

# OMKAR HOMES

3BHK LUXURIOUS DUPLEX

Developers  
**SOHAM REALTY**

## SITE ADDRESS

OMKAR HOMES	Mobile: +91 982 568 3713
Beside Royal Villa,	+91 957 423 2330
Opp. Voltamp Transformer,	Email: sohamomkar21@gmail.com
Makarpura-Jambuva Road,	
Vadodara.	

Architect  
**HITESH ENGINEERS**  
ARCHITECT & INTERIOR DESIGNER

Structure  
**ZARNA ASSOCIATES**

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# OMKAR HOMES

3BHK LUXURIOUS DUPLEX







OMKAR  
HOMES

**Where CONVENIENCE is ever YOUNG!**

A life of absolute convenience is calling you. Flung a little away from the city yet affording an amazing access to it. Yes, the OMKAR HOMES intelligently combines convenience of the city with the advantages of a nature friendly life of a town. A perfect alchemy of a contemporary life with that of the idyllic. Here is an absolute pick of all lovers of nature to indulge in a perfectly nature-friendly living. Nature at its best and life all its best, is a distinctive promise that the OMKAR HOMES gives to all life-enthusiasts.





**LAYOUT**  
P L A N



BLOCK NO	NAME	PLOT AREA
A1	Shiv	1108.59 Sq.Ft.
B2	Shashi Shekhar	754.09 Sq.Ft.
B3	Varu Paksh	754.23 Sq.Ft.
B4	Shri Kanth	754.68 Sq.Ft.
B5	Rudra	755.13 Sq.Ft.
B6	Neel Kanth	755.80 Sq.Ft.
B7	Trilokesh	756.03 Sq.Ft.
A8	Shiv Priya	1407.06 Sq.Ft.
A9	Kapali	1053.05 Sq.Ft.
B10	Anagh	1053.05 Sq.Ft.
B11	Giripriya	755.33 Sq.Ft.
A12	Satvik	1652.47 Sq.Ft.
B13	Shashvat	815.54 Sq.Ft.
B14	Anant	806.42 Sq.Ft.
B15	Harikesh	769.85 Sq.Ft.
B16	Kailasam	728.48 Sq.Ft.
B17	Kedar	910.72 Sq.Ft.
B18	Trilokam	1337.29 Sq.Ft.
A19	Visharad	1563.24 Sq.Ft.
A20	Niroop	835.15 Sq.Ft.
A21	Aashrayam	1006.20 Sq.Ft.



**OMKAR**  
HOMES

Where **HAPPINESS** is ever **YOUNG!**

OMKAR HOMES, the maker of the best town homes in the cultural capital of Gujarat, presents yet another avenue for discerning investors in real estate. This time its villas at Jambuva, Vadodara, with just a few minute from the main road, in a most nature-friendly habitat for a happy and a comfortable life. The availability of fresh air, pure water and a tranquil atmosphere make this destination most desirable for people who love idyllic peace and serenity. This is exactly the place for you if your aspiration is to retire into absolute happiness for the rest of your life. come, command a life of comfort, convenience and longevity.





# OMKAR HOMES

## AMENITIES

- Decorative main gate with security cabin
- CCTV camera for security in premises
  - Internal RCC road with street light
- Underground cabling for wire free look
- Both side paved floor with plantation
- Name plate and letter box to maintain uniformity
- Club house with yoga / game & gymnasium room
- Lush green garden and covered sitting (Gazebo)
  - Children play area
- Society compound wall



**TYPE A**  
GROUND  
FLOOR PLAN



**TYPE A**  
FIRST  
FLOOR PLAN







# OMKAR HOMES

## SPECIFICATIONS

### STRUCTURE

RCC fram structure as per structure design.

### FLOORING

Vitrified tiles flooring in all rooms.

### KITCHEN

Granite platform with good quality of stainless steel sink. Glazed tiles up to ceiling level. Chimney provided in kitchen.

### BATHROOMS

Designer wall tiles up to 7 feet height. Anti-skid floor tiles. Standard quality sanitary and plumbing fixture.

### STAIRCASE

Furnished with good quality stone and railing.

### DOORS

Decorative entrance door and internal laminated flush doors with both side laminate.

### WINDOWS

All windows aluminium color anodized with safety grills.

### PAINT

Distemper paint with two coats of putty on internal walls. Whether proof paint on exterior walls.

### WATER SUPPLY

Municipal corporation water supply to each house and bore-well at common plot. Underground and overhead tank.

### PLUMBING

Concealed plumbing with UPVC pipe of good quality.

### ELECTRIFICATION

Good quality modular switches. Provision for TV, AC and telephones points at convenient locations.

### TERMITE TREATMENT

Anti-termite treatment in each house.



**TYPE B**  
GROUND  
FLOOR PLAN



**TYPE B**  
FIRST  
FLOOR PLAN







### PAYMENT MODE

**25%** On Booking | **15%** Plinth Level | **20%** Ground Floor Slab | **20%** 1st Floor Slab | **15%** Plaster | **05%** Final Finishing

### WE REQUEST

**1.** Possession will be given after one month of settlement of all accounts **2.** Documentation charges, Stamp duty, Registration charges, Service tax, GEB charges, Common maintenance charges, all municipal taxes & government tax will be extra **3.** Extra work shall be executed after making full payment **4.** Continuous default payment leads to cancellation **5.** Architect / Developers shall have the right to change or raise the scheme or any details herein and any change or revision will be binding to all **6.** Refund in case of cancellation will be made after payment receipt of new client only **7.** Administration expense of ₹10,000/- & the amount of extra work (if any) will be deducted from refund amount **8.** All the dimensions given are approximate and unfinished **9.** This brochure is just for an easy presentation of the project and does not form part of agreement or any legal documents.