

Website: www.up-rera.in
UPRERAPRJ2629 (Phase-I)
UPRERAPRJ17445 (Phase-II)
UPRERAPRJ367744 (Phase-III)
UPRERAPRJ541833 (Phase-IV)



उत्तर प्रदेश सरकार की अफोर्डेबल हाऊसिंग पॉलिसी के अधीन



 Near HCL IT City, Sultanpur Road, Lucknow

Lucknow

THE CITY OF NAWABS

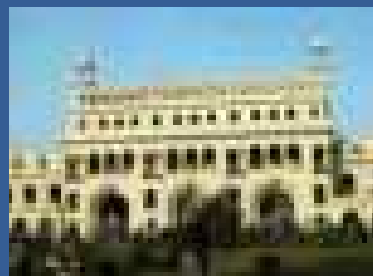
ABOUT LUCKNOW

Lucknow is the capital & largest city of the Indian state of Uttar Pradesh & is also the administrative headquarters of the eponymous District and Division. It is the eleventh most populous city and the twelfth most populous urban agglomeration of India.

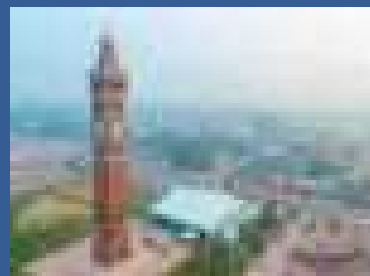
Lucknow was ranked "India's second happiest city" in a survey conducted by IMRB International and LG Corporation, after only Chandigarh. It fared better than other metropolitan cities in India including New Delhi, Bangalore. Lucknow was found to be better than other cities in areas such as food, transit and overall citizen satisfaction.



CHARBAGH RLY. STATION
LUCKNOW



BADA IMAMBARA
BHULBHULAIYA



CLOCK TOWER



INTERNATIONAL
CRICKET STADIUM



LUCKNOW METRO



अपना घर अपनों के लिए

हर आम इंसान को उसके सपनों का आशियाना मिले यही प्रयास है हमारा। गुप की महत्वाकांक्षी परियोजना है एक्सला कुटुंब एक ऐसी जगह जहां आम इंसान के सपने साकार होते हैं जहां उसकी ख्वाहिशों को पंख लग जाते हैं और जीवन एक उत्सव बन जाता है। 6.15 एकड़ में फैली इस योजना में 2 और 3 BHK के आरामदायक और अफोर्डेबल घर कुछ इस तरह डिज़ाइन किये गए हैं कि खुशियां हर जगह आपका स्वागत करती नज़र आती हैं।

एक्सला कुटुंब में उत्तर प्रदेश सरकार की अफोर्डेबल हाऊसिंग पॉलिसी के अधीन लगभग 754 यूनिट्स प्रस्तावित हैं। जहाँ मौजूद हैं तमाम सुख सुविधाएं जिनकी हर आम इंसान कल्पना करता है जिसे अपना घर कहने में आपको गर्व होगा।

सूरज की पहली किरण के साथ सुबह की ताजगी में तड़के सवेरे की चहल कदमी वो भी कुदरत की गोद में, क्या कहने ! जब हर तरफ चिड़ियों की चहचहाहट के सिवा सब शांत हो। बड़े नसीब से मिलने वाला राजसी खुलापन जहां शानदार घरों को आधुनिक सुख सुविधाओं के ताने बाने से बुना गया है जहां विशाल खुली हरियाली देती है प्रदूषण से मुक्त आबो हवा। एक्सेला कुटुंब में आपका स्वागत है।



Artistic Image

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everything connects you...”

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APNA GHAR
APNON KE LIYE...



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कृत्तुम्[®]
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Project Features

Flowing Water Facing Project • Swimming Pool • Modern Club House • Gym & Health Club • Jogging Track • Party Lawn • Amphitheatre • Yoga & Meditation Center
CCTV Surveillance • Kids Play Area • Daily Need Shop • Modern Landscaping • Intercom • Cycle Track • Power & Water Back-up • 24x7 Security



Cycle &
Jogging Track



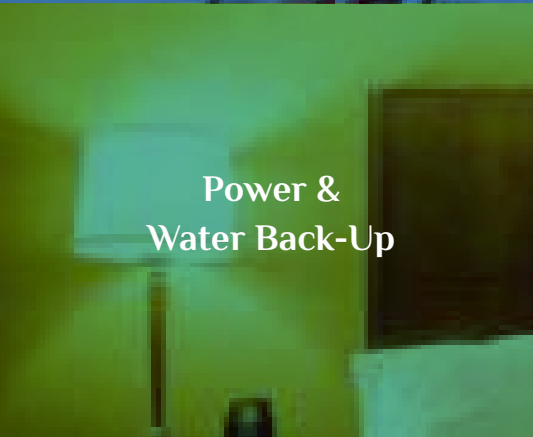
Education
Centre



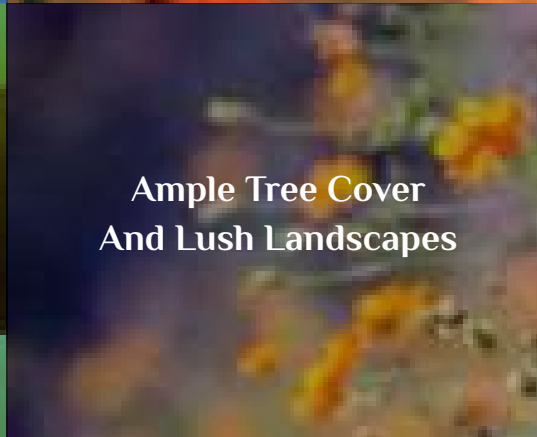
Yoga & Meditation Centre



Daily
Need Shop



Power &
Water Back-Up



Ample Tree Cover
And Lush Landscapes



Intercom
Facility



Club
House



Gymnasium



CCTV Surveillance
Security



Indoor &
Outdoor Games



Kids Play
Area

Luxurious Amenities In Affordable Price



CLUB



Artistic Image

SWIMMING POOL



अब घर नहीं एक सपना होगा सबका अपना



Artistic Impression

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Artistic Image

Flowing Water Facing Project





Swimming Pool
Deck

Artistic Image

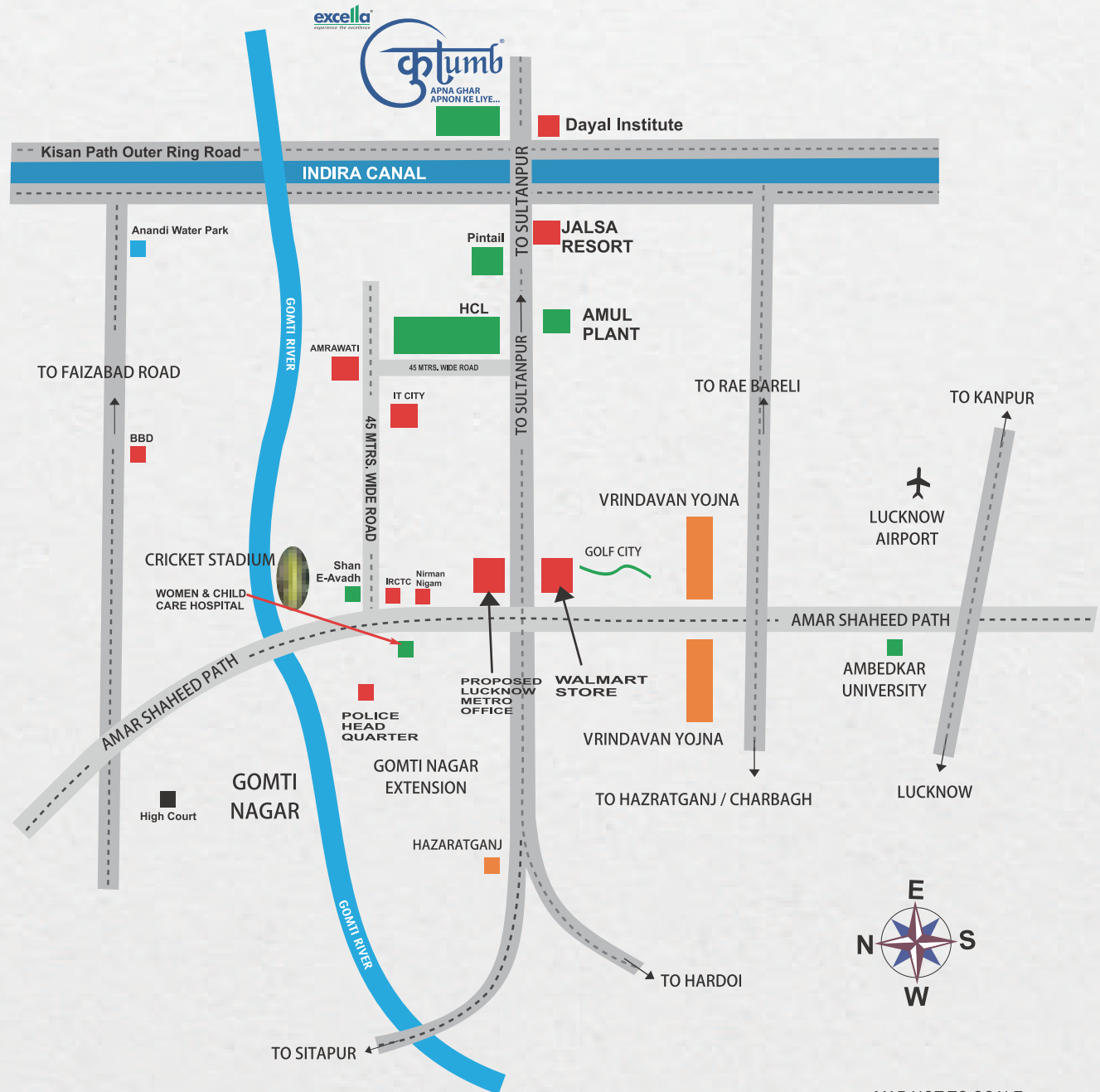
LOCATION MAP

LOCATION ADVANTAGE

- 05 Min. Drive to IT City
- 7 to 8 Min. Drive to Medanta Hospital
- 7 to 8 Min. Drive to Phoenix Palassio Mall
- 7 to 8 Min. Drive to International Cricket Stadium
- 10 Min. Drive to Gomti Nagar
- 15 Min. Drive to Sahara Hospital
- 15 Min. Drive to Wave Mall
- 20 Min. Drive to Lucknow Railway Station
- 20 Min. Drive to Hazratganj
- 25 Min. Drive to Airport

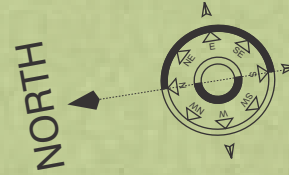
HOME TO CONNECTIVITY

The Integral part of the Project ensure that the interactive hotspot such as Health centers, Educational Institutions, Entertainment Hubs, and Shopping destinations are just at the minimal distance from your abode. Planning and execution of flawless expertise is fueled with efforts so that your dream home has everything which is efficient and rewarding in bringing satisfaction to your every-day life.



MAP NOT TO SCALE

Site Plan



Map Not to Scale

Phase-II
UPRERAPRJ17445

TODDLER PLAY AREA

SWIMMING POOL
CLUB

SCHOOL

A1

A2

Phase-III
UPRERAPRJ367744

B1

B2

Phase-IV
UPRERAPRJ541833

OUTRELAND

Phase-I
UPRERAPRJ2629

ENTRANCE

ENTRANCE

>>> INDIRA CANAL >>>

>>> INDIRA CANAL >>>

UNIT PLAN

UNIT 1 2 BHK

Carpet Area 50.60 Sqmtr
Balcony Area 6.99 Sqmtr
Built up Area 65.89 Sqmtr
Super Built up Area 83.61 Sqmtr



UNIT 2 2 BHK

Carpet Area 53.03 Sqmtr
Balcony Area 6.89 Sqmtr
Built up Area 66.63 Sqmtr
Super Built up Area 83.61 Sqmtr



UNIT 3 2 BHK

Carpet Area 53.40 Sqmtr
Balcony Area 7.42 Sqmtr
Built up Area 68.95 Sqmtr
Super Built up Area 83.61 Sqmtr



UNIT PLAN

UNIT 4 3 BHK

Carpet Area 64.39
 SqmtrBalcony Area 7.88Sqmtr
 Built up Area 81.52 Sqmtr
 Super Built up Area 100.33 Sqmtr



UNIT 5 3 BHK

Carpet Area 65.76 Sqmtr
 Balcony Area 6.71 Sqmtr
 Built up Area 81.41 Sqmtr
 Super Built up Area 100.33Sqmtr



UNIT PLAN

UNIT 6 3 BHK

Carpet Area 68.08 Sqmtr
Balcony Area 9.63 Sqmtr
Built up Area 86.77 Sqmtr
Super Built up Area 101.73 Sqmtr



UNIT 7 3 BHK

Carpet Area 64.00 Sqmtr
Balcony Area 8.05 Sqmtr
Built up Area 81.25 Sqmtr
Super Built up Area 100.33 Sqmtr

PROPOSED SPECIFICATIONS

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 - Branded Switches and sockets

Security System - Gated Community, CCTV, Fire Fighting System, Intercom

Community Facilities -

Community Facility hall/Yog Centre, Indoor Games like : Table Tennis, Lawn Tennis / Multi Purpose court, Swimming Pool. Cricket Practice Pitch, Daily need Shops, Children's Playground, Beautifully landscaped Park with water bodies

Car Parking

Special Facilities - INTERCOM and Internet Ready Campus

Structure - Earthquake Resistant RCC Frame Structure Designed for the highest Seismic considerations for the zone as stipulated by the BIS code and for best safety

External Finish - Long lasting Weather proof Exterior Paint

LIVING & DINING ROOM

Floor - Vitrified Tiles

Walls - Plastered and painted with pleasing shade of Oil bound distemper

Ceiling - Oil bound distemper

BED ROOMS

Floor - Vitrified Tiles

Walls - Plastered and Painted with pleasing shade of Oil bound distemper

Ceiling - Oil bound distemper

KITCHEN

Floor - Anti Skid Ceramic Tiles

Platform - Pre-polished marble stone with Single Bowl Stainless Steel Sink

Walls/Dado - Ceramic tile up to two feet height above kitchen Counter, Balance OBD/D D Paint

Water Supply - Provision for Hot and Cold Water Supply

Fittings - CP Fittings with mixers Provision for RO System

BATHROOMS

Floors - Anti Skid Ceramic Tiles

Walls - Glazed Ceramic Tiles

Fittings & Fixtures - Standard WC, Wash Basin, Branded C P Fittings, Provision for Concealed hot and cold water system

Ceiling - False Ceiling

BALCONIES

Floor - Anti Skid Ceramic Tiles

STAIRCASE & COMMON PASSAGE

Floor - Combination of Marble stone & Vitrified Tiles

Walls - Plastered and Painted with Pleasing shade of OBD

Ceiling - OBD

DOORS & WINDOWS

Entrance Door - Well seasoned hardwood frame / Press steel frame
Flush door shutter duly Painted

Internal Doors - Well Seasoned hardwood frame / Press steel frame
Flush door shutter duly Painted

Windows - Aluminium glazed powder coated windows



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Excella Infrazone LLP

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HOME LOAN AVAILABLE

