OKAS
RESIDENCY

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

Bedrooms & Living Room with Sizeable Balconies

Adequate Open & Basement Car Parking

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

Ekana Mall	8 Mins
Lulu Mall	9 Mins
Walmart Best Price	9 Mins
Phoenix Palassio Mall	14 Mins

HOSPITALS

Super Speciality Cancer Institute & Hospital	6 Mins
Medanta Hospital	16 Mins
Sanjay Gandhi PGI	20 Mins
Ram Manohar Lohia Life Sciences	21 Mins

Golf Course, Sushant Golf City	6 Mins
ATAL Ekana International Cricket Stadium	12 Mins

SCHOOLS & COLLEGE

Kunskapsskolan School	8 Mins
DPS School	10 Mins
GD Goenka School	10 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

LANDMARKS

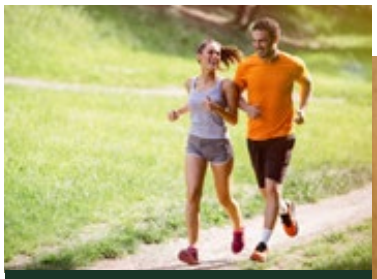
Bakas Railway Station	5 mins
Patrakarpuram, Gomti Nagar	18 mins
Lucknow Golf Club	20 Mins
Airport	22 mins
Vidhan Sabha	23 mins
Hazratganj	23 mins
Charbagh Railway Station	25 mins
Main Bus Terminal	27 mins
Chowk Lucknow	33 mins

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

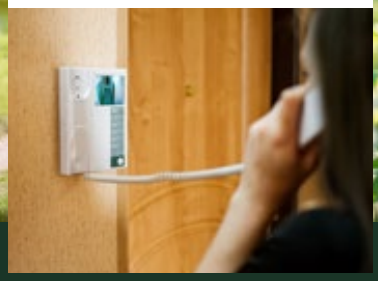
AMENITIES CURATED FOR A BETTER LIFE

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

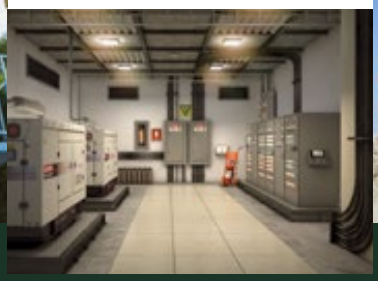


Video Door Phone

Birdhouses with feeder

Herb Garden

Kids Play Area



Provision of 100% Power back-up 24*7

Sand Pit Area

Partial Solar Heated Water Supply

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.)

	FLOORING	Vitrified tiles
	WALLS	Plastic emulsion paint

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

BEDROOMS		
	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
EXTERNAL FACADE	Exterior grade texture paint

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

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

www.okasresidency.com

Project RERA Registration No: UPRERAPRJ371638

1 Sq.m. = 10.764 Sq.ft. This brochure/PPT/Advertisement is indicative in nature & may not constitute as an offer or invitation for the purpose of registration/booking/sale. Visual and other representations including amenities, specifications in this advertisement are purely indicative and may depict conceptual /artistic impressions and do not constitute a legal offering or binding. Actual product could differ from the above. The viewer /prospective buyer may seek all such information including proforma Buyers' Docs ,Sanctioned plans, Approvals, Development Schedule, Specifications, Facilities & Amenities, from the company in respect of the concerned project/Unit that he/she may be interested in, before any such booking/registration, etc. The booking/allotment shall be subject to Application Form, Allotment Letter and Builder Buyer Agreement (referred as Buyer's Docs). Further, details of the project, information thereon and proforma Buyers' Docs are available on the company /site/marketing office(s)and /or company website and on the website of UPRERA @rera-up.in or at its office. **OKAS RESIDENCY - Project RERA Registration No: UPRERAPRJ371638.**

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

2BHK + STUDY - 2D FLOOR PLAN

OKAS RESIDENCY

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.)

1 Sq.m. = 10.764 Sq.ft. This brochure/PPT/Advertisement is indicative in nature & may not constitute as an offer or invitation for the purpose of registration/booking/sale. Visual and other representations including amenities, specifications in this advertisement are purely indicative and may depict conceptual /artistic impressions and do not constitute a legal offering or binding. Actual product could differ from the above. The viewer /prospective buyer may seek all such information including proforma Buyers' Docs ,Sanctioned plans, Approvals, Development Schedule, Specifications, Facilities & Amenities, from the company in respect of the concerned project/Unit that he/she may be interested in, before any such booking/registration, etc. The booking/allotment shall be subject to Application Form, Allotment Letter and Builder Buyer Agreement (referred as Buyer's Docs). Further, details of the project, information thereon and proforma Buyers' Docs are available on the company /site/marketing office(s)and /or company website and on the website of UPRERA @rera-up.in or at its office. Furniture, fixtures, electronics, curtains,carpets, modular kitchen, wardrobes & other accessories as shown in the 2D and 3D floor plans doesn't form part of the actual sales offerings. This is merely for the representation purpose. Terms & conditions apply **OKAS RESIDENCY - Project RERA Registration No: UPRERAPRJ371638**

2BHK TYPE 1- 2D FLOOR PLAN

OKAS RESIDENCY

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.)

1 Sq.m. = 10.764 Sq.ft. This brochure/PPT/Advertisement is indicative in nature & may not constitute as an offer or invitation for the purpose of registration/booking/sale. Visual and other representations including amenities, specifications in this advertisement are purely indicative and may depict conceptual /artistic impressions and do not constitute a legal offering or binding. Actual product could differ from the above. The viewer /prospective buyer may seek all such information including proforma Buyers' Docs ,Sanctioned plans, Approvals, Development Schedule, Specifications, Facilities & Amenities, from the company in respect of the concerned project/Unit that he/she may be interested in, before any such booking/registration, etc. The booking/allotment shall be subject to Application Form, Allotment Letter and Builder Buyer Agreement (referred as Buyer's Docs). Further, details of the project, information thereon and proforma Buyers' Docs are available on the company /site/marketing office(s)and /or company website and on the website of UPRERA @rera-up.in or at its office. Furniture, fixtures, electronics, curtains,carpets, modular kitchen, wardrobes & other accessories as shown in the 2D and 3D floor plans doesn't form part of the actual sales offerings. This is merely for the representation purpose. Terms & conditions apply **OKAS RESIDENCY - Project RERA Registration No: UPRERAPRJ371638**

2BHK TYPE 2 - 2D FLOOR PLAN

OKAS RESIDENCY

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.)

1 Sq.m. = 10.764 Sq.ft. This brochure/PPT/Advertisement is indicative in nature & may not constitute as an offer or invitation for the purpose of registration/booking/sale. Visual and other representations including amenities, specifications in this advertisement are purely indicative and may depict conceptual /artistic impressions and do not constitute a legal offering or binding. Actual product could differ from the above. The viewer /prospective buyer may seek all such information including proforma Buyers' Docs ,Sanctioned plans, Approvals, Development Schedule, Specifications, Facilities & Amenities, from the company in respect of the concerned project/Unit that he/she may be interested in, before any such booking/registration, etc. The booking/allotment shall be subject to Application Form, Allotment Letter and Builder Buyer Agreement (referred as Buyer's Docs). Further, details of the project, information thereon and proforma Buyers' Docs are available on the company /site/marketing office(s)and /or company website and on the website of UPRERA @rera-up.in or at its office. Furniture, fixtures, electronics, curtains,carpets, modular kitchen, wardrobes & other accessories as shown in the 2D and 3D floor plans doesn't form part of the actual sales offerings. This is merely for the representation purpose. Terms & conditions apply **OKAS RESIDENCY - Project RERA Registration No: UPRERAPRJ371638**

2BHK TYPE 3 - 2D FLOOR PLAN

OKAS RESIDENCY

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.)

1 Sq.m. = 10.764 Sq.ft. This brochure/PPT/Advertisement is indicative in nature & may not constitute as an offer or invitation for the purpose of registration/booking/sale. Visual and other representations including amenities, specifications in this advertisement are purely indicative and may depict conceptual /artistic impressions and do not constitute a legal offering or binding. Actual product could differ from the above. The viewer /prospective buyer may seek all such information including proforma Buyers' Docs ,Sanctioned plans, Approvals, Development Schedule, Specifications, Facilities & Amenities, from the company in respect of the concerned project/Unit that he/she may be interested in, before any such booking/registration, etc. The booking/allotment shall be subject to Application Form, Allotment Letter and Builder Buyer Agreement (referred as Buyer's Docs). Further, details of the project, information thereon and proforma Buyers' Docs are available on the company /site/marketing office(s)and /or company website and on the website of UPRERA @rera-up.in or at its office. Furniture, fixtures, electronics, curtains,carpets, modular kitchen, wardrobes & other accessories as shown in the 2D and 3D floor plans doesn't form part of the actual sales offerings. This is merely for the representation purpose. Terms & conditions apply **OKAS RESIDENCY - Project RERA Registration No: UPRERAPRJ371638**

2BHK TYPE 4 - 2D FLOOR PLAN

OKAS RESIDENCY

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.)

1 Sq.m. = 10.764 Sq.ft. This brochure/PPT/Advertisement is indicative in nature & may not constitute as an offer or invitation for the purpose of registration/booking/sale. Visual and other representations including amenities, specifications in this advertisement are purely indicative and may depict conceptual /artistic impressions and do not constitute a legal offering or binding. Actual product could differ from the above. The viewer /prospective buyer may seek all such information including proforma Buyers' Docs ,Sanctioned plans, Approvals, Development Schedule, Specifications, Facilities & Amenities, from the company in respect of the concerned project/Unit that he/she may be interested in, before any such booking/registration, etc. The booking/allotment shall be subject to Application Form, Allotment Letter and Builder Buyer Agreement (referred as Buyer's Docs). Further, details of the project, information thereon and proforma Buyers' Docs are available on the company /site/marketing office(s)and /or company website and on the website of UPRERA @rera-up.in or at its office. Furniture, fixtures, electronics, curtains,carpets, modular kitchen, wardrobes & other accessories as shown in the 2D and 3D floor plans doesn't form part of the actual sales offerings. This is merely for the representation purpose. Terms & conditions apply **OKAS RESIDENCY - Project RERA Registration No: UPRERAPRJ371638**

3BHK TYPE 1 - 2D FLOOR PLAN

OKAS
RESIDENCY

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.)

1 Sq.m. = 10.764 Sq.ft. This brochure/PPT/Advertisement is indicative in nature & may not constitute as an offer or invitation for the purpose of registration/booking/sale. Visual and other representations including amenities, specifications in this advertisement are purely indicative and may depict conceptual /artistic impressions and do not constitute a legal offering or binding. Actual product could differ from the above. The viewer /prospective buyer may seek all such information including proforma Buyers' Docs ,Sanctioned plans, Approvals, Development Schedule, Specifications, Facilities & Amenities, from the company in respect of the concerned project/Unit that he/she may be interested in, before any such booking/registration, etc. The booking/allotment shall be subject to Application Form, Allotment Letter and Builder Buyer Agreement (referred as Buyer's Docs). Further, details of the project, information thereon and proforma Buyers' Docs are available on the company /site/marketing office(s)and /or company website and on the website of UPRERA @rera-up.in or at its office. Furniture, fixtures, electronics, curtains,carpets, modular kitchen, wardrobes & other accessories as shown in the 2D and 3D floor plans doesn't form part of the actual sales offerings. This is merely for the representation purpose. Terms & conditions apply **OKAS RESIDENCY - Project RERA Registration No: UPRERAPRJ371638**

3BHK TYPE 2 - 2D FLOOR PLAN

OKAS
RESIDENCY

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.)

1 Sq.m. = 10.764 Sq.ft. This brochure/PPT/Advertisement is indicative in nature & may not constitute as an offer or invitation for the purpose of registration/booking/sale. Visual and other representations including amenities, specifications in this advertisement are purely indicative and may depict conceptual /artistic impressions and do not constitute a legal offering or binding. Actual product could differ from the above. The viewer /prospective buyer may seek all such information including proforma Buyers' Docs ,Sanctioned plans, Approvals, Development Schedule, Specifications, Facilities & Amenities, from the company in respect of the concerned project/Unit that he/she may be interested in, before any such booking/registration, etc. The booking/allotment shall be subject to Application Form, Allotment Letter and Builder Buyer Agreement (referred as Buyer's Docs). Further, details of the project, information thereon and proforma Buyers' Docs are available on the company /site/marketing office(s)and /or company website and on the website of UPRERA @rera-up.in or at its office. Furniture, fixtures, electronics, curtains,carpets, modular kitchen, wardrobes & other accessories as shown in the 2D and 3D floor plans doesn't form part of the actual sales offerings. This is merely for the representation purpose. Terms & conditions apply **OKAS RESIDENCY - Project RERA Registration No: UPRERAPRJ371638**

3BHK TYPE 3 - 2D FLOOR PLAN

OKAS RESIDENCY

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.)

1 Sq.m. = 10.764 Sq.ft. This brochure/PPT/Advertisement is indicative in nature & may not constitute as an offer or invitation for the purpose of registration/booking/sale. Visual and other representations including amenities, specifications in this advertisement are purely indicative and may depict conceptual /artistic impressions and do not constitute a legal offering or binding. Actual product could differ from the above. The viewer /prospective buyer may seek all such information including proforma Buyers' Docs ,Sanctioned plans, Approvals, Development Schedule, Specifications, Facilities & Amenities, from the company in respect of the concerned project/Unit that he/she may be interested in, before any such booking/registration, etc. The booking/allotment shall be subject to Application Form, Allotment Letter and Builder Buyer Agreement (referred as Buyer's Docs). Further, details of the project, information thereon and proforma Buyers' Docs are available on the company /site/marketing office(s)and /or company website and on the website of UPRERA @rera-up.in or at its office. Furniture, fixtures, electronics, curtains,carpets, modular kitchen, wardrobes & other accessories as shown in the 2D and 3D floor plans doesn't form part of the actual sales offerings. This is merely for the representation purpose. Terms & conditions apply **OKAS RESIDENCY - Project RERA Registration No: UPRERAPRJ371638**