



For enquiry



Established in 2005, New Modern Buildwell Pvt. Ltd (NMBPL) is one of the leading organizations in North-West India in the field of construction & development. The company is focused on construction of residential, commercial retail, hospitality, IT parks and education institutions. NMBPL has also expertise in end-to-end EPC solutions for delivering quality projects within strict timelines.

Corporate Office: 511, Ambadeep Building, K. G. Marg, New Delhi - 110001 | Phone: 011-43510233

Project Office : Ground Floor, YUVA Bhawan, YMCA Campus, 13, Rana Pratap Marg Lucknow, Uttar Pradesh-226001, India

Site Address: Sector-7, Gomti Nagar Extn., Lucknow

For Enquiry

9953-000-888 | info@nmbpltower.com | www.nmbpltower.com

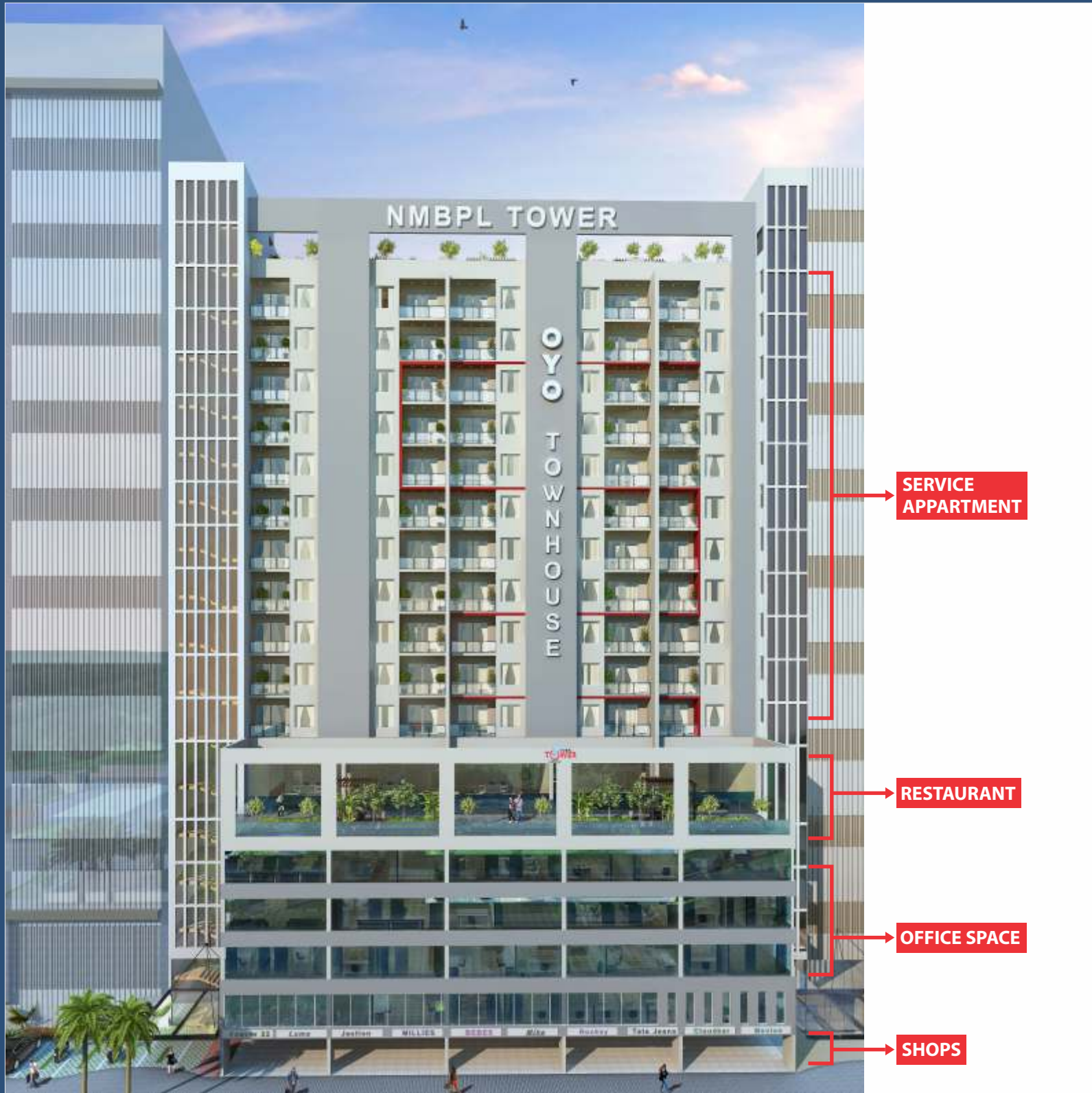
UPRERA Temporary Reg. No. : TEMPPRJ18109

Grow Your Investment

Preleased Service Suites | Commercial Spaces



www.nmbpltower.com



Diversified Investment Opportunities

Well-located premium space with access to excellence

Once in a lifetime comes a rare opportunity to invest in an asset, which can multiply your capital followed by distinctly **SAFE** and **SECURE** system.

With this radical approach in Real Estate, promoter New Modern Buildwell Private Limited brings to you professionally designed Commercial Complex NMBPL Tower at emerging location in Lucknow.

Right from its emerging location, its thoughtful master planning, graceful landscaping to the well designed distinct floors of pre-leased Service Suites and Office/ Commercial Spaces.

You will find NMBPL Tower a perfect choice for investment to generate wonderful returns.

Tower Structure

Ground + 17 Floors : Service Suites | Restaurant & Shop | Boutique Office Spaces

6 th to 17 th Floor	Service Suites managed by Hotel Operator
5 th Floor	Restaurant/ Food Shops
1 st to 4 th Floor	Office Space Units
Ground Floor	Lobby with reception, café and retail spaces/ shops
Double Basement	

Service

Suites



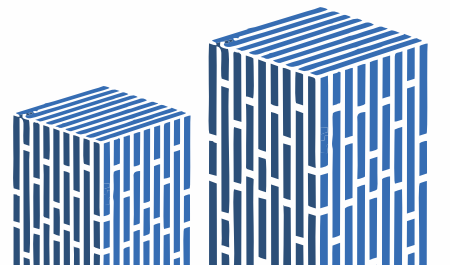
Service Suites Type 1

Sale Area : 785 Sq. Ft.
Buildup Area : 530 Sq. Ft.
Carpet Area : 425 Sq. Ft.



Service Suites Type 2

Sale Area : 540 Sq. ft.
Buildup Area : 340 Sq. Ft
Carpet Area : 275 Sq. Ft



Cluster

Plan 6-17 Floor



Technical

Specifications Service Suites



ROOM

- Wall Finish:** Plaster with POP punning and painted in pleasing shaded. Ceiling painted in white colour.
- Flooring:** Wooden/ Laminated Wooden Flooring
- TV:** 32" LED TV with DTH Connection
- AC:** 5 Star rated 1.5 tonne AC/ Central AC (VRF)
- Bed:** Queen size double bed with mattress, bed sheet and quilt and side table with lamp.
- Sitting:** 2 nos of bed room chairs with centre table. Study table with chair
- Storage:** Wardrobe with electronic safe.
- Other Amenities:** Curtains with curtain Rod, Electrical Kettle, small refrigerator.



BATHROOM

- Flooring:** Antiskid Tiles
- Walls:** Ceramic tiles upto 7 feet. Remaining walls painted in OBD. Ceiling Painted in whitecoloured OBD.
- Brass Fittings:** Jaguar or equivalent
- Chinaware:** Hindware or equivalent
- Towel Rack
- Hair Dryer
- Hot/ Cold Water Supply from Solar Panel/ Electric Geyser



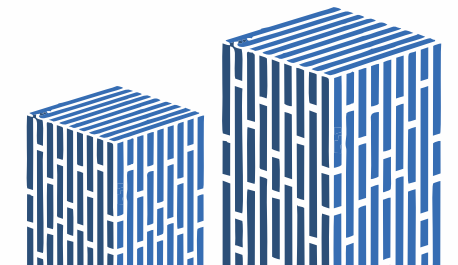
BALCONY

- Flooring:** Antiskid Tiles
- Paint:** Plaster with POP Punning painted in OBD



LIFTS

- Of reputed make with ARD and Power Backup facility.





Office & Commercial

Space

Your chance to invest in latest commercial spaces in the hottest growth corridor of Lucknow

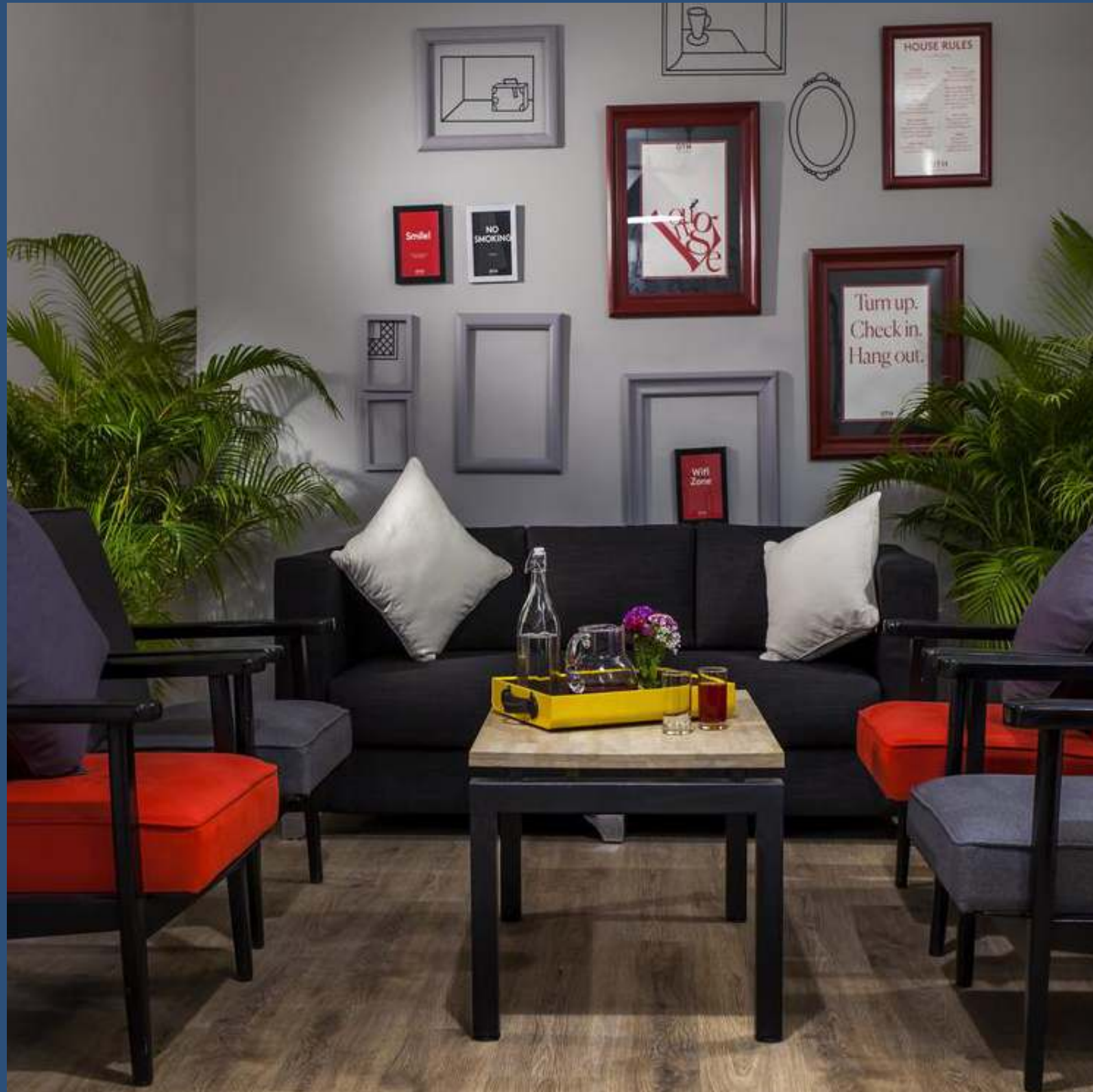
We introduce **Boutique Office Spaces** to consolidate and streamline your portfolio in strategic location that is talent hotspot with a focus on space that facilitates innovation, collaboration, and which is well served by transport, local amenities and technology infrastructure.

Significant Capital Appreciation expected.

Very close to premium residential communities making it a rare **walk-to-work option.**

Sizes Available

Office Units	1 st to 4 th floor	1600 Sq. Ft., 1580 Sq. Ft., 1450 Sq. Ft.
Shops/ Café	Ground Floor	700 Sq. Ft.
Restaurant/ Shops/ Café	5 th Floor	980 Sq. Ft., 840 Sq. Ft., 750 Sq. Ft.



Pre-leased Service Suites

Operated and Managed by OYO

Service Suites in NMBPL TOWER are pre-leased with OYO for management and operations.

OYO is one of the largest hospitality company in India and is coming up to take care your leasing needs in hassle-free smart way. The professionally managed hospitality company has grown up tremendously from one hotel in 2013 to 8500+ properties in 2018.



AC ROOMS



COMPLIMENTARY
BREAKFAST



FREE WIFI



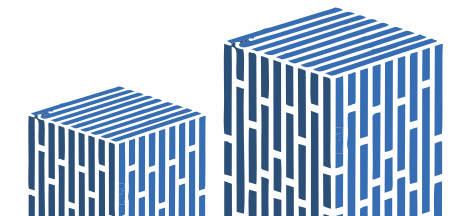
TV

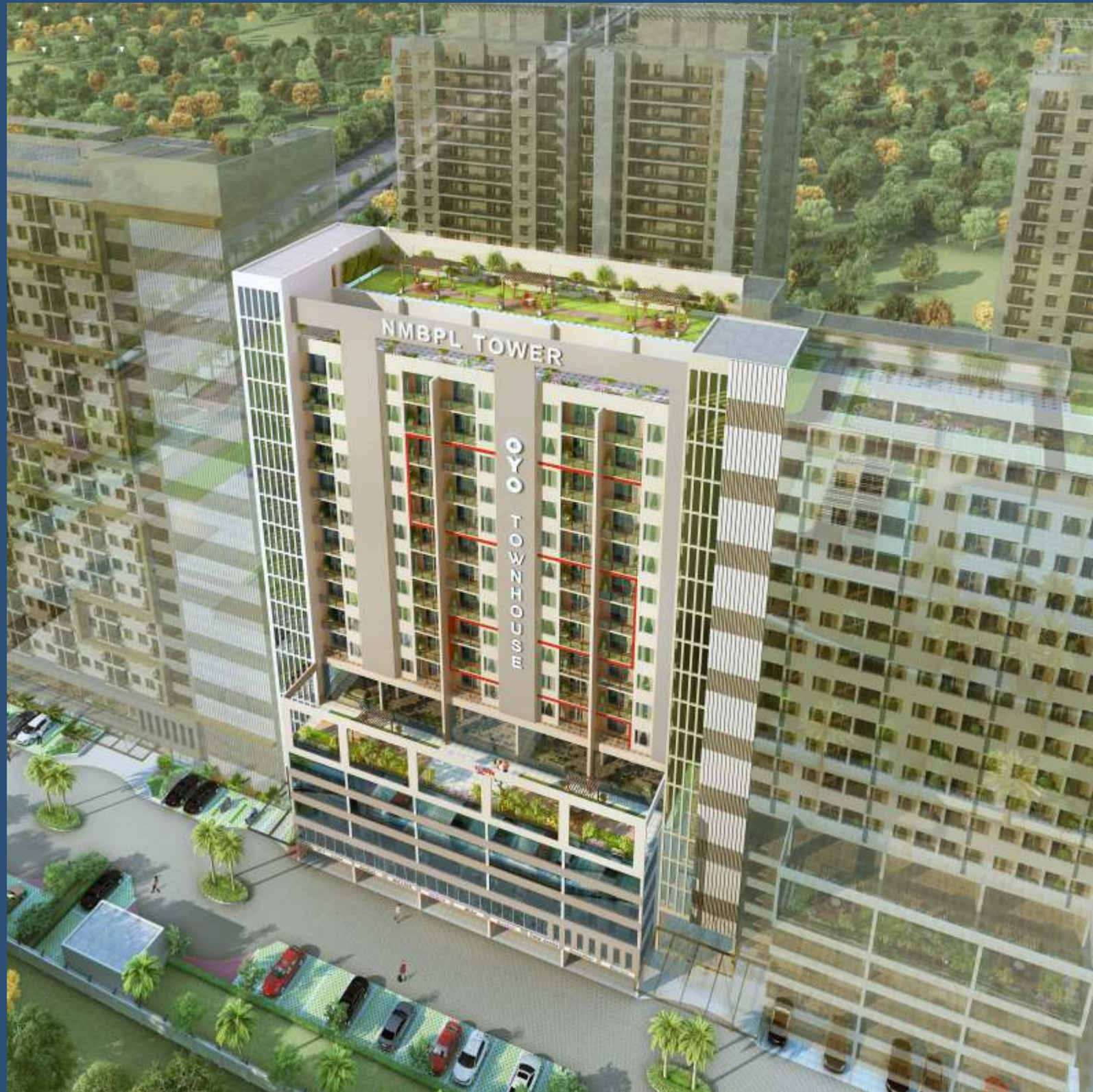


CLEAN LINEN



HYGIENIC
WASHROOMS





Project

Associates

HOTEL OPERATOR (SERVICE SUITS)

OYO

CUSTODIAN CUM ESCROW AGENT

AMICORP MANAGEMENT INDIA PRIVATE LIMITED

LEGAL CONSULTANT

JURIS CORP

KNOWLEDGE AND CONSULTING PARTNER

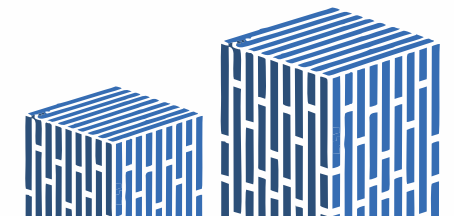
REPL

SALES CONSULTANT

IM+ CAPITALS LIMITED

BANKER

DCB BANK



Location

Advantages

Project is within a 5 Kms. radius of the top corporate tenants, educational institutes, residential hubs, shopping districts & super-specialty hospitals of Lucknow.

- Airport Drive 30 Mins
- Hazratganj Drive 30 Min
- Ekana Cricket Stadium
- IT SEZ
- Centralized UP Police Office
- UP Dial 100
- NIA Office
- Walmart Store
- Medanta Hospital
- Cancer Hospital

