

BANK LOAN AVAILABLE

Consultant



Sudhir & Associates

Architectural, Structural, Project Consultant, Valuers & Interior Designer

SUKRITI SQUARE

4/428, Vijayant Khand, Gomti Nagar, Lucknow - 226 010

E-mail : sudhir.pandey35@gmail.com, pandeysudhir70@yahoo.in

A Project by :

ONELLA REALTY PVT. LTD.

SITE ADDRESS : SAI Kohinoor Grand (A-Block), Mohan Enclave, On Lucknow -
Deva Road - Near Lucknow New RTO Office - U.P

OFFICE ADDRESS : 521-248-D/1, Mahanagar Ext. Lucknow - 226 006

CONTACT US : 7398544241 / 7897867844

A/c Name : Onella Realty Pvt. Ltd. | **A/c No. :** 924020021807818

Bank Name : Axis Bank Ltd. | **IFSC :** UTIB0002553

Disclaimer : The views shown in the brochure may vary in accordance with the final approved map and does not guarantee the same. All intending purchasers are bound to inspect all plans and approvals and visit project sites and apprise themselves of all plans and approvals and other relevant information and nothing in this brochure is intended to substitute to the intending purchaser the actual plans and approvals obtained from time to time. The relationship between the Developer and the customer will be governed strictly by the agreements to be executed from time to time and not on the terms of this Brochure. All designs are indicative only. This brochure is merely conceptual and is not a legal document. It cannot be treated as a part of the Annexure of final agreement's that may be executed from time to time. The Developer reserve the right to change, Amend, modify the contents of the brochure and architectural specifications during development stages Finishing material might vary in project due to availability of material during the period of construction but specifications would remain same Allotte(s) has to accept such variation(s). The Developer/management holds no responsibility for its accuracy and shall not be liable to any infandng, purchase or anyone for the changes/ alteration/improvements so made. This contains artistic impression and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. The landscape, water bodies, details of lobbies, features & facilities of the common club/community center /any other area, furniture, accessories, pamlings, items, electronic goods fittings/fixtures, decorative items, false ceiling including finishing materials, specifications shades, size, etc, shown in the picture are only indicative in nature and for illustrative purpose only and does not form a part of the standard specification Recipients are advised to apprise themselves of the necessary and relevant information of the project after prior to making any purchase decision. The sale is subject to terms of application form and agreements for sale All specification of the units shall be as per the final agreements between the parties, photographs/views are representative image only.



RERA REGISTRATION NO. : UPRERAPRJ115705/05/2024

PROMOTER RERA REGISTRATION NO: UPRERAPRM4860

www.up-rera.in



SAI KOHINOOR GRAND

A SYMBOL OF IMPERIAL HOME

Scan me to
View Project Location!



Co-Promoters



Mohan Developers
affordable luxury..

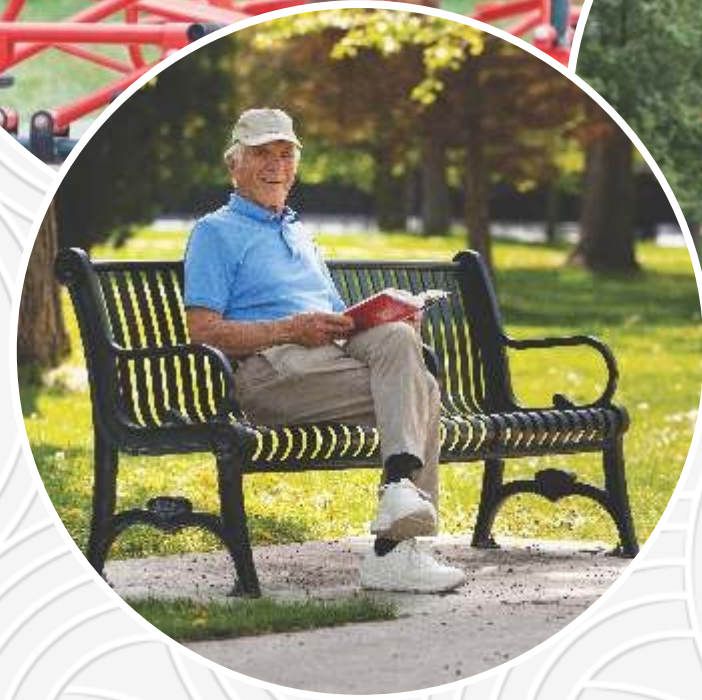
Experience
UNPARALLELED
Luxury



THE
LIFESTYLE
YOU DESERVE



WELCOME
TO THE
Good life



SAI KOHTNOOR GRAND
— A SYMBOL OF IMPERIAL HOME —



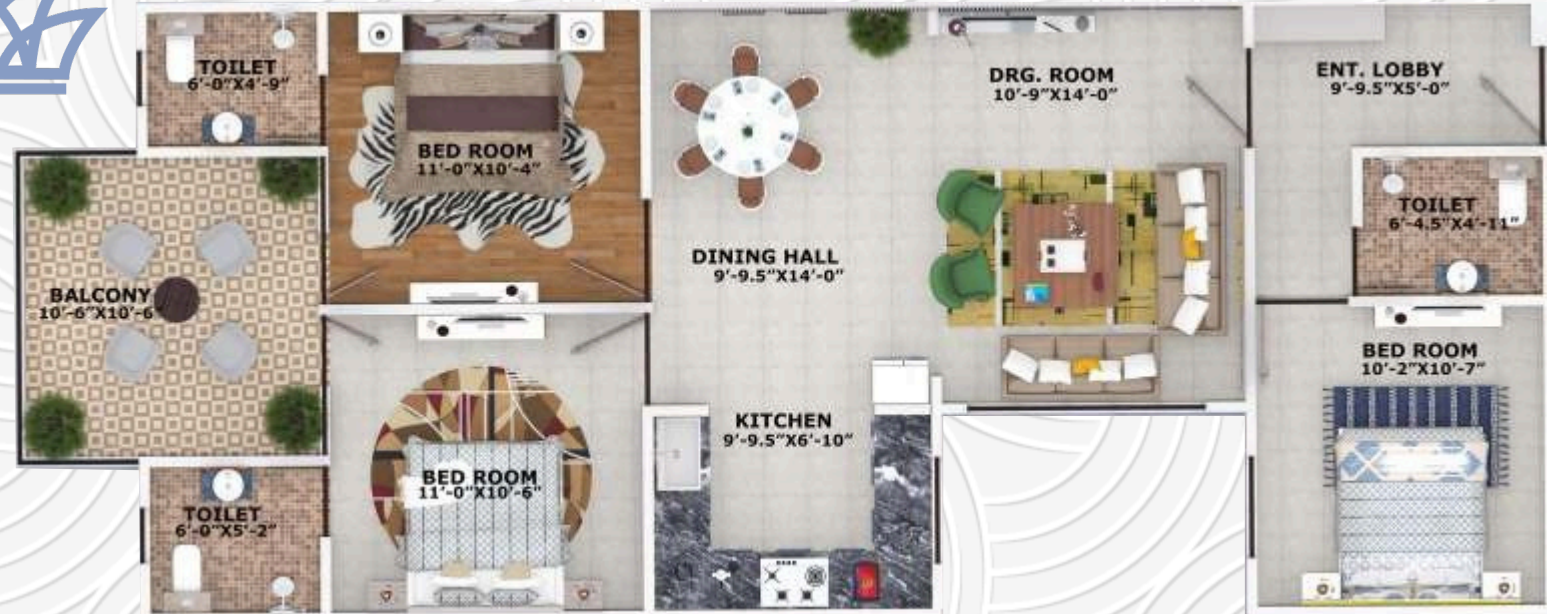
SAI KOHTNOOR GRAND
— A SYMBOL OF IMPERIAL HOME —



ABOUT THE PROJECT

*S*ai Kohinoor Grand Apartments: Prime Location near New Lucknow RTO Office, Discover luxury and convenience at Sai Kohinoor Grand Apartments, This exclusive real estate project offers modern living spaces designed to elevate your lifestyle.

With meticulous attention to detail and superior craftsmanship, each apartment promises comfort and sophistication. Explore a range of amenities and serene surroundings, ensuring a peaceful yet connected urban living experience. Experience the epitome of elegance at Sai Kohinoor Grand Apartments, where your dream home awaits.



FLOOR PLAN
TYPE - 1 - 3 BHK

CARPET AREA	870.00 sqft.
COVERED AREA	1068.58 sqft.
SUPER BUILT-UP AREA	1325.00 sqft.



FLOOR PLAN
TYPE - 2 - 3 BHK

CARPET AREA	714.54 sqft.
COVERED AREA	908.65 sqft.
SUPER BUILT-UP AREA	1120.00 sqft.





FLOOR PLAN
TYPE - 3 - 2 BHK

CARPET AREA	601.61 sqft.
COVERED AREA	745.60 sqft.
SUPER BUILT-UP AREA	910.00 sqft.



FLOOR PLAN
TYPE - 4 - 2 BHK

CARPET AREA	591.11 sqft.
COVERED AREA	745.62 sqft.
SUPER BUILT-UP AREA	910.00 sqft.





LAYOUT PLAN



SWIMMING POOL & AMENITIES



TYPICAL FLOOR PLAN



SPECIFICATIONS



STRUCTURE :

- Structure designed with the highest seismic considerations for the zone as stipulated by the BIS code and for better safety.

FOUNDATION :

- Reinforced concrete Raft.

LIVING / DINING ROOM :

- Flooring / Skirting : Vitrified tiles.
- Wall Finishes : Acrylic emulsion.
- Ceiling : Oil bound distemper.

ALL BEDROOMS :

- Flooring/Skirting : Vitrified tiles.
- Wall finishes : Acrylic emulsion paint.
- Ceiling : Oil bound distemper.

KITCHEN :

- Flooring/skirting : Ceramic / Vitrified tiles
- Wall Finish : 2ft Height Ceramic tiles above counter and rest Acrylic emulsion paint.
- Ceiling : Oil bound distemper.

LITS LOBBY AND CORRIDORS :

- Flooring : Vitrified Tiles.
- Wall Finishes : Oil bound distemper
- Ceiling : Oil bound distemper.
- Lift Fascia : Attractive Stone/ Marble / Tiles Cladding .

STAIRCASE :

- Flooring : Vitrified Tiles / Granite / Marble / Kota Stone.

- Wall Finishes : Oil bound distemper.

- Railing : Ms railing.

TOILETS :

- Flooring : Antiskid ceramic tile.
- Wall Finishes : Ceramic wall tiles upto Dado level (approx. 7ft.)
- Ceiling Finishes: Oil bound distemper with Grid false ceiling
- Sanitary Ware : Branded Wall Mounted Washbasin and Floor Mounted EWC.
- Plumbing : ISI mark CPVC water supply pipes with standard valves and accessories.

DOORS :

- Main Entrance Door : Engineered laminated door shutters.
- Internal Doors : Engineered laminated door shutters.
- Hardware : Mortise locks / Cylindrical locks

WINDOW AND EXTERNAL GLAZING :

- UPVC / Aluminum frame windows with clear 5mm glass.

EXTERNAL WALL FINISH :

- Exterior grade paint form reputed makes and brands.

ELECTRICAL WIRING AND INSTALLATIONS :

- Fixtures & Fittings : ISI mark switches/ sockets, distribution boxes and MCB from standard makes and brands.
- Wiring : ISI mark concealed conduits with copper wire
- Security System form projects: CCTV and electronics surveillance would be provided, internal communication system.

Disclaimer : The above specifications are only indicative & some of these may be changed in consulation with the architect or equivalent may be provided at the sole discretion of the company.

*Discover Luxury Living at
Sai Kohinoor Grand where Modern
Comforts meet unparalleled Amenities.*

*Our Apartments Feature State-of-the-art
Kitchens, Spacious Living Areas,
Panoramic Views*

