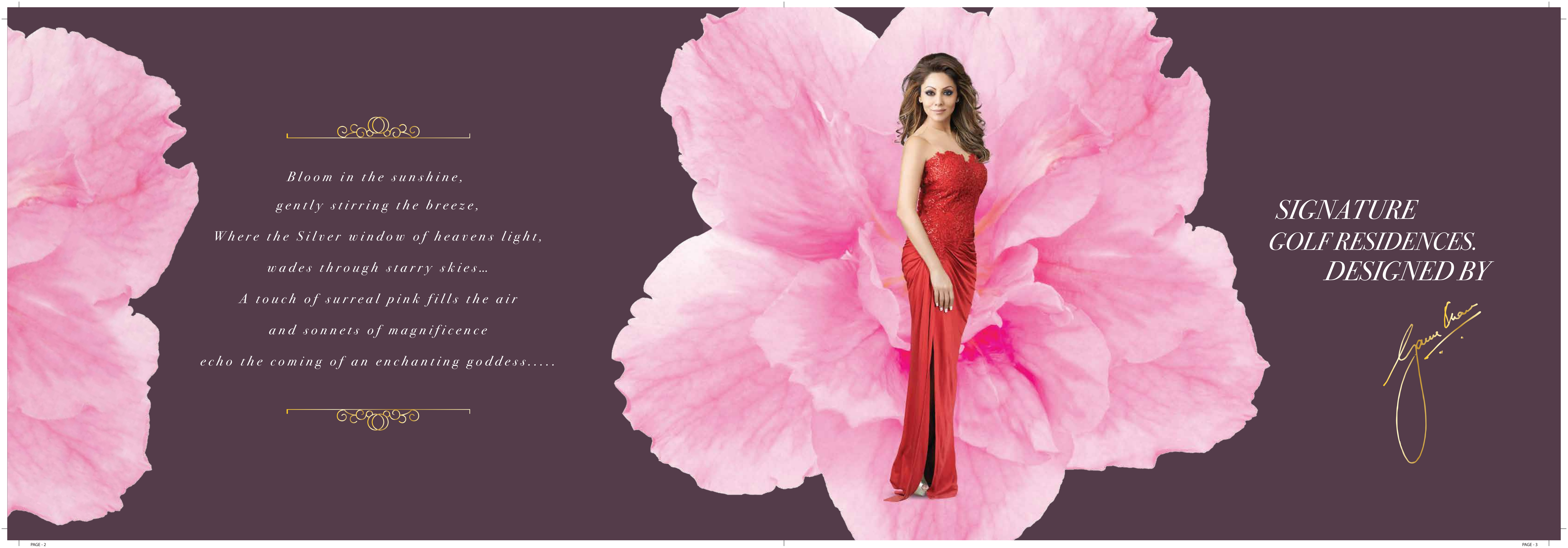




Swastik Infraestate Private Limited:
Regd Office - 37, Elgin Road, Civil Lines, Allahabad-211001
Branch Office - TC-34,V/2, First Floor Cyber tower, Vibhuti Khand, Gomti Nagar,Lucknow-226010
Ph-0522-4067758 E-mail- azalea@tccl.in | Website -www.tccl.in Call Us – 9389099999

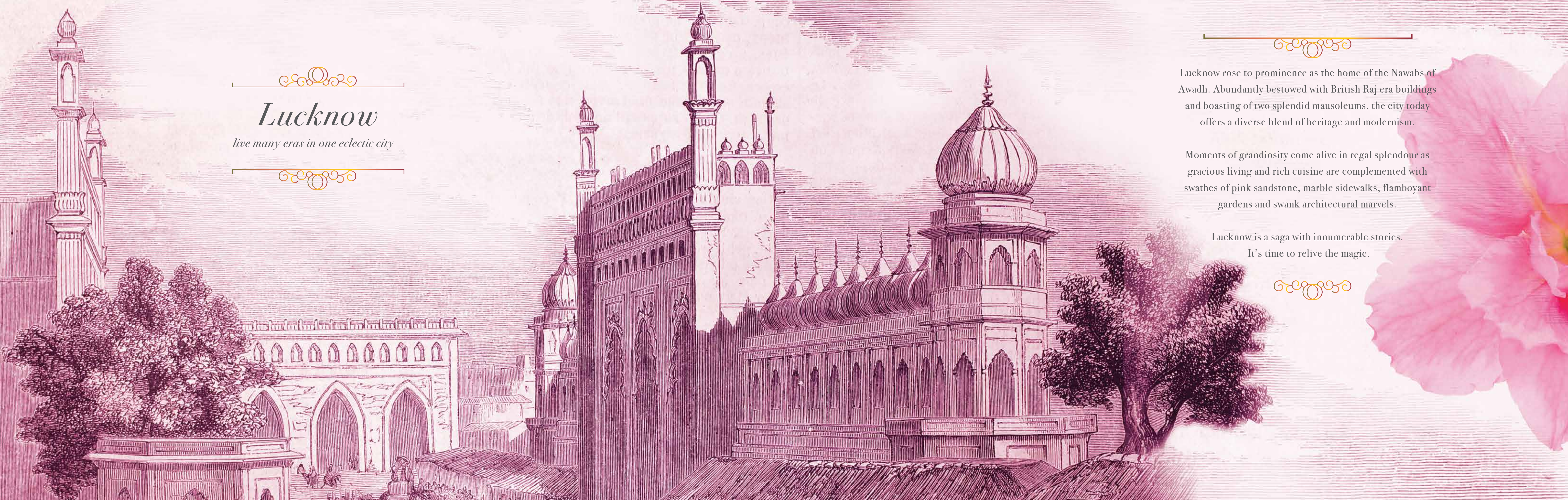


*Bloom in the sunshine,
gently stirring the breeze,
Where the Silver window of heavens light,
wades through starry skies...
A touch of surreal pink fills the air
and sonnets of magnificence
echo the coming of an enchanting goddess.....*



*SIGNATURE
GOLF RESIDENCES.
DESIGNED BY*

A handwritten signature in a cursive, gold-colored font. The signature appears to read "Grant Shaw" and is written in a fluid, elegant style. It is located in the bottom right corner of the page.



Lucknow
live many eras in one eclectic city

Lucknow rose to prominence as the home of the Nawabs of Awadh. Abundantly bestowed with British Raj era buildings and boasting of two splendid mausoleums, the city today offers a diverse blend of heritage and modernism.

Moments of grandiosity come alive in regal splendour as gracious living and rich cuisine are complemented with swathes of pink sandstone, marble sidewalks, flamboyant gardens and swank architectural marvels.

Lucknow is a saga with innumerable stories.
It's time to relive the magic.



Come Home To
AZALEA.

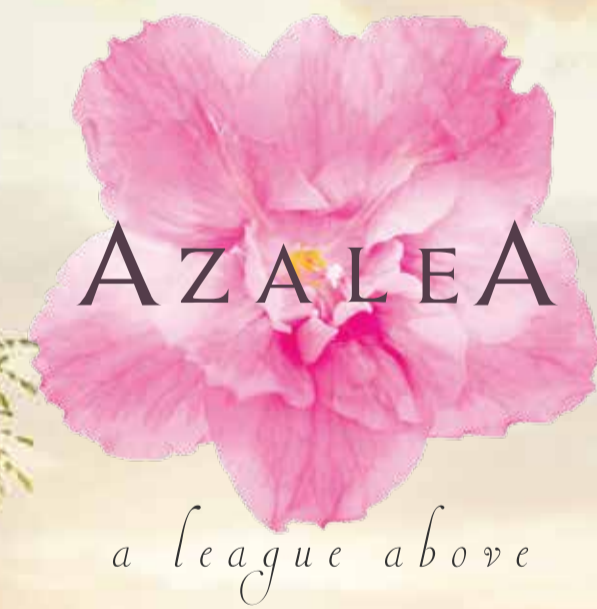
A world that truly reflects your stature.

*A world that truly mirrors the
changing face of Lucknow.*

17 acres of grandeur overlooking
the verdant landscape of an
18 HOLE GOLF COURSE
envisioned by
acclaimed Golf Designer
Dr. Martin Hawtree.

Spanning three generations,
Hawtree's not just another
name, but an institution in itself.
Having a long drawn association
with golf and golf course
development since 1912, the
Hawtree dynasty is probably the
longest continuous practice in
golf course architecture
bestowing its multi-disciplinary
expertise to over 750 projects
worldwide. Dr. Hawtree's father
and grandfather before him
designed and laid out many
courses worldwide but are
perhaps best known for the
Open Championship course,
Royal Birkdale.

—
An address that reflects your class
—



Lucknow's finest abodes curated and designed by Gauri Khan are the epitome of understated elegance and refined luxury. Merely a 10 minute drive from the Amausi airport, the 6 astounding towers are strategically located on the Lucknow-Sultanpur National Highway on Amar Shaheed Path. Comprising of centrally air-conditioned luxury condominiums and swish penthouses, this architectural spectacle is a sight to behold for connoisseurs of fine living.



Disclaimer : An artistic impression

*new address,
moves to a swank*
Regality

Luxury Penthouses
at
AZALEA.

An Exclusive Invitation for the discerning few.

EXPANSIVE AS YOUR VISION.
INSPIRING AS YOUR STATURE.

Welcome to a league extraordinairé. A world where every element – look, texture, finish and design is a statement and embodiment of class. The tasteful penthouses at 'Azalea' are one such spectacle where restrained elegance flows through every unique space.

The beautifully appointed interiors offer panoramic views of Lucknow's finest 18-hole golf course. An expansive 6000 square feet duplex, the spaces contrast a subdued palette with the brilliance of natural light flooding in the floor-to-ceiling windows. Finished to the highest standards, the interiors fuse minimalism with comfortable intimacy befitting the many private events and intimate gatherings that you would host. With spacious living and dining areas, five bedrooms with ensuite bathrooms, jacuzzi, automated blinds, mood automation lighting, as well as a private elevator for personal access, engulf yourself in classic sophistication.

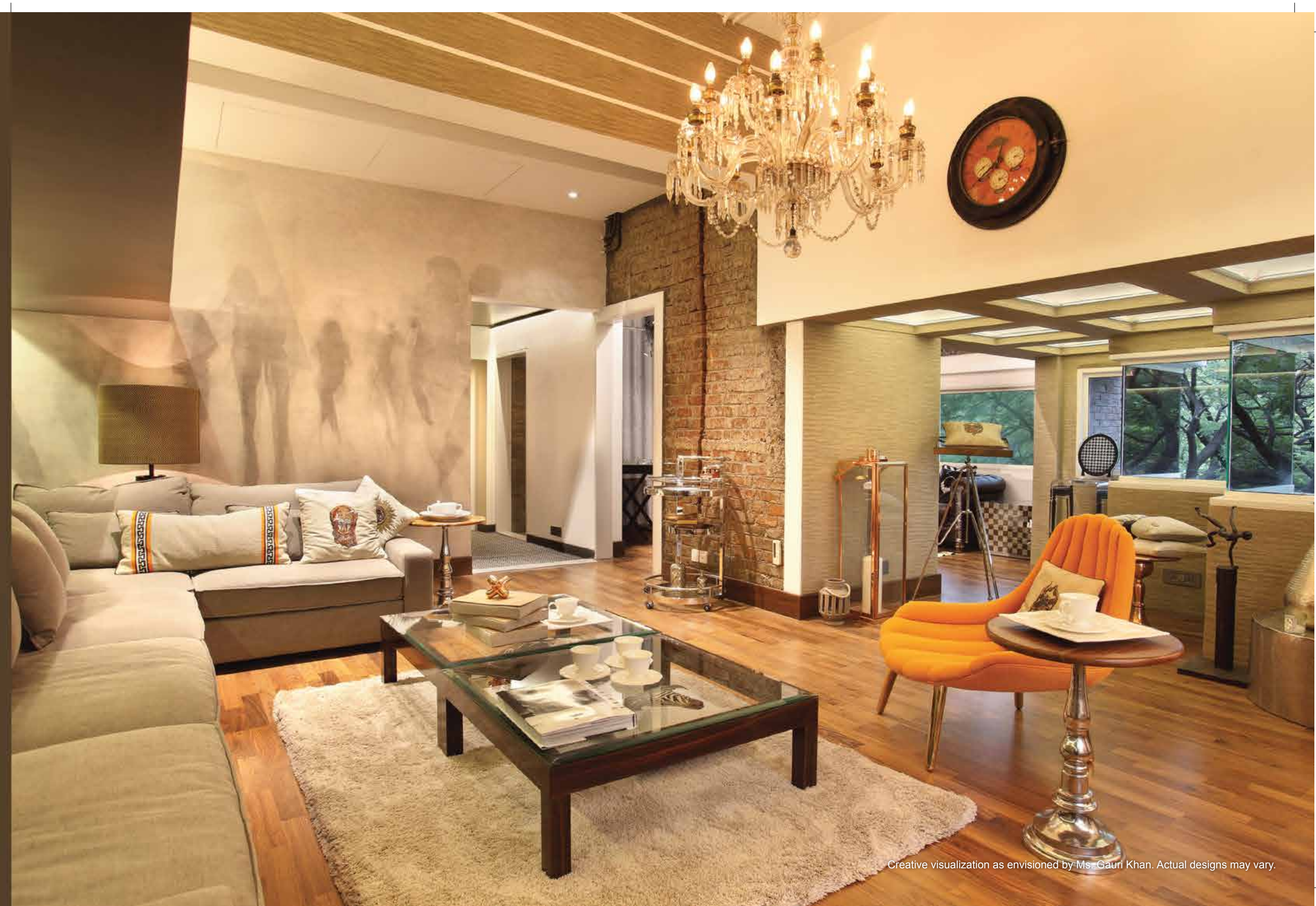


Creative visualization as envisioned by Ms. Gauri Khan. Actual designs may vary.



*Couture Living
by Gauri Khan.
Exclusivity has a
new synonym.*

“Azalea is not just an abode for me. It’s a sanctuary that defines my existence. From sculptural baroque furniture inspired from France to a glimpse of Italian craftsmanship bearing Neo-classic influences of the 18th century, the spaces that I have envisioned complement your stature and makes you relive an era of timeless elegance.”



Creative visualization as envisioned by Ms. Gauri Khan. Actual designs may vary.

*Live your story
at the enchanting
Azalea Clubhouse*

An abode of sheer opulence commands great expectations. Azalea meets them all with flawless flair. With a 30,000 sq.ft. expansive clubhouse, experience a medley of impeccable amenities, especially crafted out of your desires. Surrender your senses amidst traditional healing therapies at our divine spa or sweat it out at the fully-equipped fitness studio. And if you seeking a rather private camaraderie, engulf your senses in a culinary journey at the fine dining restaurant or simply gaze at the city's stunning panoramic vistas from the designer infinity pool. At Azalea, every moment is a magnanimous affair with luxury.



Landscape Design by
Ms. Sujata Kohli



Floor Plans

4 BHK

Super area: 278.71 sq. mt.
Carpet area with balcony:
201.32 sq. mt



3 BHK + STUDY

Super area: 246.19 sq. mt.
Carpet area with balcony:
174.47 sq. mt.



3 BHK

Super area : 236.90 sq. mt.
Carpet area with balcony:
164.53 sq. mt.



Penthouse Floor Plan

Super area: 524.90 sq.mt.
Carpet area with balcony:
375.88 sq. mt.



Specifications 4BHK | 3BHK + STUDY | 3BHK

LIVING ROOM/DINING/LOBBY

WALLS - POP Punning with Acrylic Emulsion Paint, One Wall with Designer Paint

FLOORS - Italian Marble

CEILING - POP Punning with Acrylic Emulsion Paint, Partly False Ceiling.

OTHER - VRV/VRF AC Units

MASTER BEDROOM

WALLS - POP Punning with Acrylic Emulsion Paint

FLOORS - Italian Marble

CEILING - Pop Punning with Acrylic Emulsion Paint, Partly False Ceiling

OTHER - VRV AC Unit

OTHER BEDROOMS

WALLS - POP Punning with Acrylic Emulsion Paint

FLOORS - Laminated Wooden Flooring

CEILING - Pop Punning with Acrylic Emulsion Paint, Partly False Ceiling

OTHER - VRV AC Unit

KITCHEN

WALLS - Porcelain/Vitrified

FLOORS - Italian Marble

CEILING - Pop Punning with Acrylic Emulsion Paint, Partly False Ceiling

OTHER - Designer Modular Kitchen, Fully Fitted with Premium Brand Hob, Chimney, Dishwasher, Microwave Oven and Refrigerator, Granite Counter Top, Stainless Steel Sink Imported CP Fittings.

BALCONIES/TERRACES

WALLS - Weather Proof Paint

FLOORS - Anti-Skid Vitrified Tile

CEILING - Weather Proof Paint

MASTER TOILETS

WALLS - Vitrified Tiles, one wall with designer tiles

FLOORS - Anti-Skid Porcelain/Vitrified Tile

CEILING - False Ceiling with Acrylic Emulsion Paint

OTHER3 - Fixture Toilet with Premium Quality Imported Chinaware, Imported CP Fittings, Marble Counter and Glazed Shower Enclosure, Exhaust Fan Vented to Exterior, Mirror with Wall Mounted Vanity Lighting.

OTHER TOILETS

WALLS - Premium Tiles

FLOORS - Anti-Skid Porcelain/Vitrified Tile

CEILING - False Ceiling with Acrylic Emulsion Paint

OTHER3 - Fixture Toilet with imported Chinaware, CP Fitting, Glazed Shower Enclosure, Marble Counter, Exhaust Fan Vented to Exterior, Mirror with Wall Mounted Vanity Lighting, all accessories.

HELP ROOM/UTILITY

WALLS - Oil Bound Distemper Paint

FLOORS - Ceramic Tiles

CEILING - Oil Bound Distemper Paint

OTHER - India Chinaware and CP Fitting

MISCELLANEOUS

DOORS - Entrance Door: 8 Feet High Flush Shutter with Polished Wood Veneer and Solid Wood/Timber Frame. Internal Doors: 8 Feet High Flush Shutters with Polished Wood Veneer. Other Rooms: 8 Feet High Skin Moulded Shutter.

WINDOWS/GLAZING - UPVC/Aluminium Window Frames with Combination of Double/Single Glazed Panels.

ELECTRICAL - Premium Modular Switches and Sockets, Copper Wiring

POWER BACK-UP, WATER SUPPLY & FIRE FIGHTING SYSTEM - Power back-up per Apartment and Treated Water Supply & All System for Fire Safety as per norms.

SECURITY - *CCTV for Basements, Ground Floor Lobbies, Lift Cars, Entry & Exit to the development. *Intelligent Access Control System. *Panic Alarm Button is Installed In Master Bedroom. *Door Phone near apartment entrance. *Connected to the Security Control Room/ Management Office.

LUXURY FOR OTHERS IS STANDARD FOR US

Doctor on Call | Kids Club & Crèche | Professional Tennis Court | Adventure Play Zone | Cycle Tracks | Mini Theater and Roof Sitout | Unisex Gym
International Standard Maintenance | Function Lounge | Cigar lounge | Massage Therapy Rooms | Amphitheater | Library
Dog Walking Track | 3 Level Security



Creative visualization of flooring, glazed windows and interiors. Actual designs may vary.

Disclaimer - This brochure is purely conceptual and not a legal offering. Further the promoters/ architects reserve the right to add/ delete any details / features / specifications / elevation mentioned if so warranted by the circumstances.

Specifications Penthouses

LIVING ROOM/DINING/LOBBY

WALLS - POP Punning with Acrylic Emulsion Paint, One Wall with Designer Paint

FLOORS - Imported Marble/Italian Marble

CEILING - POP Punning with Acrylic Emulsion Paint, Partly false ceiling.

OTHER - VRV/VRF AC Units

FAMILY ROOM/STUDY

WALLS - POP Punning with Acrylic Emulsion Paint

FLOORS - Imported Marble

CEILING - Pop Punning with Acrylic Emulsion Paint, Partly False Ceiling

OTHER - VRV/VRF AC Units Premium Imported Home Theater System

MASTER BEDROOM

WALLS - POP Punning with Acrylic Emulsion Paint

FLOORS - Engineered/Wooden Flooring In Master Bedroom

CEILING - Pop Punning with Acrylic Emulsion Paint, Partly False Ceiling

OTHER - VRV AC Unit

OTHER BEDROOMS

WALLS - POP Punning with Acrylic Emulsion Paint

FLOORS - Engineered/Wooden Flooring

CEILING - Pop Punning with Acrylic Emulsion Paint, Partly False Ceiling

OTHER - VRV AC Unit

KITCHEN

WALLS - Premium Tiles on Walls

FLOORS - Natural Stone

CEILING - Pop Punning with Acrylic Emulsion Paint, Partly False Ceiling

OTHER - Designer Modular Kitchen, Fully Fitted with Premium Brand Hob, Chimney, Dishwasher, Microwave Oven, and Refrigerator, Granite Counter Top, Stainless Steel Sink Imported CP Fittings.

BALCONIES/TERRACES

WALLS - Weather Proof Paint

FLOORS - Anti-Skid Vitrified Tile

CEILING - Weather Proof Paint

MASTER TOILETS

WALLS - Imported Marble

FLOORS - Imported Marble

CEILING - False Ceiling with Acrylic Emulsion Paint

OTHER - 4 Fixture Toilet with Premium Quality Imported Chinaware, Imported CP Fittings, Marble Counter and Glazed Shower, Enclosure, Exhaust Fan Vented to Exterior, Mirror with Wall Mounted Vanity Lighting, with all accessories.

OTHER TOILETS

WALLS - Premium Tiles

FLOORS - Imported Marble

CEILING - False Ceiling with Acrylic Emulsion Paint

OTHER - 3 Fixture Toilet with Premium Quality Imported Chinaware, Imported CP Fittings, Marble Counter and Glazed Shower Enclosure, Exhaust Fan Vented to Exterior, Mirror with Wall Mounted Vanity Lighting.

HELP ROOM/UTILITY

WALLS - Oil Bound Distemper Paint

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SMART HOME AUTOMATION SYSTEM - * Lighting & Scene Control * Curtain / Shutter control * Climate Control * Equipment Control * Safety & Security monitoring

LUXURY FOR OTHERS IS STANDARD FOR US

Doctor on Call | Concierge on Call | Kids Club & Crèche | Professional Tennis Court | Adventure Play Zone | Cycle Tracks | Mini Theater and Roof Sitout
Unisex Gym | International Standard Maintenance | Function Lounge | Cigar lounge | Massage Therapy Rooms | Amphitheater | Library
Dog Walking Track | 5 Level Security



Creative visualization of flooring, glazed windows and interiors. Actual designs may vary.

*Strategic Access
from Prominent
Landmarks.*

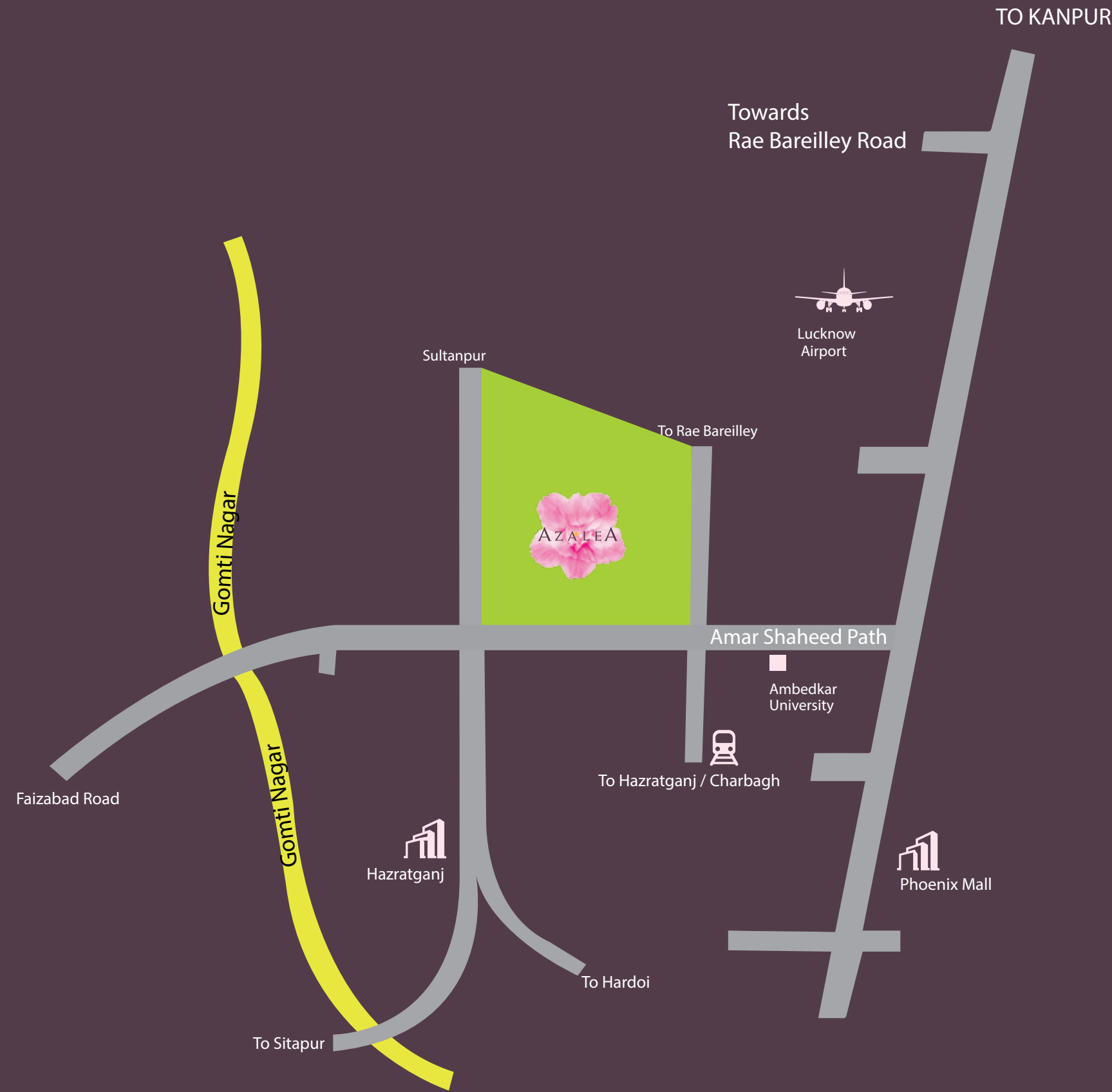
KEY DISTANCES

GOMTINAGAR EXTENSION - 0 KM

HAZRATGANJ - 8KM

AMAUSI AIRPORT - 9KM

CHARBAGH - 7 KM



Situated at a prime location on the Lucknow-Sultanpur National Highway on Amar Shaheed Path, Ring Road, this regal address enjoys its solitude by being away from Lucknow's congested hubs and yet being in close proximity to its many iconic landmarks.

SUPERB LOCATION WITH KEY CATCHMENT AREAS:

MEDANTA AWADH SUPER SPECIALITY HOSPITAL

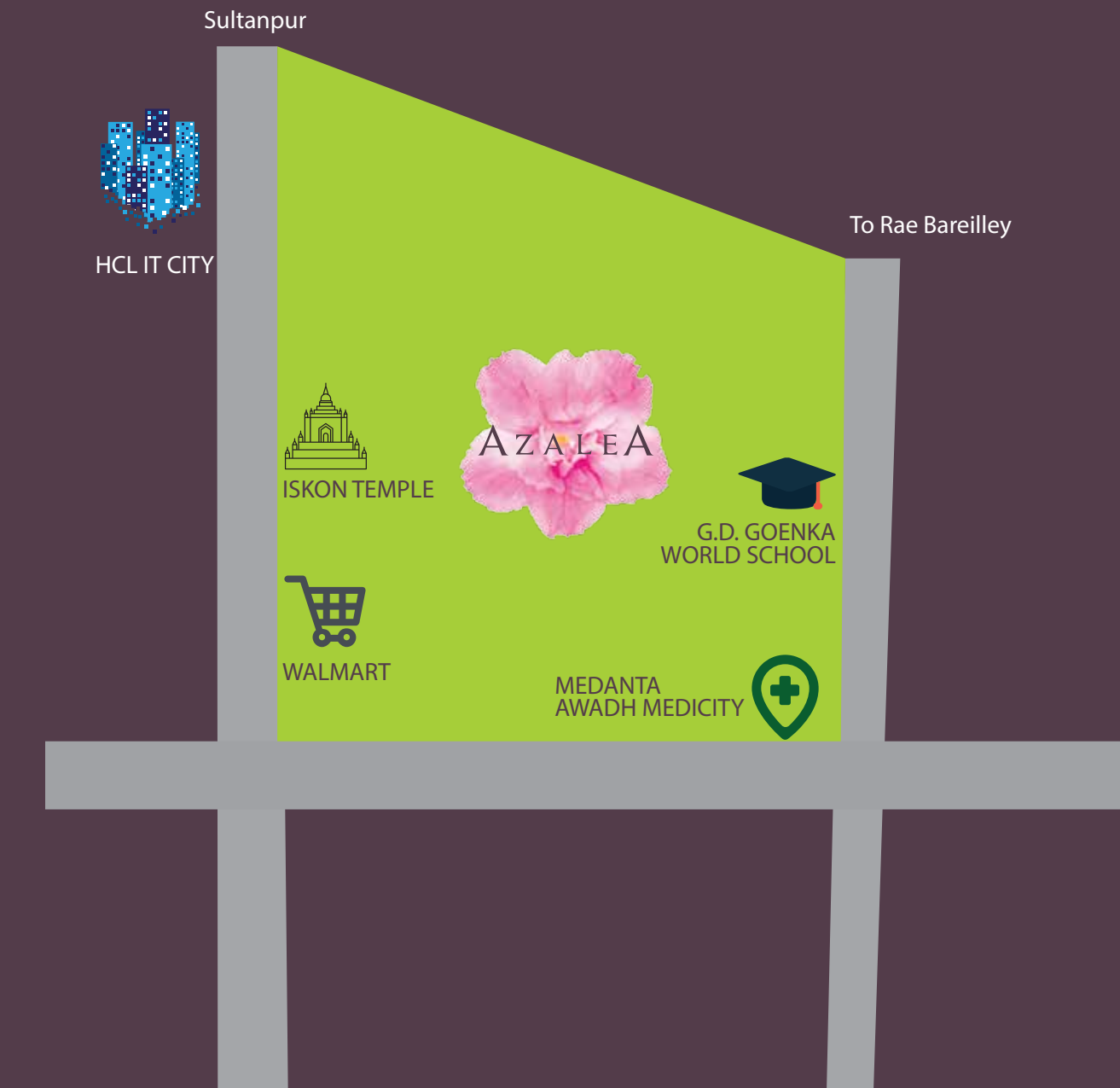
MOTHER DAIRY PLANT

G.D. GOENKA WORLD SCHOOL

ISKON TEMPLE

WALMART

HCL IT CITY





The edifice of Tulsiani Constructions and Developers Ltd. stands firm on tenets of commitment, professionalism and passion. Considered a formidable force to reckon with in the real estate realm of Allahabad and Lucknow, the organization's quest to attain excellence in all its endeavours is beyond compare.

The company is soaring high into newer horizons under the able aegis of its visionary leaders, Mr. Anil Kumar Tulsiani & Mr. Mahesh Kumar Tulsiani. Adhering to the highest standards in design, architecture, engineering and landscaping, TCDL is treading ahead with an all-pervasive commitment to quality.

Delivering excellence through a world of performance.



PROJECT POWERED BY



Investcare is a leading Private Equity Fund manager that actively invests in Brownfield 'growth assets'. With seven assets in its real estate portfolio, the fund currently manages top line in excess of Rs. 3000 Crores. InvestCare is a 12 years old wealth management brand operating in eight north Indian cities. As a trusted partner, InvestCare has endeavored to identify and invest in value-added products offering superior returns to investors using in-house developed and refined advisory and management framework.

PROJECT MANAGEMENT PARTNER



Time bound performance and quality driven innovations define the world of Design Graphics. The organization is treading ahead on the path of excellence by providing consulting services including architectural, interiors and intelligent building solutions to a multitude of individuals, establishments and MNC's.

CHIEF ARCHITECT



Driven by a team of successful entrepreneurs from the field of Engineering, Power Distribution and Real Estate, Paesaggio Consulting Services Pvt. Ltd. (PCSPL) is forging ahead with a vision to deliver exceptional experiences to its countless patrons. As India's leading engineering and infrastructure organization, PCSPL's astute team is powering the future of real estate with a fresh perspective that stands firm on solid tenets of innovation and time bound deliverance.