



ARPYASH REAL BUILDERS PVT. LTD.

Site Office Address

GH – 4, Vibhuti Khand, Gomti Nagar, Lucknow – 226 010

Mob.: 9236454213

Web.: www.arpash.com

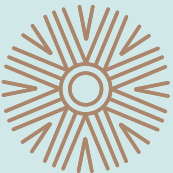
RERA Registration No.:
UPRERAPRJ7644700/08/2024

Bank Account Details: CANARA BANK | Account Name.: ARPIT YADAV YASHARTH VIKRAM COLL AC NRI RETREAT APT
A/c NO.: 120029857434 | IFSC Code: CNRB0018502

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PROJECT REGISTRATION NO: UPRERAPRJ764470/08/2024
PROMOTER REGISTRATION NO: UPRERAPRM280426
WEBSITE OF UP RERA: WWW.UP-RERA.IN
BANK A/C NAME: ARPIT YADAV YASHARTH VIKRAM COLL AC NRI RETREAT APT
BANK NAME: CANARA BANK|A/C NO. 120029857434
BRANCH: MOHANLAL GANJ, LUCKNOW



NRI RETREAT

—APARTMENT—

Discover the Essence of International Luxury

4BHK + SERVANT | PENTHOUSE | DUPLEX

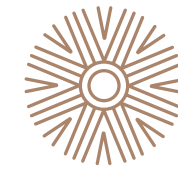


INDULGE IN LUXURY
AND DISCOVER THE JOY
IN EVERY MOMENT



ARTISTIC IMAGE

—PRESENTING—



NRI RETREAT —APARTMENT—

Welcome to your ultimate abode
a welcoming community for Indian and
Non-Resident Indians alike.
Here, diverse cultures thrive together, creating
a harmonious space where everyone
feels at home. Embrace a lifestyle of
inclusivity and connection!



DISCOVER THE
GLAMOROUS LIFE
WHERE DREAMS
SPARKLE



NRI RETREAT —APARTMENT—

NRI RETREAT APARTMENT

ARPYASH Real Builders Pvt. Ltd. (ARPYASH) is the brain behind NRI Retreat Apartments, presenting an unparalleled realm where opulence and exclusivity coexist. This meticulously selected location reflects the affluent lifestyle of its discerning inhabitants. As a pioneering developer, ARPYASH aims to attract FDI from the U.S., Canada, and Europe in the real estate sector.

NRI Retreat Apartments offer exclusive homes tailored for NRIs and elite individuals from this region. Our luxurious residences come in various configurations: Pent Houses, Duplexes, and 4BHK Apartments, adorned with handpicked, modern features.

Located in Lucknow's first Commercial Business District Hub at Vibhuti Khand, this prestigious development presents a unique investment opportunity for NRIs, foreign investors, and locals alike.

The project boasts a vast green belt at the rear, views of Shaheed Path at the front, an NRI Centre and an international investment centre with modern amenities.

Strategically positioned for exceptional growth, our project combines state-of-the-art facilities with robust returns, making it an ideal choice for those seeking to capitalize on India's dynamic real estate sector.

LOCATION ADVANTAGE AND NEIGHBOURHOOD

SUPER SPECIALITY HOSPITALS

Lohia Hospital	2.1 KM
Chandan Hospital	2.3 KM
Medanta Hospital	13.8 KM
SGPGI	19.9 KM

HOTELS

Hilton Garden Inn	1.0 KM
Hyatt Regency	1.6 KM
Fairfield by Marriott	1.9 KM
The Taj Mahal	6.6 KM

TRANSPORTATION

Gomti Nagar Railway Station	1.0 KM
Awadh Bus Station	1.7 KM
Charbagh Railway Sation	12.2 KM
International Airport	24 KM

BUSINESS CENTRES

Kisan Bazar	0.5 KM
Summit Building	0.7 KM
Levana Cyber Heights	1.5 KM
Indira Gandhi Prathisthan	1.5 KM

STADIUMS

Mini Stadium Vijayant Khand	2.1 KM
Ekana International Stadium	7.8 KM

CINEPLEX & MALLS

One Awadh Centre Mall	0.5 KM
Wave Mall	2.9 KM
Fun Republic Mall	5.5 KM
Phoenix Palassio	7.7 KM
Lulu Mall	13.4 KM

EDUCATIONAL LANDMARKS

Amity International School	1.6 KM
Amity University	5.2 KM
Jaipuria Institute of Management	3.3 KM
CMS Cambridge International	4.6 KM




NRI RETREAT
—APARTMENT—



CLUB HOUSE



ARTISTIC IMAGE

NRI RETREAT CLUB HOUSE



RESTAURANT



RESTRO BAR



COFFEE SHOP



CAFETERIA



INFINITY SWIMMING POOL



GYMNASIUM



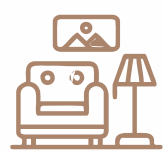
CARD ROOM



INDOOR GAMES



SEMI OPEN
COMMUNITY SPACE



MULTI ACTIVITY
LOUNGE



ARTISTIC IMAGES



ARTISTIC IMAGES

AMENITIES ALL ROUND

Foster a savvy lifestyle

If you're eager to embrace a lifestyle where there are no limits to lavishness, where extravagance prevails, and where your dreams manifest into reality.



GATED
COMMUNITY



WELCOME
LOBBY



GUEST WAITING
LOUNGE



3-TIER SECURITY
SYSTEM



DRIVER ON
DEMAND



CONVENIENCE
SHOP



HORTICULTURE
& VERTICAL
GARDENS



EV CHARGING
STATION



WALKING
AREA



ALARM
SYSTEM



POWER
BACKUP



24X7
SERVANT AVAILABLE



LUXURY
FINISH



SPACIOUS
FLOOR PLANS



WHO WE ARE

ARPYASH (Arpyash Real Builders Private Limited) is a premier firm attracting NRI (Non-Resident Indian) and foreign investment. It is among the first to develop exclusive residential projects for NRIs in Lucknow, located in the most prestigious area, Vibhuti Khand. This residential complex is uniquely situated within the first Commercial District Hub at Plot No. GH-4, Vibhuti Khand, Gomti Nagar, Lucknow.

ARPYASH is led by two dynamic directors. The Director of Administration, Mr. Arpit Yadav, is an experienced engineer with a significant track record in construction and real estate. He has successfully delivered two notable projects: Mansha Plaza in Rajni Khand and Atal Square in Jankipuram. His commitment to uncompromising values, customer-centricity, robust engineering, and transparent business operations has earned him widespread recognition from customers and the public alike.

The Director of Finance, Mr. Yasharth Vikram, an NRI, is an expert in international finance with a Master's degree in Business Finance from the U.S. and is a U.S.-certified CPA (Certified Public Accountant). He is a registered practitioner in Maryland USA, and is a recognized international expert in finance and auditing. He also manages a real estate business in the U.S. and has played a pivotal role in securing 50% FDI (Foreign Direct Investment) for the project. Mr. Vikram envisions this housing complex, NRI Retreat Apartments, as a home for exclusive NRIs and elite individuals from this region of India. The project is also expected to become a premier International Centre for FDI and international business.

SITE PLAN



GROUND FLOOR PLAN

FLAT-A"



FLAT-B"

Flat A

Rera Carpet Area
144.55 Sq.Mtr. (1556 Sq.Ft.)

Balcony
12.82 Sq.Mtr. (138 Sq.Ft.)

Built-up Area
167.78 Sq.Mtr. (1806 Sq.Ft.)

Share Common Area
47.10 Sq.Mtr. (507 Sq.Ft.)

Total Area
214.88 Sq.Mtr. (2313 Sq.Ft.)

Flat B

Rera Carpet Area
144.18Sq.Mtr. (1552 Sq.Ft.)

Balcony
11.98 Sq.Mtr. (129 Sq.Ft.)

Built-up Area
166.57 Sq.Mtr. (1793 Sq.Ft.)

Share Common Area
47.75 Sq.Mtr. (514 Sq.Ft.)

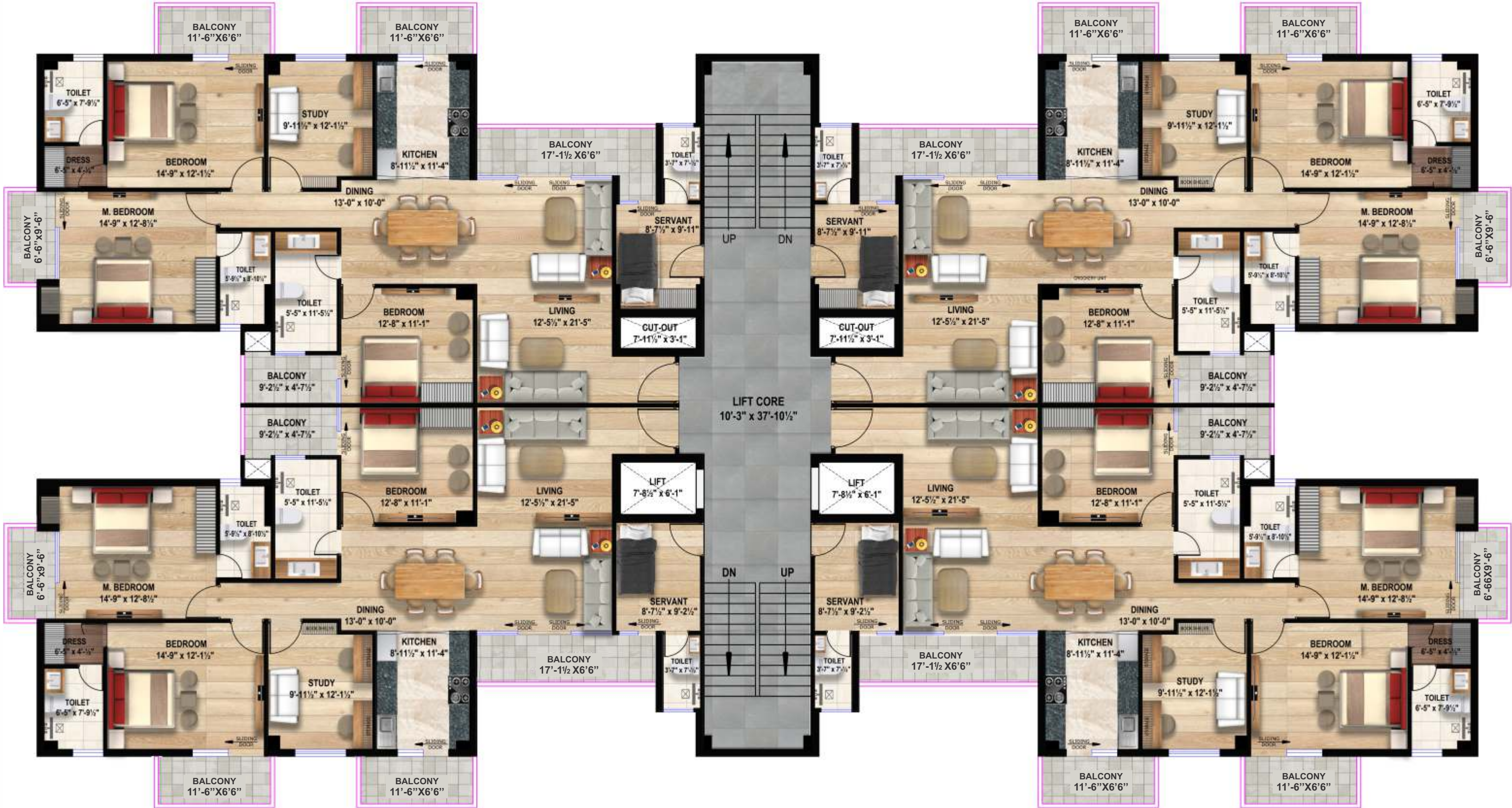
Total Area
214.32 Sq.Mtr. (2307 Sq.Ft.)



TYPICAL FLOOR PLAN

FLAT - A

FLAT - B



1ST FLOOR PLAN

FLAT-A, B



Flat A & B
4 BHK + Servant

Rera Carpet Area
144.18 Sq.Mtr. (1552 Sq.Ft.)

Balcony
37.16 Sq.Mtr. (400 Sq.Ft.)

Built-up Area
191.65 Sq.Mtr. (2063 Sq.Ft.)

Share Common Area
41.71 Sq.Mtr. (449 Sq.Ft.)

Total Area
233.37 Sq.Mtr. (2512 Sq.Ft.)



1ST FLOOR PLAN

FLAT-C, D



Rera Carpet Area
143.53 Sq.Mtr. (1545 Sq.Ft.)

Balcony
36.32 Sq.Mtr. (391 Sq.Ft.)

Built-up Area
190.17 Sq.Mtr. (2047 Sq.Ft.)

Share Common Area
41.52 Sq.Mtr. (447 Sq.Ft.)

Total Area
231.69 Sq.Mtr. (2494 Sq.Ft.)



2ND TO 13TH FLOOR PLAN

FLAT-A, B



Rera Carpet Area
144.92 Sq.Mtr. (1560 Sq.Ft.)

Balcony
35.11 Sq.Mtr. (378 Sq.Ft.)

Built-up Area
190.07 Sq.Mtr. (2046 Sq.Ft.)

Share Common Area
56.20 Sq.Mtr. (605 Sq.Ft.)

Total Area
246.27 Sq.Mtr. (2651 Sq.Ft.)



2ND TO 13TH FLOOR PLAN

FLAT-C, D



Rera Carpet Area
143.53 Sq.Mtr. (1545 Sq.Ft.)

Balcony
34.18 Sq.Mtr. (368 Sq.Ft.)

Built-up Area
188.77 Sq.Mtr. (2032 Sq.Ft.)

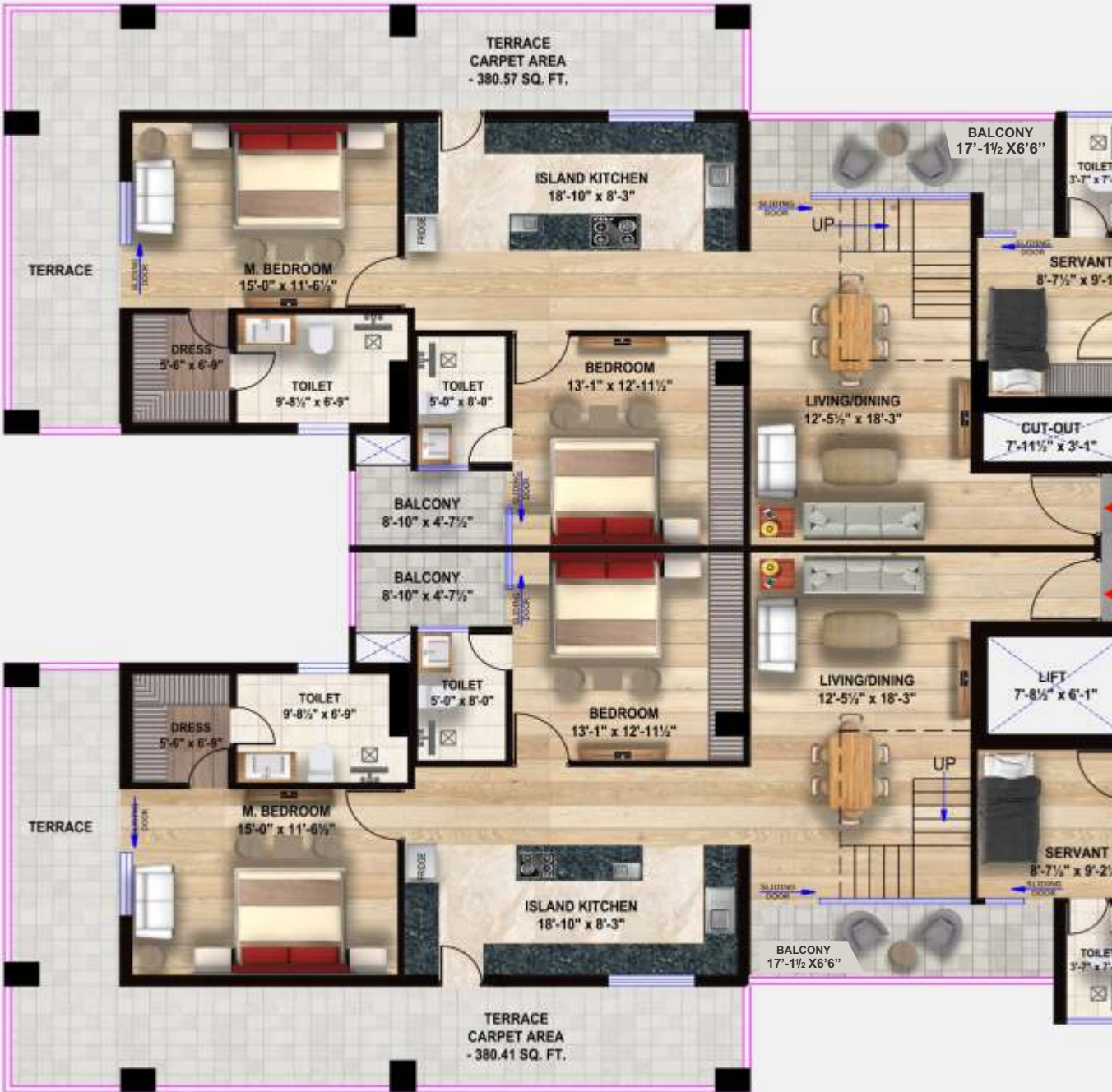
Share Common Area
55.74 Sq.Mtr. (600 Sq.Ft.)

Total Area
244.51 Sq.Mtr. (2632 Sq.Ft.)



FOURTEENTH FLOOR PLAN

DUPLEX-A



DUPLEX-B

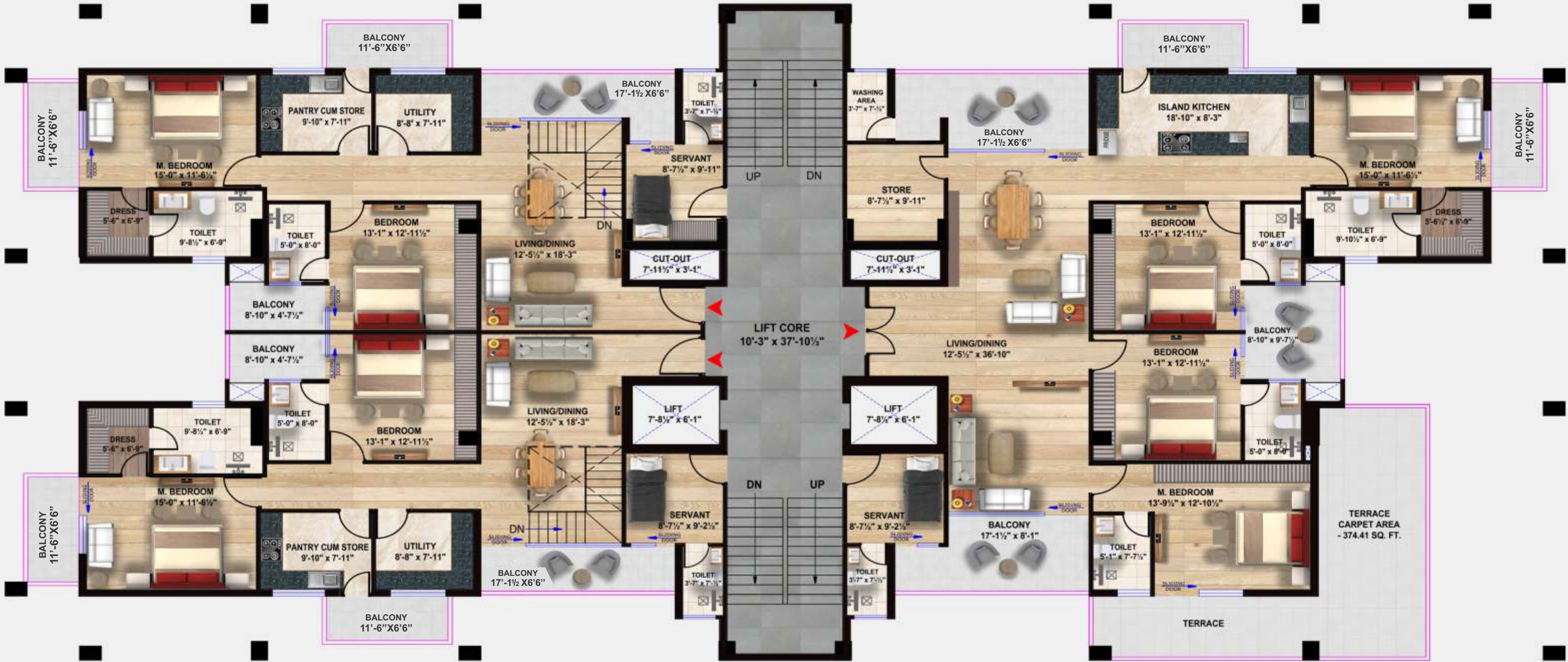
PENTHOUSE-A



FIFTEENTH FLOOR PLAN

DUPLEX-A

PENTHOUSE-B



DUPLEX-B





Rera Carpet Area
220.82 Sq.Mtr. (2376 Sq.Ft.)

Built-up Area
319.21 Sq.Mtr. (3436 Sq.Ft.)

Balcony
44.24 Sq.Mtr. (476.3 Sq.Ft.)

Share Common Area
91.69 Sq.Mtr. (987 Sq.Ft.)

Terrace Area
38.06 Sq.Mtr. (407 Sq.Ft.)

Total Area
410.9 Sq.Mtr. (4420 Sq.Ft.)



Rera Carpet Area
219.52 Sq.Mtr. (2363 Sq.Ft.)

Built-up Area
316.83 Sq.Mtr. (3411 Sq.Ft.)

Balcony
42.45 Sq.Mtr. (457 Sq.Ft.)

Share Common Area
89.65 Sq.Mtr. (965 Sq.Ft.)

Terrace Area
37.91 Sq.Mtr. (408 Sq.Ft.)

Total Area
406.48 Sq.Mtr. (4376 Sq.Ft.)



14th Floor



Rera Carpet Area
187.96 Sq.Mtr. (2015 Sq.Ft.)

Builtup Area
337.42 Sq.Mtr. (3632 Sq.Ft.)

Balcony
31.84 Sq.Mtr. (343 Sq.Ft.)

Share Common Area
81.94 Sq.Mtr. (882 Sq.Ft.)

Terrace Area
103.99 Sq.Mtr. (1119 Sq.Ft.)

Total Area
419.36 Sq.Mtr. (4514 Sq.Ft.)

Penthouse-A

15th Floor



Rera Carpet Area
187.96 Sq.Mtr. (2015 Sq.Ft.)

Built-up Area
190.17 Sq.Mtr. (3082 Sq.Ft.)

Balcony
36.32 Sq.Mtr. (519 Sq.Ft.)

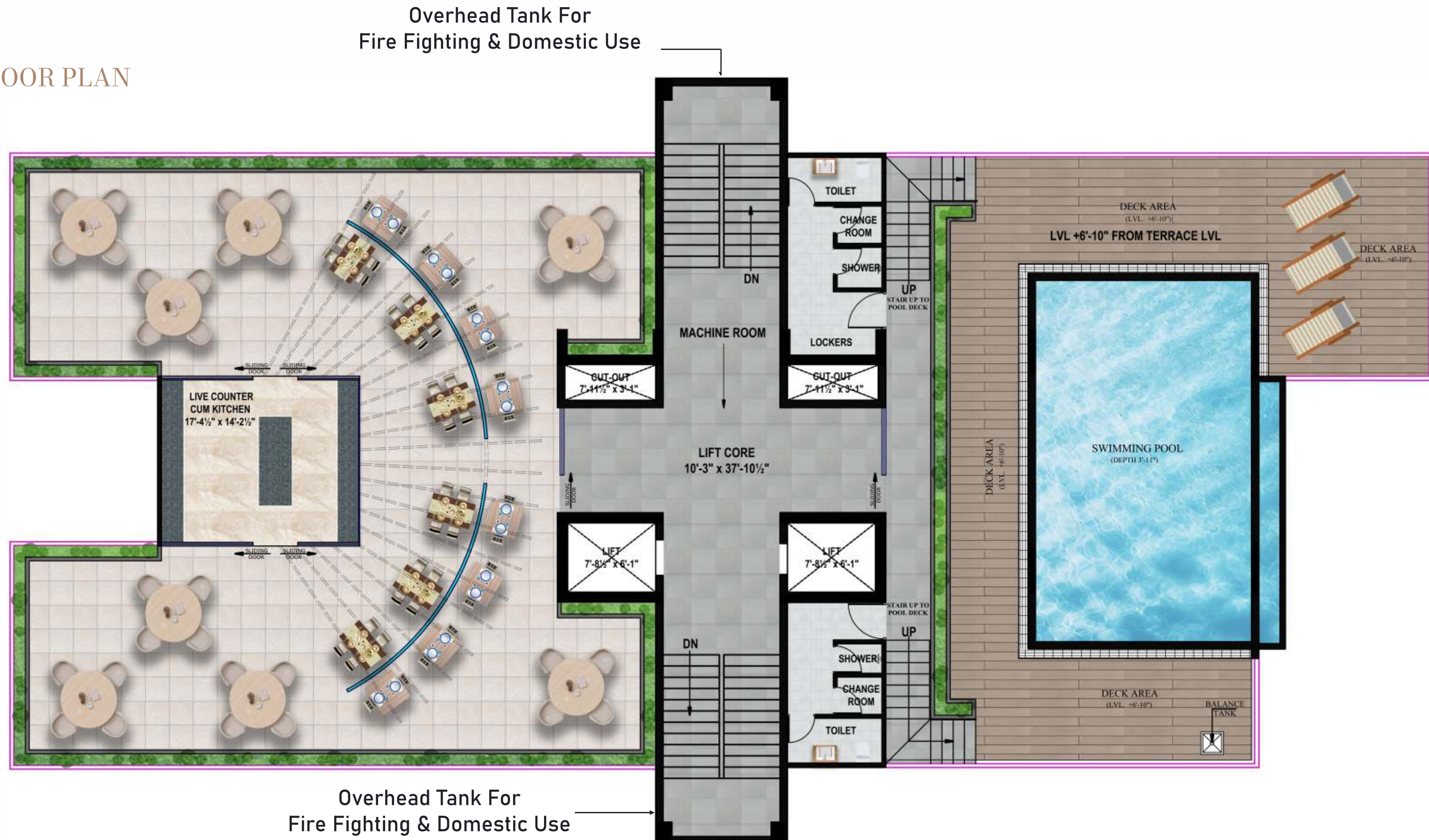
Share Common Area
86.58 Sq.Mtr. (932 Sq.Ft.)

Terrace Area
36.55 Sq.Mtr. (393 Sq.Ft.)

Total Area
231.69 Sq.Mtr. (4014 Sq.Ft.)

Penthouse-B

TERRACE FLOOR PLAN



SPECIFICATION

Structure: RCC Column, beam and shearwall framed structure confirming to BS code for earthquake resistance.
Floor to Floor Height 3150 mm (10.5 Feet)

ALL BEDROOMS		SERVANT / TOILET	
Flooring/Skiring	: Wooden laminated flooring/Marble in master bedroom, Other bedrooms vitrified tiles of minimum 1200x600 size.	Flooring/Skirting	: Ceramic tiles of standard make.
Wall Finishes	: Acrylic emulsion on POP punning.	Wall & Ceiling	: Oil bound paint on POP punning
Ceiling	: Oil bound distemper	Toilet / Sanitary	: Wall tiles upto dado level with CP fitting & chinaware.



LIVING / DINING ROOM

Flooring/Skiring : Superior quality vitrified tiles of minimum 1200x60 size or marble.
Wall Finishes : Acrylic emulsion on POP punning.
Ceiling : Oil bound distemper

TOILET

Flooring/Skirting : Antiskid vitrified tiles.
Wall Finishes : Vitrified wall ties upto false ceiling level
Ceiling : Oil bound distemper with false ceiling
Counter : Granite
Sanitary ware : Premium quality range

KITCHEN

Flooring/Skirting : Antiskid vitrified tiles.
Wall Finishes : Acrylic emulsion paint & vitrified tiles on walls
Ceiling : Oil bound distemper with part false ceiling.

CP FITTING & ACCESSORIES

Grohe / Jaguar / Roca or equivalent toilet fittings,
Single lever fittings in all toilets.

ENTRANCE LOBBY AT GROUND FLOOR

Flooring/Skirting : Granite
Wall Finishes : Acrylic emulsion paint and cladding of vitrified tiles.
Ceiling : Gypsum false ceiling with acrylic emulsion paint

RAMP & BASEMENT

Flooring/Skirting : Antiskid ceramic tiles 12mm
Wall Finishes : Oil bound distemper over punning
Ceiling : Cement plaster & white dry distemper

SPECIFICATION

STAIRCASE MAIN

Flooring	: Antiskid ceramic tiles 12mm
Wall Finishes	: Oil bound distemper over punning
Ceiling	: Cement plaster & white dry distemper

Ceiling	: Oil bound distemper paint
Skirting/Dado	: Granite
Railing	: SS Railing

STAIRCASE FIRE

Flooring	: Granite
Wall Finishes	: Acrylic emulsion paint
Ceiling	: OBD paint
Skirting/Dado	: Granite
Railing	: SS Railing

Lifts

2 Passenger lifts @ 13 passengers each



DOORS

Outer & Internal	: Engineered laminated frame (RELWOOD/INDOWOOD) with laminated door shutters, 35 mm thick commercial board with phenolformaldehyde.
Hardware	: Locks, handles and knobs (mortise and cylindrical locks) from reputed makes & brands. High quality steel/brass hardware. Floor springs/hinges with ball bearings.

WINDOWS & EXTERNAL GLAZING

UPVC frame windows with clear float glass

EXTERNAL WALL FINISH

Exterior grade stucco plaster 1mm thick over 12mm thick plaster to obtain smooth surface, alongwith textured spectrum paint.

ELECTRICAL WIRING & INSTALLATION

Fixtures & Fittings	: ISI mark switches/sockets, distribution boxes and circuit breakers from standard makes and brands.
Wiring	: ISI mark conduits PVC/Steel with copper wires concealed in RCC slabs
Plumbing	: ISI mark CPVC water supply pipes with standard valves & accessories & PVC pipes for external sewerage & waste water.
Security System	: CCTV and electronic surveillance would be provided with internal communication system.
EV Charging	: Provision for EV charging.
Fire Fighting	: Fire fighting equipments as per NBC

WHY LUCKNOW? WHY VIBHUTI KHAND?



Lucknow, the capital city of Uttar Pradesh, India.
has been gaining attention from investors for several reasons:

ECONOMIC GROWTH:

Lucknow is experiencing rapid economic growth, driven by various sectors such as information technology, manufacturing, and retail. This growth has led to increased demand for commercial and residential properties, making it an attractive destination for real estate investment.

STRATEGIC LOCATION:

Vibhuti Khand is situated in Gomti Nagar, one of Lucknow's prime locations. Its proximity to key areas like Hazratganj, the commercial hub of Lucknow, and other important landmarks makes it attractive for both residential and commercial purposes.

INFRASTRUCTURE DEVELOPMENT:

The area has witnessed significant infrastructure development in recent years, including wider roads, better connectivity, and improved civic amenities. Such developments enhance the overall livability and value proposition of real estate investments.

COMMERCIAL & BUSINESS OPPORTUNITIES:

Vibhuti Khand is emerging as a commercial hub, with several corporate offices, IT parks, and commercial establishments setting up in the vicinity. This creates opportunities for rental income and commercial real estate investments.

RESIDENTIAL DEMAND:

With the growth of IT and corporate sectors in Lucknow, there is a rising demand for quality residential spaces. Vibhuti Khand offers a mix of housing options, including apartments, villas, and gated communities, catering to varied preferences of homebuyers.

APPRECIATION POTENTIAL:

Real estate in Vibhuti Khand has shown appreciable growth in property prices over the years. Investors are drawn to areas with potential for capital appreciation, and Vibhuti Khand seems to fit the bill with its promising growth trajectory.

QUALITY OF LIFE:

The area boasts good social infrastructure, including schools, hospitals, shopping centers, and recreational facilities, contributing to a desirable quality of life for residents. This factor further fuels the demand for real estate in the locality.

GOVERNMENT INITIATIVES:

Various government initiatives aimed at urban development and infrastructure enhancement in Lucknow, such as the Smart City project, further boost investor confidence in areas like Vibhuti Khand.

Overall, the combination of location advantages, infrastructure development, commercial opportunities, residential demand, appreciation potential, and quality of life makes Vibhuti Khand a compelling choice for real estate investment in Lucknow.