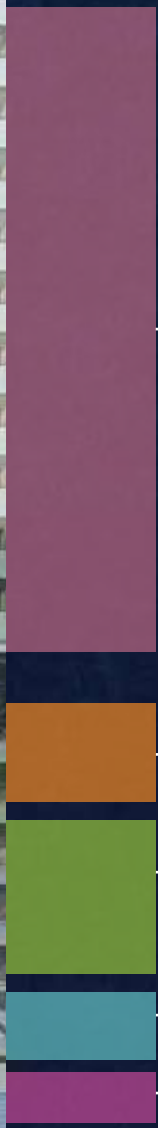




**G R O W Y O U R**  
**INVESTMENT**

**SERVICE SUITES | COMMERCIAL SPACE | OFFICE SPACE | RETAIL SPACE**



**SERVICE SUITES**

**RESTAURANT**

**OFFICE SPACE**

**RETAIL SPACE**

**SHOPS**



## 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 a distinctly SAFE and SECURE system.

Right from its emerging location, its thoughtful master planning, graceful landscaping, to the well-designed, distinct floors of Service Suites and Office/Commercial Space, you will find a perfect choice for investment to generate wonderful returns.

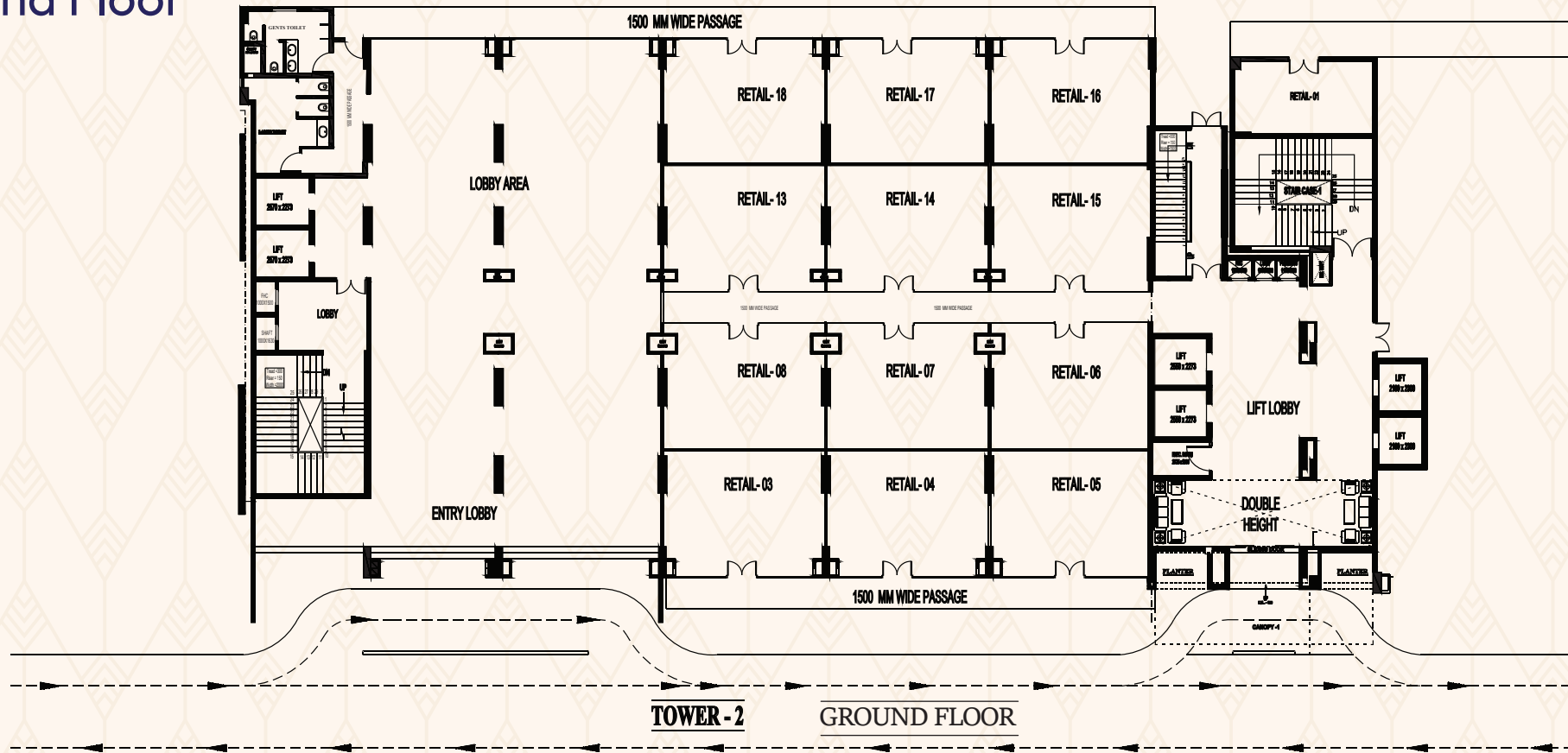
### Tower Structure

Ground + 16<sup>th</sup> Floor : Service Suites | Restaurant & Food Court  
Office Space | Retail Shops

6th to 16th Floor	Service Suites
5th Floor	Restaurant & Food Court
2nd to 4th Floor	Office Space Units
1st Floor	Retail Shop
Ground Floor	Lobby with cafe and shops
Double Basement	

# COMMERCIAL SHOPS

## Ground Floor

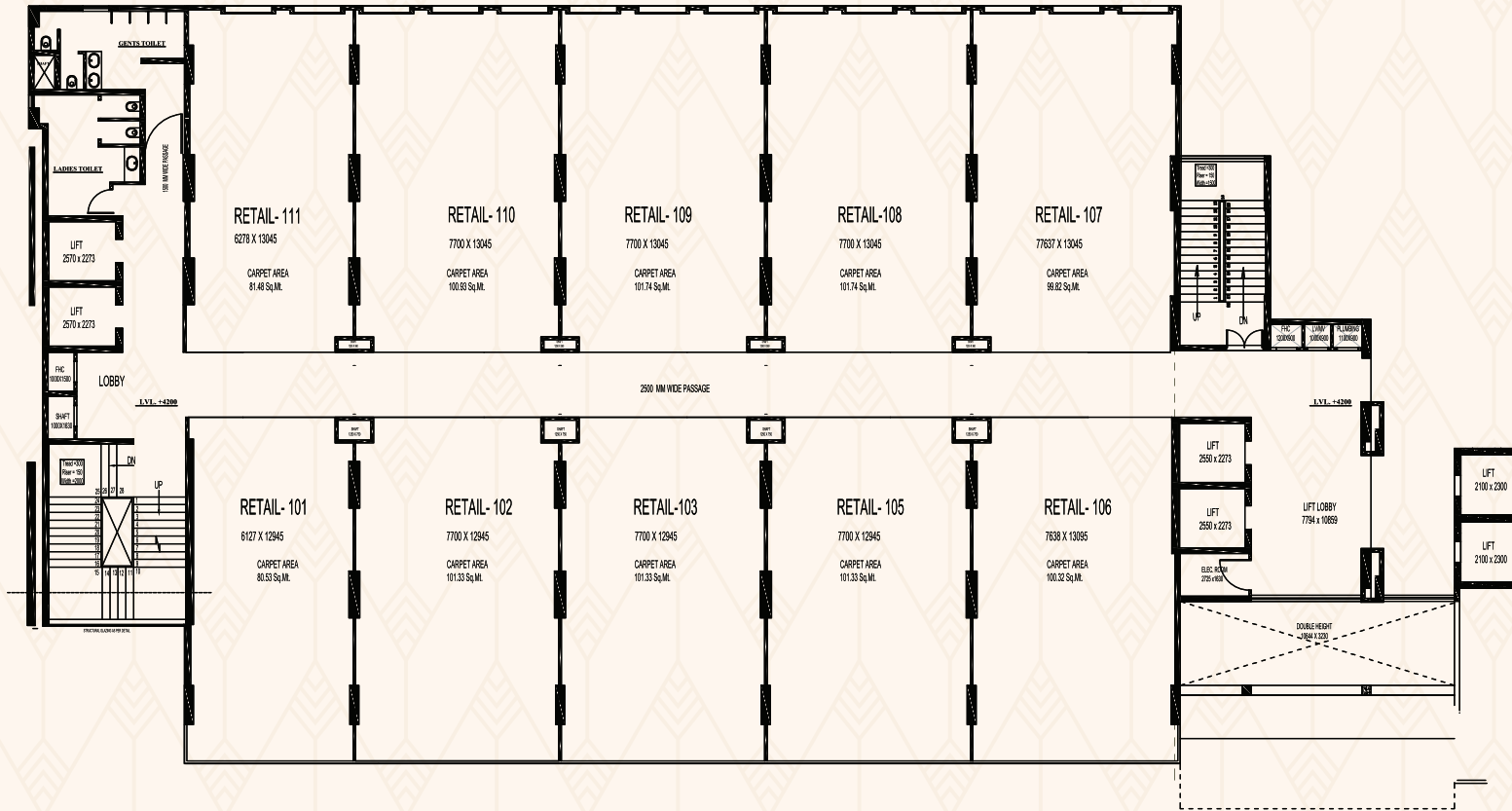


Commercial Shops	
Carpet Area (Sq.mtr)	Salable Area (Sq.Ft)
37.20	705
36.10	652
22.77	234
14.80	281
23.15	422
30.10	549
30.10	575
Kiosk	
10.03	192
6.95	137
6.31	121

Discover premium retail spaces and cozy cafe outlets designed to high footfall in a strategic location known as a talent hotspot. These spaces offer an inviting atmosphere for customers, blending innovation and collaboration with seamless connectivity. Surrounded by modern infrastructure, excellent transport links, and vibrant local amenities, the shops and cafe are ideal for businesses aiming to thrive in a dynamic, tech-enabled environment.

# RETAIL SHOPS

## First Floor



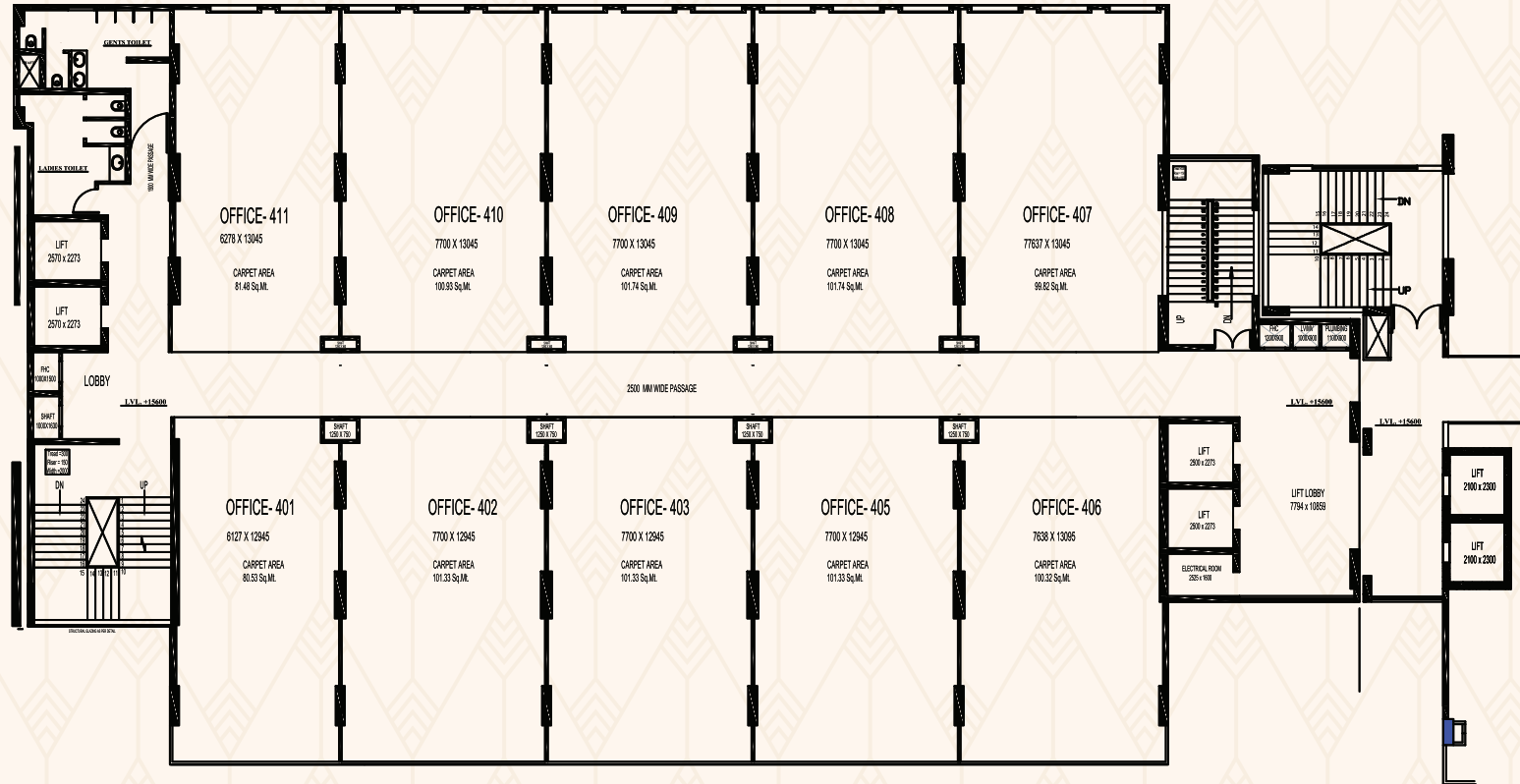
**TOWER - 2** 1<sup>st</sup> Floor PLAN

Retail Space	
Carpet Area (Sq.mtr)	Salable Area (Sq.Ft)
80.68	1,487
101.71	1,829
101.73	1,828
100.18	1,825
81.64	1,494

Retail space is a physical location where businesses sell goods and services to consumers. It can be located in a variety of settings, such as shopping malls, strip malls, or standalone buildings. Retail space is designed to meet the specific needs of the business and its customers, and plays an important role in the economy by providing jobs and generating tax revenue.

# OFFICE SPACE

## Second to Fourth Floor



**TOWER - 2** 2<sup>nd</sup> - 4<sup>th</sup> Floor PLAN

Office Space	
Carpet Area (Sq.mtr)	Salable Area (Sq.Ft)
80.68	1,487
101.71	1,829
101.73	1,828
100.18	1,825
81.64	1,494
97.68	1,775
98.88	1,790

Office space is a physical location where businesses conduct their operations. It can be located in a variety of settings, such as office buildings, co-working spaces, or even homes. Office space must be designed to meet the specific needs of the business and its employees, and can play an important role in productivity and morale.



## RESTAURANT / CAFE 5<sup>th</sup> Floor

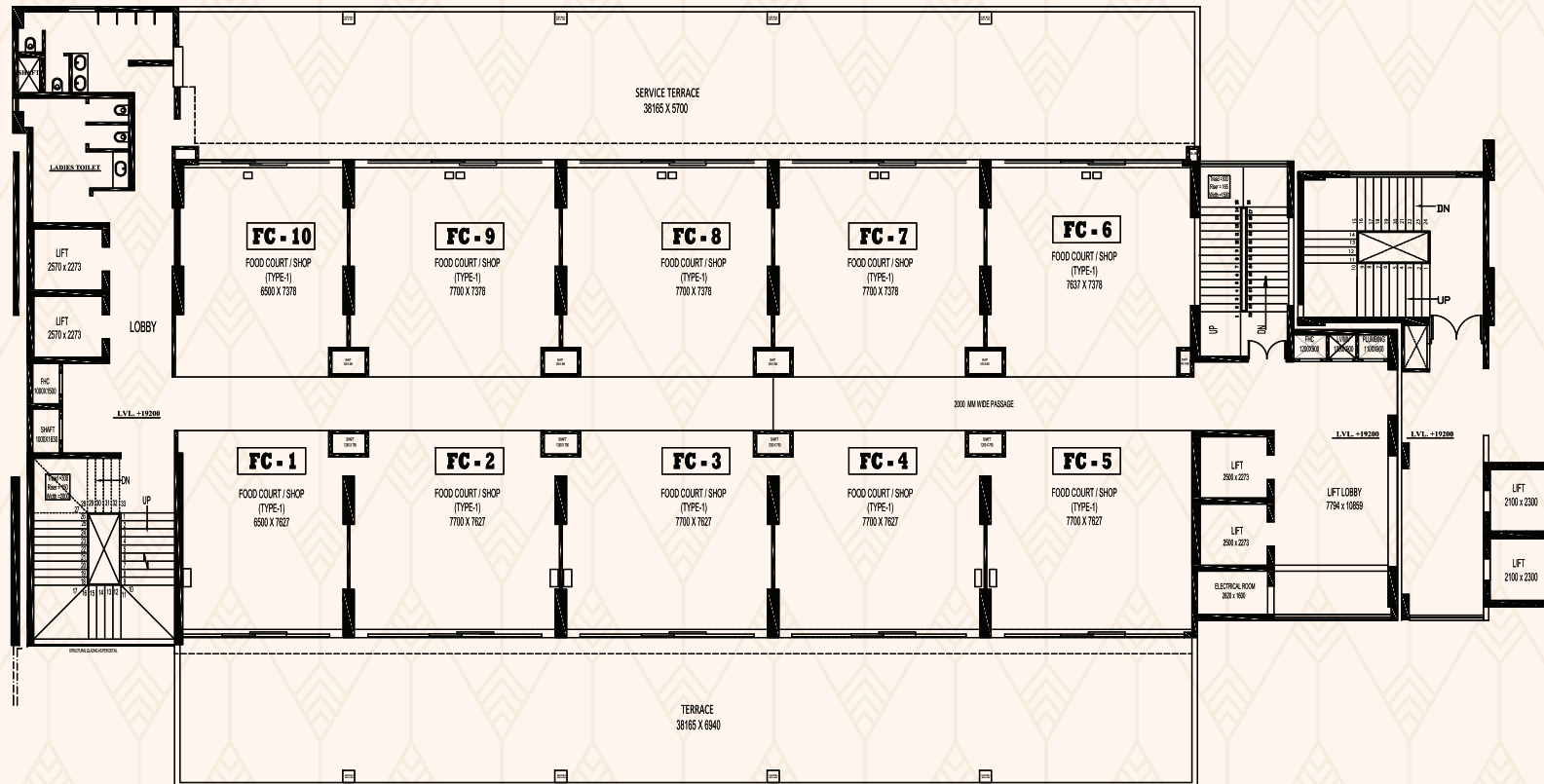
Spacious restaurant space with full kitchen and dining area, located in high-traffic area. Perfect for any type of restaurant business. Call now to schedule a viewing!

This content is short and to the point, and it highlights the key features of the restaurant space, such as its size, location, and amenities. It also includes a call to action, encouraging interested parties to contact the seller to learn more.



# RESTAURANT /FOOD COURT

## Fifth Floor

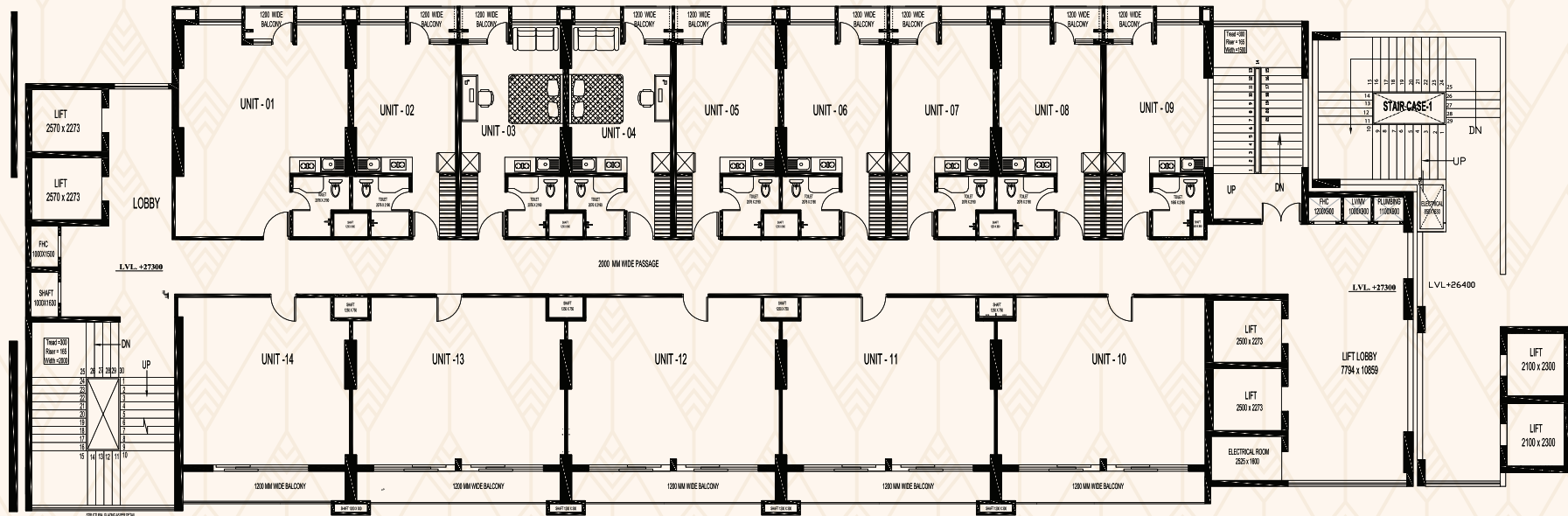


**TOWER - 2** 5<sup>th</sup> Floor PLAN

**Spacious restaurant space with full kitchen and dining area, located in high-traffic area. Perfect for any type of restaurant business. Call now to schedule a viewing!**

# PLAN

## Sixth To Sixteen Floor



**TOWER - 2**

**6<sup>th</sup> - 16<sup>th</sup> Floor PLAN**

**Luxurious service suites designed for modern businesses, combining elegant design with top-notch facilities, ideal for corporate offices, startups, and professional services.**

# SERVICE SUITES

## Unit Plan



**STUDIO APARTMENT**  
CARPET AREA : 44.95 SQ.FT.  
SUPER AREA : 857 SQ.FT

**STUDIO APARTMENT**  
CARPET AREA : 39.48 SQ.FT.  
SUPER AREA : 723 SQ.FT



# SERVICE SUITES

## Unit Plan



**STUDIO APARTMENT**  
CARPET AREA : 26.56 SQ.FT.  
SUPER AREA : 540 SQ.FT

**STUDIO APARTMENT**  
CARPET AREA : 24.06 SQ.FT.  
SUPER AREA : 447 SQ.FT



\*(Salable area may be valued + -)

# SERVICE SUITES

## Unit Plan

### STUDIO APARTMENT

CARPET AREA : 23.57 SQ.FT.

SUPER AREA : 440 SQ.FT



### STUDIO APARTMENT

CARPET AREA : 24.79 SQ.FT.

SUPER AREA : 461 SQ.FT



### STUDIO APARTMENT

CARPET AREA : 23.38 SQ.FT.

SUPER AREA : 437 SQ.FT

# LOCATION MAP

## DISTANCE CHART:

- FROM CCS AIRPOT : 15 MIN
- FROM GOMTI NAGAR : 5 MIN
- FROM FAIZABAD ROAD : 10 MIN
- FROM KANPUR ROAD : 13 MIN
- FROM HAZRATGANJ : 10 MIN
- FROM CHARBAGH : 20 MIN
- FROM SULTANPUR ROAD : 5 MIN
- FROM IT CITY : 02 MIN

## CENTER OF ATTRACTION: WITHIN 2KM

- HCL IT CITY
- LULU MALL
- PHEONIX PALLASIO MALL
- INTERNATIONAL CRICKET STADIUM
- SUSHANT GOLF CITY
- MEDANTA HOSPITAL
- AWADH SHILP GRAM



CONNECTIVITY TO ANY LOCATION AND THE INFRASTRUCTURE SUPPORTING IT IS VITAL IN THE GROWTH OF THE REGION. BESIDES THE DISTANCE FROM TRANSPORT NODES, TRAVEL TIME TOO PLAYS A KEY ROLE IN DRIVING PRESENT AND FUTURE POTENTIAL OF THE LOCATION. GOMTI NAGAR EXTENSION TICKS ALL THE BOXES TO EMERGE AS LUCKNOW'S MOST PREFERRED DESTINATION WHEN IT COMES TO EFFICIENT CONNECTIVITY.

MAP NOT TO SCALE



**CALL : 9999991448 | 8929000898 | [www.newmodern.in](http://www.newmodern.in)**

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Office Address: 819, Antriksh Bhawan, K. G. Marg New Delhi – 110001

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Disclaimer: The views shown in the brochure may vary in accordance with the final approved map and does not guarantee the same. All intending purchaser/s are bound to inspect all plans and approvals and visit project sites and apprise themselves of all plans and approvals and other relevant information and nothing in this brochure is intended to substitute to the intending purchaser the actual plans and approvals obtained from time to time. This brochure is merely conceptual and is not a legal document. It cannot be treated as a part of the Annexure of final agreement/S that may be executed from time to time. The Developer reserves the right to change, amend, modify the contents of the brochure and architectural specifications during development stages. Finishing material might vary in project due to availability of material during the period of construction but specifications would remain same. Allottee(s) has to accept such variation(S). The Developer/Management holds no responsibility for its accuracy and shall not be liable to any intending purchaser or any one for the changes/ alterations/ improvements so made.