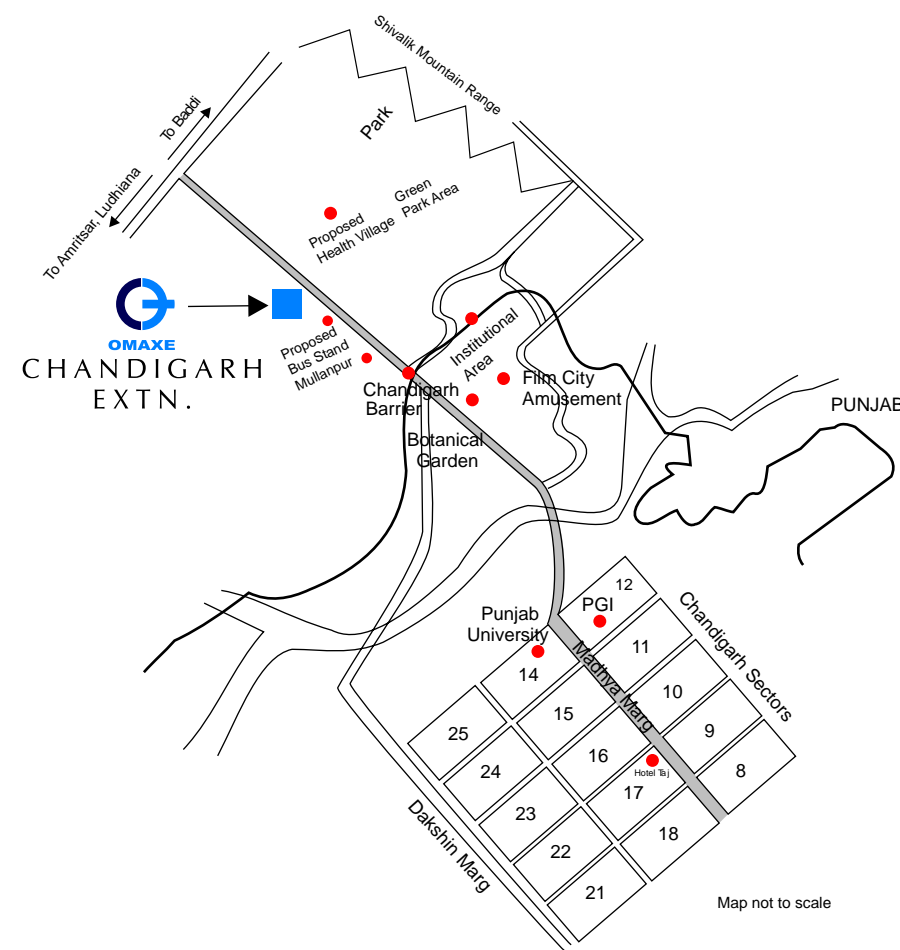




Location Map



Don't just own a home.
Own a complete environment.

For details : 09780405910 / 09711800234 / 09878849494 / 09876724448



Chandigarh office address: SCO 143 -144, First Floor, Sec. 8-C, Madhya Marg, Chandigarh - 160008.
Ph.: 0172 - 4633454 / 55, Fax: 0172 - 4633450, E-mail: chandigarhextnsales@omaxe.com
Golden Peak Township (P) Ltd. (A subsidiary of Omaxe Ltd.)
Corporate Office : 10 L.S.C., Kalkaji, New Delhi. Contact: 011-46066333, Fax: 011-41896653
E-mail: sales@omaxe.com, Website: www.omaxe.com SMS OMAXE SBC to 54545

PRESENTING



AT CHANDIGARH EXTN.



Perspective view

A township that has a world in its embrace.

Sprawling over 300 acres, Chandigarh Extn. is painted on the fresh canvas of Punjab's first ever eco-town, Mullanpur. This futuristic township offers you an array of beautiful lifestyle options in residential and commercial and that too just 6 Kms away from the prime regions of Chandigarh. With all the bells and whistles of metro living, Chandigarh Extn. gives you a dream lifestyle with all the goodness of Chandigarh and a lot more in its very own neighborhood. An ideal life in an ideal environment, Chandigarh Extn. proves to be one of the most desired addresses for anyone looking for a place in the environs of Chandigarh.

A home even bigger than your dreams.

Dreams are never restricted to dimensions because they always have the scope to turn out even bigger than what you have imagined. That's why Omaxe Chandigarh Extn. presents Silver Birch. A lifestyle even bigger than your dreams, Silver Birch doesn't just realize your dream home but your dream environment.

A magnanimous place that offers you a glorious lifestyle studded with all the ornaments of modern living amidst the sprawling township of Chandigarh Extn. Silver Birch offers you splendid and spacious residential options in the form of 2/3 B/R independent floors packed in a perfectly planned concept of G+2 homes. Moreover, with its beautiful lush surroundings extended beyond sight, Silver Birch ornaments your lifestyle a peaceful environment as well as plenty to amuse to make you live life to its fullest.





MODULAR KITCHEN

SPA

30KM OF GREENERY

SHIVALIK VIEW

CLUBHOUSE & GYM

A reality that will surprise your imagination.

- Eco Park
- Spa Village
- Turf Club
- Lifestyle Sports
- Indoor Stadium
- Sports Stadium
- Amusement Park
- Hi-tech Technology Park
- Business Park
- Transport Hub
- Shopping Mall
- Health Village
- Botanical Garden
- Water Reservoir



OMAXE CHANDIGARH EXTN.

Birds eye view

A gem of a package to ornament your life.

- Well designed G+2 independent floors
- Modular kitchens
- School & Health Club in the vicinity
- 100% power backup
- Reserved parking
- 30 kms of reserve greens
- 10 minutes drive from Sec.11, Chandigarh
- Stone's throw from Madhyamarg
- 200ft wide road and flyover coming up nearby
- 8 mins. from PGI hospital
- Metro Line coming up near by
- Project approved by GAMADA



Floor Plans

200 Sqyd. (Type-A) - Independent Floor



Note: Lawn area will be provided to the owner of GF
60% terrace rights will be provided to the owner of SF



Floor Plans

200 Sqyd. (Type-B) - Independent Floor



Note: Lawn area will be provided to the owner of GF
60% terrace rights will be provided to the owner of SF



Floor Plans

300 Sqyd. (Type-A) - Independent Floor

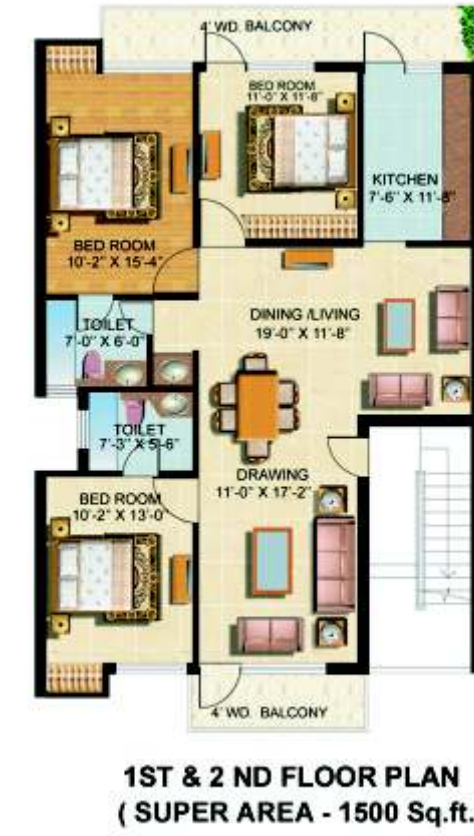


Note: Lawn area will be provided to the owner of GF
60% terrace rights will be provided to the owner of SF



Floor Plans

300 Sqyd. (Type-B) - Independent Floor



Note: Lawn area will be provided to the owner of GF
60% terrace rights will be provided to the owner of SF



Specifications - Independent Floor (G + 2)

LIVING/DINING ROOM/FAMILY ROOM	
Flooring	Vitrified Tiles
Walls	Plastic Emulsion
Ceiling	OBD
BED ROOMS	
Wardrobe	Wardrobe in one Bed Room only
Flooring	Vitrified Tiles
Wall Finishes	Plastic Emulsion
Ceiling	OBD
TOILETS	
Flooring	Anti Skid Tiles/Ceramic Tiles
Dado	Tiles upto 7ft
Wall Finishes	Plastic Emulsion
Ceiling	OBD
Fittings	European WC, Wash Basin, Mirror, Shower
KITCHEN	
Flooring	Modular Kitchen Cabinet
Dado	Anti Skid tiles/Ceramic Tiles
Wall Finishes	Tiles upto 2ft above counter
Ceiling	Plastic Emulsion
Counter	OBD
	Granite
STAIRCASE	
Risers & treads	Green Marble
Wall Finishes	Plastic Emulsion
Ceiling	OBD
Handrail	MS Railing
BALCONY	
Flooring	Anti Skid tiles/Ceramic Tiles
Wall Finishes	Water proofing external paint
Ceiling	Water proofing external paint
Handrail	MS Railing
DOOR & WINDOWS	
Doors	Flush Door Painted/Polished
Windows/Ventilators	Wooden/Aluminium
ELECTRICAL FITTINGS	
	Modular Switches, Sockets, Copper Wiring
POWER BACK UP	
For 1150 Sq. Ft. Independent Floor	Min. 4 KVA Per Independent Floor (will be charged extra)
For 1500 Sq. Ft. Independent Floor	Min. 5 KVA Per Independent Floor (will be charged extra)

Omaxe Macrocosm

Over the past 20 years, Omaxe has established a permanent niche for itself in the real estate 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 54 residential and commercial projects under execution. Among these, are 22 integrated townships, 21 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. Besides, there are 3 Hi-Tech projects in Allahabad, Bulandshahr, Lucknow and 7 more ongoing construction projects. Moreover, the company has already delivered 17 projects across the nation, covering sprawling 10.66 million sq. ft of total area, counting 9 group housing, 2 townships and 6 commercial projects.

Omaxe has progressed with leaps and bounds already making its presence felt in 31 cities and 10 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 home.

1 sq. mt. = 10.764 sq. ft.

(As on 24 Jan 2010)



PRICE LIST - INDEPENDENT FLOOR (G+2)

w.e.f. : 22-2-10

S.No	Plot Area Sq. Yd.	Total saleable Area Sq. Ft.	Floor	Basic Sale Price(Including EDC) [In Rs.]	
				Down Payment Plan (10% Rebate)	Installment Plan
1	200	1150	GF with Lawn area	2691000	2990000
			FF	2430000	2700000
			SF with 60% Terrace Rights	2475000	2750000
2	300	1500	GF with Lawn area	3474000	3860000
			FF	3150000	3500000
			SF with 60% Terrace Rights	3204000	3560000

ADDITIONAL CHARGES

- Club Membership Fees - Rs. 40000/-
- IFMS - Rs. 20000/-
- Power Backup Installation Charges
Rs. 17000/- Per KVA (Min 4 KVA in 1150 Sq. Ft. Ind. Floor & Min 5 KVA in 1500 Sq. Ft. Ind. Floor)

PLC CHARGES

- | | | |
|-------------------------------------|---|--------------------------------|
| Corner or Park Facing or Wider Road | - | 5% of BSP (Before any rebate) |
| Any two of the above | - | 8% of BSP (Before any rebate) |
| All the three above | - | 10% of BSP (Before any rebate) |

Note:

- All payment to the company shall be drawn in favour of "OMAXE CHANDIGARH EXTN" Payable at Par.
- 5% Special discount on BSP would be given to Govt. Employees* subject to furnishing of valid proof.
- The company would pay to its customers @ Rs. 10 per sq. ft. per month as compensation for any delay in handing over the possession beyond the committed period as mentioned in the Buyer's agreement / Allotment letter. The customer would also be liable to pay holding charge @ Rs. 10 per sq. ft. per month if he / she fails to take possession with 30 days from the date of issuing notice for offer of possession.
- Prices indicated above are firm and escalation free & ruling on the date of booking and acceptance by the company shall be applicable.
- Stamp Duty, Registration & other charges shall be payable before physical possession.

PAYMENT PLAN OF 1150 SQ FT INDEPENDENT FLOOR (G+2)

DOWN PAYMENT PLAN (Rebate 10% on Basic Sale Price)	
At the time of Booking	2.5 Lac
At the time of allotment (Within 45 days of Booking)	20% of BSP - 2.5 Lac
Within 15 Days of Allotment	75% of BSP + 100% of PLC (if any) + 50% of Additional Charges
On offer of possession	5% of BSP + 50% of Additional Charges + Other charges (if any)

CONSTRUCTION LINKED INSTALLMENT PLAN	
At the time of Booking	2.5 Lac
At the time of allotment (Within 45 days of Booking)	20% of BSP - 2.5 Lac
On commencement of construction	10% of BSP + 50 % of PLC (if any)
On completion of Plinth Level	10% of BSP + 50 % of PLC (if any)
On casting of Ground Floor Roof	10% of BSP + 50 % of Additional Charges
On casting of First Floor Roof	10% of BSP + 50 % of Additional Charges
On casting of Second Floor Roof	10% of BSP
On completion of brick work and internal plastering	10% of BSP
On completion of flooring (except final grinding and External plastering)	10% of BSP
On completion of External plastering	5% of BSP
On offer of possession	5% of BSP + Other charges (if any)

PAYMENT PLAN OF 1500 SQ FT INDEPENDENT FLOOR (G+2)

DOWN PAYMENT PLAN (Rebate 10% on Basic Sale Price)	
At the time of Booking	3.0 Lac
At the time of allotment (Within 45 days of Booking)	20% of BSP - 3.0 Lac
Within 15 Days of Allotment	75% of BSP + 100% of PLC (if any) + 50% of Additional Charges
On offer of possession	5% of BSP + 50% of Additional Charges + Other charges (if any)

CONSTRUCTION LINKED INSTALLMENT PLAN	
At the time of Booking	3.0 Lac
At the time of allotment (Within 45 days of Booking)	20% of BSP - 3.0 Lac
On commencement of construction	10% of BSP + 50 % of PLC (if any)
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On casting of Second Floor Roof	10% of BSP
On completion of brick work and internal plastering	10% of BSP
On completion of flooring (except final grinding and External plastering)	10% of BSP
On completion of External plastering	5% of BSP
On offer of possession	5% of BSP + Other charges (if any)