

*Desire*  
location



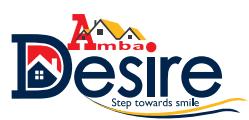
#### Location Advantages:

- Located In Well Developed Locality in Ashiyana, Sec-O
- Adjacent To Amar Saheed Path & Transport Nagar
- Nearby Baba Bhim Rao Ambedaker University & Ramabai Maidan
- Convenient Location Surround By Offices Schools, University, Hospitals, Mall, Shopping Markets & Matro Station
- All reputed schools within 5 min drive (Millennium, CMS, DPS & I.P.S)
- Excellent connectivity to highways



#### AMBA HOUSING

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570/95, Pakri Pul Churaha Sec-H,  
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#### AMBA DESIRE

Corp. & Marketing office :  
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Disclaimer: This brochure is conceptual and not a legal offer, it gives only a bird's eye view of the project. The content in this brochure including the buildings, area, designs, layouts, specifications etc. are tentative and are merely indicative in nature and are subject to variations and modifications by the company or the competent authorities, statutory and otherwise.



## 2 & 3 BHK LUXURY APARTMENT

*Live life  
the way  
you  
desire...*

# Group profile

Amba Group has been one of the most promising Real Estate Developers in Northern India with over 30 years of in-depth experience in residential, commercial, public construction and irrigation infrastructure sectors. The Group has executed over 50 projects worth Rs. 20,000 Lacs in Public construction and irrigation infrastructure sector.

In the segment of residential and commercial construction, the group is having three projects:

Amba Green Sold out  
Amba Desire On Going  
Amba Square In Pipeline

The group is gearing up its activities with the main objectives has been to develop residential and commercial spaces to meet the desires of corporate and desirous customers in Lucknow and suburbs & also provide them affordability and premium security.

Amba Group is also one of the major manufacturer of rice bran oil and its by products in the northern India in the name & Style of Seahawk Enterprises Private Limited. The Group contributes giant's share in rice bran manufacturing and trading with an annual turnover of more than Rs. 13000 Lacs. It has been the core value of the Group that has proved itself in all the endeavors performed by the group.

## Amba Group of Organisations



Amba Housing



Seahawk Enterprises



Seahawk Agro Pvt. Ltd.

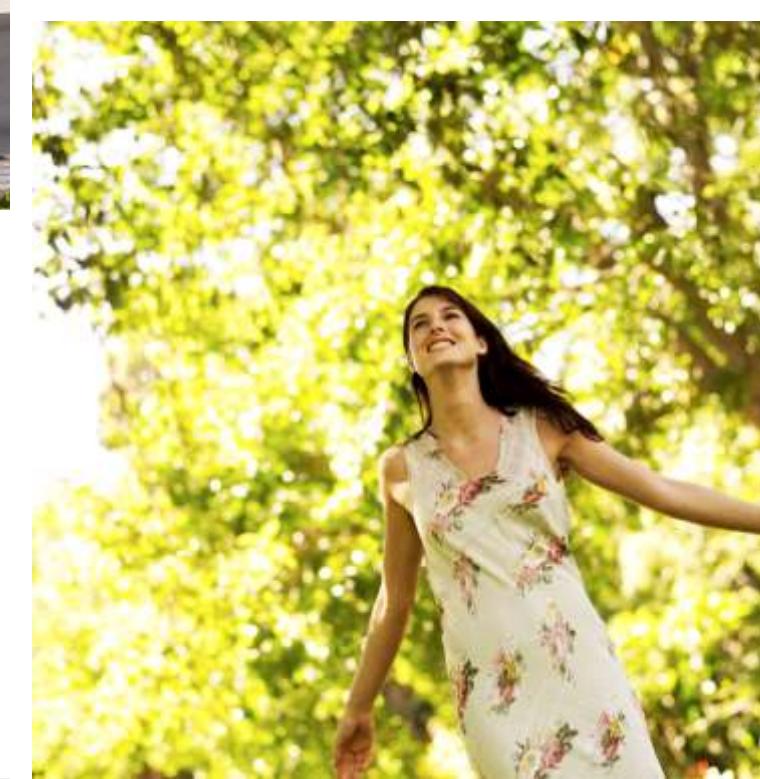


Janta Associates Co.Ltd



AP Agrilink

Jaiamba Devcon Pvt. Ltd.



*The desire of life  
come alive...*

Amba Desire, an experience of luxury life with elegantly designed homes to make living with luxury. The grandeur and majesty of architectural brilliance can be seen and experienced here. Every corner is fragranced with the brilliance of architecture planning and design technique, so that it rewards you with peace and makes living an distinct pleasure.

# The desire lifestyle



- Swimming Pool
- Kids Pool
- Well Equipped Club House
- Ultra Modern Gym and Meditation Area
- Guest House
- Multi purpose Hall
- Welcome lounge
- Greenery
- Wi-Fi Enabled Zone





Amba Desire is a luxurious group housing with 2 & 3 bedrooms apartments in the vibrant city of lucknow. Unmatched and unparalleled in sheer class and luxury with seamlessly woven Natural vegetation, roadways, topography, water bodies and other top-notch facilities, With all the worldly convenience close by such as world class shopping mall, airport, Railway station, all major highways, school, colleges, hospitals and commercial centre.

# *The* *desire* *privilege*



- LDA Approved Society
- Approved by all leading Banks
- Lush Green Area with lavish Water bodies
- Children Amusement Park
- Ample Dedicated Parking
- High Speed Designer and Services Lift
- Easy Accessibility to daily needs



# *The desire privilege*



- Green Gas Supply
- Modular Kitchen
- 24 Hrs. Water and Electricity Supply
- 24 Hrs. Hi-tech Security
- Fire Fighting System
- EPBX Intercom Facility
- CCTV in Common Area

# The desire construction

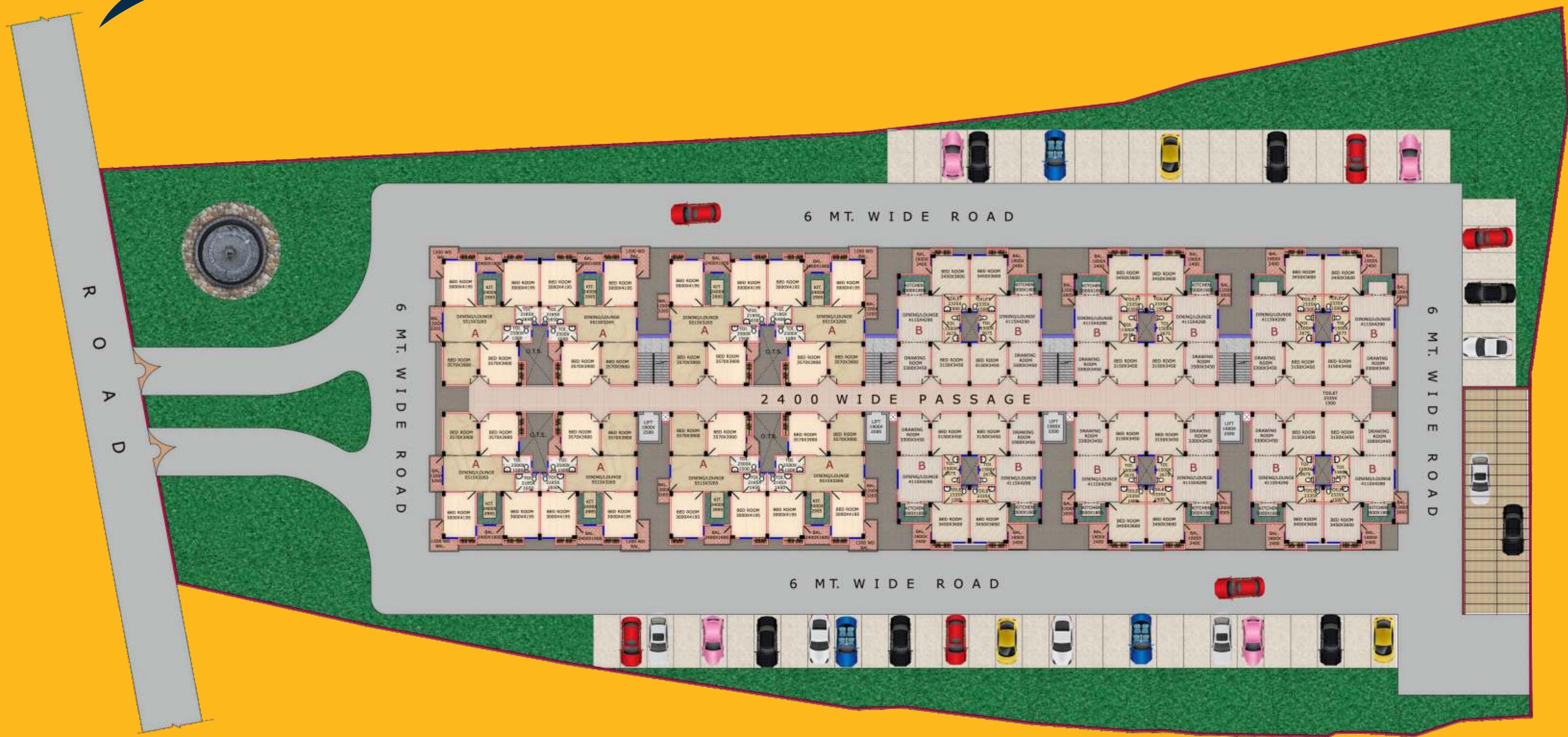
- 73% Open Area With Lush Green And Lavish Water Bodies
- Earthquake Resistant Structure
- 30 ft. wide internal road.
- Vastu Friendly Layout & construction
- Construction under the supervision of highly qualified & experienced engineers
- Rain Water harvesting System
- Total construction by "Amba Group", no external contractors
- Branded construction material with high quality
- Wide passage to connecting all the towers
- Natural lights & Ventilation



*The desire plan*



# The desire layout



# The desire specifications



Apartment Specifications	Material Description		Proposed Brand
Structure design	Earthquake Resistant Framed Structure as stipulated by IS Code for safety		
External Finish	Weather Proof Paint		
Living/Dining/Foyer	Flooring Vitrified Tiles Walls Oil Bound Distemper Ceiling Oil Bound Distemper		Nerolac/Berger/Asian or Equivalent Nitco/kajaria/RAK/Somany or Equivalent Nerolac/Berger/Asian or Equivalent
Master Bed Room	Flooring Vitrified Tiles / Ceramic Walls Oil Bound Distemper Ceiling Oil Bound Distemper		Nerolac/Berger/Asian or Equivalent Nitco/kajaria/RAK/Somany or Equivalent Nerolac/Berger/Asian or Equivalent
Other Bed Room	Flooring Vitrified Tiles Walls Oil Bound Distemper Ceiling Oil Bound Distemper		Nerolac/Berger/Asian or Equivalent Nerolac/Berger/Asian or Equivalent Nerolac/Berger/Asian or Equivalent
Kitchen	Flooring Anti-Skid Ceramic Tiles Walls Oil Bound Distemper/ 2 Feet high Ceramic Dedo above Counter Ceiling Oil Bound Distemper Counter Polished Granite Counter Top		Nerolac/Berger/Asian or Equivalent Nitco/kajaria/RAK/Somany or Equivalent Nerolac/Berger/Asian or Equivalent Nerolac/Berger/Asian or Equivalent Nerolac/Berger/Asian or Equivalent
Toilets	Flooring Anti-Skid Ceramic Tiles Walls Combination of One or more Ceramic tiles up to door height/Oil Bound Distemper Ceiling False Ceiling with High Quality Fiber Cement Board Fixtures/Accessories Exhaust fan, Towel Rail, Toilet Paper holder, Coat Hook, Soap dish etc.		Nerolac/Berger/Asian or Equivalent Nitco/kajaria/RAK/Somany or Equivalent Nerolac/Berger/Asian or Equivalent Nerolac/Berger/Asian or Equivalent
Balconies/Utility Area	Sanitary/Cp Fittings Single Lever CP Fittings (Hot & Cold Water Supply), Wash Basin, E.W.C. Counter Polished Granite Counter Top		Roca/Jaguar/Kohlar/Grohe or Equivalent
Doors	Flooring Anti-Skid Ceramic Tiles Walls Exterior Grade Paint Ceiling Exterior Grade Paint Railing 1200mm High MS Railing Main Door Teak Wood finish Modular Door		Nitco/kajaria/RAK/Somany or Equivalent Nerolac/Berger/Asian or Equivalent Nerolac/Berger/Asian or Equivalent Dormak/Durion/Duro or Equivalent
Lift Looby	Internal Doors Modular Doors External Door/ Windows UPVC/Powder Coated Aluminum windows with clear glass Lift High Speed Elevator of Premium Brand Flooring Granite/Marble Stone/ Vitrified Tiles Walls Oil Bound distemper/ Granite wall cladding		Dormak/Durion/Duro or Equivalent Jindal/Hindalco/Fenista/Kommerling or Equivalent Otis/Schindler/Kone or Equivalent Premium Quality Nerolac/Berger/Asian or Equivalent
Staircase	Lift Marble Steps/Kota stone Walls Oil Bound Distemper Ceiling Oil Bound Distemper		Premium Quality Nerolac/Berger/Asian or Equivalent Nerolac/Berger/Asian or Equivalent
Electrical	Fixtures and Fittings Modular Switches Of Premium brand		Crabtree/Anchor/Havells/Legrand or Equivalent
Plumbing & Sanitary System	CPVC & UPVC Fitting for water supply (Hot & Cold)		Astral/Finolex/Kissan/Vectus or Equivalent
Fire Fighting	Sprinklers, smoke detectors etc. as per NBC		Standard Quality