

|| Shree Ganeshaya Namah ||

A project by:



Developers :
ORISON INFRA

Site : "Om Orison",
Sama-Savli Main Road,
Opp. Indian Petrol Pump,
Vadodara.

Call:
97120 02225
97251 51413, 98251 35667
Website: omgrouprealestate.com
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SHOPS | 3-BHK FLATS
5 BHK DUPLEX PENTHOUSE

HONEST CR_98243 85808



ARCHITECT NOTE

Om Orison is born of a vision of elegance with modernist influences. The fundamental architectural proposition explored in this project was how do you maintain aesthetics without compromising on space. The answer was our abstract geometric façade that blends superior planning with attractive aesthetics. The building is a slender structure making an exceptionally tall impression on viewers and visitors, while upgrading the skyline of Vadodara.

ARCHITECT



Ruchir Sheth (Design Studio)
architects & interiors



ORISON

Om Orison offers a modern lifestyle balancing comfort of living in a well-planned home, convenience of having everything you need in vicinity and relaxation with panoramic views of the city. With only two apartments per floor, you get an unprecedented level of privacy, the biggest luxury in today's time. Located in the iconic location of Sama-Savli, Om Orison offers modern amenities ensuring a fit and fulfilling life.



SHOPS | 3-BHK FLATS
5 BHK DUPLEX PENTHOUSE





OM
ORISON
LA GRANDE
ENTRATA

Feel the grandeur as you enter your beautifully designed home and experience a never-before sense of pride. Come home to a distinctive life offering unparalleled planning, comfort, and peace. Revel in the joy of living in one of the most strategically planned apartments offering more spaciousness, airiness, and elegance.



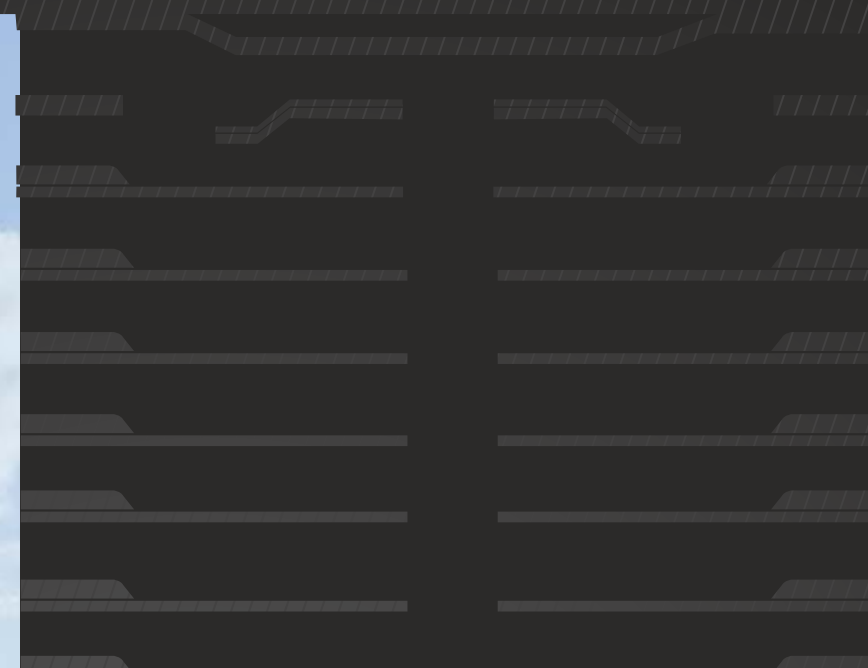



ORISON

WHY SEARCH
ELSE WHERE?
PERFECT LIVING
RIGHT HERE.

Om Orison at Sama Savli is one of the most opulent residences offering spacious 3BHK apartments and stunning 5BHK penthouses. If you are looking for a sophisticated home, look no further than our limited-edition apartments.



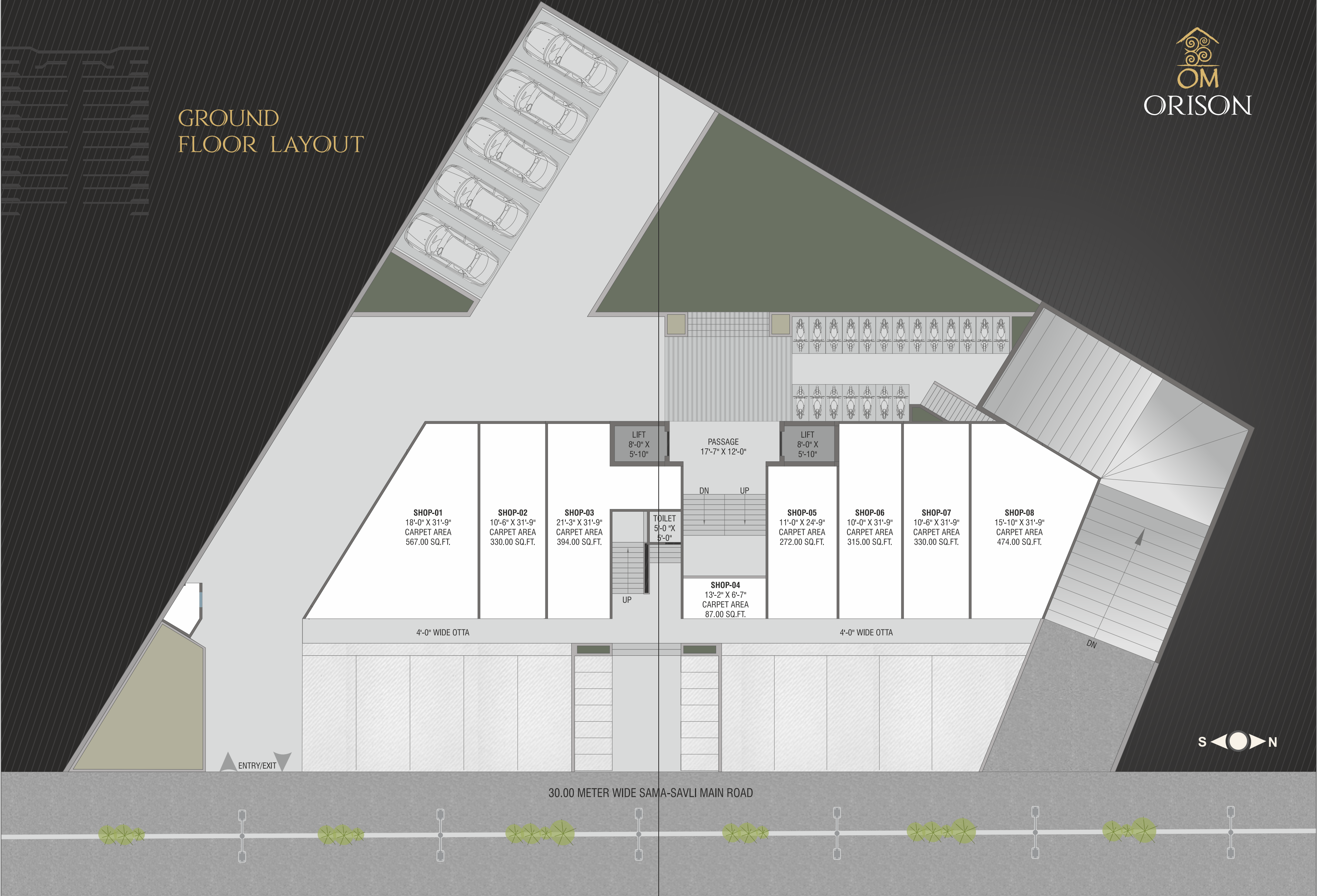



ORISON
SEIZE
THE DAY

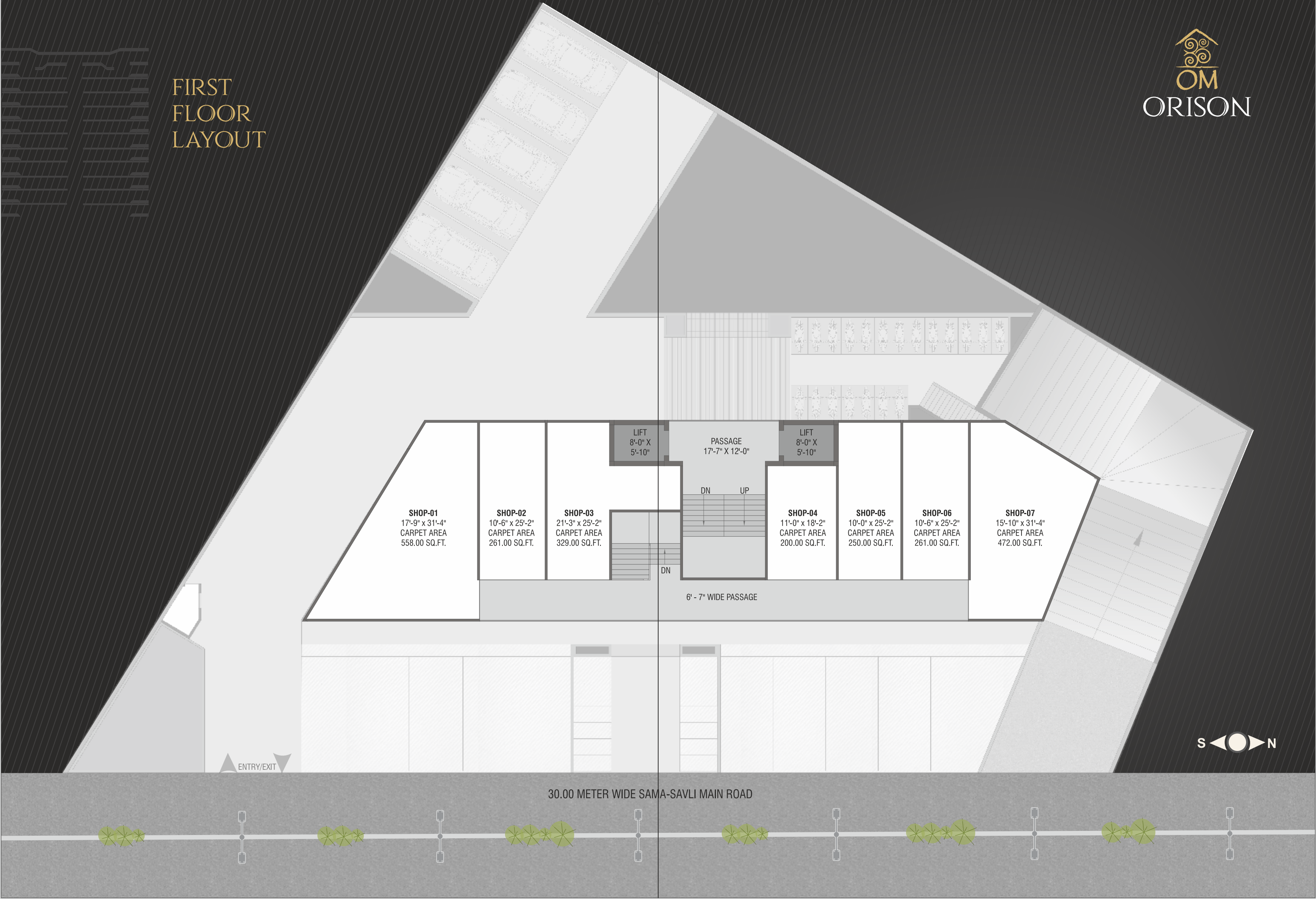
With multiple amenities and premium retail shops within the building, everything you need is at a stone's throw away. Now make the most of your day by filling your daily to-do list without having to go anywhere else.

A circular inset image showing a man and a woman smiling and shopping together. The man is holding a credit card, and the woman is holding a shopping bag.

GROUND
FLOOR LAYOUT



FIRST FLOOR LAYOUT

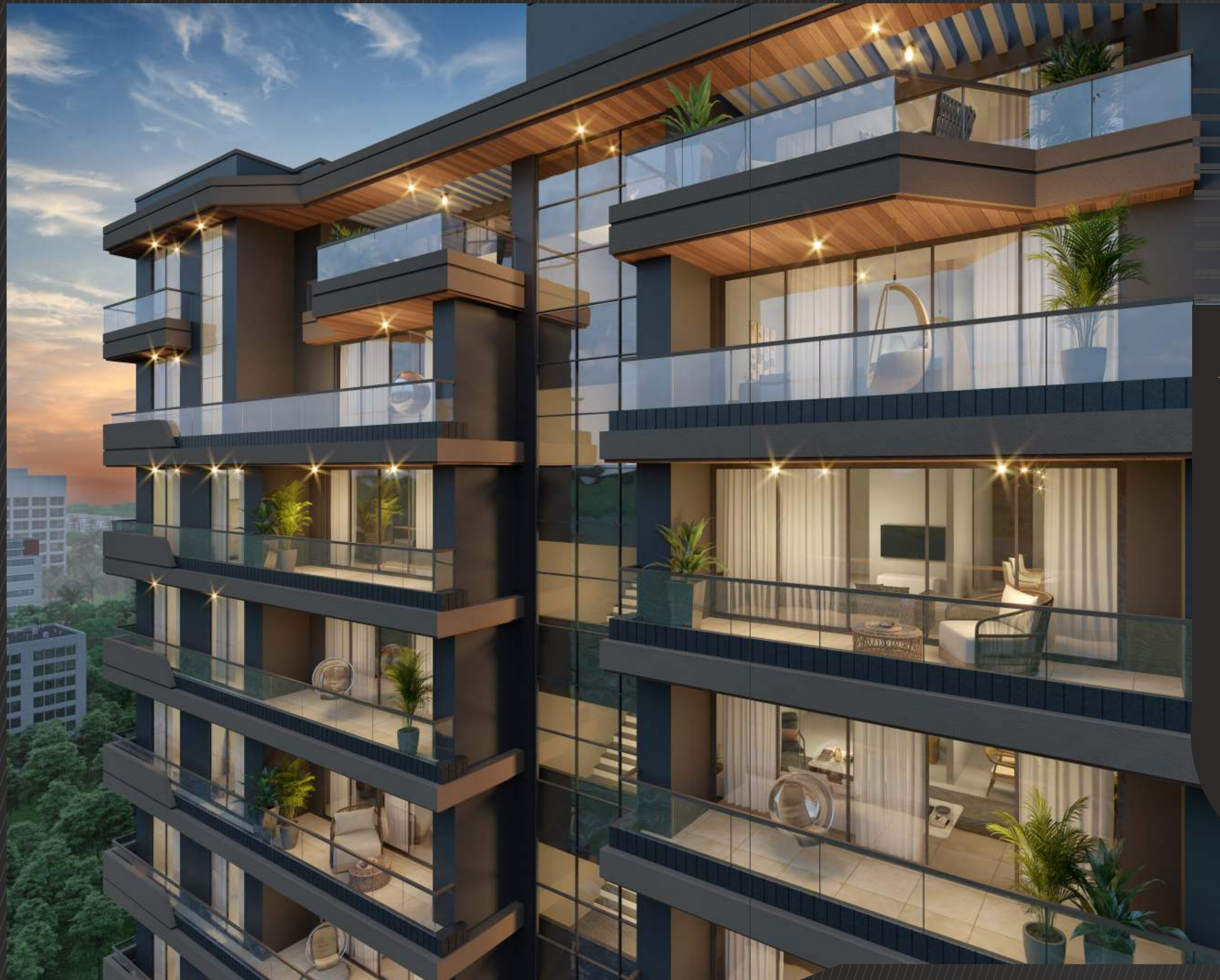




WHY SEARCH
JUST FREEDOM?
4 SIDE OPEN HOMES...
A TRUE SELDOM!

Very rarely comes an opportunity where you get to experience true freedom. With only 2 apartments per floor and 4-side open apartments, Om Orison offers you spectacular views of the city, no matter which room you are in. Moreover, with the ultra-spacious living area, dedicated pooja room, separate foyer and store area, Om Orison has accommodated everything you need for a truly tranquil life.





ORISON
ALTEZZA
MEZZA
BELLEZZA

Italians say "height is half of beauty". Inspired by slender skyscrapers of New York and Dubai, Om Orison ensures a high position view where you can overlook everything beneath you. If views have value, then this view is certainly one that's beyond appraising.



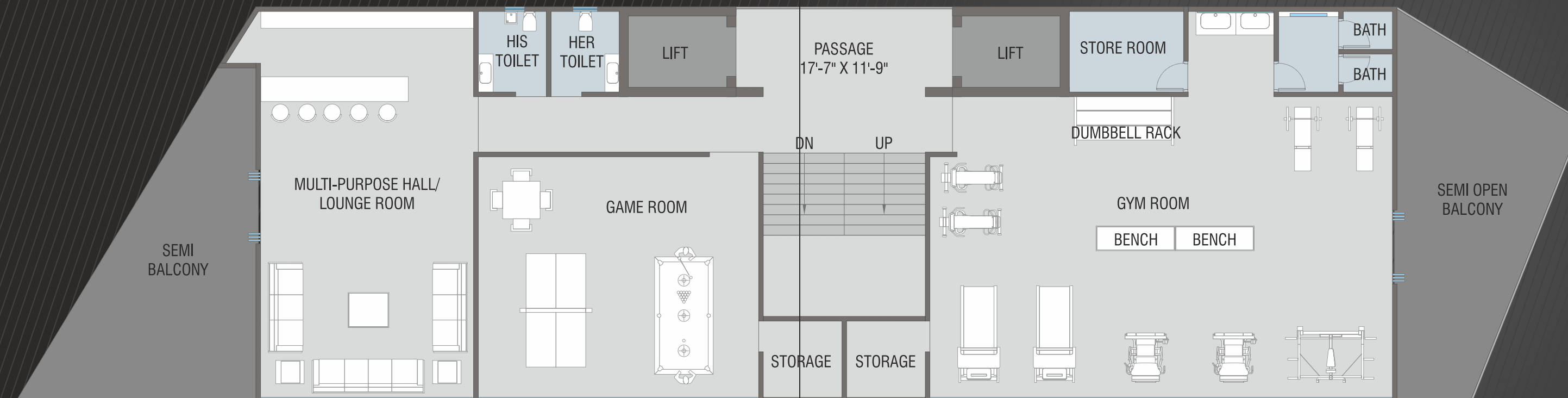
BASEMENT
PARKING PLAN
FOR RESIDECIAL



30.00 METER WIDE SAMA-SAVLI MAIN ROAD



SKIP
FLOOR
LAYOUT



GYM
ROOM



MULTI-PURPOSE HALL/
LOUNGE ROOM

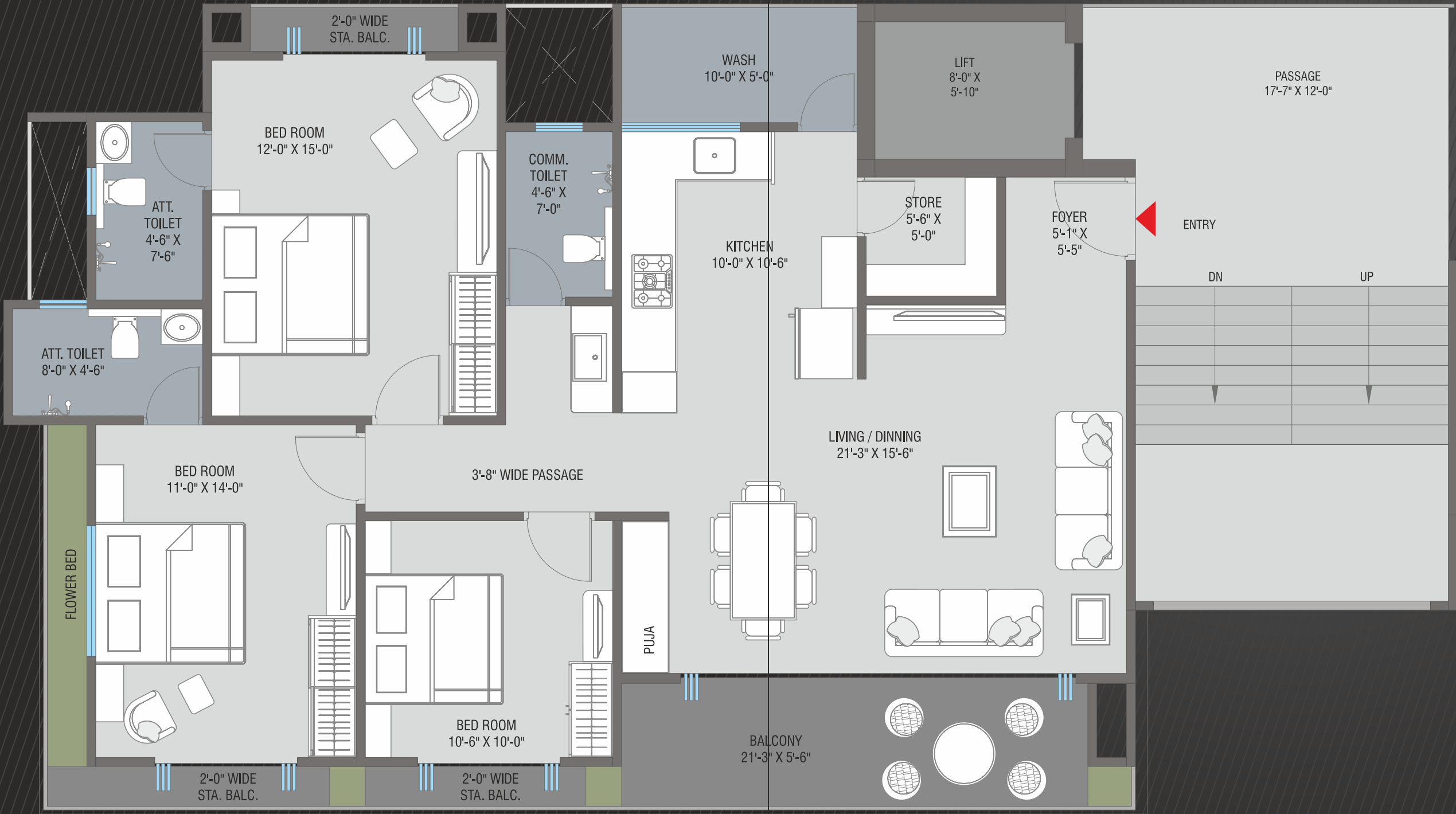
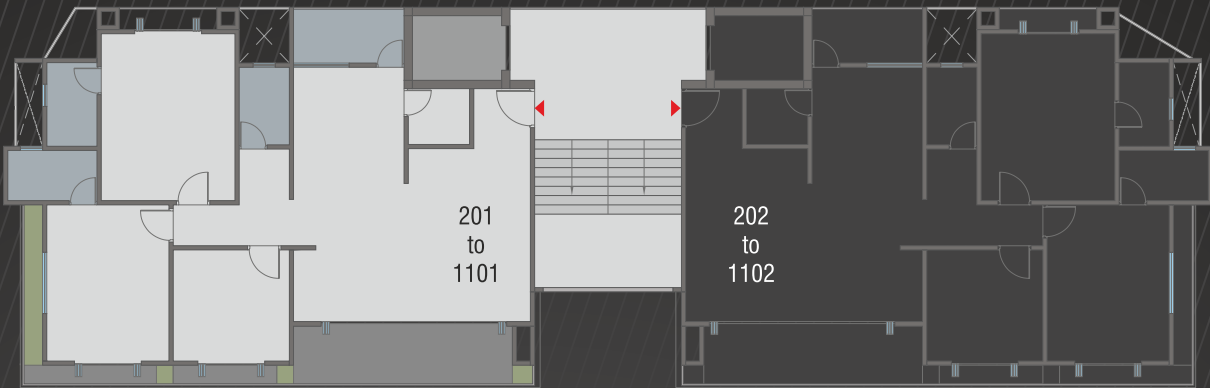


GAME
ROOM



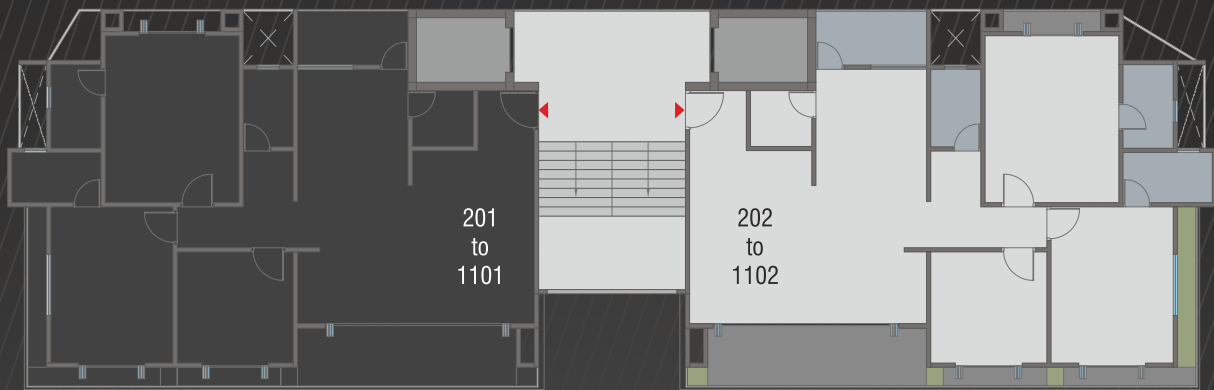
UNIT PLAN

RERA CARPET: 1194 SQFT.
STANDING BALCONY: 126 SQFT.



UNIT PLAN

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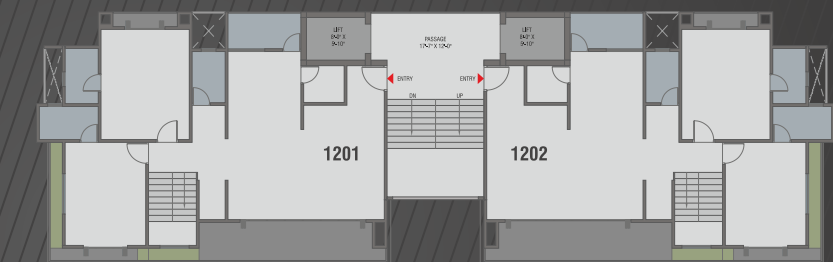
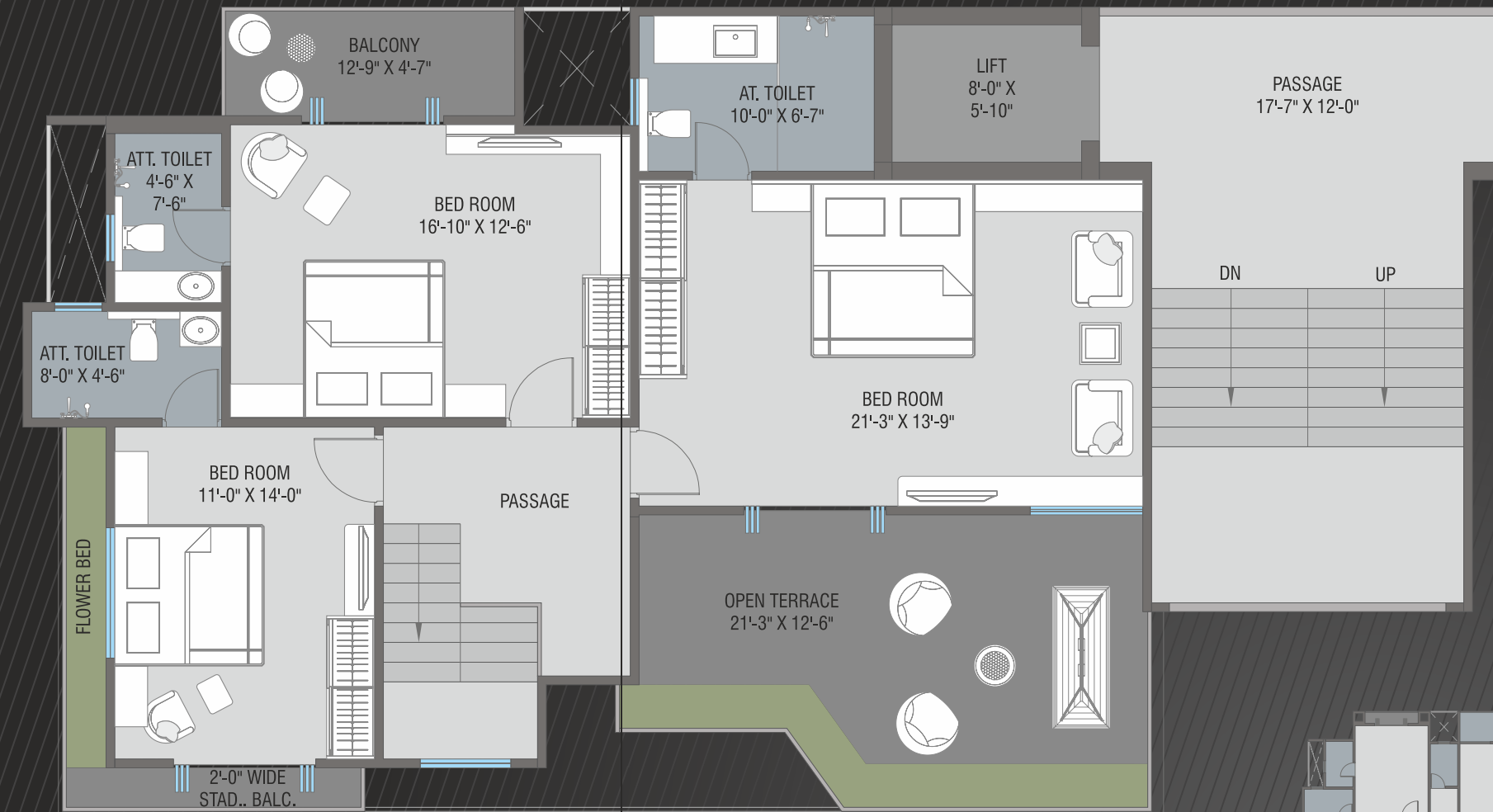


ORISON BEHOLD THE BEAUTY

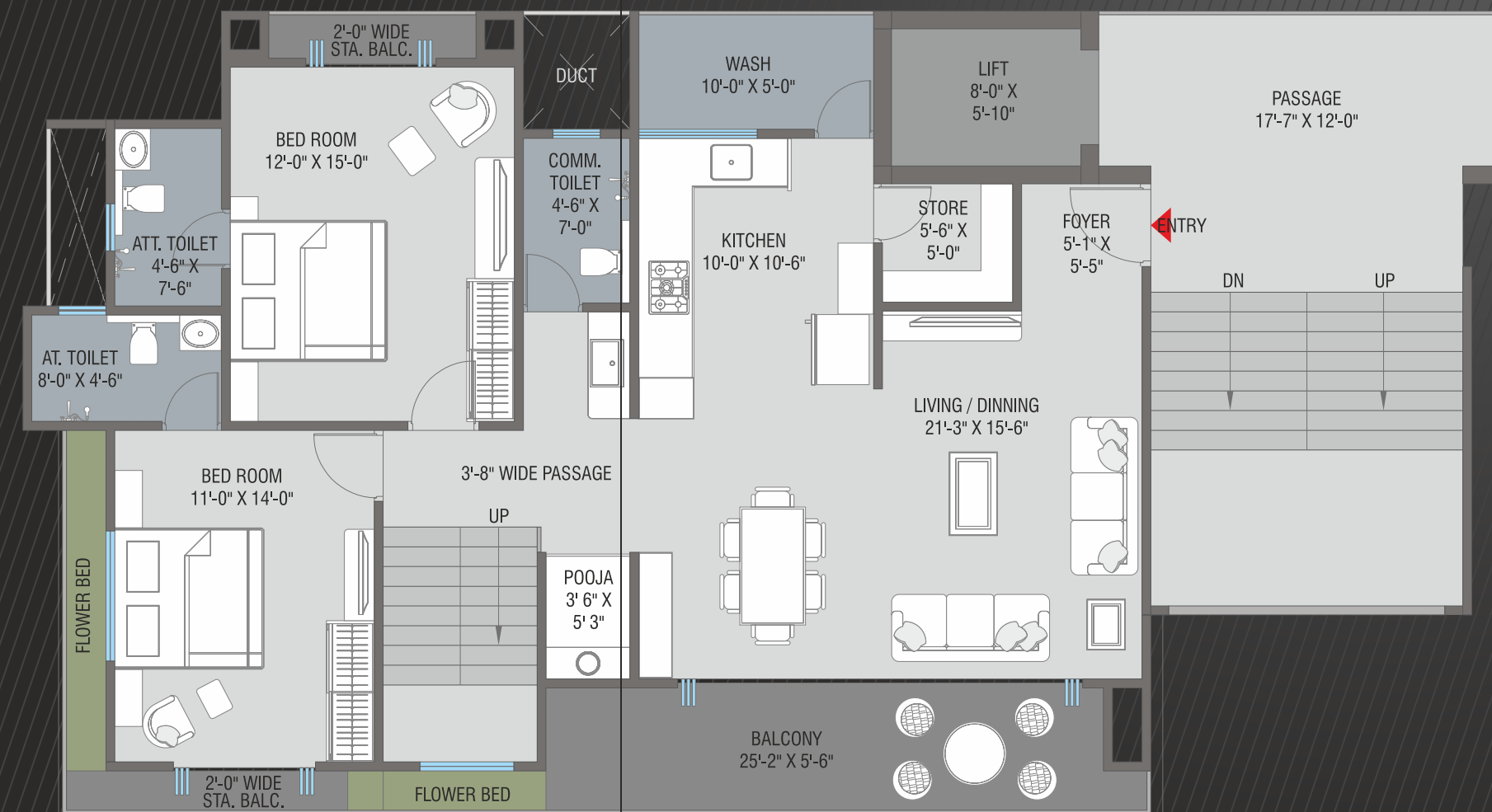
Apart from the airy and spacious living room and dining room, Om Orison boasts adjoining open-to-sky balconies. These spacious balconies were designed to balance life in the concrete jungle while being in complete harmony with nature.



UPPER PENT HOUSE 13TH FLOOR 1194 SQ.FT. 100 SQ.FT. BALC.



LOWER PENT HOUSE 12TH FLOOR 1194 SQ.FT. 126 SQ.FT. BALC.





ORISON

OPPORTUNITIES
ARE LIKE
SUNRISES...

Have you ever missed the sunrise by a few seconds? Opportunities are the same. Blink or look anywhere else and they will be gone. Om Orison is one such opportunity for a privileged few. Make sure you are one of them.



SPECIFICATION

Structure

- Earthquake resistance RCC frame structure & AAC Block Masonry work as per structural Engineer's design
- Elevation work as per Architect Design.

Finish:

Internal Walls : Smooth cement plaster.
External Walls : Double coat plaster.

Kitchen

- Granite Platform with S.S Sink & designer tiles upto slab level.
- Wash area with dado tiles & flooring.

Bathrooms:

- Premium ceramic tiles, Branded quality bath fittings and sanitary wares.
- Anti skid floor tiles & Granite counter with ceramic wash basin.
- Tiles up to beam level in all bathrooms
- Concealed internal plumbing with hot water points.

Flooring

- Good quality Big Size Vitrified Tiles flooring in all rooms.
- Passage area & Stair case with Vitrified tiles or Natural Stones.

Doors & Windows

- Main door : High quality wooden frame door with veneer on both sides and standard quality safety lock.
- Internal Doors : flush doors with granite frame & both sides decorative laminate.
- Anodized aluminium sliding windows

Electrification:

- Concealed standard quality ISI wiring, MCB/ELCB & branded modular switches with sufficient electrical point in all areas.
- Provision for TV & Internet points at convenient locations.
- AC piping in Living room & all Bed rooms.

Paint :

- Internal Walls : Two coat putty & Primer
- External Walls : Weather Proof texture paint.



Above project is registred under Gujrera.Rera Reg. No.: PR/GJ/VADODARA/VADODARA/Others/MAA/00-00-00/00-00-00
For futher details visit: www.gujrera.gujarat.gov.in under registered project. /

Stage of Payment

SHOPS (1) At the time of Booking 30% (2) Basement 20% (3) Plinth 15% (4) Slab 15% (5) Masonry 10% (6) Flooring 5% (9) Finishing 5% (before Sale Deed/Possesion)

FLAT (1) At the time of Booking 10% (2) 30 days from Booking 20% (3) Basement & Foundation 10% (4) Plinth 5% (5) Each Slab 30% (Commercial 3 Slabs & Residential 13 Slabs)(10% x 3 slabs) (6) Masonry 5% (7) Plaster 5% (8) Flooring 5% (9) Finishing 5% (1) On Completion (before Sale Deed/Possesion) 5%

GST is payable along with basic cost at each stage mentioned above. (Maintenance, Development, MGVC, Stamp Duty, Registration Fee, Adv./Legal Fee and others (if any) are payable and when required on demand on completion / before Sale Deed / before Possession.

DISCLAIMER :

(1) All Plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. Subject to Vadodra Jurisdiction. (2) Premium quality materials or equivalent branded products shall be used for all construction work as per architect design. (3) External changes aer strictly prohibited. (4) Maintenance charges, development charges,stamp duty charges, documentation charges, GST, MGVC deposit and all other Government or local municipal taxes will be extra. (5) In case of booking cancellation, the amount will be refunded from the same premise of booking after deducting 10% of the booking amount. (6) Possession will be given after one month of ull payment. (7) Extra work will be done at additional cost with prior estimate approval.

Note : This brochure is not a legal document. Information provided does not form a part of any contract or agreement. Images & landscapes are illustrative in nature to give approximate idea of the project. Areas & measurements are indicative and may vary a little at the time of actual construction

CREDITS

A project by:



Developers :

ORISON
INFRA

Architect:



Construction:



Structure:



Plumbing:

