



PROJECT SPECIFICATIONS

LIVING/DINING	FLOORING	Vitrified tiles
	WALLS	Plastic emulsion paint
	CEILING	Oil bound distemper
	DOORS	—
	WINDOWS	UPVC
	FIXTURES/FITTINGS/OTHERS	Mortise Lock with tower bolt (Al.)

BEDROOMS	FLOORING	Vitrified tiles
	WALLS	Plastic emulsion paint
	CEILING	Oil bound distemper
	DOORS	Flush door duly painted/polished
	WINDOWS	UPVC
	FIXTURES/FITTINGS/OTHERS	Mortise Lock with tower bolt (Al.)

KITCHEN	FLOORING	Anti-skid ceramic tiles
	WALLS	Ceramic tiles/Skinrock upto 2' above counter & plastic emulsion paint
	CEILING	Oil bound distemper
	DOORS	Flush door duly painted
	WINDOWS	UPVC
	FIXTURES/FITTINGS/OTHERS	Granite counter top with single bowl sink and drain board, CP fitting

MAIN DOOR	Decorative Laminated Flush Door
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EXTERNAL FACADE	Exterior grade texture paint
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TOILETS	FLOORING	Anti-skid ceramic tiles/Skinrock
	WALLS	Ceramic tiles/Skinrock upto 7'
	CEILING	—
	DOORS	Flush door duly painted
	WINDOWS	UPVC
	FIXTURES/FITTINGS/OTHERS	Granite counter (wherever shown in plan), white chinaware, CP fitting, provision of hot & cold water supply

BALCONY & TERRACE	FLOORING	Anti-skid ceramic tiles/Skinrock
	WALLS	External paint
	CEILING	Oil bound distemper
	DOORS	—
	WINDOWS	—
	FIXTURES/FITTINGS/OTHERS	Enamel painted M.S. railing

STAIRCASES	FLOORING	Stone
	WALLS	Oil bound distemper
	CEILING	Oil bound distemper
	DOORS	—
	WINDOWS	—
	FIXTURES/FITTINGS/OTHERS	Enamel painted M.S. railing

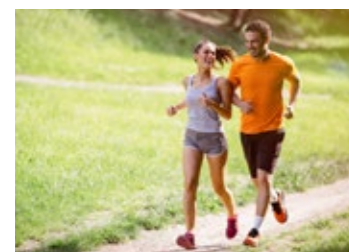
ELECTRICAL WORKS	Copper wiring in conduit with D.B. for distribution with MCB's/MCCB's
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AMENITIES CURATED FOR A BETTER LIFE

Bring back the joy of re-discovering the forgotten moments of your life. OKAS Residency brings not just homes but an opportunity to lead a better life with host of amenities within. An ideal destination with nature connect all around where you can breathe pure, see pure, feel pure & live pure. So let nature be on your side, begin the journey into your soul, begin the journey of wonders.

A world of joy, a world of happiness, a world of memories awaits you. It's time to invest in life, time to live the life.



Jogging Track



Video Door Phone



Birdhouses with feeder



Herb Garden



Kids Play Area



Provision of 100% Power back-up 24*7



Sand Pit Area



Partial Solar Heated Water Supply

📍 OKAS Residency, Group Housing-1B, Pocket-5, Sushant Golf City, Lucknow - 226030

www.okasresidency.com

Project RERA Registration No: UPRERAPRJ371638

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Images used in amenities & Features section are stock images, not actual images of the project.

LUCKNOW'S FIRST NATURE HOMES

2 & 3 BHK FUTURE READY APARTMENTS

#LifeMadeBetter



ABOUT OKAS RESIDENCY

OKAS Residency by PARDOS is a part of 16.62-Acre Group Housing-1B, in 6465-Acre Mega Township – Sushant Golf City. The project is executed by renowned developer - PARDOS Lucknow Developers Pvt. Ltd.

OKAS Residency brings you a concept of nature homes where you can breathe pure, see pure, feel pure & live pure. With 1765 Acres of planned area in Phase-1 of Sushant Golf City & more than 13 acres of Open & Green area in Group Housing-1B, OKAS Residency has access to ample greens & parks. Group Housing-1B that houses OKAS Residency is a gated complex with adequate security.

It is located on 30-Meter wide sector road in Sushant Golf City, Lucknow with excellent connectivity to Lucknow-Sultanpur (NH56) and Amar Shaheed Path. Adjacent to HCL IT City, AMUL – BANAS Dairy Plant, Medanta Hospital & Lulu Mall, OKAS Residency boasts of great social infrastructure like reputed schools, educational institutes, shopping areas and hospitals in near vicinity.

Laid on a strong foundation with collaboration of leading private equity investor - DMI AIF and renowned development & construction partner – CTC Group, OKAS residency is setting a benchmark in quality construction and on-time completion, with super structure of one of the towers already completed before its launch.

DMI GROUP - Private Equity Investor

DMI Alternative Investment Fund – Special Opportunities Scheme II is a SEBI registered Alternative Investment Fund with an INR 1,600 crore corpus, being managed by DMI Alternatives Private Limited. The fund has been set up to invest into real estate projects in India and till date has invested in Greenfield projects in North and South India.

CTC GROUP - Development & Construction Partner

CTC Group has delivered projects spanning a spectrum of sizes, utilities, construction techniques and costs. CTC's works range from embassies, hotels, offices and residences to large-scale industrial undertakings.

CTC Group has more than 30 housing projects in its basket covering more than 13 Million sq. ft of area which has either been completed or is under construction. CTC Group is an industry expert in handling all facets of projects like civil, architectural, mechanical & electrical components of construction. The expanse of the work is across all over India including New Delhi, Haryana, Punjab, Rajasthan, Goa, J & K and UP.

CTC Geotechnical Pvt Ltd. is a premier provider of construction services in North India. Their team of dedicated professionals has a proven record of over fifty projects. They have partnered with some of the most exacting clients in India.

SALIENT FEATURES

- Part of **16.62-Acre** Group Housing & **6465-Acre** Mega Township
- 2 BHK, 2.5 BHK & 3 BHK** Future ready apartments
- Apartment size ranging from : **1232 sq. ft. to 1495 sq. ft.** (Super Area) **773 sq. ft. to 918 sq. ft.** (Carpet Area)
- Vertical Green Walls
- Shear Wall Construction Quality
- Excellent natural light and ventilation

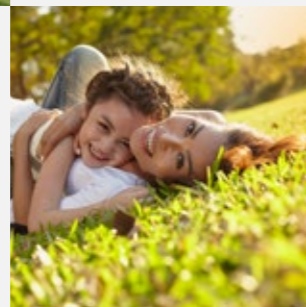


More than 80% Green & Open area



Adequate Open & Basement Car Parking

Bedrooms & Living Room with Sizeable Balconies



LOCATION MAP NOT TO SCALE

LOCATION ADVANTAGES

Located in South Lucknow's most prominent residential townships, OKAS Residency boasts of great social infrastructure around the project & is well connected with the leading landmarks of the city. This project has good connectivity with Lucknow-Sultanpur Highway (NH56) & Amar Shaheed Path.

MALLS & MULTIPLEXES	SPORTS	KEY LANDMARKS
Ekana Mall 8 Mins	Golf Course, Sushant Golf City 6 Mins	Bakas Railway Station 5 mins
Lulu Mall 9 Mins	AT&T Ekana International Cricket Stadium 12 Mins	Patrakarpuram, Gomti Nagar 18 mins
Walmart Best Price 9 Mins		Lucknow Golf Club 20 Mins
Phoenix Palassio Mall 14 Mins		Airport 22 mins
		Vidhan Sabha 23 mins
		Hazratganj 23 mins
		Charbagh Railway Station 25 mins
		Main Bus Terminal 27 mins
		Chowk Lucknow 33 mins

HOSPITALS	SCHOOLS & COLLEGE
Super Speciality Cancer Institute & Hospital 6 Mins	Kunskapsskolan School 8 Mins
Medanta Hospital 16 Mins	DPS School 10 Mins
Sanjay Gandhi PGI 20 Mins	GD Goenka School 10 Mins
Ram Manohar Lohia Life Sciences 21 Mins	S.J. International School 11 Mins
	Seth M.R. Jaipuria School 16 Mins
	Amity International School 21 Mins
	La Martiniere College 21 Mins
	Sanskriti Public School 27 Mins

*All the times to travel mentioned above are as per google maps during non-peak hours.

WHY TO INVEST IN OKAS RESIDENCY?



PARTNERS' COMMITMENT

ON-TIME DELIVERY AND EXCELLENT CONSTRUCTION QUALITY

CAPITAL INFUSION OF RS. 40 CR. TO COMPLETE CONSTRUCTION MILESTONE BEFORE LAUNCH

TOWER – 20 SUPER STRUCTURE READY, FINISHING WORK GOING-ON

CONSTRUCTION PROGRESS AHEAD OF SUBMITTED MILESTONES IN RERA*



BUYER'S DELIGHT

EFFICIENT LAYOUTS WITH MORE USABLE AREA

SHEAR WALL CONSTRUCTION TECHNIQUE FOR SMOOTH FINISHING OF WALLS

PROVISION TO COMBINE 2 APARTMENTS (i.e. 2+2 BHK)**

ADVANTAGE OF LOOK, CHECK & BUY APPROACH DUE TO ADVANCE CONSTRUCTION STAGE

*As per the details submitted for construction status in RERA for the month Jan 2020

** Option available from 10th floor to 15th floor only

2BHK + STUDY - 2D FLOOR PLAN



3D VIEW



Carpet Area - 83.48 sq.m. (899 sq.ft.)

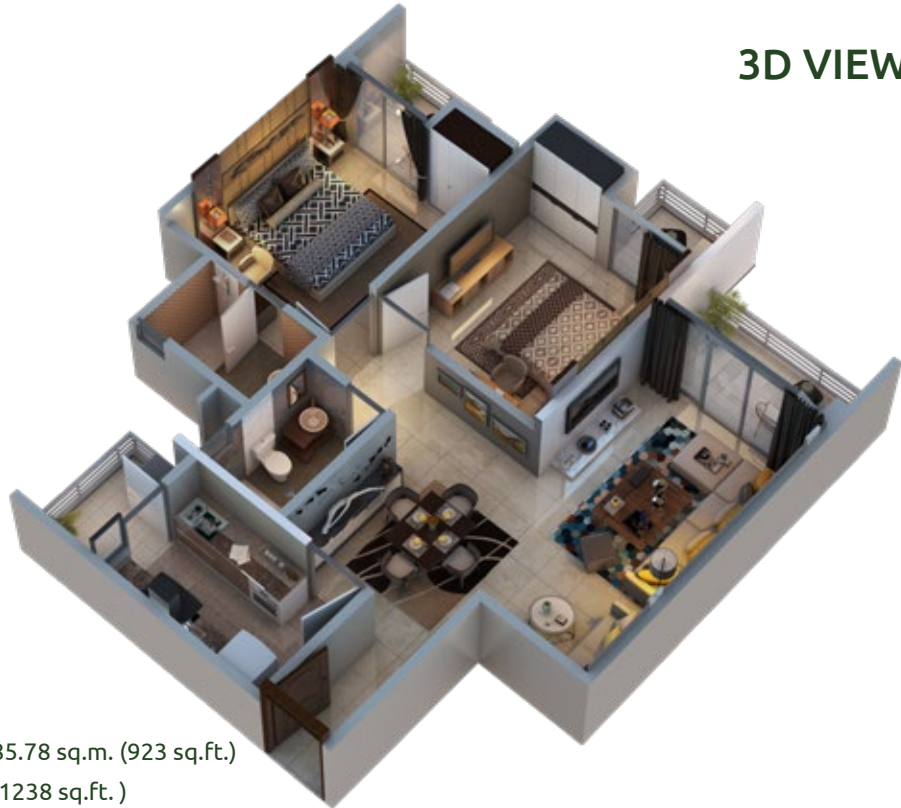
Exclusive Area (Including Balcony Area) - 101.22 sq.m. (1090 sq.ft.)

Super Area (Saleable Area) - 135.25 sq.m. (1456 sq.ft.)

2BHK TYPE 1- 2D FLOOR PLAN



3D VIEW



Carpet Area - 71.84 sq.m. (773 sq.ft.)

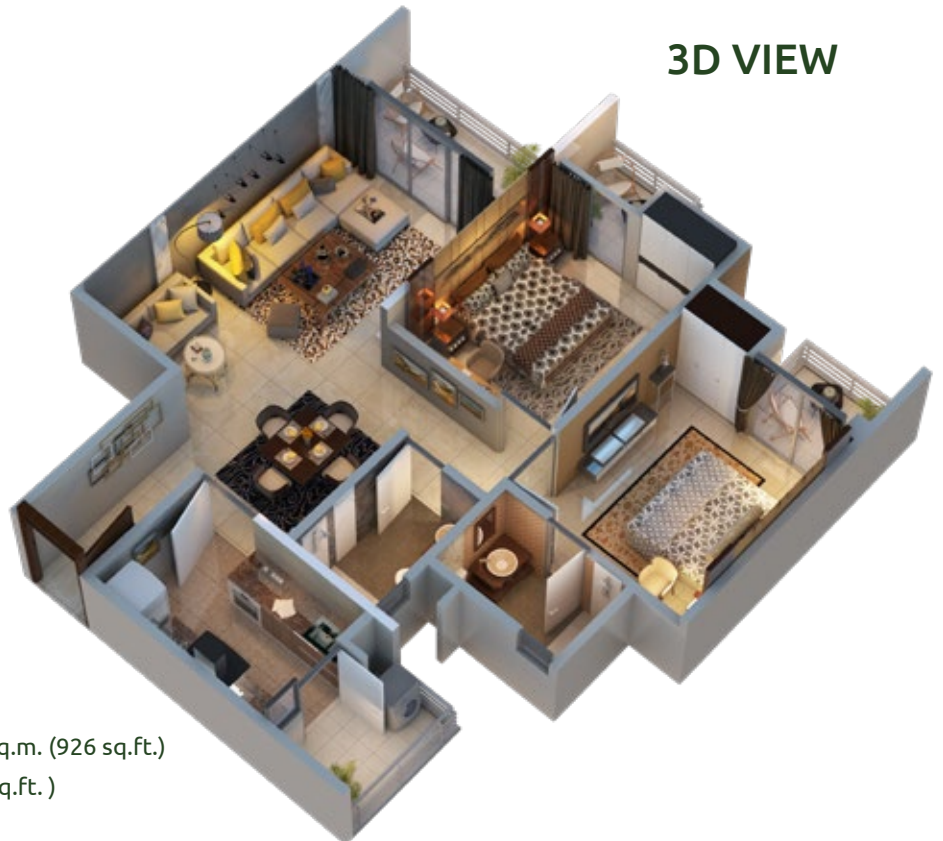
Exclusive Area (Including Balcony Area) - 85.78 sq.m. (923 sq.ft.)

Super Area (Saleable Area) - 115.01 sq.m. (1238 sq.ft.)

2BHK TYPE 2 - 2D FLOOR PLAN



3D VIEW



Carpet Area - 72.11 sq.m. (776 sq.ft.)

Exclusive Area (Including Balcony Area) - 86.05 sq.m. (926 sq.ft.)

Super Area (Saleable Area) - 114.48 sq.m. (1232 sq.ft.)

2BHK TYPE 3 - 2D FLOOR PLAN



3D VIEW



Carpet Area - 76.30 sq.m. (821 sq.ft.)

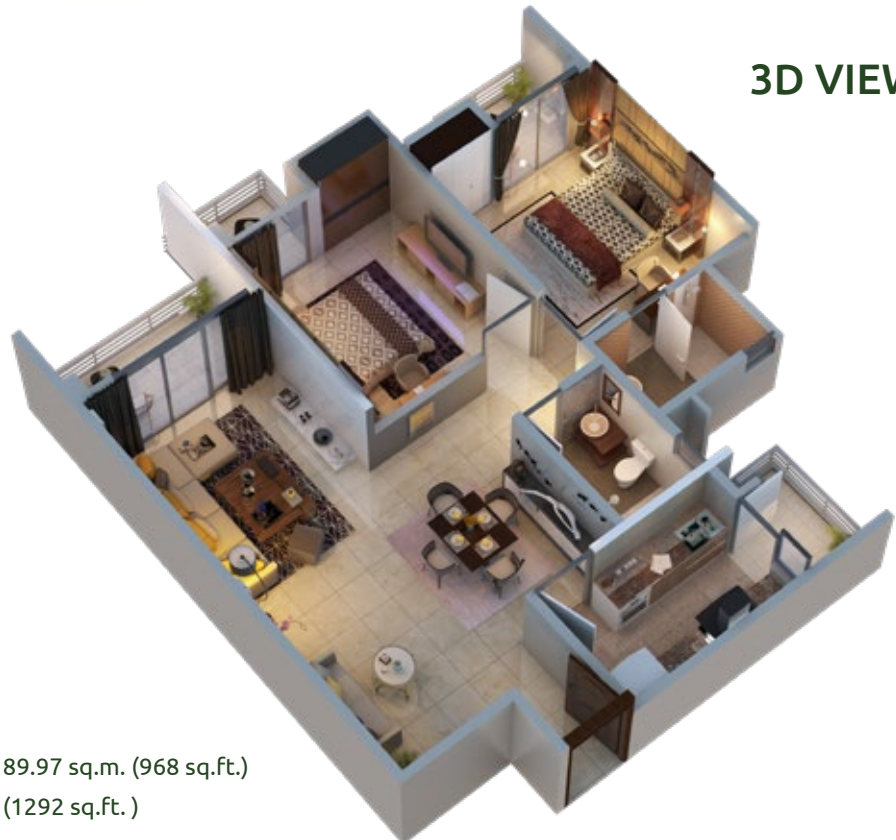
Exclusive Area (Including Balcony Area) - 90.24 sq.m. (971 sq.ft.)

Super Area (Saleable Area) - 119.53 sq.m. (1287 sq.ft.)

2BHK TYPE 4 - 2D FLOOR PLAN



3D VIEW



Carpet Area - 76.03 sq.m. (818 sq.ft.)

Exclusive Area (Including Balcony Area) - 89.97 sq.m. (968 sq.ft.)

Super Area (Saleable Area) - 120.05 sq.m. (1292 sq.ft.)

3BHK TYPE 1 - 2D FLOOR PLAN



3D VIEW



Carpet Area - 84.83 sq.m. (913 sq.ft.)

Exclusive Area (Including Balcony Area) - 103.35 sq.m. (1112 sq.ft.)

Super Area (Saleable Area) - 138.86 sq.m. (1495 sq.ft.)

3BHK TYPE 2 - 2D FLOOR PLAN



3D VIEW



Carpet Area - 85.15 sq.m. (917 sq.ft.)

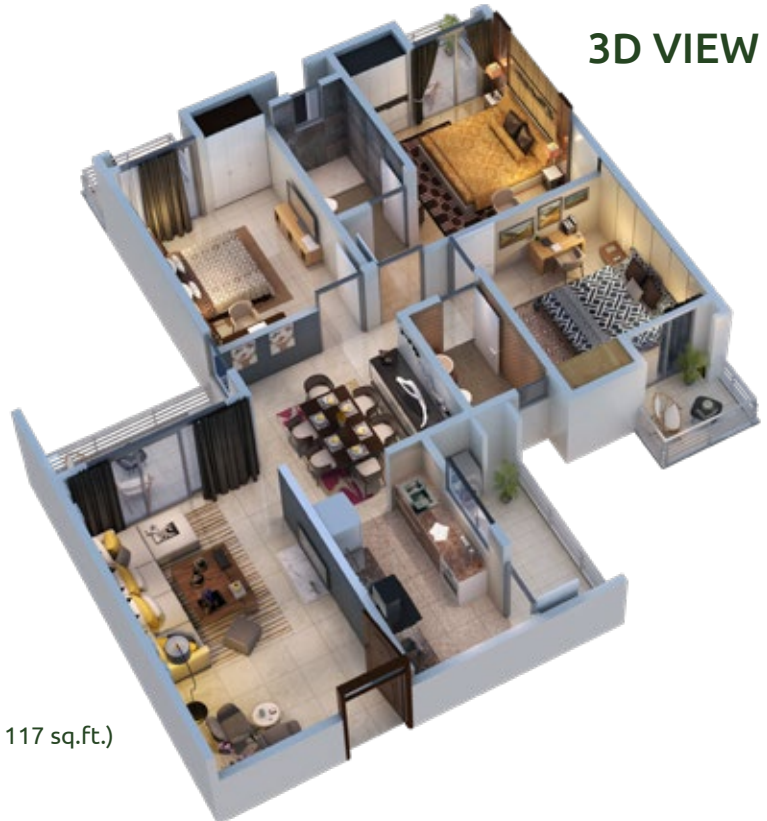
Exclusive Area (Including Balcony Area) - 103.67 sq.m. (1116 sq.ft.)

Super Area (Saleable Area) - 138.28 sq.m. (1488 sq.ft.)

3BHK TYPE 3 - 2D FLOOR PLAN



3D VIEW



Carpet Area - 85.24 sq.m. (918 sq.ft.)

Exclusive Area (Including Balcony Area) - 103.76 sq.m. (1117 sq.ft.)

Super Area (Saleable Area) - 138.28 sq.m. (1488 sq.ft.)