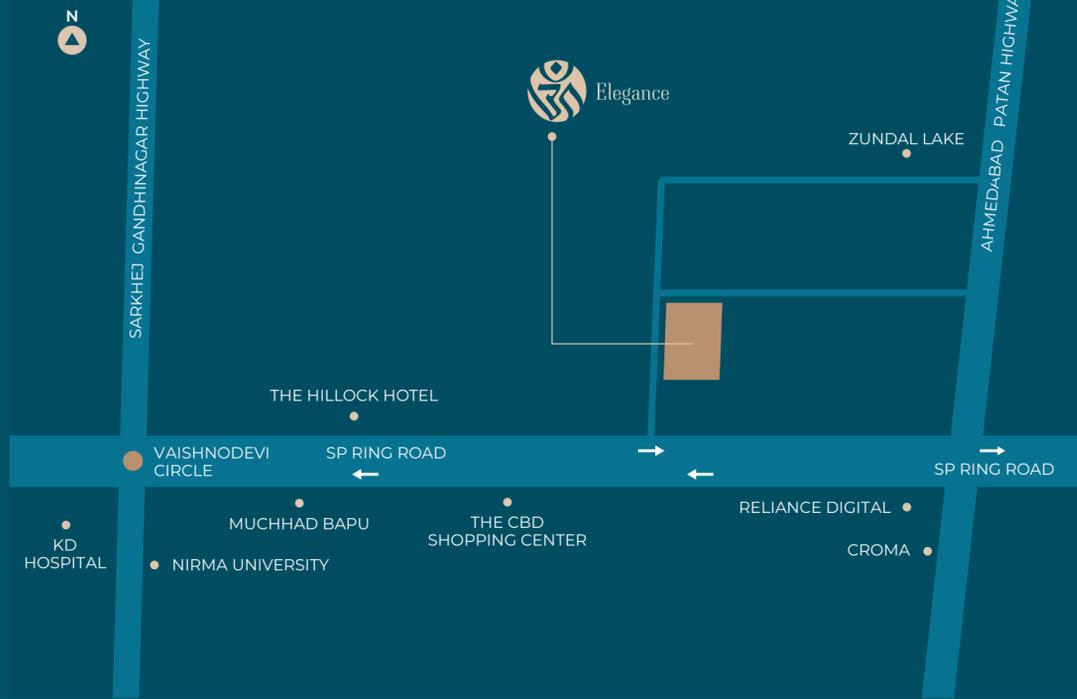


KEY PLAN



CONNECTIVITY

- | | | | | |
|---------------|------------------|-------------|--------------------|--|
| 1. Hospital | 3. Shopping Mall | 5. School | 7. Railway Station | 9. Only 100 mtr
From S.P. Ring Road |
| 2. Restaurant | 4. Temple | 6. Bus Stop | 8. Airport | |

Developers



Contact

9714088882
9714088885

Site Address

OM ELEGANCE,
Opp. Vivan 101, Near Ganga Residency,
Zundal, Ahmedabad-382421

Architect



Structure Consultant

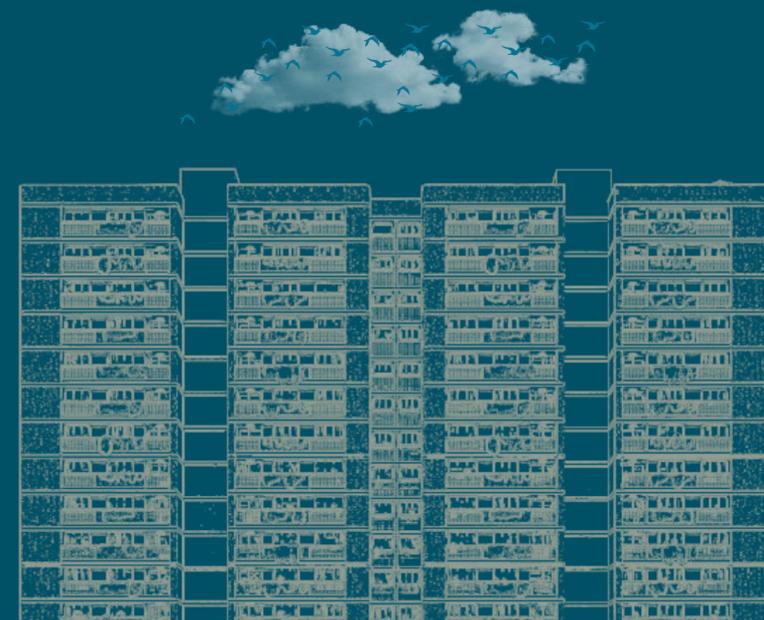


ParthCreative
+91 98255 06885



Elegance

3 BHK LIVING & SHOWROOMS





About Us

MBA Developers Pvt. Ltd. is a leading International developer of residential, commercial, properties in Ahmedabad. We at MBA Developers have never believed in creating mere brick and mortar structures. Instead, we believe in creating masterpieces in concrete woven around the great outdoors and with plenty of nature colours. MBA Developers has a strong management team running independent businesses, though complementing each other in cases of opportunities of mixed land use.

Our Vision

To build a world-class real estate development company with the highest standards of professionalism, ethics and customer service and to thereby contribute to and benefit from the growth of the Indian economy.

Our Mission

To bring sustainable development and quality lifestyles at affordable prices in this town, which is conveniently connected to Ahmedabad. Our project is aimed at the low and middle income group, providing them with the amenities of a lifestyle at an affordable cost, and a housing dream come true.



03 Towers

106 Residential Units

19 Showrooms
(Ground Floor)

G+9 Stories

51+ Amenities



Rise, Rejuvenate, Thrive



THE JOURNEY

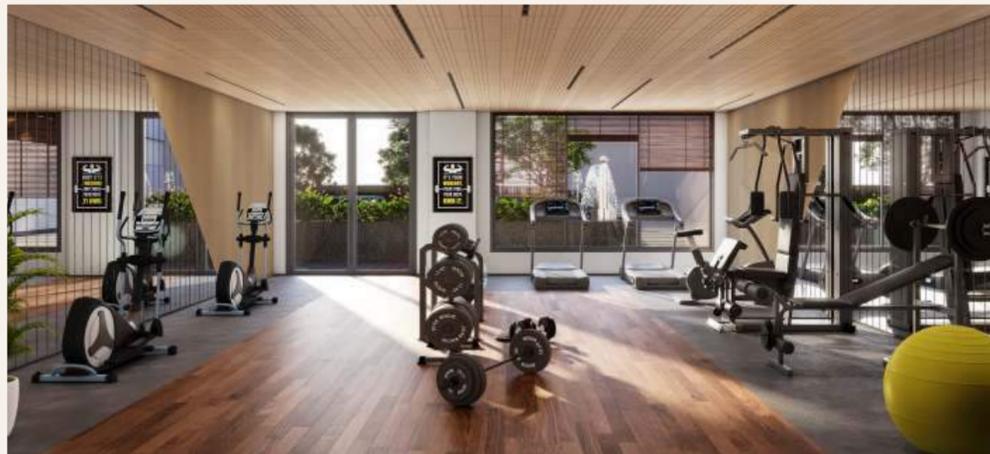
TOWARDS INCREDIBILITY

Take your step into the iconic world that gives your lifestyle an ideal setting of living that elevates your sense, spirit and status. Start your magical journey here





More Than Space,
It's Playful Living



Shine & Unwind

SWEAT, SCORE, CELEBRATE

Beyond Games, Beyond
Fitness, Experience Living at its
Playful Best at Om Elegance.





Basement 2 Plan





Basement 1

Plan





Ground Floor Plan

AMENITIES

01. SECURITY CABIN
02. FLOOR GAMES
03. INDOOR GAMES
04. LIBRARY
05. HOME THEATRE
06. GYM
07. KIDS PLAY AREA
08. EVENT LAWN
09. YOGA DECK
10. MOTHER'S SIT OUT AREA
11. WALK-WAY PLAZA
12. GARBAGE AREA
13. SENIOR CITIZEN SIT OUTS
14. WALK-WAY
15. GRASS PAVERS
16. PARKING
17. UTILITY AREA
18. MULTI PURPOSE HALL
19. WATER BODY
20. BOX CRICKET
21. MUSIC SYSTEM (SURROUNDING WALKWAY)





First
Floor Plan

- Type-A
- Type-B
- Type-C
- Type-D
- Type-E



12.00 MT. ROAD

18.00 MT. ROAD



Typical
Floor Plan

- Type-A
- Type-B
- Type-C
- Type-D
- Type-E





Terrace

Floor Plan

- AMENITIES:**
1. TODDLER'S PLAY AREA
 2. WALKING TRACK
 3. SITOUT SPACE
 4. YOGA DECK
 5. MEDITATION POD'S DECK
 6. SWING PLAZA
 7. SENIOR CITIZEN SIT OUT
 8. OUTDOOR PROJECTOR SCREENING
 9. BONFIRE
 10. PLAZA
 11. SPACE FOR SOLAR PANEL



Unit Plans



Type-A
3 BHK



Type-C
3 BHK



Type-B
3 BHK



Type-D
3 BHK

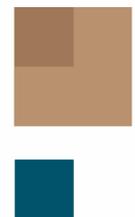
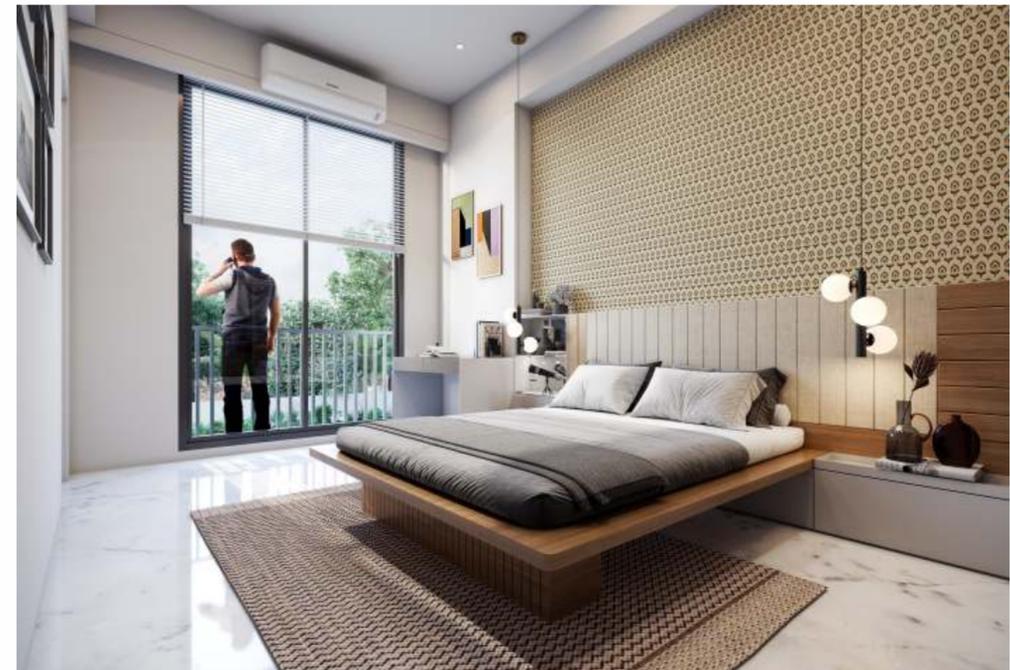
Unit Plans



Type-E
3 BHK

1st time In Zundal

Seating Balcony in all 3 Bedrooms



SPECIFICATIONS

STRUCTURE

- Ⓢ Earthquake resistant RCC frame structure with block Masonary wall

FLOORING

- Ⓢ Premium quality 4 x 2 vitrified tiles in flooring, Bathroom wall dedo, in entire Apartment.
- Ⓢ Premium Quality 2 x 2 Vitrified tiles in bathroom flooring, Wash Area & Kitchen Wall Dedo in Entire Apartment

KITCHEN

- Ⓢ Superior Quality 14ft length granite platform with S.S. Sink.
- Ⓢ 2 x 2 Vitrified tile upto full level on the walls above platform
- Ⓢ Stone Shelves in Store Room.

DOOR & WINDOWS

- Ⓢ Decorative main door with wooden frame
- Ⓢ All other interval doors will be flush type
- Ⓢ FULLY GLAZED HAXONABLE COATED Aluminium Section Sliding Windows with natural Stone Sill

LIFT

- Ⓢ Fully Automatic Elevators with power back up
- Ⓢ 2 elevators per block

EXTERNAL & INTERNAL FINISHES

- Ⓢ External Double Coat Plaster with Acrylic Paint, Internal Mala Plaster with Wall putty

ELECTRIFICATION

- Ⓢ Three Phases Concealed Copper wiring with adequate number of points in all rooms
- Ⓢ Branded Modular Switches
- Ⓢ Provision for cable / telephone and internet points.

A.C. PIPE

- Ⓢ Concealed Copper A.C. Pipes in living room & all three bedrooms

TOILET

- Ⓢ Attached toilet in individual Showroom
- Ⓢ Jaquar Company C.P. Fittings.
- Ⓢ Hindware Company Sanitary ware.
- Ⓢ Concealed Plumbing with premium Quality pipes.
- Ⓢ Water proofing treatment in all toilets & wash area. Wall cladding with designer tiles branded sanitary wares.

WASH AREA

- Ⓢ Wash Area with requisite electrical & plumbing points.

TERRACE

- Ⓢ Open terrace to be finished with 400 x 400 tile for Heat Reflection & water proofing.
- Ⓢ Lift Access Upto Terrace
- Ⓢ Fully developed terrace with huge amenities

FIRE SAFETY

- Ⓢ As per AMC guidelines

NOTE : • All right reserved to organizers for any changes in plan and specification. • Any member who unable to pay regular installment is liable to lose the membership and no explanation thereafter will be entertain. • This brochure is only for advertisement and shall not be considered as legal document. • Stamp duty, registration charges, GST, GSPC, G.E.B. charges any other govt. Charges and maintenance will be charged extra. • The Purpose of Sample House is only to determine the size and height of the unit. • External changes shall not be allowed. Only internal changes shall be done with the prior permission and shall be charged extra in advance (Expect Structure elements) Project consultant reserved all the right for any changes in plan - elevation or scheme which will be binding to all member. • Subject to Ahmedabad Jurisdiction.

URBAN AMENITIES

- | | |
|---|---|
| 1 Entrance Gate | 28 Meditation Pod's Deck (Terrace) |
| 2 2 Side Security Cabin | 29 Swing Plaza (Terrace) |
| 3 Entrance Foyer | 30 Senior Citizen Sit-Out (Terrace) |
| 4 Gym | 31 Jogging Track (Terrace) |
| 5 Home Theater | 32 Outdoor Projector Screening (Terrace) |
| 6 Library | 33 Bonfire (Terrace) |
| 7 Indoor Games | 34 Plaza (Terrace) |
| 8 Meter Room | 35 Solar Panel (Terrace) |
| 9 Senior Citizen Sit-Out | 36 Children Drop Off Zone |
| 10 Utility Area | 37 CCTV Camera |
| 11 Sit-Out Space | 38 24 hrs Water |
| 12 Water Body | 39 Automatic Lift |
| 13 Kids Play Area | 40 Fire Safety |
| 14 Event Lawn | 41 No Vehicle Zone |
| 15 Mother's Sit Out Area | 42 24 x 7 Security |
| 16 Multipurpose Hall | 43 Two Wheeler Parking in Basement |
| 17 Yoga Deck | 44 Personal Foyer in Each Apartment |
| 18 Green Grass Paver Block | 45 Power Back-Up Generator |
| 19 Floor Games | 46 Sitting Balcony in All 3 Rooms |
| 20 Box Cricket | 47 14 Ft. Length Kitchen Granite Platform |
| 21 Walk Way Area | 48 Landscape Gardening |
| 22 Garbage Area | 49 Adani Gas Line |
| 23 One Alloted Car Parking | 50 Ground Floor Showroom with 11 ft. height |
| 24 Toddler's Play Area (Terrace) | 51 Surrounding Silent Music Near Garden Area |
| 25 Walking Track (Terrace) | 52 All Units Designed As Per Vastu Shastra |
| 26 Sit-Out Space (Terrace) | 53 Private Foyer in Each Unit |
| 27 Yoga Deck (Terrace) | |

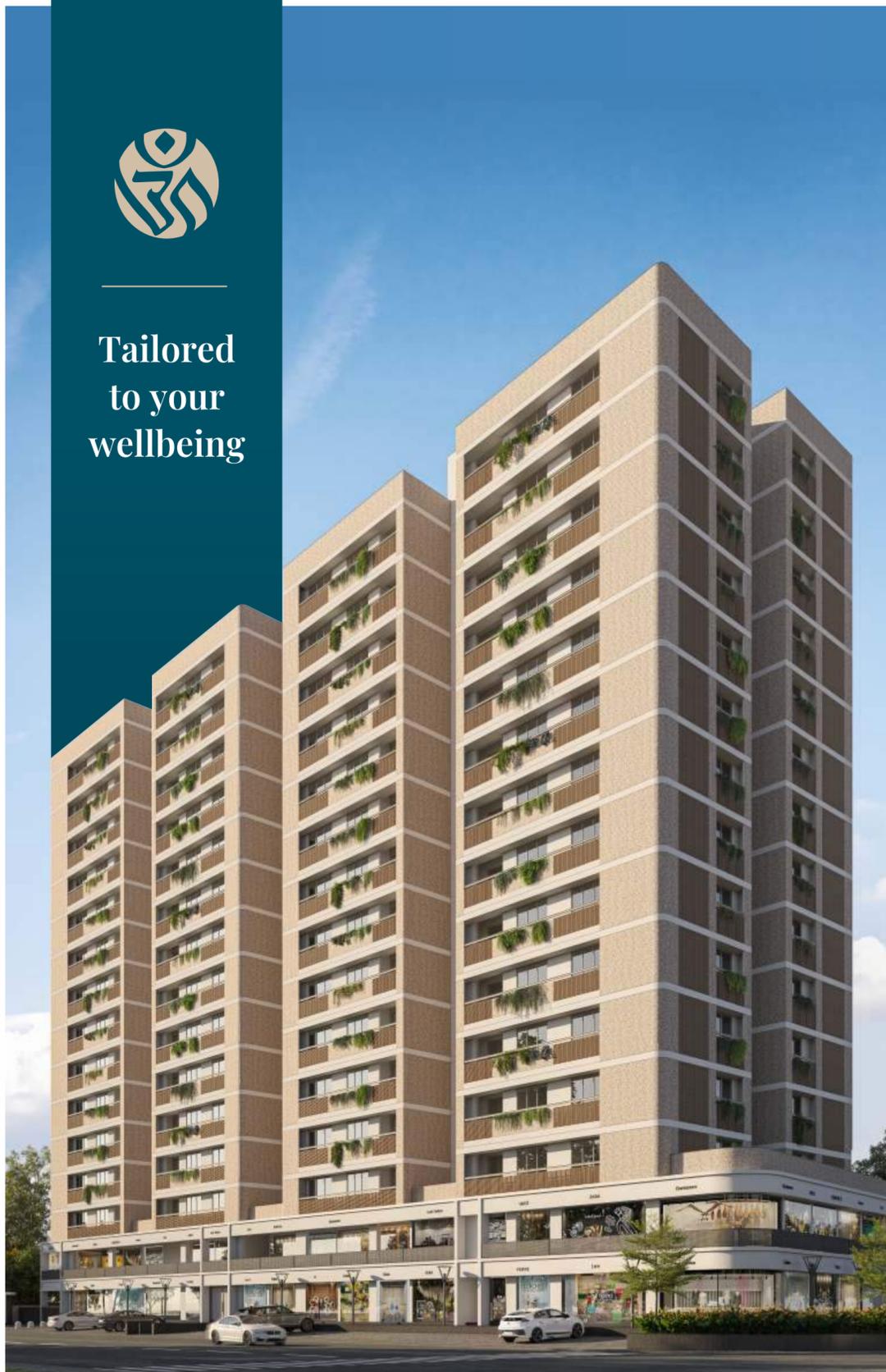


IMMERSE YOUR FAMILY IN A
**Luxury for
A Lifetime**

Spacious 3 BHK apartments
and exclusive amenities
become the backdrop for
cherished moments & laughter



Tailored
to your
wellbeing



Our Prestigious Projects



Om Krupa

Introducing "Om Krupa" an exclusive residential project located just 200 meters from S.G. Highway, adjacent to AUDA Garden. With only 28 luxurious units, this development emphasises on quality and is constructed using the German PERI System. Enjoy proximity to essential places such as AUDA Garden, PVR Cinema, Metro Station, Udgam School, Jain Mandir, and more. Elevate your living experience at Om Krupa, where thoughtful design meets convenience.

Om Sky



Presenting **Om Sky** at Science City, Ahmedabad-a modern residential haven it has 73 units of 2 & 3 BHK flats, 19 ground floor shops, 7 stories across 3 towers, and it is a two-road corner project. Enjoy proximity to hospitals, restaurants, temples, schools, and the airport. Elevate your lifestyle with 20+ amenities thoughtfully integrated into this vibrant community. Live comfortably at Om Sky, where urban living meets contemporary design.

