



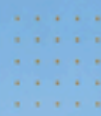
MONEY MULTIPLY

TRADING & CONSULTANT PVT. LTD.

— THE LAND BANKERS & TRADERS —

Building Assets.

Creating Opportunities.



— INTRODUCING —

OMKARAM

— HOUSING COMPLEX —

PREMIUM STUDENT &
PROFESSIONAL HOUSING

 GREATER NOIDA



NEAR GALGOTIAS
UNIVERSITY

COMPANY PROFILE

— 2026 —



OMKARAM HOUSING COMPLEX

Comprehensive Project Report & Pitch Deck Master Specification

Managed By: Money Multiply Trading and Consultant Private Limited

Project Location: Greater Noida (Near Galgotias University)

Asset Class: Commercial-Grade Unisex Student & Professional Hostel Complex with Top-Floor Culinary Hub

Document Version: 1.0 (Definitive Master Edition)





Ashutosh Kumar Mishra

FOUNDER & PRINCIPAL INVESTMENT ADVISOR



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7th May 1993

I am Ashutosh Kumar Mishra, a business professional with more than 12 years of experience in sales, marketing, public dealing, investment consulting, and financial markets. My career has been dedicated to building strong client relationships, creating investment opportunities, and delivering sustainable business growth through strategic planning and market expertise

PROFESSIONAL STRENGTHS :-

- ✓ 12+ Years Of Market Experience
- ✓ Leadership and Negotiation Skills
- ✓ Investor Relationship Management
- ✓ Communication and Public Relations
- ✓ Risk Assessment and Investment Advisory

“ With over a decade of experience in real estate, financial markets, sales, marketing, and public dealing, I am committed to delivering strategic business solutions and long-term value to clients and stakeholders. “



PRAKASH KUMAR MISHRA

DIRECTOR & CORPORATE CONTRACTOR



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1st January 2000

I am an experienced leader specializing in corporate governance, project execution, and business development. With hands-on expertise in civil construction supervision, architectural coordination, workforce management, and operational planning, he ensures projects are delivered efficiently while maintaining quality and client confidence. His practical leadership and execution-focused approach drive long-term value creation and operational success.

PROFESSIONAL STRENGTHS :-

- ✓ Strategic Leadership
- ✓ Project Execution
- ✓ Construction Supervision
- ✓ Team & Workforce Management
- ✓ Business Development

“ Execution with discipline, integrity, and accountability transforms vision into lasting value. “

1. EXECUTIVE SUMMARY & STRATEGIC VISION

1.1 INTRODUCTION

The **Omkaram Housing Complex** represents a state-of-the-art, high-density, commercial-grade residential project engineered to serve the surging housing demands of students and working professionals in the education and tech hub of Greater Noida. Strategically located in close proximity to premier educational institutions such as Galgotias University, this project offers an unmatched blend of absolute security, institutional hygiene, modern aesthetics, and self-sustaining culinary infrastructure.

1.2 CORPORATE MANAGEMENT & EXECUTION

The project is proudly conceived, developed, and managed under the administrative stewardship of **Money Multiply Trading and Consultant Private Limited**. The management brings robust governance, rigorous financial planning, transparent asset optimization, and professional facility management practices to ensure long-term capital appreciation and consistent high-yield rental generation.



1.3 CORE PROJECT PARAMETERS

PARAMETER INDICATOR	PROJECT SPECIFICATION METRIC
Project Name	Omkaram Housing Complex
Management Entity	Money Multiply Trading and Consultant Private Limited
Total Land Plot Area	1,000 Square Yards (~9,000 Sq. Ft.)
Constructed Footprint Area	700 Square Yards (~6,300 Sq. Ft. per floor plate)
Vertical Configuration	Ground + 3 Floors (G+3 Structural Framework)
Total Usable Built-up Area	~25,200 Square Feet across all structural levels
Total Residential Capacity	100 Independent Units (25 Units per residential level: Ground, 1st, 2nd, 3rd)

Key Strategic Objective: To construct an institution-grade, fully compliant residential ecosystem that eliminates the typical friction points of student leasing by combining premium private rooms, centralized high-speed digital infrastructure, and a commercial-grade top-floor dining anchor.

2. ARCHITECTURAL SPECIFICATIONS & SITE LAYOUT

2.1 LAND UTILIZATION AND FOOTPRINT OPTIMIZATION

Engineered on a spacious 1,000-square-yard plot, the building design maximizes structural efficiency by deploying a 700-square-yard footprint per floor (~6,300 sq. ft.). This architectural footprint balance leaves adequate perimeter setbacks for open-air circulation, fire tender movement, stilt vehicle parking, and green peripheral buffers.

2.2 VERTICAL ENGINEERING & CIRCULATION CORE

The G+3 configuration is built to withstand high structural loads with heavy-duty earthquake-resistant RCC frame construction. To ensure seamless movement across the 100 residential units:

- **Wide Passageways:** Every floor features a minimum 5-foot-wide central corridor designed for effortless, two-way resident movement and strict adherence to fire safety egress guidelines.
- **Natural Ventilation & Light:** Strategic placement of air ducts and open-to-sky cut-outs ensure that all indoor corridors receive abundant natural daylight and cross-ventilation.
- **Vertical Transit:** High-capacity commercial passenger elevators and reinforced wide stairwells connect the ground lobby to the top-floor restaurant deck.

OMKARAM HOUSING COMPLEX

GREATER NOIDA,
NEAR GALGOTIA UNIVERSITY

PROJECT SPECIFICATIONS

- Building Structure:
Ground + 3 Floors
(Total 4 Floors,
No Parking on Ground)
- Units Per Floor:
25 Studio Apartments
- Total Units:
100 Studio Units
- Unit Size:
250 Sq. Ft.
(Option: 12.5' x 20' or 10' x 25')

STORAGE / WARDROBE

2-foot deep full-width wardrobe spanning the rear wall (e.g., 2' x 12.5' at the back end).

STUDY AREA

Two wall-mounted study tables on the Left Wall.

BATHROOM

Attached Toilet + Bathroom (4' x 6' or 5' x 5') positioned on the Left Side upon entry.

KITCHENETTE

Compact kitchen slab with sink & induction space positioned upto the washroom wall on the Right Side upon entry.



CONSTRUCTION AREA
EACH FLOOR

6250
SQ FT



PLOT AREA
1000
SQ YARDS



PLOT DIMENSIONS
34 x 265 FT



FLOORS
G + 3
(TYPICAL)

DETAILED ROOM LAYOUT (PER UNIT)

ZONE / ITEM	DIMENSION / PLACEMENT DETAILS
Bathroom	Attached Toilet + Bathroom (4' x 6' or 5' x 5') positioned on the Left Side upon entry.
Kitchenette	Compact kitchen slab with sink & induction space positioned upto the washroom wall on the Right Side upon entry.
Study Area	Two wall-mounted study tables on the Left Wall.
Storage / Wardrobe	2-foot deep full-width wardrobe spanning the rear wall (e.g., 2' x 12.5' at the back end).

FLOOR PLAN (PER UNIT)



KEY FEATURES

- FULL-WIDTH WARDROBE (2 FT DEEP)
- TWO STUDY TABLES ON THE LEFT WALL
- KITCHEN SLAB UPTO WASHROOM WALL WITH SINK & INDUCTION
- ATTACHED BATHROOM WITH PREMIUM FITTINGS
- EFFICIENT SPACE UTILIZATION
- WELL VENTILATED & NATURAL LIGHT

WARDROBE DETAIL (REAR WALL)



SPACIOUS
BEDROOMS



LIVING &
DINING AREA



MODULAR
KITCHEN



MODERN
BATHROOMS



PRIVATE
BALCONIES



LIFT
FACILITY



WIDE STAIRCASE &
LOBBY AREAS

2.3 FLOOR-WISE UNIT DISTRIBUTION MATRIX

LEVEL	FUNCTIONAL ROLE	UNIT BREAKDOWN	PRIMARY FEATURES
Ground Floor	Reception & Admin Hub	25 Units / Admin Spaces	Grand lobby, biometric turnstiles, warden cabin, security command center, stilt parking, convenience retail/laundry station.
First Floor	Unisex Residential Wing	25 Units (101 - 125)	Fully furnished rooms, attached bathrooms, high-speed Wi-Fi routing hubs, acoustic insulation.
Second Floor	Unisex Residential Wing	25 Units (201 - 225)	Studio-style double/triple occupancy layouts, indoor recreation nook, linen storage.
Third Floor	Premium Residential Wing	25 Units (301 - 325)	Top-tier student suites, direct stairwell access to dining deck, enhanced thermal insulation.



3. TOP-FLOOR CULINARY HUB & COMMERCIAL ANCHOR

3.1 THE CONCEPT OF THE TERRACE DINING DECK

Rather than treating the roof as dead space, the Omkaram Housing Complex dedicates the entire ~6,300 sq. ft. top-floor terrace to a vibrant multi-purpose culinary ecosystem. This strategic layout serves a dual purpose: operating as a structured daily mess facility for residents and functioning as an independent, revenue-generating a-la-carte restaurant and café for students, faculty, and outside visitors.

3.2 OPERATIONAL ZONES ON THE TOP FLOOR

- **Commercial Kitchen Core:** Fully equipped industrial kitchen space featuring stainless steel prep stations, heavy-duty gas burners, exhaust extraction hoods, walk-in cold storage, and commercial dishwashing systems.
- **Student Mess Area:** A designated hygienic dining hall optimized for high-volume seating during peak breakfast, lunch, and dinner hours, serving nutritious and standardized meal plans.
- **Open-Air Pergola & Café Seating:** Aesthetic outdoor pergolas, weather-resistant seating, and ambient evening lighting that create a relaxed social lounge atmosphere for studying and socializing.
- Bacteriological and water purification systems ensure absolute food safety and compliance with public health standards.

3.3 ECONOMIC SYNERGY OF THE F&B ANCHOR

The inclusion of a top-floor restaurant fundamentally transforms the financial profile of the real estate asset:

- **Captive Consumer Base:** With 100 residential units housing hundreds of residents right downstairs, the restaurant enjoys guaranteed baseline patronage.
- **Ancillary Revenue Stream:** Generates significant secondary cash flow separate from room rentals through meal plan subscriptions and evening retail food sales.
- **Enhanced Project Valuation:** Comprehensive on-site lifestyle amenities significantly increase occupancy rates and tenant retention compared to standard bare-bones hostels.

4. SAFETY, TECHNOLOGY & VALUE-ADDED AMENITIES

4.1 MULTI-TIER SECURITY ARCHITECTURE

Student safety and asset security represent foundational pillars of the Omkaram Housing Complex. The property implements a rigorous security protocol managed round-the-clock:

- **Biometric & Smart Card Access:** Unauthorized entry is strictly prohibited through biometric turnstiles at the main lobby and smart card locks on individual unit doors.
- **Comprehensive CCTV Surveillance:** High-definition night-vision cameras cover all common corridors, elevators, entry gates, and the perimeter, monitored continuously from a centralized security desk.
- **Gender-Segregated Wing Controls:** Managed access policies ensure privacy and safety across unisex residential floors.

4.2 NEXT-GENERATION TECHNOLOGICAL INFRASTRUCTURE

Modern students and professionals require robust, uninterrupted digital connectivity:

- **Enterprise-Grade Wi-Fi:** Dedicated high-speed fiber internet distribution across every floor, ensuring seamless online classes, remote work, and entertainment.
- **Smart Sub-Metering:** Individual digital electricity sub-meters installed in every unit for transparent utility consumption tracking.
- **Power Backup Systems:** Heavy-duty diesel generators and inverter backups ensure zero downtime for lighting, elevators, internet routers, and water pumps.

4.3 ANCILLARY FACILITY MANAGEMENT SERVICES

To deliver a hassle-free living experience, professional property management handles:

- Scheduled daily housekeeping and deep cleaning of common corridors and washrooms.
- Automated commercial washing machine bays and ironing pick-up stations.
- On-call maintenance technicians for immediate plumbing, electrical, and carpentry support.

5. FINANCIAL VIABILITY, PITCH DECK & CONCLUSION

5.1 DIVERSIFIED REVENUE STREAMS

The financial model of the Omkaram Housing Complex is built upon three robust, synergistic revenue pillars designed to maximize investor returns:

- **Primary Room & Bed Rentals:** Steady, high-occupancy monthly rental income derived from 100 residential units configured for double and triple sharing (scalable up to 300+ beds).
- **F&B Mess & Restaurant Operations:** Monthly institutional mess subscription fees combined with retail margins from the top-floor restaurant and evening café.
- **Commercial Ancillaries:** Passive rental yields from ground-floor convenience retail kiosks, automated vending machine spaces, and digital advertising panels.

5.2 INVESTMENT HIGHLIGHTS FOR STAKEHOLDERS

INVESTMENT PILLAR	STRATEGIC ADVANTAGE
High Demand Proximity	Located adjacent to Galgotias University, ensuring perennial demand from incoming student cohorts.
Institutional Management	Administered professionally by Money Multiply Trading and Consultant Private Limited, guaranteeing operational transparency.
Asset Defensibility	Robust G+3 commercial-grade construction with built-in F&B revenue diversification minimizes market volatility risks.

5.3 CONCLUSION

The Omkaram Housing Complex bridges the critical gap between institutional student housing demand and premium real estate development. By uniting 100 well-planned residential units, state-of-the-art security, and a landmark top-floor dining venue under the expert management of Money Multiply Trading and Consultant Private Limited, this project stands as a premier commercial asset poised for exceptional long-term success.

THANK YOU

We appreciate your time and consideration.

We look forward to building a lasting relationship with you



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Greater Noida (Near
Galgotias University)

Project visual shown is for representation purposes only.

The final 3D model will be shared publicly upon completion.

