



WHY ZEME JARDIN?

Snapshot of Lucknow City

Lucknow is the capital city of the state of Uttar Pradesh and is the administrative headquarters of Lucknow District and Lucknow Division. Lucknow has always been known as a multicultural city and flourished as a cultural and artistic capital of North India in the 18th and 19th centuries.

The economy is rapidly growing with increased contributions from professionals in the fields of IT, Manufacturing & Processing and Medical/Bio-Technology. Business-promoting institutions viz. CII and EDII have a presence in the city.

In October 2010, Rediff Business ranked Lucknow 6th among all the cities in India for fastest job -creation and the city has since steadily grown into a competitive IT centre.

Zeme Jardin Progress Update

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Home
is the most popular,
and will be
the most enduring
of all earthly
establishments
”

- Final Approval for development from LIDA received on 04.04.13.
- Only approved project in the region.
- Road widening work has been recently completed in front of Zeme Jardin to 25 feet wide.
- Site office is ready and infrastructure work has begun.
- Internal roads, parks and plot blocks have been carved out.

Salient Advantages Of Zeme Jardin Over Similar Other Projects

- Land already belongs to Zeme Jardin and we are in possession of the entire property.
- Clear title available for the entire property.
- Road frontage of 0.5 kms – unique advantage for accessibility and security.
- CRPF camp less than 300 mts from Zeme Jardin providing security to the region.
- Property not in air-funnel so despite proximity to airport, no noise pollution.
- Road abutting Jardin to be further widened to 45 mts as per the Masterplan 2021.

Capital Appreciation

Collector's Circle Rate for Residential property in September 2004 = Rs. 1,100 / sq.mts.

Collector's Circle Rate for Residential property in September 2012 = Rs. 3,740 / sq.mts.

Collector's Circle Rate for Residential property in September 2013 = Rs. 5,400 / sq.mts.

There has been an official appreciation of 390% in the value of the Collector's Circle Rate for residential properties around Zeme Jardin over the last 9 years. This is an average return of 43.5% per annum.

In the last year alone, from September 2012 to September 2013, the value of the Collector's Circle Rate for residential properties around Zeme Jardin has appreciated by 44%.

This growth is expected to continue over the next 5 years owed to:

- Rapid growth in the services sector.
- Influx of professionals with disposable income from neighbouring districts.
- Immense shortage of quality, affordable housing in the city.



Home Loan Available :  **State Bank of India**





A home is not just an essential dream but probably the greatest motivational need for the ones we love. Zeme recognises that need and brings Jardin – A garden of tranquility.

Zeme Jardin is an integrated mini-township sprawling over 17 acres of lush verdance. An enclave of spacious serenity, the township encompasses options of developed plots, row-houses and apartment living.

The township provides for :

Landscaped green spaces

Club House
Banquet Hall

Children's Park

Swimming Pool
Gymnasium
Tennis Court
Walking/Jogging Track

Meditation Space

Water
Electricity
Sewerage
Drainage

Rain Water Harvesting



PROPOSED MASTERPLAN

- | | |
|----------------------|----------------------------------|
| 1. MAIN ENTRANCE | 7. ROW-HOUSES / PLOTS |
| 2. PROPOSED HOSPITAL | 8. CLUBHOUSE |
| 3. JOGGING TRACK | 9. AMPHI - THEATRE |
| 4. TENNIS COURT | 10. PROPOSED APARTMENT BUILDINGS |
| 5. SWIMMING POOL | 11. SHOPS / BANQUET / RESTAURANT |
| 6. GREEN BELT | |



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