



Korab & Key

OM&SUN SHIVERIA



Define

ELEGANCE WITH LUXURY



Raj Garden City

SPECIFICATIONS

STRUCTURE

Earthquake Resistant RCC frame structure (approved by IIT. Rorkee)

DRAWING ROOM/ DINING ROOM

Floors Vitrified Tiles or Equivalent
Walls & Ceiling Oil Bound Distemper (O.B.D.)/ Plastic Paint,
Wooden Ceiling in Drawing Room
Doors & Windows Flush/Skin Doors, Wooden Frames/U.P.V.C Frames

BEDROOMS

Floors Vitrified Tiles or Equivalent
Walls & Ceiling Oil Bound Distemper (O.B.D.) / Plastic Paint, Ceiling in Every Room
Doors & Windows Flush/Skin Doors, Wooden Frames with Natural Polish/U.P.V.C Frames
Cupboard Wooden Cupboard in Every Rooms

KITCHEN

Floors Vitrified Tiles / Anti-skid Ceramic Tiles
Design Modular Hydraulic Kitchen
Fixtures Granite/stone Counter, Stainless Steel Sound Prof Dubble Bowl Hand
Made Sink, Provision For R.O., Hot-Cold Water Supply With Geyser
Walls Oil Bound Distemper (O.B.D.)/ Plastic Paint,
2ft. High Ceramic Tiles Above Counter

PLUMBING

C.P.V.C. Pipe

ELECTRICALS FITTING

Standard Quality Branded Switches, Sockets, ISI Copper Wires, Heavles/Anker/LS Cable

BALCONIES

Floors Anti-skid Ceramic Tiles
Fixtures Provision for washing in one balcony
Doors & Windows U.PVC. / Wooden / Aluminium frame glass window
Railing Railing with Taffen Glass

TOILETS

Floors Anti-skid Ceramic Tiles
Fixtures Facility of Geyser, Glazed Tiles on Walls upto Door Level,
European Style WC, Washbasin with Vanity
All Bathroom Fittings Are From CERA/ Equivalent
Jacuzzi Available
Doors & Windows U.P.V.C./ Wooden / Aluminium frame glass window

LIFT LOBBY

Brand Johnson Lifts Private Limited
Floors Pattern with Granite/Marble / Vitrified Tiles / Ceramic Tiles
Facia Granite / Vitrified Tiles

Terrace

With Anti-skid Tiles

Stairs

Ambient Lighting & SS Railing

Note: All Building Plan. Layouts. Specifications Etc. Are Tentative And Subjects To Variations As Many Decided By The Company Or Architect

OM&SUN SHIVERIA



Introducing OM&SUN SHIVERIA, a prestigious and cutting-edge low-rise residential complex designed to revolutionize modern urban living. Our vision is to create intelligent, innovative, and sustainable communities that offer the most convenient, comfortable, and healthy lifestyles. Located in the sought-after area of Raj Nagar Extension in Ghaziabad,

OM&SUN offers an ultra-modern, gated residential society with 3BHK and 4BHK floors that cater to your every need. Experience the best of group housing amenities and facilities while enjoying an independent lifestyle that prioritizes privacy and personal choices. The developers behind this remarkable project are the same ones who successfully delivered the fully sold and occupied project, OM&SUN BLISS, in the same area. With a proven track record of timely delivery and customer satisfaction, you can trust us to exceed your expectations. At OM&SUN SHIVERIA, we prioritize sustainability, innovation, and intelligent design.

Our residential complex promises to offer a unique and trendsetting lifestyle that blends modernity with comfort and convenience. Come and join us in our mission to revolutionize urban living and experience the best of what Raj Nagar Extension has to offer.

OM&SUN SHIVERIA ADVANTAGES

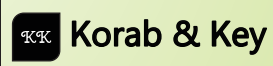
- ✓ GDA Approved Map
- ✓ Sustainable Design with Visionary features
- ✓ Pollution free Environment
- ✓ Spacious Balcony
- ✓ Dedicated lift
- ✓ Ample Parking Space
- ✓ 24x7 Gated Security
- ✓ Modular Kitchen
- ✓ Provision For R.O. in each floor
- ✓ Fire Fighting System
- ✓ 24 Hours water supply
- ✓ Rain Water Harvesting
- ✓ Restricted entry for petty vendors
- ✓ Landscaping Garden
- ✓ Play School

LOCATION ADVANTAGES

- ✓ Dedicated 100 Acres city Forest with in 5 Kms
- ✓ Elevated road to Delhi with in 5 Kms
- ✓ Yashoda Hospital with in 3 Kms
- ✓ Mall / Commercial complex in close vicinity
- ✓ 1 Km From Rapid Rail Transit Station (RRTS)
- ✓ Nearest metro station Hindon River with in 3.5 Kms
- ✓ Reputed Schools like DPS, GS Goenka in Close proximity
- ✓ Hindon Airport Domestic Civil Terminal with in 8 Kms
- ✓ Upcoming BCCI cricket stadium with in 1.5 Kms
- ✓ 3 Km From IMT Campus

LOCATION MAP

**OM&SUN
SHIVERIA**



**Home Loan available from
Leading Banks & Financial Institutions**

Site Office: F-1, F-2 Raj Garden City, Raj Nagar Extension, NH 58, Ghaziabad

Corporate office: B-212A, Lohiya Nagar, Ghaziabad - 201001

Email: omandsandevlopers@gmail.com

Call: 9311180046, 8750345456



Disclaimer : The Building plans, and specification of building, complex and the apartment are tentative and subject to variation / deletion as deemed as appropriate by the company or as directed by any competent authority. The Layout is being developed by Edge Dwarka JV as per sanction map and rules framed by competent authorities with no association with the company. Furniture is not being provided. Furniture layout show in the brochure is only indicative of how the unit can be used. Dimensions given in the unit plans are masonry dimension (including the plaster thickness.) All dimensions are round off and marginal variations may occur in the process of construction as per architects advice.