

ONE PLACE GROUP PRESENTS

THE LATEJ

MAJESTIC • LIVING



ZRICKS.COM

LIVE IN TRUE ROYALTY IN THE HEART OF LUCKNOW.

STUDIO APARTMENTS | COMMERCIAL SPACES | OFFICE SPACES

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ONE PLACE GROUP OF COMPANIES

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

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

—CORPO—

ZRICKS

—CORP—

One Place Infrastructures Private Limited (OPIL) has its business 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 via a via project deliverance. OPIL has its firm belief in the concept of creating dwellings for all walks of life; hence govern the tag line which says - 'Place for Everyone!'



ONE PLACE

OTHER CONSTRUCTION PARTNERS.



FRANCHISE IMPLEMENTATIONS BY US.

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.

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

SHREE FATEH BAHADUR SINGH, CHAIRMAN
ONE PLACE GROUP

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WHAT IS THE FATEH?

The **FATEH** is an all-in-one destination for the citizens of modern cosmopolitan. It is a subtle blend of spaces for retail stores, plush studio apartments and luxurious office spaces. Located within the Southast Golf City Township by the leading company Ansal API, and a 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 looking 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 apartments can enjoy triple benefit of appreciation as well as rental income.

WHERE IS IT LOCATED?

The **FATEH** is located within Southast Golf City, a 35+ lakh Township sprawling across 1500+ acres. Located on Amer Shaheed Park & Lucknow-Sahebganj 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 Infrastructures, Health Care Facilities, Ansal DEKON Spiritual centre, Bharati Walsman, Golf Academy, G.D. Goreika and many more. Get ready to live the desired.



- STUDIO APARTMENTS
-
- COMMERCIAL SPACES
-
- OFFICE SPACES



ONE PLACE
INFRASTRUCTURES PVT. LTD.

LOCATED AT



Building lifestyles since 1967

LUCKNOW

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THE CONCEPT STRUCTURE
& COVERED AREA



STUDIO APARTMENTS & RETAIL

OFFICE, COMMERCIAL & VIRTUAL

BUILDING I

BUILDING II

AREA DETAILS

4281.06 sq. m.	Covered area in 1st Basement (Parking)
4589.15 sq. m.	Covered area in 2nd Basement (Parking)
1900.85 sq. m.	Covered area at Ground Floor (Shop)
1900.85 sq. m.	Covered area at Upper Ground Floor (Shop)
1718.56 sq. m.	Covered area at First Floor (Studio + Office)
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)
1718.56 sq. m.	Covered area at Fifth Floor (Studio + Office)
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)
1456.66 sq. m.	Covered area at Ninth Floor (Studio + Virtual Space)
1005.15 sq. m.	Covered area at Tenth Floor (Virtual Space)
1005.15 sq. m.	Covered area at Eleventh Floor (Virtual Space)

1

Retail Shop
Floor

1

Open
Terrace

2

Beautiful
Buildings

2

Parking
Basements

3

Virtual Space
Floors

9

Studio Apt.
Floors

8

Office
Floors

576

Parking
Spaces

976.41^{sq}

Park Area

4589.15^{sq}

Open area at
Ground Floor



THE
FAJEH
MAJESTIC • LIVING

BIG DREAMS. BIG VICTORIES. BIGGER LIFE.

What could be a better place to see our limits but our dream project? In One Place FAJEH, you are going to explore the endless possibilities of living the life of luxury. Fajeh.

The complex comprises of two glorious structures with an open basement. The left structure is constructed for the luxury seeker residents. A 10 storyed construction with multiple of plush apartments and an enchanting open terrace at the top. Swimming pool, gym, spa, open roof cafeteria are just some of the many benefits.

The second building comprises of beautifully 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 yourself comfortable in FAJEH. A truly customized project for people who like it personalized.

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WHAT DOES FATEH OFFER?



EXTERIOR VIEW OF THE FAJEH , LUCKNOW



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STUDIO APARTMENTS | COMMERCIAL SPACES | OFFICE SPACES

BECAUSE BUILDING IT GREAT MATTERS...

Our Place Infrastructure has collaborated with one of the best architecture companies to give the enclosing Park a colossal structure, ideal for both encompassing the varied kind of spaces and at the same time, deliver that long sought feeling of luxury.

LOCATION ADVANTAGES

- ◆ 10kms away from Char Bagh Railway Station
- ◆ 1kms away from Chaudhary Charan Singh Airport
- ◆ 4kms away from Hazratganj
- ◆ Near to Walson (Best Price)
- ◆ In close proximity of Madana Hospital
- ◆ Nearby International Sports Stadium
- ◆ Nearby IT Park
- ◆ Proximate to Lucknow-Dehi Highway.
- ◆ Nearby G. D. Goenka Public School.



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FULLY FURNISHED STUDIO

APARTMENTS

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



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From the finest blend of woods and hand-painted to European modular kitchen (only for Suites), and decorative false ceiling to carefully placed LEDS, the home leaves no stone unturned. LED TV, imported wooden wardrobes, luxuriously furnished living rooms, well designed attached toilets, UPVC windows and VRF Air Conditioning, are some of the numerous perks of being an owner of The FAJEEH Apartments.



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**...BECAUSE
LIFE SHOULD BE LIVED.**

We have drawn inspiration from the amazingly regal lives of the noblemen of Lucknow. Their gracious and subtle lifestyle mixed with the charms of royalty have continued to push mavericks like us.



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STUDIO AMENITIES

BUILDING I FIRST FLOOR



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SPECIFICATIONS

CLUB

- Floor:** Italian marble, Woodes verified flooring.
- Wall:** Texture paint / Permanent Finish
- Ceiling:** POP and Woodes False Ceiling

RESTAURANT

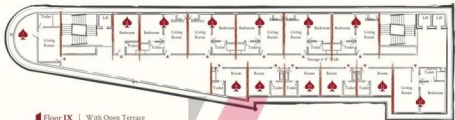
- Floor:** Italian marble, Woodes verified flooring.
- Wall:** Texture paint / Permanent Finish
- Ceiling:** POP and Woodes False Ceiling

CONFERENCE & MEETING ROOM

- Floor:** Laminated wooden flooring & Carpet
- Wall:** Wooden panelling, plastic emulsion paint.
- Ceiling:** POP and Woodes False Ceiling

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Floors II - VIII | Studio spaces



Floor IX | With Open Terrace



427 sq. ft.
Depot area 20% included!

455 sq. ft.
Depot area 20% included!

425 sq. ft.
Depot area 20% included!

425 sq. ft.
Depot area 20% included!

425 sq. ft.
Depot area 20% included!

558.14 sq. ft.
Depot area 20% included!

499.55 sq. ft.
Depot area 20% included!

598.10 sq. ft.
Depot area 20% included!

525.70 sq. ft.
Depot area 20% included!

525.70 sq. ft.
Depot area 20% included!

555.70 sq. ft.
Depot area 20% included!

555.70 sq. ft.
Depot area 20% included!

777.20 sq. ft.
Depot area 20% included!

STUDIO UNITS

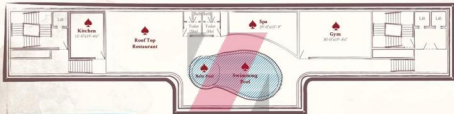




LIFESTYLE SPACES

Roof-top Swimming Pool & Gym

BUILDING I TERRACE FLOOR



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LIFESTYLE SPACES

What's life without fun, and what's fun without fitness? What's fitness without taste, and what's taste without comfort?

Our Firm FAJEN addresses these questions in the same style as they have been asked, for our team of architects and designers have conceived the perfect blend of profession & leisure - roof top swimming pools, open air restaurants, spas, gyms and what not.

The main for the ultra-working cosmopolitan luxury is not very far, because FAJEN is just the thing one can dream of.

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SPECIFICATIONS

STRUCTURE

Earthquake resistant RCC Structure

DRAWING / DINING

Floor, walls,
ceiling & furniture

Verified floor tiling,
POP Work with LED Lights & Plastic
emulsion paints. Sofa along with
centre table and side table.

BEDROOM

Floor, walls &
ceiling, furniture

Wooden flooring, POP work with LED
lights, plastic emulsion paints,
wardrobe, LCD/LED TV & writing desk.

HVAC

Centralized AC in bedrooms & drawing room.

WINDOWS

Re-reinforced UPVC windows with
sliding glass shutters.

EXTERNAL FINISHES

Floor:
Walls:

Combination of one or more textures,
Paint / Stone / Paper

DOORS

Internal doors:
External doors:
Hardware:

Polished wooden laminated flush door,
Mildel skinned door,
Shutter hinges and all hardware in SS,
All doors except those in toilets & kitchen
are provided with mortise lock.

BALCONY

Floor:
Walls:
Ceiling:

Combination of one or more tiles,
Terrazzo paints/ Permanent finish,
Acrylic emulsion paint or equivalent.

BATHROOM / TOILET

Walls:
Floors:
Ceasters:
Fittings:
Tiles:
Sanitary Ware:

Ceramic tiles / Mirror / Acrylic Emulsion,
Combination of ceramic tiles,
Granite,
Single lever Kubbler fitting (or equivalent),
Ceramic tiles dado upto 7 feet height,
Water efficient (a) low dual flush EWC
in toilet (Kubler or equivalent).

OTHERS

Commuter & Spa
Provision for R.O.
Pipe Gas Supply
Broadband Internet Connectivity

Wi-Fi Connectivity
Access Control CCTV
Entrance Lobby with each apartment.



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APARTMENTS

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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 **FAITH** is a specialized and second piece designed to help solve these problems, looking at each of these issues in turn and during the discussion, 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.



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**...BECAUSE
LEADERSHIP DESERVES**

spaces which inspire others to dream more, learn more, do more and become more. The concept of **ZRICKS** is all about victory. The victory of innovative over cliché. The victory of genius over ordinary. The success of craftsmanship over dullness. We care for you and want to ensure that your business never compromises its class and environment.

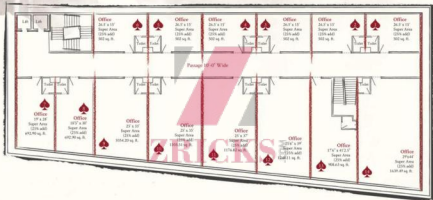


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OFFICE SPACES

BUILDING II **FIRST - EIGHTH FLOOR**



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 **FAQEH**. Teaming up with several experts and consultants on modern office design and contemporary interior arties, One Place has diligently laid down the foundation of one of the most iconic office and commercial spaces in the developing metropolitan of Lucknow.





VIRTUAL SPACES

Nobody likes being strictly bound by boundaries right? There are people who prefer pre-made, there are people who prefer pre-thought 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 FAFER also features three large halls of virtual space where you can customize 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 generous conference rooms and aesthetic finishing in the complex.

Be it a small open air cafe, or a covert little store of yours, One Place FAFER 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 to 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 studies sure your investment returns beyond expectation.



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Detail defines 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 – all as the catalyst between the 21st century buyers and sellers, and provide them the ideal environment to interact and grow. It is this context between you and your customers that we have endeavored to strengthen by F&T.H.



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**...BECAUSE
BEAUTY SHOWN IS FELT.**

What is life but memories of beauty? Beauty is what we see, what we feel and what we cherish. At One Place FAJIM, beauty was the key word in the mind of the designers when they laid out the plans for the retail space. We know how much effort you put into making your customers feel secure. So why not something from our side too. And this is what we have - beauty.



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SHOPS & SHOWROOMS

BUILDING I & BUILDING II UPPER GROUND FLOOR



- 30'4" x 5'0"
SBA 18141 sqh
25% Loading
- 40'4" x 8'0"
SBA 18713 sqh
25% Loading
- 30'4" x 5'0"
SBA 18170 sqh
25% Loading
- 30'4" x 12'0"
SBA 22647 sqh
25% Loading
- 16'0" x 12'0"
SBA 20121 sqh
25% Loading
- 12'0" x 21'
SBA 18738 sqh
25% Loading
- 30'4" x 5'0"
SBA 18201 sqh
25% Loading
- 30'4" x 5'0"
SBA 18640 sqh
25% Loading
- 20'4" x 10'
SBA 20449 sqh
25% Loading
- 30'4" x 9'
SBA 12743 sqh
25% Loading
- 20'4" x 12'
SBA 18542 sqh
25% Loading
- 20'4" x 10'
SBA 12679 sqh
25% Loading
- 20'4" x 12'
SBA 18324 sqh
25% Loading
- 20'4" x 12'
SBA 20182 sqh
25% Loading
- 20'4" x 10'
SBA 18436 sqh
25% Loading

ZRICKS

SHOPS' SPECIFICATIONS:

- Floor:** Vitrified floor tiling.
- Walls:** Terrace paint / Permanent finish
- Ceiling:** Plaster Work.

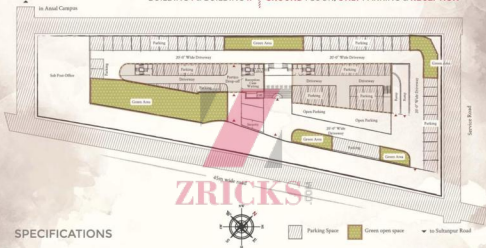


Probably the most important factor in increasing sales is the shopping experience the customers go through while making a purchase. The overall aura of the shopping experience plays a vital role in making the customer feel safe, assured and relaxed in the process.

This is the reason due to which the larger 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 facade of ZRICKS' 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



SPECIFICATIONS

STAIRCASE

Floor: Granite
Walls: Texture paint / Permanent Finish

LIFT LOBBY

Floor: Granite Italian marble, Wooden flooring
Walls: Texture paint / Permanent Finish
Ceiling: POP and Wooden False Ceiling

CLUB

Floor: Granite, Italian marble flooring
Walls: Texture paint / Permanent Finish
Ceiling: POP and Wooden False Ceiling

WAITING LOUNGE

Floor: Italian marble, Wooden flooring
Walls: Texture paint / Permanent Finish
Ceiling: POP and Wooden False Ceiling

COMMON TOILETS

Floor: Ceramic tiles
Walls: Ceramic tiles



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)

₹ 7200/Sq.ft.

Pre Launch Date

₹ 7800/Sq.ft.

Post Launch Date



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. 1,50,000/-
2.	Club Membership	1,50,000/-
3.	Power Backup	Rs. 25,000/- 4KVA (upto 3 KVA for 10000) upto 5 KVA for 20000
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.
- Money sent whenever excavation will start, all material and labour installments before start of excavation will increase 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, Registrations 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 @11.625% will be charged on Basic Sale Price as applicable.

NOTE:

- Booking Amount cheque will be drawn in favour of "One Place Infrastructure Pvt. Ltd." payable at Varanasi/Lucknow.
- In case of Down Payment Plan, Annual Growth @ 12% PA on investment for 16 months. Option of Buy Back with an Appreciation of Rs 2000/ Sq. Ft. after 16 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 NED University & TOI Office, One Place Signature Heights is the destination for the Modern Lifestyles.



ONE PLACE RIVATAS

The Revolutionary studio apartment is first of its kind in CP East. The project has an opportunity of getting second sitting on the investment done.



ONE PLACE WISDOM AVENUE

Over 2.8 CRPS apartments, arranged in pure luxury, beautifully placed with modern living demands in mind, each apartment touches outdoor and amenities.



ONE PLACE AVENUE

Luxury Living Villa in Vasant. The elegance of the contemporary era is resonant throughout One Place Avenue's well-designed and explicit architecture. Beautifully planned with modern living demands in mind, each villa is epitome of luxury.



ONE PLACE CITY

One Place City is the Prime Township on Lockwood Park Road Highway (SR 26), an array of Superb Community features. This modern integrated township spread over 16 Acres.

ONGOING

ZRICKS



ONE PLACE ADVANTAGE

Offering a magnificent treat to all senses in the striking environment of green landscape, skilled craftsmen and a calm atmosphere. We are sure that these luxurious homes will lead you to a level of unending experiences.



ONE PLACE HIGHWAY

Located at SR 2, One Place Highway Studio / Serviced Apartments promise economy. The units have been architecturally designed, yet they retain a sense of elegance, loved by those who seek the warmth of a luxurious environment.



ONE PLACE HIGHWAY RESIDENCY

One Place Highway is truly cosmopolitan in nature, well-equipped with swimming pool, gymnasium, tennis & tennis hall, tennis, billiard table, table tennis, and table, badminton court, tennis court and other facilities.

LAUNCHING SOON

-  **I.T. NEST**
(Ahmad, Lucknow)
-  **One Place Grand**
(Club Road, Varanasi)
-  **One Place Casa**
(Gaur Yamuna City, Yamuna Expressway)



THE
FATEH
MAJESTIC • LIVING

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

ZRICKS.COM

www.oneplacefateh.com

An exclusive project by One Place Infrastructures Pvt. Ltd.
(A part of One Place Group of Companies)

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