



WHY LIVE ALONG THE MASS WHEN YOU CAN LIVE BEYOND THEM!











THERE COMES A TIME IN YOUR LIFE, WHEN YOU FEEL YOUR SUCCESS, TASTES AND LIFESTYLE DESERVE A BETTER ADDRESS, AND YOU NEED TO RISE



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EGENDS

Artistic Impression





A VISION THAT EXUDES SOPHISTICATION A CLASS **COMBINED WITH** INDULGING COMFORT

Our new Majestic 4 BHK residences inside World of Omaxe have been aesthetically designed to let you enjoy the large living spaces in ultimate luxury and style.



A WORLD THAT IS SOON GOING TO TRANSFORM INTO A

WORLD OF OMAXE, GOMTI NAGAR EXTENSION, LUCKNOW An all-inclusive destination with residential, commercial and retail within your vicinity.

















EGENDS A DESTINATION BEYOND LOCATION PROSPERING WITH



Thrillife

- Amar Shaheed Path
- International Cricket Stadium
- Mother & Child Care Hospital
- UP 112
- Police Headquarters
- CG City
- Medanta Hospital
- 6 km*(approx) drive from Gomti Nagar Commercial Hub

*1 km = 0.621 miles

Location Plan



A LIFESTYLE WHICH WILL **ENCOMPASS YOU** IN LUXURY THAT IS BeyondLife



0





Site Plan





































GRAND DOUBLE HEIGHT ARRIVAL LOBBY





2 LIFTS WITH CARD ACCESS+ 1 FIRE/SERVICE LIFT PER FLOOR

Indicative Image



EXCLUSIVITY THAT WILL DIRECT YOU TOWARDS A

































44 HOMES FOR PRIVILEGED LIKE-MINDED FAMILIES ONLY 2 APARTMENTS PER FLOOR

0 0





MAJESTIC 4 BHK + SERVANT ROOM + FAMILY & KITCHEN STORE + LARGE OFFICE SPACE

Contra Della dal







BALCONY IN EVERY ROOM





ROOFTOP LIFESTYLE ZONE CAPTIVATING YOU TOWARDS A





ROOFTOP SWIMMING POOL







ROOFTOP GYMNASSIUM, PARTY AREA & THEATRE

ndicative Image





VIEWS THAT SURROUND YOU IN A

Campife

























GROUND FLOOR

.SUPER AREA - 3911 SQ.FT .BUILTUP AREA - 2826 SQ.FT CARPET AREA - 2255 SQ.FT







FIRST FLOOR

.SUPER AREA - 3911 SQ.FT .BUILTUP AREA - 2826 SQ.FT CARPET AREA - 2255 SQ.FT







TYPICAL FLOOR

SUPER AREA - 4248 SQ.FT BUILTUP AREA - 3060 SQ.FT CARPET AREA - 2466 SQ.FT







SERVICE FLOOR







TERRACE FLOOR







PRICE LISTTHE LEGENDS

Sr. No.	Floor	Accomodation	Unit Super Area (Sq. Ft.)	Unit Builtup Area (Sq. Ft.)	Unit Carpet Area (Sq. Ft.)	Total Sale Price (₹ In Cr.)
1	Ground & First	4 BHK + Servant + 2 Stores	3911	2826	2255	2.00
2	Second to Sixteenth Floor	4 BHK + Servant + Office + 2 Stores	4248	3060	2466	2.15
3	Seventeenth Floor	4 BHK + Servant + Office + 2 Stores	4248	3060	2466	2.17
4	Eighteenth Floor	4 BHK + Servant + Office + 2 Stores	4248	3060	2466	2.19
5	Nineteenth Floor	4 BHK + Servant + Office + 2 Stores	4248	3060	2466	2.21
6	Twentieth Floor	4 BHK + Servant + Office + 2 Stores	4248	3060	2466	2.23
7	Twenty First Floor	4 BHK + Servant + Office + 2 Stores	4248	3060	2466	2.25

Note: GST will be charged extra as applicable on Total Sale Price.

OTHER COST

ADVANCE MAINTENANCE CHARGES FOR 1 YEAR AS PER RERA ATS (On Super Area)

INTEREST FREE MAINTENANCE SECURITY (On Super Area)

EXTERNAL ELECTRIFICATION CHARGES (On Super Area)

Note:

1. Total sale price includes cost of unit, Power Backup in KVA (7 KVA), Two Car Parking, Club Membership, Fire Fighting System and Internal Development.

2. All applicable charges, taxes, cesses, Bandha Charges etc. at present or in future and any enhancement thereof shall be additionally payable by the allottee.

3. Electricity load and meter as per customer's individual requirement or minimum requirement as per UPPCL will be installed. Cost towards the same shall be paid by the customer as per load installed.

4. As total sale price of the applied unit is more than Rs. 50 Lacs, the Customer requires deducting and depositing TDS @ 1% against each and every payment to the Company in compliance with the provision of Section

194 (1A) of the Income Tax Act, 1961.

5. Total sale price of the unit prevailing as on the date of Booking and acceptance by the Company shall be final and there shall be no escalation in price thereafter, however subject to term and conditions of agreement for sale the company may revise the price of other units from time to time at its discretion.

6. 13th Floor in the tower will be denoted as 12A for example 1301 will be denoted as 12A01.

7. 1 Sq. Mtr. = 10.764 Sq. Ft.

8. Payments to be made through Cheque / DD payable at Lucknow, in favour of "GRAND OMAXE - PHASE VI LUCKNOW- OMAXE LIMITED - MASTER ESCROW ACCOUNT" Unless / otherwise specially permitted by company for online payment.

The above heads of demands are not exhaustive. There are/might be certain other charges such as CDC (City Development/related documentation and there might be certain other charges which may be imposed by the government/competent authority on the Project in tandem with the Government and therefore, all such charges/dues, whether retrospective, amended, prospective or futuristic in nature, as may be imposed by the government/authority, shall be passed on for realization and as such shall be passed on for realization and

W.e.f. 15-Apr-2021 to 30-Apr-2021

Rs. 2/- Per Sq. Ft Per Month
Rs. 10/- Per Sq. Ft.
Rs. 50/- Per Sq. Ft.



PAYMENT PLAN - THE LEGENDS

Sr. No	Particulars	Installment	Sr. No	Particulars	Installment
1	At The Time Of Booking/part Of Booking Amount	Rs. 10 Lacs (Including GST)	13	On Start Of Casting Of Thirteenth Floor Slab	5 % of TOTAL SALE PRICE + GST
2	Balance Part Of Booking Amount On Or Before 60th	10% of TOTAL SALE PRICE + GST	14	On Start Of Casting Of Sixteenth Floor Slab	5 % of TOTAL SALE PRICE + GST
	Day Of Application	(Less Part of Booking Amount)	15	On Start Of Casting Of Nineteenth Floor Slab	5 % of TOTAL SALE PRICE + GST
3	On Or Before 120th Day From The Date Of Booking	5% of TOTAL SALE PRICE+ GST	15		
4	On Or Before 180th Day From The Date Of Booking	5 % of TOTAL SALE PRICE + GST	16	On Start Of Casting Of Twentyfirst Floor Slab	5 % of TOTAL SALE PRICE + GST
5	On Or Before 240th Day From The Date Of Booking	5 % of TOTAL SALE PRICE + GST	17	On Start Of Top Floor Slab	5 % of TOTAL SALE PRICE + GST
6	On Start Of Excavation	5 % of TOTAL SALE PRICE + GST	18	On Start Of Brick Work	5 % of TOTAL SALE PRICE+ 50% of IFMS + GST
7	On Start Of Basement Raft	5 % of TOTAL SALE PRICE + GST	19	On Start Of Internal Plaster	5 % of TOTAL SALE PRICE + GST
8	On Start Of Casting Of Ground Floor Slab	5 % of TOTAL SALE PRICE + GST	20	On Start Of Flooring	2.5 % of TOTAL SALE PRICE+ 50% of IFMS + GST
9	On Start Of Casting Of Second Floor Slab	5 % of TOTAL SALE PRICE + GST	21	On Offer Of Possession	2.5 % of TOTAL SALE PRICE + 100% AMC + 100%
10	On Start Of Casting Of Fourth Floor Slab	5 % of TOTAL SALE PRICE + GST			EXTERNAL ELECTRIFICATION CHARGES + STAMP
11	On Start Of Casting Of Seventh Floor Slab	5 % of TOTAL SALE PRICE + GST			DUTY, REGISTRATION & OTHER CHARGES
12	On Start Of Casting Of Tenth Floor Slab	5 % of TOTAL SALE PRICE + GST			(IF ANY) + GST

TERMS & CONDITIONS

- 1 Price prevailing as on the date of Booking and acceptance by the Company shall be final and shall be escalation free on such unit.
- 2 The Company may, as per it's policies, revise the prices from time to time on its discretion.
- 3 Electricity load and meter as per customer's individual requirement or minimum requirement as per UPPCL will be installed. Cost of the same will be paid extra as per load installed.
- 4 Stamp duty, Registration and other related charges / cost are extra and shall be payable along with the last installment.
- 5 All applicable charges, taxes, Bandha Charges, cesses like IDC, GST & other taxes, cess etc. at present or in future & any enhancement thereof shall be additionally payable by the applicant/allottee as detailed in Buyer & Seller Agreement.
- 6 Payments to be made through Cheque / DD payable at Lucknow, in favour of "GRAND OMAXE PHASE VI LUCKNOW- OMAXE LIMITED MASTER ESCROW ACCOUNT" Unless / otherwise specially permitted by company for online payment.
- 7 The construction linked stages can be called for payment in any sequence, depending on the sequence undertaken by the developer irrespective of the sequence mentioned herein above.



DOWN	PAYMENT	PLAN OF	THE LEGENDS

1	At The Time Of Booking	Rs. 10 Lacs (Including Gst)
2	Balance Part Of Booking Amount On Or Before 30th Day From The Receiving Of Part Of Booking Amount	10% Of Total Sale Price + Gst (Less Part C
3	On 60 th Day Of Booking	87.50% Of Total Sale Price + Gst
4	On Offer Of Possession	2.5 % Of Total Sale Price + 100% Ifms + 1 External Electrification Charges + Stamp D Other Charges (If Any) + Gst

Note: As per the marketing policy 12% DP discount is applicable till expiry of the running policy. Renewal of the policy is subject to management decision.

TERMS & CONDITIONS

1	Price prevailing as on the date of Booking and acceptance by the Company shall be final and shall be escalation free or
2	The Company may, as per it's policies, revise the prices from time to time on its discretion.
3	Electricity load and meter as per customer's individual requirement or minimum requirement as per UPPCL will be ins be paid extra as per load installed.
4	Stamp duty, Registration and other related charges / cost are extra and shall be payable along with the last installmen
5	All applicable charges, taxes, Bandha Charges, cesses like IDC, GST & other taxes, cess etc. at present or in future & a be additionally payable by the applicant/allottee as detailed in Buyer & Seller Agreement.
6	Payments to be made through Cheque / DD payable at Lucknow, in favour of "GRAND OMAXE - PHASE VI LUCKN MASTER ESCROW ACCOUNT" Unless / otherwise specially permitted by company for online payment.

Of Booking Amount Paid)

100% Amc + 100% Of Duty, Registration &

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NOW- OMAXE LIMITED -



SPECIFICATIONS OF THE LEGENDS

DRAWING/DINING ROOM		
Flooring	Vitrified tiles (Italian design finish)	
Walls	Plastic Emulsion (Dulux/Asian Paints/Nerolac/Equivalent)	
Ceiling	Cove False Ceiling along with wall	
AC	Split AC of 2 Ton in Drawing Room and 1.5 Ton in dining area (Daikin/Career/ Hitachi /Equivalent)	
KITCHEN		
Furnishes	Modular Kitchen Cabinet with Chimney & Hob (Faber/Kaff/Hindware/Equivalent)	
Flooring	Vitrified tiles (Italian design finish)	
Dado	Tiles up to 2 Ft. above counter	
Wall Finishes	Plastic Emulsion Paint (Dulux/AsianPaints/Nerolac/Equivalent)	
Ceiling	OBD	
Counter	Granite / Engineering Stone	
Sink	SS Sink with Double Bowl (Carysil/Franke/Hindware/Equivalent)	
Special Feature	Gas Leakage Detector inside Kitchen	
STAIRCASE		
Risers & treads	Granite	
Wall Finishes	OBD	
Ceiling	OBD	
Railing	MS Railing	

DOORS & WINDOWS

Teakwood finish modular door (Main Entrance Door)

Modular Doors / Skin moulded shutter duly polished (Internal)

External Door-Windows/Ventilators are of UPVC/Aluminium, Glazed Powder Coated Windows (External)

STRUCTURE

Earthquake Resistant/RCC Frame Structure

HOME AUTOMATION

For Light & Fan (For main lights and fans in each room) (Crestron/Lutron/Honeywell/Equivalent)

BED ROOMS & OFFICE ROOM			
Wardrobe	Wardrobe in all dress area/bedrooms as per floor plans (Except Home Office)		
Flooring	Vitrified tiles (Italian design finish)		
Wall Finishes	Plastic Emulsion Paint (Dulux/AsianPaints/Nerolac/Equivalent)		
Ceiling	OBD		
AC	Split AC of 1.5 Ton in All Bed Rooms and Home Office (Daikin/Career/Hitachi/Equivalent)		
TOILETS (All Bedroo	TOILETS (All Bedrooms & Home Office Room)		
Flooring	Anti-Skid Ceramic Tiles		
Dado	Tiles upto ceiling height		
Ceiling	False Ceiling		
CP Fittings & Chinawa	re In All Toilets (Kohler/Grohe/Roca/Equivalent)		
Panic Button	Panic Button in all Toilets		
Other Feature	Glass partition for shower area in Master bedroom's toilet		

DALCONT		
Flooring	Anti-Skid tiles/Ceramic Tiles	
Wall Finishes	Water Proof External Paint	
Ceiling	Water Proof External Paint	
Handrail	MS Railing	
STORE & SERVANT	ROOM	
Flooring	Vitrified tiles	
Wall Finishes	OBD	
Ceiling	OBD	
TOILET (Servant Roo	om)	
Flooring	Anti-Skid Ceramic Tiles	
Walls	Dado of glazed Ceramic tiles up to 4 feet	
Ceiling	False Ceiling	
Fittings & Fixtures	Standard WC, Wash Basin	

ELECTRICAL FITTINGS

Copper concealed w Living/Dining, Hom
Exhaust Fan in all te
Provision for TV, Te
POWER BACK UP 7 KVA
VIDEO DOOR PH (Hickvision/Godrej/

ADDITIONAL FEATURES

2 LED TV (1 in Dra
(Sony/Samsung/LG/
Home Theater (Onl
Wooden TV Panel i
Card Access Lift
Geyser in kitchen w
Geysers in all bathr
Height of all doors
Water taps and pow



viring, Modular Switches, Light & Fans in all Bed Rooms, e Office, Kitchen, Toilets, Balconies and Maid Room.

oilets.

elephone in all Bed Rooms, Living/Dining and Home Office.

ONE IN MAIN DOOR

Wipro/Equivalent)

wing Room of 50 inches and 1 in Master Bedroom of 43 Inches) /Equivalent)

Audio System) in Drawing Room (Sony/JBL/Boss/ Equivalent)

n Drawing Room

with the capacity of 2 Ltr.

poms with the capacity of 20 Ltr. each

vill be 8 feet

er sockets in all balconies.

Specifications are subject to change and subject to availability



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Artistic Impression

MUSKURAAYEIN, LUCKNOW WILL WITNESS A LEGENDARY BENCHMARK







RERA REGISTRATION NO. UPRERAPRJ283534 RERA REGISTRATION NAME: GH-1 GRAND OMAXE PHASE-6 Project Promoted by: Omaxe Ltd. CIN L74899HR1989PLC051918

Registered Office: Shop No.-19B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon (Haryana)- 122001.
Corporate Office: 10, L.S.C., Kalkaji, New Delhi - 110019. Web: www.omaxe.com
Site Office: World of Omaxe, Sector - 7, Gomti Nagar Extension, Amar Shaheed Path, Lucknow - 226001.
Zonal Office: 2nd Floor, Cyber Tower, Vibhuti Khand, Gomti Nagar, Lucknow - 226010.

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