



PRESENTS

CODE NAME KAUSHAMBI

PREMIUM OFFICES | RETAIL SPACES | SERVICE SUITES | HOTEL SUITES



A landmark PPP-led destination redefining
North India's commercial heartbeat.





ABOUT

OMAXE, KAUSHAMBI DELHI NCR

Kaushambi is a fast-growing NCR commercial hub with excellent connectivity, high footfall, and strong demand for retail and commercial spaces.

The Kaushambi is planned as a modern integrated transport and commercial hub featuring:



SMART BUS TERMINAL
INFRASTRUCTURE



RETAIL & SHOPPING
SPACES



FOOD COURT AND
ENTERTAINMENT ZONE



OFFICES AND HOTEL
SUITES



BANQUET



LARGE-SCALE
FOOTFALL-DRIVEN
COMMERCIAL ECOSYSTEM

THE NEXT
**COMMERCIAL
LANDMARK**
OF DELHI NCR



UNMATCHED TRANSIT DOMINANCE



RAILWAY HUB

50K+ DAILY PASSENGERS
GATEWAY TO **NORTH & EAST**
INDIA VIA **7 PLATFORMS**



METRO INTERCHANGE

BLUE & PINK LINE
CONNECTIVITY
45K+ DAILY COMMUTERS



ISBT TERMINAL

64K+ DAILY PASSENGERS
150+ INTERSTATE BUSES DAILY



RRTS STATION

DELHI-GHAZIABAD-MEERUT
NAMO BHARAT CORRIDOR
40K+ DAILY RIDERS
ON WEEKDAYS



Blue Line (Tagore Garden <---> Botanical Garden) &
Pink Line (Shalimar Bagh <---> Dilli Hat INA)

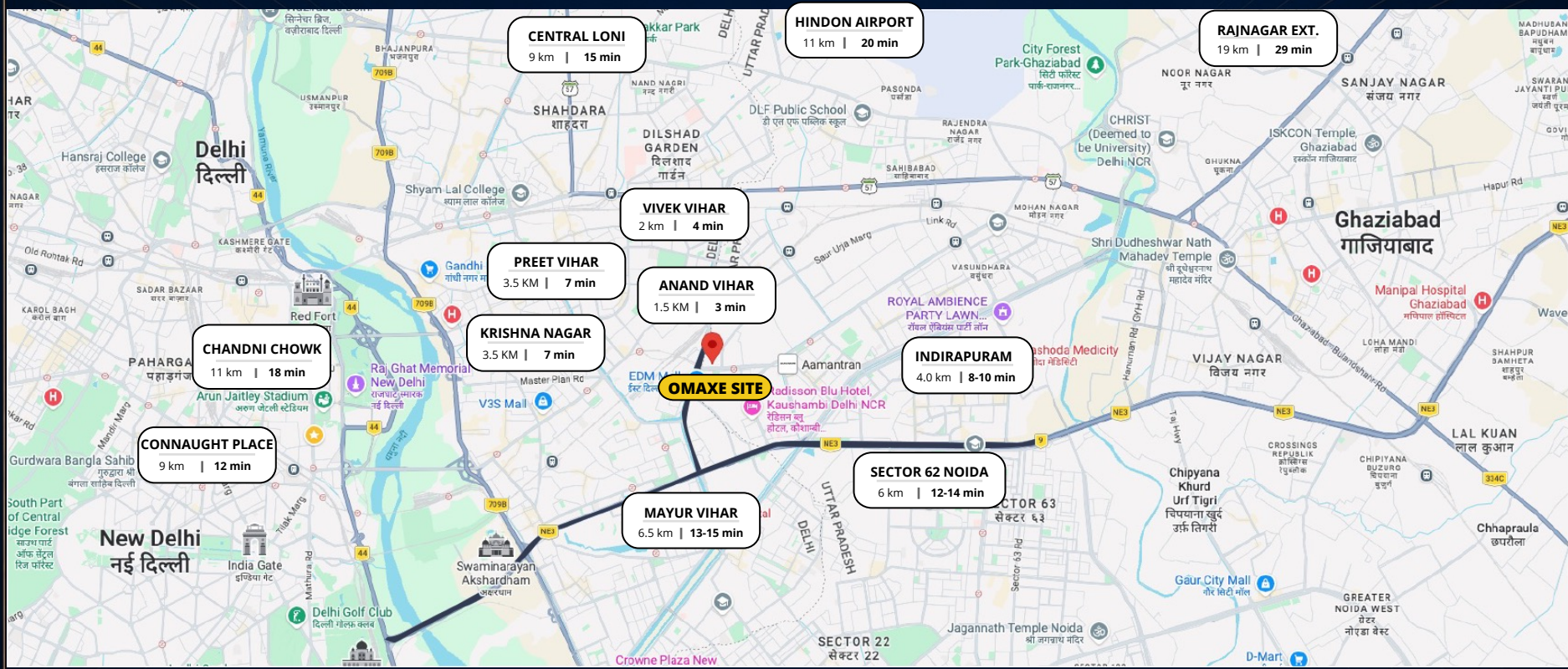


2 Lakh+ Daily
Commuters

KAUSHAMBI BUS DEPOT
— KAUSHAMBI, DELHI NCR

CODE NAME KAUSHAMBI

North India's Next
Commercial Landmark

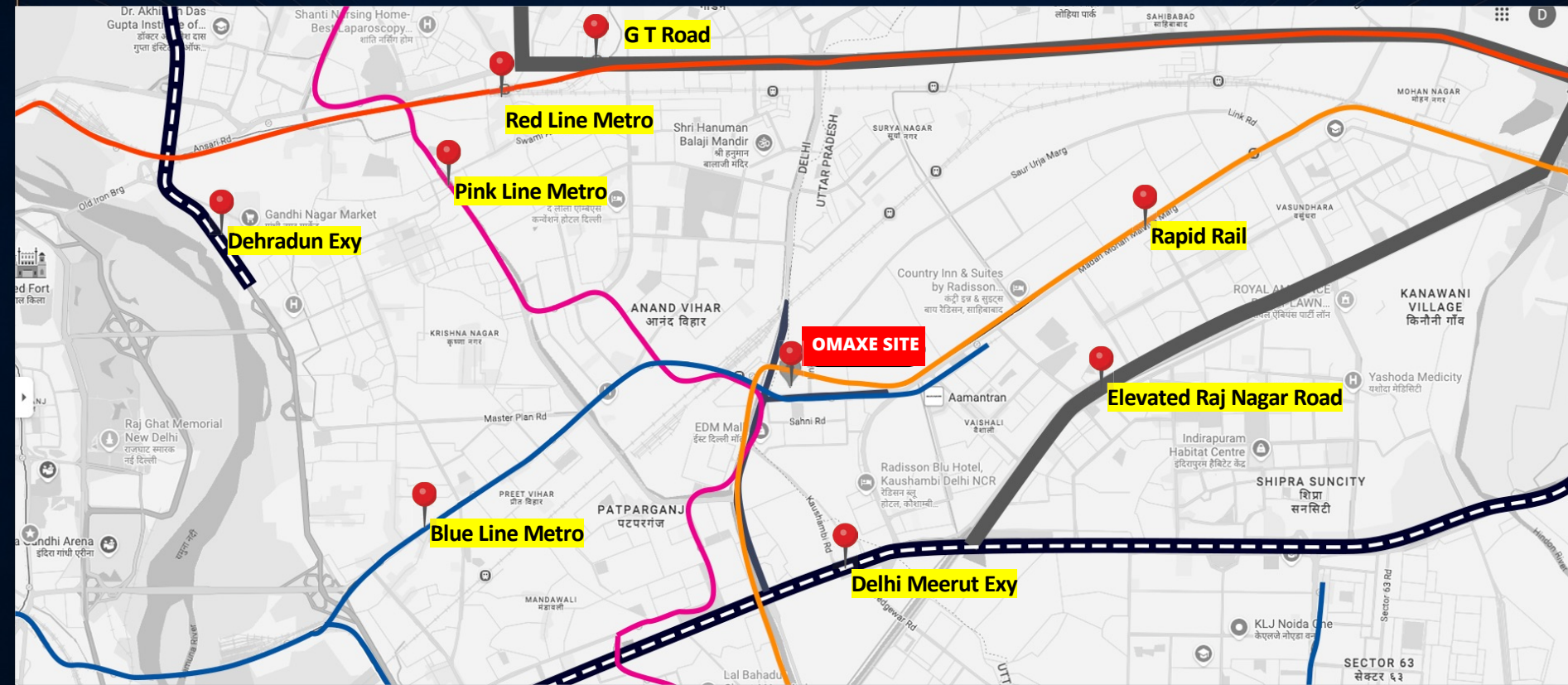


PREMIUM OFFICES | RETAIL | SERVICE SUITES | HOTEL

KAUSHAMBI BUS DEPOT
— KAUSHAMBI, DELHI NCR

CODE NAME KAUSHAMBI

North India's Next
Busiest Location



PREMIUM OFFICES | RETAIL | SERVICE SUITES | HOTEL

Distance And Travel time

From Kaushambi Adda — Key Locations at a Glance

LOCATION	DISTANCE	TIME
Anand Vihar	1.5 km	3 min
Indirapuram	4.0 km	8–10 min
Vivek Vihar	2 km	4 min
Preet Vihar	3.5 km	7 min
Krishna Nagar	3.5 km	7 min
Sector 62, Noida	6 km	12–14 min
RAJNAGAR Ext.	19 km	29 min
Connaught Place	9 km	12 min
Loni (Central Loni)	9 km	15 min
Chandni Chowk	11 km	18 min
Hindon airport	11 km	20 min
Mayur Vihar	6.5 Km	13-15 Min

KEY CONNECTIVITY HIGHLIGHTS



Established Industrial Ecosystem



Direct Access to Delhi–Meerut Expressway



Indirapuram & Vaishali Premium Residential Belt



Seamless Connectivity to
Delhi, Ghaziabad & Noida

1.1 CR +

Residents within 10 km radius

7.1 LAKH +

Workforce

7 CR +

Annual Transit

Location Advantages



RRTS - Rapid Rail
200 m away



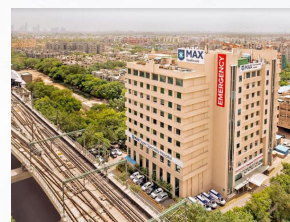
Yashoda Hospital
1.2 km away



Delhi Meerut Expressway
2 km away



Max Hospital (Vaishali)
3.2 km away



Max Hospital (Patparganj)
3.2 km away



GT Road
3.5 km away



GTB Hospital
7 km away



Akshardham Temple
12 km away

**ON TOP OF
THAT >>**

THE TRI-CITY — LOGISTICAL ARTERY & REGIONAL GATEWAY



REGIONAL GATEWAY ADVANTAGE



Strategic **NCR Junction**



Seamless **Delhi–Noida–Ghaziabad** Connectivity



Gateway to **Western Uttar Pradesh**



Key Access Route to **Uttarakhand**



Excellent **Road & Metro** Connectivity



Strong **Daily Commuter Traffic**



365 DAYS

Continuous Footfall



3 MAJOR CITIES

Delhi – Noida – Ghaziabad



MULTI-CITY CATCHMENT

NCR + Western UP



HIGH BRAND EXPOSURE

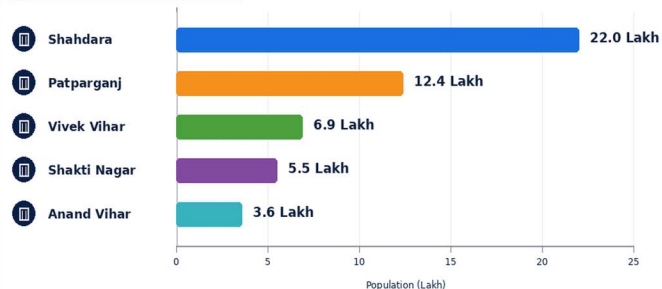
Year-Round Visibility

POPULATION OVERVIEW

Approx. **1.1 CR.** COMBINED **POPULATION** WITHIN 10 K.M. RADIUS

DELHI CATCHMENT POPULATION

POPULATION BY LOCATION (LAKH)



50.4 Lakh
Total Delhi
Catchment Population



5
Major Zones
Covered



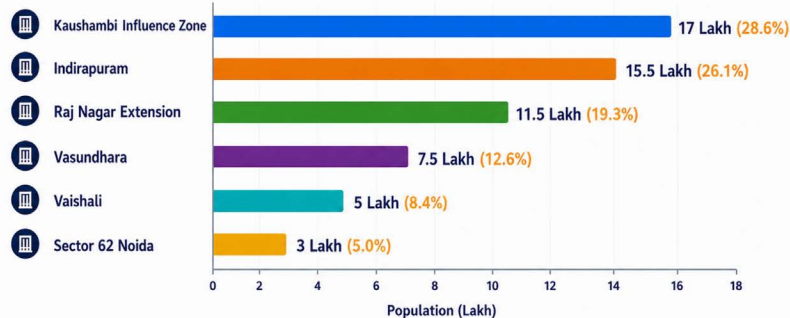
22 Lakh
Highest Catchment
(Shahdara)



82%
Population from
Top 3 Zones

UTTAR PRADESH CATCHMENT POPULATION

POPULATION BY LOCATION (LAKH)



59.5 Lakh+
Total Uttar Pradesh
Catchment Population



6
Major Zones
Covered



31 Lakh+
Kaushambi Advantage Belt
Indirapuram | Vasundhara |
Vaishali | Sector 62



73.9%
Population from
Top 3 Zones

PROFESSIONAL WORKFORCE CATCHMENT

White-Collar Talent Pool Within Reach

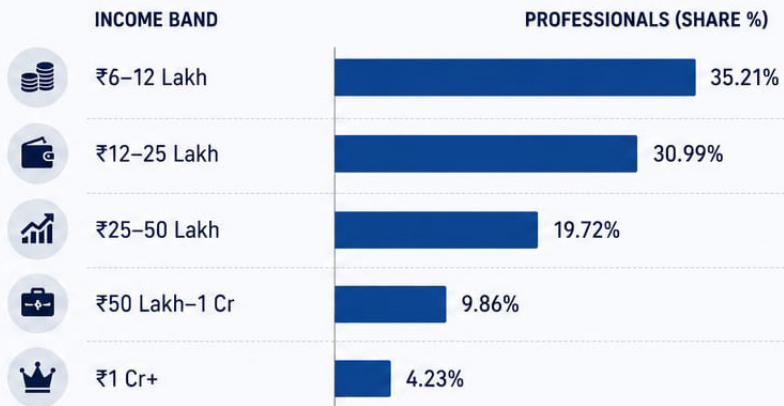


WORKFORCE BY SEGMENT

SEGMENT	COUNT	SHARE (%)
 IT & Technology	1.1 lakh	15.49%
 Banking	0.8 lakh	11.27%
 Doctors	0.9 lakh	12.68%
 Lawyers	0.5 lakh	7.04%
 CAs & Finance	0.3 lakh	4.23%
 Consultants	0.8 lakh	11.27%
 Corporate Management	2.0 lakh	28.17%
 Government Officers	0.7 lakh	9.86%
WHITE-COLLAR TOTAL	7.1 lakh	100%



INCOME DISTRIBUTION OF WHITE-COLLAR PROFESSIONALS



TOTAL

7.1 lakh (100%)



**TOTAL : 7.1 LAKH
WHITE COLLAR WORKFORCE**



SUPPLY vs DEMAND

The Office Space Reality: A Clear Gap & A Huge Opportunity



STRONG PROFESSIONAL BASE | LIMITED SUPPLY | SIGNIFICANT UNTAPPED DEMAND

THE NEXT MAJOR OFFICE GROWTH CORRIDOR OF NCR



THE GAP IS ENORMOUS

4.7 Cr Sq Ft

Office Space Deficit

A critical shortage that is driving professionals out of the region and impacting productivity, time and economic value.

OMAXE IS LEADING THE CHANGE



6 L Sq Ft

Office Space Being Developed by Omaxe

A significant start towards bridging the gap and bringing professionals back to the region.



This is just the beginning.
The opportunity ahead is massive.

THE FUTURE

Building Today, Powering Tomorrow



Keep Talent Local

Reduce outflow of professionals



Drive Economic Growth

Stronger businesses, stronger region



Save Commute Time

Better productivity, better quality of life



High Demand Assured

Sustainable long-term office demand



With a 4.7 Cr Sq Ft gap and only 6 L Sq Ft coming up, the scope for future office development is enormous.

Omaxe is at the forefront of a transformational opportunity.

**BUILDING TODAY.
POWERING TOMORROW.**



MICRO MARKET BENCHMARKING ANALYSIS

Commercial Value Comparison Across Catchment Offices Destinations

	 KAUSHAMBI	 PREET VIHAR	 MAYUR VIHAR	 SEC 62, NOIDA
				
 AVG RATE OF OFFICES (PSF)	Rs.12000	Rs.15000	Rs.18000	Rs.14000
 AVG RENTAL OF OFFICES (PSF)	Rs. 55-65	Rs. 65-75	Rs. 80-110	Rs. 70-80

CURRENT MARKET REALITY OF ABOVE LOCALITY



OLD CONSTRUCTION



NON-MAINTAINED



LARGE FLOOR N.A.



SUB-OPTIMAL SERVICES



OUTDATED SAFETY MEASURES

PROJECTED RATES AFTER 5 YEARS IN KAUSHAMBI

Considering 5% rental escalation P.A. for 5 years

in 2026

Office Average Rate per Sq.Ft.

Rs.55-65

Office Average Rental per Sq.Ft.

Rs.12,000

Metro & RRTS in 2-3 Min. Walking Distance
New Construction | Grade A Offices
Multiple Lifts | Concierge Services
Ample Parking | Locally Available Talent



in 2031

Office Average Rate per Sq.Ft.

Rs.70-83

Office Average Rental per Sq.Ft.

Rs.15,500

Rental Capitalize rate @ 6%

Estimated by 2031:
Up to 15% Higher Premium Potential
Projected Value: **Rs.17K-18K*** + per sq.ft.
(Due to Prime Location and Our Premium Project)

ECONOMIC OVERVIEW

A ₹2.6 Lakh Cr Economy Today → A ₹4+ Lakh Cr Opportunity Tomorrow

METRIC	CURRENT	2030 (PROJECTION)
 Population Catchment	1.1 Cr+	1.2 Cr+
 Household Income	₹2.6 Lakh Cr	₹4.3 Lakh Cr
 Consumer Spending	₹1.8 Lakh Cr	₹3.1 Lakh Cr
 Professional Workforce	7.1 Lakh+	14.5 Lakh+
 Wedding Economy	₹13,000 Cr	₹20,000 Cr+
 Retail & Lifestyle Spend	₹1.3 Lakh Cr	₹2.0 Lakh Cr+
 Office Space Deficit	4–5 Cr. Sq Ft	8–10 Cr. Sq Ft

PRIMARY CATCHMENT DOMINANCE		
MICRO-MARKET ZONE	PROFILE	CONSUMER POTENTIAL
 Anand Vihar / Preet Vihar	Affluent Residential	High-End Retail & Lifestyle
 Kaushambi / Indrapuram / Mayur Vihar	Mid-Premium Urban	Daily F&B & Services
 Indirapuram / Ghaziabad Belt	Emerging Corporate Class	Business & Transit Hospitality



STRONG ECONOMIC FOUNDATION

Robust economy driving sustained growth



GROWING CONSUMER BASE

Expanding population & rising incomes fueling demand



RIISING BUSINESS OPPORTUNITIES

Infrastructure, workforce & enterprise growth on the rise

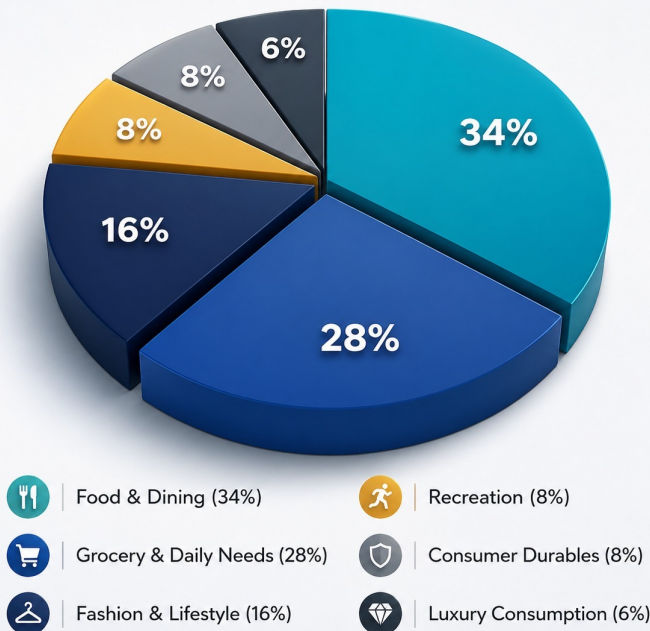


FUTURE-READY INVESTMENT DESTINATION

High potential for appreciation and long-term returns

SPENDING CAPACITY OF KAUSHAMBI & VICINITY

Annual Consumer Expenditure Analysis



ANNUAL EXPENSE

CATEGORY	SPENDING (₹ Cr)
Food & Dining	64,900
Grocery & Daily Needs	53,500
Fashion & Lifestyle	30,600
Recreation	15,300
Consumer Durables	15,300
Luxury Consumption	11,500
TOTAL	₹1.91 Lakh Cr

Total Annual Spending: ₹1.91 Lakh Cr

WEDDING MARKET OPPORTUNITY

Significant Under-Served Demand in Our Target Market

1.1 crores

Population

Total population in the catchment area

× 1.5%

Get Married Per Year

Estimated annual marriage rate

= 1,65,000

Addressable Weddings
Per Year

Estimated total weddings
happening in the catchment

≈ 15,000

Marriages in Our Micro-Market

Weddings happening in our
target micro-market

50-60
Premium Venues

POTENTIAL

Weddings not captured due to
lack of quality venues &
infrastructure (4 Star & above
within 5KM radius)



UNTAPPED WEDDING & BANQUET POTENTIAL

A high-potential market for premium venues, celebrations and event-led demand.



THE OPPORTUNITY

With the right infrastructure, amenities and experience, we can capture this untapped demand and become the preferred wedding destination in the micro-market.

HOSPITAL/MEDICAL VISIT & VISITING RELATIVES/LEISURE

15 KM Radius from Kaushambi Bus Adda, Delhi

4,088 Beds

Hospital Bed Base

Major private / super-speciality hospital capacity within 15 KM radius from Kaushambi Bus Adda

× 365 Days × 70%

Annual Medical Load

Estimated occupancy-led patient stay calculation

= 10,44,000

Occupied Bed-Nights Per Year

Estimated annual patient stay base from nearby hospitals

+ 2.09 Lakh
Relative Stay Potential

Visiting Relative/Leisure

Relative Stay Potential
Assuming 20% external stay conversion



THE OPPORTUNITY

With quality suites, better amenities and strong connectivity, the project can capture year-round demand from hospital visitors, attendants, families and leisure travellers.

BUSINESS & ADMINISTRATIVE STAY DEMAND OPPORTUNITY

Business Travelers | Legal Visits | Administrative Work

36,700+

Business / Industrial Units

Major business base across
Ghaziabad and Noida catchment

+ 7.4 Lakh

Legal Case Base

Pending cases across Ghaziabad
& Gautam Budh Nagar district
courts

= 1,47,000

**Potential Room nights
per year**

36,700 units × 2 business visits per
year = **73,400 visits**

Legal/admin base:
7.4 lakh pending cases × 10% stay-
related conversion = **74,000 visits**

73,400 + 74,000 = **1.47 lakh visits**

6,850 Rooms

Rooms Requirement

Based on business, legal and
administrative stay demand
within the Kaushambi
catchment

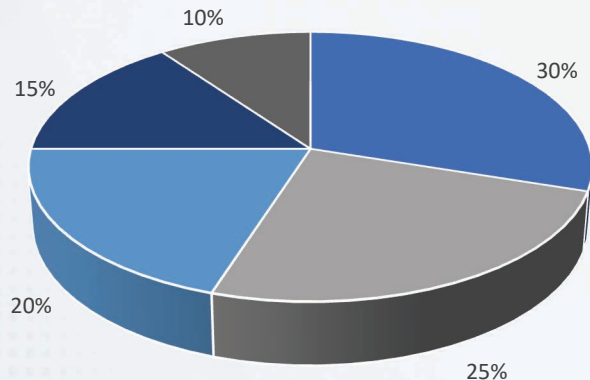


THE OPPORTUNITY

With premium suites, business-ready amenities and strong connectivity, the project can capture year-round short-stay demand from corporate, legal and administrative visitors.

HOTEL DEMAND DRIVERS

15 KM Radius from Kaushambi Bus Adda, Delhi



- Hospital & Medical
- Weddings & Social
- Visiting & Leisure
- Business Travelers
- Legal & Administrative

DEMAND DRIVERS	KEYS	SHARE
HOSPITAL & MEDICAL VISITS Patients and attendants traveling for treatment at leading hospitals in East Delhi, Noida, Ghaziabad and nearby areas.	4,110	30%
WEDDINGS & SOCIAL FUNCTIONS Guests attending weddings and social events across banquets and venues in East Delhi and NCR.	3,425	25%
VISITING RELATIVES / LEISURE Families and friends visiting relatives or coming for short leisure trips and local sightseeing.	2,740	20%
BUSINESS TRAVELERS Business travelers attending conferences, exhibitions, corporate events and seminars.	2,055	15%
LEGAL & ADMINISTRATIVE MATTERS Individuals visiting courts, government offices and other administrative institutions.	1,370	10%

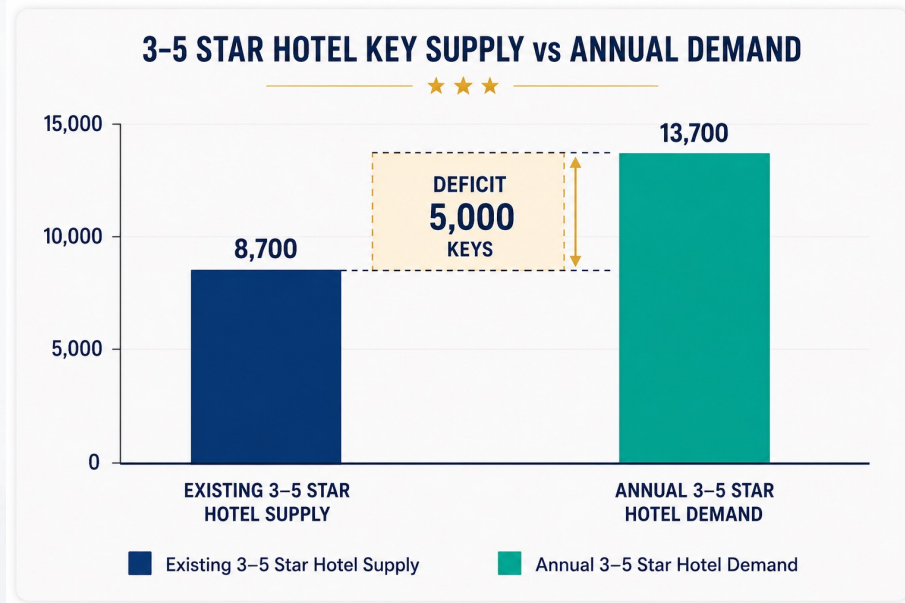
TOTAL DEMAND: 13,700 KEYS (ROOMS)

Robust demand from multiple segments ensures year-round occupancy potential and long-term market resilience.

HOTEL ROOMS AVAILABILITY

Accommodation Demand-Supply Gap by Category

Analysis based on 3–5 Star Hotel Inventory only



57%

Additional Premium Hotel Inventory Required*

The Kaushambi–Anand Vihar catchment currently supports demand for approximately 13,700 premium hotel keys, while existing 3–5 star supply stands at only 8,700 keys, creating a substantial deficit of 5,000 keys.

*57% calculated as: 5,000 (Deficit) ÷ 8,700 (Existing Supply)

8,700 KEYS

Existing 3–5 Star Hotel Supply

13,700 KEYS

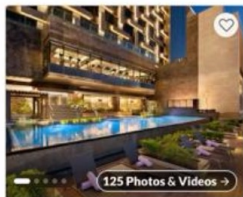
Annual 3–5 Star Hotel Demand

5,000 KEYS

Premium Hotel Key Deficit

CURRENT AVG. HOTEL ROOM PRICE

* Taken from Various Popular Travel Website



✓ The Leela Ambience Convention Hotel Delhi ★★★★★

East Delhi, Delhi | 5.5 km from Kaushambi

Couple Friendly

- ✓ Guaranteed Early Check-in/Late Check-out available
- ✓ Enjoy Happy Hours with 1+1 offer

💡 Book your stay and enjoy 2-for-1 dining at Café Knosh

125 Photos & Videos →

Excellent **4.4**
(5552 Ratings)

₹ 8,400

+ ₹ 1,760 taxes & fees
Per Night

Login to Book Now & Pay Later!



Radisson Blu Towers Kaushambi Delhi NCR ★★★★★

Kaushambi, Ghaziabad | 880 m drive to Wave Kaushmbi

Couple Friendly

- ✓ Free Cancellation till 24 hrs before check in
- Complimentary INR 500 Hotel Credit redeemable on Food & Soft Beverages

💡 Enjoy INR 500 food credit and happy hours 1+1

123 Photos & Videos →

Very Good **4.1**
(3104 Ratings)

₹ 7,186

+ ₹ 359 taxes & fees
Per Night

Login to Book Now & Pay Later!



Park Inn by Radisson New Delhi IP Extension ★★★★★

East Delhi, Delhi | 2.6 km from Kaushambi | 10 km drive to Hindon Airport, Ghaziabad.

Couple Friendly

✓ Enjoy Happy Hours with 2+1 offer

💡 Enjoy INR 600 food credit

120 Photos & Videos →

Very Good **3.8**
(3472 Ratings)

₹ 6,700

+ ₹ 335 taxes & fees
Per Night

Login to Book Now & Pay Later!



Fortune Park, East Delhi - Member ITC Hotels' Group ★★★★★

East Delhi, Delhi | 5.7 km from Kaushambi | 8.5 km drive to Hindon Airport, Ghaziabad.

Couple Friendly

- 🍷 20% off on Food & Beverage services
- ✓ Breakfast Included

✦ Luxurious rooms with elegant design, exceptional food quality, perfect location near Aksardham.

51 Photos & Videos →

Excellent **4.3**
(425 Ratings)

₹ 6,240

+ ₹ 312 taxes & fees
Per Night

Login to Book Now & Pay Later!



SPONSORED Country Inn & Suites by Radisson, Sahibabad, Distt Ghaziabad (U.P.) ★★★★★

Sahibabad, Ghaziabad | 2.8 km from Kaushambi

Couple Friendly

✓ Free Cancellation till 24 hrs before check in

🍷 20% off on session of Spa

💡 Happy hours 1+1 on Alcoholic beverages from 7 PM - 9 PM & 20% off on Spa and Laundry

67 Photos & Videos →

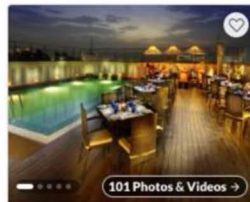
Very Good **4.2**
(19346 Ratings)

₹ 7,964

₹ 5,584

+ ₹ 745 taxes & fees
Per Night

Login to Book Now & Pay Later!



Mahagun Sarovar Portico Suites ★★★★★

Vaishali, Ghaziabad | 2 minutes walk to PVR Mahagun Metro Mall-Vaishali, Ghaziabad

Couple Friendly

- ✓ Free Cancellation
- 🍷 15% off on Food & Beverage services

✦ Ideal location near Mahagun Mall, spacious rooms and kitchenette, great service and hospitality.

101 Photos & Videos →

Very Good **3.7**
(5038 Ratings)

₹ 4,999

+ ₹ 225 taxes & fees
Per Night

Login to Book Now & Pay Later!

LET'S DIVE INTO THE NUMBERS



BASIC OCCUPANCY

70%

OCCUPANCY



AVERAGE ROOM RENT

₹4,500 / DAY



EXPECTED MONTHLY RENTAL

₹42,500



₹77 / PSF

IF RENTAL CAPITALISE @ 6%

₹15,400/- PER SQ FT



GOOD OCCUPANCY

80%

OCCUPANCY



AVERAGE ROOM RENT

₹5,000 / DAY



EXPECTED MONTHLY RENTAL

₹54,000



₹98 / PSF

IF RENTAL CAPITALISE @ 6%

₹19,600/- PER SQ FT



**MOST
LIKELY
SCENARIO**



HIGH OCCUPANCY

85%

OCCUPANCY



AVERAGE ROOM RENT

₹5,500 / DAY



EXPECTED MONTHLY RENTAL

₹63,100



₹115 / PSF

IF RENTAL CAPITALISE @ 6%

₹23,000/- PER SQ FT

KEY INVESTMENT ASSUMPTIONS



RENTAL SHARE

45%



AVERAGE UNIT SIZE

550 sq ft



ROI CALCULATIONS BASED
ONLY ON ROOM RENTAL INCOME



F&B REVENUE

30%-40%
WILL ADD UP
ON RETURNS

CODE NAME KAUSHAMBI



STRATEGICALLY LOCATED, SEAMLESSLY CONNECTED

INTEGRATED MIXED-USE ECOSYSTEM

Hotel & Service Suites



Premium branded hotel rooms & serviced suites for business and leisure travelers.

Food & Dining



Multi-cuisine food courts, restaurants & cafes serving lakhs of daily visitors.

Premium Offices



Grade-A office spaces for IT, banking, startups, consulting and corporate occupiers.

Retail



High-street retail, fashion, lifestyle & everyday convenience stores.

PRIME ACCESSIBILITY



CONNECTED TO EVERY CONVENIENCE



PANAROMIC VIEW OF SITE AND CONTEXT

SITE | IMAGES



WHAT WE OFFER

Premium **A-grade** offices with **all these facilities**



1. AIR-CONDITIONING SYSTEM

Split A.C. units /Centralized of adequate capacities.



2. WIFI & CONNECTIVITY

High-speed Wi-Fi enabled offices with lobby coverage.



3. SECURITY

CCTV surveillance in lift lobby, corridors & inside lift, smart access control systems, visitor management system, RFID/card access entry, and 24x7 security monitoring.



4. AMENITIES

Common airconditioned reception and waiting lounge on each floor.



5. CORRIDORS & COMMON AREAS

Air Cooled Corridors fully finished with premium flooring and wall treatments.



6. CONCIERGE SERVICES

Dedicated concierge at every floor with automated entry systems, reception assistance, parcel handling, and visitor coordination.



8. BUSINESS FACILITIES

PODCAST ROOMS available as shared facilities

CONFERENCE available as shared facilities



as part of furnished office floor facilities.



9. MULTIPLE LIFTS

High-speed passenger lifts with destination control and separate service lifts for efficient handling.
(SEPARATE LIFTS FOR OFFICES)





OFFICE

Area 500 - 600 sq ft Onwards

Price Rs. **XX Lakh** Onwards

Payment Plan		
Stage 1	EOI	2 Lakh
Stage 2	45 Days	8 Lakh
Stage 3	Start of Construction	30% Less Paid Amount
Stage 4	On RAFT	12.5%
Stage 5	Staring from 2 nd Basement Casting	1% per month for next 48 Months



“THE ADDRESS
THAT REFLECTS YOUR
SUCCESS



WHAT WE OFFER

Premium hotel suites with all these facilities



1. FULLY FUNCTIONAL HOTEL

Professionally managed hotel suites with hospitality services for a seamless stay experience.



2. FULLY FURNISHED

Well-appointed suites with stylish interiors, quality furnishings and ready-to-use comfort.



3. BANQUETS

Elegant banquet spaces for celebrations, social gatherings, meetings and special events.



4. ALL DAY DINING

A convenient all day dining experience offering fresh meals and relaxed hospitality.



5. RESTAURANT / CAFE

Inviting restaurant and café spaces for quick bites, conversations and everyday indulgence.



6. SWIMMING POOL

A refreshing swimming pool area designed for leisure, relaxation and a premium lifestyle.



7. SECURITY

24x7 surveillance, access control and trained personnel for a safe and secure stay environment.





HOTEL SUITES

Area 520 sq ft Onwards

Price Rs. **YY Lakh** Onwards

Payment Plan		
Stage 1	EOI	2 Lakh
Stage 2	45 Days	9 Lakh
Stage 3	Start of Construction	30% Less Paid Amount
Stage 4	On RAFT	12.5%
Stage 5	Staring from 2 nd Basement Casting	1% per month for next 48 Months



ELEGANCE REDEFINED, COMFORT PERFECTED







CODE NAME
KAUSHAMBI