



# 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.

Site Office : Omaxshiva, GH-6, Waterfront Hi-Tech City, Naini, Allahabad.

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www.omaxshiva.com



# Omaxshiva

Live a blessed life





P R E S E N T S

The logo for 'maxshiva' consists of a large, white, stylized 'O' shape on the left, followed by the word 'maxshiva' in a white, lowercase, sans-serif font. A small, stylized 'S' logo is positioned above the 'a' in 'shiva'.  
G+3 STOREY  
3 BHK PREMIUM APARTMENTS

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\*



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!*

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!*

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!



**Omaxshiva**  
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*impressive!*

**Omaxshiva**  
G+3 STOREY  
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*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)

Unit No. 102, 202, 302

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



**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.

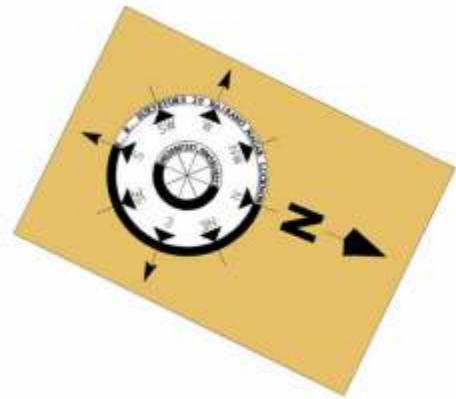
## Specifications\*

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

**Site Plan**



Layout Plan





**Location Map**



This is a tentative map, not to scale

*projects across*  
**Uttar Pradesh**

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

- Lucknow**
- Omexe City
  - Omexe Heights
  - Omexe Avenue
  - Omexe Residency
  - Omexe Residency II
  - The Palace
  - Omexe Waterscapes
  - Grand Omexe
  - Omexe Hazratganj
  - Omexe Hazratganj Residency
  - Omexe Metrocity



- Mathura & Vrindavan**
- Omexe Eternity
  - Krishna Castle
  - Krishna Retreat Club
  - Krishna Crest
  - Fullmoon Meditation

- Allahabad**
- Omexe Waterfront
  - Omexe Aananda
  - Omaxshiva



## 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!