



RERA Regn. No.: PBRERA-LDH42-PR0840
RERA Regd. Project Name: The Royal Signature
www.rera.punjab.gov.in



SHEER LUXURY, ON THE RISE!



ROYAL RESIDENCY, PAKHOWAL ROAD, LUDHIANA, PUNJAB | www.omaxe.com | 9999 999 283
Project Promoted by Omaxe Ltd. | CIN: L74899HR1989PLC051918 | Regd. Office: Shop No. 19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon-122001, Haryana
Corp. Office: Omaxe Ltd., 10 L.S.C., Kalkaji, New Delhi-110019 • E-mail : sales@omaxe.com
RERA DETAILS: Development of Integrated Township "Royal Arcade Ludhiana (Commercial-II)" PBRERA-LDH45-PC0002 | Development Of Integrated Township "Omaxe Sector Satara" PBRERA-LDH45-PC0003 | Development Of Integrated Township "Tower-2 & Tower-3 (The Royal Meridian)" PBRERA-LDH45-PR0025 | Development of Integrated Township "Tower-4 & Tower-5 (The Royal Meridian)" PBRERA-LDH45-PR0031 | Development of Integrated Township "Tower-6 & Tower-7 (The Royal Meridian)" PBRERA-LDH45-PR0030 | Development of Integrated Township "Tower-1 (The Royal Meridian)" PBRERA-LDH45-PR0029 | Development of Integrated Township "Twin Tower Ludhiana (Panache-II & Tower-B)" PBRERA-LDH45-PR0026 | "Celestia Grand Premier" PBRERA-LDH45-PR0681 | "The Royal Signature" PBRERA-LDH42-PR0840

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EXPERIENCE ARCHITECTURAL FINESSE

Omaxe Royal Signature boasts of G+32 high-rise towers, standing tall like an ovation to the backdrop of open green spaces. The grand high-rise displays majestic architecture from all perspectives of infinite beauty. And with a mind for exquisite taste hand-crafted for the select few, the project will offer exclusivity, space and a lifestyle packed with ultra-modern features.



Artistic Impression



Ideally located in a cool mix of happening and peaceful quiet in Ludhiana's preferred Pakhowal Road, Omaxe Royal Residency is a well organized address for residential, business and mix commercial spaces in one of the most cherished township. Spread over an area of 71 acres with 2000 plus families already residing, the township boasts of wide internal roads, punctuated by residential clusters and blocks, with amenities like parks, gardens, jogging trails and more. And most essentially, it is all a part of a gated community, well equipped with 24x7 security to give you complete peace of mind.



Actual Image

Actual Image



GREEN ACRES OF FULLY INTEGRATED LUXURY TOWNSHIP

OMAXE
Royal
Residency
Pakhowal Road, Ludhiana

INVITING ATTENTION
TO A LIFESTYLE OF
ULTIMATE CHOICES





ESTEEMED PROJECTS IN ROYAL RESIDENCY, LUDHIANA



OMAXE
**Royal
Residency**
3 & 4 BHK APARTMENTS



Royal View
EXECUTIVE PLUS
Villa Floors (3BHK+STORE+SR)



 **CELESTIA GRAND**
Villa Floors at RR Ludhiana
3BHK + SR



Royal View
PREMIER PLUS
Pakhawal Road, Ludhiana

For more information on the above-shown projects you may visit the website www.omaxe.com or Punjab RERA website : rera.punjab.gov.in.



Roseville
3-4 Bedroom Villas



OMAXE TWIN TOWER
RR Ludhiana
1, 2 & 3 BHK APARTMENTS



Royal Street
RR Ludhiana, Pakhowal Road



OMAXE ROYAL ARCADE
Pakhowal Road, Ludhiana



Regal Meridian
3 & 4 BHK Apartments & Penthouses



CELESTIA GRAND PREMIER



OMAXE PLAZA
LUDHIANA



OMAXE Royal Club
LUDHIANA



PRESENTING



SHEER LUXURY,
ON THE RISE!

TALL & ELEGANT



Artistic Impression



Built on advanced infrastructure and a futuristic approach, Ludhiana retains the fervour of a place where you wouldn't want to settle for anything less. Omaxe Royal Signature Towers is designed around a space to satisfy some of the most discerning choices in luxury high-rise living in spacious penthouses, an indulging 5BHK or a lavish 5BHK + AV room apartments in Ludhiana.



Artistic Impression



ARRIVE AT THE FASCINATING PANORAMA OF A GRAND PORCH

Welcome to a world of unparalleled luxury and beauty. Behold the grandeur of stunning architecture at the porch all entwined with living greens that greets you with awe and delight - A perfect symbol of the many gorgeous offerings of the project.



Artistic Impression



LUXURIOUS ENTRANCE LOBBY

A five-star entrance lobby welcomes you into a world of infinite possibilities. Built meticulously, the place is elaborately attractive and packed with vitality and zest. Take your seat, relax, connect or entertain your guests in the accompanying cafeteria, as life unfolds the magic of confidence and progress.



Artistic Impression



THE FLAVOURS OF ROYAL GOURMET

Experience a unique journey of delicious aromas and cuisines at the magnificent gourmet hall. Offering a range of multi-cuisine dishes from diverse regions, tantalize your taste buds with a riot of choicest flavours. Relish every moment with family and friends to enjoy a tasty snack or bond over a delicious dinner that offers the pleasures of upscale dining experience.



ROYAL HALL

Space and design combine in an elegant synthesis in this spacious chamber, suitable for large gatherings, ceremonies, meetings, social events and more. Designed with upscale elements, the banquet hall uplifts the ambience of royalty making it well-matched for the choicest of the crème de la crème of society, where every moment is a grand celebration of life.



Artistic Impression



Artistic Impression



Indicative Image

GYM – IN FITNESS & FORM IN WORK & PLAY

A well-equipped exclusive gym spiked up with ultra-modern features is the grand signature of this luxurious project. Revitalise, rejuvenate and relive with a jog or sweat away stress with a round of an exciting boxing session. In the abundance of a designated yoga space, seduce your senses for that perfect body, mind and soul connect.



INDOOR SWIMMING POOL

Plunge in and create cool ripples of great, refreshing blues. Designed to be an all-weather ready swimming pool, the waves will help you soothe your senses anytime of the year. So wind down after work or share laughter and joy with your family with a rejuvenating dip.



Artistic Impression



Indicative Image



AESTHETICALLY DESIGNED RECEPTION AREA, FOR A WARM WELCOME!

For premium comfort and ease, round-the-clock service is just a click away. A welcoming, dedicated and disciplined staff awaits your arrival at Omaxe Royal Signature, ready to provide you with a regal experience. A considerate and willing concierge is only fitting, given the unparalleled luxury that surrounds you. So, treat yourself to the best.



Indicative Image



LIVE IN SPACE AND EXPAND TIME!

Spread across 6000 to 7000 sq. ft., the spacious apartments make a grand treat and a perfect gift for life. The view and the natural spread beyond the balcony is breathtaking and overwhelming at the same time. Relax, unwind and relive every fleeting moment with your loved ones in your own apartment in the sky.

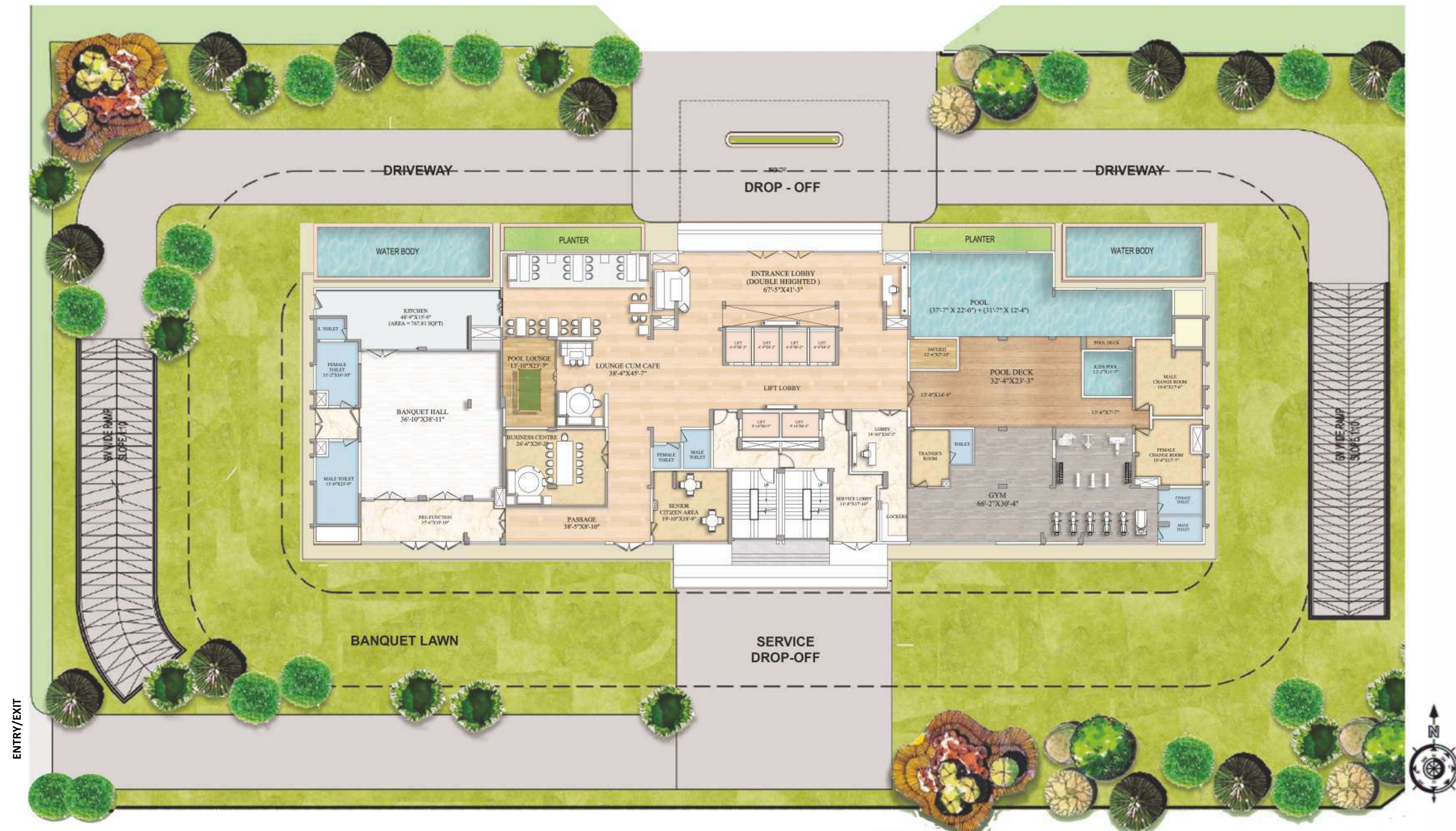


Artistic Impression



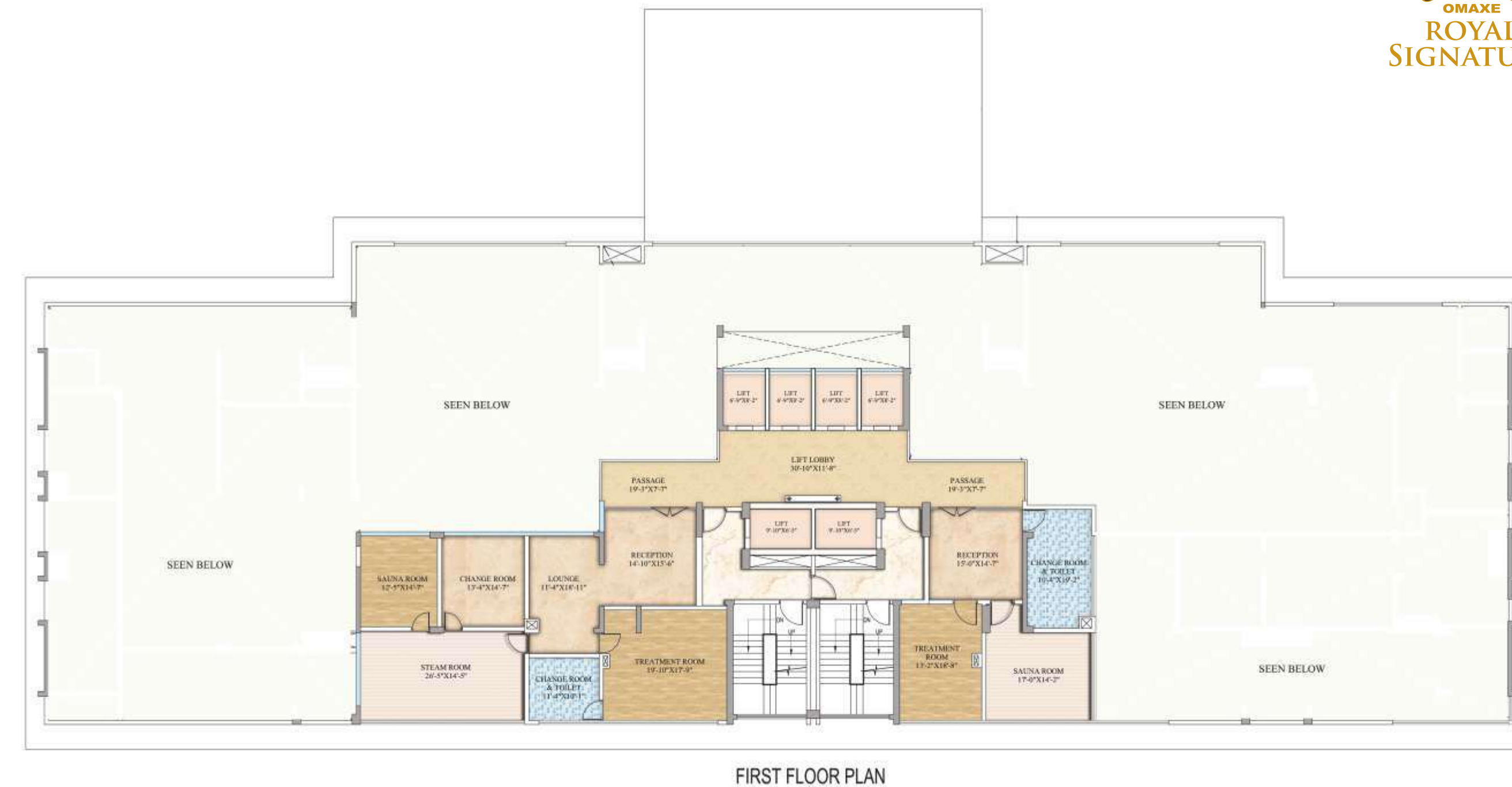
Artistic Impression

SITE PLAN

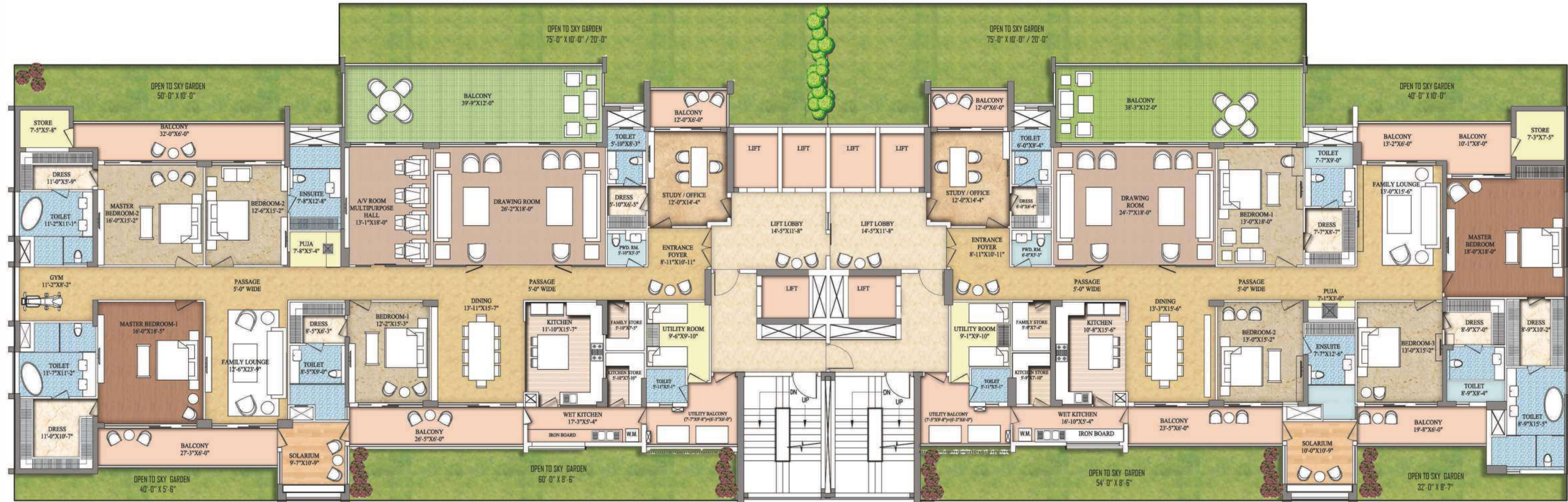


OMAXE
Royal
Residency
Pakhawal Road, Ludhiana





CLUSTER PLAN - SECOND FLOOR



Note: Open to Sky Garden Area Extra.

UNIT 1

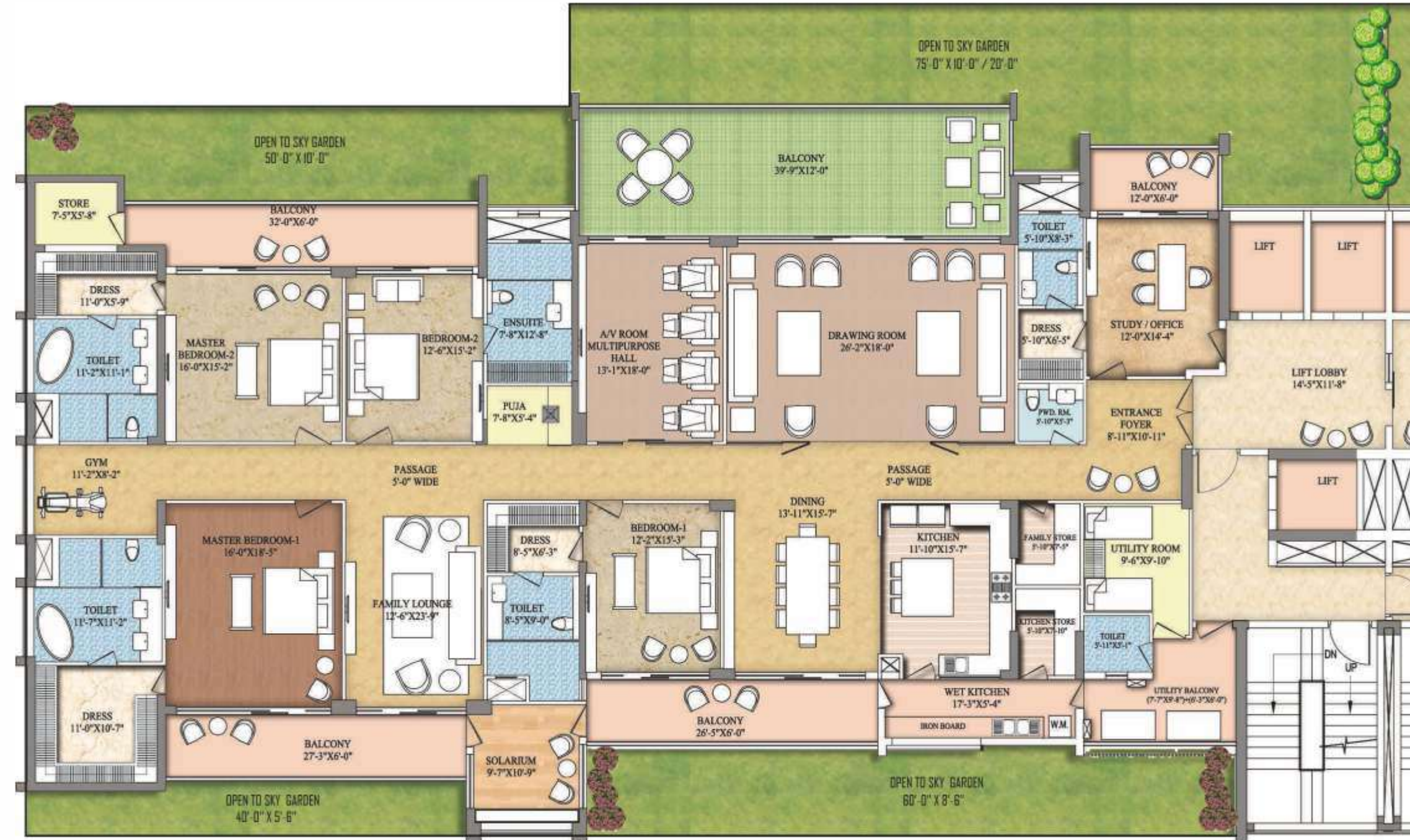
SUPER AREA = 6950 sq.ft.
BUILT-UP AREA = 5956 sq.ft.
CARPET AREA = 4489 sq.ft.

UNIT 2

SUPER AREA = 5985 sq.ft.
BUILT-UP AREA = 5296 sq.ft.
CARPET AREA = 3950 sq.ft.

SECOND FLOOR PLAN

5BHK + AV room



UNIT 1

SUPER AREA = 6950 sq.ft.
BUILT-UP AREA = 5956 sq.ft.
CARPET AREA = 4489 sq.ft.

Note: Open to Sky Garden Area Extra.

SECOND FLOOR PLAN

5 BHK



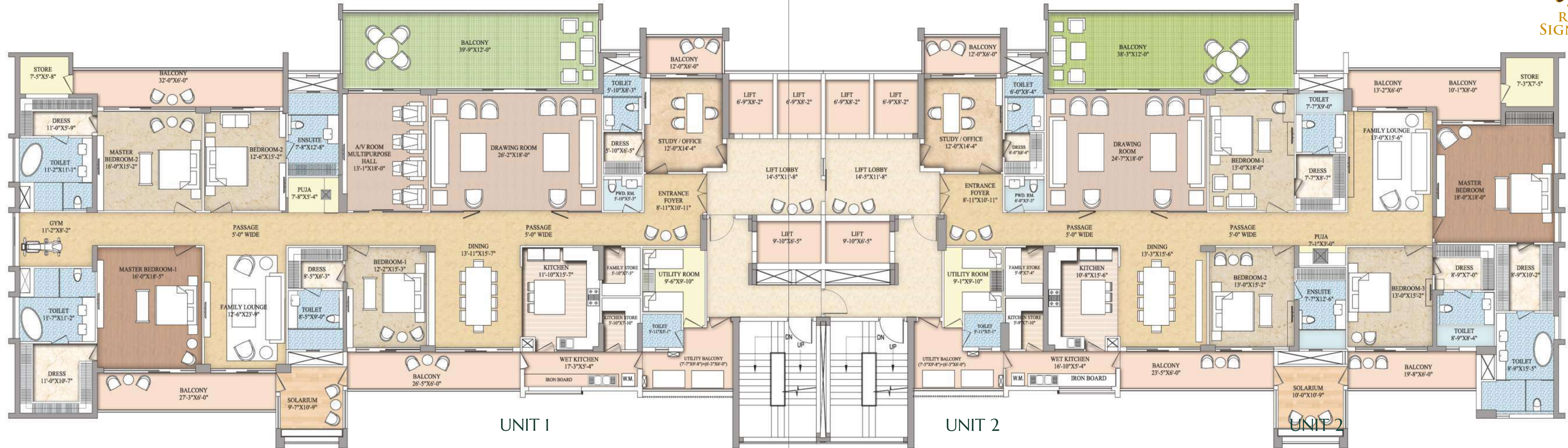
UNIT 2

SUPER AREA = 5985 sq.ft.
BUILT-UP AREA = 5296 sq.ft.
CARPET AREA = 3950 sq.ft.

Note: Open to Sky Garden Area Extra.

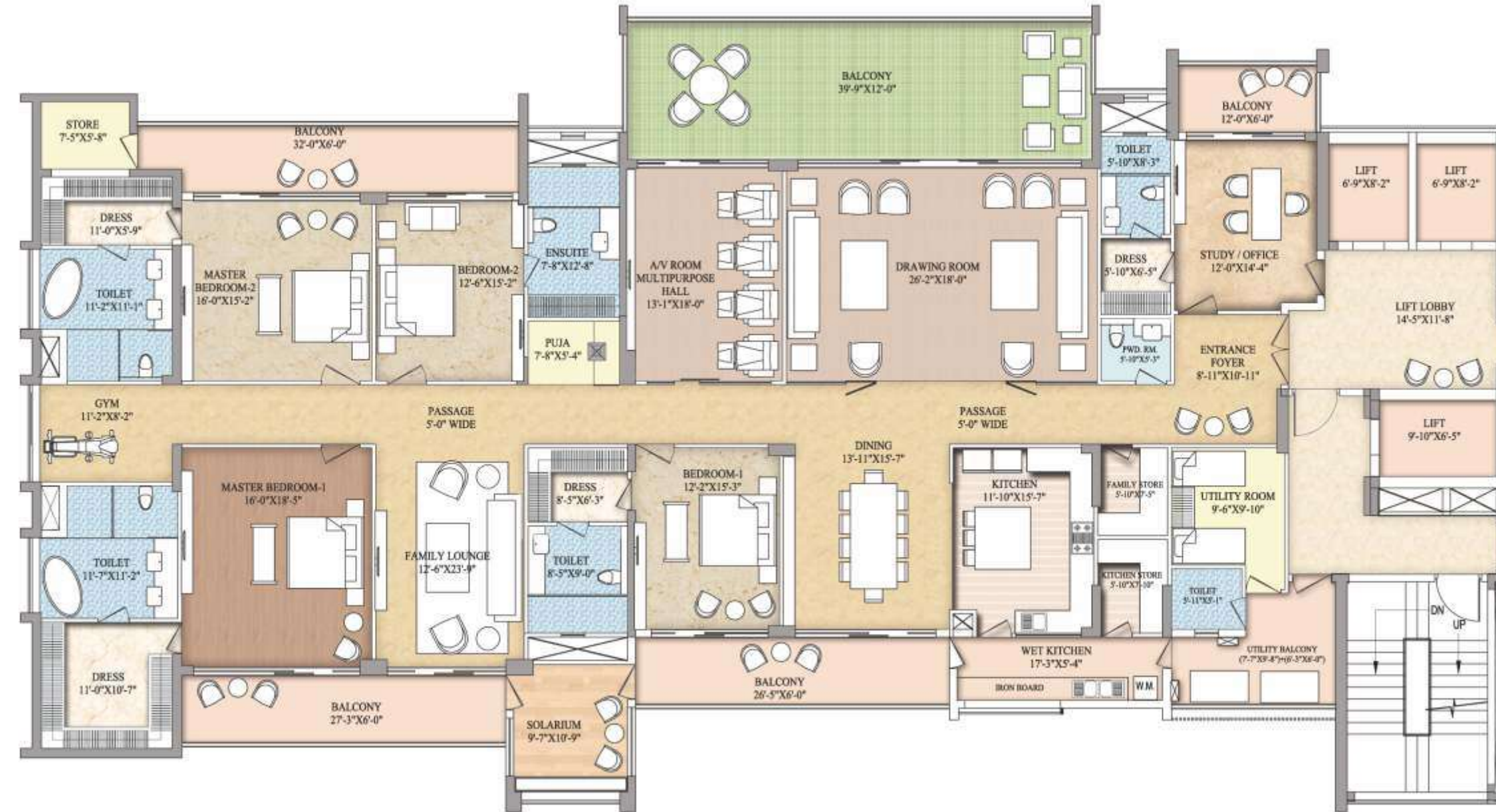
CLUSTER PLAN

5BHK



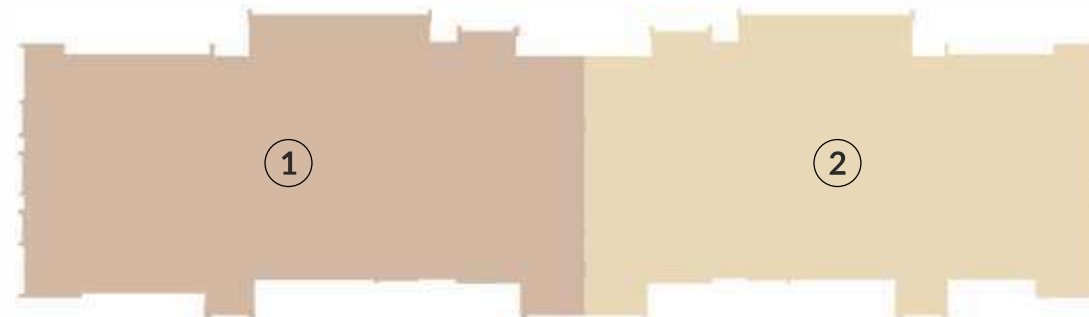
TYPICAL UNIT PLAN

5BHK + AV room



UNIT 1

SUPER AREA = 6950 sq.ft.
BUILT-UP AREA = 5956 sq.ft.
CARPET AREA = 4489 sq.ft.



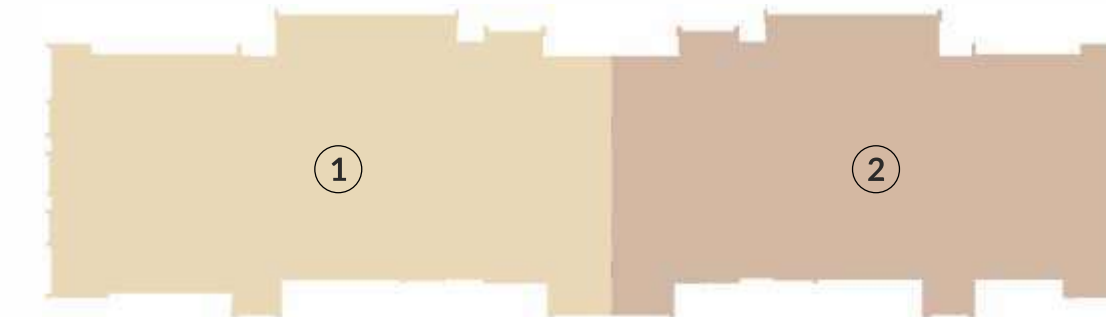
TYPICAL UNIT PLAN

5 BHK

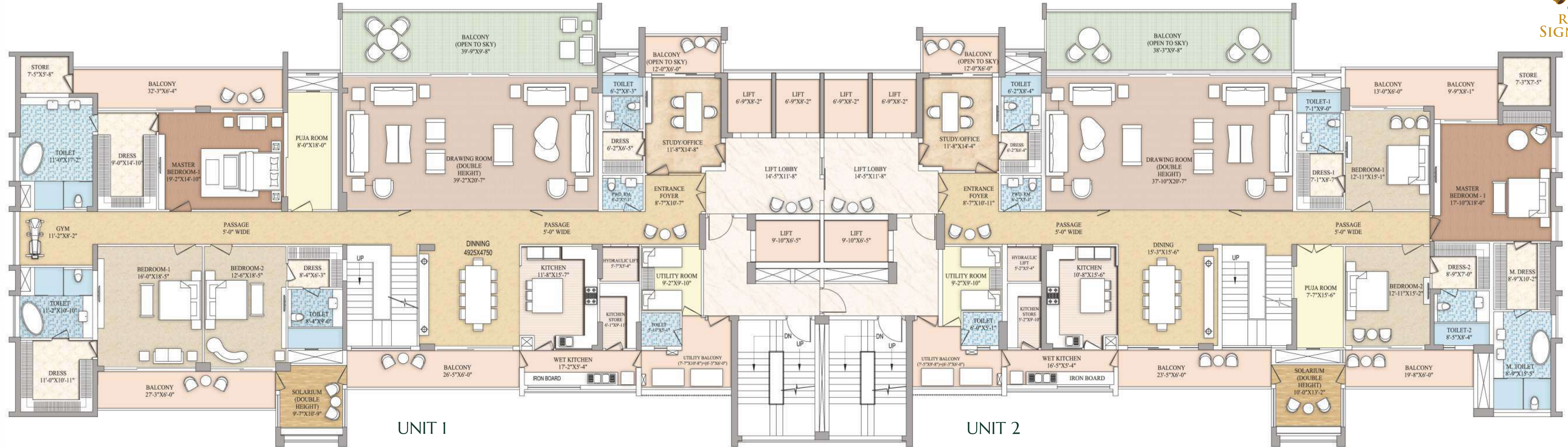


UNIT 2

SUPER AREA = 5985 sq.ft.
BUILT-UP AREA = 5296 sq.ft.
CARPET AREA = 3950 sq.ft.



CLUSTER PLAN - LOWER PENTHOUSE



UNIT 1

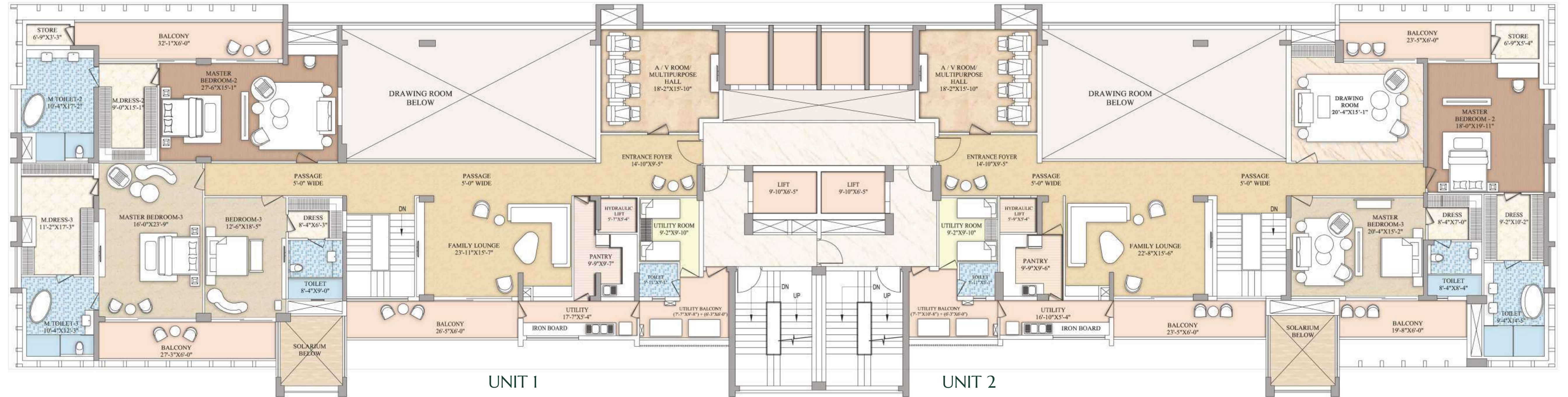
SUPER AREA = 13100 sq.ft.
BUILT-UP AREA = 10719 sq.ft.
CARPET AREA = 8224 sq.ft.

UNIT 2

SUPER AREA = 11700 sq.ft.
BUILT-UP AREA = 9609 sq.ft.
CARPET AREA = 7212 sq.ft.



CLUSTER PLAN - UPPER PENTHOUSE



UNIT 1

SUPER AREA = 13100 sq.ft.
BUILT-UP AREA = 10719 sq.ft.
CARPET AREA = 8224 sq.ft.

UNIT 2

SUPER AREA = 11700 sq.ft.
BUILT-UP AREA = 9609 sq.ft.
CARPET AREA = 7212 sq.ft.



SPECIFICATIONS



STRUCTURE EXTERNAL FINISH

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



DINING & PASSAGE

Floor Vitrified Tiles*
Walls Plaster with POP punning and painted with pleasing shades of plastic paint.



DRAWING ROOM

Floor Italian Design Vitrified Tiles*
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 Italian Design Vitrified Tiles*
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 Wardrobe upto 8' height



OTHER 4 BEDROOM

Floor Wooden Flooring / Vitrified Tiles*
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 Wardrobe upto 8' height

SERVANT ROOM

Floor Ceramic Tiles
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*
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 Granite counter with double bowl stainless steel sink with drain board.
 Modular kitchen with Hob, Chimney and R.O



BALCONIES

Floor Antiskid Ceramic Tiles
Walls Water Proof Paint
Ceiling Exterior Paint
Railing Stainless Steel with toughened glass



TOILETS

Walls Selected Ceramic Tiles upto false ceiling height
Floor Ceramic Tiles
Fittings/Fixtures Wall hang WC washbasin of matching shades ,Single Level CP Fitting, Hot System (Geyser), Mirror Shower Cubical with Steam Bath in toilet of Master Bedroom.

Counter Chinaware-cotto/american standard jacuzzi (In one master bedroom) & (Chinaware-cotto/american standard jacuzzi & hansgrohe/ cotto/ jaguar imported/indian hansgrohe/ cotto/ jaguar imported/indian) in Master Bedroom



DOORS & WINDOWS

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



ELECTRICAL

Light Fancy Lights
Wire Copper Concealed.
Plug Plug point in each bedroom/Drawing /Dining & lounge
Air Conditioning Split AC in all Bedroom, Drawing and Dining Room
Fans Fans
Telephone/Data Telephone cable pre- Wired in all rooms. Cabling only for internal access as per design.
Ventilation Exhaust Fan provided in Kitchen & Toilet



LIFT LOBBY

Floor Vitrified Tiles*
Ceiling Plaster with POP punning and painted with pleasing shades of plastic paint



SECURITY

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

FIRE PROTECTION

Fire detection as per standard safety norms

LIFT

High Speed Lift

FACILITIES of Omaxe Royal Residency

Reserved underground car parking facility. Park. Swimming Pool, Tennis Court. Indoor Games room, cafeteria/ Restaurant. Landscaped common areas to preserve and enhance the natural characteristics of the site

*Vitrified Tiles/ Ceramic Tiles	: R.A.K / Kajaria Tiles/ Oriental/ Equivalent	Fan : Bajaj/Usha /Crompton / Havells Equivalent
Mosaic Tile	: Palladio / Mridul / Equivalent	Lift : Hyundai/KONE / Schindler/ Otis/ Kinetic/Equivalent
HOB /Chimney/RO	: Faber / Glenn/ Kaff/ Eqivalent	Wire : RR CABLE /Havells /Anchor/ Equivalent
Air Conditioner	: Voltas /Daikin / Hyundai /Hitachi/ Equivalent	Switch: Havells / Anchor/ Legrand/ Equivalent



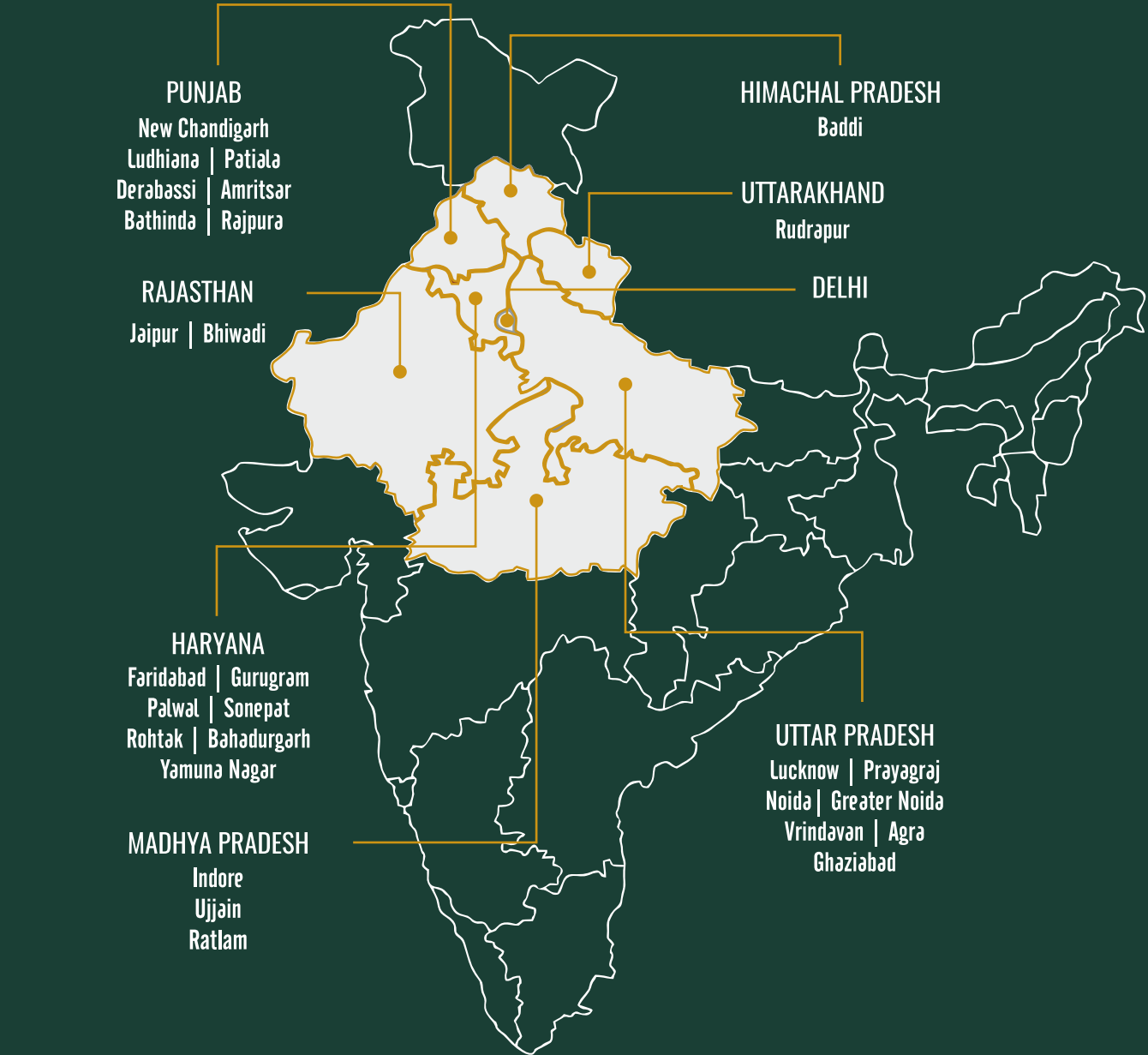
Omaxe is today one of India's leading and trusted real estate companies with 132.51 million sq. ft. of delivered space in real estate and construction contracting. Today, the company is present in 29 cities across 8 states and possesses a diversified product portfolio, comprising Hi-Tech Townships, Integrated Townships, Group Housing, Shopping Malls, Office Spaces, SCOs and Hotels. Brand 'Omaxe', inception in 1987 is the brainchild of a visionary and the First-generation Entrepreneur & Civil Engineer Mr. Rohtas Goel.

Across time, staying true to its tenet of 'Turning Dreams into Reality' and guided by its inherent values of delivering quality and excellent real estate spaces, ensuring customer delight and reshaping lives, Omaxe has delivered landmark projects and engineering marvels, created a niche in both luxury and affordable segments and in the process, has brought smiles to millions.

Omaxe has also successfully blended business excellence with social commitment. The company through Omaxe Foundation undertakes CSR projects in the areas of health, education, community development and more.

The brand 'Omaxe' was founded in 1987 by Visionary First-Generation Entrepreneur & Civil Engineer Mr. Rohtas Goel to undertake construction and contracting business. Subsequently, the company diversified into real estate sector in 2001 and got listed on both stock exchanges (BSE and NSE) in 2007.

8 States and 29 Cities



DELHI | PUNJAB | UTTAR PRADESH | HARYANA
MADHYA PRADESH | RAJASTHAN | HIMACHAL PRADESH | UTTARAKHAND