

Developers:  
**SHIVAM  
DEVELOPERS**

Site:  
**Om Exotica,**  
Near Manan Park Society,  
Opp. Bharat Petrol Pump,  
Waghodia-Dabhoi Ring Road,  
Vadodara.

Call:  
**77779 71666**

Email:  
**shivamdevelopers352@gmail.com**

Website.:  
**www.omgrouprealestate.com**

Construction Company



Architect:



Structure:







## OM GROUP REAL ESTATE

BUILDING DREAMS,  
DELIVERING EXCELLENCE

OUR PROMISE:  
4 COMMITMENTS  
FOR AN EXCEPTIONAL  
HOME-BUYING EXPERIENCE

At OM Group Real Estate, we understand that the journey of buying a home is just as important as living in it. That's why we are committed to making your experience seamless, transparent, and truly exceptional.

### POSSESSION WITH OCCUPATION CERTIFICATE (OC)

- WE ENSURE THAT EVERY PROJECT IS DELIVERED WITH AN OCCUPATION CERTIFICATE, OFFERING YOU PEACE OF MIND AND COMPLETE LEGAL COMPLIANCE.

### TOP-CLASS QUALITY

- EVERY HOME IS BUILT WITH PASSION, PRECISION, AND A COMMITMENT TO QUALITY THAT REFLECTS OUR LEGACY & VALUES.

### HOME LOAN SUPPORT

- WE PARTNER WITH LEADING BANKS AND FINANCIAL INSTITUTIONS TO PROVIDE YOU WITH ATTRACTIVE HOME LOAN OPTIONS, SIMPLIFYING YOUR PATH TO OWNERSHIP.

### TIMELY UPDATES

- MONTHLY CONSTRUCTION UPDATES WITH ACTUAL PHOTOGRAPHS OF CONSTRUCTION PROCESS.





## OM EXOTICA

### WHERE MODERN LIVING MEETS NATURE'S SERENITY

### NATURALLY LUXURIOUS, ENDLESSLY GREEN

Experience the perfect harmony of modern architecture and nature. OM Exotica's sleek, contemporary façade is embraced by beautifully landscaped gardens and lush green lawns. Our smart layout ensures that every residence and common area is greeted with stunning views throughout the year.

#### Exclusive Living Spaces

- 76 Premium 3 BHK Units
- 4 Lavish 4 BHK Open Terrace Units
- Around 70% of residences designed with all sides open

#### Essential Amenities

-  Two elevators per wing for seamless movement
-  AC gym and a Multipurpose hall
-  Indoor games for recreation and leisure with multi purpose hall
-  Great connectivity to major landmarks
-  Dedicated reserved single car parking for all residents





# WHEN THE DASLEEPS, EXOTICA SHINES

As the city dims, Om Exotica comes alive. With thoughtfully lit exteriors and serene surroundings, the nightscape here is as inviting as the day. Discover a living experience that's beautifully illuminated-safe, calm, and delightfully alive after sunset.

## WAKE UP TO CALM

- MORNINGS FEEL BETTER WITH PEACE, SUNLIGHT, AND SPACE.

## STEP IN WITH PRIDE

- A GRAND ENTRY THAT REFLECTS YOUR LIFESTYLE.

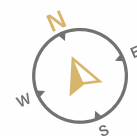
## NIGHTS THAT GLOW

- EVENINGS LIT WITH WARMTH, PEACE, AND QUIET LUXURY.









## GROUND FLOOR SLAB AREA

NO	DIMENSION	CARPET
01	15'-10" X 27'-8"	439.00
02	10'-0" X 26'-2"	262.00
03	11'-0" X 26'-2"	288.00
04	11'-0" X 26'-2"	288.00
05	10'-0" X 26'-2"	262.00
06	16'-0" X 27'-8"	444.00
07	16'-0" X 27'-8"	444.00
08	10'-0" X 26'-2"	262.00
09	11'-0" X 26'-2"	288.00
10	11'-0" X 26'-2"	289.00
11	10'-0" X 26'-2"	262.00
12	15'-10" X 27'-8"	439.00

NO	DIMENSION	CARPET
13	18'-2" X 26'-0"	277.00
14	9'-3" X 31'-3"	275.00
15	9'-3" X 31'-3"	289.00
16	10'-6" X 31'-3"	328.00
17	11'-0" X 31'-3"	344.00
18	11'-0" X 31'-3"	344.00
19	10'-6" X 31'-3"	328.00
20	9'-3" X 31'-3"	289.00
21	9'-3" X 30'-6"	270.00
22	9'-2" X 27'-10"	240.00
23	9'-2" X 25'-0"	215.00
24	9'-2" X 22'-2"	190.00

AREA SQ.FT

# YOUR ULTIMATE SHOPPING DESTINATION

Find top brands and latest trends all in one place.  
Shope easy, shop smart at Om Exotica.







## TYPICAL FLOOR PLAN

2ND TO 6TH



## SEVENTH FLOOR PLAN

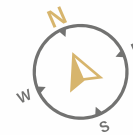
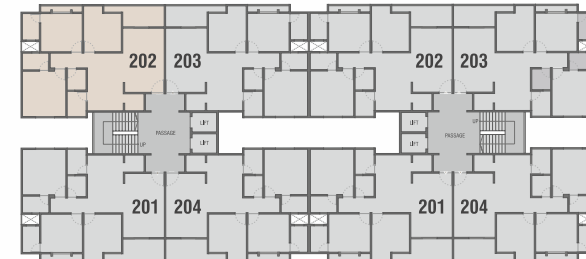
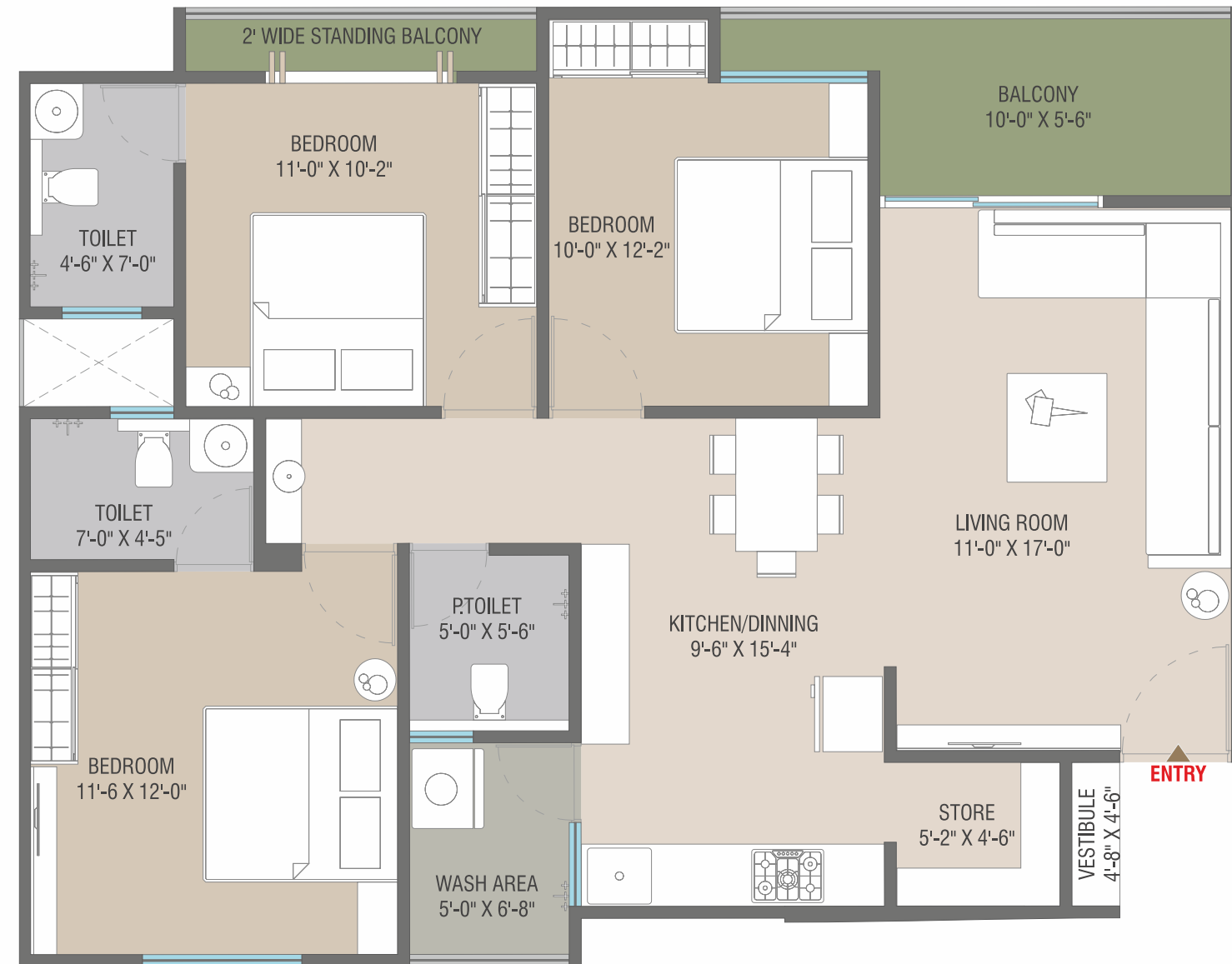






**TYPE-A**  
3BHK

**TOWER A - B**



**3D**  
SECTION

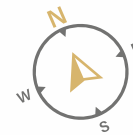
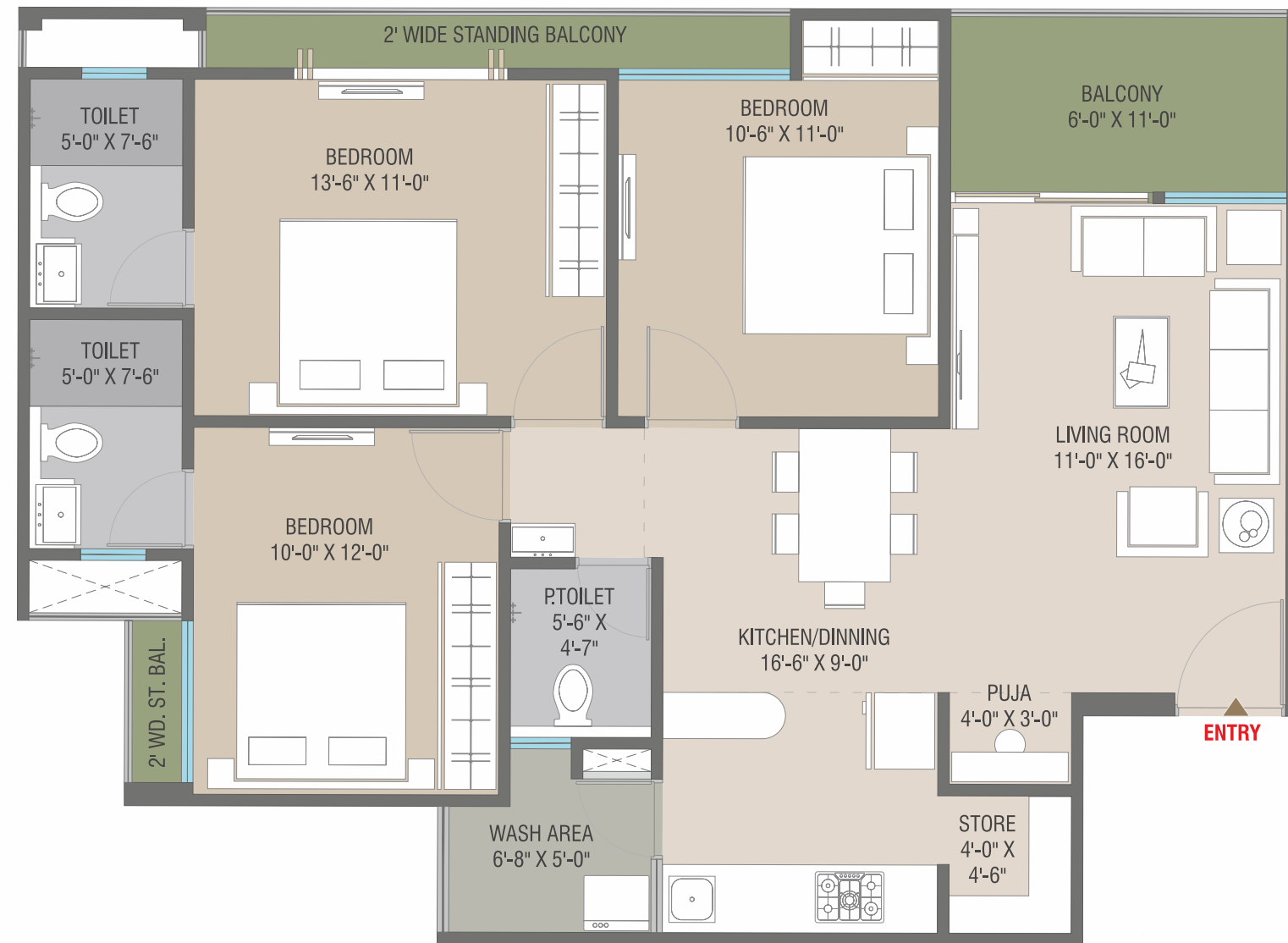
**TOWER A - B**







**TYPE-B**  
3BHK  
TOWER - C



**3D**  
SECTION  
TOWER - C

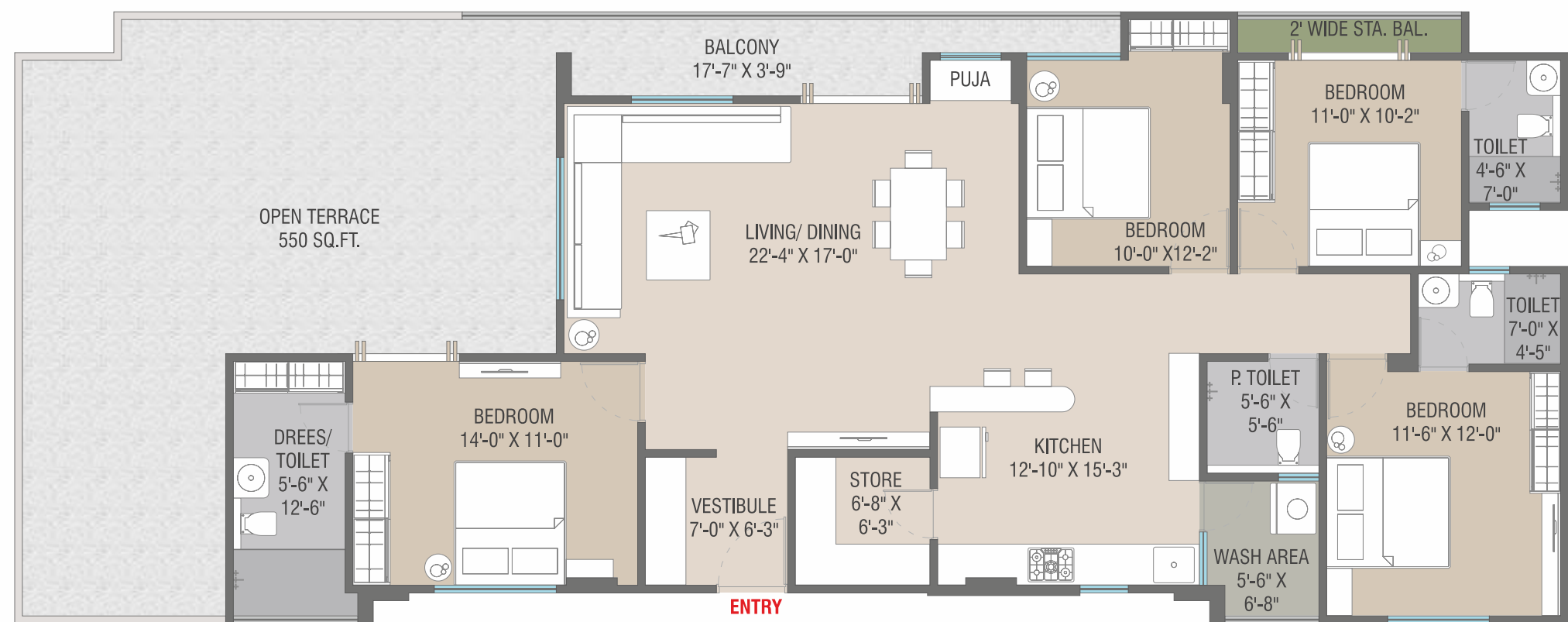






## TYPICAL 7TH FLOOR PLAN

4BHK TERRACE FLAT  
TOWER A - B







## VALUE ADDITION

- LUSH GREEN GARDEN
- ATTRACTIVE ENTRANCE GATE
- SENIOR CITIZEN SITTING AREA
- AMPLE PARKING SPACE
- SOLAR PANELS ON TERRACE FOR COMMON FACILITIES & USES
- AUTOMATIC LIFT
- CCTV SURVEILLANCE
- 24 HRS WATER SUPPLY THROUGH UNDERGROUND & OVER HEAD TANK OF SUFFICIENT SIZE





AMENITIES



DECORATIVE NAME  
PLATE & LETTER BOX



RCC TRIMIX ROAD WITH  
PAVED BLOCK & STREET LIGHT



A.C. GYM &  
MULTIPURPOSE HALL



UNDER GROUND & OVERHEAD  
WATER TANK WITH SENSOR



GENERATOR FOR  
COMMON UTILITY



RAIN WATER  
HARVESTING SYSTEM



FIRE  
EXTINGUISHER



CHILDREN  
PLAY AREA



DECORATIVE COMPOUND WALL  
SURROUNDING THE COMMUNITY



LUSH GREEN  
GARDEN





# SHINING BRIGHT, EVEN AT NIGHT

As the city sleeps, Om Exotica glows in timeless elegance. A landmark of luxury, radiating peace, prestige, and pride - every night becomes a celebration of your premium lifestyle.

## WHERE LIFE FEELS PREMIUM

- LIVE BETTER, EVERY DAY.

## CONNECTED TO CONVENIENCE

- CLOSE TO EVERYTHING THAT MATTERS.

## PEACE IN EVERY CORNER

- CALM. CLEAN. SERENE.



SPECIFICATION



STRUCTURE  
EARTHQUAKE RESISTANT RCC FRAME  
STRUCTURE AS PER STRUCTURE DESIGN



PAINT & FINISH  
INTERIOR : SMOOTH FINISH PLASTER WITH  
TWO COAT PUTTY & PRIMER.  
EXTERIOR : DOUBLE COAT PLASTER WITH  
WEATHER RESISTANT PAINT.



DOORS  
ELEGANT ENTRANCE DOOR WITH  
DECORATIVE FITTING & INTERNAL FLUSH  
DOORS WILL BE GOOD QUALITY



FLOORING  
PREMIUM QUALITY VITRIFIED TILES IN ALL  
ROOMS.ANTI-SKID TILES FLOORING IN ALL  
BATHROOMS



WINDOWS  
ALLUMINIUM POWDER COATED WINDOWS  
WITH REFLECTIVE GLASS & SAFETY GRILL  
(IN WINDOWS ONLY)



KITCHEN  
GRANITE PLATFORM WITH SS SINK &  
PREMIUM WALL TILES UPTO LINTLE LEVEL



PLUMBING & BATH  
DESIGNER TILES WITH PREMIUM  
QUALITY FITTINGS & VESSELS



ELECTRIFICATION  
CONCEALED COPPER ISI WIRING WITH  
SUFFICIENT POINT & A.C. POINT IN  
2 MASTER BEDROOMS.



TERRACE  
CHINA MOSAIC ON TERRACE FLOOR  
WITH WATER PROOFING



LOCATION

PAYMENT TERMS:  
SHOPS : 30% Booking | 15% Plinth Level | 20% Slab | 20% Plaster Level | 10% Flooring | 5% Finishing  
FLATS : 10% At the time of Booking | 10% 30 Days from Booking | 15% Plinth Level | 42% 1-7 Each Floor Slab | 10% Brick Masonary | 8% Plaster Work | 5% Flooring Time

BRAND ASSOCIATED

LOAN FACILITIES

Notes •• Payment terms will be as per booking form/ allotment letter. • The information provided in this brochure is subject to change as approved by the competent authorities and cannot form part of any contract or agreement. • Maintenance deposit, document charge, GST, development charge, legal charge, MGVL charges\* & any other charges (if applicable) should be levied separately. • Municipality House Tax shall be borne by the client before possession. • Any new central or state government or VMSS taxes, if applicable during or after the completion of the project, will be borne by the customer / Allottee • No changes or alterations will be allowed in the elevation. • Any requests pertaining to in-unit modifications will be considered by the developer but it is not a necessity that all in-unit modifications requests can be met. For the in-unit modification requests which can be met, they will be approved after agreement of sale (banakhat) on a one-time basis only. No further alteration requests can be processed after one time processing • Continuous default in payment will lead to cancellation. • For shop owners, In-campus amenities and inside parking area cannot be used as it is exclusively for residence owners. • While utmost care is taken to provide this information, the developer cannot be held responsible for any inaccuracy. • Refund in case of cancellation (before agreement of sale), will be made after 30 days from the request of cancellation. A booking & administrative charge of Rs. 50,000 will be deducted from the refund amount. • Refund in case of cancellation (after a greement of sale), will be made as per T&C's stated within the allotment letter a s well as agreement of sale (banakhat). Time frame for refund to be initiated is 4 month after the refund request is processed. • Any plans or information depicted in brochure, presentation book, presentation video, walk-through, 3-D model or other sales material cannot form a legal part of the sales agreement. It is only a depiction of the project. • This brochure is purely conceptual and not a legal offering. The developer reserves all the rights to make any changes as may be required from time to time in the overall layout, building plan, and specification without any prior notice and they are binding to all the members. • All landscaping is conceptual and shall be as per architects design. • The brochure is indicative of the furniture layout in the residential unit. All images are for illustration purposes only. • Possession will be given once Occupation Certification is received as well as settlement of accounts as per the payment schedule. Possession of the property will be handed over 3 months after all payments and accounts are fully settled for the tower.

Above project is registered under Gujrera.  
For further details: visit: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in) under registered project. RERA REGISTRATION NO.: **PR/GJ/VADODARA/Vadodara Municipal Corporation/MAA15181/060525/311229**