

# Abundant in life Gracious in nature



Reference image



**OKAS**  
RESIDENCY



2 & 3 BHK green homes at Sushant Golf City, Lucknow



## It's in our nature to be fulfilling

OKAS Residency is ideally located in Sushant Golf City Lucknow and has fulfilled its promise of delivering good construction quality homes ahead of time. The residences are settled amidst thoughtfully designed open spaces.



### **Towers 19-20**

Delivered ahead of time



### **Towers 16-17 and 17-18**

OC received, possession started



### **370+ possessions**

Offered



### **200+ families**

Already residing in the community





It's in our nature  
to be welcoming

Life at OKAS Residency is thriving with laughter, memories, and connections. We invite you to join this community as we unveil Tower 21 & 22.



Homes with balconies  
attached to every room



Nature-inspired  
architectural designs



Well-ventilated units  
with ample natural light



High-quality  
shear wall construction

## Unveiling Tower 21 & 22 at OKAS Residency II



Tower 16-17  
& 17-18

Tower 19 & 20

Tower 21

Tower 22

Actual image  
(visually enhanced)

# It's in our nature to be real

We value the faith you put in us when you choose Okas Residency II. That is why, the sample apartment is based right in the actual building, so that you get a complete and real picture of life here. From light to ventilation, you can know every fine detail of your residence before you decide; details that no drawings can give you.



SCAN TO EXPERIENCE THE SHOW FLAT IN ACTUAL APARTMENT - TOWER 21



# It's in our nature to be assuring

Already a bustling address with well-kept common areas, the project has amenities live and operational. We welcome you to visit and feel complete experience of a settled community.



Actual image

Kids' Play Area with Sand Pit



Actual image

Green Area



Actual image

Thoughtfully Designed  
Open Spaces



Reference image

100% Power Backup



Actual image

Open and Basement  
Car Parking



Reference image

Secured Tower Entrance with  
Video Door Phones



Reference image

Enhanced Security with CCTV  
Surveillance and Security Guards



Reference image

Boom Barriers



Reference image

Partial Solar Heated  
Water Supply

Its in our nature  
to make your day easier

OKAS Residency is ideally located in Sushant Golf City Lucknow and connected with Sultanpur Road, Amar Shaheed Path & Kisan Vikas Path. Moreover, reputed schools, malls, colleges and healthcare centres are within driving distance, making everyday seamless, just like your lifestyle.



**Malls & Multiplexes**



Walmart Best Price	4.0 km
Lulu Mall	4.9 km
Phoenix Palassio Mall	5.6 km

**Educational Institutes**



Kidzee	2.0 km
Seth M.R. Jaipuria School	3.0 km
St. Joseph School	3.1 km
Seth A.R. Jaipuria School	3.2 km
GD Goenka School	3.9 km
Kunkapsskolan School	5.0 km

**Healthcare Centres**



Super Speciality Cancer Institute & Hospital	1.7 km
Medanta Hospital	4.7 km
Sanjay Gandhi PGI	10.4 km
Sahara Hospital	13.1 km

**Sports Facilities**



ATAL Ekana International Cricket Stadium	5.2 km
--	--------

**Other Landmarks**



ISKON Temple	2.0 km
Bakas Railway Station	2.2 km
Patrakarpuram, Gomti Nagar	11.5 km
Lucknow Golf Club	11.5 km
Vidhan Sabha	12.8 km
Hazratganj	13.9 km
Charbagh Railway Station	14.4 km
Main Bus Terminal	14.6 km
Airport	16.7 km
Chowk Lucknow	19.1 km

Distances mentioned above are approximate

It's in our nature  
to let life develop

The generous apartment layouts at OKAS Residency II give you larger living areas. Here, your home has more room for family celebrations, your little ones' games, and for life.



**2 BHK,  
TYPE 2 (Tower 22)**



AREA	sq. m	sq. ft
CARPET AREA	67.34	724.85
EXCLUSIVE AREA (Including Balcony Area)	80.86	870.38
SUPER AREA (Saleable Area)	107.76	1159.95

Unit Number 9 is a mirror image of Unit Number 4

sq. m = square meter | sq. ft = square feet



## 2 BHK, TYPE 2 (Tower 22)



AREA	sq. m	sq. ft
CARPET AREA	66.96	720.76
EXCLUSIVE AREA (Including Balcony Area)	80.48	866.29
SUPER AREA (Saleable Area)	108.43	1167.19





## 2 BHK, TYPE 2\_01 (Tower 21)



AREA	sq. m	sq. ft
CARPET AREA	66.96	720.66
EXCLUSIVE AREA (Including Balcony Area)	80.39	865.32
SUPER AREA (Saleable Area)	108.46	1167.48

## 2 BHK, TYPE 1 (Tower 21 & Tower 22)



AREA	sq. m	sq. ft
CARPET AREA	72.69	782.44
EXCLUSIVE AREA (Including Balcony Area)	88.14	948.74
SUPER AREA (Saleable Area)	118.59	1276.55

Unit Number 6 is a mirror image of Unit Number 1

sq. m = square meter | sq. ft = square feet



### 3 BHK, TYPE 1 (Tower 21 & Tower 22)



AREA	sq. m	sq. ft
CARPET AREA	86.31	929.04
EXCLUSIVE AREA (Including Balcony Area)	104.79	1127.96
SUPER AREA (Saleable Area)	139.51	1501.66



Unit Number 7 is a mirror image of Unit Number 12

sq. m = square meter | sq. ft = square feet

## 3 BHK, TYPE 1 (Tower 21 & Tower 22)



AREA	sq. m	sq. ft
CARPET AREA	91.02	979.74
EXCLUSIVE AREA (Including Balcony Area)	107.51	1157.24
SUPER AREA (Saleable Area)	142.36	1532.33



Unit Number 2,5 and 8 are mirror images of Unit Number 11

sq. m = square meter | sq. ft = square feet



### 3 BHK, TYPE 3 (Tower 21)



AREA	sq. m	sq. ft
CARPET AREA	98.69	1062.30
EXCLUSIVE AREA (Including Balcony Area)	114.93	1237.10
SUPER AREA (Saleable Area)	153.88	1656.39



Unit Number 10 is a mirror image of Unit Number 3

sq. m = square meter | sq. ft = square feet

# Project Specifications

LIVING/DINING	FLOORING	Vitrified tiles
	WALLS	Plastic emulsion paint
	CEILING	Oil bound distemper
	WINDOWS	UPVC
	FIXTURES/ FITTINGS/ OTHERS	Mortise lock, Tower bolt (SS)

BED ROOMS	FLOORING	Vitrified tiles
	WALLS	Plastic emulsion paint
	CEILING	Oil bound distemper
	DOORS	Flush door duly painted/polished
	WINDOWS	UPVC
	FIXTURES/ FITTINGS/ OTHERS	Mortise lock, Tower bolt (SS)

KITCHEN	FLOORING	Anti-skid ceramic tiles
	WALLS	Ceramic tiles up to 2' above counter & plastic emulsion paint
	CEILING	Oil bound distemper
	DOORS*	Flush door duly painted
	WINDOWS	UPVC
	FIXTURES/ FITTINGS/ OTHERS	Granite counter top with double bowl sink and drain board, CP fitting

MAIN DOOR	Decorative laminated flush door
-----------	---------------------------------

EXTERNAL FACADE	Exterior grade texture paint
-----------------	------------------------------

LIFT	Schindler India
------	-----------------

ELECTRICAL WORKS	Copper wiring in conduit with DB for distribution with MCB's/MCCB's
------------------	---

TOILETS	FLOORING	Anti-skid ceramic tiles
	WALLS	Ceramic tiles up to 7'
	DOORS	Flush door duly painted
	WINDOWS	UPVC
	FIXTURES/ FITTINGS/ OTHERS	Granite counter (wherever shown in plan), white chinaware, CP fitting, provision of hot & cold water supply

BALCONY	FLOORING	Anti-skid ceramic tiles
	WALLS	External paint
	CEILING	Oil bound distemper
	FIXTURES/ FITTINGS/ OTHERS	Enamel painted MS railing

STAIRCASES	FLOORING	Stone (Granite/Kota/Marble)
	WALLS	Oil bound distemper/ Plastic emulsion paint
	CEILING	Oil bound distemper
	FIXTURES/ FITTINGS/ OTHERS	Enamel painted MS railing

LOBBY	FLOORING	Vitrified Tiles
	WALLS	Oil bound distemper/ Plastic emulsion paint
	CEILING	Oil bound distemper
	FIXTURES/ FITTINGS/ OTHERS	Enamel painted MS railing



# Projects that add to **our legacy**



**POSSESSION STARTED**

 **PARDOS OKAS  
ENCLAVE**



## **Pardos OKAS Enclave, Lucknow**

Plotted residential development located in Sushant Golf City Lucknow. Secured & gated community with schools, colleges, malls and hospitals in vicinity.

 **OKAS  
ENCLAVE**



## **OKAS Enclave, Dharuhera**

Plotted residential development strategically located in Dharuhera on NH-48 (Delhi-Jaipur Highway). This development offers modern amenities & round the clock security.

# Reputation that **inspires trust**



Pardos Real Estate is a new age customer centric and delivery focussed real estate development company.

**“Backed by construction professionals with 40+ years of experience and 50+ projects delivered across India.”**

The company is focused to deliver high-quality residential, commercial, and industrial assets to its customers. Currently, company has active presence in cities of Gurugram, Lucknow, Dharuhera & Mohali.

Visit: [www.pardosrealestate.com](http://www.pardosrealestate.com)



## OKAS

OKAS is a private equity real estate investment initiative of DMI Asset Management (DMI Alternative Investment Fund) which is part of the DMI Group. OKAS focuses on assets in the form of residential, commercial, and industrial plots, in addition to land aggregation.

**OKAS conducts its business with a focus on five key elements: Quality Construction, Innovation & Technology, Due Diligence, Timely Delivery, and Sustainability.**

Visit: [www.okas.co.in](http://www.okas.co.in)



## For details, call: 7880866111

Project RERA Registration No: UPRERAPRJ371638 | Project RERA Registration No: UPRERAPRJ525944 | Promoter RERA registration No: UPRERAPRM101634

Strategic Partner

RESIDENTIAL

Disclaimer : 1 Sq.mt. = 10.764 Sq.ft. This brochure/PPT/Advertisement is indicative in nature & may not constitute as an offer or invitation for the purpose of registration/booking/sale. Visual and other representations including amenities, specifications in this advertisement are purely indicative and may depict conceptual /artistic impressions and do not constitute a legal offering or binding. Actual product could differ from the above. The viewer /prospective buyer may seek all such information including proforma Buyers' Docs, Sanctioned plans, Approvals, Development Schedule, Specifications, Facilities & Amenities, from the company in respect of the concerned project/Unit that he/she may be interested in, before any such booking/registration, etc. The booking/allotment shall be subject to Application Form, Allotment Letter and Builder Buyer Agreement (referred as Buyer's Docs). Further, details of the project, information thereon and proforma Buyers' Docs are available on the company /site/marketing office(s)and /or company website and on the website of UPRERA @rera-up.in or at its office. Furniture, fixtures, electronics, curtains, carpets, modular kitchen, wardrobes & other accessories as shown in the 2D and 3D floor plans doesn't form part of the actual sales offerings. This is merely for the representation purpose. Terms & conditions apply.