

# Abundant in life Gracious in nature



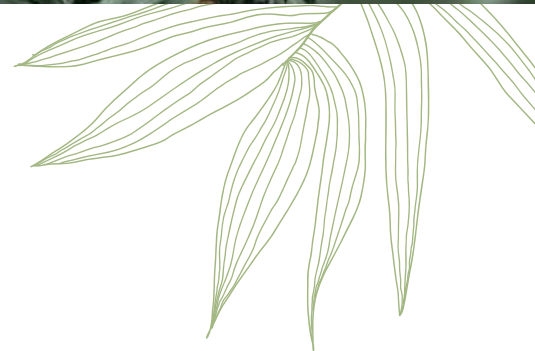
Reference image



**OKAS**  
RESIDENCY



2 & 3 BHK green homes at Sushant Golf City, Lucknow



## It's in our nature to **be fulfilling**

OKAS Residency is ideally located in Sushant Golf City Lucknow and has fulfilled its promise of delivering good construction quality homes ahead of time. The residences are settled amidst thoughtfully designed open spaces.



### **Towers 19-20**

Delivered ahead of time



### **Towers 16-17 and 17-18**

OC received, possession started



### **370+ possessions**

Offered



### **200+ families**

Already residing in the community





It's in our nature  
to be welcoming

Life at OKAS Residency is thriving with laughter, memories, and connections. We invite you to join this community as we unveil **Tower 21 & 22**.



Homes with balconies  
attached to every room



Nature-inspired  
architectural designs

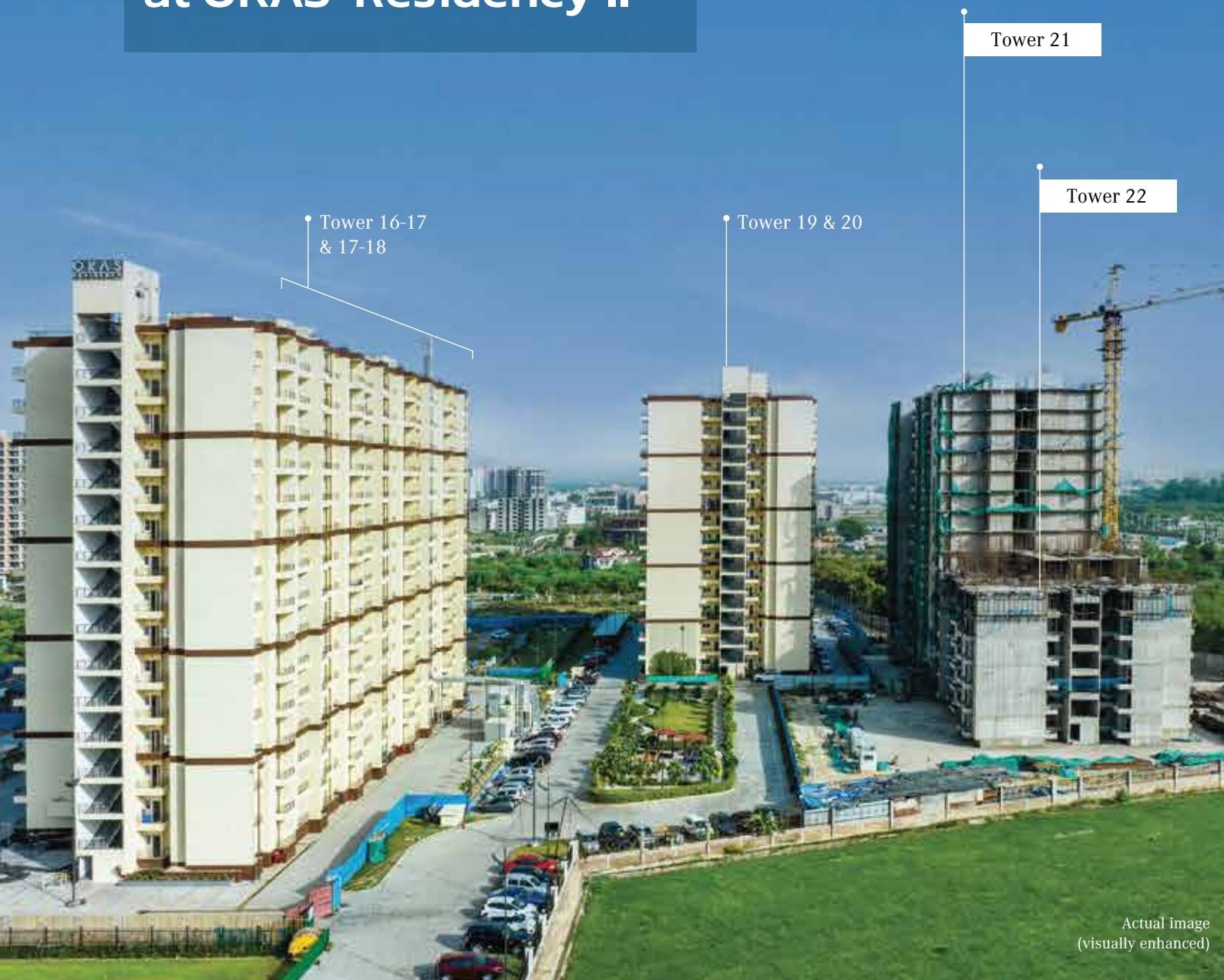


Well-ventilated units  
with ample natural light



High-quality  
shear wall construction

## Unveiling Tower 21 & 22 at OKAS Residency II



Tower 16-17  
& 17-18

Tower 19 & 20

Tower 21

Tower 22

Actual image  
(visually enhanced)

It's in our nature  
to be real

We value the faith you put in us when you choose Okas Residency II. That is why, the sample apartment is based right in the actual building, so that you get a complete and real picture of life here. From light to ventilation, you can know every fine detail of your residence before you decide; details that no drawings can give you.



SCAN TO EXPERIENCE THE SHOW FLAT IN ACTUAL APARTMENT - TOWER 21



## It's in our nature to **be assuring**

Already a bustling address with well-kept common areas, the project has amenities live and operational. We welcome you to visit and feel complete experience of a settled community.



Actual image

Kids' Play Area with Sand Pit



Actual image

Green Area



Actual image

Thoughtfully Designed  
Open Spaces



Reference image

100% Power Backup



Actual image

Open and Basement  
Car Parking



Reference image

Secured Tower Entrance with  
Video Door Phones



Reference image

Enhanced Security with CCTV  
Surveillance and Security Guards



Reference image

Boom Barriers



Reference image

Partial Solar Heated  
Water Supply

Its in our nature  
to make **your day easier**

OKAS Residency is ideally located in Sushant Golf City Lucknow and connected with Sultanpur Road, Amar Shaheed Path & Kisan Vikas Path. Moreover, reputed schools, malls, colleges and healthcare centres are within driving distance, making everyday seamless, just like your lifestyle.



#### Malls & Multiplexes



Walmart Best Price	4.0 km
Lulu Mall	4.9 km
Phoenix Palassio Mall	5.6 km

#### Educational Institutes



Kidzee	2.0 km
Seth M.R. Jaipuria School	3.0 km
St. Joseph School	3.1 km
Seth A.R. Jaipuria School	3.2 km
GD Goenka School	3.9 km
Kunskapsskolan School	5.0 km

#### Healthcare Centres



Super Speciality Cancer Institute & Hospital	1.7 km
Medanta Hospital	4.7 km
Sanjay Gandhi PGI	10.4 km
Sahara Hospital	13.1 km

#### Sports Facilities



ATAL Ekana International Cricket Stadium	5.2 km
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#### Other Landmarks



ISKON Temple	2.0 km
Bakas Railway Station	2.2 km
Patrakarpuram, Gomti Nagar	11.5 km
Lucknow Golf Club	11.5 km
Vidhan Sabha	12.8 km
Hazratganj	13.9 km
Charbagh Railway Station	14.4 km
Main Bus Terminal	14.6 km
Airport	16.7 km
Chowk Lucknow	19.1 km

Distances mentioned above are approximate

It's in our nature  
to let life develop

The generous apartment layouts at OKAS Residency II give you larger living areas. Here, your home has more room for family celebrations, your little ones' games, and for life.



## 2 BHK, TYPE 2 (Tower 22)

AREA	sq. m	sq. ft
CARPET AREA	67.34	724.85
EXCLUSIVE AREA (Including Balcony Area)	80.86	870.38
SUPER AREA (Saleable Area)	107.76	1159.95



Unit Number 9 is a mirror image of Unit Number 4

sq. m = square meter | sq. ft = square feet



2 BHK, TYPE 2 (Tower 22)



AREA	sq. m	sq. ft
CARPET AREA	66.96	720.76
EXCLUSIVE AREA (Including Balcony Area)	80.48	866.29
SUPER AREA (Saleable Area)	108.43	1167.19





## 2 BHK, TYPE 2\_01 (Tower 21)



AREA	sq. m	sq. ft
CARPET AREA	66.96	720.66
EXCLUSIVE AREA (Including Balcony Area)	80.39	865.32
SUPER AREA (Saleable Area)	108.46	1167.48



## 2 BHK, TYPE 1 (Tower 21 & Tower 22)



AREA	sq. m	sq. ft
CARPET AREA	72.69	782.44
EXCLUSIVE AREA (Including Balcony Area)	88.14	948.74
SUPER AREA (Saleable Area)	118.59	1276.55

Unit Number 6 is a mirror image of Unit Number 1

sq. m = square meter | sq. ft = square feet



### 3 BHK, TYPE 1 (Tower 21 & Tower 22)



AREA	sq. m	sq. ft
CARPET AREA	86.31	929.04
EXCLUSIVE AREA (Including Balcony Area)	104.79	1127.96
SUPER AREA (Saleable Area)	139.51	1501.66



Unit Number 7 is a mirror image of Unit Number 12

sq. m = square meter | sq. ft = square feet

### 3 BHK, TYPE 1 (Tower 21 & Tower 22)



AREA	sq. m	sq. ft
CARPET AREA	91.02	979.74
EXCLUSIVE AREA (Including Balcony Area)	107.51	1157.24
SUPER AREA (Saleable Area)	142.36	1532.33



Unit Number 2,5 and 8 are mirror images of Unit Number 11

sq. m = square meter | sq. ft = square feet



### 3 BHK, TYPE 3 (Tower 21)



AREA	sq. m	sq. ft
CARPET AREA	98.69	1062.30
EXCLUSIVE AREA (Including Balcony Area)	114.93	1237.10
SUPER AREA (Saleable Area)	153.88	1656.39



Unit Number 10 is a mirror image of Unit Number 3

sq. m = square meter | sq. ft = square feet

# Project Specifications

LIVING/DINING	FLOORING	Vitrified tiles
	WALLS	Plastic emulsion paint
	CEILING	Oil bound distemper
	WINDOWS	UPVC
	FIXTURES/ FITTINGS/ OTHERS	Mortise lock, Tower bolt (SS)

BED ROOMS	FLOORING	Vitrified tiles
	WALLS	Plastic emulsion paint
	CEILING	Oil bound distemper
	DOORS	Flush door duly painted/polished
	WINDOWS	UPVC
	FIXTURES/ FITTINGS/ OTHERS	Mortise lock, Tower bolt (SS)

KITCHEN	FLOORING	Anti-skid ceramic tiles
	WALLS	Ceramic tiles up to 2' above counter & plastic emulsion paint
	CEILING	Oil bound distemper
	DOORS*	Flush door duly painted
	WINDOWS	UPVC
	FIXTURES/ FITTINGS/ OTHERS	Granite counter top with double 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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LIFT	Schindler India
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ELECTRICAL WORKS	Copper wiring in conduit with DB for distribution with MCB's/MCCB's
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TOILETS	FLOORING	Anti-skid ceramic tiles
	WALLS	Ceramic tiles up to 7'
	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	FLOORING	Anti-skid ceramic tiles
	WALLS	External paint
	CEILING	Oil bound distemper
	FIXTURES/ FITTINGS/ OTHERS	Enamel painted MS railing

STAIRCASES	FLOORING	Stone (Granite/Kota/Marble)
	WALLS	Oil bound distemper/ Plastic emulsion paint
	CEILING	Oil bound distemper
	FIXTURES/ FITTINGS/ OTHERS	Enamel painted MS railing

LOBBY	FLOORING	Vitrified Tiles
	WALLS	Oil bound distemper/ Plastic emulsion paint
	CEILING	Oil bound distemper
	FIXTURES/ FITTINGS/ OTHERS	Enamel painted MS railing



## Projects that add to **our legacy**



**POSSESSION STARTED**

 **PARDOS OKAS  
ENCLAVE**



### **Pardos OKAS Enclave, Lucknow**

Plotted residential development  
located in Sushant Golf City  
Lucknow. Secured & gated  
community with schools, colleges,  
malls and hospitals in vicinity.

Visit: [pardosrealestate.com/residential/pardos-okas-enclave](https://pardosrealestate.com/residential/pardos-okas-enclave)



Scan to know more

 **OKAS  
ENCLAVE**



### **OKAS Enclave, Dharuhera**

Plotted residential  
development strategically  
located in Dharuhera on  
NH-48 (Delhi-Jaipur Highway).  
This development offers  
modern amenities & round the  
clock security.

Visit: [pardosrealestate.com/residential/okas-enclave](https://pardosrealestate.com/residential/okas-enclave)



Scan to know more

## Reputation that **inspires trust**



Pardos Real Estate is a new age customer centric and delivery focussed real estate development company.

**“Backed by construction professionals with 40+ years of experience and 50+ projects delivered across India.”**

The company is focused to deliver high-quality residential, commercial, and industrial assets to its customers. Currently, company has active presence in cities of Gurugram, Lucknow, Dharuhera & Mohali.

Visit: [www.pardosrealestate.com](http://www.pardosrealestate.com)



## OKAS

OKAS is a private equity real estate investment initiative of DMI Asset Management (DMI Alternative Investment Fund) which is part of the DMI Group. OKAS focuses on assets in the form of residential, commercial, and industrial plots, in addition to land aggregation.

**OKAS conducts its business with a focus on five key elements: Quality Construction, Innovation & Technology, Due Diligence, Timely Delivery, and Sustainability.**

Visit: [www.okas.co.in](http://www.okas.co.in)



OKAS  
RESIDENCY

## For details, call: **9513763153**

Project RERA Registration No: UPRERAPRJ371638 | Project RERA Registration No: UPRERAPRJ525944 | Promoter RERA registration No: UPRERAPRM101634  
Anarock RERA Registration No: UPRERAAGT10265 | Available at: <http://up-rera.in/>

Strategic Partner  
**ANAROCK**  
RESIDENTIAL

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