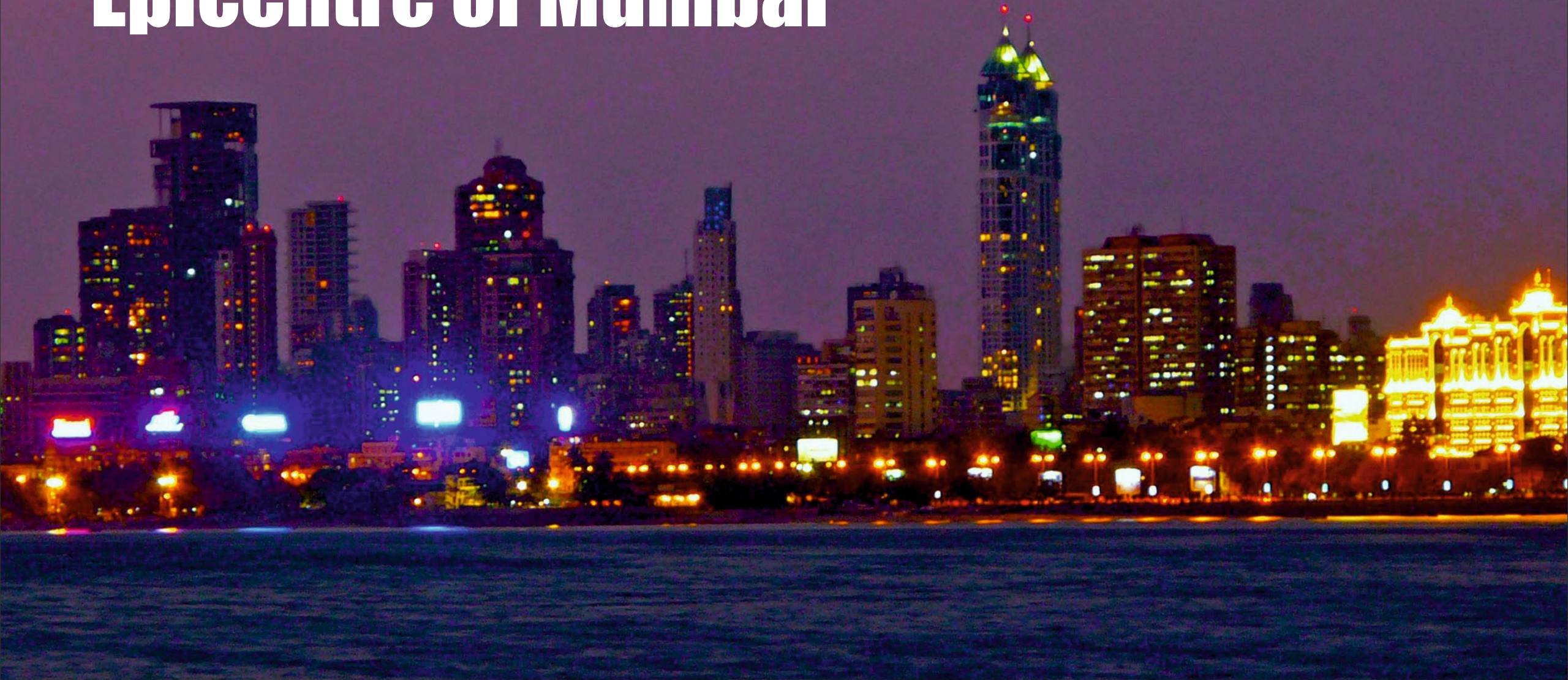


**BOOST your wealth by investing in the  
Epicentre of Mumbai**





# Mumbai : The Commercial Capital of India

- Once a collection of seven islands on the west coast of India, Mumbai today is the commercial capital of India.
- With a population of over 21 million, it is one of the biggest cities across the globe, more populous than London and Tokyo.
- Massive infrastructure development integrated with high speed, residential, commercial and industrial development makes Mumbai the costliest real estate market of India.



# **South Mumbai : The Most Expensive Address in the City**

- **South Mumbai to Mumbai is tantamount to Kensington in London and Bukit Timah in Singapore- The most expensive addresses in these cities.**
- **South Mumbai is the epicenter of premium residential commercial and financial markets in Mumbai.**
- **Nariman Point, Lower Parel, Fort are key commercial areas of South Mumbai. Major residential markets include Worli, Byculla, Bandra and Mahalakshmi.**



# Mahalaxmi - Market Overview

## Location Analysis

- One of the upmarket locations, famous for the Mahalakshmi race course: famous hangout spot of who's who of Mumbai's business and entertainment world.
- 20 Minutes drive from Bandra Kurla Complex (BKC) and Nariman Point.
- Range of 5 star hotels, shopping malls and good quality schools in vicinity.
- The psf residential prices of Mahalaxmi stands at Rs. 29,500 (DB Orchid Heights), Rs. 36,000 (Lodha Premero) and Rs. 37,500 (Lodha Bellissimo).



# Omkar Builder Overview

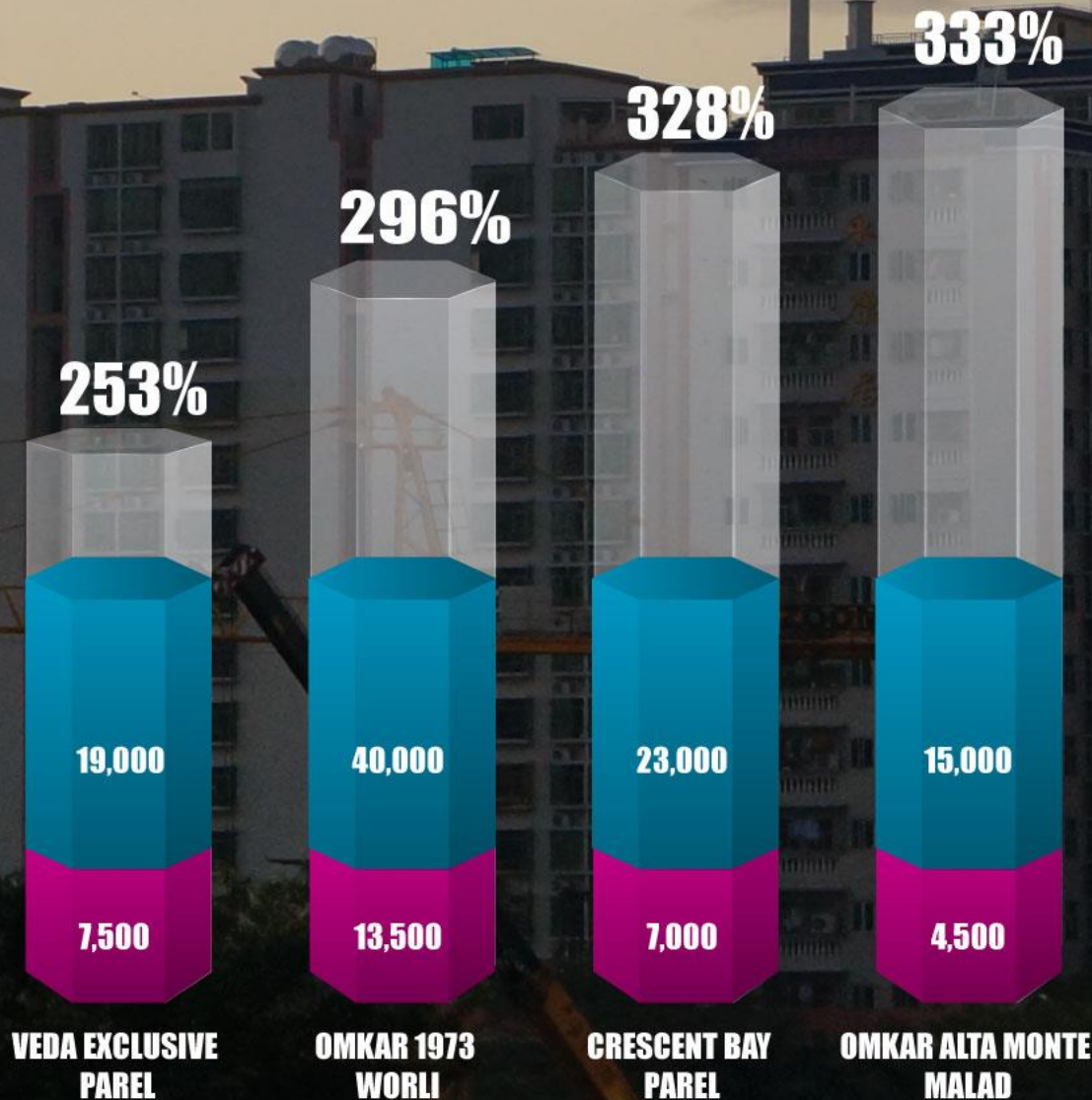
- Omkar Realtors is one of the leading Mumbai based luxury realtor- Known for unparalleled expertise in slum redevelopment.
- In a short span of time they have delivered 13 projects involving 4 million sq.ft. of land.
- 20 million sq.ft. of projects under construction and similar area under the planning stage.





# Omkar Projects: One of the highest ROIs

VALUE APPRECIATION





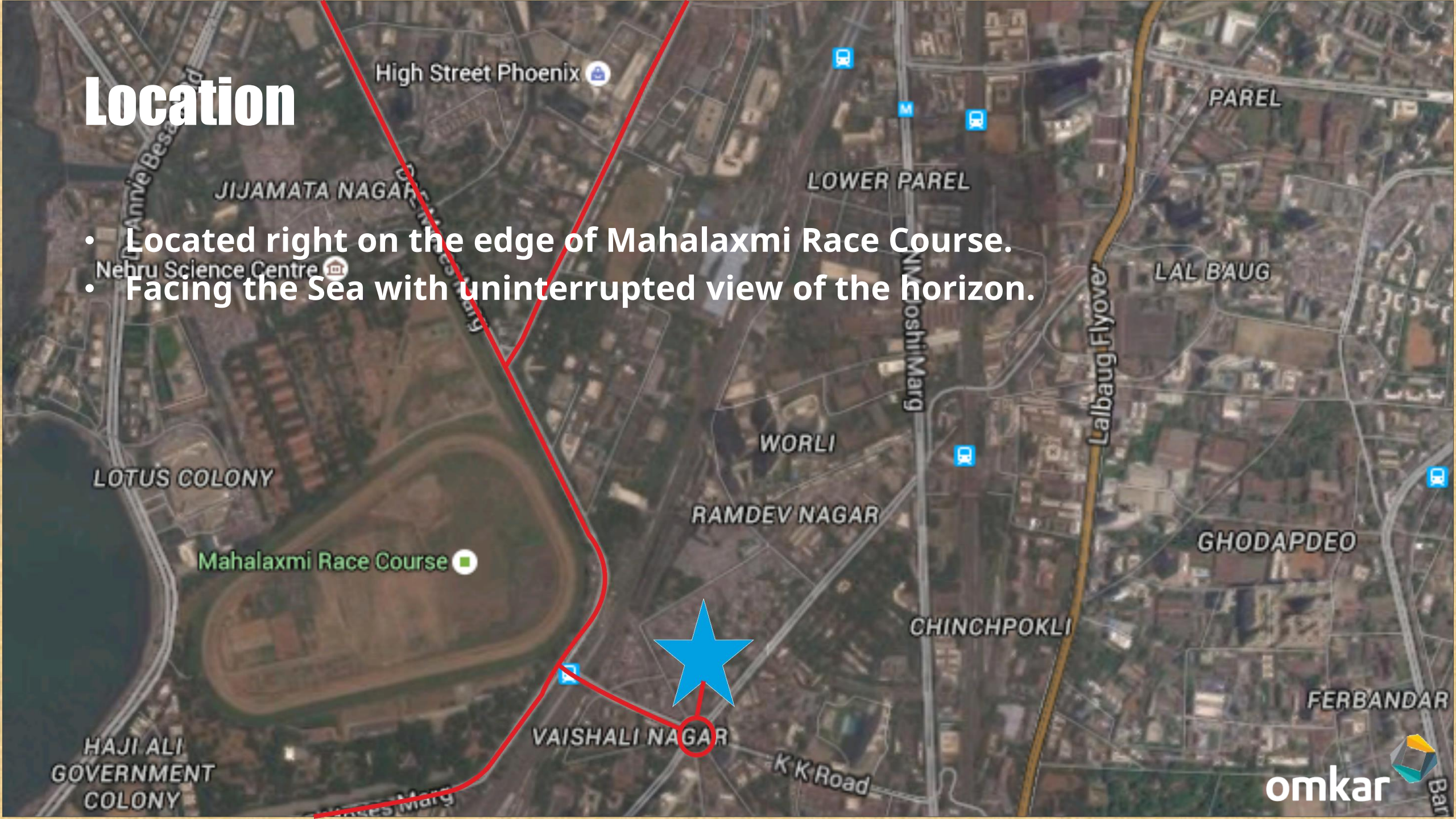
# Omkar Race Course

- Omkar One Racecourse comprises of exclusively designed ultra luxury apartments with top of the line amenities, catering to the distinguished tastes of high class global Indians.
- Touted as the epitome of luxury, the project will be spread over a sprawling area of 8 acres, just adjacent to Mahalakshmi Race Course.
- Special Launch Price: INR 21,000 per sq.ft.- As low as 63% than other leading properties in the vicinity.



# Location

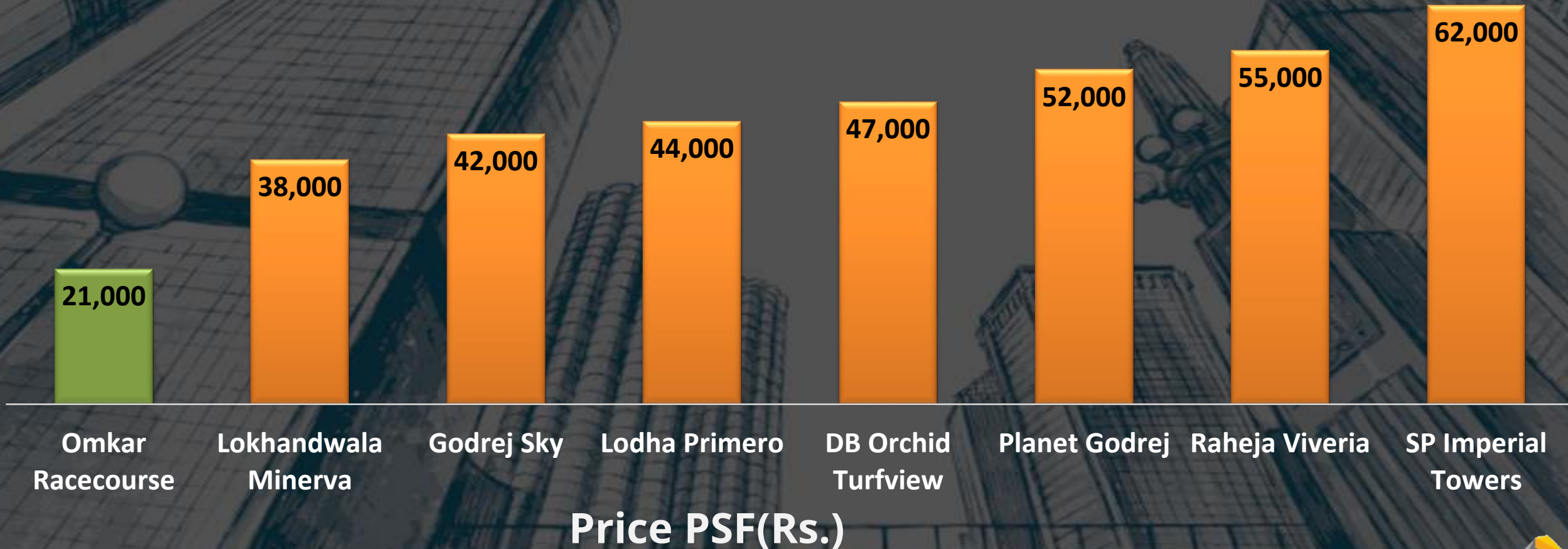
- Located right on the edge of Mahalaxmi Race Course.
- Facing the Sea with uninterrupted view of the horizon.





# Omkar Race Course

## Omkar One Race Course Vis-a-Vis Other Luxury Projects in Mahalaxmi





# Seven Reasons to Invest in Omkar Race Course

- The project's relatively lesser price compared to the competition will offer ample scope for appreciation.
- Projected return of 180% in next 18 months
- World class project available at a moderate price in one of the most posh locality of Mumbai.
- Trusted builder brand name will ensure safe investment
- High appreciation and ROI expected in the near future.
- Proximity to premium commercial and financial markets will drive demand.
- Upcoming nearby infrastructure development such as metro and monorail will catalyse towards appreciation.



**Offer brought to you by Square Yards  
(Largest Channel Partners of Omkar Realtors)**

**Contact Us to know more**

The logo consists of a blue square with the words "SQUARE YARDS" in white, uppercase, sans-serif font. The square is positioned over a red, angular geometric shape. The background of the entire image is a night-time photograph of a city skyline with illuminated buildings and a body of water in the foreground.

**SQUARE  
YARDS**