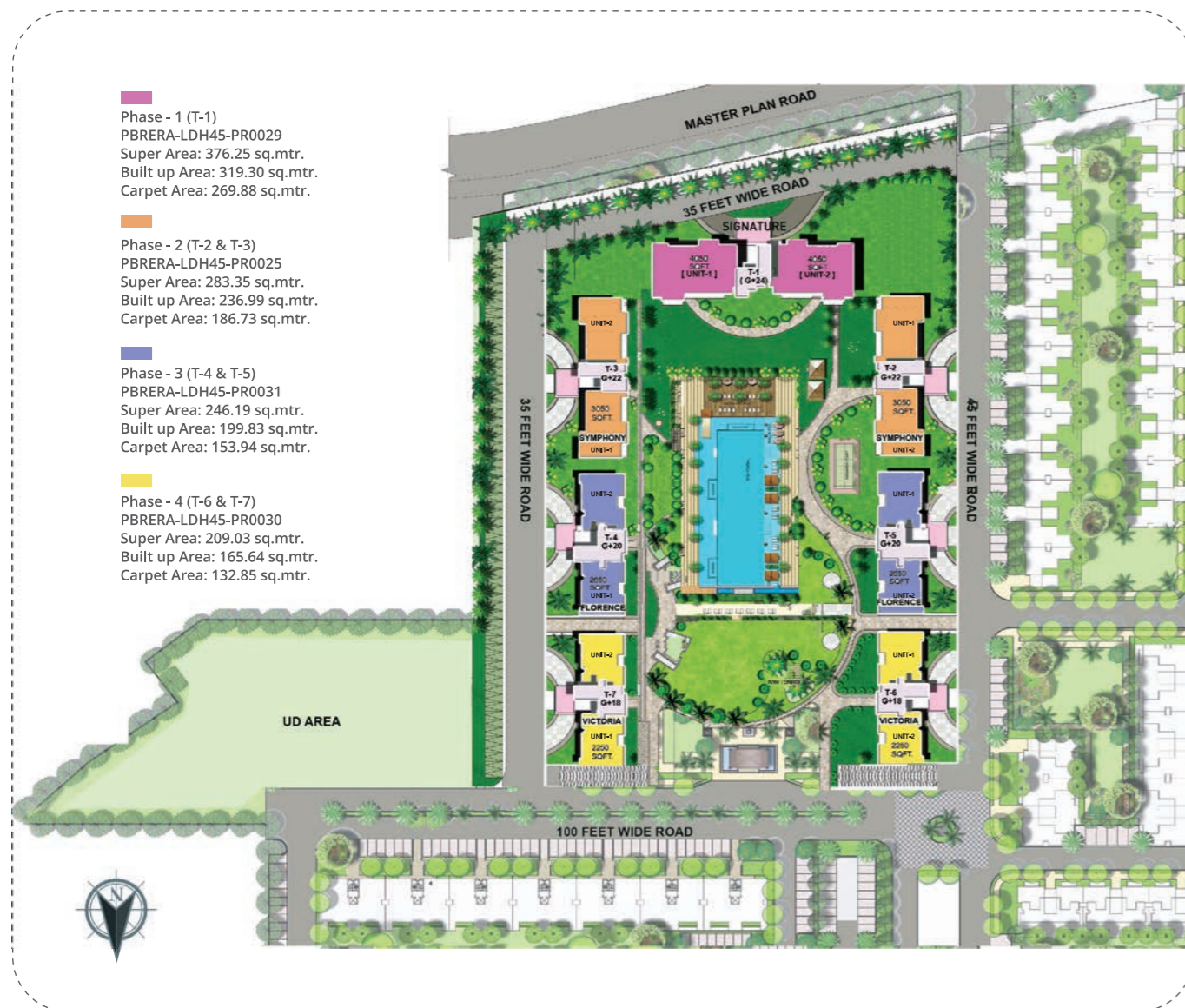


LAYOUT PLAN*



Phase - 1 (T-1)
PBRERA-LDH45-PR0029
Super Area: 376.25 sq.mtr.
Built up Area: 319.30 sq.mtr.
Carpet Area: 269.88 sq.mtr.

Phase - 2 (T-2 & T-3)
PBRERA-LDH45-PR0025
Super Area: 283.35 sq.mtr.
Built up Area: 236.99 sq.mtr.
Carpet Area: 186.73 sq.mtr.

Phase - 3 (T-4 & T-5)
PBRERA-LDH45-PR0031
Super Area: 246.19 sq.mtr.
Built up Area: 199.83 sq.mtr.
Carpet Area: 153.94 sq.mtr.

Phase - 4 (T-6 & T-7)
PBRERA-LDH45-PR0030
Super Area: 209.03 sq.mtr.
Built up Area: 165.64 sq.mtr.
Carpet Area: 132.85 sq.mtr.

The Swimming Pool depicted is for entire Royal Residency Township.

1 sq.mtrs = 10.764 sq. ft.

Location Advantage

- Apollo Hospital 13km. (approx) • Jalandhar Bypass 14km. (approx) • Main Bus Stand 8.5km. (approx)
- Feroz Gandhi Market 7km. (approx) • Hotel Park Plaza 7km. (approx) • Sarabha Nagar 5km. (approx)
- City Centre 3.5km. (approx) • Mall Road 10km. (approx) • Railway Station 11km. (approx) • S.B.S. Nagar 3.5km. (approx)

Developer / Promoter: Omaxe Ltd. | CIN No.: L74899HR1989PLC051918

Site Address: Pakhowal Road, Ludhiana. Call: 9999 999 283

RERA Regd Name: Integrated Township "Tower-1 to Tower-7(The Royal Meridian)"

Regd. Office: Shop No-19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon, Haryana-122001;

Corporate Office: 7, L.S.C., Kalkaji, New Delhi-110 019 (India).

Email: salesludhiana@omaxe.com | Web: www.omaxe.com



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EXPERIENCE ULTRA MODERN LIVING



3 & 4 BHK Apartments & Penthouses



Artistic Impression



Artistic Impression

LUXURY OF SPACE & DESIGN.

With a passion for meticulous craftsmanship, thoughtful design, and meticulous finishing, The Royal Meridian is one of the most desirable residential projects from the most trusted real estate developer in India. Omaxe Royal Meridian offers penthouses, 3 BHK, and 4 BHK flats in Ludhiana with the flat area ranging from 2250 sq. ft. to 7200 sq. ft.

Designed and crafted by Omaxe, The Royal Meridian adds a distinctive base to one of the most coveted locations in the city. The luxury residential towers boast an exquisite collection of spacious apartments in proximity to the poshest commercial services. The project's iconic form and luxuriously scaled homes have been perfectly planned to satisfy all the requirements of the buyers and investors.

With great attention to detail, brings out the architectural finesse and state-of-the-art finishes that make every house feel unique. Even if you are looking for a brand-new penthouse in Ludhiana Royal Meridian is a place you must explore.

The project is equipped with a club, gym, restaurant, swimming pool, lush green gardens, 24x7 security. Covered and open car parking, power back up, and much more. The Royal Meridian by Omaxe could very well be your one stop shop for the ultra-modern living with international amenities. Additional features like well-maintained garden and pool facing 3-sides open apartments make this place perfect for those looking for modernity in the lap of tranquillity.



Artistic Impression



Artistic Impression

Features



2 Apartments on each floor with/ No common Wall



Additional AV room in selected units



Every Apartment is Pool/Garden Facing



Mall, Multiplex & Commercial - A part of 64 acre integrated township Royal Residency



Apartment with proper cross ventilation



Lush Green Area



Big size pool



Separate Kids Play area



High-Tech Security

CONSTRUCTION IN FULL SWING



Construction Site Image

SAMPLE FLAT READY



Guest Bedroom -Sample Flat



Dining Room -Sample Flat

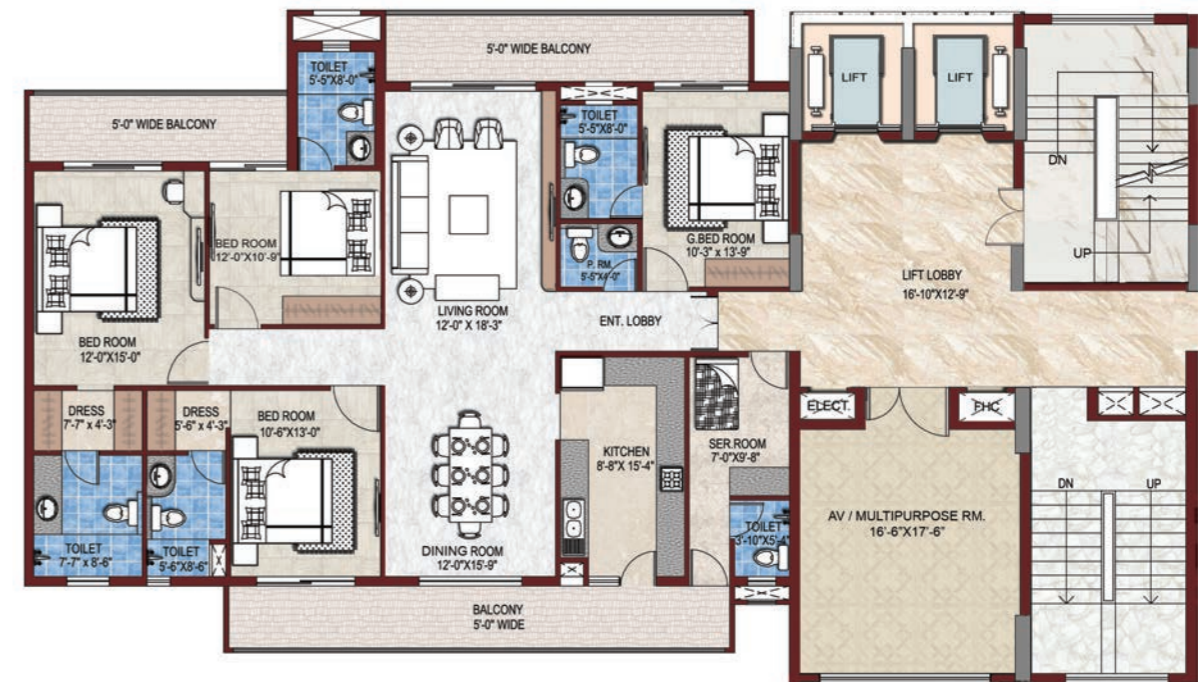
TYPICAL UNIT PLAN

Tower : T-6 & T-7 (Victoria)
Super Area : 209.03 sq.mtr. (2250 sq.ft.)
Built-Up Area : 165.64 sq.mtr. (1783 sq.ft.)
Carpet Area : 132.85 sq.mtr. (1430 sq.ft.)



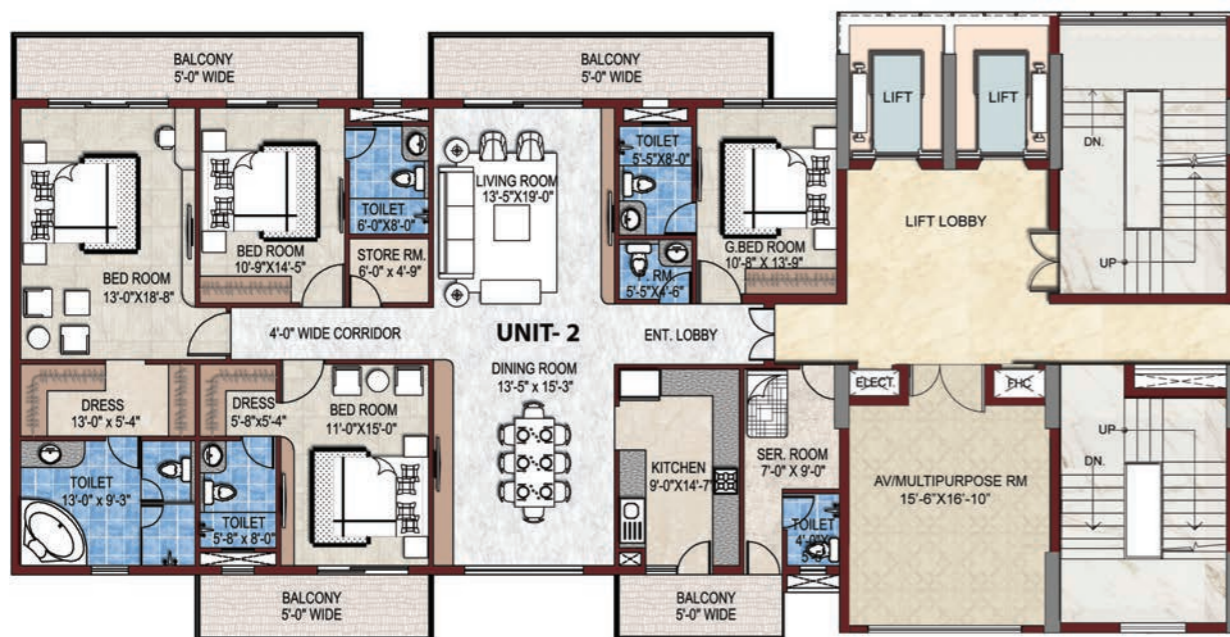
TYPICAL UNIT PLAN

Tower : T-4 & T-5 (Florence)
Super Area : 246.19 sq.mtr. (2650 sq.ft.)
Built-Up Area : 199.83 sq.mtr. (2151 sq.ft.)
Carpet Area : 153.94 sq.mtr. (1657 sq.ft.)



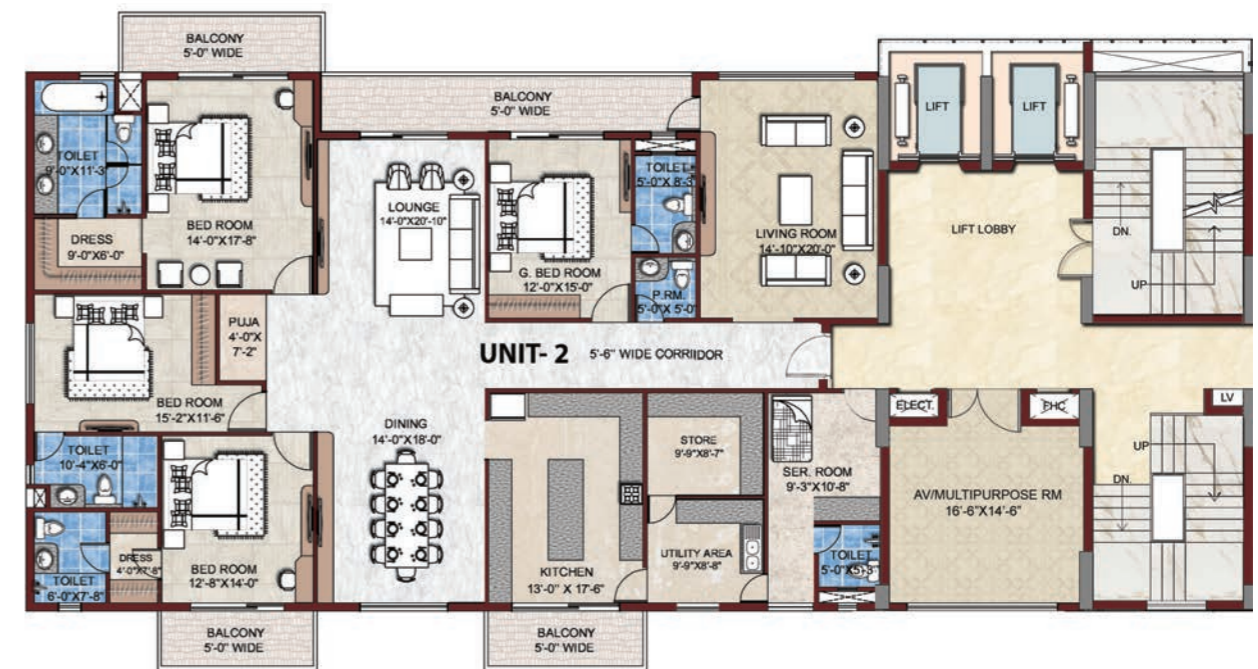
TYPICAL UNIT PLAN

Tower : T-2 & T-3 (Symphony)
Super Area : 283.35 sq.mtr. (3050 sq.ft.)
Built-Up Area : 236.99 sq.mtr. (2551 sq.ft.)
Carpet Area : 186.73 sq.mtr. (2010 sq.ft.)



TYPICAL UNIT PLAN

Tower : T-1 (Signature)
Super Area : 376.25 sq.mtr. (4050 sq.ft.)
Built-Up Area : 319.30 sq.mtr. (3437 sq.ft.)
Carpet Area : 269.88 sq.mtr. (2905 sq.ft.)



SPECIFICATIONS



STRUCTURE Earth quake Resistant RCC Frame Structure
EXTERNAL FINISH Texture Paint (Unitile/ Spectrum/ Equivalent)



DINING & PASSAGE
 Floor Vitrified Tiles (R.A.K/ Kajaria/ Equivalent)
 Walls Plaster with POP punning and painted with pleasing shades of plastic paint.



DRAWING ROOM
 Floor Pergo / Vista/ Kronotex/ Equivalent Tile (Standard)/ Wooden*
 Walls Plaster with POP punning and painted with pleasing shades of plastic paint.
 Ceiling POP false ceiling , plaster with POP punning and painted with pleasing shades of plastic paint.



MASTER BEDROOM
 Floor Wooden (Pergo/Vista/Kronotex/Equivalent)
 Walls Plaster with POP punning and painted with pleasing shades of plastic paint
 Ceiling POP false ceiling, plaster with POP punning and painted with pleasing shades of plastic paint
 Wardrobe Provision for wardrobe



OTHER 3 BEDROOM
 Floor Wooden Flooring / Vitrified Tiles (Pergo/ Vista/Kronotex/Equivalent)
 Walls Plaster with POP punning and painted with pleasing shades of plastic paint
 Ceiling (R.A.K/ Kajaria /Equivalent) POP false ceiling, plaster with POP punning and painted with pleasing shades of plastic paint
 Wardrobe Provision for wardrobe

SERVANT ROOM

Floor Ceramic Tiles (Orient/ Kajaria/ Equivalent)
 Walls Plaster with POP punning and painted with pleasing shades of plastic paint
 Ceiling Ceiling plaster with POP Punning and painting with pleasing shades of Plastic Paint.



KITCHEN
 Floor Vitrified Tiles (R.A.K/ Kajaria / Equivalent)
 Walls Glass Mosaic tiles 2' height above the counter level, rest POP punning and painted with pleasing shades of plastic Paint.
 Plat form Mosaic tiles (paladio/ mridul / Equivalent) Granite counter with double bowl stainless steel sink with drain board.(Nirali /jaina/equivalent)



BALCONIES
 Floor Antiskid Ceramic Tiles (Orient/ Kajaria / Equivalent)
 Walls Water Proof Paint
 Ceiling Exterior Paint
 Railing Stainless Steel + 10mm thick toughened glass



TOILETS
 Walls Selected Ceramic Tiles upto false ceiling height, (Granite/ Tiles/ Glass mosaic tiles (Orient/ Kajaria)).
 Floor Ceramic Tiles (Orient/ Kajaria/ equivalent)
 Fittings/Fixtures Wall hang WC washbasin of matching shades ,Single Level CP Fitting, Provision for hot & Cold Water System (Geyser), Mirror Shower Cubical with Steam Bath in toilet of Master Bedroom of 2650,3050 & 4050 sq ft appt's.
 Counter Chinaware-cotto/american standard jacuzzi & (Chinaware-cotto/american standard jacuzzi & hansgrohe/ cotto/ jaguar imported/indian hansgrohe/ cotto/ jaguar imported/indian)



DOORS & WINDOWS
 Entrance Doors Seasoned wood Frames with panel shutter finished with Melamine Polish (Imported / Indian Teak).
 Internal Doors Designer Both Sides Veneered Flush Doors Shutter.
 Windows Powder Coated/Anodised Aluminum Glazing/UPVC (Fenesta / Equivalent).



ELECTRICAL
 Light Fancy Lights
 Wire Copper Concealed.
 Plug Plug point in each bedroom/Drawing /Dining & lounge (Anchor/Northwest/ Equivalent).
 Air Conditioning Provision for split Ac
 Fans Fans (Bajaj / Usha / Crompton Greaves/Equivalent)
 Telephone/Data Telephone cable pre- Wired in all rooms.Cabling only for internal access as per design.



LIFT LOBBY
 Floor Vitrified Tiles (R.A.K/ Kajaria / Equivalent)
 Ceiling Plaster with POP punning and painted with pleasing shades of plastic paint



SECURITY 24 hours manned perimeter security for the complex. Boom barrier for main gate. Access control through CCTV at Basement & Entrance at Ground Floor. Video Door Phone in each Flat.



TECHNOLOGY Energy Efficient product High Tech Security Fire Fighting System Wireless Network for data Rain Water Harvesting System.



SEWAGE WATER Soiled Water Drainage into main sewer

FIRE PROTECTION Fire detection as per safety norms. Heat Detector in Kitchen.

LIFT Two lift in each Tower (High Speed) (Otis/ Kone / Schindler/ Kinetic)

FACILITIES Reserved underground car parking facility. Kids the med Parks. Swimming Pool, Tennis Court. Indoor Games room. Multi Purpose Hall. Provision for cafeteria/ Restaurant, RO System provided in kitchen for drinking water in each flat. Ventilation- Exhaust fans provided in kitchen & Toilets. Landscaped common areas to preserve and enhance the natural characteristics of the site

* for T-1 formal living area only