

THE NEW CHAPTER OF LUCKNOW

LUCKNOW WILL NEVER BE THE SAME.

A landmark destination is taking shape—bringing together retail, entertainment, fine dining, hospitality and expansive green spaces in one thoughtfully envisioned development.

A new experience is coming to the city.





8 ACRES. ONE GRAND
VISION.

BUILT FOR THE
LUCKNOW OF
TOMORROW.

8 ACRES OF LAND

5 ACRES

Dedicated to a vibrant retail & entertainment
destination

3 ACRES

Dedicated to green spaces & breathing spaces

10 LAC+ BUILD-UP AREA

Everything you need. Designed around how you live.

A WORLD WITHIN A DESTINATION

SHOP. WATCH. DINE.

UNWIND.

GROUND TO 3RD FLOOR

RETAIL

Curated shopping experiences

MULTIPLEX

Entertainment on the big screen

FINE DINING

Elevated culinary experiences

GREEN SPACES

Open spaces designed to bring balance to the urban experience





TWO TOWERS. TWO
POSSIBILITIES.

THE SKYLINE IS ABOUT
TO CHANGE.

TOWER 01

HOSPITALITY

The first tower is set to feature Welcomhotel by **ITC Hotels**, bringing a premium hospitality experience to the development.

Stay. Experience. Belong.

TOWER 02

STUDIO LIVING

The second tower presents an opportunity for studio apartments—designed for modern, flexible urban living.

A space that works with your lifestyle.

LOCATION PROXIMITY & ADVANTAGE

A STRATEGIC LOCATION. A PROMISING FUTURE.

Strategic Location

Positioned to connect with the city's key residential and commercial hubs.

Seamless Connectivity

Easy access to major roads and important city routes.

Everyday Convenience

Retail, entertainment, fine dining and hospitality—all within one destination.

Future Growth

A thoughtfully planned development designed for the evolving needs of Lucknow.

CONNECTIVITY

Connected to Lucknow. Close to Everything That Matters.

KEY DESTINATIONS

NEAR

Prerna Sthal

Close to a prominent emerging destination

02 MINUTES

Green Corridor

Direct access to a major city connector

20 MINUTES

Shaheed Path

Easy connectivity to Lucknow's wider network

20 MINUTES

Bara Imambara

Connected to the city's historic and cultural centre

SELLABLE AREA

 RETAIL

 STUDIO

LUCKNOW, GET READY FOR WHAT'S
NEXT.

PROJECT OVERVIEW



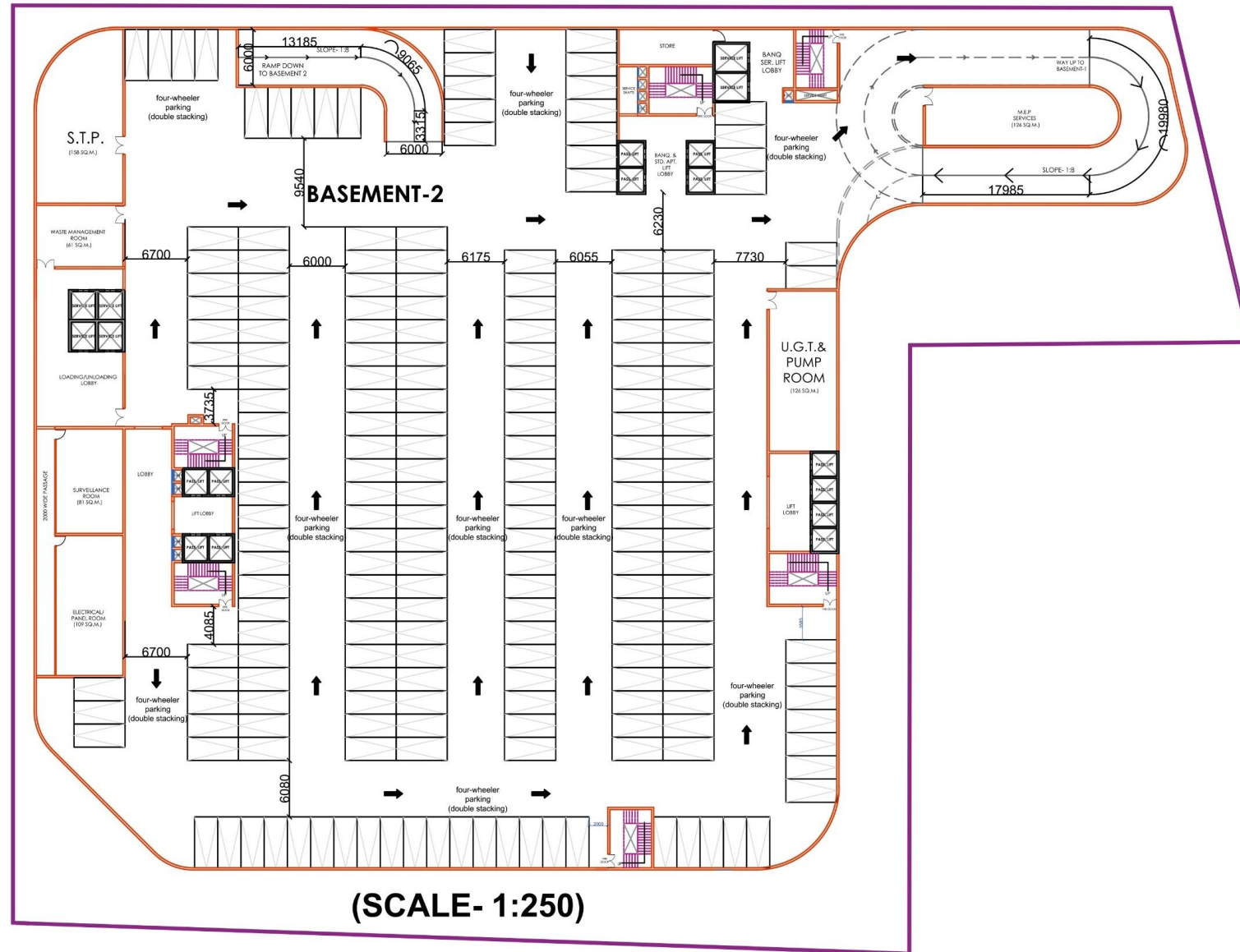




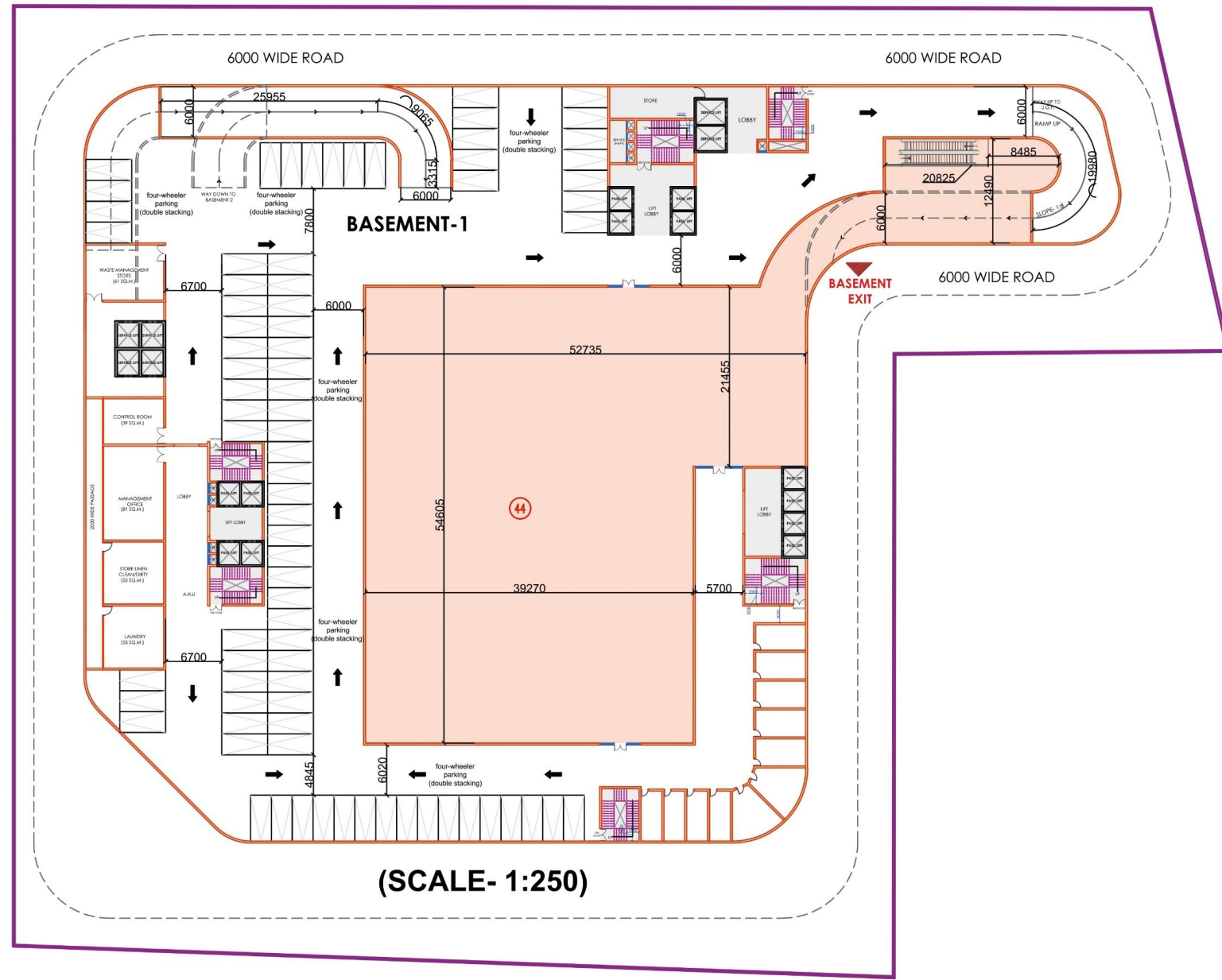




LOWER BASEMENT PLAN

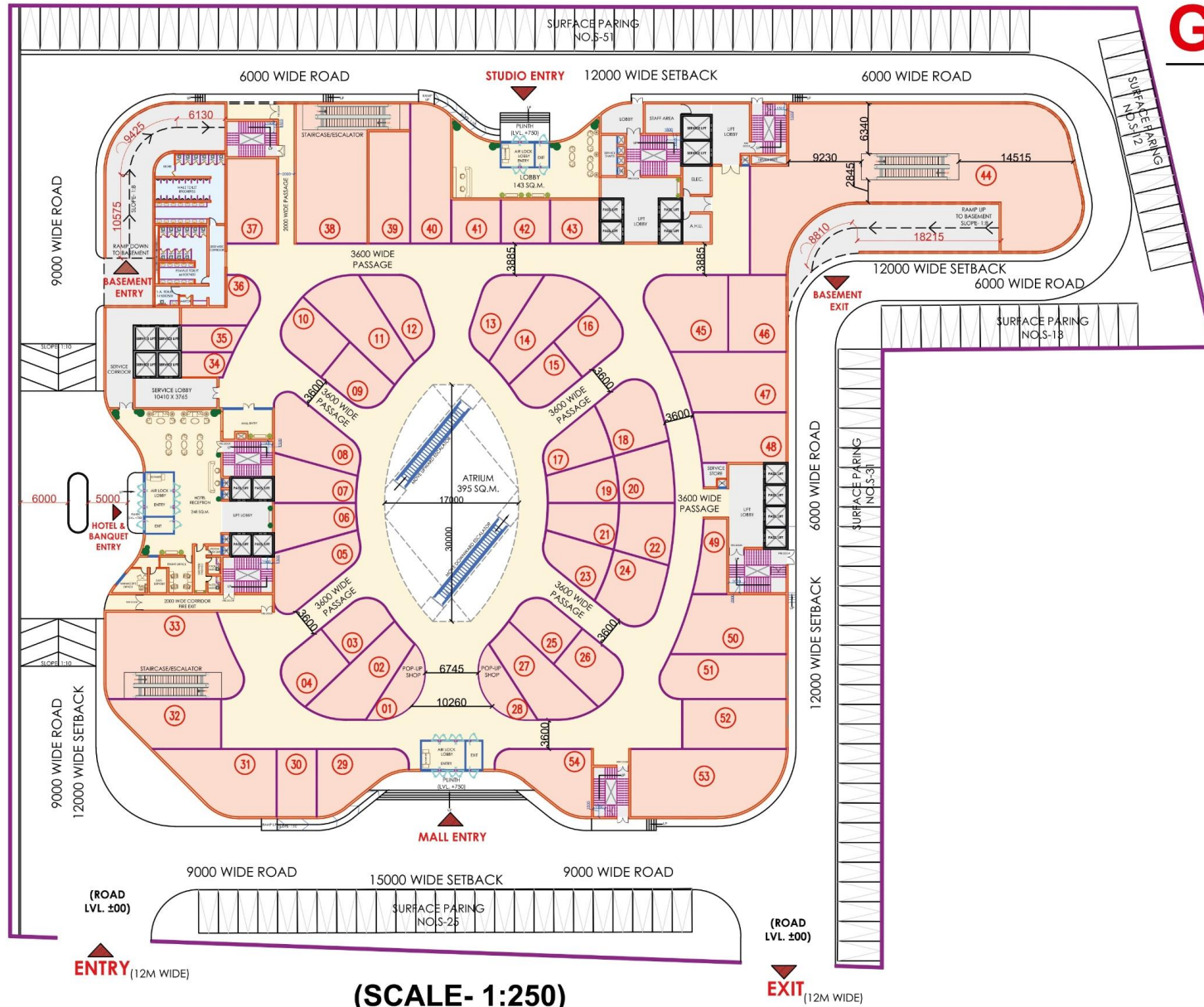


UPPER BASEMENT PLAN



Upper Basement	
Shop Number	Saleable Area (sq.ft)
44	70030

GROUND FLOOR PLAN



The floor plan shows a building with a central atrium (395 SQ.M.) and 108 numbered rooms. The rooms are arranged in a circular pattern around the atrium. The plan includes various corridors, staircases, and service areas. Dimensions for passages and overall building size are provided.

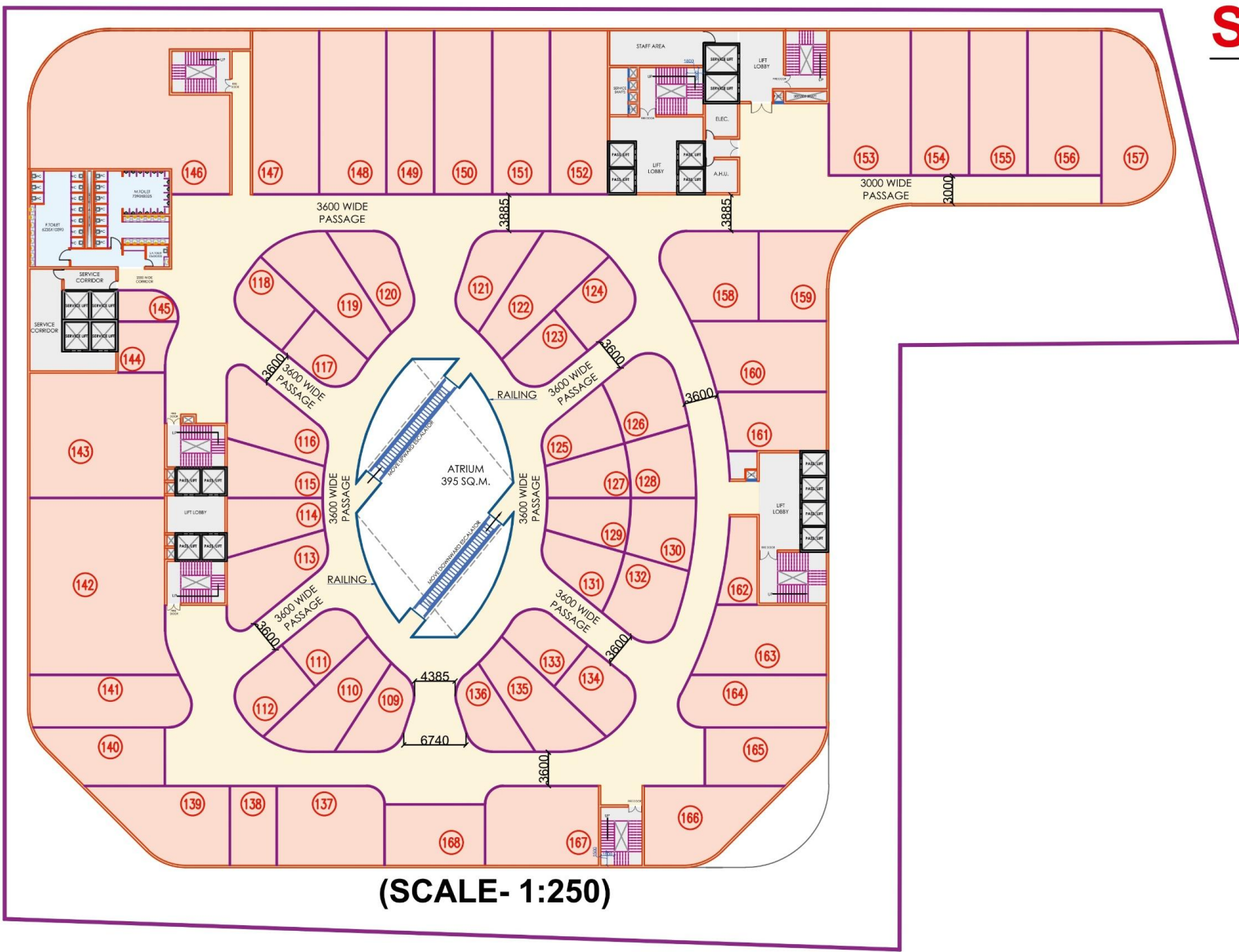
Key features and dimensions:

- Central Atrium:** 395 SQ.M.
- Passages:** 3600 WIDE PASSAGE, 3000 WIDE PASSAGE, 3885, 4385, 6740, 3600.
- Rooms:** 33, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108.
- Other areas:** STAIRCASE/ESCALATOR, STAFF AREA, B.U.C., A.P.L., SERVICE CORRIDOR, SERVICE STORE, LIFT LOBBY, LIFT, STAFF AREA, B.U.C., A.P.L., SERVICE CORRIDOR, SERVICE STORE, LIFT LOBBY, LIFT.

(SCALE- 1:250)

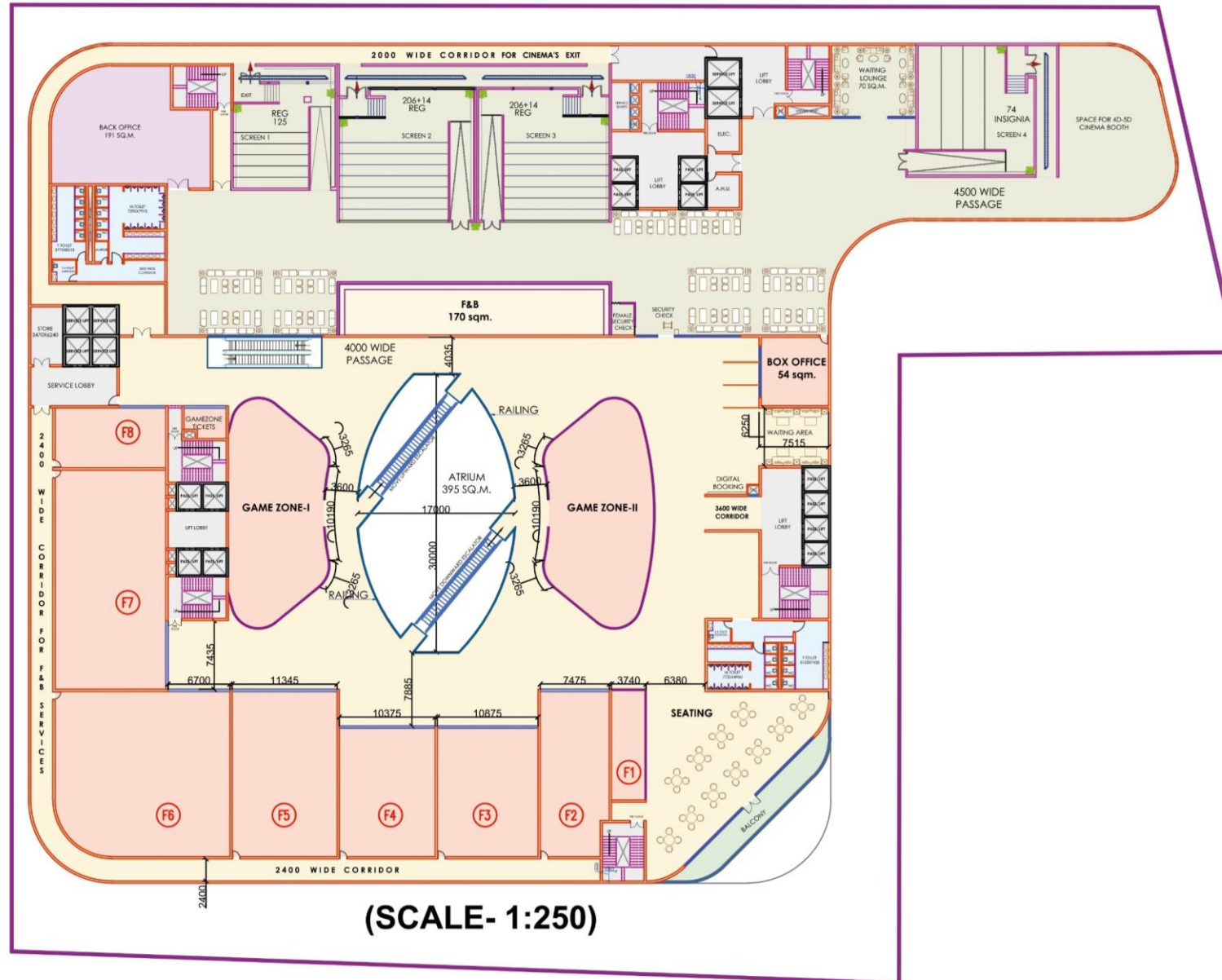
First Floor		81	1572
Shop Number	Saleable Area (sq.ft)	82	904
55	904	83	1356
56	1572	84	904
57	861	85	2067
58	990	86	1572
59	1464	87	6975
60	1076	88	431
61	1076	89	6372
62	1464	90	1916
63	861	91	2347
64	990	92	2325
65	1744	93	2347
66	1119	94	2949
67	1119	95	2347
68	1744	96	2325
69	861	97	2347
70	990	98	2949
71	926	99	2088
72	1249	100	2088
73	883	101	2648
74	1033	102	2476
75	883	103	1938
76	1033	104	1615
77	926	105	2131
78	1249	106	1507
79	861	107	689
80	990	108	2110
		Total	92161

SECOND FLOOR PLAN



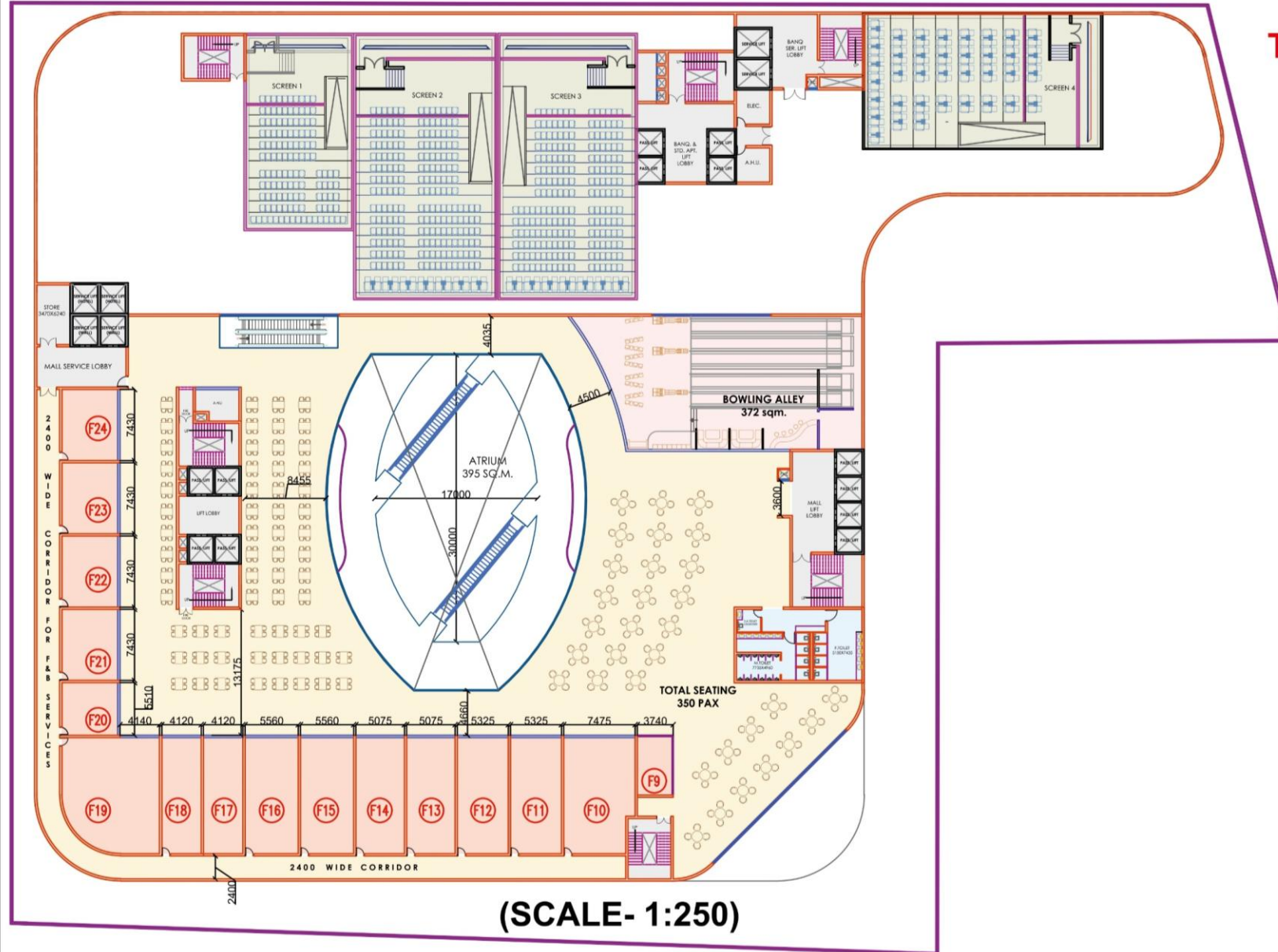
Second Floor		138	904
Shop Number	Saleable Area (sq.ft)	139	2067
109	904	140	1572
110	1572	141	2024
111	861	142	4478
112	990	143	4219
113	1464	144	646
114	1076	145	431
115	1076	146	6372
116	1464	147	2713
117	861	148	2713
118	990	149	1916
119	1744	150	2347
120	1119	151	2325
121	1119	152	2347
122	1744	153	2949
123	861	154	2088
124	990	155	2088
125	926	156	2648
126	1249	157	2476
127	883	158	1938
128	1033	159	1615
129	883	160	2131
130	1033	161	1507
131	926	162	689
132	1249	163	2110
133	861	164	1851
134	990	165	1528
135	1572	166	1981
136	904	167	2217
137	1356	168	1507
		Total	101095

THIRD FLOOR PLAN



Third Floor	
Shop Number	Saleable Area (sq.ft)
FD 1	1894
FD 2	5554
FD 3	6501
FD 4	6200
FD 5	8697
FD 6	14165
FD 7	12228
FD 8	3315
Gamezone 1	4801
Gamezone 2	5059
Total	68415

THIRD FLOOR MEZZANINE PLAN



Third Mezzanine Floor	
Shop Number	Saleable Area (sq.ft)
FD 9	947
FD 10	3703
FD 11	2756
FD 12	2756
FD 13	2626
FD 14	2626
FD 15	2885
FD 16	2885
FD 17	2110
FD 18	2110
FD 19	4951
FD 20	1378
FD 21	1851
FD 22	1851
FD 23	1851
FD 24	1851
Gamezone 3	8008
Total	47146

PRICE LIST

FLOOR NAME	FLOOR - TYPE	AREA (Min.)	BASIC SALE PRICE PER SQFT (In Rs.)
GROUND FLOOR	RETAIL	500 sq.ft	21,000/SQFT + GST AS APPLICABLE
1 ST FLOOR	RETAIL	500 sq.ft	18,000/SQFT + GST AS APPLICABLE
2 ND FLOOR	RETAIL	500 sq.ft	15,000/SQFT + GST AS APPLICABLE
3 RD FLOOR	FOOD COURT	300 sq.ft	16,000/SQFT + GST AS APPLICABLE

Note:

- 1 Sq. Mt. = 10.764 Sq. Ft. Approx.
- GST to be charged extra as applicable
- Price indicated above are subject to revision at the discretion of the company.
- PLC, Additional Cost and Other Cost to be calculated on the Super Area.
- Price prevailing as on the date of Booking and its acceptance by the Company shall be applicable subject to Terms & Condition of ATS.
- Stamp duty, Registration and other related charges/cost are extra and shall be paid as and when demanded by the company.
- Other cost including GST etc. as indicated in the Allotment Letter / Buyer Agreement / ATS shall be payable additionally by the Allottee.
- Any other Levies / Charges / Revision in existing charges by Government Body / Authority in future shall be applicable.

PAYMENT PLAN

S.No.	DESCRIPTION	PRICE
1.	AT THE TIME OF BOOKING	10% OF TOTAL BSP
2.	WITHIN 45 DAYS FROM THE DATE OF BOOKING	40% OF TOTAL BSP
3.	COMMENCEMENT OF RAFT	10% OF TOTAL BSP
4.	ON CASTING OF BASEMENT SLAB	10% OF TOTAL BSP
5.	ON CASTING OF GROUND FLOOR SLAB	10% OF TOTAL BSP + 30% OF OTHER CHARGES
6.	ON CASTING OF SECOND FLOOR SLAB	7.5% OF TOTAL BSP+ 30% OF OTHER CHARGES
7.	ON COMMENCEMENT OF INTERNAL/ EXTERIOR PLASTER	7.5% OF TOTAL BSP
8.	ON OFFER OF POSSESSION	05% OF TOTAL BSP + 40% OF OTHER CHARGES + STAMP DUTY + REGISTRATION CHARGES + OTHER CHARGES (IF ANY)