ONE PLACE GROUP PRESENTS THE ATEH MAJESTIC • LIVING LIVE IN TRUE ROYALTY IN THE HEART OF LUCKNOW. STUDIO APARTMENTS | COMMERCIAL SPACES | OFFICE SPACES



We are a Real Estate Developer and Promoter Firm with the goal of becoming one of the most cherished brands in real estate in India and worldwide.

One Place Group (OPG) as a Brand signifies the attributes & strength of a Lion who is here to rule and mark its boundary for all stakeholder's betterment & living. He is calm yet possesses the prudence & traits of a Great Leader. He is young, dynamic and strong to withstand the challenges of the surrounding environment and competition.





One Place Infrastructures Private Limited (OPIPL) has its foremost focus on defining and enhancing lifestyle for individuals (B2C) & Corporate (B2B) through Strategic Designing & Planning Projects. The Company logo signifies unity in diversity and suggests that working together is essential for an immaculate project management. Harmony and Positive attitude are critical to success of project expectation vis a vis project deliverance. OPIPL has its firm belief in the concept of creating dwellings for all walks of life; hence garner the tag line which says - 'Place for Everyone'.

OTHER COMPANIES:

ONE PLACE SALES PVT. LTD.

ONE PLACE WORLD CONSTRUCTIONS PVT. LTD.

ONE PLACE AUTOMOBILES PVT. LTD.

ONE PLACE FOODS & BEVERAGES PVT. LTD.

ONE PLACE GLOBAL TRADE SOLUTIONS PVT. LTD.

VEERA INFRA HOMES PVT. LTD.

OTHER CONSTRUCTION PARTNERS:













FRANCHISE IMPLEMENTATIONS BY US:











LIFE IS NOT ONLY BEAUTY. IT IS ALSO GLORY.
AND YOU DESERVE BOTH.

SHREE FATEH BAHADUR SINGH, CHAIRMAN
ONE PLACE GROUP



WHAT IS THE FATEH?

The **FATEH** is an all-in-one destination for the citizen of modern cosmopolitan. It is a subtle blend of spaces for retail stores, plush studio apartments and luxurious office spaces. Located within the Sushant Golf City Township by the leading company Ansal API, and 6 kms away from Hazratganj, the Fateh is all set to bring you the best of lifestyle and connectivity.

WHO IS INVOLVED?

One Place Infrastructures Pvt. Ltd. has collaborated with Ansal API to bring this unique project on the floors of reality. Their long envisioned dream of bringing the best in class facilities to the city of Nawabs is inching towards reality as FATEH closes to its completion.

WHY TO INVEST?

The **FATEH** is planned to give the investors unparalleled returns - thanks to One Place Infrastructure's innovative approach in project planning with assurance of best quality and timely delivery.

The **FATEH** also offers a unique scheme to its investors on the Studio apartments with an option of attractive rental income post possession. Owners of studio apartment can enjoy triple benefit of appreciation as well as rental income.

WHERE IS IT LOCATED?

The **FATEH** is **located within Sushant Golf City**, a Hi-tech Township sprawling across 3530" acres. Located on Amar Shaheed Path & Lucknow-Sultanpur Highway. This ultra modern township has a world class 18 hole international standard championship Golf Course surrounded by Residential & Commercial developments.

The **FATEH** is surrounded by Luxury Villas, Designer Landscaping, Entertainment Zone, State-of-the-Art Infrastructure, Health Care Facilities. Ansal ISKON Spiritual centre, Bharti Walmart, Golf Academy, G.D. Goenka and many more. Get ready to live the desired.



STUDIO APARTMENTS

COMMERCIAL SPACES

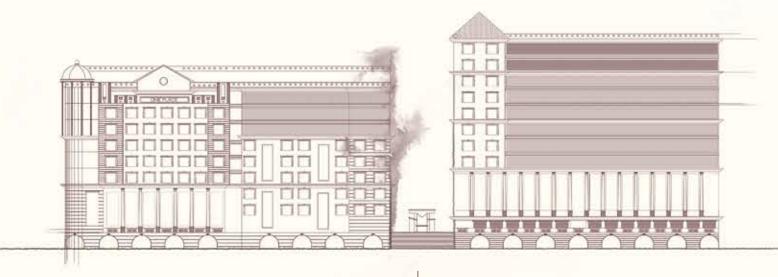
OFFICE SPACES



LOCATED AT







STUDIO APARTMENTS & RETAIL

OFFICE, COMMERCIAL & VIRTUAL

BUILDING I

BUILDING II

AREA DETAILS

4281.06 sq. m. Covered area in 1st Basement (Parking) Covered area in 2nd Basement (Parking) 4589.15 sq. m. 1900.85 sq. m. Covered area at **Ground** Floor (Stilt) 1900.85 sq. m. Covered area at **Upper Ground** Floor (Shop) Covered area at First Floor (Studio + Office) 1718.56 sq. m. 1718.56 sq. m. Covered area at **Second** Floor (Studio + Office) 1718.56 sq. m. Covered area at **Third** Floor (Studio + Office)

1718.56 sq. m. Covered area at Fourth Floor (Studio + Office) Covered area at **Fifth** Floor (Studio + Office) 1718.56 sq. m. 1718.56 sq. m. Covered area at **Sixth** Floor (Studio + Office) 1718.56 sq. m. Covered area at **Seventh** Floor (Studio + Office) 1718.56 sq. m. Covered area at **Eighth** Floor (Studio + Office) Covered area at Nineth Floor (Studio + Virtual Space) 1456.66 sq. m. Covered area at **Tenth** Floor (Virtual Space) 1005.15 sq. m. Covered area at **Eleventh** Floor (Virtual Space) 1005.15 sq. m.

Retail Shop Floor

Open Terrace Beautiful Buildings Parking **Basements**

3 **Virtual Space** Floors

Studio Apt.

9

Floors

Office Floors

8

576 **Parking**

Spaces

976.41^{sq.} Park Area

4589.15 #A Open area at

Ground Floor



BIG DREAMS. BIG VICTORIES. BIGGER LIFE.

What could be a better place to test our limits but our dream project? In One Place **FATEH**, you are going to explore the endless possibilities of living the life of victory - 'Fateh'.

The complex comprises of two glorious structures with unique basements. The left structure is constructed for the luxury seeker resident. A 10 storeyed construction with ample of plush apartments and an enchanting open terrace at the top. Swimming pool, gym, spa, open roof cafetaria are just some of the many benefits.

The second building comprises of blissfully designed office and virtual spaces. Whether you are a budding entrepreneur or a practicing professional, an aspiring franchise-person or the head of a company, you will find yoursef comfortable in **FATEH**. A truly customised project for people who like it personalised.

WHAT DOES FATEH OFFER?





Park Area

23,694

Virtual Office Space

Parking Spaces

Open area at Ground Floor





FULLY FURNISHED STUDIO

APARTMENTS

The warmth of home with the facilities of a luxurious hotels. The **FATEH** offers an impressive range of studio apartments, all fully furnished and ready to use. Our brilliant architects and advisors have kept in mind the need to emulate the subtle yet contemporary style of architecture in these apartments.





From the finest blend of wooden and vitrified flooring to European modular kitchen (only for Suites), and decorative false ceiling to carefully placed LEDs, the home leaves no senses untouched. LED TV, imported wooden wardrobes, luxuriously furnished living rooms, well designed attached toilets, UPVC window and VRF Air Conditioning, are some of the numerous perks of being an owner of The FATEH Apartments.









CLUB

Floor: Italian marble. Wooden vitrified flooring.Walls: Texture paint / Permanent FinishCeiling: POP and Wooden False Ceiling

RESTAURANT

Floor: Italian marble. Wooden vitrified flooring.

Wall: Texture paint / Permanent Finish

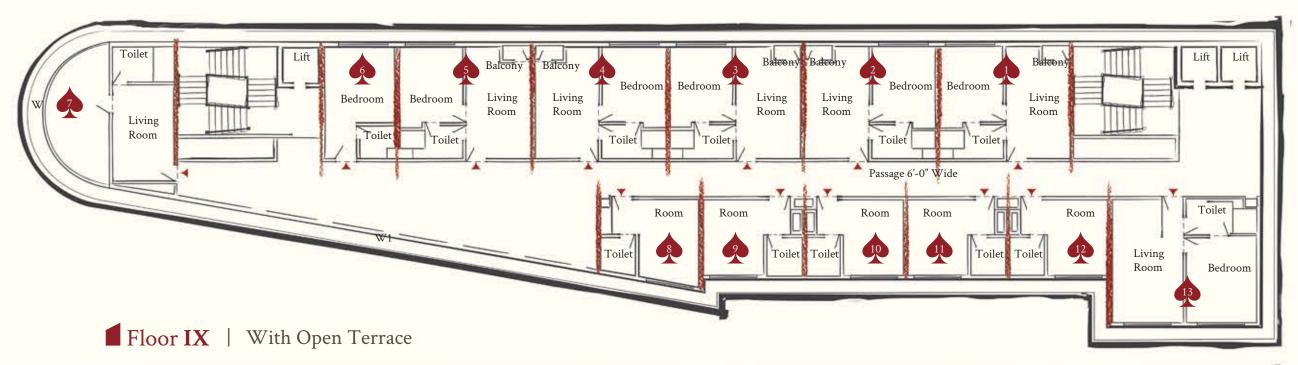
Ceiling: POP and Wooden False Ceiling

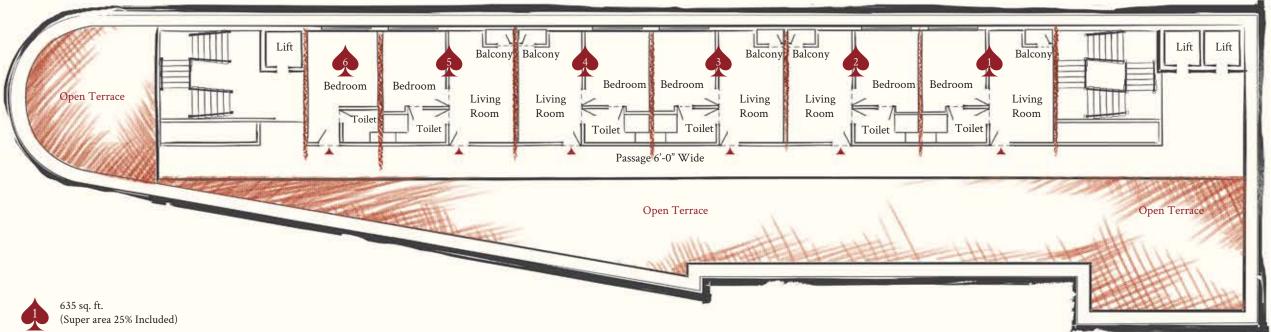
CONFERENCE & MEETING ROOM

Floor: Laminated wooden flooring & Carpet Wall: Wooden panelling, plastic emulsion paint.

Ceiling: POP and Wooden False Ceiling

Floors II - VIII | Studio spaces









635 sq. ft. (Super area 25% Included)



635 sq. ft. (Super area 25% Included)



635 sq. ft. (Super area 25% Included)



635 sq. ft. (Super area 25% Included)



358.34 sq. ft. (Super area 25% Included)



688.05 sq. ft. (Super area 25% Included)



350.13 sq. ft. (Super area 25% Included)



335.93 sq. ft. Super area 25% Included)



335.93 sq. ft. Super area 25% Included)



335.93 sq. ft. (Super area 25% Included)



335.93 sq. ft. (Super area 25% Included)



777.39 sq. ft. (Super area 25% Included)



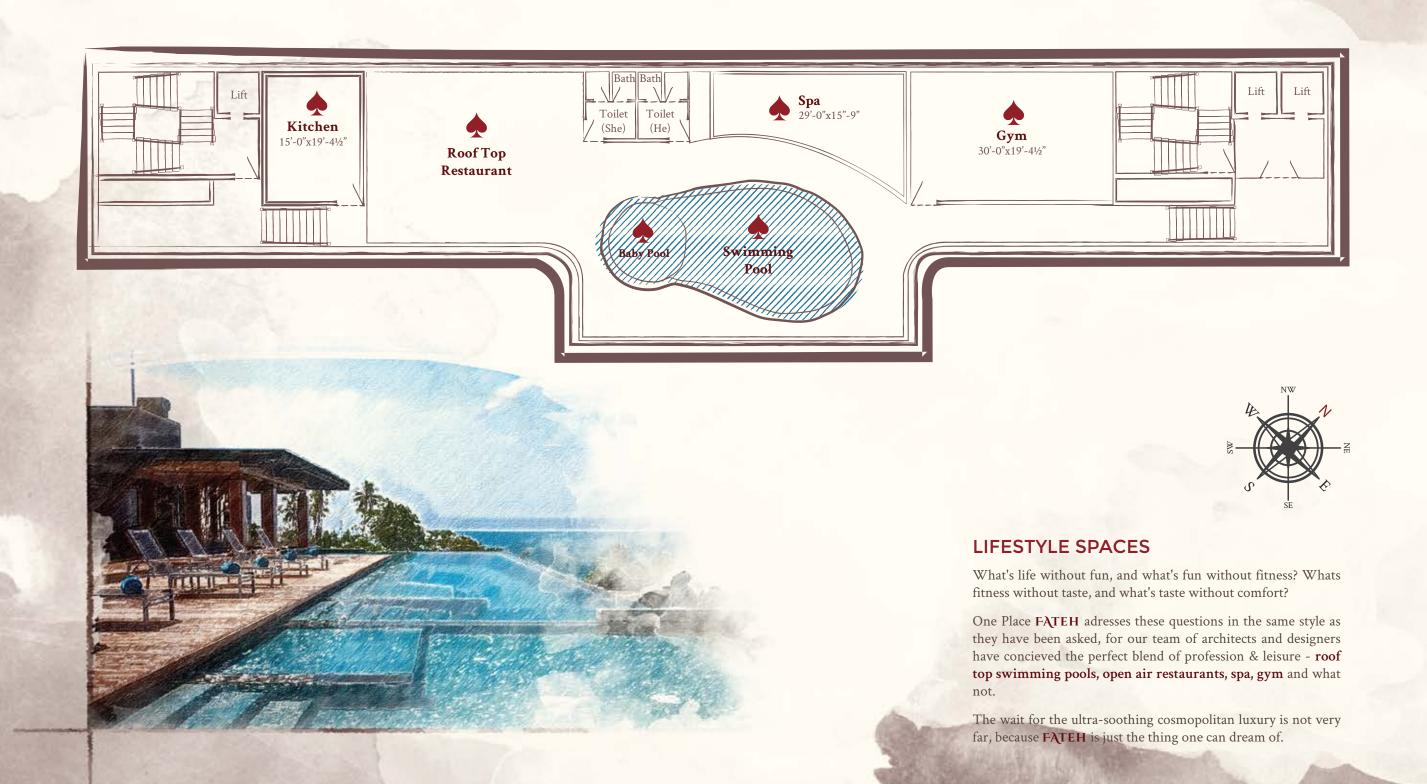
STUDIO UNITS





LIFESTYLE SPACES Roof-top Swimming Pool & Gym







SPECIFICATIONS

STRUCTURE

DRAWING / DINING

Floor, walls, ceiling & furniture:

BEDROOM

Floor, walls & ceiling, furniture:

HVAC

WINDOWS

Earthquake resistant RCC Structure

Vitrified floor tiling.

POP Work with LED Lights & Plastic emulsion paints. Sofa alongwith centre table and side table.

Wooden flooring, POP work wih LED lights, plastic emulsion paints,

wardrobe, LCD/LED TV & writing desk.

Centralized AC in bedroom & drawing room.

Re-enforced UPCV windows with sliding glass shutters.



EXTERNAL FINISHES

Floor: Combination of one or more texture.

Walls: Paint / Stone / Paint

DOORS

Internal doors: Polished wooden laminated flush door.

External doors: Molded skinned door.

Hardware: Shutter hinges and all hardware in SS.

All doors except those in toilets & kitchen

are provided with mortise lock.

BALCONY

Floor: Combination of one or more tiles.

Walls: Texture paints/ Permanent finish.

Ceiling: Acrylic emulsion paint or equivalent.

BATHROOM / TOILET

Walls: Ceramic tiles / Mirror / Acrylic Emulsion.

Floors: Combination of ceramic tiles.

Counters: Granite.

Fittings: Single lever Kohler fitting (or equivalent).

Tiles: Ceramic tiles dado upto 7 feet height.

Sanitary Ware: Water efficient 6x3 litre dual flush EWC

in toilet (Grohe or equivalent).

OTHERS

Gymnasium & Spa Provision for R.O.

Pipe Gas Supply

Broadband Internet Connectivity

Wi-FI Connectivity
Access Control CCTV

Entrance Lobby with each apartment.



STATE OF THE ART

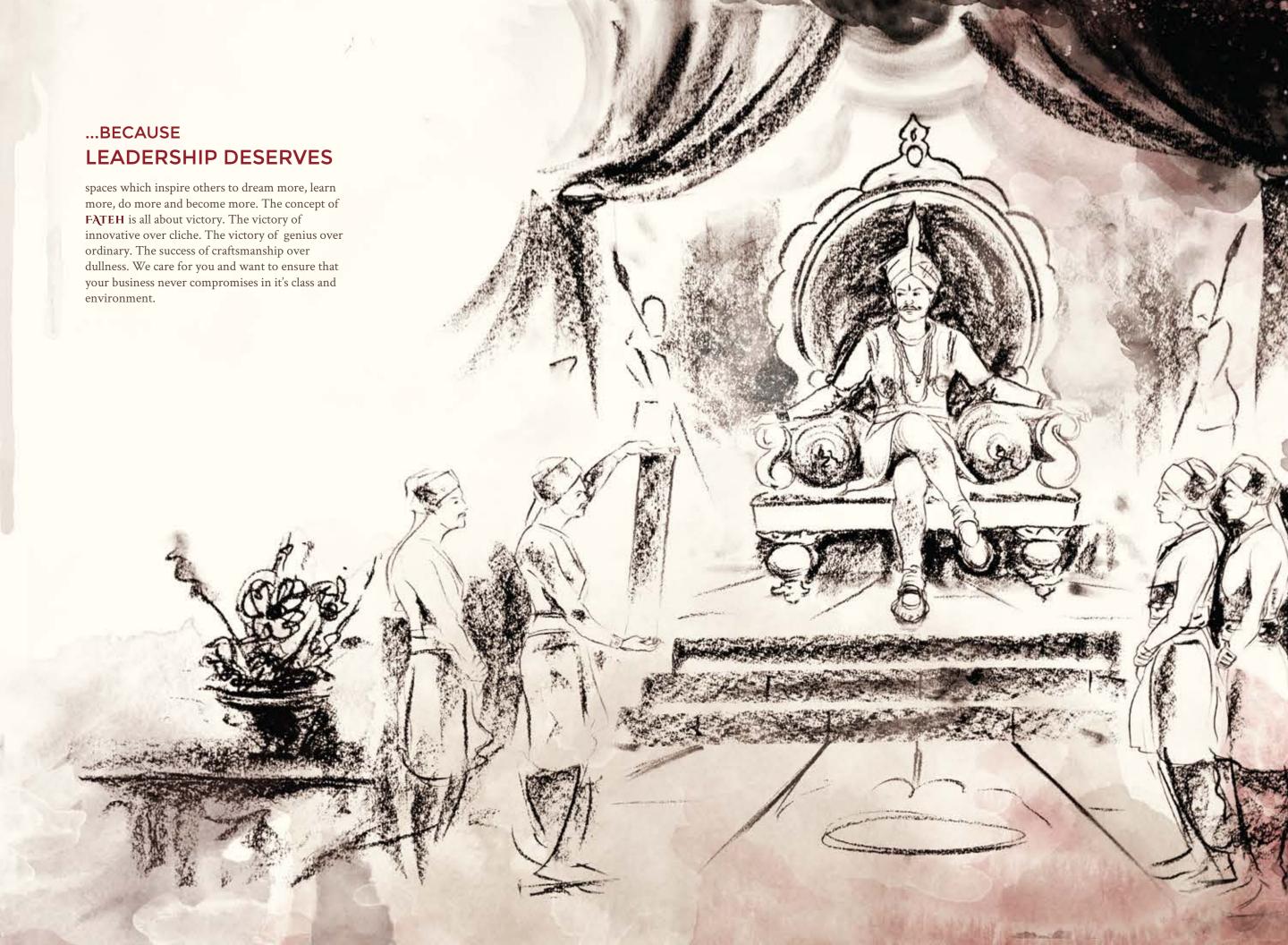
OFFICES

When planning a new office, designers and their clients are faced with many challenges and questions. They have to think about practical issues such as spatial needs, proximity relations, infrastructure and furniture, but also more strategic issues such as occupancy costs, effectiveness of the working environment, and environmental impact.



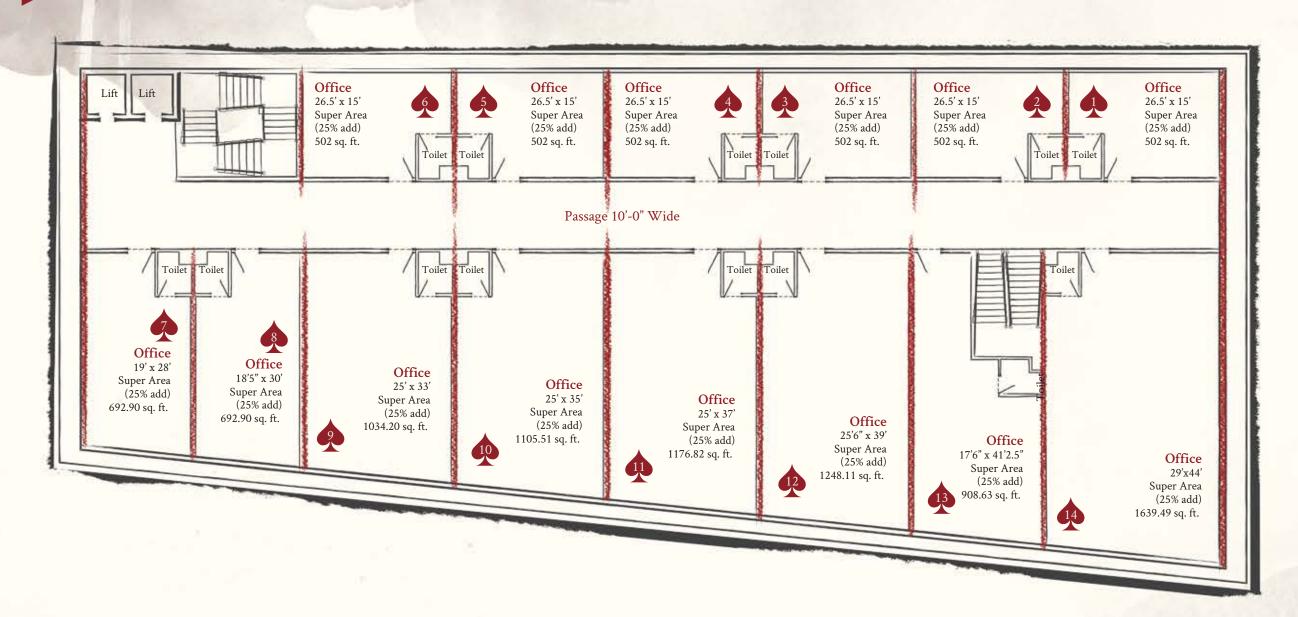
The FATEH is an innovative architectural piece designed to help solve these problems, looking at each of these issues in turn and showing the alternatives, clearly exhibiting the advantages and disadvantages of a well designed space. It is ideally suited for both startups and corporates alike, to help them experience the best, most suitable office design while ensuring that all of the issues that need to be addressed are being taken care of by the makers.



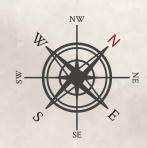


OFFICESPACES





When you start the day in a spacious, well lit and cozy workplace, productivity follows inevitably. Perhaps this is one of the foremost driving factors behind the design and conception of the office spaces in **FATEH**. Teaming up with several experts and consultants on modern office design and contemporary interior artists, One Place has diligently laid down the foundation of one of the most iconic office and commercial spaces in the developing metropolitan of Lucknow.



BUILDING II NINETH - ELEVNTH FLOOR





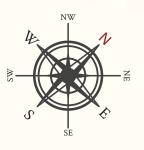
VIRTUAL SPACES

Nobody likes being strictly bound by boundaries right? There are people who prefer pre-made, there are people who prefer pre-throught but then there are the Mavericks. The ones who want to control the scratch, the foundation. It is for such people of imagination that One Place FATEH also features three large halls of virtual space where you can customise and create the space of your vision.

Fully equipped with all the modern business and consumer facilities, the virtual spaces are attached to plush reception

and waiting sections. Adding to the gems, one also finds cavernous conference rooms and aesthetic finishing in the complex.

Be it be a small open air cafe, or a sweet little store of yours, One Place **FATEH** is all designed for the maverick in you. Explore the possibilities of establishing a retail installation in one of the virtual spaces available, and get in direct touch with the new generation of customers.



EXPERT CRAFTED

RETAIL SPACES

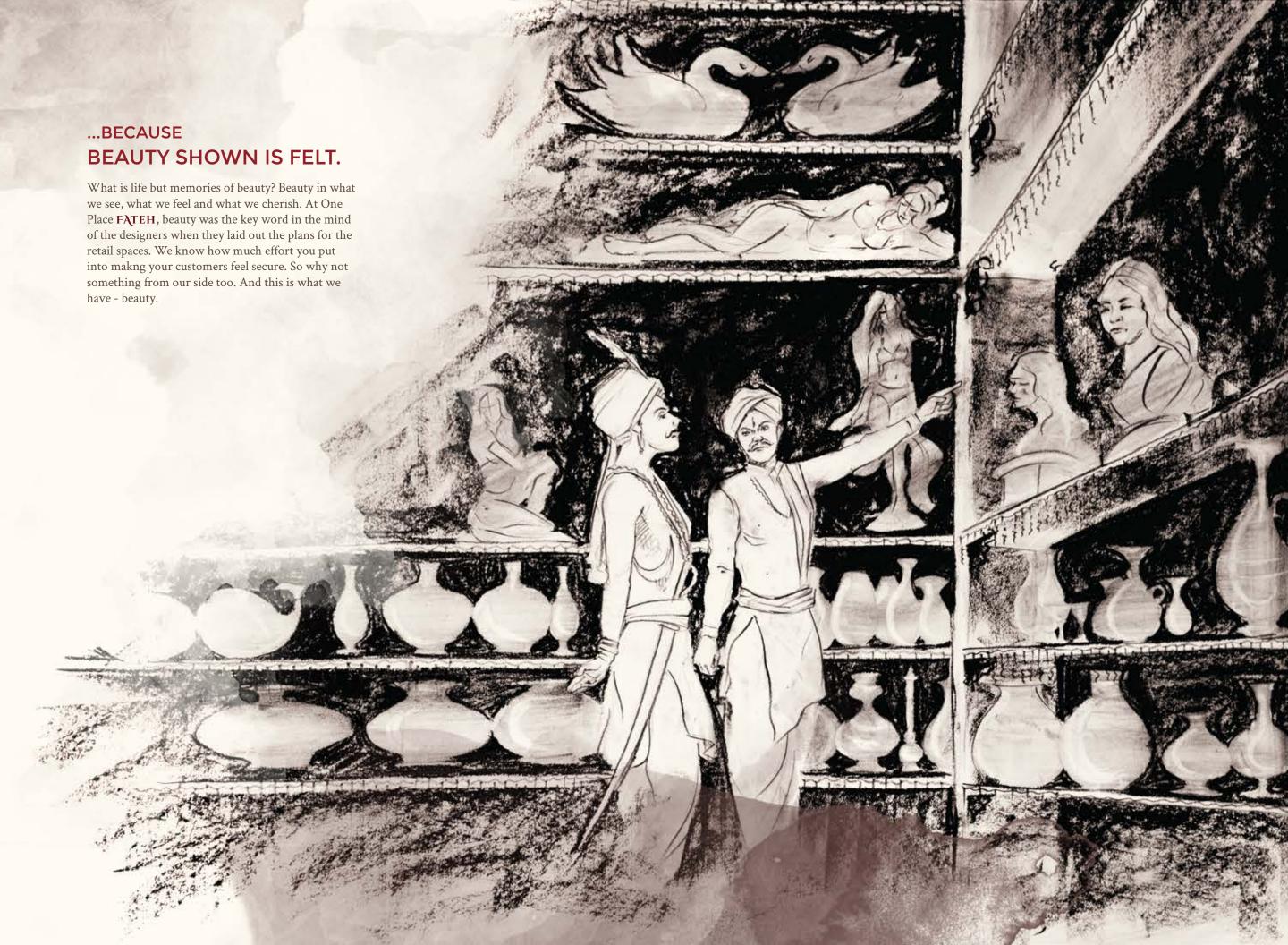
Spacious and well lit interiors are the key in retaining the modern customer and compel them to return. Our designers have ensure that the buying experience remains seamless. Spacious lobbies, plush reception and waiting areas for clients and customers and an overall aura of premium architecture makes sure your investment returns beyond expectation.





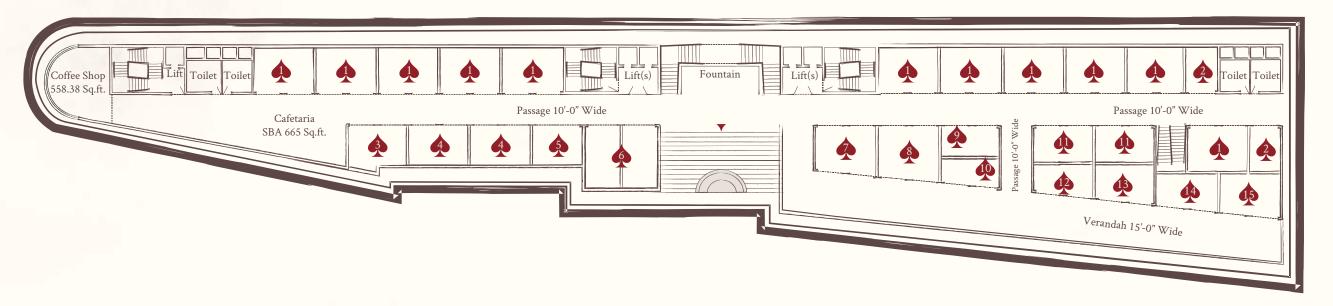
Beauty lies in the details, and detail is what makes a product valuable. It makes a product worth cherishing. The main idea behind including a plethora of retail spaces in our upper ground floors was simple - act as the catalyst between the 21st century buyers and sellers, and provide them the ideal environment to interact and grow. It is this connect between you and your customers that we have endevoured to strengthen by **FATEH**.







BUILDING I & BUILDING II | UPPER GROUND FLOOR



20'4.5"x15" SBA 382.02 SqFt 25% Loading

20'4.5"x12'

25% Loading

SBA 305.62 SqFt

10'-0"x15'-0" SBA 187.5 SqFt 25% Loading

20'4.5"x12'10" SBA 339.77 SqFt 25% Loading

20'4.5"x12'10" SBA 326.87 SqFt 25% Loading

20'4.5"x10'

SBA 254.68 SqFt

SBA 292.02 SqFt

25% Loading

16'4"x12'10"

SBA 263.15 SqFt 25% Loading

12'1"x21' SBA 317.58 SqFt 25% Loading

20'4.5"x15' SBA 382.01 SqFt 25% Loading

20'4.5"x10'6"

25% Loading

SBA 258.76 SqFt

20'4.5"x17' SBA 436.85 SqFt 25% Loading

20'4.5"x12'

25% Loading

SBA 313.6 SqFt

25% Loading 20'4.5"x12'

20'4.5"x9' SBA 227.45 SqFt 25% Loading

20'4.5"x14'6" SBA 346.86 SqFt 25% Loading

SHOPS' SPECIFICATIONS:

Floor: Vitrified floor tiling.

Walls: Texture paint / Permanent finish

Ceiling: Plaster Work.



Probably the most important factor in increasing sales is the shopping experience the customers go through while making a purchase. The overall aura of the shopping experience plays a vital role in making the customer feel safe, assured and relaxed in the process.

This is the reason due to which the largest giants and the smallest retailers pay close attention to the shop/showroom environment and feel. We, at One Place Infrastructure, have put in serious efforts to

enhance the customer's experience when he or she drops by your store or showroom. Neatly arranged on either sides of a plush connecting lobby laden with exotic lighting, the contemporary finesse of FATEH's retail spaces makes the whole idea much more subtle and premium, building a premium repo of your concept.

BUILDING I & BUILDING II & GROUND FLOOR, STILT PARKING & RECEPTION in Ansal Campus Parking Green Area 20'-0" Wide Driveway 20'-0" Wide Driveway Green Area Parking Sub Post Office Driveway Reception Cum Waiting Drop-off Driveway Driveway Parking Green Area Service Road Open Parking Open Parking Parking 20'-0" Wide Green Area Green Area 45m wide road

SPECIFICATIONS

CLUB STAIRCASE LIFT LOBBY WAITING LOUNGE COMMON TOILETS Floor: Ceramic tiles. Floor: Granite. Floor: Granite. Italian marble.

Walls: Texture paint / Permanent Finish

Wooden flooring. Walls: Texture paint / Permanent Finish POP and Wooden False Ceiling Ceiling:

Floor: Granite.

Italian marble flooring

Walls: Texture paint / Permanent Finish Ceiling: POP and Wooden False Ceiling

Floor: Italian marble.

Parking Space

Wooden flooring.

Walls: Texture paint / Permanent Finish Ceiling: POP and Wooden False Ceiling

Green open space

Ceramic tiles.

Wall:



PRICES



Studio **Apartments**

1st to 9th Floor

Deluxe (335, 350, 358 Sq.Ft.) Luxury (635, 688 Sq.Ft.), Suites (777 Sq.Ft.)

LAUNCH DATE: APRIL 2016

PRICE LIST - (W.E.F. 01/01/2016 to 31/03/2016)

DOWN PAYMENT PLAN:

₹ **4200**/Sq.ft. Pre Launch Date

₹ **4600**/Sq.ft. Post Launch Date

CONSTRUCTION LINKED PLAN:

₹ **5000**/Sq.ft. Pre Launch Date

₹ **5500**/Sq.ft. Post Launch Date

Office **Spaces**

1ST to 8th Floor

Office Space Area as per Brochure

9th to 11th Floor

Virtual Space (Minimum 200 Sq.Ft.)

LAUNCH DATE: APRIL 2016

PRICE LIST - (W.E.F. 01/01/2016 to 31/03/2016)

₹ **5000**/Sq.ft. Pre Launch Date

₹ **5400**/Sq.ft. Post Launch Date



Commercial **Spaces**

Ground Floor

Commercial Space Area as per Brochure

LAUNCH DATE: APRIL 2016

PRICE LIST - (W.E.F. 01/01/2016 to 31/03/2016)



PAYMENT PLANS

DOWN PAYMENT PLAN

S.No.	Installment Schedule	Percentage Due	Other Charges
1.	At the time of booking	10% of BSP + S.T.	
2.	Rest amount within 30 days from booking	85% of BSP + S.T.	50% of Additional Cost
3.	On offer of possession	5% of BSP + S.T.	50% of Additional Cost + Stamp Duty, Registration etc.

CONSTRUCTION LINKED PLAN

S.No.	Installment Schedule	Percentage Due
1.	At the time of booking	10% of BSP + S.T.
2.	Amount within 30 days from booking	10% of BSP + S.T.
3.	Amount within 60 days from booking	10% of BSP + S.T.
4.	On Start of Excavation	10% of BSP + S.T.
5.	On Start of Ground Floor Roof Slab	10% of BSP + S.T.
6.	On Start of 4 th Floor Roof Slab	10% of BSP + (50% Cost of Car Parking) + S.T.
7.	On Start of 8 th Floor Roof Slab	10% of BSP + (Club Membership Charges + Fire Fighting Charges) + S.T.
8.	On Start of 10 th Floor Roof Slab	10% of BSP + S.T.
9.	On Start of Plaster of Building	10% of BSP + (Balance 50% Cost of Car Parking) + S.T.
10.	At the time of possession	10% of BSP + S.T.

ADDITIONAL COST

1.	Car Parking Charge	Covered : Rs. 2,50,000/-
2.	Club Membership	1,50,000/-
3.	Power Backup	Rs. 25,000/-KVA (min 3 KVA for 1 BHK) (min 5 KVA for 2 BHK)
4.	Interest Free Maintenance Security (I.F.M.S.)	Rs. 40/- Per Sq. Ft.
5.	EDC	Rs. 40/- Per Sq. Ft.
6.	External Electrification Charges	Rs. 25/- Per Sq. Ft.
7.	Fire Fighting Charges	Rs. 25/- Per Sq. Ft.

TERMS & CONDITIONS

- Interest Free Maintenance Security, Power Backup, EDC & External Electrification charges shall be charged at the time of possession.
- Price prevailing as on the date of booking and acceptance by the firm shall be final.
- Kindly note whenever excavation will start, all unpaid and undue installments before start of excavation will become due on immediate basis.
- Possession of units shall be given as per the terms of allotment after receiving of final payment along with other charges and execution of sale deed.
- Stamp duty, Registration and other related charges/cost had to be borne by the Buyer/Allottee.
- Any additional facility that may be provided shall be charged extra.
- Please read the detailed terms and conditions given in the application form.
- Service tax @3.625% will be charged on Basic Sale Price as applicable.

NOTE:

- 1. Booking Amount cheque will be drawn in favour of "One Place Infrastructures Pvt. Ltd." payable at Varanasi/Lucknow.
- 2. In case of Down Payment Plan, Annual Growth @ 12% PA on investment for 96 months. Option of Buy Back with an Appreciation of Rs 2000/ Sq. Ft. after 96 months.

OUR OTHER PROJECTS

BEING DELIVERED IN 2016



ONE PLACE **SIGNATURE HEIGHTS**

This modern Residential Community offers a host of amenities to the residents. Situated in front of BBD University & TOI Office, One Place Signature Heights is the destination for the Modern Indian.



ONE PLACE RIVATAS

The Revolutionary studio apartment is first of its kind in UP East. The buyer has an oppurtunity of getting assured earning on the investment done.



ONE PLACE WISDOM AVENUE

Cozy 2 & 3 BHK apartments, enwrapped in pure Luxury. Immaculately planned with modern living demands in mind, each apartment breathes comfort and convenience.



ONE PLACE AVENUE

Luxury Living Villas in Varanasi. The elegance of the contemporary era is resonated throughout One Place Avenue's well-designed and stylish architecture. Immaculately planned with modern living demands in mind, each villa is epitome of luxury.



ONE PLACE CITY

One Place City is the Finest Township on Lucknow-Faizabad Highway (NH-28), an array of Superb Community features. This modern integrated township spread over 36 Acres.

ONGOING



ONE PLACE ADVANTAGE

Giving a magnificent treat to all senses is the soothing environment of green landscape, shaded pathways and a calm atmosphere. We are sure that these luxurious home will lead you to a word of enchanting experiences.



ONE PLACE **HIGHWAY**

Located at NH 2, One Place Highway Studio / Serviced Apartments promise memories. The suites have been aesthetically designed, yet they retain a veneer of simplicity, aimed at those who seek the comforts of a luxurious condominium.



ONE PLACE HIGHWAY RESIDENCY

One Place Highway is truly cosmopolitan in nature, well-equipped with swimming pool, gymnasium, sauna & steam bath, Jacuzzi, billiards table, table tennis, card table, badminton court, tennis court and other facilities.

LAUNCHING SOON



I.T. NEST (Ansal, Lucknow)



One Place Grand (Club Road, Varanasi)



One Place Casa (Gaur Yamuna City, Yamuna Expressway)



With tremendous attention to details, One Place Group has carved out a heart-throbbing architectural epitome of luxury and contemporary lifestyle. Bedecked with all the modern facilties and accessibility measures, One Place Fateh is devoted to all the people out there who belive in the blend of minimal and royal.

www.oneplacefateh.com

An exclusive project by One Place Infrastructures Pvt. Ltd.

[A part of One Place Group of Companies]





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www.oneplacegroup.com

Brand and make are indicative and will be of equivalent make and quality as per availability. Tiles and Granite being natural materials have inherent characteristics of color and grain variation. In case of non-availability of imported laminated/tiles flooring material, equivalent quality Indian substitutes will be used. Furniture layout shown in the brochure is indicative of how the unit can be used. No furniture, landscape amenities or accessories shown in the visuals are provided with the apartment. All floor plans, flat sizes, layout plans, images and specifications are indicative and are subject to change as decided by the Company or Competent Authority and accordingly revisions may be necessary during construction of apartment or in the sizes of flats as the case may be. This is a Marketing Brochure of the above said project & cannot be treated or considered as any contract or offer of any kind & every time. The Artistic Impression shown in this brochure is conceptual & the Developer holds all rights reserved when it comes to changes for betterment.

