



RERA NO : UPRERAPRM93661 | UPRERAPRJ541330

WELCOME TO THE WORKPLACE OF THE FUTURE

Strategically located in Gomtinagar Extension, 7th Avenue will soon be futuristic hub for retail and corporates along with the Studio Apartments with the futuristic place to stay and work together.

- ◆ State of the art complex with impressive glass and stone facade.
- ◆ Eco friendly design based on modern vastu principles facilitating an optimal flow of natural resource
- ◆ Meticulously design sixteen storey building with retail area on the ground and first floor, well planned office floor on upper floor and spacious Studio Apartments thereafter.
- ◆ Ample space for covered and open parking.
- ◆ Sophisticated Fire protection system
- ◆ Uninterrupted power supply





A Perfect Combination Of **Convenience,** **Comfort and Class**

- ◆ Earthquake resistant RCC structure as per NBIC/IS specification and fully coordinated for applicable seismic zone
- ◆ Use of high performance reflective glass, stainless steel/aluminum cladding to create a dynamic and beautiful building
- ◆ High speed lifts of adequate capacity and S/s interiors
- ◆ 100% power backup for common areas and provision for 100% back up for individual areas.
- ◆ Fire detection, alarm and fighting systems as NBC
- ◆ Rain water harvesting/solar heating as per NBC norm
- ◆ Fiber optic/Wi-Fi enabled building for internet connectivity

SITE ADVANTAGE

- ◆ 7th Avenue location is wonderfully connected, incredibly alive and is situated in the most happening area of Lucknow i.e. Gomti Nagar Extension, which is the residential, commercial, institutional and IT Hub.
- ◆ It is located within 15 min uninterrupted drive from the International & Domestic Airport, with 5 min drive from Gomti Nagar, within 15 min drive from Hazratganj and 2 min. drive from Walmart, Golf City.
- ◆ More than 20,000 families within the 5km radius of the project (within Omaxe, Ansal and Paarth)
- ◆ It is surrounded by major landmarks like the Atal Bihari Vajpayee Ekana Stadium, UP Police Headquarter, UP-100 Headquarter, shopping complex cum mall by the name of 'Shaan-e-Awadh' developed by Phoenix Group, Mumbai.
- ◆ Several Corporate Offices including SIDBI, Central Bank of India, Super Speciality hospital both Government and Private including Ram Manohar Lohia Ayurvedic Medical College, Ram Manohar Lohia Mother & Child Referral Hospital, various commercial zone including the HCL IT City and other hotel sites such as Clarks Inn, Oyo Townhouse are under construction/constructed.

DISTANCE CHART

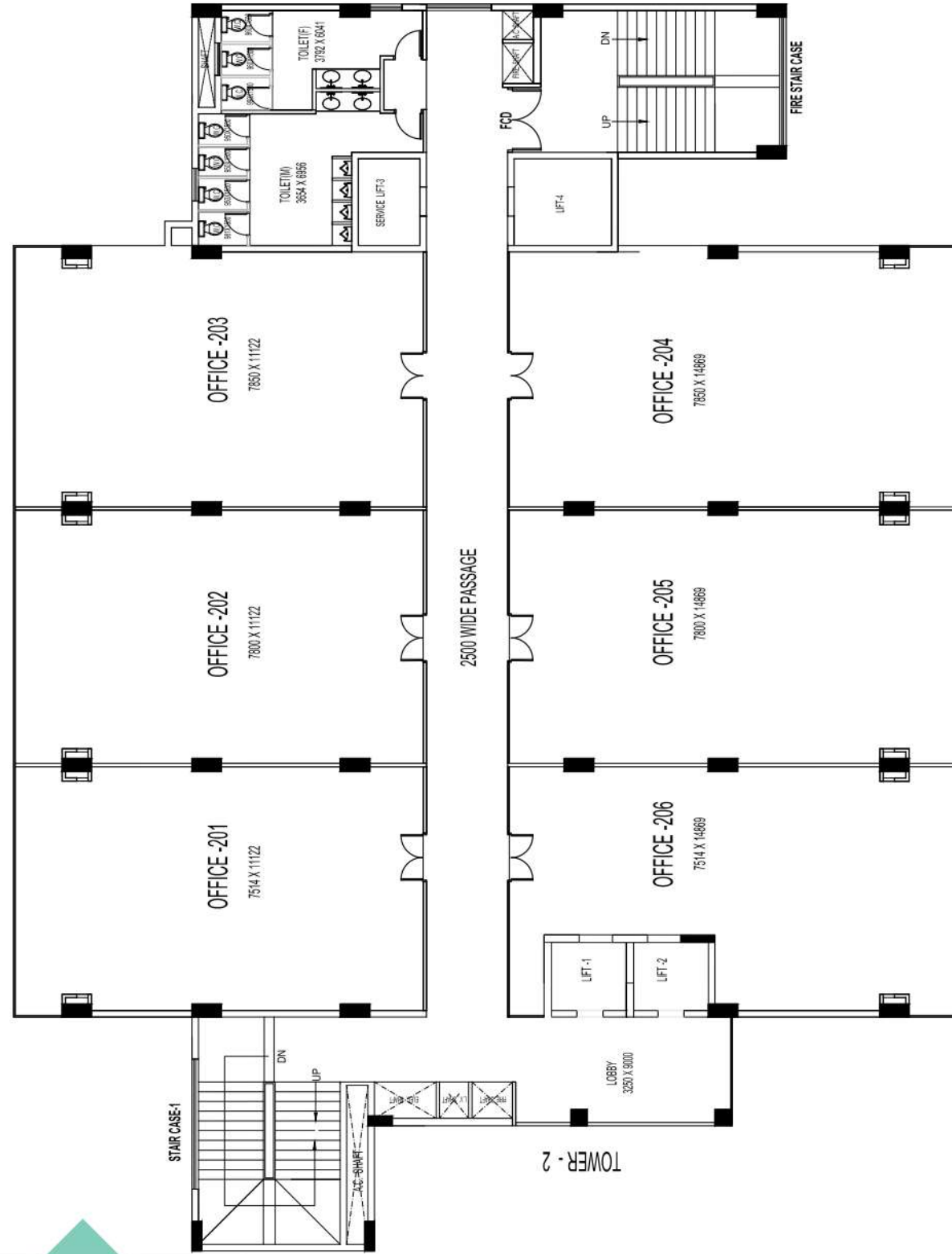
From CCS Airport	:	15 mins
From Gomtinagar	:	5 mins
From Faizabad Road	:	10 mins
From Kanpur Road	:	13 mins
From Hazratganj	:	10 mins
From Charbagh	:	20 mins
From Sultanpur Road	:	5 mins
From IT City	:	02 mins

CENTRE OF ATTRACTION WITHIN 2 KMS

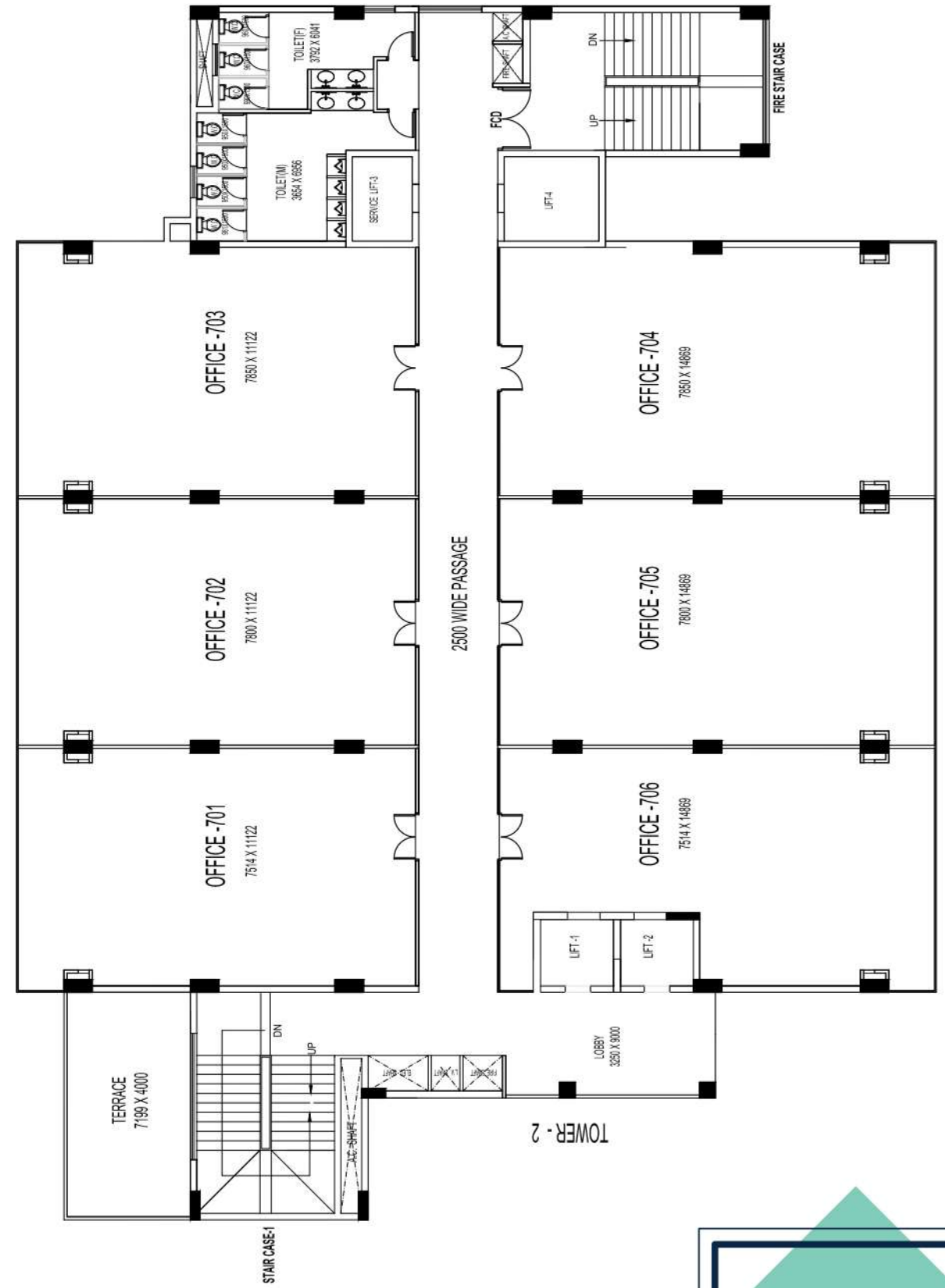
HCL IT CITY
LULU MALL
PHOENIX MALL (SHAAN - E - AWADH)
INTERNATIONAL CRICKET STADIUM
SUSHANT GOLF CITY
MEDANTA HOSPITAL
AWADH SHILP GRAM



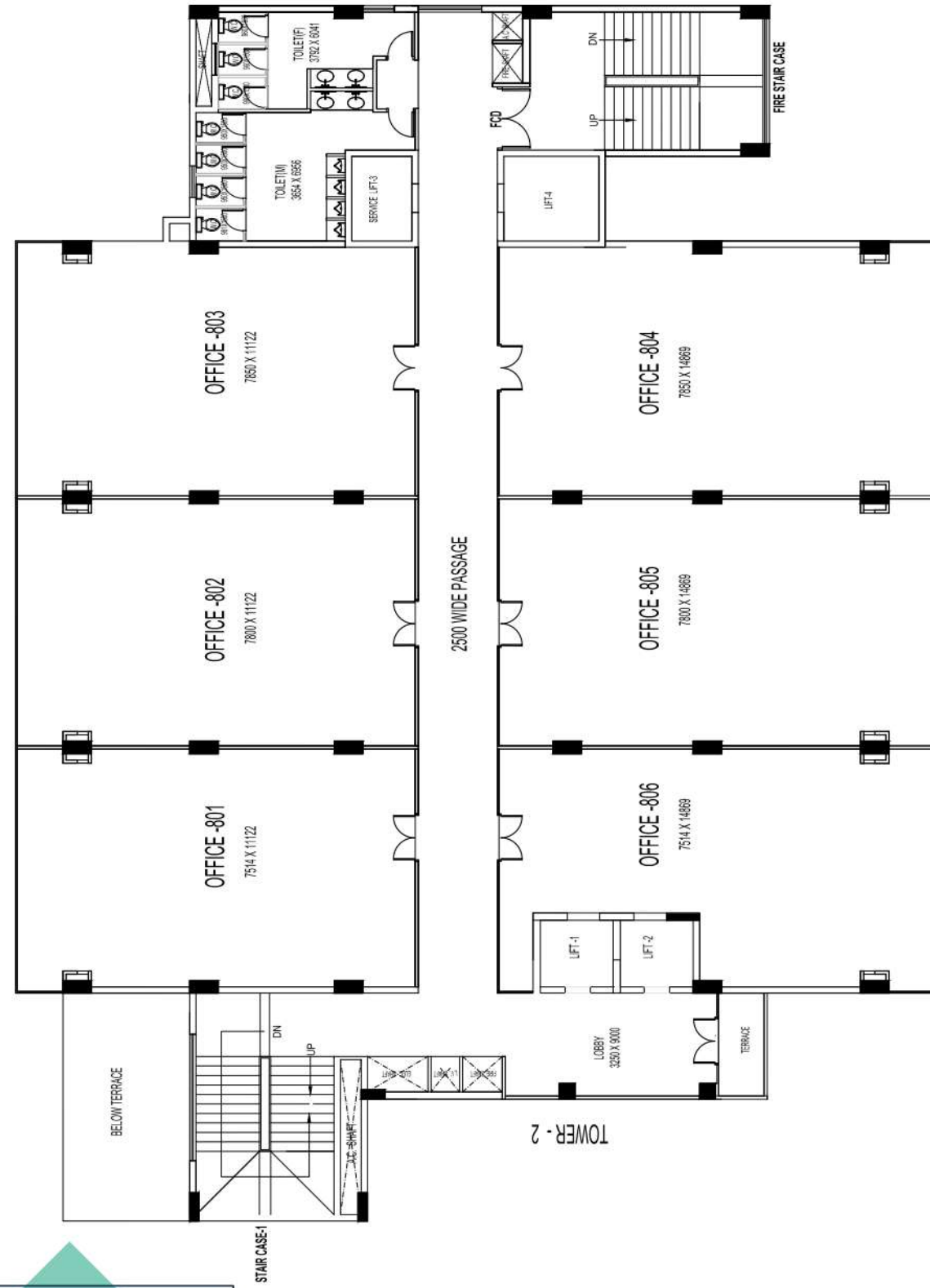
7th Avenue
Second to
Eighth Floor
Plan



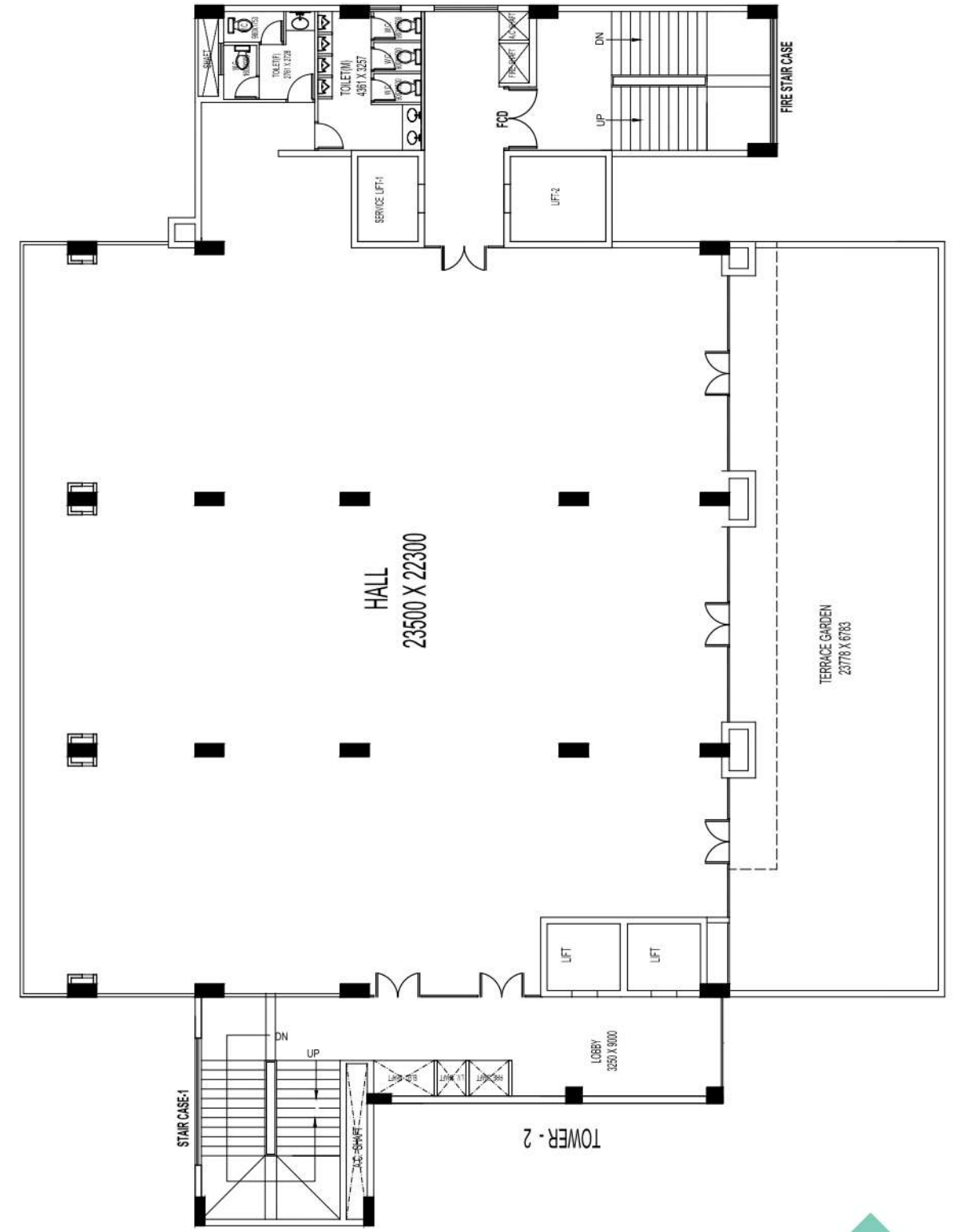
7th Avenue
Seventh
Floor Plan

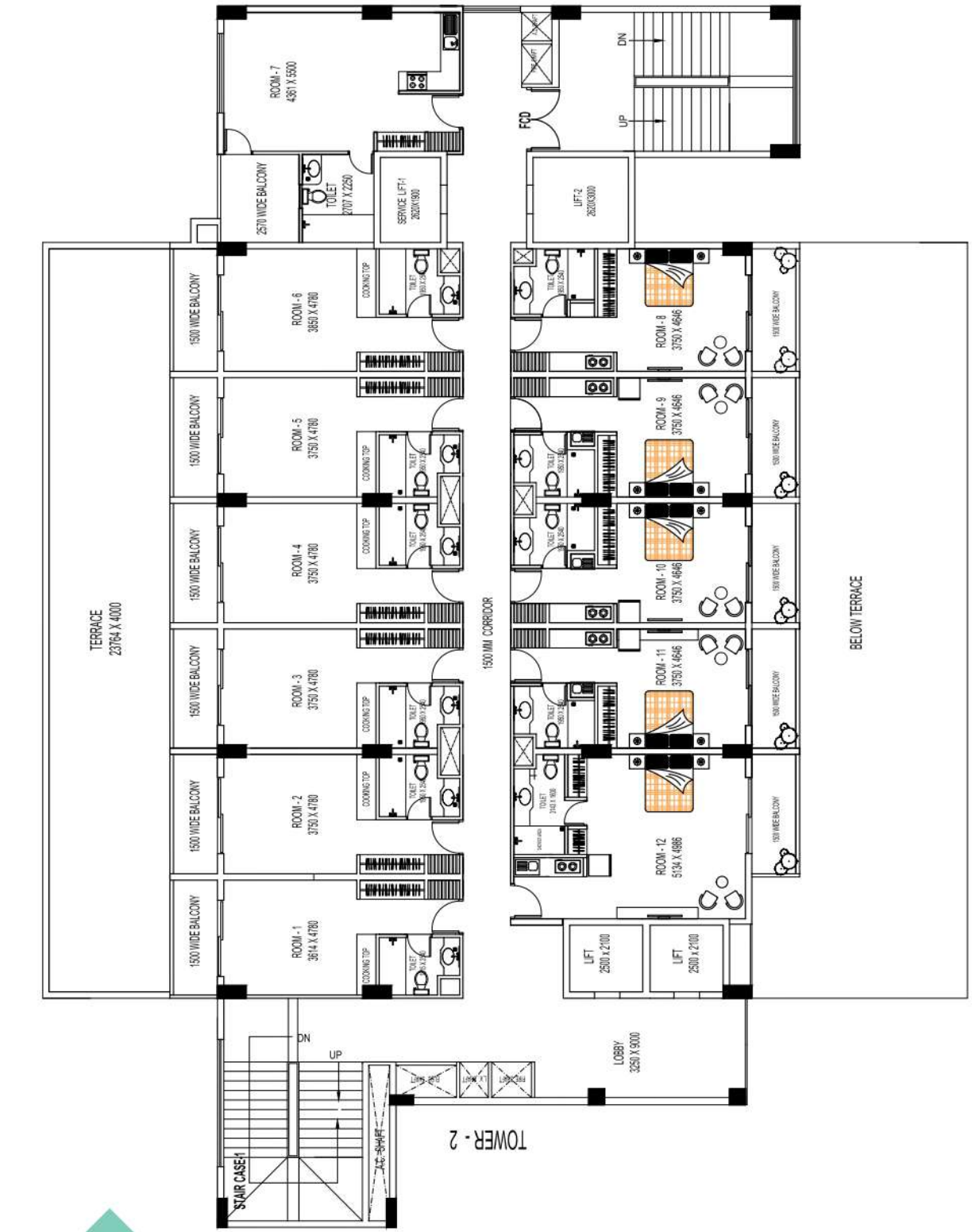


7th Avenue
Eighth
Floor Plan



7th Avenue
Nineth
Floor Plan





7th Avenue
Tenth to
Sixteenth
Floor Plan

Why 7th Avenue?

Lack of good commercial options in Lucknow

Affluent location with high network and easy connectivity

Value for money proposition with high rental returns

Future corporate tie ups

Future central business district

Integrated as a working and living space



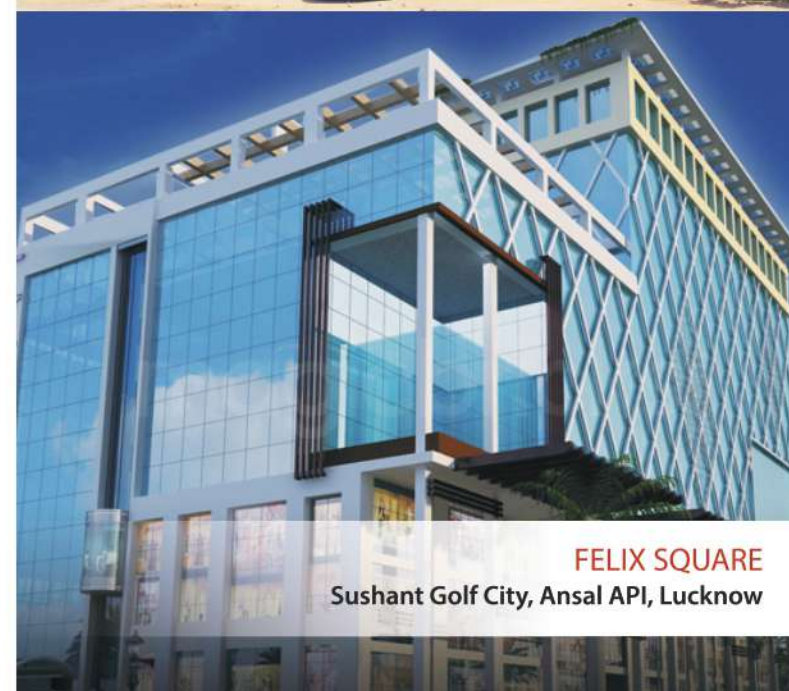
OUR COMPLETED PROJECTS



TULIP RESIDENCY
G-2, Vikalp Khand, Gomti Nagar, Lucknow



MADAN PLAZA
Station Road, Lucknow



FELIX SQUARE
Sushant Golf City, Ansal API, Lucknow



TIVOLI APARTMENTS
Hazratganj, Lucknow