



**NOTTINGHAM**  
— **HOMZ** —  
SPACIOUS APARTMENTS



THE FINE ART OF  
**REAL ESTATE**

## About Us

Since 2010, **DRAGON AGE REALTORS'** has been committed to revolutionize the real estate sector. Over the past decade, **DRAGON AGE REALTORS'** has consistently raised the standards of quality and design, creating innovative structures that embody the future.

Our Group has a vision to build premium living spaces in the State Capital of Uttar Pradesh, Lucknow. With the expertise in real estate development, we aim to turn the dreams of high-quality living into affordable reality.

We offer a variety of residential options that redefine the idea of free and breathable living with the **FINE ART OF REAL ESTATE.**

Come and explore with us at **NOTTINGHAM HOMZ**



**Ariz Abbas**  
Managing Director

Managing Director at DRAGON AGE REALTORS' PVT LTD, Ariz Abbas has 28 year experience in Real Estate Industry, looking after the Marketing and Sales of many residential and commercial projects in national as well as international market.

Being post graduate in Finance (M.F.C), Ariz Abbas is well acquainted with the importance of proper Sources and Application of Funds. He believes that trustworthy customer service and honest banking relationship is the Life Blood for any business to blossom.



**Alok Mishra**  
Partner

Alok Mishra is a Bachelor of Engineering (Mechanical), having loads of working experience in the Real Estate field.



**Ram Mohan Yadav**  
Partner

Ram Mohan Yadav, a Post Graduate in Law, has been successfully dealing in Real Estate Segment for over 30 years.



**Asra Fatima**  
Partner

Asra Fatima is an Architect having exceptional skills in Architectural Design, Graphics and Structural Drawings.



# 2018

## WE PROMISED TO DELIVER

LDA APPROVED GROUP HOUSING  
WITH 278 APARTMENTS



# 2022

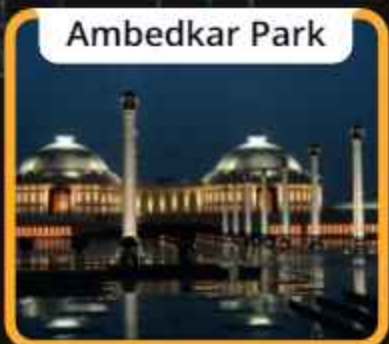
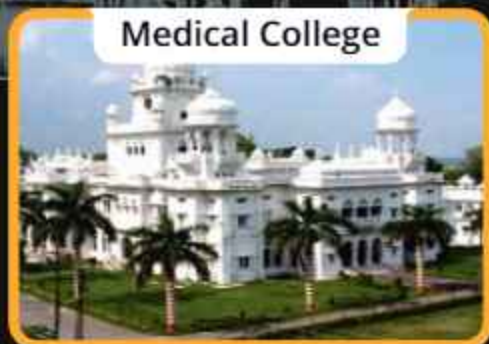
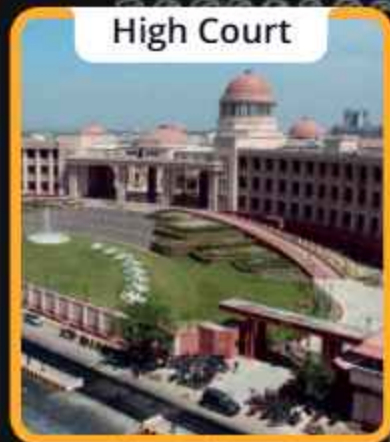
## WE DELIVERED OUR PROMISE SUCCESSFULLY DELIVERED WITH 24 x 7 SECURITY AND STATE-OF-THE-ART AMENITIES

Scan for Google Map  
The Citadel



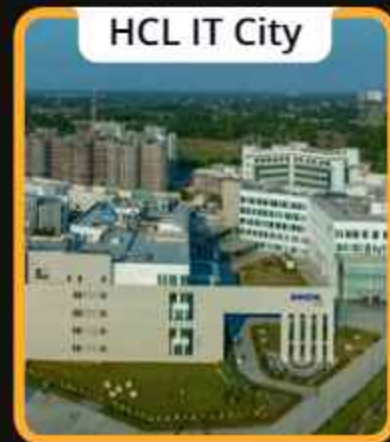
# LUCKNOW

THE STATE CAPITAL OF UTTAR PRADESH



# KISAN PATH

THE OUTER RING ROAD



BUZZING WITH MASSIVE INFRASTRUCTURAL DEVELOPMENT ALL AROUND, UTTAR PRADESH GOVERNMENT HAS EMBARKED ON AN AMBITIOUS PLAN TO DEVELOP LUCKNOW AS THE COUNTRY'S 8<sup>TH</sup> MAGNET CITY.

राम मंदिर के भव्य निर्माण को देखते हुए ये किसानपथ IS THE MOST SOUGHT AFTER ROAD FOR THE TOURISTS TRAVELLING BETWEEN LUCKNOW AND AYODHYA.



PRESENTING  
**AFFORDABLE LUXURY**  
Home is not a place, it's a feeling.....



1 BHK Units : 232 Nos.  
2 BHK Units : 220 Nos.  
Total Units : 452 Nos.

Plan your  
**FUTURE**  
with Us



**Your Address of Happiness**

You are not buying a home...  
You are buying a **Lifestyle**

**Embracing The WEALTH OF Life**

At **NOTTINGHAM HOMZ** your peace of mind is kept secure with 3 tier security system and CCTV electronic surveillance. Here, you enjoy uninterrupted bliss amidst nature and beautiful greens.

The Proposed **DRAGON AGE CLUB** is designed with the best of amenities and modern facilities.

**PROVIDING COMFORT AND CONVENIENCE**

- Well Equipped Gymnasium
- Large Swimming Pool
- Multi-Sports Playground (Cricket / Basketball / Football)
- Daily Shoppe Plaza
- Cycling, Jogging & Walking Tracks
- Kids Zone with ample Garden Spaces
- 3 Tier Security and Surveillance - 24 x 7

*You have a Choice to be  
Wherever your Dreamz take you.....*



# OUR COMMITMENT

## ECOLOGICALLY Responsive Planning Project

- Clearance from Ministry of Environment.
- Rain Water Harvesting.
- Sewer Waste Management System (SWMS).

## Assuring LEGALITIES of the Project

- Project Approved by the Lucknow Development Authority.
- Project registered with RERA.
- NOC from Fire Department and Pollution Control Board.

## Laying the foundation of TRUST

- Meeting the committed Quality Standards.
- Timely possession of the Project.
- Securing the Growth of Invested Money.

## Understanding FINANCIAL Requirements

- Flexible Payment Schedules.
- Financial tie-ups- for attractive Home loans.
- Margin Moneys in Construction Linked Payment Schedule (CLP) .



## NH GRANDE

# PROJECT LAYOUT



## NH DELIGHT

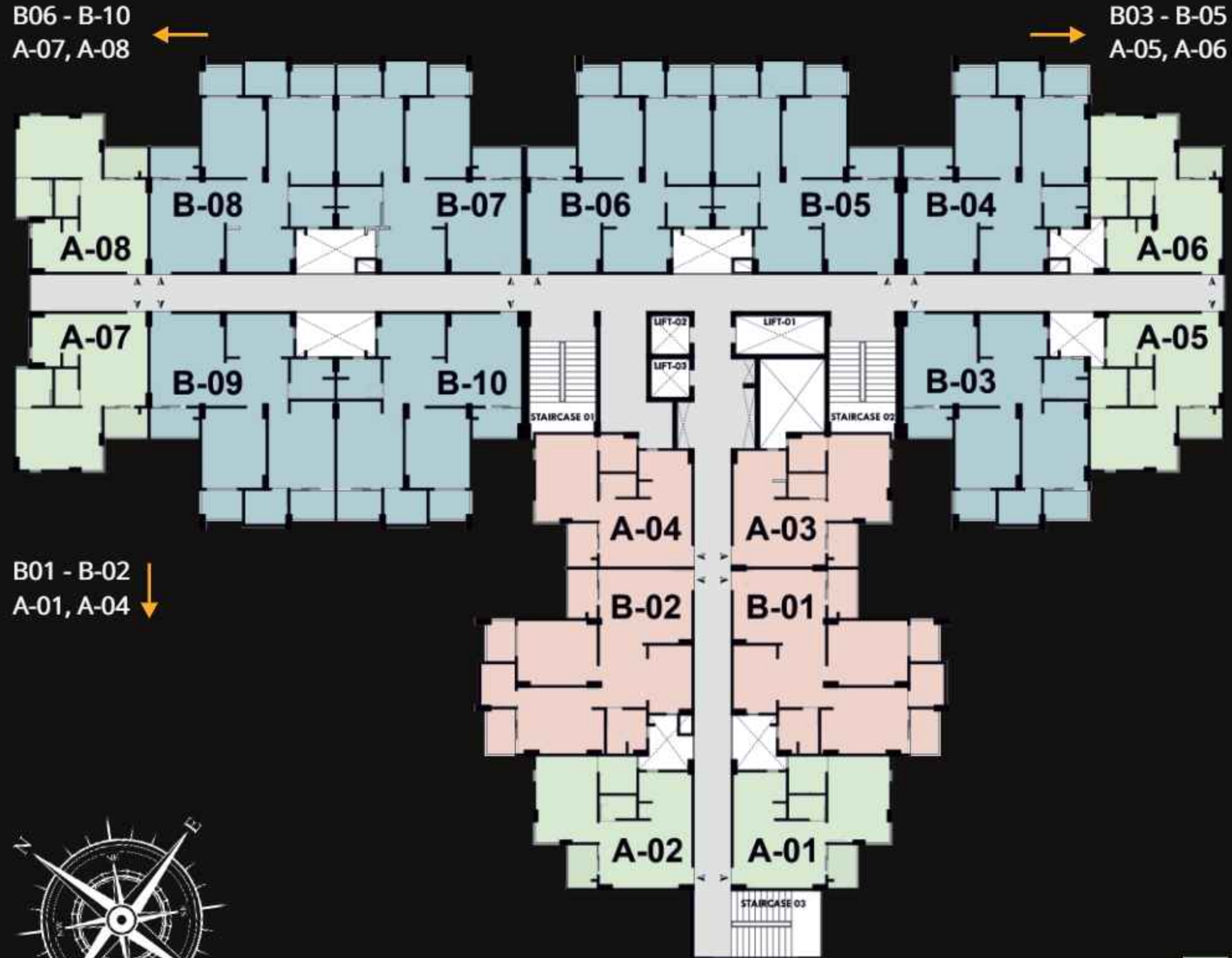
KISAN PATH (OUTER RING ROAD)

SHARDA CANAL



# NH-GRANDE

TYPICAL FLOOR PLAN



B01 - B-02  
A-01, A-04 ↓

B06 - B-10  
A-07, A-08 ←

B03 - B-05  
A-05, A-06 →



1 BHK UNIT: Type-A ■  
2 BHK UNIT: Type-B ■

# NH-GRANDE

1BHK



PARAMETERS	AREA (SQ. MT.)	AREA (SQ. FT.)
Carpet area	41.96	451.89
Balcony Area	4.46	48
Built-up Area	52.77	567.81
Super Area	65.50	705



# NH-GRANDE

## 2BHK



PARAMETERS	AREA (SQ. MT.)	AREA (SQ. FT.)
Carpet area	73.84	795
Balcony Area	12.05	129.70
Built-up Area	93.25	1003
Super Area	115.66	1245



# NH-GRANDE

## 3BHK\*



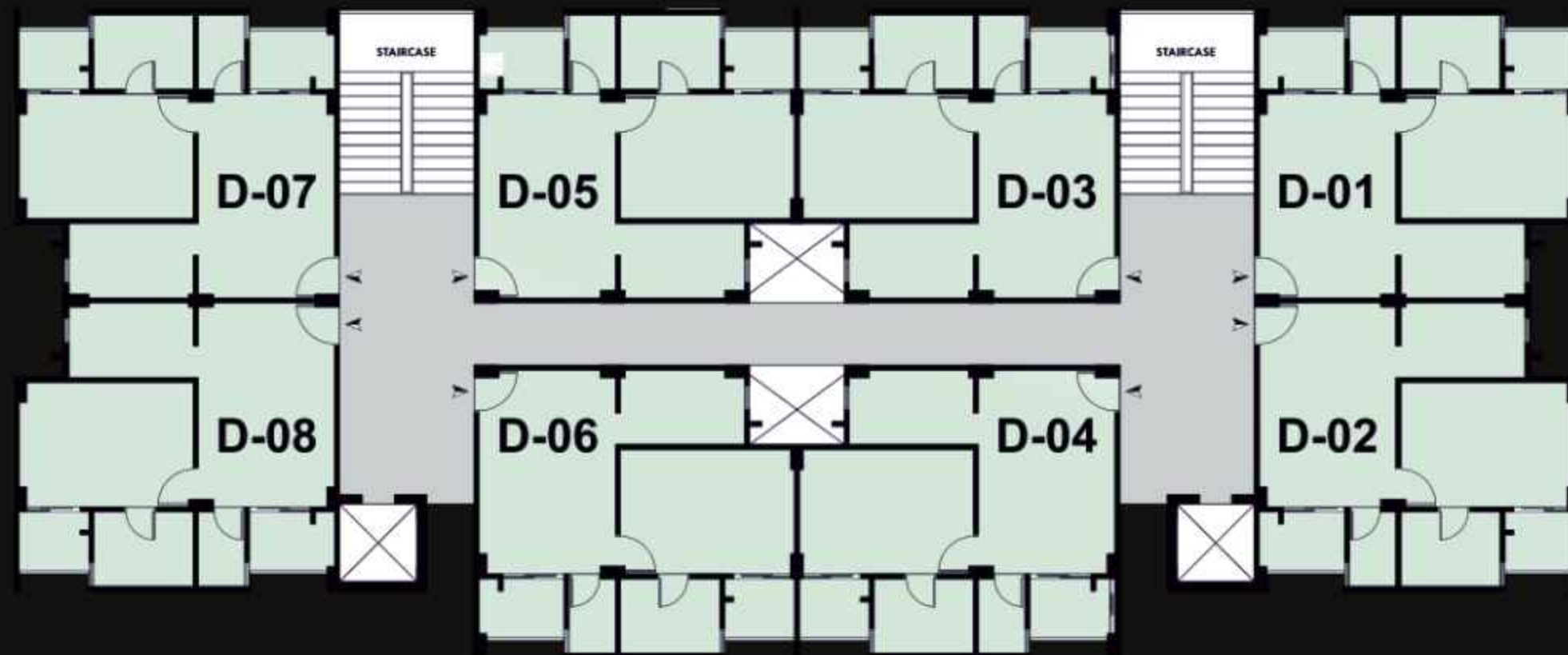
PARAMETERS	AREA (SQ. MT.)	AREA (SQ. FT.)
Carpet area	115.70	1245
Balcony Area	15.96	167.44
Built-up Area	146.22	1571.17
Super Area	181.15	1950



(\* Combination of A-03 with B-01 and A-04 with B-02, option on each Floor)

# NH-DELIGHT

## TYPICAL FLOOR PLAN



1 BHK UNIT: Type-D

# NH-DELIGHT

## 1BHK

PARAMETERS	AREA (SQ. MT.)	AREA (SQ. FT.)
Carpet area	42.32	455.35
Balcony Area	5.8	62.41
Built-up Area	53.13	571.67
Super Area	67.25	725





### NEARBY EDUCATIONAL

- BBD University 13km/18min
- Amity University 7km/14min
- Dayal Group of Institutions 5km/7min
- CMS, Faizabad Road 12km/17min
- Delhi Public School, Shaheed Path 13km/18min
- S.J. International School 12km/16min
- Seth Anandram Jaipuria School 8km/12min
- Kidzee Public School, Ansal API 10km/15min
- SRM Engineering College 10km/15min



### ENTERTAINMENT/RETAIL

- Lulu Mall, Ansal API 12km/18min
- Phoenix Mall, Shaheed Path 10km/15min
- Jalsa Resort, Sultanpur Road 4km/7min
- Chinmay Resort, Sultanpur Road 10km/14min
- Ekana Sports City, Shaheed Path 12km/18min
- Shimla Resort, Sultanpur Road 8km/12min
- D1 Park, Sultanpur Road 9km/15min
- VINT Club 10km/16min
- DGI Cricket Stadium 5km/8min
- Triumph Cricket Academy 5km/8min



### EASY CONNECTIVITY

- Amausi Airport 18km/25min
- Charbagh Railway Station 20km/30min
- Tiwari Ganj Bus Terminus 14km/20min
- HCL IT City, Sultanpur Road 8km/12min
- Poorvanchal Express Way 6km/10min
- ISKCON Temple 9km/12min
- Anandi Water Park 9km/12min
- Indira Canal Aqua Duct 3km/5min
- Golden Blossom Resort 12km/18min



### TIMELY HEALTHCARE

- S.G.P.G.I, Raibareli Road 18km/25min
- Sahara Hospital, Gomti Nagar 10km/17min
- Medanta Hospital, Shaheed Path 12km/16min
- Chandan Hospital 12km/20min
- Galaxy Hospital & IVF Centre 10km/15min
- Wellsun Medicity Hospital 16km/20min
- Scope Hospital Lucknow 16km/20min
- Tender Palm Hospital, Shaheed Path 10km/15min



**SEISMIC CONSIDERATION-** Considering Zone- III Earthquake Resistance RCC Steel Framed Construction

### LIVING / DINING

- **Floor** : Vitrified Tiles (4 ft.x2 ft.)
- **Walls** : Pleasing Shades of Emulsion Paint.
- **Ceiling** : POP Cornices with Emulsion Paint in Living and Dining.

### BEDROOMS

- **Floor** : Vitrified Tiles (2 ft.x2 ft.)
- **Walls** : Pleasing Shades of Emulsion Paint.
- **Ceiling** : POP Cornices with Emulsion Paint.

### BALCONIES

- **Floor** : Anti Skid Ceramic Tiles (1 ft. x 1 ft.)
- **Wall/Ceiling** : Weatherproof Paint Finish.

### KITCHEN

- **Walls** : Tiles (2 ft. x 1 ft.), 2 fts. above Kitchen Counter.
- **Floor** : Vitrified Tiles (4 ft.x2 ft.)
- **Counter** : Black Granite
- **Fitting/ Fixtures** : CP fittings, SS Single Bowl/ Single Drain Board Sink

### TOILETS

- **Wall** : Ceramic Tiles (2 ft. x 1 ft.) up to 7' height.
- **Floor** : Anti Skid Tiles (1 ft. x 1 ft.)
- **Fitting/ Fixtures** : Standard WC & Wash Basin, CP fittings by ISI Standard.

### DOORS

- **Internal** : Flush Doors with Wooden Frame and Laminate
- **Entrance Door** : Teak Veneered & Polished Molded Doors External
- **Door & Windows** : UPVC Hardware, Aluminium/Steel Finish.

### FACADE

- : Weatherproof Textured Paint Finish.

### ELECTRICAL

**Copper Electrical Wiring** throughout in concealed FRLS Cables.

**UPVC Conduit Pipes** with provisions for light points, power points, IV & phone sockets with protective Modular MCBs .

**Power Backup** to be provided for lifts and all common area facilities & lights.

### SECURITY SYSTEM

Round the clock Security with One Entry-One Exit and Gate Barriers. Intercom and 24x7 CCTV surveillance.

### LIFTS

- **2 Nos.** : 10 Passenger Lifts • **1 No.:** Service Lift • **1 No.:** Capsule / Glass Lift.

### FIREFIGHTING

- : Approved and to be provided as per the norms of Firefighting Department, Government of Uttar Pradesh.

**SEWAGE TREATMENT PLANT** : STP of adequate capacity as per norms and approved by the Ministry of Environment, Forest and Climate Change, will be provided. Treated sewage water to be used for Landscaping & Flushing Purposes.

(There might be changes in the above specifications, if required, in consultation with the Management, Architect, Structure Engineer, at the discretion of the company.)



**NOTTINGHAM**  
**HOMZ**  
 SPACIOUS APARTMENTS

**LOCATION PLAN**



**DRAGON AGE REALTORS PVT LTD.**

Architectural  
 Consultant



**Registered Office:**  
**The CITADEL Apartments**  
 38, Sarai Sheikh, Satrikh Road,  
 Chinhat, Lucknow - 226028

☎ 7007145786 / 7408421786 ✉ ariz@darpl.co.in 🌐 darpl.co.in

**Site Office:**

**NOTTINGHAM HOMZ**

Kh No. 83, 84, 88, 90, Malookpur Dhakwa,  
 Kisan Path, Off Sultanpur Road, Lucknow - 225304

Scan for Google Map  
 Nottingham Homz



Home Loans From:

**Disclaimer :** This is not a legal document. It describes the conceptual plan and approximate facts & figures of "NOTTINGHAM HOMZ"