

PM ENCLAVE : AN UPCOMING RESIDENTIAL PROJECT IN SARSAWAN ARJUNGANJ LUCKNOW



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About Us

- **Abhay Infratech is a leading infrastructure development company in Delhi-NCR & Lucknow.**
- **Abhay Infratech caters to aspirations of people by offering various projects at strategically identified locations.**



Our Vision And Mission



Vision

To fulfill growing aspirations of our customers by building world class real estate solutions & redefining life style standards.



Mission

To build dream homes, high end commercial and office spaces that meets the aspirations and imaginations of people who inhabit them.

History

- Abhay Infratech is a leading infrastructure development company in Delhi-NCR & Lucknow.
- Being into construction industry since last few decades.
- Our excellence has earned us trust and a name for reliability.

Locations

- Delhi- NCR
- Lucknow
- Gurgaon
- Deharadun



Values

- Creating value and cementing trust.
- An aim to bring innovation in the field of real estate.
- With our reputation for perfection and inspired creativity, we plan to make this project, "OUR PRIDE & YOUR JOY"

Milestones

- We have bright real estate exposure of 5500 flats delivered of Approx. 80 lakh sqft.
- The group has an annual turnover of 800 cr.
- We help our clients deliver projects to the required quality, without compromising time or cost.

Description

- Residential Apartment building with a floor count of G+9.
- Comprising of 2 & 3 BHK affordable high end dwelling units.

Goals & Objectives

- Community living like never before.
- A Neighborhood that you can call your own.
- Step into a luxurious world.

Location



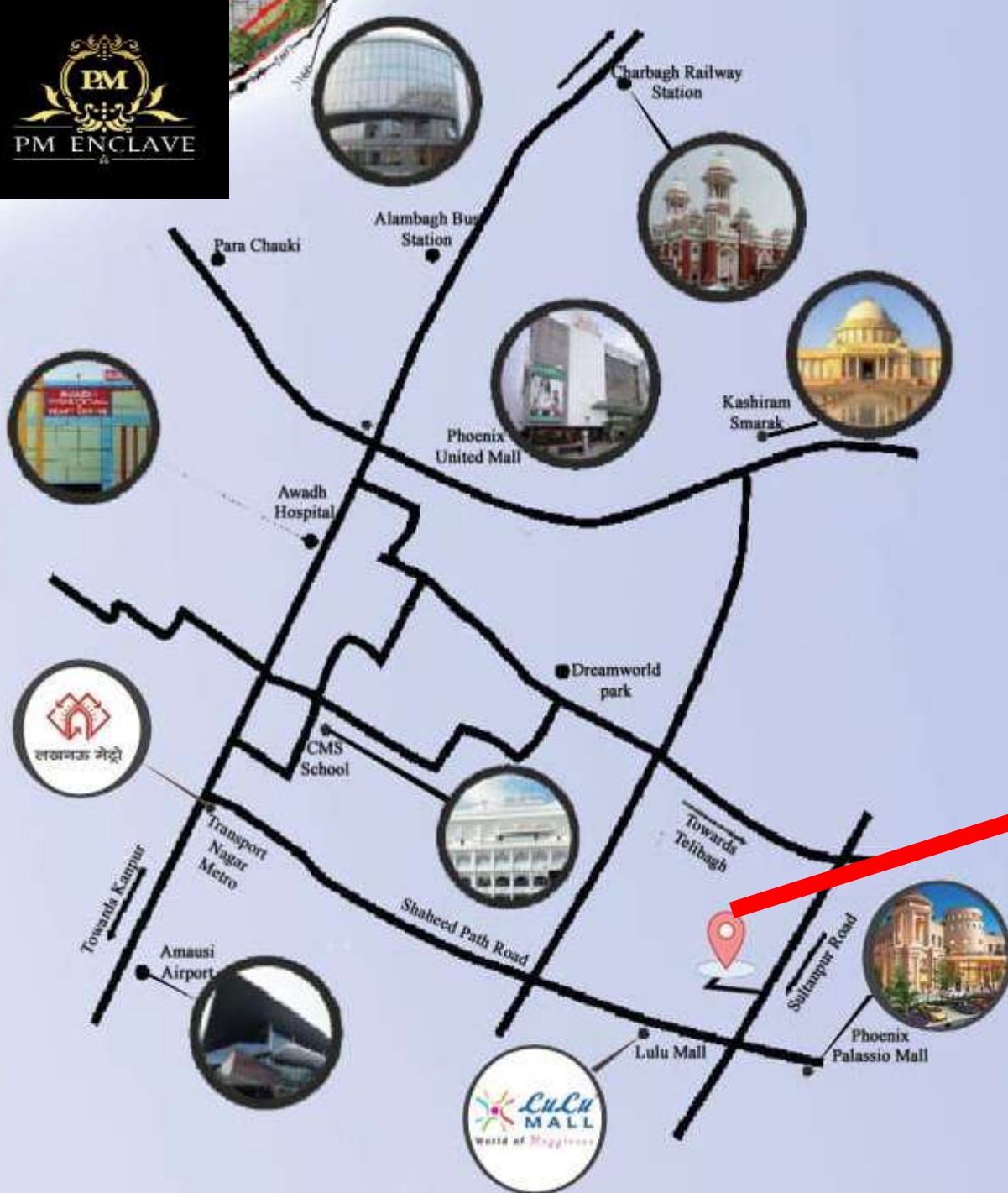
SARSAWAN
ARJUNGANJ
LUCKNOW

SITE ADVANTAGE



PM ENCLAVE

- **World class shopping mall and hypermarket are at 10 mins of distance.**
- **ANSAL API is situated at nearby Location**
- **The Local market is also at your walking distance and The Wholesale market**
- **Only 800 meters away is the police station**
- **Medanta Hospital at a distance of 15 mins**
- **Shaheed path: Sultanpur Road is at 5 mins of distance**
- **Two Marriage halls and community centers At your walking Distance.**
- **Just 14 kilometers is Railway Station From our Project.**
- **Just 15 kilometers is Lucknow Airport From our Project.**
- **800 mtrs Away from Sultanpur Highway.
(which safe you from traffic noise and keeps you in touch with)**
- **LULU Mall: 10 mins**



DISTANCE CHART

- LULU Mall: 10 mins
- Medanta hospital: 15 mins
- Ekana stadium: 10 mins
- G D Goenka Public School: 15 mins.
- Airport: 20 Mins
- Shaheed path: 5 mins



ABOUT PROJECT

- **PM ENCLAVE: residential project redeveloped and curated by: ABHAY INFRATECH.**
- **Pm Enclave: is an architectural expression of our ardent desire to own Residential Space that is luxurious, comfortable and at the same time affordable.**
- **Located In Sarsawan, Arjunganj (Ahmamau) Luknow.**
- **PM Enclave is a LDA & RERA approved residential project where possession is in process.**
- **The address, where an amazing lifestyle goes hand in hand with Lucknow's natural facilities like wellness areas, mini gym, kids play zones etc. our ecological commitment makes PM Enclave, the finest address in Lucknow.**



Stepping into dream home

Investing on a new house or flat is one of the most crucial decisions of your life and is probably an idea you have been nurturing since a very young age. Years of saving and years of planning cannot be let go at the right moment when you make the final decision. Hence, you are required to keep all possible points in mind before you take the leap and make a selection.

Moving into your very first flat is an important step in your life. You worked hard to find just the right flat in just the right neighborhood, you signed the lease and dropped off your check.

Floors: G+9

PM ENCLAVE "PROJECT REDEVELOPED BY ABHAY INFRATECH"

		BUILT UP AREA IN SQ FT	SUPER AREA IN SQ FT	NO.OF UNITS	
1st floor to 3rd floor	2BHK	TYPE 1	725.69	943.4	12
	3BHK	TYPE 1	1039.16	1350.91	3
		TYPE 2	1025.9	1333.67	6
		TYPE 3	1057.5	1374.67	3
4th floor to 6th floor	2BHK	TYPE 1	725.69	943.4	12
	3BHK	TYPE 1	1039.16	1350.91	3
		TYPE 2	1025.9	1333.67	6
		TYPE 3	1057.5	1374.67	3
7th floor to 9th floor	2BHK	TYPE 1	725.69	943.4	12
	3BHK	TYPE 1	1039.16	1350.91	3
		TYPE 2	1025.9	1333.67	6
		TYPE 3	1057.5	1374.67	3
				72	

SPECIFICATIONS

STRUCTURE:

Frame structure confirming to BIS seismic codes

FLOOR FINISHES

Living/Dinning : Vitrified Tiles

Bedrooms : Vitrified Tiles

Stairs : Granite

Balconies : Vitrified Tiles

KITCHEN

Flooring : Vitrified Tiles

Dado : Tiles cladding on walls as per architectural design

Water Supply : Provision for hot and cold water supply

Sink : Stainless steel sink with drain board

JOINERY

Window : Anodized Aluminum

Doors : Seasoned hardwood frames with modular door, shutter.
All doors shall have decorative fittings

WALL FINISHES

Internal : Synthetic enamel paint, drawing & Dining
Roms/Bedrooms wall shall be finished with plastic
emulsion paints as per design

External : Pleasing elevation with semi permanent finish/
All weather exterior paints.

A modern bathroom with a shower, sink, and mirror. The shower has a large glass door and a rainfall showerhead. The sink is white with a granite countertop and a dark faucet. A mirror with a dark wood frame is above the sink, and a vase with dried flowers sits on the counter. The walls are tiled, and the floor is wood-look laminate.

TOILETS

Flooring : Non Skid ceramic tiles/porcelain tiles

Walls : Tiles as per architectural design

Chinaware : European type WC, wash basin with CP fittings

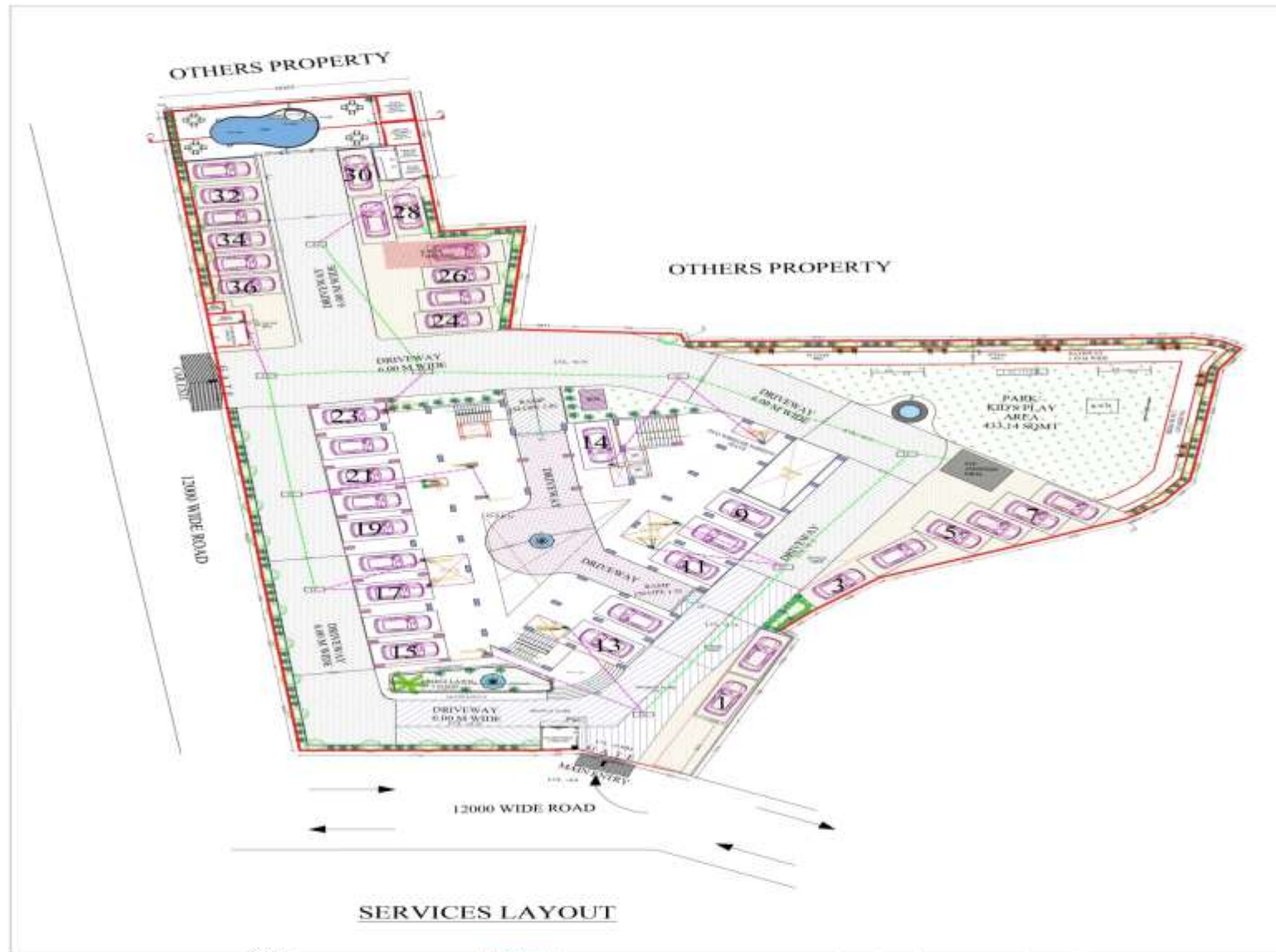
counter : Granite

Water Supply : The Provision for hot and cold water supply

Other Fixtures : Looking Mirror, Towel Ring/Rod, Paper Holder, soap dish and health faucet

Fitting : CP Fittings with Mixture

SITE PLAN



<p>THIS DRAWING IS THE PROPERTY OF SHALEEN CONSULTANTS AND IS NOT TO BE COPIED OR USED WITHOUT THEIR PRIOR PERMISSION.</p>	<p>NOTES:</p> <p>1. DIMENSIONS SHALL BE CHECKED AND CORRECTED WITH THE ARCHITECTURAL DRAWING AND ANY AMBIGUITY SHALL BE IMMEDIATELY REPORTED TO THE SOURCE OF THE ARCHITECTURAL DRAWING BEFORE COMMENCEMENT OF THE WORK.</p> <p>2. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE SPECIFIED.</p>	<p>PROJECT-</p> <p>P. M. ENCLAVE</p>		<p>SHALEEN CONSULTANTS</p> <p>AR. PRAKASH MISHRA AR. VANI SUMAN MISHRA</p> <p>2nd Floor, Ashwini Plaza-C, Sector-II, Alapka, Lucknow E-Mail: info@shaleenconsultants.com Contact No. : 91-9352264117 & 9352264118</p>
	<p>DRAWING TITLE:</p> <p>SERVICES LAYOUT</p>	<p>DRAWN BY: SOUMYA</p> <p>DATE: 09-12-2022</p> <p>SCALE: 1 : 100</p> <p>DRG. NO: ARCH/001</p>		

FLOOR LAYOUT



**TOTAL BUILT UP AREA:
7051.22 SQFT**

**COMMON AREA:
(LIFT, STAIRCASE, LOBBY)
1956.63 SQFT**

**OPEN AREA:
1084.39 SQFT**

3 BHK TYPE 1



3D VIEW

BUILT UP AREA: 1039.16 SQFT
SUPER AREA: 1350.91 SQFT



FLAT NO. 01

LAYOUT

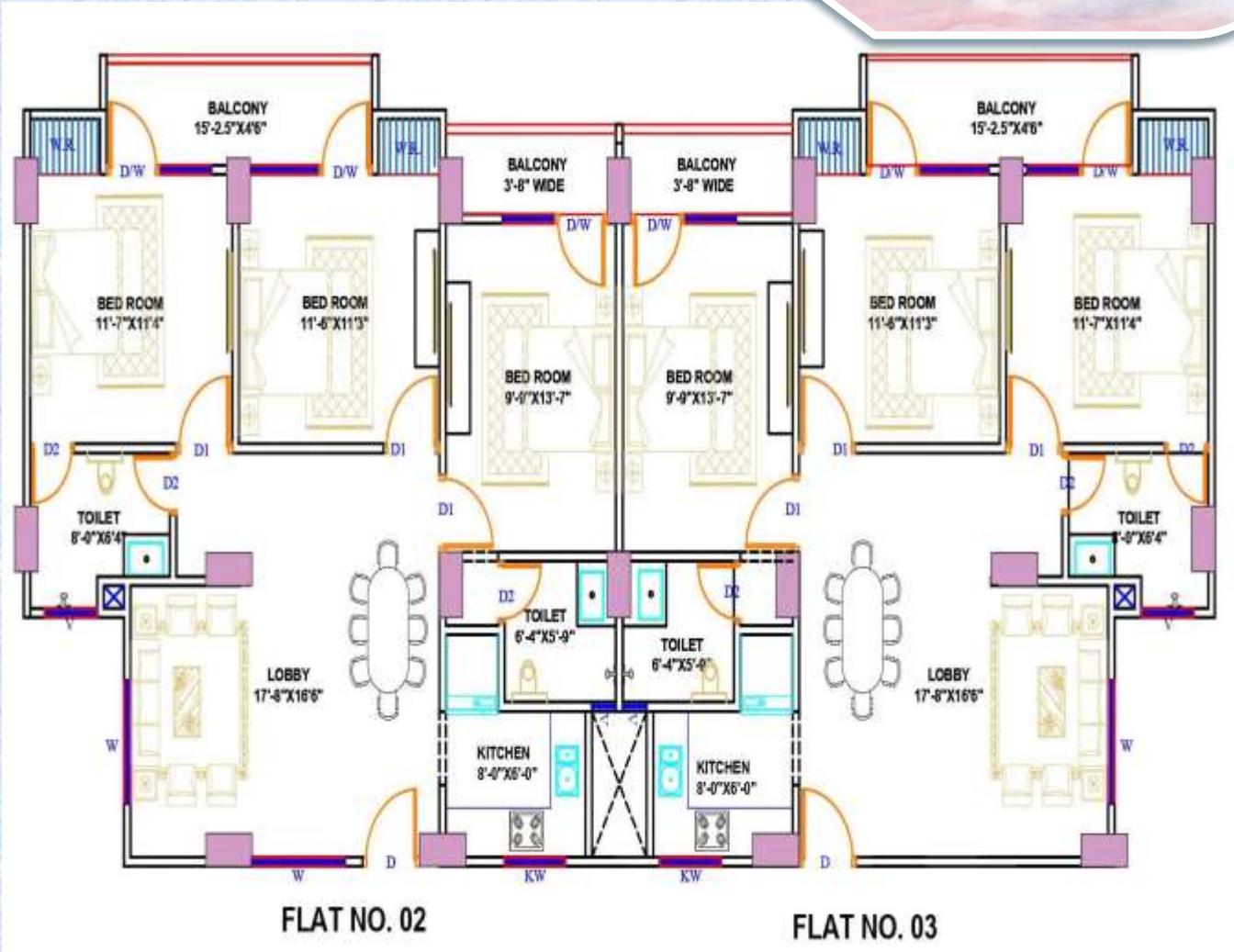
3 BHK TYPE 2



3D VIEW

BUILT UP AREA: 1025.9 SQFT
SUPER AREA: 1333.67 SQFT

LAYOUT



FLAT NO. 02

FLAT NO. 03

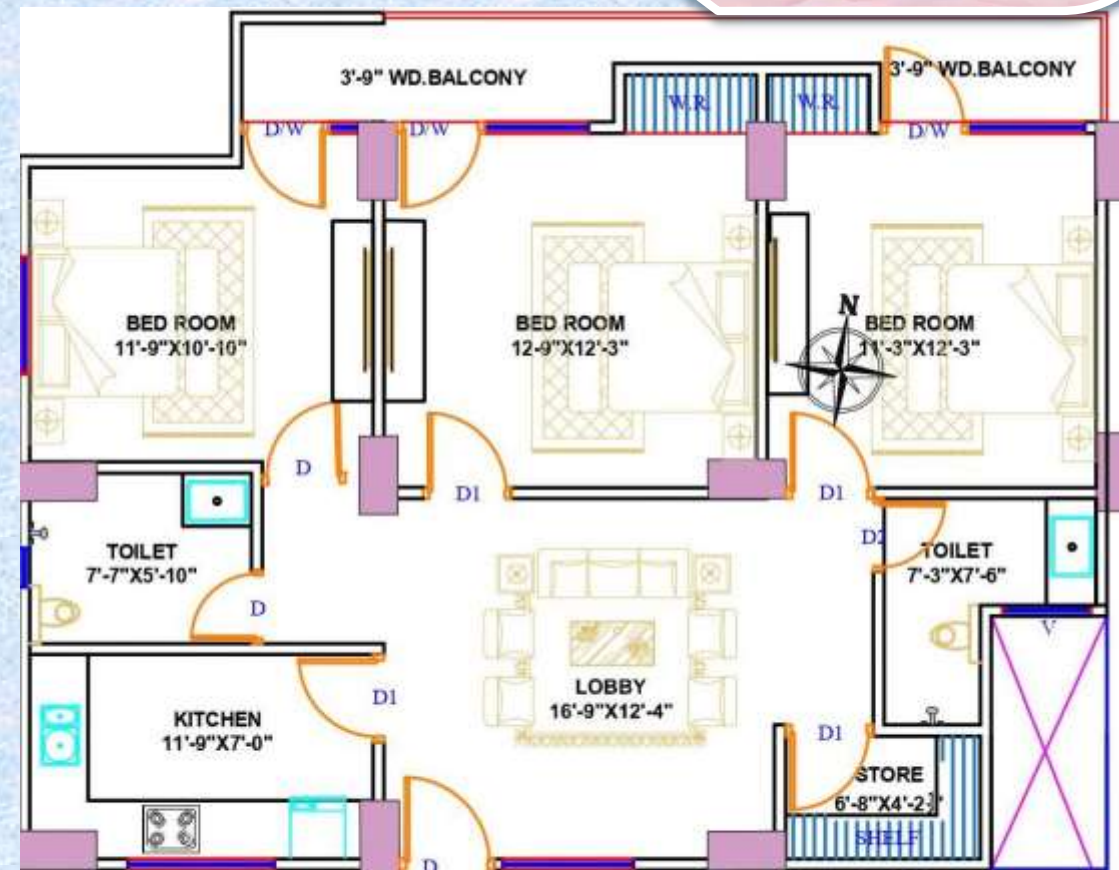
3 BHK TYPE 3



3D VIEW

BUILT UP AREA: 1057.5 SQFT
SUPER AREA: 1374.67 SQFT

LAYOUT

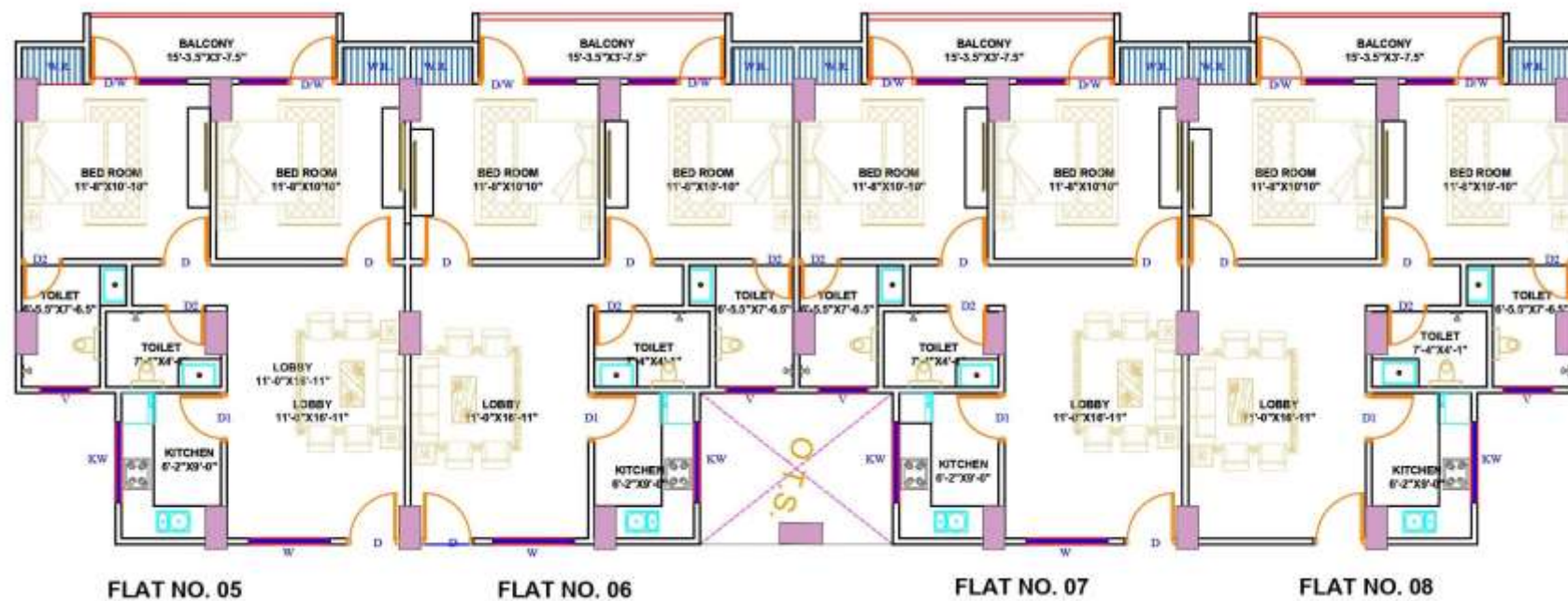


FLAT NO. 04

2 BHK



**BUILT UP AREA: 725.69 SQFT
SUPER AREA: 943.4 SQFT**



AMENITIES



SHADED PARKING



Kids Play Area



FOUNTAIN @ ENTRANCE



**Round the clock CCTV
Supervision**



Fully- Equipped Gymnasium



BASEMENT



Swimming Pool

FLOOR WISE PRICE BANDWIDTH

Floor	Basic Rate (Rs. / Sq. Ft.)	Inaugural Discount (Rs. / Sq. Ft.)	Net Price (Rs. / Sq. Ft.)
1 st floor to 3 rd floor	5990	100	5890
4 th floor to 6 th floor	5990	100	5890
7 th floor to 9 th floor	5990	100	5890



PAYMENT PLAN

PLAN A

(DOWN PAYMENT PLAN)

- 5% At The time of booking
- 90% within 45 Days from The Date of booking (Less Down Payment Discount of 10%)
- 5% at The Time of Possession
- Cash down Discount 10%

PLAN B
(FLEXI PAYMENT PLAN)

- **Rs. 100000/- Booking Amount (Non Refundable)**
- **5% Less Booking Amount within 30 days from the date of booking**
- **7.5% within 30 days from the date of booking**
- **7.5% within 60 days from the date of booking**
- **7.5% within 90 days from the date of booking**
- **7.5% within 120 days from the date of booking**
- **7.5% within 150 days from the date of booking**
- **7.5% within 180 days from the date of booking**
- **10% On Fifth Floor Roof Slab of Tower in which unit is booked.**
- **10% On Sixth Floor Roof Slab of Tower in which unit is booked.**
- **10% On Seventh Floor Roof Slab of Tower in which unit is booked.**
- **7.5% On Fixing of Windows & Doors Shutters of unit**
- **7.5% On Completion of Plaster Work & Flooring**
- **5% On Offer of Possession**

The installment stages can be called for payment in any sequence depending upon construction stage.

OTHER TERMS AND CONDITIONS

- Prices are subject to revision without notice and price ruling on the date of allotment and acceptance by the company only shall be applicable.
- The registration charges, Free hold charges, stamp duty, Escalation charges towards cost of construction Legal / documentation fee and other govt. levis are in addition to the aforesaid price.
- Holding charges @ Rs. 5/- per sq. ft per month shall be charged in case customer fails or ignore to take the possession as and when offered by the company.
- The other terms and conditions of sale would be as per the standard allotment letter/agreement of the company.
- Prices are subject to change without any notice before booking at the sole discretion of the company and the price ruling on the date of booking and acceptance by the company shall be applicable.
- The company shall endeavor to the complete construction of unit allotted within 3 years from the date of sanction of plans. License for group housing has already been received from U.P. govt.
- The other terms and conditions of sale would be as per the standard allotment letter/agreement of the company.
- Prices are subject to change without any notice before booking at the sole discretion of the company and the price ruling on the date of booking and acceptance by the company shall be applicable.

Target on Quarterly Basis.

- 1 + Booking: 7% (of the Basic Sale Price)
- (Additional 1% Cash incentive on receiving of 10% booking amount and completion of paper formalities. Scheme for 3 months from date of launch)
- 2% Additional marketing budget to be provided for hoarding, banner, online promotions etc.

Release of Commission

- 30% on receiving booking amount and completion of required paper formalities
- 20% on receiving 20% of the total basic price
- 50 % on receiving 40% of the total basic price

CONDITIONS APPLICABLE ON COMMISSION PAYMENT

- **Payment of Commission is subject to actual amount released from customer.**
- **Payment of Commission would be done within one week of actual realization.**
- **In case of cancellation of booking, commission amount is liable to be returned.**
- **Commission rates applicable on unit sales can be modified as per the decision of management.**

OUR CONSTRUCTION PARTNER AND ASSOCIATES



Architect & Designer : Shaleen Consultant

Civil Material Supplier : Haprds



- Construction Starting date:16.01.2023
- Expected project delivery by:30.06.2025



Thank You



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