



WEALTH
Emporio







A Journey of success always relinquishes the qualities of foresight, strategy and preparedness.

All these, along with the power of trust are at the core of all our operation. Our Inspiration comes from your trust and willingness to believe in our capability to deliver.

Wealth Mantra Group possesses rich and diversified presence across the core growing sectors in the financial services & infrastructure arena.

New avenues of opportunity are opening up and Wealth Mantra Group is prepared for an eventful future marked with important milestones. At Wealth Mantra Group, we are leveraging on our rich past to come up with projects consisting of class and elegance with sole objective to build up bright and shining India of tomorrow. Commitment, hard work and perseverance have helped the company to attain new milestones and keep us ahead of our competitors in terms of performance and quality of Services. The journey towards excellence is inspired by the trust which our esteemed client has bestowed on us and we therefore keep on the thrust to deliver the best.

Wealth Mantra Group was established in 1989 to provide world class financial services to the investors across the Indian Sub-continent. The Group acquired corporate membership of National Stock Exchange, Bombay Stock Exchange, Multi Commodity Exchange, National Commodity & Derivative Exchange and Central Depository Services and become first member broker of Lucknow. This drive for offering the best services and solutions has attracted more than 1 Lac retail, HNI and institutional investors to the Group. This has further encouraged the group to come up with more than 160 branches across India.

I wish to quote here a famous writer, Ralph Waldo Emerson, "What lies behind us and lies before us are small matters compared to what lies within us"

After proving ourselves as pioneers in the financial service sector....the group now tends to venture into the Real Estate Development with a vision to create new benchmarks in real estate sector. Our first green building Project Wealth Emporio... one of the most prestigious projects in Lucknow is sure to set new hallmarks in the real estate sector because of its innovative approach. Wealth Mantra Group, is trying to contribute its best towards the highly paced growth of Indian real estate sector and making Lucknowites believe that we are at par with our contribution to make Lucknow a world class living.

Vision:

"To set the benchmark in real estate industry by providing qualitative, innovative and luxurious lifestyle in residential and commercial arena".

Mission:

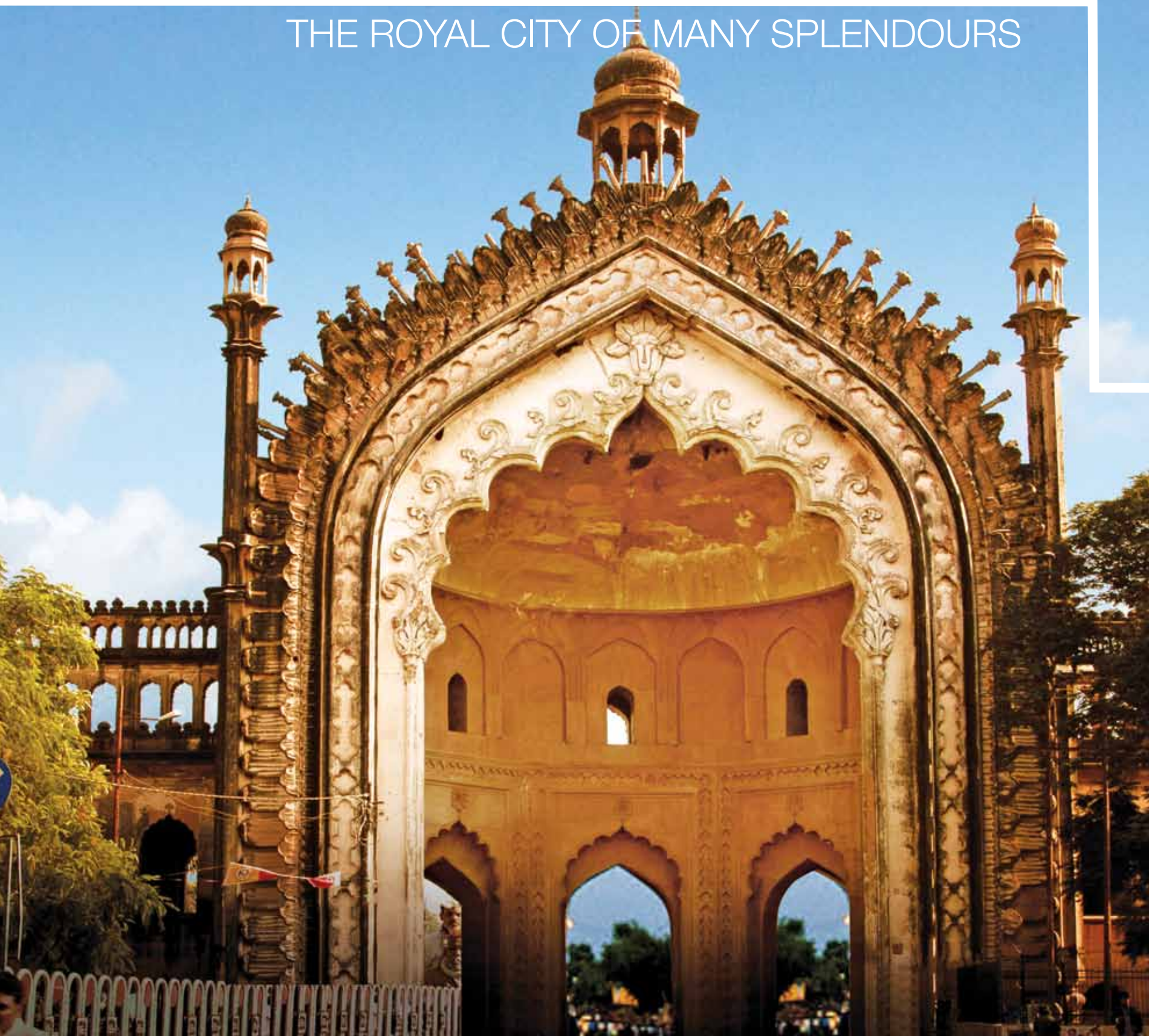
To ensure timely delivery of world class Projects with innovative approach to exceed customer expectations.

With best Wishes

Sanjeev Agarwal
CMD Wealth Mantra Group

LUCKNOW

THE ROYAL CITY OF MANY SPLENDOURS



THE NEW FAST
EMERGING WORLD
CLASS CITY



METRO



INTERNATIONAL
STADIUM

The last decade has witnessed the emergence of a sleepy town into a thriving metro polish Lucknow. Riding on the outsourcing wave in the early part of the new millennium. Lucknow emerged as the capital of the multinationals in the country. The city continues to be an important center of government, education, commerce, aerospace, finance, pharmaceuticals, technology, design, culture, music, tourism and poetry. The Lucknow Industrial Development Authority, Lucknow – Agra express way, World class sports stadium, Asia biggest 350 acre park and the upcoming Lucknow Metro is taking the city to new horizon of success.

Apparently called the Millennium City, Lucknow, has also attracted the major hospitality chain like, the Taj group of hotels. Also, Lucknow helped user in new-age healthcare in its many new-age hospitals and sprawling medi-cities the rival world's best care facilities like **Cancer Institute, Medanta Hospital, Cardiology Centre** are coming up.



DELHI EXPRESSWAY



UNIVERSITY & COLLEGES



HOSPITAL



SUSHANT GOLF CITY



IT PARK

Today, Lucknow is also a shopping and entertainment heaven. The retail sector continues to boom with mega malls, hypermarkets and theme parks offering the best to the demanding consumer. Lucknow is emerging as a major IT hub with all major IT giants and IIIT institute while TCS existing presence has already benefitted the city. Lucknow has also established itself as major educational Hub with presence of many renowned university & colleges.

Lucknow, a smart city planned by the Government, has become the rising hub of commercial and retail sector in the real estate industry. True to this rise commercial properties are continuing to boom here. Also, it has been ranked as sixth in a list of ten fastest growing job-creating cities in India according to a study conducted. **Sushant Golf City** is a new emerging city and it has become the eternal part of Lucknow.





18 HOLE INTERNATIONAL GOLF COURSE



SUSHANT GOLF CITY

A TAILOR MADE LOCATION

WEALTH
Emporio

Wealth Emporio is situated bang on the front line of IBB1 the biggest on one of its landmark township of Lucknow, Ansal Sushant Golf City, a Hi-tech Township sprawling across 6465 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 and commercial Developments. Making life on the greens a reality Luxury Villas, Designer Landscaping, Entertainment Zones, State-of-the art infrastructure. Health Care Facilities, Golf Academy, Ansal API Auto Park Northern India's First Auto Mall. Making it largest well planned Hi-tech township in Asia.



Prominent Features:-

- ✓ 18 hole International Standard Championship Golf Course and Golf Club designed by Dr. Martin Hawtree, U.k.
- ✓ Sports Complex with Mahesh Bhupati Tennis Academy
- ✓ Tourist Leisure Zone
- ✓ Amusement Park
- ✓ 5 Start & 7 Star Hotels
- ✓ I.T/Bio-tech Park
- ✓ Community Centres
- ✓ Super Speciality Hospitals
- ✓ Commercial Zones
- ✓ Post Office/Banks ATMs
- ✓ G.D. Goenka Public School
- ✓ Best Price – A Bharti Walmart Venture
- ✓ Ansal Institute of Technology & Management
- ✓ Royal Palms Golf and Country Club
- ✓ Ansal API Iskcon Spittal Centre
- ✓ Stadium
- ✓ Auto-Park

FIRST
GREEN
BUILDING
In Lucknow

GO
GREEN

GREEN BUILDINGS are the environmental friendly buildings, which are constructed in the healthiest way they can be to avoid hazardous impact on the environment. In other words, they are “no harm” buildings to the environment.



L I V E
G R E E N

Key Features:-

- Energy efficient
- Water saving
- Recycling waste

BENEFITS OF GREEN BUILDING

Energy saving in green buildings could range from 20% - 30%. An average green building consumes 30% less energy than its peers, which means lower emissions and better air quality.

With their focus on improved ventilation and low use of chemically treated materials, green buildings offer a cleaner and safer living environment for the people.

A well insulated, green-built home stays warmer in the winter and cooler in the summer, has a more stable temperature environment and is less drafty. Designing for day lighting also provides better natural lighting.

Green buildings use high-quality, durable, locally available materials and equipment that last longer and require less maintenance and less hassle.

Green buildings help saving 20% - 30% of water. Energy efficient appliances and HVAC equipment, high-density insulation and energy-efficient windows help ensure that energy does not go to waste. Low-flow toilets and shower-heads reduce the amount of water we use each day as well as the energy required to heat domestic hot water supplies.

UNMATCHED L I F E S T Y L E



At Wealth Mantra, We are committed and focused on quality and strict adherence to time schedule. With over 20 years of experience in financial markets acting as guiding force with more than 150 vigilant professionals and modern technology driven office Infrastructure and support system geared to meet the upcoming challenges of the financial services and Real Estate Industry.

Presently Wealth Mantra Group stands tall amongst the myriad opportunities available in the financial markets. For us the pride of success is efficiency, effectiveness, perfection, quality and customer satisfaction. Our approach remains always innovative and we have reputation of being the pioneers in innovating and adapting new technologies to keep the speed of deliverables. Being the pioneer's in financial service industry in UP with a highly satisfied client base of more than one lac , Wealth Mantra created new benchmarks in financial service industry. Also as we experienced being the pioneer's in coming up with new innovations in financial service industry

, we tend to come up with many such new innovation in the real estate industry too.

Maintaining the heritage of high quality and satisfied client base, Wealth Mantra Group is venturing into the Real Estate development arena and promise to deliver the projects with innovative approach where technology shall be used for quality delivery. Keeping in mind that customer today has been more vigilant while selecting properties amongst various options available in markets, we venture into the market with projects which possesses good planning and innovations added with clear deadline for quality delivery of the project.

Keeping in mind of the above ideology Wealth Mantra Group comes up with "Wealth Emporio" —The first Green Building in Lucknow to experience the Modern Lucknow where Luxury and Innovations will combine together to produce world class infrastructure.

For us Real Estate Development is just not confined bricks and sands, and construction of residential and commercial buildings but we dream to come up with more innovative luxurious living which Lucknow has not experiences yet.

"Our main objective is turning dream of our numerous valuable clients about the luxurious living which they have dreamt off,keeping this as our prime focus, we tend to delight our customers with an endless quest of quality, excellence, luxury and a redefined lifestyle by following our core values of customer satisfaction.

Rohit Agarwal

Director

Wealth Mantra Group





CORA



CITY CENTER
BOSTON

THE HOTTEST
ISSUES.
THE SMARTEST
DEBATES.

Bringing On-Air
Debate Online!

www.95.9.com





Fast Growing Commercial and Residential Needs of Modern Lucknow:

Wealth Mantra group is all set to fulfil the growing Commercial and Residential needs of Modern Lucknow in near future and Wealth Emporio is one of such creation to full fill needs of Lucknowites. It is a mall cum service apartments with all modern lavish amenities that one can think off. Wealth Emporio is all set to meet the growing demand of shopping needs with popular brands as well as transit accommodations requirements... A Home away from home.



Unparalleled return on investment:

Add a new dimension to invest : diversify your portfolio with an opportunity that gives you an unparalleled returns. Wealth Mantra group introduces chain of Commercial and Residential Hubs which shall fetch maximum return on your investments due to Group's innovative approach in project planning with assurance of best quality and timely delivery.

Wealth Emporio also offers a Unique scheme to its investors on serviced apartments with an option of attractive rental income of Minimum Rs. 25000/- for 1 BHK unit post possession. Owners of service apartment can enjoy triple benefit of appreciation of property as well as rental income accompanied with a choice of self-occupancy as per their individual requirement. Also added with additional feature wherein proud owners of the service apartment are given with 25 coupons to come and stay for 25 different times on their property in a year.

*Above scheme is application in 1BHK & 2BHK only.



Rs. (IN LACS)



WEALTH
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WELCOME
TO
EMPORIO



LUXURY UNCOMPROMISED



A one of its kind in concept, Wealth Emporio is an upcoming project aiming at the futuristic way of living and conducting business.

Here Wealth Emporio offers an exclusive Fully Furnished, Fully Air conditioned, ready to move in serviced apartments for transit accommodation purpose. Serviced Apartments concept is very popular in all Metro Cities as a very cost effective alternate to full-fledged hotels. Wealth Emporio is located at main Shaheed Path Highway and is a part of IBB-1, of Ansal Sushant Golf City surrounded by upcoming Commercial Hubs and Seven star Hotels. This project is very near to Airport and Railway station with just 10-15 minute drive.

Welcome to your **Euphoria**... Welcome to **Wealth Emporio** serviced apartments....A Home away from Home.

COMFORT
MAKE LIVING MORE FUN

SERVICE
APARTMENT

POOL

RESTAURANT

Get In. Get Fit. Get on with Life.

PROJECT HALLMARKS

Wealth Emporio is the First Certified **Green Building** in Lucknow, which saves 30% maintenance cost and these buildings are environment friendly, energy efficient and water saving. This 14 floor building is also registered with IGBC: Indian Green Building Council.



- ✓ Commercial space on first 3 floors with 2 anchor shops on each floor
- ✓ Fully furnished studio apartments on rest 10 floors
- ✓ Double Height Restaurant
- ✓ Conference Room
- ✓ High Profile Disc with Bar
- ✓ Reception Lobby with Business Lounge
- ✓ 7 Star Spa Lounge

- ✓ Card Room
- ✓ Gym
- ✓ Indoor Games
- ✓ Open Air Restaurant
- ✓ Swimming Pool
- ✓ Dedicated Elevators for Mall & Service Apartments and Dedicated parkings

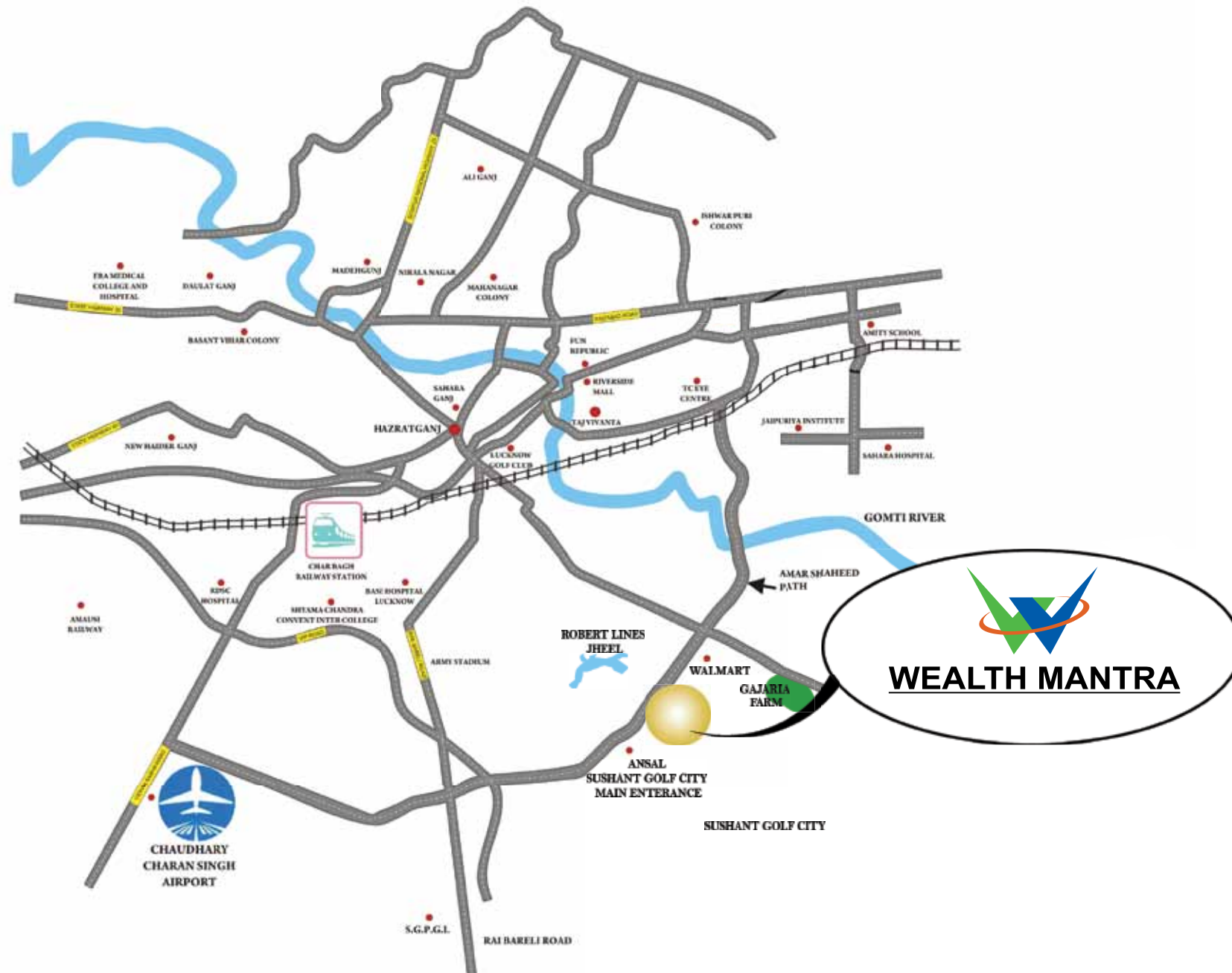


STRATEGIC LOCATION



The project is situated on main Shaheed Path Highway and in front line of international business base-1 (IBB-1) of biggest & one of the landmark township of Lucknow, The Ansal Sushant Golf City spread in 6465 acre.

Prime & Preferred



Proximity

- ✓ Char Bagh Railway Station – 10 Km
- ✓ Chaudhary Charan Singh Airport – 12 Km
- ✓ Kanpur Road – 12 Km
- ✓ From Faizabad Road – 10 Km
- ✓ Hazrat Ganj – 6 Km
- ✓ Near to Wall Mart (Best Price)
- ✓ Medanta Hospital
- ✓ Taj Vivanta
- ✓ International Sports Stadium
- ✓ Gomti River
- ✓ Lucknow Industrial Development Authority
- ✓ IT Park
- ✓ Lucknow-Delhi Expressway



AN UNCOMPROMISED DISTINCTION

RETAIL



At Wealth Emporio, convenient shopping at a luxury mall is redefined and will be at your doorstep. The first three floor is dedicated to retail space where top brands shall be available beyond expectations. Entrepreneurs shall have the opportunity to tie up with top brands in world and fulfil today's customer needs. Both Entrepreneurs and Consumers can expect best deals from Wealth Emporio- a landmark project in the making.

RETAIL SPACE

Retail spaces with all major brands under one roof are visible from atrium. Escalators are very ideally located for free movement.



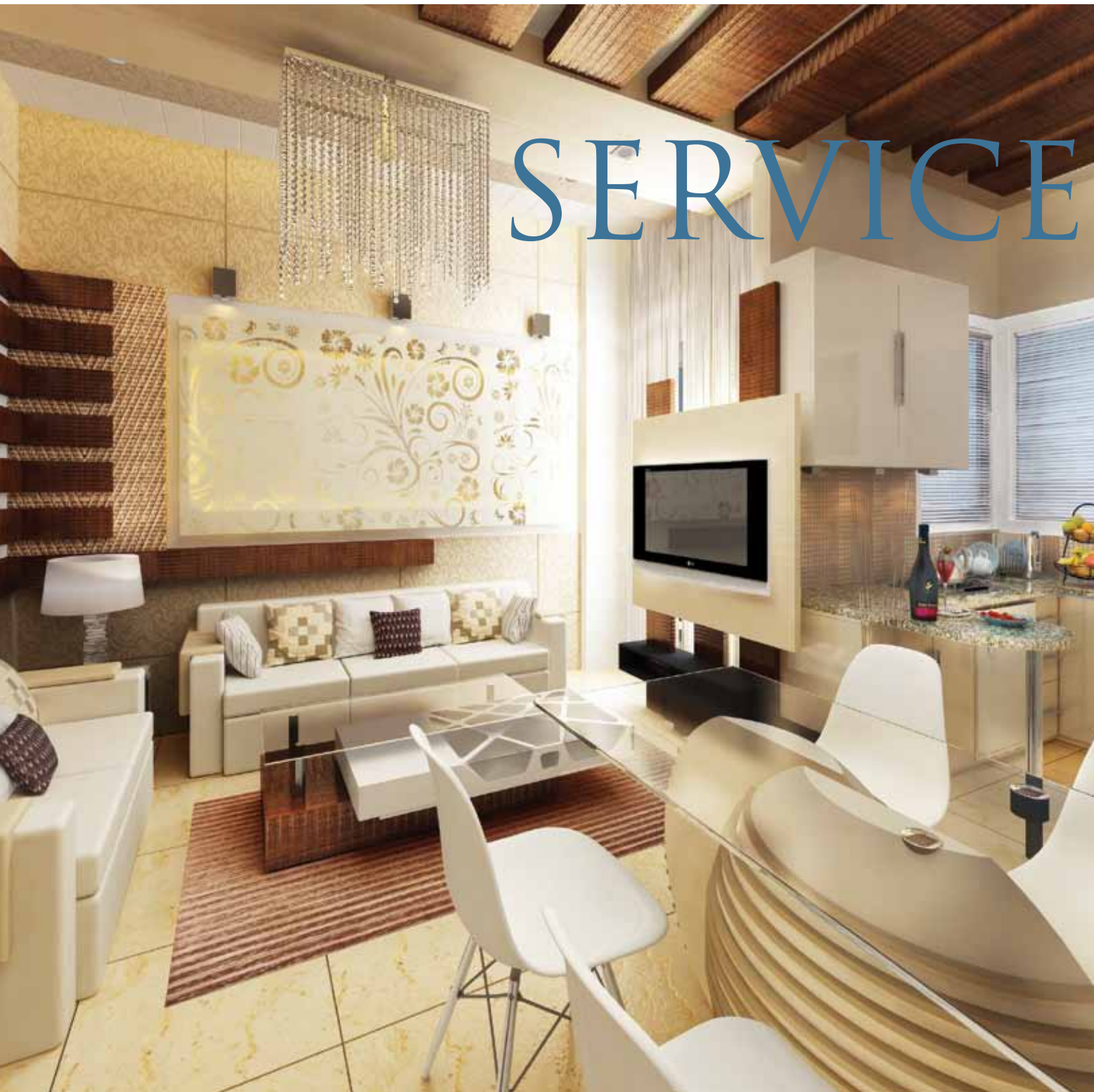
BIGGEST SHOPPING DESTINATION

A big centrally located & Fully Air-conditioned Atrium with proper sun light and retail shopping area all around on all three floors making it one of biggest shopping destination.



YOUR PRIVATE RETREAT

FULLY FURNISHED SERVICE APARTMENTS



SERVICE



APARTMENTS

Fully Air-conditioned serviced apartments makes your outing a memorable experience. Interiors are so well designed to beat your expectations. Emporio Studio apartments emulate the subtle yet luxurious and contemporary style of architecture and choice of furnishings. Living here feels like getting yourself pampered in the warmth of home along with the facilities of a 7 star hotel.

VRF Air Conditioned By



FULLY FURNISHED SERVICE APARTMENTS

From the finest blend of wooden and vitrified flooring to European Modular Kitchen. False Ceiling with LED lights makes entire interior so beautiful. LED TV, Imported Wardrobes, Fully equipped Kitchen, Luxuriously furnished living room, Well designed attached toilets, UPVC window, VRF air-conditioning by Mitsubishi makes lifestyle immense luxurious.



WEALTH
Emporio

**PERSONATE SERVICE TO
COMPLIMENT YOUR EVERY
LIFESTYLE NEEDS.**



ENTERTAINMENT G A L O R E

Seven Star Luxury Experience....

LUXURY POOL

7 STAR SPA

AMENITIES FOR A COMPLETE LIFESTYLE...

Wealth Emporio offers you Entertainment Galore in your private retreat which makes your stay a life time experience. These 7 star facilities make your lifestyle full of comfort, Luxurious and convenient under one roof. The state of art Gym, 7 star Spa facilities, High profile Disc cum Bar, Swimming Pool, open air restaurants and fine dine lounge with double height make it a world class relaxing centre. The stunning business lounge and well-designed conference room for corporate meetings makes it more convenient for executives requirement.



FULLY EQUIPPED GYM





7 STAR LUXURY BAR AND LOUNGE

The Bar's beloved nostalgia is reflected in its culinary offerings.

STUNNING BUSINESS LOUNGE

The stunning business lounge invites you to step into the world of exclusive luxury.



DOUBLE HEIGHT LUXURY RESTAURANT

Combining the finest of traditional Indian cooking with culinary concept from all over the world.



WEALTH
Emporio



YOUR CHOICE
YOUR CONVENIENCE
YOUR DREAMS





CLOSE TO HOME, CLOSE TO WORK



WEALTH Emporio



(TYPE 01)



WEALTH Emporio



(TYPE 02)



WEALTH Emporio



(TYPE 03)



WEALTH Emporio



(TYPE 04)



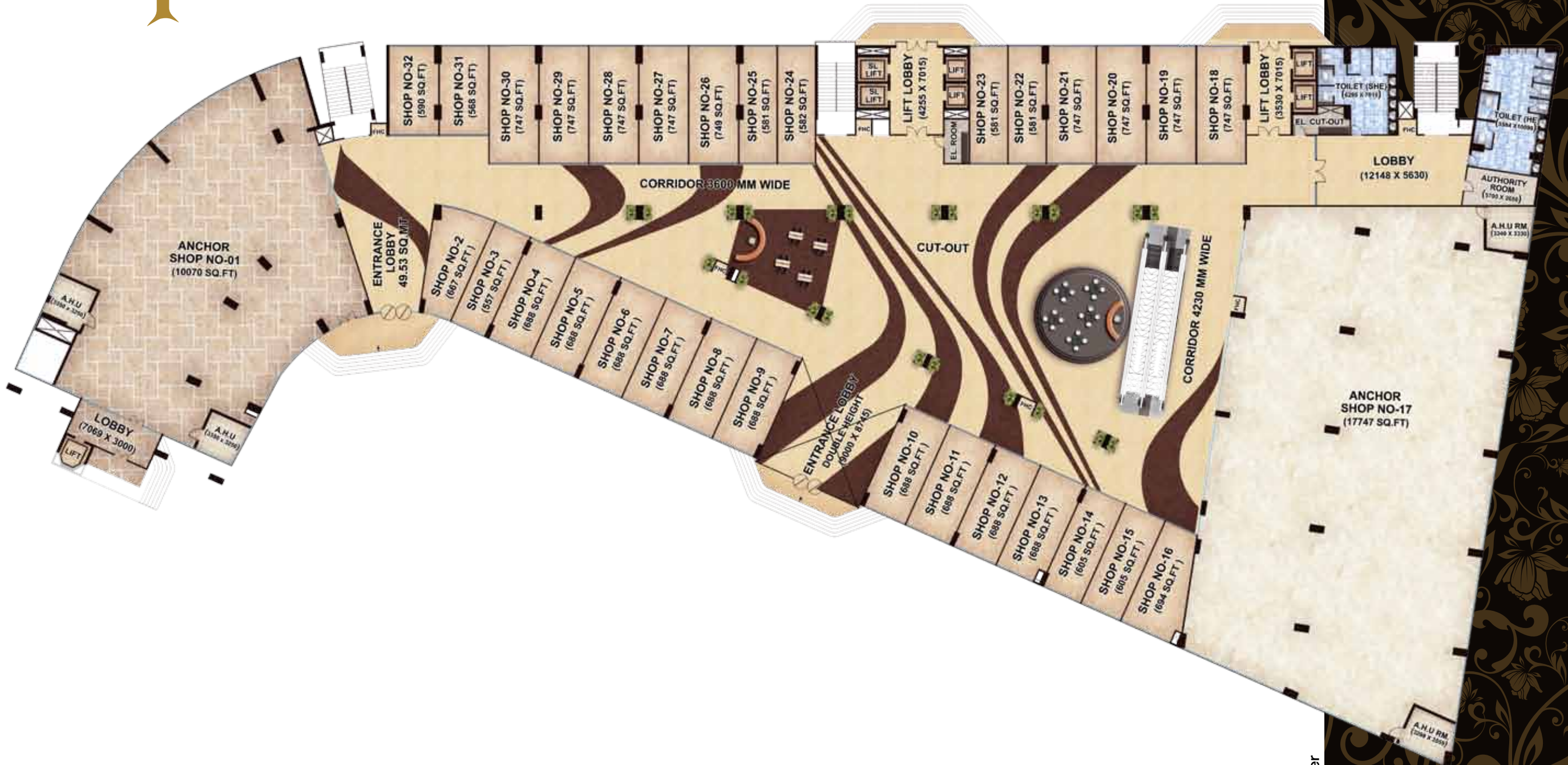
WEALTH Emporio



(TYPE 05)



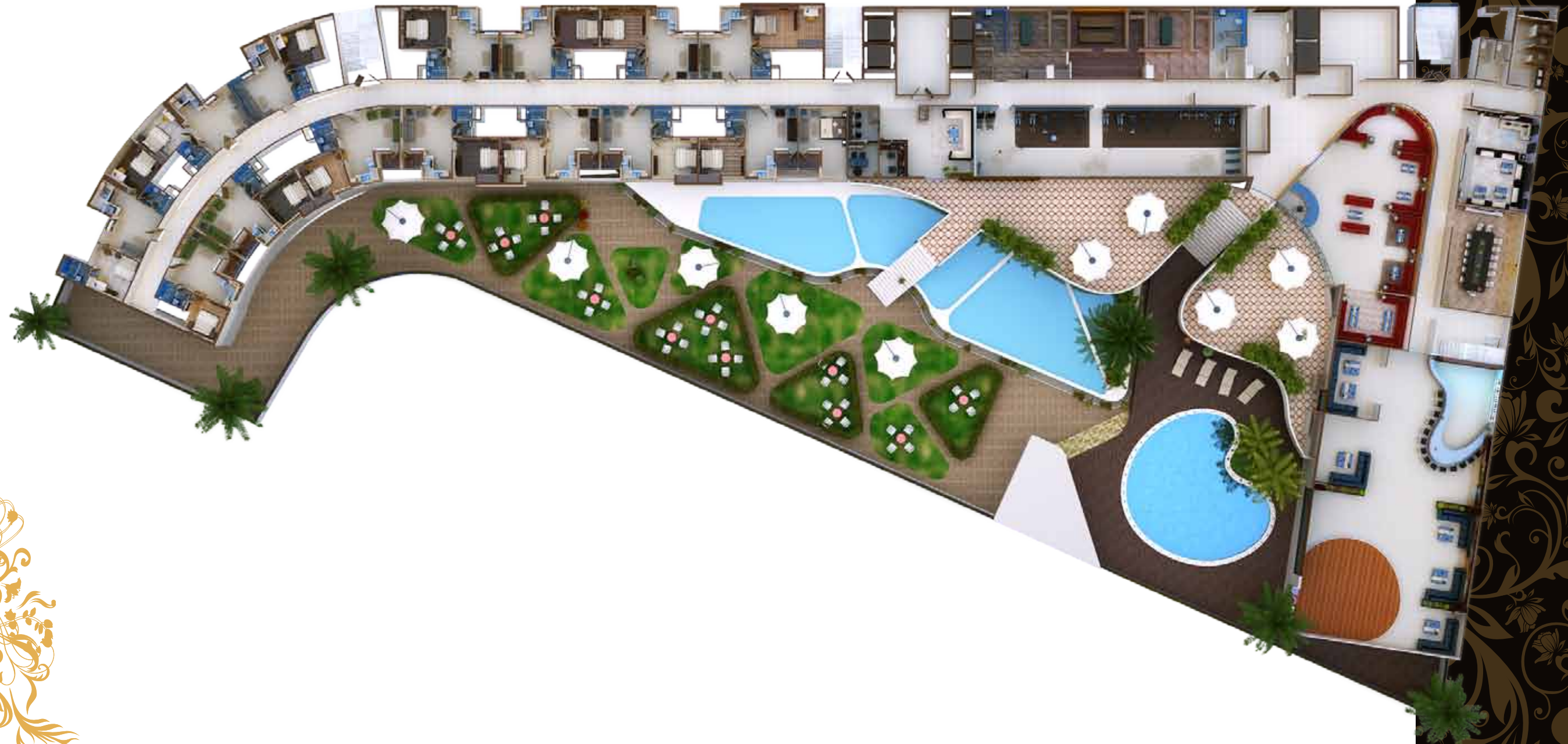
WEALTH Emporio



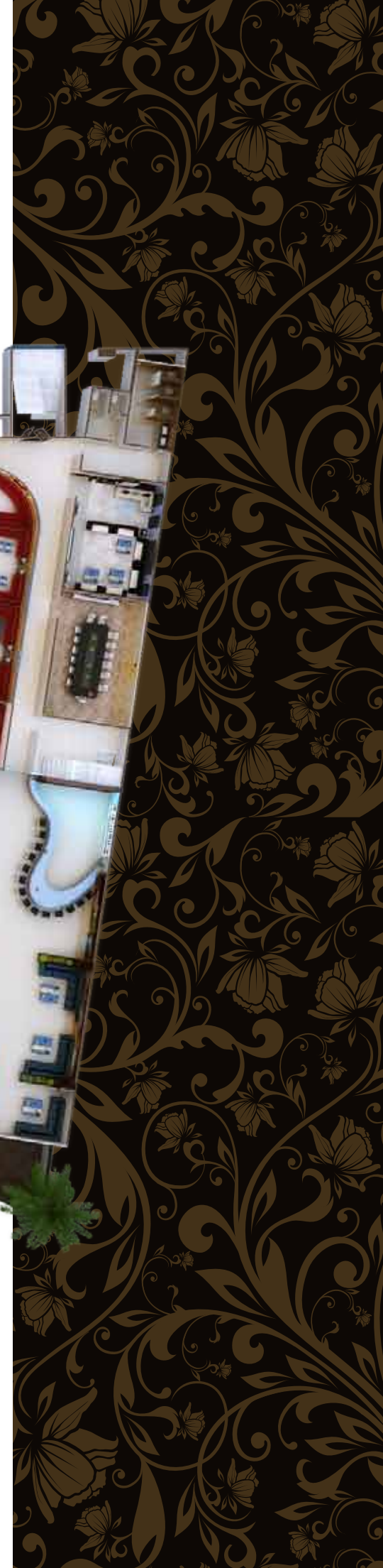
COMMERCIAL GROUND FLOOR LEVEL

*1 Sq.ft = 0.092903 Square Meter

WEALTH Emporio



SERVICE APARTMENT FIRST FLOOR LEVEL



WEALTH Emporio



SERVICE APARTMENT TYPICAL FLOOR LEVEL

SPECIFICATIONS

SERVICE APARTMENTS

Structure	Earthquake resistant RCC Structure
Drawing / Dining	Vitrified tiled flooring. POP Work with LED Liffts & Plastic emulsion paint. 5 Seater sofa centre table & side table.
Bedroom	Wooden flooring. POP Work with LED Lights & Plastic emulsion paint. Wardrobe, LCD/LED T.V, writing desk.
HVAC	Splic AC in Bedroom & Drawing room
Doors	Polished wooden laminated flush Door Moulded Skinned Door. Shutter hinges and all hardware in SS. All Doors except those in toilets & kitchen are provided with mortice lock.
Windows	Re-inforced UPVC windows with sliding glass shutters
Bathroom / Toilet	Ceramic tiles / Mirror / Acrylic emulsion. Combination of Ceramic tiles. Granite. Single lever kohler fittings (or equivalent). Ceramic tiles dado up to 7 feet height. Electrical geyser point in each Bathroom. Water efficient 6x3 litre dual flush EWC in toilet (Hind-ware make or equivalent).
Modular Kitchen	Ceramic tiles and acrylic emulsion paint. Combination of Vitrified Tiles. Modular Cabinets with granite counter. Refrigerator, Microwave Oven, Induction Plate with Chimney, RO Point C.P. fittings, kohler and Jaquar (or equivalent) stainless steel sink with drain.
Balcony	Combination of one or more tiles. Texture paint / Permanent Finish. Acrylic emulsion paint or equivalent.
External Finishes	Combination of one or more of texture Paint / Stone / Paint.
Facilities	Gymnasium and Spa Promision for R.O. Pipe gas supply. Broadband Internet connectivity Wi-Fi connectivity. Access Control CCTV Entrance lobby with each apartment.

RETAIL AREA

Shops	Vitrified tiled flooring. Texture paint / Permanent Finish. Plaster work.
Club	Italian Marble, Wooden Flooring Vitrified. Texture paint / Permanent Finish. POP & Wooden False Ceiling.
Restaurant	Italian Marble & Imported Vitrified Tiles. Texture paint / Permanent Finish. POP & Wooden False Ceiling.
Conference & Meeting Room	Laminated Wooden Flooring and Carpet. Wooden Paneling, Plastic Emulsion Paint. POP & Wooden False Ceiling.
Staircase	Granite. Texture Paint / Permanent Finish.
Corridors	Granite / Italian Marble Flooring. Texture Paint / Permanent Finish.
Common Toilets	Ceramic Tiles. Ceramic Tiles.
Lift Lobby	Granite / Italian Marble / Wooden Flooring. Texture Paint / Permanent Finish.
Waiting Lounge	Italian Marble / Wooden Flooring. Texture Paint / Permanent Finish. POP & Wooden False Ceiling.

*The ALLOTTEE(S) understands that the specifications and items used in fully furnished serviced apartments shall be standard one and no customization shall be done in any case.







WEALTH MANTRA INFRACON (P) LTD.

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