



ABHYUDAYA

Closer to the Sky,
Closer to *Perfection*..


ABHYUDAYA



Celestial

For the Elite



Abhyudaya Housing and Constructions Private Limited was established in 1991 in Lucknow, carrying forward a legacy of excellence and progress in transforming India's infrastructure. Operating from key locations in Lucknow and Delhi, the company has secured exclusive contracts with prestigious government bodies, earning a reputation for reliability and quality.

Expanding its horizons, Abhyudaya Housing and Constructions is now venturing into real estate, leveraging its A-class contractor status and a seamless blend of experience and modern methodologies. This evolution enables Abhyudaya to shape visionary living spaces that redefine the real estate sector. Our commitment to excellence remains unwavering as we craft inspiring environments and contribute to community growth and well-being.

Rooted in Legacy, Driven by Vision

Our journey traces back to Gorakhpur, with the seed of entrepreneurship sown by our revered father, Sri Jagdish Prasad Agarwal (Late), who later moved to Lucknow and laid the foundation of our business legacy with the launch of Tyre House, a humble tire retail outlet. Inspired by his spirit of enterprise, the second generation – Late Shri Rajesh Agarwal, Shri Manoj Agarwal, Shri Anand Agarwal, Vinit, and Vishal Agarwal – began writing a new chapter in 1983 with the establishment of a video cassette library, Vishal Videos, named after the youngest sibling whose name they believed brought good fortune.

In 1984, Vishal Videos evolved into Vishal Videos & Appliances Pvt. Ltd. (VVAPL), upon securing distribution rights for Oscar Televisions. This transformation marked the beginning of our enduring journey in the electronics distribution industry.



Vishal Video & Appliances Pvt. Ltd.

Over the decades, VVAPL has grown into one of India's most trusted distribution houses for consumer durables and electronics. Our growth journey includes:

- **1994:** Expanded into distributing leading global brands including Philips, Whirlpool, Samsung, and Sony.
- **2006:** Entered the telecom sector with distribution of Nokia, later expanding to brands such as Sony Ericsson, Karbonn, Celkon, Micromax, LG, and GIONEE.

VALUEPLUS
— रिश्ता विश्वास का —

In 2007, our vision extended to direct retail with the launch of Value Plus Stores, an electronics retail chain aimed at delivering an unmatched shopping experience. Starting with 10 stores in Lucknow, we now operate:

- 125+ stores across Uttar Pradesh, Uttarakhand, West Bengal, and Sikkim
- Presence in 50+ Tier 2 and Tier 3 cities
- A portfolio of 5000+ products from top national and international brands

aisen

In 2014, we took a bold leap into manufacturing with our homegrown brand AISEN – a mark of innovation and excellence in Indian electronics.

- Established in 2015, with manufacturing units in Noida and Bhiwandi (Mumbai)
- Offers a wide range: LED TVs, speaker systems, air coolers, washing machines, refrigerators, and more
- Backed by a dedicated workforce of 1000+ professionals
- Available across 3000+ retail stores in 500+ cities

ABHYUDAYA

In 1995, driven by a passion for infrastructure, Late Shri Rajesh Agarwal founded Abhyudaya Housing & Constructions Pvt. Ltd., marking our entry into the infrastructure and road construction sector.

- PWD, CPWD, and NHAI
- Notable projects include:
 - NH-31A Double Lane Stretch in West Bengal
 - BOT project in Bhopal
 - ITBP Road from Giagang to Kerang (Sikkim)
 - Toll collection at NH-24 Dasna Toll Plaza
 - Toll collection at Aihar Toll Plaza
 - Warehousing at Delhi - Meerut Expressway, Unnao

Our group also extends its expertise into industrial estate infrastructure. Bawana Infra Development Pvt. Ltd. manages the development, upgradation, and maintenance of the Bawana Industrial Estate in New Delhi, covering 778.17 hectares (1922 acres).

- Roads & drainage
- Street lighting & sewerage
- Effluent treatment & solid waste management
- Green areas and parking facilities

With a vision for sustainable industrial ecosystems, Bawana Infra is a model for modern infrastructure management.

Lead with vision,
work with passion..



A Life of Luxury and Serenity

Experience a lifestyle that offers the best of both worlds: urban convenience with peaceful surroundings. Each home is designed to ensure comfort, luxury, and a strong connection to the nature.



Your Private Sanctuary in the City

Designed with modern architecture and expansive open spaces, Celestial offers you a sanctuary amidst the city's hustle and bustle, ensuring that you never feel far from the nature.



Disclaimer: 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.



Architectural Excellence Redefined

RISE ABOVE THE ORDINARY

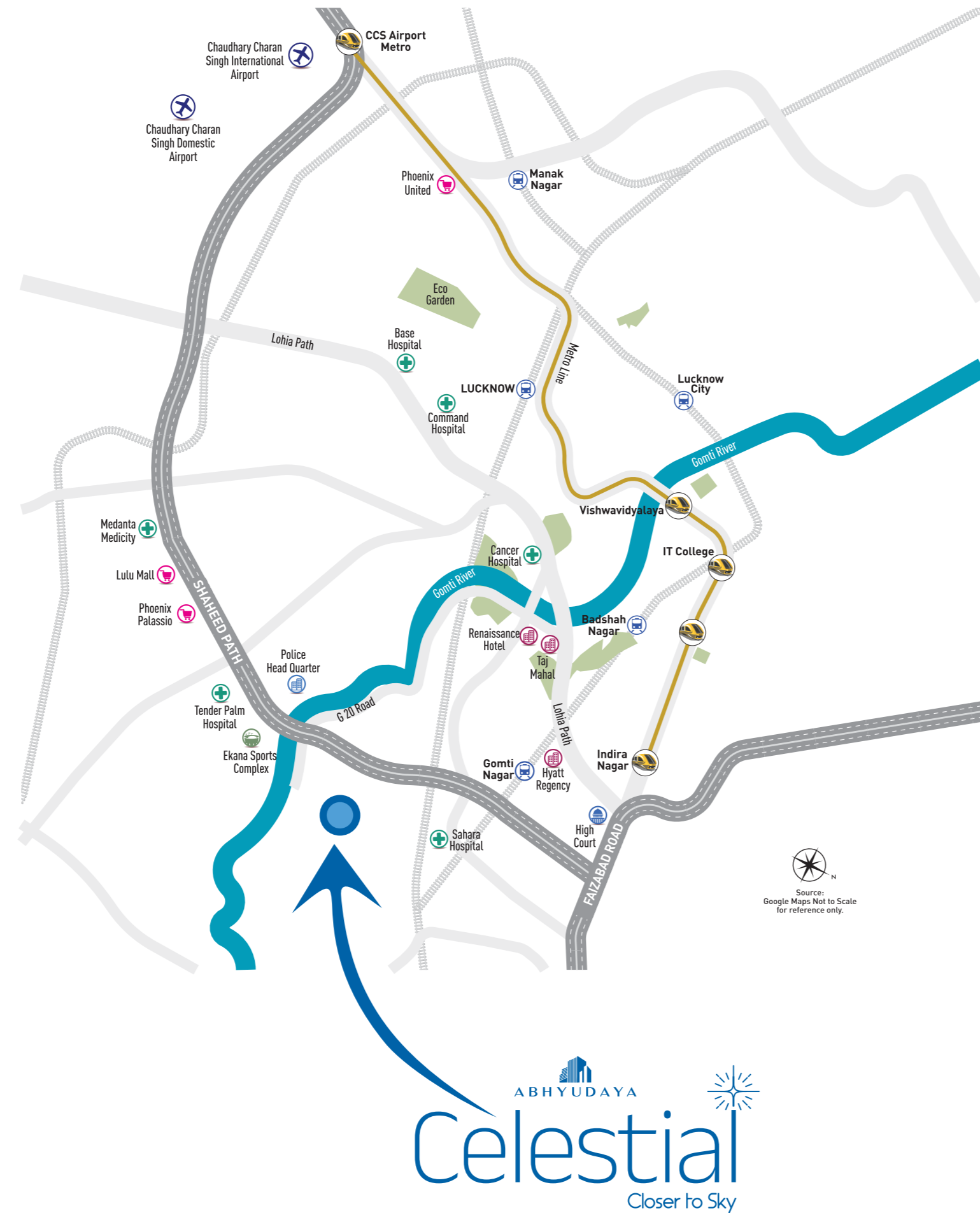
The majestic group housing block at Celestial offers not only a visually stunning design but also maximizes space and light for each apartment. The meticulously planned tower provides panoramic views of the surroundings, combining elegance with functionality.



Prime Location Unbeatable Connectivity

Strategically located in the prestigious Shalimar OneWorld Township, Abhyudaya Celestial places you in close proximity to major landmarks, commercial hubs, and leisure spots in Lucknow.

Location
QR Code:



Your World Within Reach

Retail & Entertainment

- Phoenix Palassio - 1.8 km
- Ekana Mall - 2.5 km
- Lulu Mall - 5.9 km

Healthcare

- Sahara/Max Hospital - 8.7 km
- Medanta Hospital - 6.7 km
- Healthcity Vistar - 3.3 km

Sports & Recreation

- Ekana International Cricket Stadium - 2.6 km
- Ekana Sports Academy - 2.5 km

Luxury Hospitality

- Fairfield by Marriott - 8.6 km
- Hyatt Regency - 9.9 km
- Taj Hotel - 11.6 km
- Renaissance Lucknow Hotel - 11.5 km
- Airport - 18.7 km
- Hilton Garden Inn- 7.4 Km

Education & Future

- City Montessori School - 1.2 km
(Shalimar oneworld campus)
- Jaipuria School- 4.9 km
- Amity international School- 9.4 km
- Millenium school- 12 Km





-Artistic Impression



Club One

A HUB FOR LEISURE & WELLNESS

Exclusively designed for residents, Club One at One World Township offers a variety of leisure and fitness activities. Whether it's unwinding by the pool, working out at the gym, or hosting gatherings in the multipurpose hall, Club One caters to every aspect of your lifestyle.

- ✦ SWIMMING POOL AND KIDS' POOL
- ✦ FULLY EQUIPPED FITNESS CENTRE
- ✦ INDOOR GAMES & CHILDREN'S PLAY AREA
- ✦ MULTIPURPOSE BANQUET HALL FOR EVENTS

AT CLUB ONE, YOU'LL FIND SPACES THAT BRING TOGETHER LUXURY AND COMMUNITY FOR A WELL-BALANCED LIFESTYLE.



-Artistic Impression



Lush Greenery at Your Doorstep

Step into a world where natural beauty meets contemporary design. The landscape at Abhyudaya Celestial offers carefully curated gardens and serene walking paths that invite you to reconnect with nature, right outside your doorstep.

From sunrise to sunset, enjoy stunning landscaped views that create a peaceful and relaxed atmosphere for residents of all ages.



At Celestial, we are driven by a vision to create living spaces that inspire and uplift. This project is a testament to our commitment to redefining urban living by integrating innovative designs with a deep respect for the environment. Every corner of Celestial is crafted with care, reflecting our dedication to quality and our belief in sustainable growth.

-Artistic Impression



-Artistic Impression



A Grand First Impression

Walk into a grand reception area that exudes elegance and warmth. The double-height lobby is designed to provide a welcoming space that reflects the luxury and attention to detail found throughout the entire project. At Abhyudaya Celestial, even the entrance is a statement of the luxury that awaits.



Ground Floor DESIGNED FOR EASE & COMFORT

The ground floor at Celestial has been thoughtfully designed to welcome you with a grand double-height lobby and a beautifully landscaped entryway. Ample parking facilities and easy access to all amenities make living here a seamless experience.



RECEPTION

-Artistic Impression
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LUXURY BANQUET



Host with Ease Welcome with Pride

For residents looking to host events or welcome guests, Abhyudaya Celestial offers a fully equipped banquet hall and comfortable guest house facilities. These exclusive spaces ensure your guests experience the same luxury and comfort as you.





-Artistic Impression

SALON



Grooming and Wellness at Your Convenience

The on-site salon at Celestial offers a range of grooming and wellness services just steps from your home. Whether it's a quick touch-up or a relaxing spa day, this thoughtfully designed facility ensures you can look and feel your best without the hassle of travel.



A Caring Space for Your Little Ones

Celestial's dedicated day care center on the ground floor provides a safe and nurturing environment for young children. Designed with care and equipped with modern amenities, it ensures your little ones are well looked after while you manage your day. Convenience and peace of mind come together, making parenting easier and stress-free.



-Artistic Impression

DAY CARE FOR CHILDREN

FOR INTERNAL PRESENTATION PURPOSE ONLY



Fitness and Relaxation at Your Fingertips

Stay fit and refreshed with Celestial's state-of-the-art gym and luxurious swimming pool. Whether it's a morning workout or a lazy afternoon by the pool, these amenities are designed to enhance your well-being. Elevate your lifestyle with fitness and leisure facilities that cater to your every need.

An Elevated Space for Relaxation & Recreation

A LUXURIOUS HAVEN ON THE 30TH FLOOR

The terrace at Celestial offers open spaces designed for relaxation, with panoramic views of the city skyline. Whether it's morning yoga or an evening under the stars, this space is created to offer tranquility in the midst of urban living.

Relax, unwind, or entertain — the terrace provides a perfect escape within your own home.





An Oasis in the Sky

Discover ultimate relaxation at Celestial's stunning terrace swimming pool on 30th floor . Whether you're taking a refreshing dip under the sun or enjoying a tranquil evening by the water, this elevated retreat offers a serene escape with breathtaking views. Experience leisure at its finest, right above the city.



SWIMMING POOL ON 30TH FLOOR



Stay Fit with a Skyline View

Celestial's state-of-the-art gym, located on the terrace, offers a unique workout experience with panoramic views. Equipped with the latest fitness technology and designed for all levels, this space is perfect for energizing your mornings or unwinding after a long day. Achieve your fitness goals in an environment that inspires and motivates.



-Artistic Impression

WELL EQUIPPED GYMNASIUM

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Nature's Embrace, Every Day

Abhyudaya Celestial is surrounded by lush greenery, featuring serene walking paths, a vibrant flower orchard, and a peaceful gazebo. These thoughtfully designed landscapes offer a perfect balance of natural beauty and modern living. Whether for a morning stroll or an evening of relaxation, these green spaces provide a tranquil retreat for all residents.



-Artistic Impression

GARDEN AREA



Nature's Symphony, Every Moment

At Abhyudaya Celestial, life blossoms amidst pristine natural surroundings. Immerse yourself in expansive green lawns, a charming butterfly garden, and a serene lily pond. Designed with meticulous care, these landscapes seamlessly blend the essence of nature with contemporary comfort. Whether savoring a tranquil sunrise or unwinding under the stars, these outdoor havens invite residents to reconnect with nature and find peace in every moment.



-Artistic Impression

WATER BODY



Charging Ahead with Sustainability

Sustainability takes center stage at Celestial with dedicated EV charging solutions for residents. Each flat owner enjoys the convenience of a separate EV charging point in the parking area, ensuring effortless access to eco-friendly mobility. Additionally, a thoughtfully integrated EV charging station in the landscape area allows you to recharge while embracing the lush surroundings of your community. This seamless blend of convenience and sustainability reflects a strong commitment to a greener future.



-Artistic Impression

EV CHARGING STATION



Efficient Design Maximum Comfort

DESIGNED FOR EASE & COMFORT

The master layout of Abhyudaya Celestial includes 3 passenger lifts, 1 large service lift and well-planned common areas for smooth mobility throughout the building. Fire exits and safety measures are integrated to ensure complete peace of mind for residents.



Where Comfort Meets Sophistication

Every element here is thoughtfully designed to enhance ease and modern living. From spacious corridors and optimized ventilation to dedicated parking and integrated safety features, every detail ensures convenience and functionality for today's lifestyle.



-Artistic Impression



Elegant Living for
the Modern Family

DESIGNED FOR EFFORTLESS LIVING

RERA Carpet Area: 132.71 Sq.mt. (1428.47 Sq.ft.)
Balcony Area : 23.10 Sq.mt. (248.65 Sq.ft.)

3 BHK + Servant Unit Plan



Spacious Homes with
Thoughtful Designs

DESIGNED FOR EASE & COMFORT

RERA Carpet Area: 102.89 Sq.Mt. (1107.49 Sq.Ft.)
Balcony Area : 19.87 Sq.Mt. (213.88 Sq.Ft.)

3 BHK Unit Plan



Built for Comfort and Durability

Abhyudaya Celestial is constructed using the highest standards of materials and design, ensuring long-lasting quality and safety. Key specifications include:



Mivan Construction is known for its innovative construction techniques, particularly in the use of aluminum formwork systems. This method allows for faster construction times and improved quality in concrete structures. Mivan has been involved in various large-scale projects, including residential, commercial, and infrastructure developments, often emphasizing sustainability and efficiency.

Structure

Structure designed with seismic considerations adhering to the guidelines stipulated by the BIS codes, ensuring safety features with cutting edge hybrid mivan technology.

External Finish

Textured / surface finish/weather proof paint, with Weather-resistant paint of a renowned brand.

Foundation

RCC raft foundation and columns

All Bed Rooms

Flooring/ Skirting

Vitrified tiles of minimum 600 x 600 mm size in all bed rooms

Wall Finishes/ Ceiling

Acrylic emulsion on POP punning, and Oil bound distemper in ceiling.

Living / Dining Room/ Foyer

Flooring / Skirting

Superior quality vitrified tiles of minimum 800 x 800mm size

Wall Finishes/ Ceiling

Acrylic emulsion on POP punning, and Oil bound distemper in ceiling.

Toilet

Flooring / Skirting

Anti skid vitrified tiles of reputed make

Wall Finishes

Vitrified wall tiles up to DADO level approx 2400mm

Ceiling finishes

Oil Bound Distemper with false ceiling

Counter

Glazed granite platform

Fixtures / Accessories

Premium brand CP fittings Roca/Jaguar/Grohe/kohler or equivalent brand and Rain Shower in Master Bed Room Toilet.

Sanitary ware / CP Fittings

Premium brand CP fittings Roca/Jaguar/Grohe/kohler or equivalent brand

Partition Glass Partition

Servant ROOM/ TOILET

Flooring / Skirting

Tiles of standard make

Wall and Ceiling

Oil Bound Distemper

Toilet/ Sanitary

Tiles on walls up to DADO level CP fittings and chinaware fittings

KITCHEN

Flooring / Skirting

Vitrified tiles

Wall Finishes

Acrylic emulsion paint on walls

Ceiling

Oil Bound Distemper

Fittings / Fixtures

S S sink with sink mixture

CP FITTING & ACCESSORIES

Provision for Geyser and Taps with PVC Piping.

Lift Lobby Typical Floors

Flooring

Tile/Granite / Marble

Wall Finishes

Tile/Granite / Marble on lift wall and acrylic emulsion paint in balance area

Ceiling

Acrylic emulsion paint

Ground Floor Entrance Lobby

Flooring / Skirting

Tiles / Granite / Marbles

Wall Finishes

Acrylic emulsion paint

Ceiling: Gypsum false ceiling with acrylic paint.

Balcony:

Flooring

Anti skid tiles

Wall Finishes

Exterior grade paint on plaster

Ceiling

Exterior grade paint on plaster

Hand rail & Railing

Combination of wall and MS Handrail as per functional & elevational requirements.

Staircase Main

Flooring

Indian stone / Granite

Wall finishes / Ceiling

Oil Bound Distemper on plaster

Railing

Painted MS Railing

Staircase Fire

Flooring/ Skirting

Indian stone / Granite

Wall finishes

Oil Bound Distemper on plaster

Railing

Painted MS Railing

LIFT

3 Passenger lift with a sleek central opening with one service lift

DOORS

Main Entrance Door

Pre - Engineered door and frame, boasting an impressive height of 9 ft.

Internal

Pre engineered main entrance door and frame, boasting an impressive height of 9ft.

Hardwares

Digital Lock on Main door & locks. Handles and knobs (Mortise & Cylindrical lock) from reputed makes and brands on all other doors and High quality steel / Brass Hardwares.

Windows and External Glazing

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

Electrical and Plumbing Installation

Electrical fixtures and fittings

ISI mark switches / sockets, distribution boxes and circuit breakers from standards makes and brands.

Wiring

ISI mark concealed conduits with copper wire

Plumbing

ISI mark CPVC/UPVC water supply pipes with standard valves and accessories.

Security system for project (Security BMS)

Video Door phone & CCTV electronic surveillance would be provided for security and internal communication system with main gate authorization.

Parking Management

Intelligently designed car park, signage boards and equipments in strategic locations.

EV Charging

Provision of EV charging

HVAC

Provision for Air Conditioning

Fire Fighting

All fire provisions as fire safety norms

DISCLAIMER: *The above specifications are only indicative & some of these may be changed in consultation with the Architect or equivalent may be provided at the sole discretion of the Company.*



Visionaries Behind Celestial

Celestial is more than a project—it's a masterpiece shaped by a team of seasoned architects, innovative designers, and dedicated planners, each bringing their expertise and passion to craft a space that blends luxury, comfort, and functionality. Their unwavering commitment to excellence ensures that Celestial stands as a beacon of thoughtful design and exceptional quality for generations to come.

Architect
Hafeez
Contractor

Interior By:
ARCHITECTURE

Landscape By:

 **jasleen
waraich**
LANDSCAPE ARCHITECTURE





ABHYUDAYA

Reach out to us to elevate your lifestyle.

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Office Address: 1/6 Gokhle Marg, Lucknow, Uttar Pradesh

Email: sales@abhyudayainfra.com **Website:** www.abhyudayainfra.com

Contact No: **91199 50278**

RERA NO.

BANK DETAILS.

RERA
QR Code:



RERA Notification: 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. The relationship between the Developer and the actual customers will be governed strictly by the agreements to be executed from time to time and not on the terms of this Brochure. All designs are indicative only. The promoter shall clearly state in all the brochures, advertisements, promotions, application for allotment, allotment letter, agreement for sale and proforma conveyance deed relating to this project that the project land includes an area of 420 sq.mt. (Khasra No. 165 & 170) allotted to the promoter on a lease of 30 years vide lease deed dated 24-06-2015 by the state government through Lucknow Development Authority which can be renewed for further 60 years but not more than 30 years at one time. Thus the aggregate duration of this lease can be 90 years. No construction under this project is being constructed on the lease hold land. Entire lease hold land is under "open areas" of this project. The promoter undertakes to get the lease of the land renewed as per the terms of the lease deed before the expiry of the duration of the lease. 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. Allotment(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 anyone for the changes/ alterations/improvements so made. This contains artistic impressions and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. The landscape, water bodies, details of lobbies, features & facilities of the common club/community centre/any other area, furniture, accessories, paintings, items, electronic goods, fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes etc. shown in the pictures are only indicative in nature and for illustrative purpose only and does not form apart of the standard specification. Recipients are advised to apprise themselves of the necessary and relevant information of the project/offer prior to making any purchase decisions. The sale is subject to terms of application form and agreement for sale. All specifications of the unit shall be as per the final agreement between the parties. Photographs/views are representative image only.

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