

By owning a splendid luxurious home at



SURAJKUND, SOUTH OF SOUTH DELHI

experience the extra ordinary life style amongst the elite



For Details : 9015161718

The Forest Spa & Hills Developers Ltd.
formerly known as (Omaxe Azorim Developers Pvt. Ltd.)

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Site Address: Sector 43, Surajkund Road, Faridabad





The Forest Spa
Ultra luxury apartments & penthouses

SURAJKUND, SOUTH OF SOUTH DELHI



PROJECT HIGHLIGHTS

- Centrally Air conditioned Ultra luxury apartments and penthouses
- International spa club with health and recreational facilities
- Wi-fi enabled complex
- 80% open area, 20% construction
- Each Apartment unit has a personal health club in the master bedroom, with jacuzzi, sauna*, steam, and shower cubical facilities
- Internationally designed modular kitchen- separate dry and wet kitchens with chimneys, gas hob, geyser, RO water and pipe gas supply
- Huge sit out balconies
- Access control through CCTV at the main gate and every tower
- High-tech security system with video door phone at the entrance in each apartment
- Earthquake resistant structure
- 24 Hours manned security for the entire complex
- Water harvesting for restoring ground water table
- 24 Hours 100% power back-up
- Vaastu-friendly architecture

Aerial View (DAY)

*Not included in 2520 sq. ft.



Aerial View (NIGHT)

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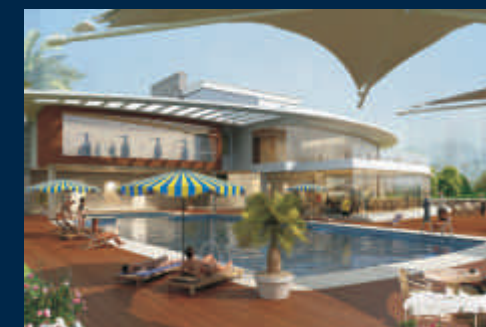
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Club aura



Perspective view of Club Aura

Refresh your mind. Splash in to the fun



Relax, refresh and rejuvenate your mind at one of the finest club in Delhi/NCR, the 'Club Aura' at the Forest Spa, Surajkund. Facilitated with hi-tech amenities & facilities like gym, restaurant, squash court, spa, swimming pool and much more, Club Aura gives you every reason to make yourself feel fresh and elated. Splash into the cool blue water and recreate the freshness in your life. Come and experience the magic here and let your stress take a backseat.

Club Aura Features :

- SQUASH COURT
- PARLOR- both L/G
- BANQUET HALL
- RESTAURANT
- POOL
- KIDS POOL
- SPA- Both L/G
- MEDITATION / YOGA
- AEROBICS/GYM and many more



Actual Site Photograph



The Forest Spa is crafted for those who live a life extra ordinaire. With a contribution of ultra luxurious Penthouses and Apartments, Forest Spa offers a lifestyle that is truly global. Built amidst 5000 acres of greens, Forest Spa gives its residents a breathtaking view of the picturesque Aravalis.

The finest and globally comparable building technology has gone into the making of each resident at Forest Spa. Being in the midst of nature, Forest Spa's construction is environment-sustainable. With its regal presence just next to Surajkund Tourist Complex, Forest Spa is designed to evoke pride in its residents.

Highway like approach to Forest Spa makes it easily accessible from South Delhi, Noida and Gurgaon.

Forest Spa- Welcome to a great Life.

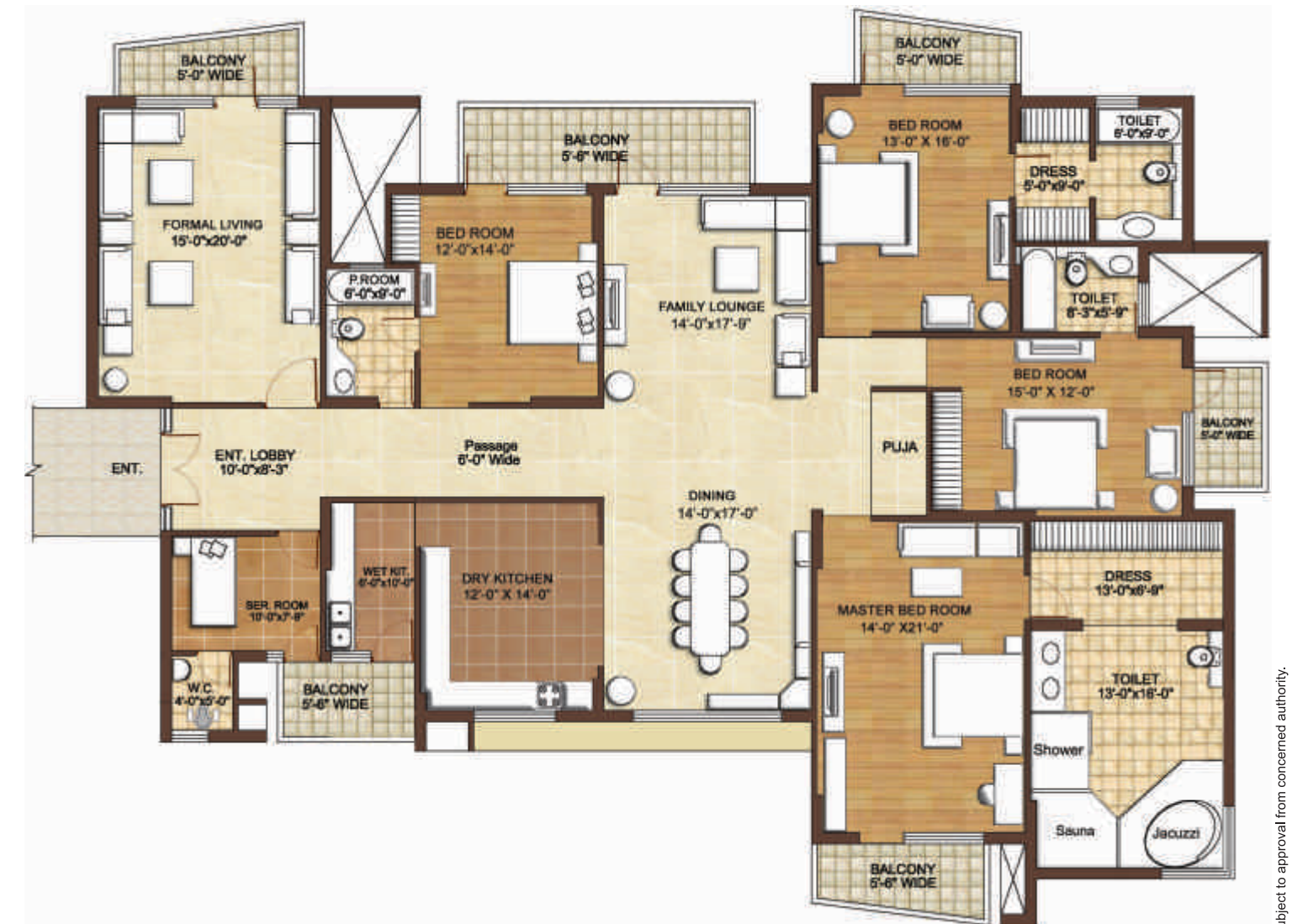
Master Layout Plan





Unit Plan, Super Area-2520 sq.ft.

*This is tentative plan subject to approval from concerned authority.



Unit Plan, Super Area-4025 sq.ft.

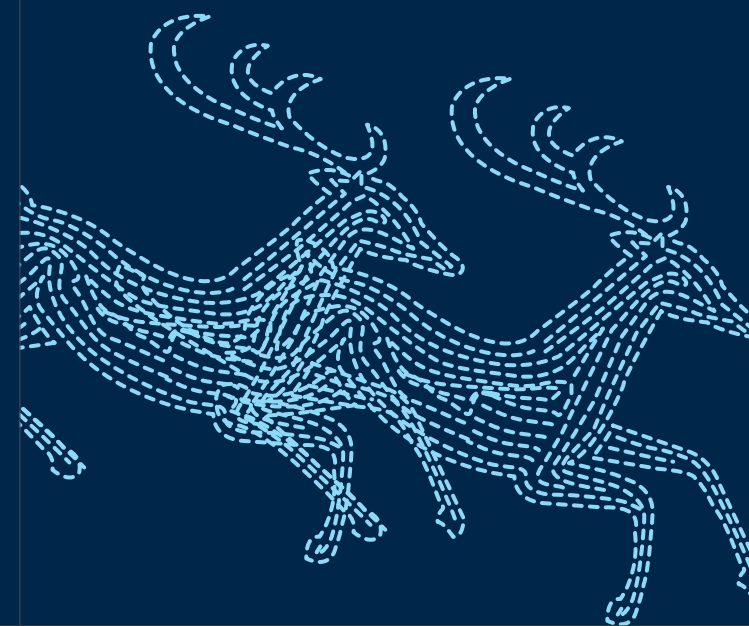
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Unit Plan, Super Area-3025 sq.ft.

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1 Sq. Mtr. = 10.764 Sq. Ft.



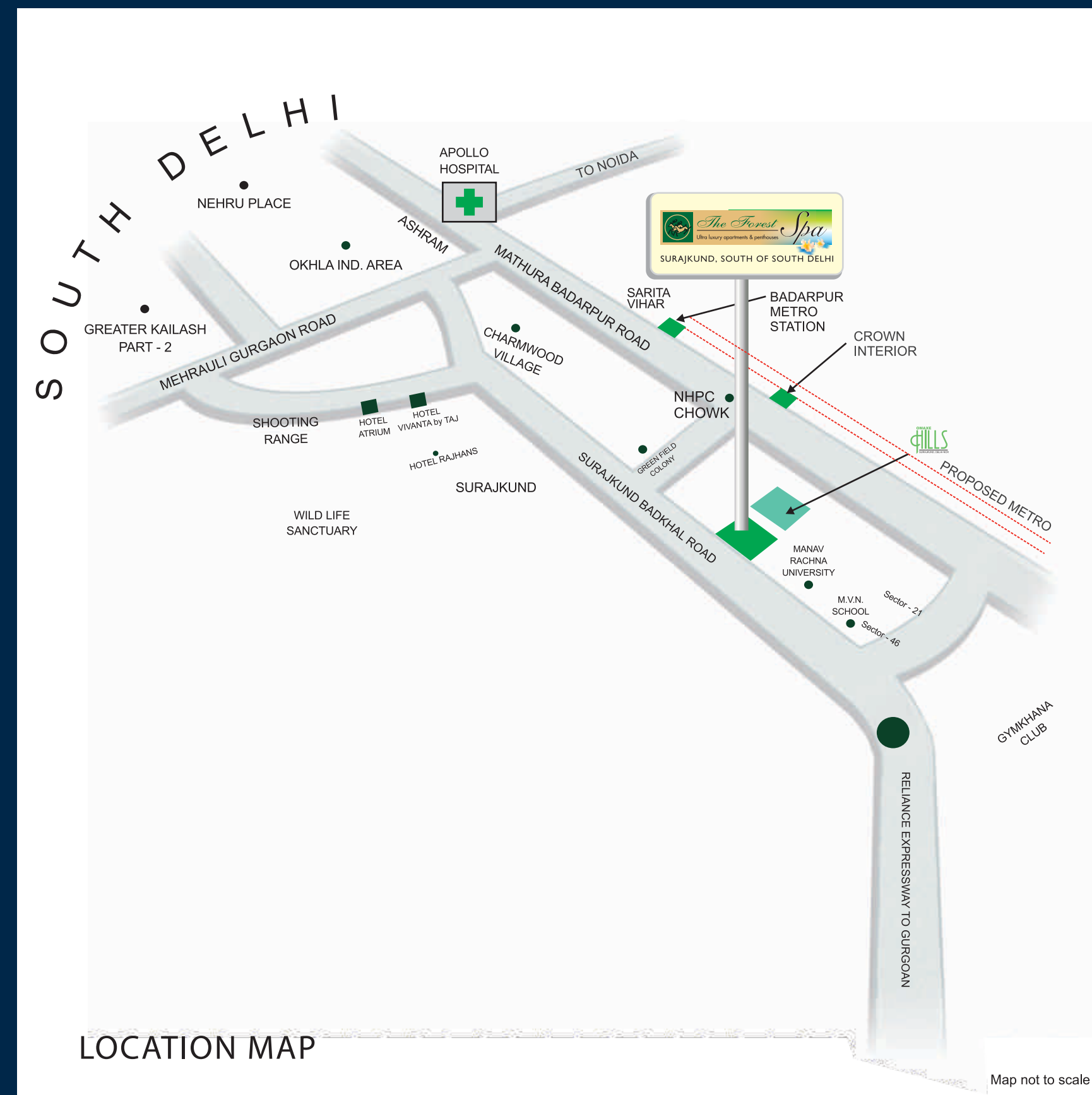
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SPECIFICATIONS

Title	Description	Brand Name	Title	Description	Brand Name
Structure External Finish	Earthquake resistant RCC frame structure Weather resistant Texture Paint/Aluminum Composite Panel/ Glazing	UNITILE / SPECTRUM FOR TEXTURE PAINT ONLY	DOORS & WINDOWS Entrance Door	Seasoned Hard Wood frame & Hardwood shutter with designer veneered with Melamine Polish & Electronic Lock.	
DINING & PASSAGE Floor	Italian / Imported Marble	Asian / ICI / BERGER	Internal Doors	Seasoned Hard Wood frame & designer veneered shutters with Melamine Polish & Mortise lock.	
Walls	POP Punning on plastered surface and painted with pleasing shades of Plastic Emulsion Paint.	Asian / ICI / BERGER	External Door / Windows	UPVC / Aluminum with glass	Fenesta/ Veka (For UPVC) Hindalco / Jindal for Aluminium
Ceiling	POP False Ceiling and painted with pleasing shades of Plastic Emulsion Paint.	Asian / ICI / BERGER	LIFT LOBBY / CORRIDORS Floor	On Ground Floor and subsequent floors - Imported marble/Vitrified Tiles	Asian / ICI
DRAWING ROOM Floor	Italian / Imported Marble	Asian / ICI / BERGER	Walls	Plaster with POP punning and painted with pleasing shades of Plastic Emulsion Paint.	Asian / ICI
Walls	POP Punning on plastered surface and painted with pleasing shades of Plastic Emulsion Paint.	Asian / ICI / BERGER	Ceiling	Plaster with POP punning and painted with pleasing shades of Plastic Emulsion Paint.	Asian / ICI
Ceiling	False Ceiling required for A.C. ducting and balance to be done with P.O.P. Punning and Painted with Plastic Emulsion Paint	Asian / ICI / BERGER	ELECTRICAL Light	Decorative Lights	
MASTER BED ROOM Floor	Wooden Flooring	PERGO/ACTION TESA/ KRONOTEX	Wire	Copper concealed wiring.	
Walls	POP Punning on plastered surface and painted with pleasing shades of Plastic Emulsion Paint.	Asian / ICI / BERGER	Plug	Plug point in each bedroom / Drawing / Dining & Lounge	ABB/MDF / LEGRAND
Ceiling	False Ceiling required for A.C. ducting and balance to be done with P.O.P. Punning and Painted with Plastic Emulsion Paint	Asian / ICI / BERGER	Air Conditioning	Energy efficient Air conditioning system(VRF) for individual flats suitable for higher Ambient Temperature.	DAIKIN
OTHER BEDROOMS Floor	Wooden / Vitrified Tiles	PERGO/ACTION TESA/ KRONOTEX	Fans	Decorative Fans	BAJAJ / Crompton Greaves / HAVELLS
Walls	Plaster with POP punning and painted with pleasing shades of Plastic Emulsion Paint.	Asian / ICI / BERGER	Telephone / Data	Telephone cable pre wired in all rooms. Internet (Cat-6)	
Ceiling	False Ceiling required for A.C. ducting and balance to be done with P.O.P. Punning and Painted with Plastic Emulsion Paint	Asian / ICI / BERGER	SECURITY	24 hours manned periphery security for the complex Boom barrier for main gate Access control Through CCTV at Basement & entrance at Ground floor.	
Wardrobe	Modular Wardrobe upto ceiling height	Asian / ICI / BERGER		Video Door Phone in each flat	Far Max / Fanfisa
SERVANT ROOM Floor	Ceramic Tiles	KAJARIA/SOMANY/ORIENT	TECHNOLOGY	Energy efficient product. Lighting and Fire Fighting System, Rainwater Harvesting System, Y-Max enabled campus.	
Walls	POP Punning on plastered surface and painted with pleasing shades of Plastic Emulsion Paint.	Asian / ICI / BERGER	FIRE PROTECTION	Heat/ Gas leak detector in Kitchen	
Ceiling	Plaster with POP punning and painted with pleasing shades of Plastic Emulsion Paint	Asian / ICI / BERGER	LIFT	2 nos. Passenger lifts in each tower & one additional service lift	
KITCHEN Floor	Italian Marble	KAJARIA/SOMANY/ORIENT	FACILITIES	One car parking facility per apartment. Kids theme Park, Multipurpose Hall.	
Walls	Ceramic tiles upto 2'-0"ht above the counter level, rest POP punning and painted with pleasing shades of Plastic/ Emulsion Paint.	KAJARIA/SOMANY/ORIENT		Landscaped common areas to preserve and enhance the natural characteristics of the site, Provision For Piped Gas Supply, Geyser in kitchen, Common launderette & Car wash area, Outdoor Music System in Park, Multipurpose Court-Tennis/Basketball/Badminton Court, Daily Convenience Shops	
Ceiling	POP punning and painted with pleasing shades of Plastic Emulsion Paint.	Asian / ICI / BERGER	CLUB FACILITIES	Swimming Pool, Connection for Satellite TV, Phone Connection-ready to move, Business Center, Provision for Cafeteria/ Restaurant, Hi- Tech Gymnasium Indoor Games like: Billiards, Snooker Pool etc. Conference Room with all Business Facilities like Broadband.	
Platform Cabinets	Granite Counter with double bowl stainless steel sink. Modular Kitchen with laminate finish with S.S. 304 grade accessories.	SINK - FRANKE/ NIRALI/ ARCIJINDAL			
Chimney & Hob	S.S Finish	FABER/KAFE/GLEN			
BALCONIES Floor	Antiskid Ceramic Tiles	KAJARIA/ NITCO/SOMANY			
Walls	Plastered & Painted with long lasting water repellent paint.	Asian / ICI / BERGER			
Ceiling	Plastered & Texture Super Fine Painted with pleasing shades of Paint	Asian / ICI / BERGER			
Railing	Stainless Steel railing with / without toughened Glass/ M.S.Railing with Duco paint	Asian / ICI / BERGER			
MASTER TOILET Walls	Granite/Tiles	KAJARIA/ IMPORTED TILES			
Floor	Granite/ Imported Stone/Tile	KAJARIA/ IMPORTED TILES			
Fittings / Fixtures	Two wash basin , Wall hung W.C., Shower Cubical, Sauna, Steam bath & Bath Tub with Jacuzzi, Single lever C.P. brass fittings, provision for hot & cold water(Geyser) Imported Stone	(1) CHINAWARE / KOHLER/ DURAVIT/ROCA (2) C.P. FITTINGS- JAQUAR/ GROHE/KOHLER			
Counter	Modular Wardrobe upto ceiling height and mirror for dressing.	Asian / ICI / BERGER			
Wardrobe	Modular Wardrobe upto ceiling height and mirror for dressing.	Asian / ICI / BERGER			
OTHER TOILETS Walls	Selected Ceramic Tiles upto ceiling Height	KAJARIA/ IMPORTED TILES			
Floor	Antiskid Ceramic Tiles /Vitrified Tiles	KAJARIA/ IMPORTED TILES			
Fittings/Fixtures	Wall hung W.C. washbasin of matching shades. Single lever CP brass Fitting, Provision for Hot & Cold Water System (Geyser), Mirror, Shower Cubical / Curtain.	(1) CHINAWARE / KOHLER/ DURAVIT/ROCA (2) C.P. FITTINGS- JAQUAR/ GROHE/KOHLER			
Counter	Granite wherever required otherwise flat wash basins / Artificial Stone Imported	Asian / ICI / BERGER			



DISTANCE CHART

From OMAXE FOREST SPA (Approx.)

