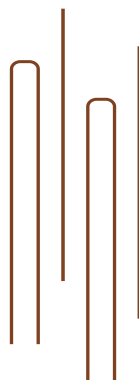


CREATE YOUR OWN LEGACY



Build a *Legacy* Not Just a Home

A home is where life begins, but a legacy is where it thrives for generations. At ORO, we believe in creating more than just luxurious spaces—we help you craft a timeless legacy that your family will cherish forever.

A legacy is built through thoughtful decisions that reflect your dreams and values. It's about giving your loved ones a place that offers not only comfort and security but also pride and belonging. It's where traditions are nurtured, stories are written, and futures are shaped.

Discover the latest offers at Arjunganj, Sultanpur Road by ORO—a destination that's more than just an address; it's the foundation of your family's future. A home you'll cherish for generations. Thoughtfully designed with unmatched attention to detail and luxury, our exquisite 2 & 3 BHK condominiums offer the perfect setting to create lasting memories, nurture togetherness, and build a legacy of meaning and love.

This is your chance to build your own legacy—not just a home. Because at ORO, we understand that what you create today becomes the foundation for tomorrow.



The Legacy Address: A Testament to Timeless Living!

Prime Location: Situated in a highly sought-after area with excellent connectivity on main Sultanpur Road.

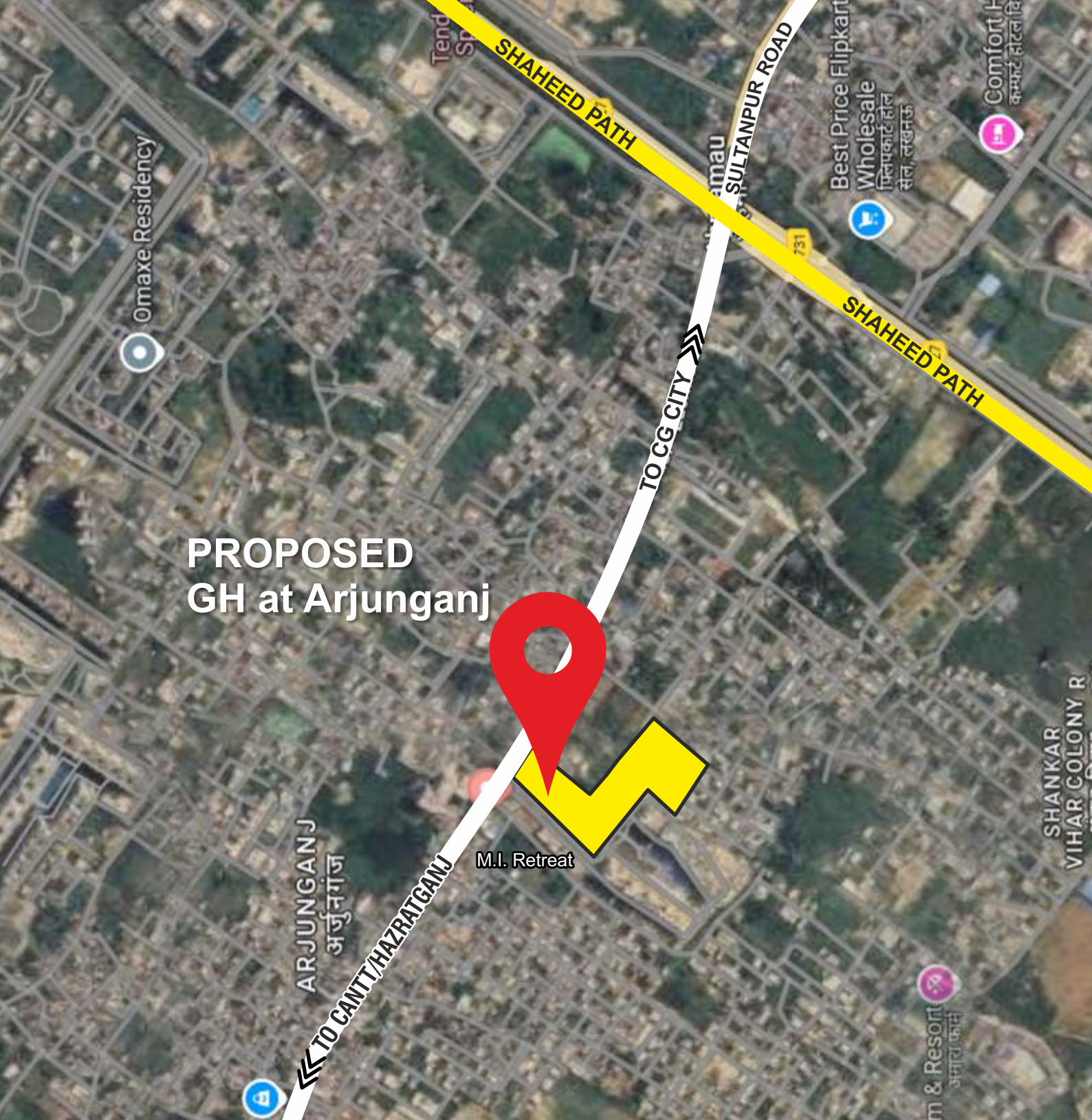
Direct Access from Sultanpur Road: Seamless travel from the Sultanpur Highway. Provides best connectivity to all important highlights of Lucknow.

Best Investment Opportunity: High appreciation potential in a rapidly developing area.

Proximity to Lucknow Army Cantt / Hazratganj: Secure and well-maintained surroundings.

Premium Healthcare Access: Located just minutes away from Medanta, Cancer Hospital, Tender Palm Hospital etc.

Lifestyle and Entertainment Hub: In close proximity to Lulu Mall, Phoenix Palassio Mall, Ekana International Stadium etc.



PROPOSED
GH at Arjunganj

PROXIMITY PRIVILEGE (Best Located Group Housing)



Shaheed Path
02 MINS



Ekana Cricket Stadium
04 MINS



Phoenix Palassio Mall
04 MINS



Lulu Mall
05 MINS



Medanta Hospital
06 MINS



Gomti Nagar
08 MINS



Centrum Hotel
08 MINS



Hazratganj
10 MINS



Kisan Path
10 MINS



Airport
15 MINS



Living Elevated:

Design, Comfort, and Landscaping

Spacious Running Balconies: Thoughtfully designed continuous balconies, perfect for relaxation and enjoying stunning views.

Sustainable Mivan Technology: Promotes eco-friendliness by minimizing waste and environmental impact.

Adequate Parking Facilities: Ensuring convenient and hassle-free parking for all residents.

User-Friendly Layout: Designed for comfort with maximum green spaces for a serene living experience.

Green Open Spaces: Experience the perfect blend of nature and comfort with 80% lush green open spaces and only 20% covered areas.

UNMATCHED AMENITIES

CLUB

GYMNASIUM

GUARD ROOM

WELCOME PLAZA

WATER CASCADE

SCULPTURE COURT

TOWER DROP OFF ZONE

CLUB DROP OFF ZONE

JOGGING TRACK

AMPHITHEATRE

KIDS PARK

SAND PIT

CELEBRATION LAWN

FRAGRANCE GARDEN

GET TOGETHER GAZEBO

SENIOR CITIZEN LAWN

HEALTH PARK

HALF BASKETBALL COURT

EV CHARGING PROVISION

PATHWAY

OXY GARDEN

FOREST GARDEN

VERTICAL GARDEN

PAVILION

LANDSCAPE SITOUT

PARTY LAWN

SWIMMING POOL

KIDS' POOL

HYDRO THERAPY POOL

PARTY DECK

AMPLE CAR PARKING

COMMERCIAL PLAZA

SPACIOUS BALCONIES

RETAIL COURT

34+
AMENITIES

CREATE YOUR OWN LEGACY

For Internal Circulation Only.

The background of the image is a detailed architectural drawing, likely a floor plan or site plan, showing various rooms, corridors, and outdoor spaces. Overlaid on the drawing is a large, semi-transparent white rectangle with a thin orange border. Inside this rectangle, the text "CLUSTER PLAN & FLOOR PLANS" is written in a bold, orange, sans-serif font. A ruler and a compass are also visible on the drawing, adding to the architectural theme.

CLUSTER PLAN & FLOOR PLANS

SITE LAYOUT PLAN

FUTURE
EXTENSION

LEGEND GENERAL

01. ENTRANCE PLAZA
02. SIGNAGE WALL
03. GUARD ROOM
04. WELCOME PLAZA
05. WATER CASCADE
06. SCULPTURE COURT
07. DRIVEWAY
08. PARKING
09. TOWER DROP OFF
10. CLUB DROP OFF
11. JOGGING TRACK

LANDSCAPING

12. AMPHITHEATRE
13. KIDS PARK
14. SAND PIT
15. CELEBRATION LAWN
16. FRAGRANCE GARDEN
17. GET TOGETHER GAZEBO
18. SENIOR CITIZEN LAWN
19. HEALTH PARK
20. HALF BASKETBALL COURT
21. PATHWAY
22. OXY GARDEN
23. FOREST GARDEN
24. FEATURE WALL
25. VERTICAL GARDEN
26. PAVILLION
27. LANDSCAPE SITOUT

CLUBBING

28. CLUB
29. PARTY LAWN
30. SWIMMING POOL
31. KIDS' POOL
32. HYDRO THERAPY POOL
33. PARTY DECK

COMMERCIAL

34. COMMERCIAL PLAZA
35. RETAIL COURT



CG CITY / SHAHEED PATH / ANSAL GOLF CITY

ARMY CANTT./HAZRATGANJ



CREATE YOUR OWN LEGACY

For Internal Circulation Only.

FLOOR PLAN (TYPICAL)



UNIT PLAN - 1,2,3 & 4



ACCOMMODATION 3BHK + DRAWING + DINING + KITCHEN + 3 TOILET + DRESSING + 3 BALCONY

Carpet Area	989.09 Sq. Ft. (91.88 Sq. Mtr.)
Balcony Area	214.20 Sq. Ft. (19.90 Sq. Mtr.)
Built-Up Area	1094.04 Sq. Ft. (101.64 Sq. Mtr.)
Super Area*	1715.00 Sq. Ft. (159.32 Sq. Mtr.)

*For reference only.

UNIT PLAN - 6

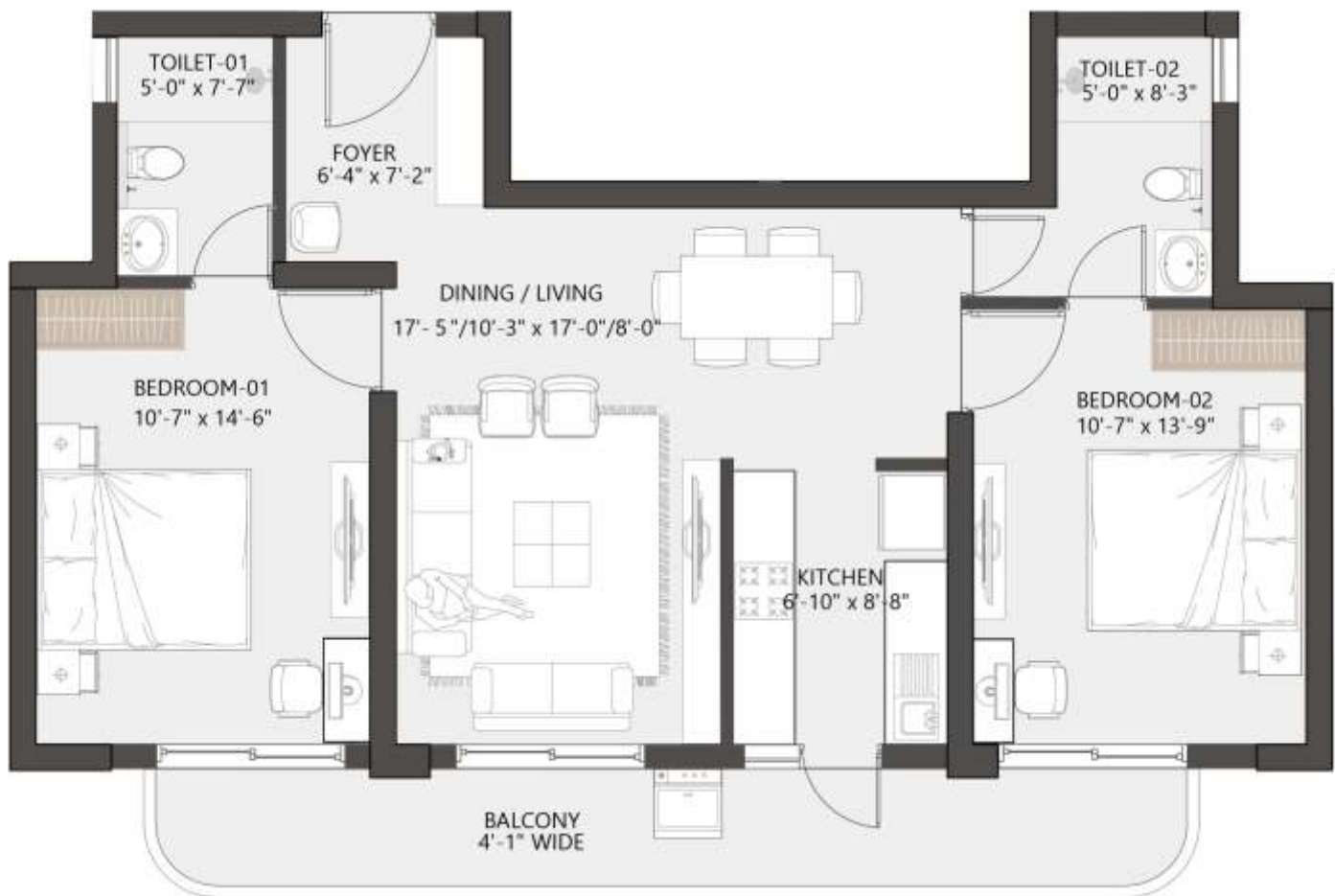


ACCOMMODATION 2BHK + DRAWING + DINING + KITCHEN + 2 TOI

Carpet Area	812.14 Sq. Ft. (75.45 Sq. Mtr.)
Balcony Area	135.19 Sq. Ft. (12.56 Sq. Mtr.)
Built-Up Area	916.97 Sq. Ft. (85.19 Sq. Mtr.)
Super Area*	1380.00 Sq. Ft. (128.20 Sq. Mtr.)

*For reference only.

UNIT PLAN - 5



ACCOMMODATION 2BHK + DRAWING + DINING + KITCHEN + 2 TOI

Carpent Area	764.24 Sq. Ft. (71.00 Sq. Mtr.)
Balcony Area	134.87 Sq. Ft. (12.53 Sq. Mtr.)
Built-Up Area	868.97 Sq. Ft. (80.73 Sq. Mtr.)
Super Area*	1320.00 Sq. Ft. (122.63 Sq. Mtr.)

*For reference only.

Own your dream with
SMART PAYMENT PLAN:
Small installments, big possibilities!

PAYMENT PLAN

PLAN A

CONSTRUCTION LINKED PAYMENT PLAN

S. No.	PARTICULARS	PAYMENT PERCENTAGE
1.	At the time of Allotment	10% of BSP
2.	On 45 days of Booking	5% of BSP
3.	On 90 days of Booking	5% of BSP
4.	On start of Pile/Raft of Tower	5% of BSP
5.	On start of 1st basement slab of Tower	7.5% of BSP
6.	On start of 2nd basement slab of Tower	7.5% of BSP + 50% PLC
7.	On start of 1st floor slab	5% of BSP
8.	On start of 3rdth floor slab	5% of BSP + EDC
9.	On start of 5th floor slab	5% of BSP
10.	On start of 7th floor slab	2.5% of BSP + EEC
11.	On start of 9th floor slab	5% of BSP
12.	On start of 11th floor slab	2.5% of BSP+ 50% PLC
13.	On start of 14th floor slab	5% of BSP + Power Backup
14.	On start of 17th floor slab	5% of BSP
15.	On start of 20th floor slab	5% of BSP+ FFC
16.	On start of 23th floor slab	5% of BSP+ Parking
17.	On start of Top floor slab	2.5% of BSP+ Club Membership
18.	On Initiation of Flooring Work on Particular Floor of the Tower	2.5% of BSP
19.	On Initiation of aluminium work on Particular Floor of the Tower	2.5% of BSP
20.	On Initiation of External Painting of Particular Tower	2.5% of BSP
21.	On offer of Possession	5% of BSP+ IFMS & MRMC + Stamp + Court Fees

PLAN B

DOWN PAYMENT PLAN (PAYMENT DISCOUNT @10% of BSP)

S. No.	PARTICULARS	PAYMENT PERCENTAGE
1.	At the time of Allotment	10% of BSP
2.	On 45th days of Booking	10% of BSP + 100% PLC
3.	On 90th days of Booking	80% of BSP+ Other Charges

* IFMS + MRMC + Registration + Stamp Duty shall be payable at the time of Offer of Posession