



Actual Image



**LIVE LIFE
THE WAY YOU**
like it!

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RERA REGISTRATION NUMBERS: RESIDENCY - II Phase - 1 UPRERAPRJ1682, Phase - 2 UPRERAPRJ1720, Phase - 3 UPRERAPRJ368818

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GOMTI NAGAR EXTN. LUCKNOW
2 BHK, 3BHK, 3BHK + SERVANT APARTMENT

RERA REGISTRATION NUMBERS: RESIDENCY - II Phase - 1 UPRERAPRJ1682, Phase - 2 UPRERAPRJ1720, Phase - 3 UPRERAPRJ368818

AN ADDRESS SURROUNDED BY CONVENIENCE JUST THE WAY YOU LIKE IT

R2 by Omaxe blends all the harmonious elements of a fulfilled lifestyle.

Embellished with every coveted comfort and thoughtful design, the aesthetics of R2 reflect sheer grandiosity in every appearance. Sense rejuvenation in the sprawling greens and let the extravagant entrance lobby give you a warm welcome, every time you arrive.



HIGHLIGHTS

- 24-hrs Power Back Up & Water Supply*
- Extravagant Clubhouse, Blissful Swimming Pool & Recreational Facilities
- Double-height entrance lobbies
- Sprawling Greens
- Convenience Stores
- Earthquake Resistant Structures
- Speciality Hospitals & Schools in the Neighbourhood

NEIGHBOURING LANDMARKS

- Located in Gomti Nagar Extension on Amar Shaheed Path
- International Cricket Stadium
- IT City
- Mother & Child Care Hospital
- UP 100
- Police Signature Building
- CG City
- Medanta Awadh Hospital
- Cancer Hospital
- Approx. 6 km. from Gomti Nagar Commercial Hub
- Proposed Lucknow Metro in the vicinity

* Conditions Apply

Entrance Gate



LET THE EXTRAVAGANT ENTRANCE
GIVE YOU A WARM WELCOME

Actual Image

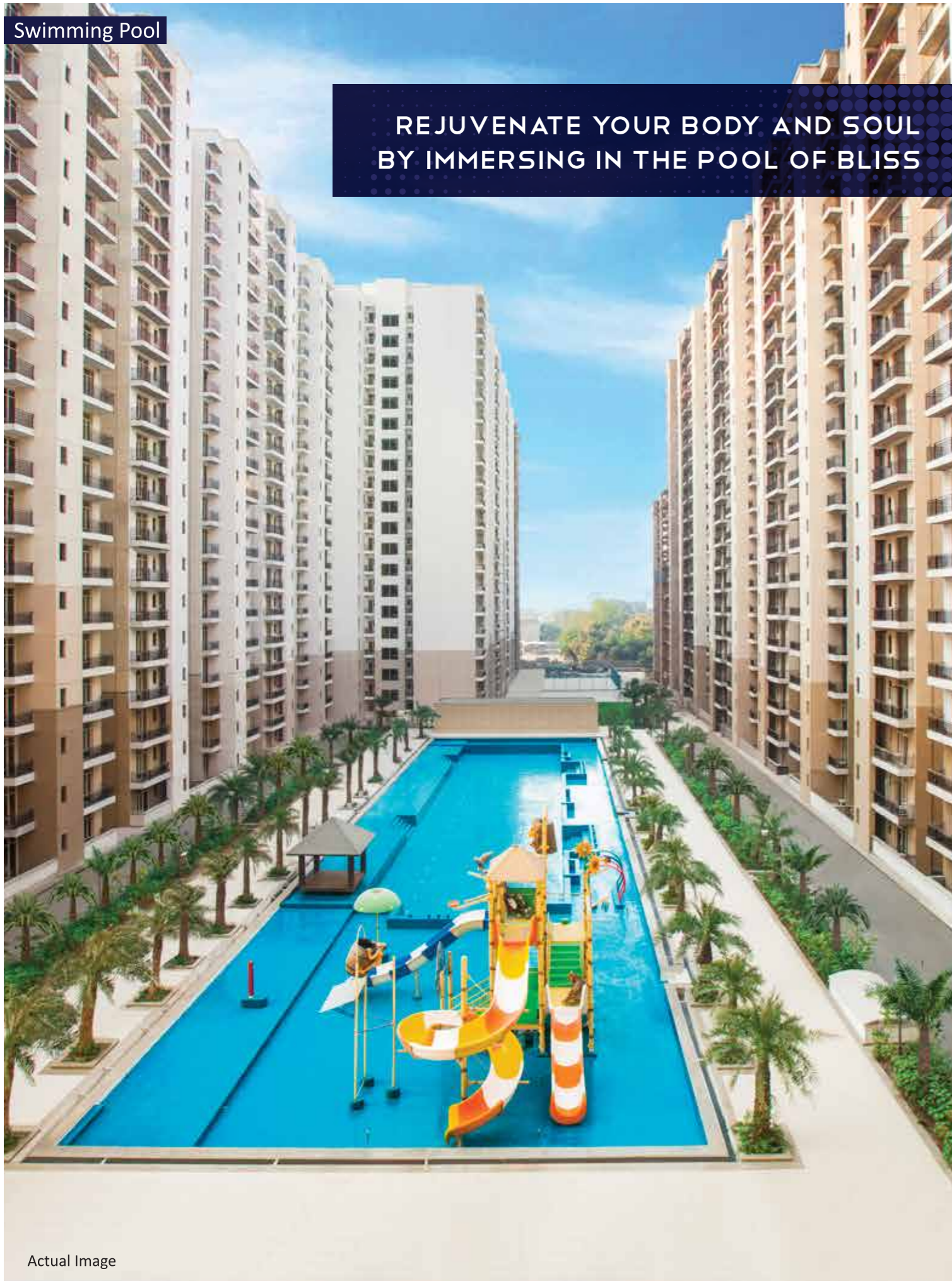
Open Green Area



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Swimming Pool

REJUVENATE YOUR BODY AND SOUL
BY IMMERSING IN THE POOL OF BLISS

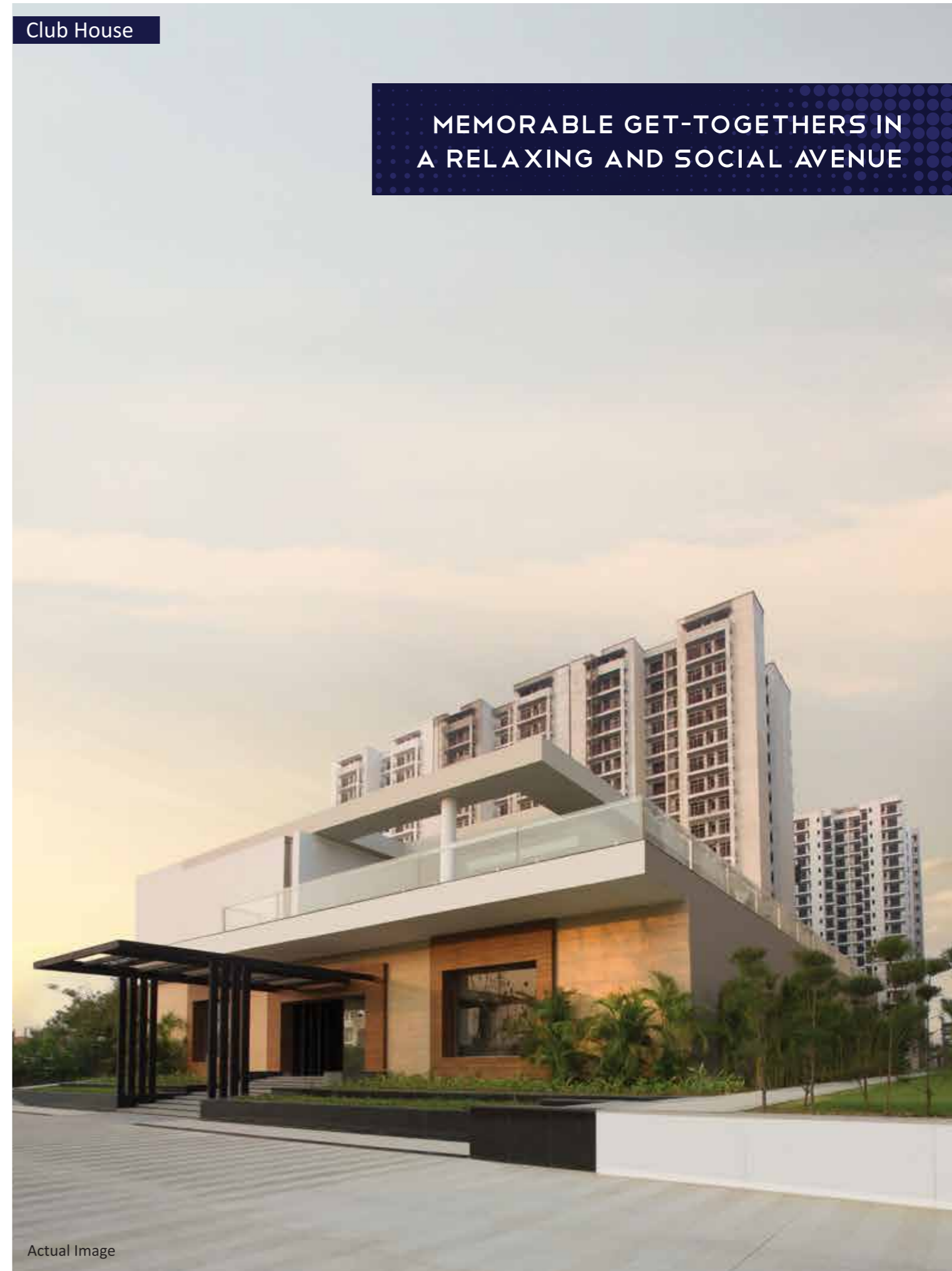


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Dive into refreshing swimming pool and experience splashing relief from the stress of daily life, extra delightful weekends and scenic views of the deep blue sky.

Club House

MEMORABLE GET-TOGETHERS IN
A RELAXING AND SOCIAL AVENUE



Actual Image

Enjoy a truly enchanting atmosphere for relaxing visits, amazing parties, exciting stories and fun moments with your friends and family.

Open Gym Area



Actual Image

START YOUR DAY WITH REFRESHING WORKOUTS IN AN OPEN GYM

Indulge in healthy exercises and stay fit in the open gym while sensing the blissful rays of the sun.

Kids Play Arena



Actual Image

A DELIGHTFUL PLACE WHERE KIDS CAN PLAY AND ENJOY

Give your children a safe place to have fun and play games with friends.

UNIT PLANS

AREA	UNIT-1 & UNIT-4	AREA	UNIT-2 & UNIT-3
Unit Super Area	1280 Sq. ft./ 118.91 Sq.m.	Unit Super Area	1575 Sq. ft./ 146.32 Sq.m.
Unit Built-Up Area	958 Sq. ft./ 89.00 Sq.m.	Unit Built-Up Area	1182 Sq. ft./ 109.81 Sq.m.
Unit Carpet Area	783 Sq. ft./ 72.74 Sq.m.	Unit Carpet Area	962 Sq. ft./ 89.37 Sq.m.



3 BHK - GROUND FLOOR*

1 Sq. Mtr. = 10.764 Sq. Ft.

Note: These are the general standard sizes of the units. There are certain other units with different areas, as for details thereof, may be sought from the company.
Unit Built-up area includes Carpet + balcony+External Walls

UNIT PLANS

AREA	UNIT-1 & UNIT-4
Unit Super Area	1280 Sq. ft./ 118.91 Sq.m.
Unit Built-Up Area	958 Sq. ft./ 89.00 Sq.m.
Unit Carpet Area	783 Sq. ft./ 72.74 Sq.m.

AREA	UNIT-2 & UNIT-3
Unit Super Area	1575 Sq. ft./ 146.32 Sq.m.
Unit Built-Up Area	1182 Sq. ft./ 109.81 Sq.m.
Unit Carpet Area	962 Sq. ft./ 89.37 Sq.m.

UNIT PLANS

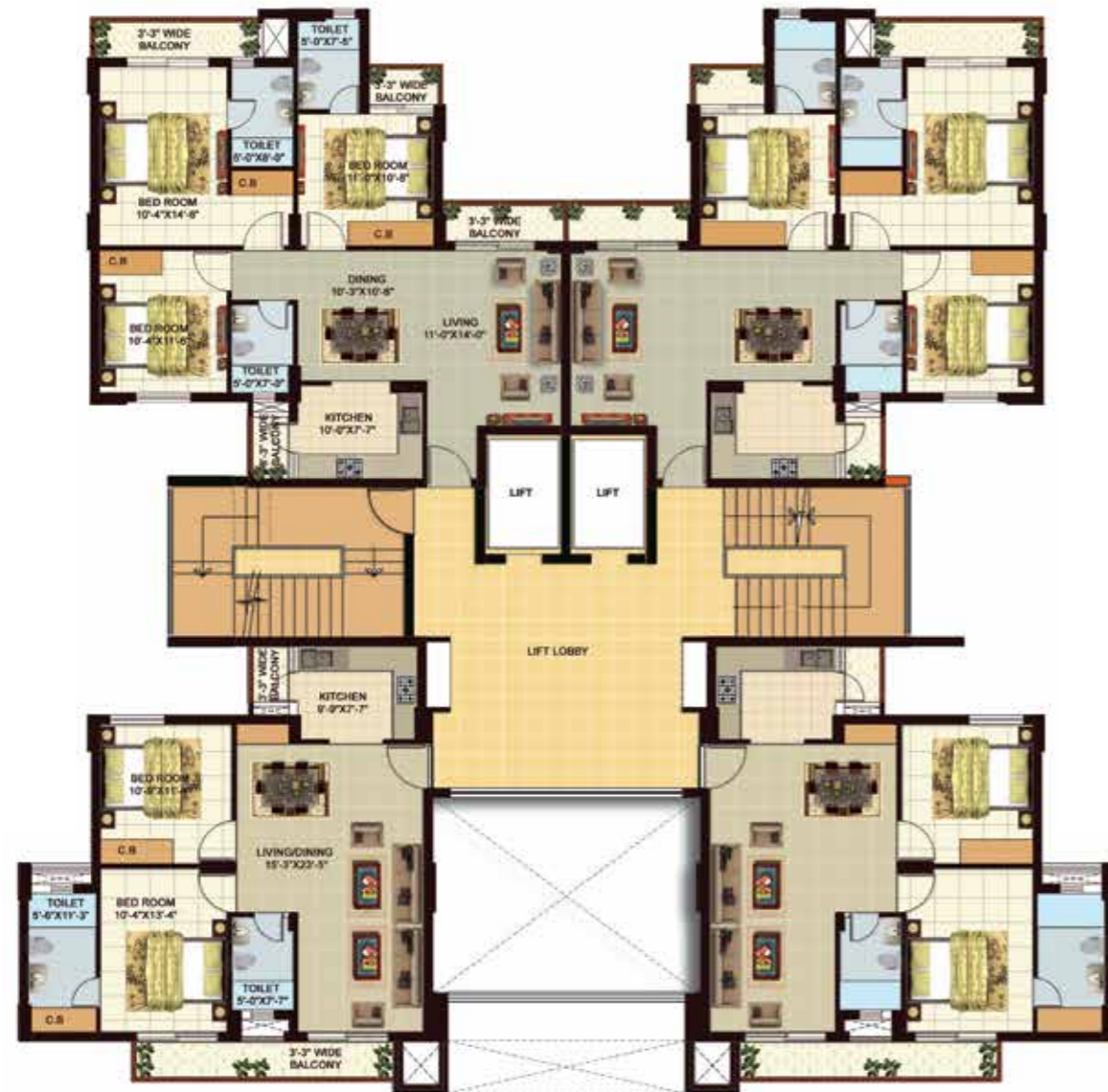
AREA	UNIT-1 & UNIT-4
Unit Super Area	1688 Sq. ft./ 156.81 Sq.m.
Unit Built-Up Area	1242* Sq. ft./ 115.38 Sq.m.
Unit Carpet Area	962 Sq. ft./ 89.37 Sq.m.

AREA	UNIT-2 & UNIT-3
Unit Super Area	1575 Sq. ft./ 146.32 Sq.m.
Unit Built-Up Area	1182 Sq. ft./ 109.81 Sq.m.
Unit Carpet Area	962 Sq. ft./ 89.37 Sq.m.

* Including open Terrace

UNIT-2

UNIT-3



UNIT-1

UNIT-4

3 BHK - FIRST FLOOR*

1 Sq. Mtr. = 10.764 Sq. Ft.

Note: These are the general standard sizes of the units. There are certain other units with different areas, as for details thereof, may be sought from the company.
Unit Built-up area includes Carpet + balcony+External Walls

UNIT-2

UNIT-3



UNIT-1

UNIT-4

3 BHK - SECOND FLOOR*

1 Sq. Mtr. = 10.764 Sq. Ft.

Note: These are the general standard sizes of the units. There are certain other units with different areas, as for details thereof, may be sought from the company.
Unit Built-up area includes Carpet + balcony+External Walls

UNIT PLANS

AREA	UNIT-1 & UNIT-4
Unit Super Area	1575 Sq. ft./ 146.32 Sq.m.
Unit Built-Up Area	1182 Sq. ft./ 109.81 Sq.m.
Unit Carpet Area	962 Sq. ft./ 89.37 Sq.m.

AREA	UNIT-2 & UNIT-3
Unit Super Area	1575 Sq. ft./ 146.32 Sq.m.
Unit Built-Up Area	1182 Sq. ft./ 109.81 Sq.m.
Unit Carpet Area	962 Sq. ft./ 89.37 Sq.m.

UNIT PLANS

AREA	UNIT-1 & UNIT-4
Unit Super Area	1410 Sq. ft./ 130.99 Sq.m.
Unit Built-Up Area	1047 Sq. ft./ 97.26 Sq.m.
Unit Carpet Area	863 Sq. ft./ 80.174 Sq.m.

AREA	UNIT-2 & UNIT-3
Unit Super Area	1775 Sq. ft./ 164.90 Sq.m.
Unit Built-Up Area	1340 Sq. ft./ 124.48 Sq.m.
Unit Carpet Area	1095 Sq. ft./ 101.72 Sq.m.



3 BHK - TYPICAL FLOOR*
(3rd Floor to 19th Floor)

1 Sq. Mtr. = 10.764 Sq. Ft.

Note: These are the general standard sizes of the units. There are certain other units with different areas, as for details thereof, may be sought from the company.
Unit Built-up area includes Carpet + balcony+External Walls



3 BHK + SERVANT - GROUND FLOOR

1 Sq. Mtr. = 10.764 Sq. Ft.

Note: These are the general standard sizes of the units. There are certain other units with different areas, as for details thereof, may be sought from the company.
Unit Built-up area includes Carpet + balcony+External Walls

UNIT PLANS

AREA	UNIT-1 & UNIT-4
Unit Super Area	1410 Sq. ft./ 130.99 Sq.m.
Unit Built-Up Area	1047 Sq. ft./ 97.26 Sq.m.
Unit Carpet Area	863 Sq. ft./ 80.174 Sq.m.

AREA	UNIT-2 & UNIT-3
Unit Super Area	1775 Sq. ft./ 164.90 Sq.m.
Unit Built-Up Area	1340 Sq. ft./ 124.48 Sq.m.
Unit Carpet Area	1095 Sq. ft./ 101.72 Sq.m.

UNIT PLANS

AREA	UNIT-1 & UNIT-4
Unit Super Area	1892 Sq. ft./ 175.77 Sq.m.
Unit Built-Up Area	1402 Sq. ft./ 130.24 Sq.m.
Unit Carpet Area	1095 Sq. ft./ 101.72 Sq.m.

AREA	UNIT-2 & UNIT-3
Unit Super Area	1775 Sq. ft./ 164.90 Sq.m.
Unit Built-Up Area	1340 Sq. ft./ 124.48 Sq.m.
Unit Carpet Area	1095 Sq. ft./ 101.72 Sq.m.

* Including open Terrace



3 BHK + SERVANT - FIRST FLOOR*

1 Sq. Mtr. = 10.764 Sq. Ft.

Note: These are the general standard sizes of the units. There are certain other units with different areas, as for details thereof, may be sought from the company.
Unit Built-up area includes Carpet + balcony+External Walls



3 BHK + SERVANT - SECOND FLOOR*

1 Sq. Mtr. = 10.764 Sq. Ft.

Note: These are the general standard sizes of the units. There are certain other units with different areas, as for details thereof, may be sought from the company.
Unit Built-up area includes Carpet + balcony+External Walls

UNIT PLANS

AREA	UNIT-1 & UNIT-4	AREA	UNIT-2 & UNIT-3
Unit Super Area	1775 Sq. ft./ 164.90 Sq.m.	Unit Super Area	1775 Sq. ft./ 164.90 Sq.m.
Unit Built-Up Area	1340 Sq. ft./ 124.48 Sq.m.	Unit Built-Up Area	1340 Sq. ft./ 124.48 Sq.m.
Unit Carpet Area	1095 Sq. ft./ 101.72 Sq.m.	Unit Carpet Area	1095 Sq. ft./ 101.72 Sq.m.



3 BHK + SERVANT - TYPICAL FLOOR (3rd Floor to 19th Floor)

1 Sq. Mtr. = 10.764 Sq. Ft.

Note: These are the general standard sizes of the units. There are certain other units with different areas, as for details thereof, may be sought from the company.
Unit Built-up area includes Carpet + balcony+External Walls

SITE LAYOUT PLAN



RERA Number for PHASE-1 : UPRERAPRJ1682 / RERA Number for PHASE-2 : UPRERAPRJ1720

RERA Number for PHASE-3 : UPRERAPRJ368818

The Master Project consists of different Phases (Phase-1: ORL/(ACACIA-A,B,C,D,E) (ALMOND-A,B,C) (AMBROSIA-A,B,C,D,E,F,G,H) (ANGREC-A,B), Phase-2: ORL/ACACIELLA-B) and Phase-3: ORL/ACACIELLA-A) and each Phase is an individual Project and the persons interested are advised to seek confirmation of the Phase/Project of their respective Units at the time of booking/allotment. Few Services of the Project are to be co-shared with other Phases/Projects on pro rata basis without individual rights on the shared services.

* All the Typical Floor Plans of Unit are Not Applicable for Ambrosia G Tower
In case of ANGREC - B Tower, Numbering of Units are different

SPECIFICATIONS



STRUCTURE

Earthquake Resistant RCC frame structure



EXTERNAL FINISH

Weather proof paint/ Texture Paint



DRAWING / DINING ROOM

Floor: Vitrified tiles
Walls: Plastered and painted with OBD
Ceiling: POP Cornice and painted OBD



BED ROOMS

Floor: Vitrified tiles in all bed rooms
Walls: Plastered and painted OBD
Ceiling: Painted OBD



BATHROOMS

Floor: Anti-skid ceramic tiles
Walls: Dado of glazed ceramic tiles
Fittings & Fixtures: Standard WC, Wash Basin, shower cubicle in toilet with master bed room, tower rail, Concealed hot and cold through Geyser



KITCHEN

Floor: Anti skid ceramic tiles
Platform: Pre-polished Granite stone with Stainless steel sink
Walls/dado: Ceramic tile upto two feet height above kitchen Counter, balance OBD paint



BALCONIES

Floor: Anti-skid ceramic tiles



STAIRCASE & COMMON PASSAGE

Floor: Granite / Marble stone
Walls: Plastered and painted OBD
Ceiling: OBD



DOORS & WINDOWS

Entrance Door: Hardwood frame, Wooden paneled shutter duly polished
Internal Doors: Hardwood frame, Skin moulded shutter duly polished
Windows: Wooden glazed windows duly polished/Aluminium glazed powder coated windows



ELECTRICAL

Point: Wiring Copper concealed wiring in all rooms, Sufficient light points, fan points, 6/15A sockets A/C points in living/dining and bed rooms, Provision for TV, Telephone etc
Switches: Modular switches
Fans: Fan in all bed Rooms and Living / Dining
Chandelier: Only at Living room
Exhaust Fan: Exhaust fan in kitchen



SECURITY SYSTEM

Gated Community, CCTV, Fire fighting system



FACILITIES

Open/covered car parking
Children's playground
Beautifully landscaped Central park with water bodies



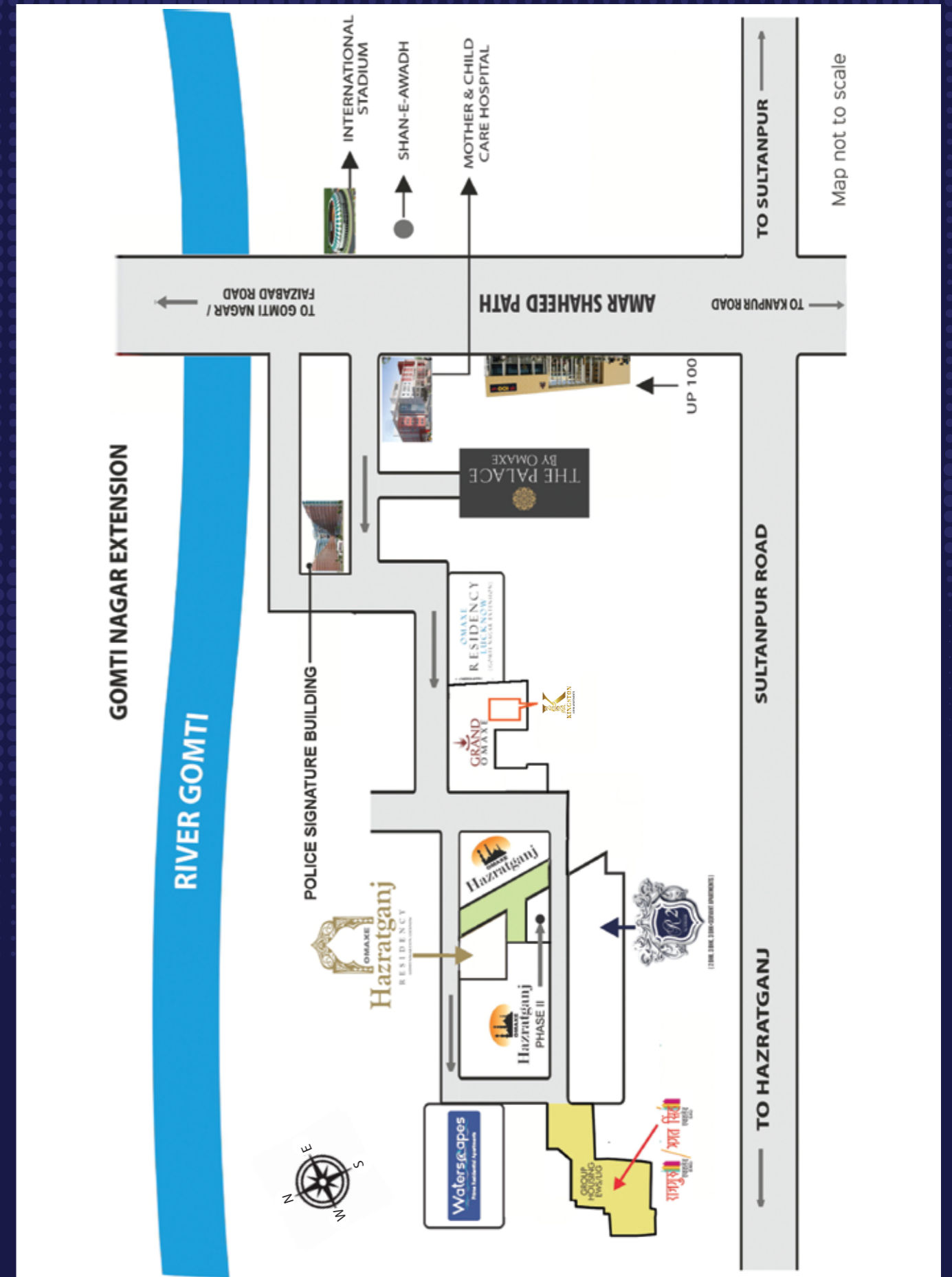
CLUB FACILITIES*

Swimming Pool, Sauna, Steam, Jacuzzi, Shower Cubicle | Hi-tech gymnasium | Tennis/ Multi-purpose court
Indoor games like: Billiard, snooker pool etc | Provision for Restaurant/Cafeteria | Conference Room with all business facilities like broadband connectivity, FAX etc. | Provision for business lounge etc

Note: The above said specifications are similar to each of the referred projects in the brochure.

* As Additional Cost

LOCATION MAP





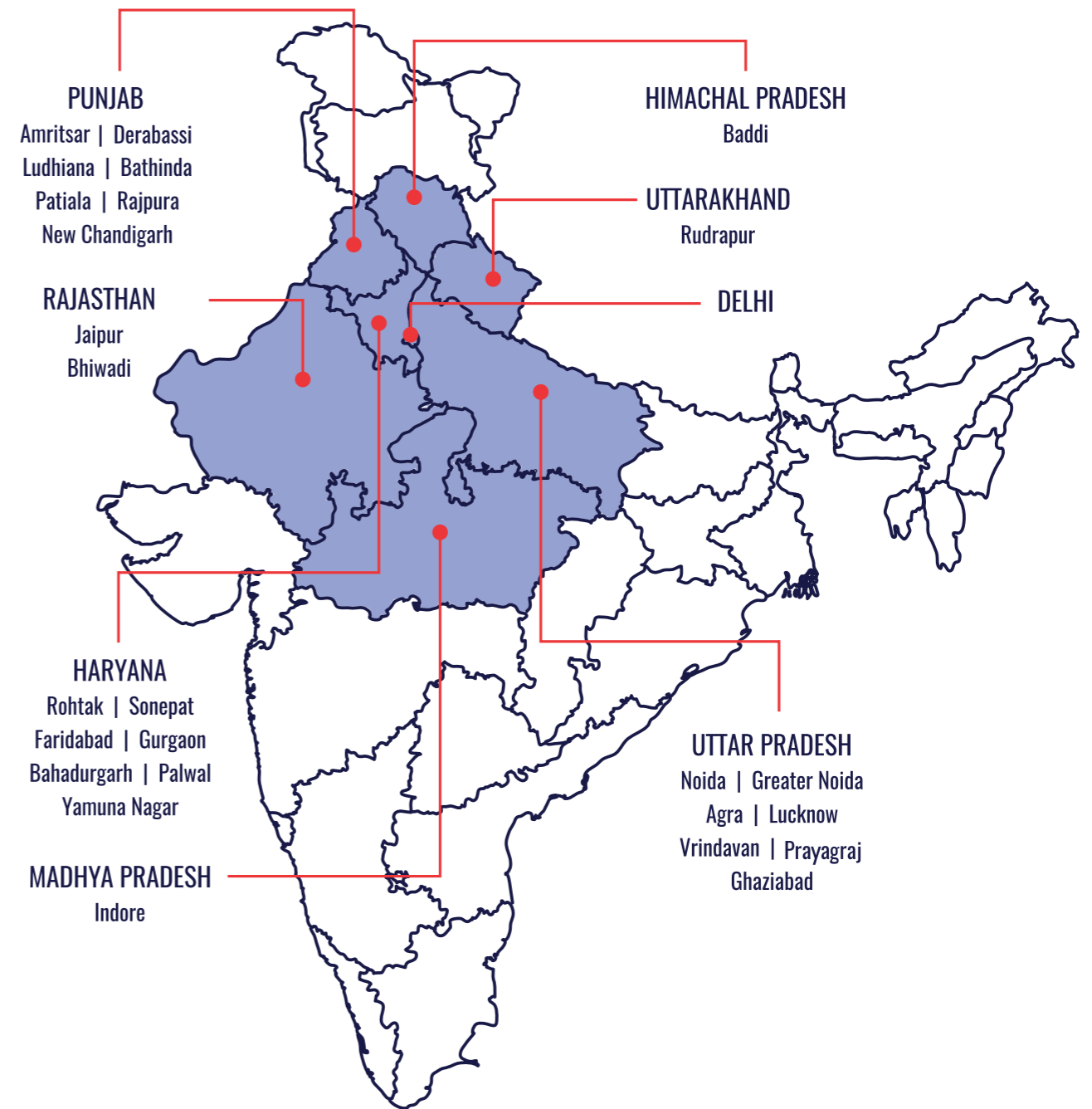
ABOUT OMAXE

With a vision of turning dreams into reality, we embarked upon a journey in real estate. In 31 years since inception, Omaxe - the institution has indeed come up a long way. Having started from scratch, Omaxe Ltd. today is one of the largest and the most trusted real estate companies in the country. Undoubtedly the trust and support of all our customers and the determination and commitment of the company has played a pivotal role in the success. During our journey, we have accomplished several milestones. We have delivered 110 million sq. ft., thus becoming the second only company in India to achieve the feat.

Today Omaxe is present across 8 States and 27 cities and possesses a diversified product portfolio that includes Integrated Townships, Hi-Tech Townships, Group Housing, Shopping Malls, Office Spaces, SCOs and Hotels. It is currently developing 19 real estate projects including Group Housing, Townships, Commercial Malls, Office spaces, Hotels and SCOs.

Guided by its founding values of delivering quality, excellent real estate spaces, ensuring customer satisfaction and redefining lifestyle. Omaxe, a BSE & NSE listed company has over the years made a mark with some landmark projects and engineering marvels.

Sensing an opportunity in Tier II and III cities, the company made a conscious decision to venture into States like Uttar Pradesh, Madhya Pradesh, Punjab, Haryana, Uttarakhand, Rajasthan, Delhi, Himachal Pradesh to name a few and has immensely contributed in the socio-economic development of these cities. Since inception, the company has gained utmost trust and confidence of the people - an incredible reflection of the initial public offer of the company, which was oversubscribed close to 70 times in 2007!



PRESENCE IN 27 CITIES OF 8 STATES