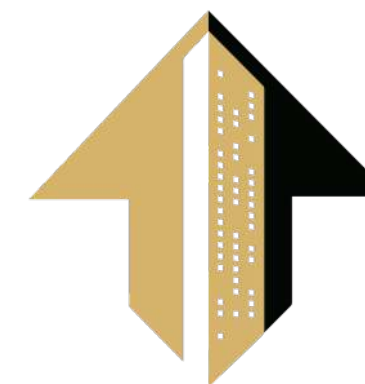


RERA Registration No.
UPRERAPRJ505295
RERA Website: www.up-rera.in



GRAND LIVING, UNMATCHED EXCELLENCE



LUCKNOW REALTORS

VIRASAT GROUP

Corporate Office : 5/288, Vipul Khand, Gomti Nagar, Lucknow - 226010.

Site Office : 426, Baghamau, Gomti Nagar Extension, Lucknow - 226010.

Registered Office : 3/243, Vishwas Khand, Gomti Nagar, Lucknow - 226010.



Scan the QR for
Location

+91 9140923765 | info@Lucknowrealtors.com | contact@Lucknowrealtors.com | Lucknowrealtors.com

ACCOUNT DETAILS:

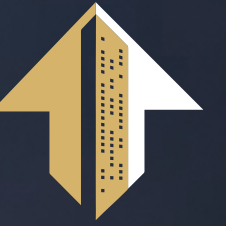
Disclaimer: Information, images, and visuals are only indicative of the envisaged developments and the same are subject to change in actual as per approvals. The views shown in the pictures may vary over the period of time and does not guarantee the same. All intending purchaser(s) are requested to inspect all plans and approvals and visit the project site and apprise themselves of all plans and approvals and other relevant information obtained from time to time from respective authority. The promoter holds no responsibility for its accuracy and shall not be liable to any intending purchaser or anyone for the changes/alterations/improvements so made. The project specifications are only indicative & some of these may be changed in consultation with the Architect at the sole discretion of the promoter. Visual representations shown in this brochure are purely conceptual. Elevations, Specifications, Site Plans etc. of the township are tentative and subject to variation and modification by the company at its sole discretion.





Where grand
Experiences
awaits



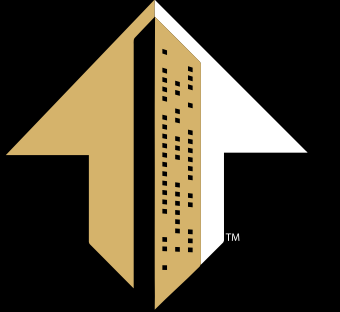


Where grand
Dreams
come true



Where grand
Memories
are created

VIRASAT
UDAIGRAND

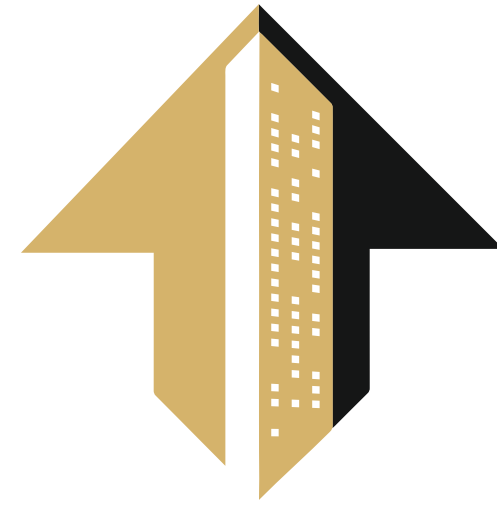


Welcome to
Grand
living

A place where comfort meets sophistication, and every detail
is designed to elevate your lifestyle.

Discover spaces that inspire and amenities that indulge.

VIRASAT
UDAIGRAND



W H E R E

Scenery
is seamless

| *Magnificence*
is matchless

| *Luxury*
is limitless

| *Privacy*
is priceless

VIRASAT
UDAI GRAND



VIRASAT UDAI GRAND

GRAND LIVING, UNMATCHED EXCELLENCE

2, 3, 4 BHK APARTMENTS & PENTHOUSES

Discover a timeless blend of luxury and comfort with premium 2, 3 & 4 BHK Apartments and Penthouses. Crafted for those who aspire to live grand, every single day.



A Grand Entrance, for Truly Grand People.

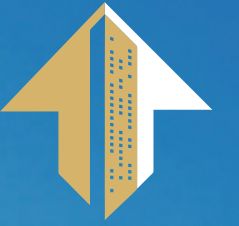


VIRASAT
UDAIGRAND



Not just seen experienced
Grandly

At Virasat Udai Grand, every view is more than a sight
it's a feeling. From sunrise horizons to sparkling city lights, discover
a lifestyle that's not just seen, but truly experienced in all its grandeur.



DROP OFF ZONE
Drop-off in style, step into comfort

DOUBLE-HEIGHT ENTRANCE LOBBY



Virasat Udai Grand features a double-height entrance lobby, offering a grand and luxurious welcome experience. Designed to impress, the lobby sets the tone for upscale living with its spacious vertical volume, elegant finishes, and a majestic sense of arrival.

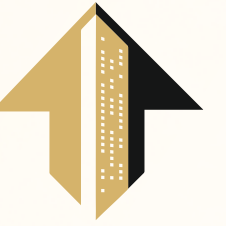


Where
Every

View Feels Grand.

Wake up to sweeping views and wind down with golden sunsets
your balcony is your daily escape.





Where fun &
Adventure
never ends

AT VIRASAT UDAI GRAND,
EVERY DAY IS A NEW OPPORTUNITY TO
EXPLORE, LAUGH, AND
CREATE MEMORIES.
FROM VIBRANT
PLAY ZONES TO
OPEN SPACES AND
ACTIVITY AREAS,
FUN AND ADVENTURE
ARE AROUND EVERY CORNER
FOR EVERY AGE.

A Space to celebrate

Connect
and create

CLUBHOUSE

Indulge in endless enjoyment with amenities
Crafted to delight every age group.

KID'S POOL



HOME THEATER



POOL TABLE



TABLE TENNIS

Swimming Pool

Enjoy a grand swim beneath the open sky



KIDS PLAY AREA



GYM



BADMINTON COURT



INDOOR KIDS PLAY AREA

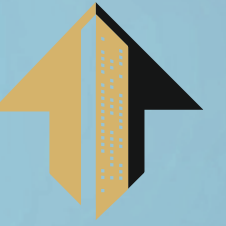


Amphitheatre
Grand Performances, Under the Open Sky.

Water Bodies

Relax, Reflect, and
Rejuvenate by the Water Bodies.





Experience the
Grand
view of the city below



VIRASAT
UDAIGRAND



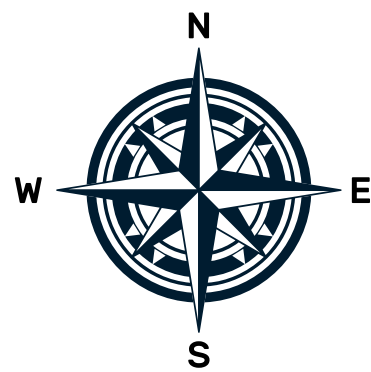
Live
Grand
Stay Secure. Always

As the day winds down and the world grows quieter, your home continues to glow not just with its stunning design, but with the quiet confidence of 24x7 security.

At Virasat Udaigrand, even the night feels alive and comforting, offering you complete peace of mind, knowing your safety is always a priority. Here, beauty never sleeps and neither does your sense of security.

Unwind in a bedroom crafted for comfort and calm
your peaceful haven to relax, recharge, and wake up inspired.

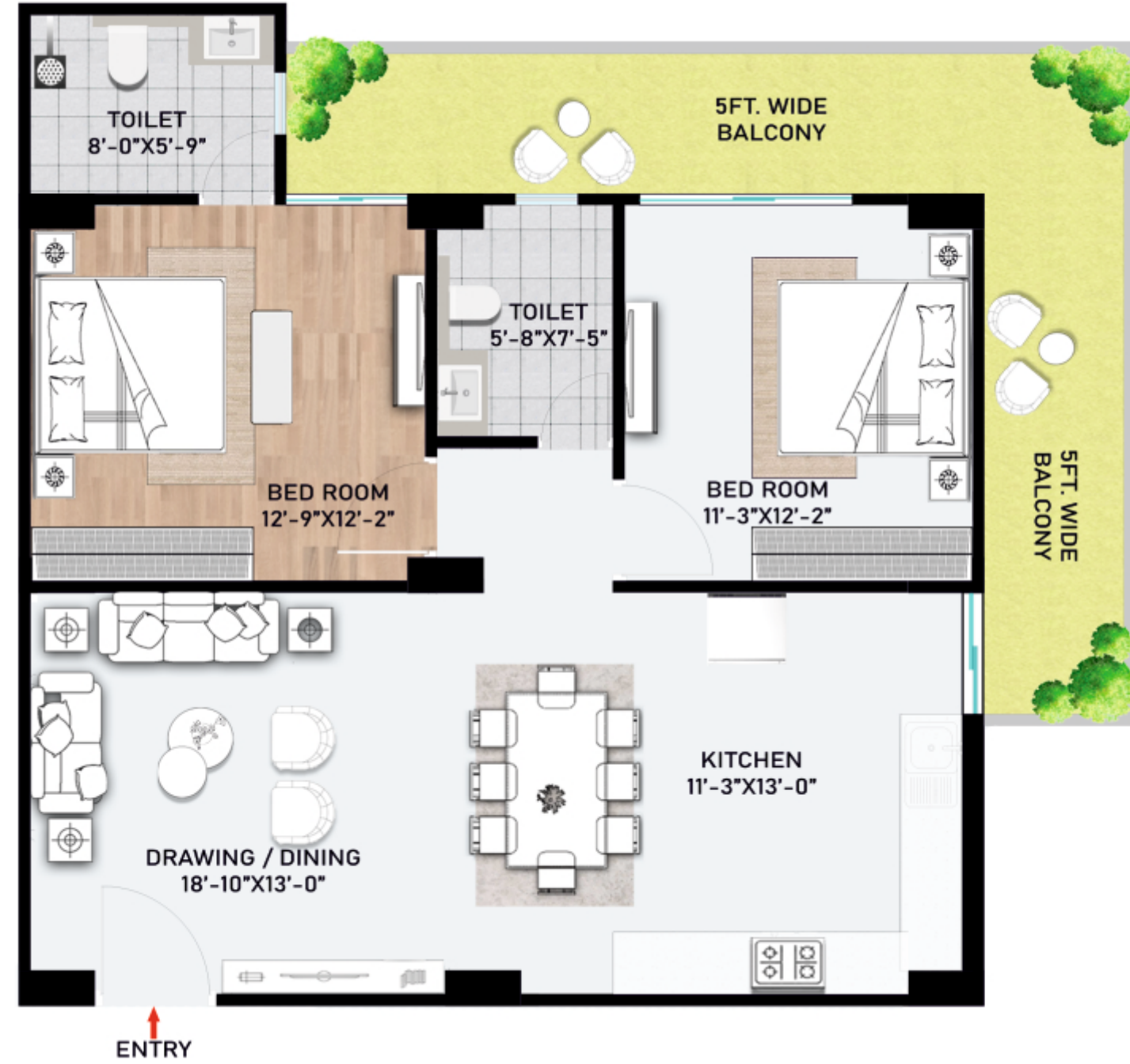




LEGENDS

- A. Visitors Parking
- B. Entrance Foyer
- C. Entrance Gate
- D. Hanumanji Temple
- E. Commercial
- F. Drop Out Zone
- G. Basement Barking Ramp
- H. Open Area for Road, Landscaping & Parking
- I. Amphitheater
- J. Open Lounge
- K. Water Bodies
- L. Club House
- M. Green Recreational

UNIT PLAN - 2 BHK

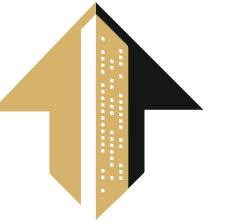


AREA	SQ. FT.	SQ. MTR.
CARPET AREA	1027	95.41
SUPER AREA	1400	130.06

 2 BEDROOMS	 2 TOILETS	 BALCONY IN EVERY ROOM
--	--	---

UNIT PLAN - 3 BHK

TYPE - 1



AREA	SQ. FT.	SQ. MTR.
CARPET AREA	1160	107.76
SUPER AREA	1650	153.29

 3 BEDROOMS	 3 TOILETS	 BALCONY IN EVERY ROOM
---	--	---

UNIT PLAN - 3 BHK

TYPE - 2



AREA	SQ. FT.	SQ. MTR.
CARPET AREA	1160	107.76
SUPER AREA	1650	153.29



3 BEDROOMS



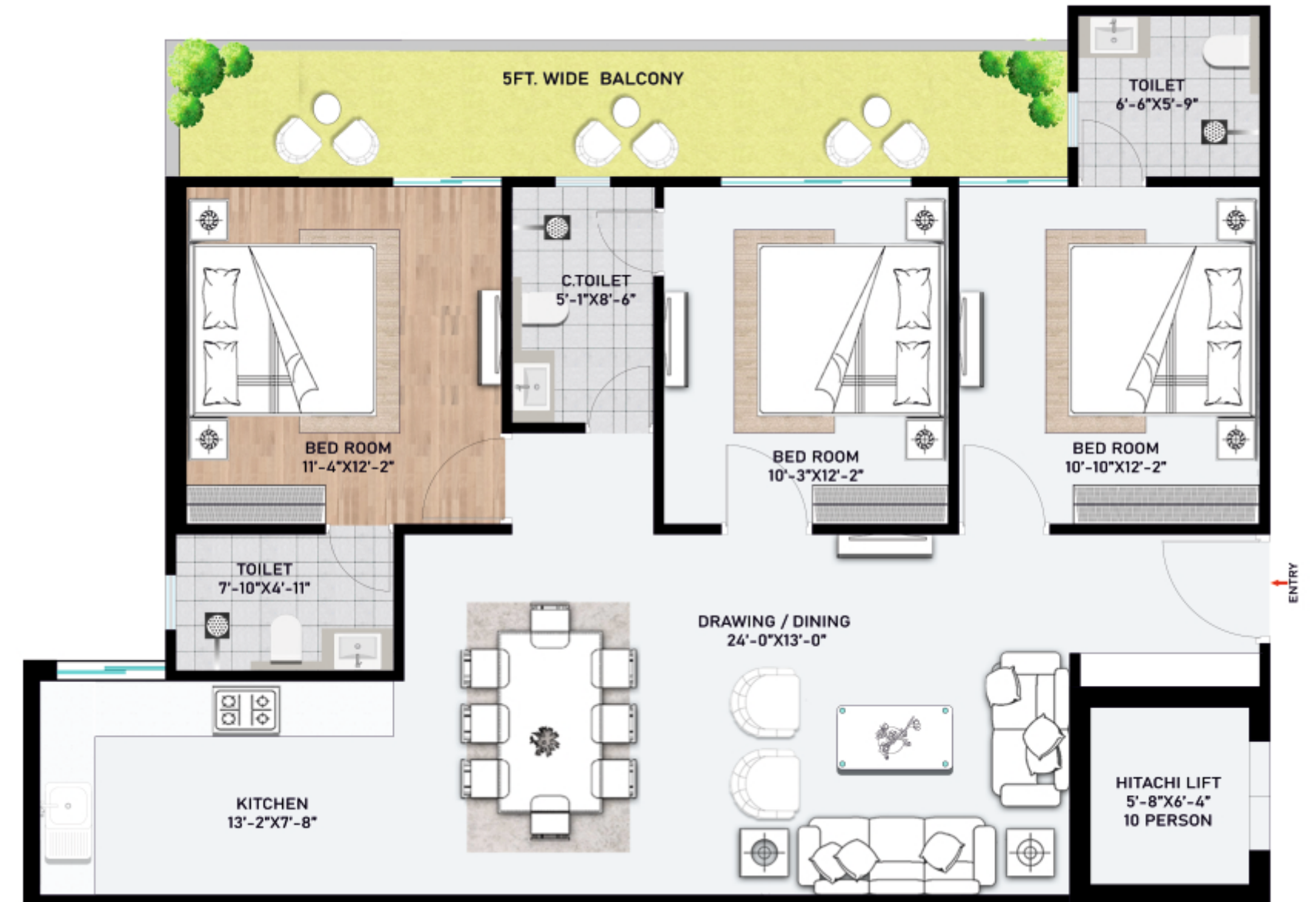
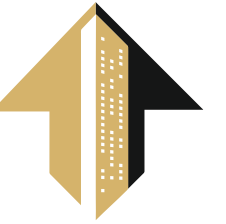
3 TOILETS



BALCONY
IN EVERY ROOM

UNIT PLAN - 3 BHK

TYPE - 3



AREA	SQ. FT.	SQ. MTR.
CARPET AREA	1160	107.76
SUPER AREA	1650	153.29



3 BEDROOMS



3 TOILETS



BALCONY
IN EVERY ROOM

UNIT PLAN - 3 BHK

+ SERVANT



AREA	SQ. FT.	SQ. MTR.
CARPET AREA	1265	117.52
SUPER AREA	1900	176.51

 3 BEDROOMS	 4 TOILETS	 BALCONY IN EVERY ROOM
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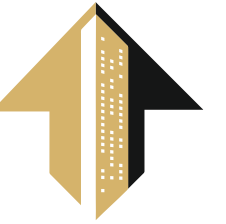
UNIT PLAN - 4 BHK

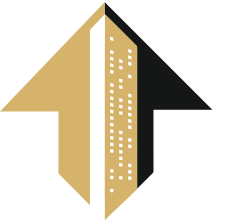
+ SERVANT



AREA	SQ. FT.	SQ. MTR.
CARPET AREA	1626	151.06
SUPER AREA	2400	222.96

 4 BEDROOMS	 5 TOILETS	 BALCONY IN EVERY ROOM
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SPECIFICATIONS



STRUCTURE

Structure designed with the highest seismic considerations for the zone as stipulated by the BIS code and for better safety.



FOUNDATION

Reinforced concrete footings & columns.



ALL BEDROOMS

Flooring/Skirting: Wooden laminated flooring AC-3 grade in Master Bedroom, Other Bedrooms superior quality vitrified tiles 800x800mm or bigger.
Wall Finishes: Acrylic emulsion on POP punning.
Ceiling: Oil bound distemper.



LIVING & DINING ROOM

Flooring/Skirting: Premium quality vitrified tiles 800x800 mm or bigger.
Wall Finishes: Acrylic emulsion on POP punning.
Ceiling: Oil bound distemper.



TOILETS

Flooring: Antiskid ceramic tiles.
Wall Finishes: Ceramic wall tiles upto dado level (approx. 2400mm)
Ceiling Finishes: Oil bound distemper with false ceiling
Counter: Granite/Tiles
Sanitary Ware: Premium quality range.



STAIRCASE

Flooring: Kota Stone / Indian Stone / Granite
Railings: Powder coated MS Railings
Wall Finishes: Oil bound distemper.



KITCHEN

Flooring/Skirting: Antiskid ceramic tiles.
Wall Finishes: Acrylic emulsion paint on walls
Ceiling: Oil bound distemper with part false ceiling



CP FITTINGS & ACCESSORIES

Grohe/Jaguar/Roca or equivalent Toilet fittings/single lever fitting in all toilets. Provision for geyser installation.



LIFT LOBBY

Flooring: Granite/Marble/Tiles
Wall Finishes: Granite / Marble / Tiles upto 2100 mm on lift side wall and acrylic emulsion paint in balance area.
Ceiling: Acrylic emulsion paint



DOORS

Engineered laminated frame with laminated door shutters
Hardware: Locks, Handles and Knobs (Mortise and Cylindrical locks) from reputed makes and brands. High quality steel / brass hardware.



WINDOWS & EXTERNAL GLAZING

Powder coated aluminum frame or UPVC frame windows with clear glass.



EXTERNAL WALL FINISH

Exterior grade paint from reputed makes and brands.



ELECTRICAL WIRING & INSTALLATIONS

Fixtures & Fittings: ISI mark switches / sockets, distribution boxes and circuit breakers from standard makes and brands.

Wiring: ISI mark concealed conduits with copper wire.

Plumbing: ISI mark CPVC water supply pipes with standard valves and accessories.

Security System: CCTV surveillance, EPABX, Video Door Phones, Burglar Alarm System.

The above specifications are indicative in nature and may be subject to change in consultation with the architect. Equivalent alternatives may be provided at the sole discretion of the company.



VIRASAT
UDAIGRAND



GET TOP APPROACHABILITY

Virasat Udaigrand Located in Gomti Nagar Extension, one of Lucknow's most prime and fast-developing areas, Virasat Udaigrand offers unmatched access to residential hubs, corporate offices, top schools, renowned hospitals, and malls – the city's largest shopping and entertainment destination.

With seamless connectivity and everything you need just minutes away, this isn't just a home – it's your gateway to convenience and a better lifestyle.

IN YOUR NEIGHBOURHOOD

EDUCATIONAL INSTITUTIONS

CITY MONTESSORI SCHOOL, DELHI PUBLIC SCHOOL,
GD GOENKA, M.R. JAIPURIA,

HOSPITALS

RAM MANOHAR LOHIA INSTITUTE, TENDER PALM
MEDANTA HOSPITAL

MALLS

PHOENIX PALASSIO, LULU MALL

