li>● Statue Circle</li> </ul>	15
<ul style="list-style-type: none"> <li>● DPS</li> </ul>	05

Note : This Brochure is purely conceptual and is not a legal offering. Further, the Promoters / Architects reserve the right to add/delete any details/specifications/elevations mentioned, if so warranted by the circumstances



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