









# Greenwood Farms

Escape to the mesmerizing beauty and peacefulness of nature while enjoying a life of luxury in these 5-star farmhouses. Spanning 95 acres, this project offers luxurious farmhouses in different sizes. These stunning homes are perfect for those who desire a magnificent retreat near the vibrant city of Lucknow, known for its rich heritage and culture.



## *conveniently Located*

Located conveniently near NH - 27, Greenwood Farms is the closest farmhouse project to Lucknow City, only a 20-minute drive away. In close proximity to the City of Nawabs, Greenwood Farms are inspired by the majestic Rumi Darwaza, an iconic symbol of Lucknow. Boasting intrinsic beauty, and stunning architecture, living in Greenwood Farms is a treat for those who value luxury and serenity. The property's location allows you to experience the mystical aura and spiritual significance of Ayodhya, located in close proximity.











*blissfully Pure*

Savour the golden sunlight, the Earth's most coveted gem. Awaken to a resplendent morning, and soak in unadulterated sunshine. Immerse yourself in an abundance of vitality, purity, and sheer delight!









*Gracefully Serene*

Step into the beauty of a picturesque, artfully crafted artificial pond that reflects nature's splendour. Take a leisurely stroll with your partner or simply sit and enjoy the majestic view, the elegance will have a soothing effect on your mind and body.









## *Truly Evergreen*

Step into a world where nature thrives in all its vibrant glory and manicured gardens, lush lawns, and towering trees create a haven of serenity. Indulge in a lifestyle where nature takes centre stage, inviting you to unwind, recharge, and embrace the evergreen beauty that surrounds you.









*Unnately Brilliant*

Enjoy the mesmerizing allure of the celestial canvas above, as the night sky unveils its enchanting tapestry of twinkling stars. Embrace the serenity and wonder of the nocturnal heavens, casting a magical ambience over our prestigious real estate project.









*ncredibly Artistic*

Experience the artistry of masterful woodwork, where each detail exudes elegance. Boasting of exquisite amenities, tastefully designed interiors and dynamic floor plans allow you to stay in a realm of refined craftsmanship and unparalleled comfort.









*Elegantly Stylish*

Experience the artistry of masterful woodwork, where each detail exudes elegance. Boasting of exquisite amenities, tastefully designed interiors and dynamic floor plans allow you to stay in a realm of refined craftsmanship and unparalleled comfort.







# Perfectly Convenient



Star Club



Open Wide Cafe



Fishing Zone



Horse Riding



Tennis



Yoga Center



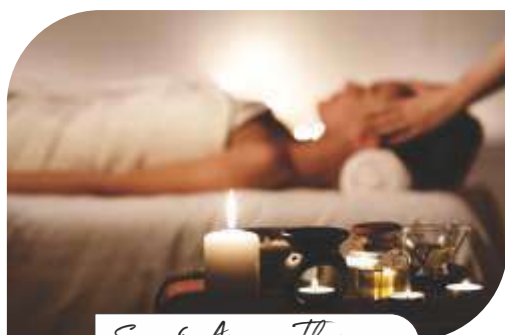
Swimming Pool



Open Garden



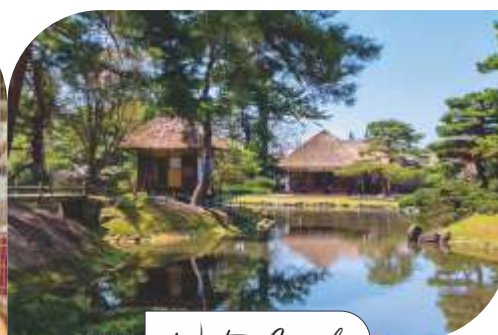
Golf Course



Spa & Aroma Therapy



Kids Zone



Water Canal



# Nearby Attractions

## Chhota Imambara

Distance From Greenwood Farms  
32.1 Km

Built in 1838 by Muhammad Ali Shah, the third Nawab of Awadh, it is also called Imambara Hussainabad Mubarak. The interiors of the structure are beautifully ornamented with chandeliers and crystal lamps brought from Belgium which earned it the moniker 'the Palace of Lights'.



## Rumi Darwaza

Distance From Greenwood Farms  
31.3 Km

An imposing gateway located between Bara Imambara and Chhota Imambara, this was built in 1784 by Nawab Asaf-ud-Daula. It is about 60 feet tall.



## Barabanki

## Bara Imambara

Distance From Greenwood Farms  
31.3 Km

It is a historical monument that dates back to 1784. Built by Asaf-ud-Daula, one of the renowned Nawabs of Awadh, the complex comprises a large mosque (Asfi Mosque), a labyrinth (the Bhul Bhulaiya), and a stepwell with running water (Shahi Baoli).



## Parijaat tree

Distance From Greenwood Farms  
37.6 Km

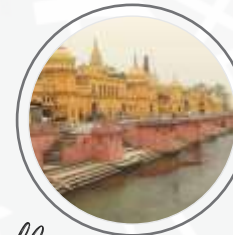
Worshipped as a deity and believed to have roots in the Mahabharata, Barabanki's revered Parijaat tree has existed for hundreds of years, attracting devotees from all over, in Kintoor village of the district.



## Mahadeva Temple

Distance From Barabanki  
38.0 Km

Situated at village Mahadeva in tehsil Ram Nagar of district Barabanki on the banks of Ghaghra, it is said to be one of the oldest Shiva temples bearing the rarest of Shivlings in its premises. This temple has been referred to several times in the original texts of the Mahabharata.



## Ayodhya

Distance From Barabanki  
108.0 Km

An ancient city of India, Ayodhya is the birthplace of Lord Rama and setting of the great epic Ramayana.

## Lucknow

## Lucknow Airport

Distance From Barabanki  
42.9 Km

One of the busiest airports in the country, Chaudhary Charan Singh International Airport is 12 Km from the Lucknow City Center.



## Sh. Atal Bihari Vajpayee Etana Cricket Stadium

Distance From Barabanki - 26.8 Km

Bharat Ratna Atal Bihari Vajpayee International Cricket Stadium has a seating capacity of around 50,000. The state-of-the-art stadium aims to take sports standards of Uttar Pradesh to the next level.





 Heritage  
Green



# World Class Features



Access Control  
Lock at  
Entrance Door



Provision for  
Solar Water  
Heating System



Centrally Maintained  
Water Body



Perfectly  
Maintained AQI



RO Water with  
Added Minerals



24x7 Security  
Surveillance



CCTV  
Security





# Possess your Dream Farmhouse with Ease

## Payment Plans

### DOWN PAYMENT PLAN

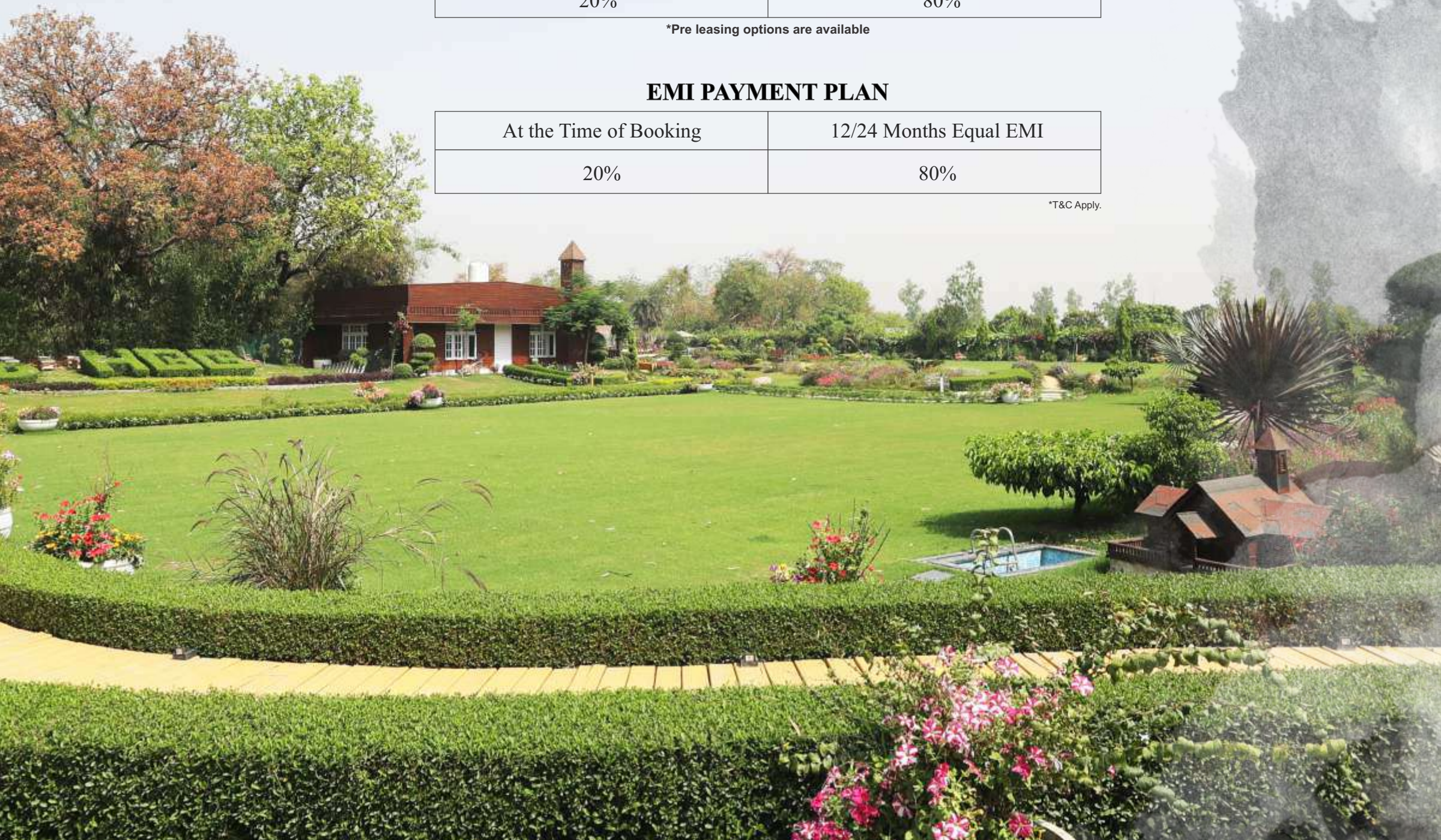
At the Time of Booking	Within 90 Days
20%	80%

\*Pre leasing options are available

### EMI PAYMENT PLAN

At the Time of Booking	12/24 Months Equal EMI
20%	80%

\*T&C Apply.





# Specifications

## Structure

RCC and Steel Base with Wooden Walls

## Material

English Wood and German Pine

## Doors & Windows

- Entrance Door: Teak wood frame with teak wood shutters and polish finish
- Bed Room Door: Teak wood frame with skin moulded flush door and polish finish
- Toilet Door: Teak wood frame with waterproof flush door and polish finish on the bed room side
- Windows: Premium quality UPVC / Wooden frame with glazed shutters and necessary safety grills

## Flooring

- Imported Wooden Flooring in Living, Dining and Family room
- Engineered Wooden Flooring

## Bathrooms

- Premium anti-skid vitrified tiles flooring
- Premium quality wall tile up to false ceiling height
- Premium quality CP and sanitary fixtures of International standard
- EWC, single lever diverter, over / under counter wash basin of white color
- Accessories shall include twin hook, towel rod, paper holder, health faucet

## Kitchen

- 2' Wide Black Granite Counter
- 2' Height Wall Tiles above counter
- SS Sink, Double Bowl with Single Drain Board
- Provision for Electrical Chimney and Water Purifier

## Electrical

- 3 phase connection with separate distribution board
- Separate electrical room in stilt floor with space for Stabilizer provision

## Painting

- Internal Paint: Wooden Polish
- External Paint: Wooden Polish

## General Amenities

- Video door phone at entrance door
- All bathroom pipe lines with state of the art technology, core cutting methodology
- All electronic equipment connected with master control system and can be used through android phones
- Internal pathway with lights
- 24x7 water supply
- Barbed wire fencing











# Bird Eye View

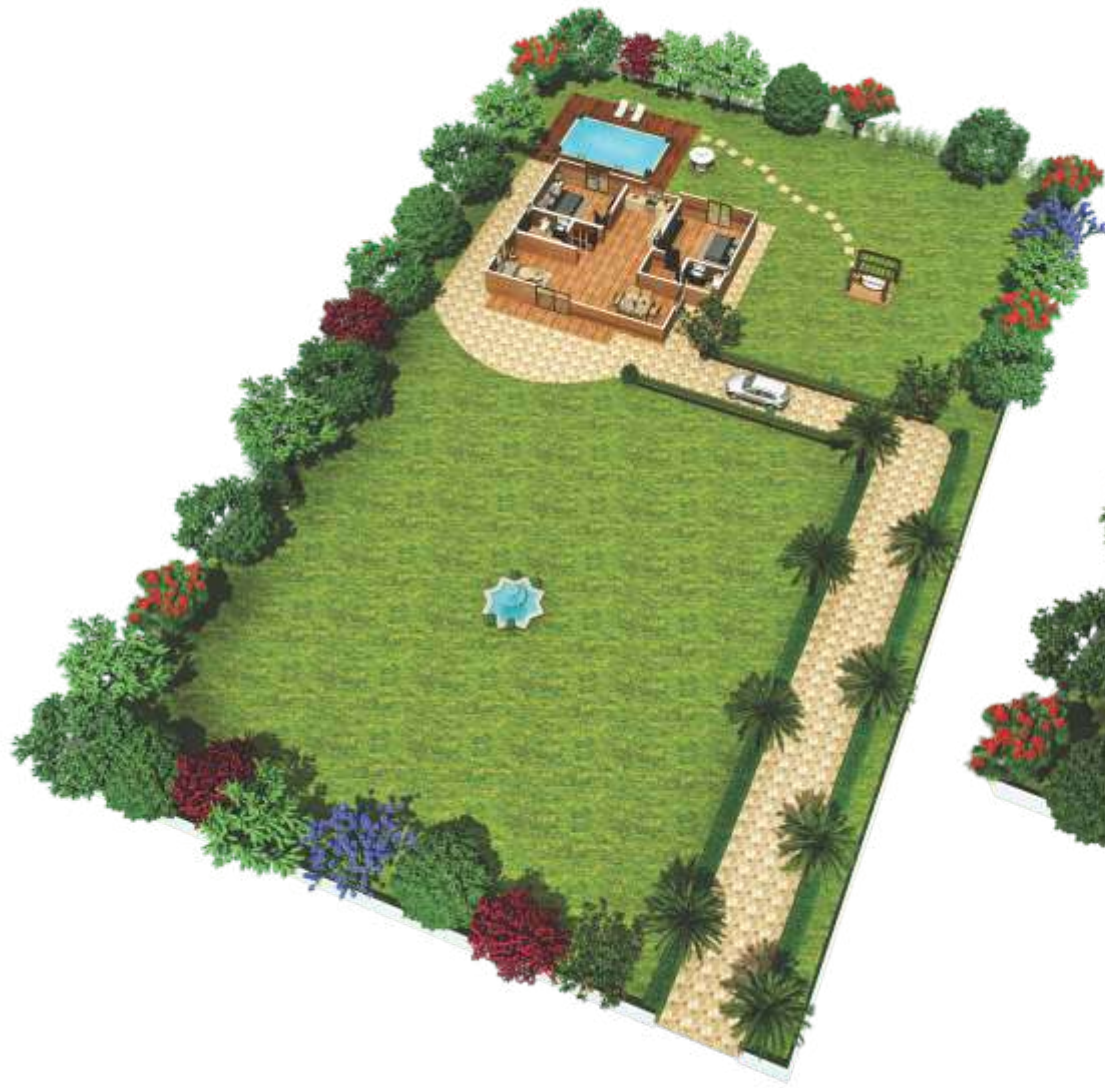








# Floor Plan



Area : 20,000 Sq. Ft.



Area : 15,000 Sq. Ft.





*Area : 10,000 Sq. Ft.*



*Area : 7,000 Sq. Ft.*



**HERITAGE GREEN GROUP OF COMPANIES**  
**CORPORATE OFFICE**  
3/1 Vastu Khand, Gomtinagar, Lucknow- 226010

My/Our Particulars as mentioned below may be recorded for references and communication.

1. First Applicant Mr./Mrs./Ms./M/s (to be filled in caps) (Name should be matched with Govt. ID)

2. Son/Wife/Daughter of Mr./Mrs. (to be filled in caps)

3. Date of Birth/Date of Incorporation .....4. Date of Marriage.....

5. Profession/Constitution of Firm/Farm/Occupation (Please tick)

Employed          Self-employed          Business Owner          Professional          House Wife          Other

6. Nationality.....

7. Mailing Address (Res/Off) .....Pin Code.....

8. Permanent Address (Res/Off) .....Pin Code.....

9. Office Address

Telephone (off.)..... (Res.).....

Mobile.....

E-Mail.....

Marital Status                  Yes                  No

Income Tax PAN .....

Passport No. ....

Voter ID Card No. ....

Driving License No. ....

1. Second Applicant Mr./Mrs./Ms./M/s (to be filled in caps) (Name should be matched with Govt. ID)

2. Son/Wife/Daughter of Mr./Mrs. (to be filled in caps)

3. Date of Birth/Date of Incorporation .....4. Date of Marriage.....

5. Profession/Constitution of Firm/Farm/Occupation (Please tick)

Employed          Self-employed          Business Owner          Professional          House Wife          Other

6. Nationality.....

7. Mailing Address (Res/Off) ..... Pin Code.....

8. Permanent Address (Res/Off) ..... Pin Code...

9. Office Address

Telephone (off.)..... (Res.).....

Mobile.....

E-Mail.....

Marital Status                  Yes                  No

Income Tax PAN .....

Passport No. ....

Voter ID Card No. ....

Driving License No. ....



## PAYMENT PLAN

Down Payment Plan/Installment Payment Plan .....  
Basic Sales Price/ Basic Sales Cost .....  
Unit Details .....  
Unit no..... Unit type .....  
Unit Measuring..... (Approx) Sq.ft. Sq.mtr.  
All applicable taxes, stamp duty etc. which will have to be paid by the Applicant(s) at the time of Registry.  
If Any Remarks.....

I/We the above Applicant(s) do hereby declare that the above particulars given by me/us are true and correct and nothing has been concealed there from. I/We agree that any Allotment based on this application shall be subject to fulfillment of the General Terms and Conditions laid down in this Application Form.

Applicants Signature

### **Terms and Conditions:**

1. I/we am/are applying for allotment of Residential Plot/Farmhouse/Wood villas [herein after referred to as the “said Unit”] in the project named as Heritage Green (“said Project”) proposed to be developed and constructed by M/s Heritage Green Group. [Hereinafter referred to as the “Company”] on a plot of land, willfully and voluntarily through this pre-printed application form supplied by the company after understanding and agreeing to the terms and conditions mentioned herein.
2. I/We hereby agree and understand that the unit area provided herein and subsequently in allotment letter are purely tentative and subject to approval from the sanctioning Authority or Architect or Structural Engineers of the Company. The final size, location, number, boundaries etc. shall be confirmed by the company on completion of development of the project. In case of increase in the area of the said unit, I/we shall pay for the initial 10% of increase in area at the rate of basic sale price of the said unit prevailing as per price list at the time of booking of the said unit irrespective of any discount offered in the same and shall pay for balance increase area at the then prevailing companies rate/market rate. In case of decrease of the allotted area of the said area Unit, the amount received in excess over and above the total cost of the said Unit based on the changed area, shall be refunded/adjusted (as may be) by the Company to the me/us without my/our protest and demur and without any interest thereon.
3. I/we have specifically agreed that if due to any change in the layout, the said Unit ceases to be preferentially located, the Company shall refund/adjust the amount of preferential location charges paid by me/us in the last installment as shown in the payment plan. If due to any change in the layout/building plan, the said Unit becomes preferentially located, then I/we shall be liable and agree to pay the preferential location charges as and when demanded by the Company as per prevailing rates.
4. I/we hereby agree that in order to ensure/guarantee the fulfilment of all obligations including payment of total sale consideration of the said Unit in timely manner as per Payment plan opted by me/us as well as for all compliance of all terms and conditions as contained in this Application Form by me/us, the Company shall treat 20% of sale consideration amount as earnest money out of the amount(s) paid/payable by me/us for the said Unit allotted to me/us.
5. (I) I/we understand and agree with the payment plan opted by me/us and I/we further agree that timely payment of installments of basic cost and allied/additional cost, Govt. levy etc. pertaining to the said Unit is the essence of the terms of the booking. I/we agree to make all payments within time as per the terms of Schedule of Payments as mentioned in Annexure-A and/or as may be demanded by the Company from time to time and I/we agree that the Company is under no obligation to send demand/reminder for payments. If I/ we fail/ default in making payment of due amount within stipulated period or my/our tendered cheque or draft got dishonored by my/our banker, then the Company shall have rights mentioned herein below:
  - (a) To keep on abeyance/suspension of the booking or cancel the allotment of the said unit.
  - (b) To forfeit/deduct the earnest money together with interest on installments due but unpaid and interest on delayed payments.
  - (c) To re-allocate the allotment of the said Unit which includes change in area and location of the said Unit.(II) If the Company opts to exercise the rights mentioned in sub-clause (a) and (b) as above, then the balance amount shall be refundable to me/us at any interest, after the said Unit is allotted to some other intending allottee(s) and after compliance of certain formalities by the allottee(s).  
(III) If the Company opts to exercise the rights mentioned in sub-clause (c) as above and as a result thereof, there are any changes in dimension, size etc. of the said Unit, then the price towards increase/ decrease of re-allotted Unit shall be dealt (paid/adjusted) in a manner detailed in the Application Form



(IV) Further, if any discount/concession, in whatsoever way, has been given by the Company in the Basis Sale Price/payment term to me/us in lieu of my/our consensus for timely payment of installments and other allied/additional cost, then I/we hereby authorize the Company to withdraw such discount/concession and demand the payment of such discount/ concession amount as a part of sale consideration amount, which I/we hereby agree to pay immediately. The Company in its absolute discretion may condone the delay by charging penal interest at the rate 18% p.a. on all outstanding dues from their respective due dates.

6. I/we hereby agree that in case of cancellation of booking of the said Unit, I/we shall submit 'No objection Certificate' from the concerned dealer, if any in this regard I/we hereby also understand that a deduction of 20% (in case of plot) 25% (in case of Farms) of the paid amount would be applicable. I/we also understand that the process of refund would take maximum 50 days from the date of submission of application duly complete in all respect. (Enclosed with original receipt, agreement if any and No objection certified of dealer, if any).
7. I/we agree to make all payments within time of schedule of payments as mention in Annexure-A and/or as may be demanded by the Company from time to time without any reminders from the company through demand draft/cheque drawn upon schedule banks, payable at par. I/we further agree that in case I/we make any payments towards the said Unit from any third party account and I/WE further agree that company shall not be liable or responsible for any inter-se transaction between such third party any manner whatsoever, In the event. I/We make any payment through any third-party account then I/We here by agree to submit declaration signed by such third party to the company and upon receipt of such declaration from the third party and realization of payment, the company shall proceed to issued receipt of such payment made by me/us from third party account.
8. All statutory charges, taxes, cess, service tax and other levies demanded or imposed by the concerned authorities shall be payable proportionately by me/us from the date of booking as per demand raised by the company. Notwithstanding anything contains contrary herein above, I/we hereby understand that service tax (if applicable) shall be payable in accordance with his opted payment plan for payment of sale consideration of the said unit. If I/we fail to disburse the installment along with applicable service tax of the sale consideration of the said unit in timely manner, in such eventuality, the unpaid service tax shall be constructed as unpaid sale consideration of the said Unit and Applicant shall be liable to pay the due installments along with due service tax along with interest calculated @ 18% per month (or, as applicable).
9. In case I/we have NRI/PIO status or if I/we/am/are foreign national(s) then I/we shall be solely responsible to comply with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 and/or any other statutory provisions governing this transaction which may inter-alia involve remittance of payments/considerations and acquisitions of immovable assets in India. In case any such permission is ever refused or subsequently found lacking by any Statutory Authority/ Company, the amount paid towards booking and further consideration will be returned by the Company as.
10. The Company endeavor to give possession of the unit to the applicant as early as possible, subject to force majeure circumstance and reasons beyond the control of the company with a reasonable extension of time for possession subject to making of timely payment of installments to the company by me/us.
11. I/we shall before take possession of the unit must clear all the dues towards to the unit and have the conveyance for the said unit executed in my/are favor by the company after paying applicable stamp duty, registration fee and other legal charges/expenses and shall use/cause to be used the said unit for designated residential purpose only. This is a condition precedent and non-compliance thereof may invite cancellation of allotment of the unit and forfeiture of the earnest money and other dues as stated here in above and the applicant will have to compensate the company for all other losses resulting there from.
12. I/we shall have no objection in case the company creates a charge on the project land during the course of development of the project for rising loan from any bank/financial institution. However; such charge, if crated, shall be got vacated before handling over possession over of the unit to me/us.
13. I/we shall get my/our complete address and email ID registered with the company at the time of booking and it shall be responsibility to inform the company through letter by registered A.D. about all subsequent changes in his address and email ID, failing which, all demand notices and letters posted at the first registered address will be deemed to have been received by him at the time when those should ordinarily reach at such address and he shall be responsible for any default and making payment and other consequences that might occur there from. I/we hereby agree that the company shall not be liable/responsible to reply to any query received from any address/email ID not being previously registered with the company.



14. To settle any confusions regarding any matter herein or anything being not covered/clarified herein, it is agreed by me/us that reference shall be made to the detailed terms of the allotment letter/ Buyer's agreement, the terms whereof have been seen, read and understood/ accepted by me/us. It is specifically agreed by me/us that upon execution, if any ambiguity is apparent on its face, on such contingency the terms and conditions of the allotment letter/buyer's agreement shall supersede over the terms and conditions as said forth in this application form. However, I/we shall be bound by the terms and conditions incorporated under this application form till the execution of the allotment letter/Buyer(s) agreement in this regard.
15. In case there are joint applicants, all communications shall be sent by the company to the applicant whose name appears first, at the address given by him for mailing and which shall for all purposes be considered as served on all the applicants and no separate communication shall be necessary to the other named applicants.'
16. If any misrepresentation/ concealment/suppression of material facts are found to be made by me/us, the allotment will be cancelled and the earnest money as mentioned herein above shall be forfeited and the applicant shall be liable for such misrepresentation/concealment/suppression of material facts in all respect.
17. All any disputes arising out of or touching upon or in relation to the terms of this application form (subsequent allotment of unit) including the interpretation and validity of the terms thereof and the respective rights and obligation of the parties shall be settled amicably by mutual discussion feeling which the same shall be settled through process of Arbitration. The arbitration proceeding shall be governed by the arbitration & conciliation act, 1996 and/or any statutory amendments/modifications thereof for the time being in force. the arbitration proceeding shall be held at an appropriate location in Lucknow subject to arbitration as referred above, the Courts at Lucknow shall have Jurisdiction in case of any dispute.

**DECLARATION:**

I/we declare that the above terms and conditions have been read/understood and the same are acceptable to me/us. I/we gave sought detailed explanations and clarifications form the Company and the Company has already provided such explanations, documents and clarifications and after giving careful consideration to all facts, terms and conditions, I/we have signed this Application Form and paid the booking amount for allotment. I/we further undertake and assure the company that in the event of rejection of my/our application for allotment for whatsoever reason, including but not limited to non-compliance of the terms by me/us as said out in terms and conditions provided in this application. I/we shall be left with no right, title, interest or lien under this application or against any unit in relation of the said unit. If any other persons has signed this application form on my/our behalf, then he shall be presumed to be duly authorized by me/us through proper authorization/power of Attorney/resolution etc.

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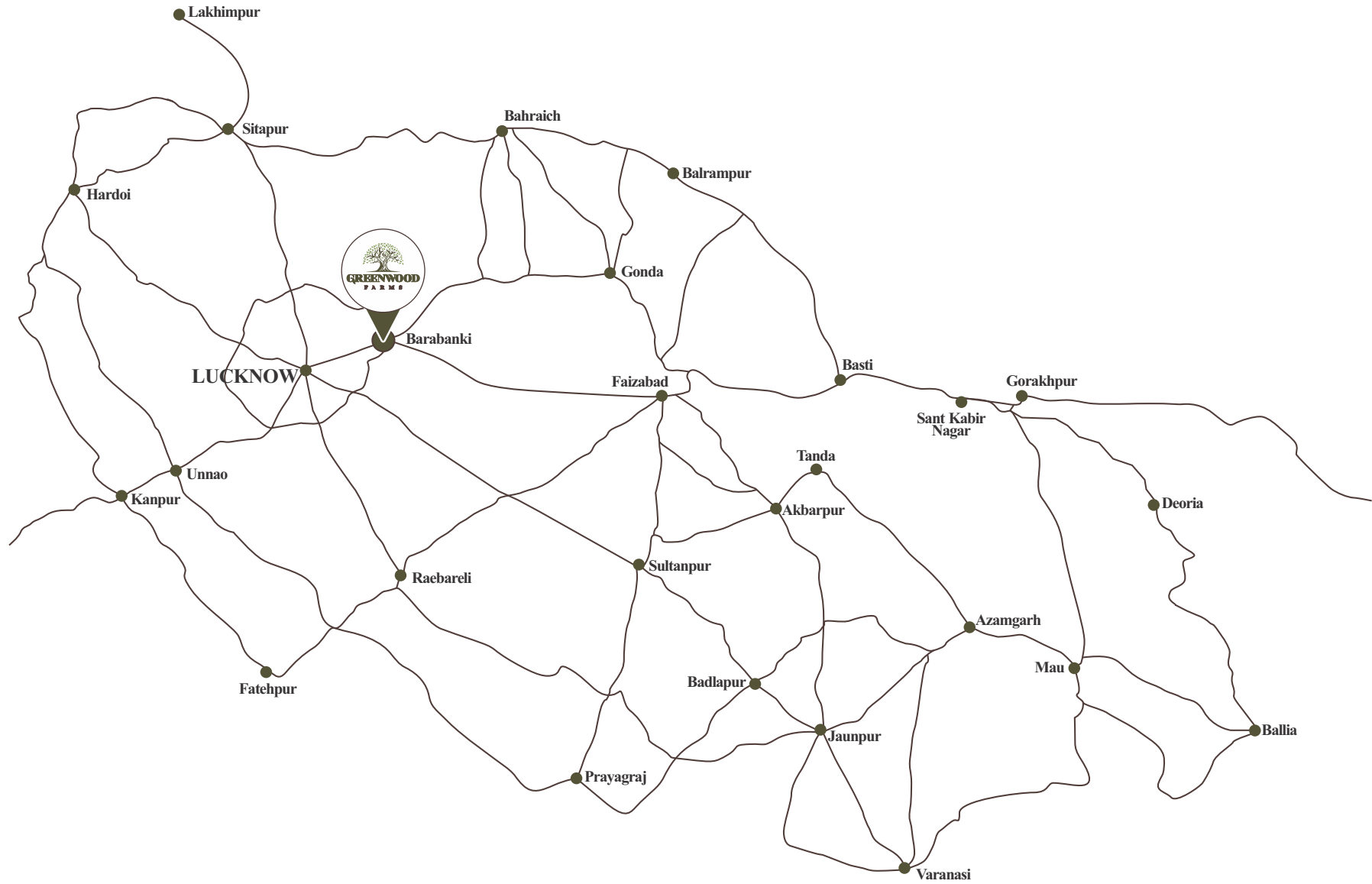
Signature

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Signature

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**Corporate Office Address:**  
 Heritage Green, HGI Campus, Opp. Rasauli Railway Station, Behind Seth M. R. Jaipuria School,  
 NH-28, Faizabad Road, Lucknow-225001. U. P., India. e-mail: [info@heritagegreengroup.com](mailto:info@heritagegreengroup.com)

Toll Free No.: **1800 572 9585** | [www.heritagegreengroup.com](http://www.heritagegreengroup.com)



**DISCLAIMER:**

1. The size/shapes/positions of opening, ducts, balconies and landscape are subject to change. 2. Room Size indicates are structural sizes and actual sizes may vary due to finishes. 3. Areas mentioned are subject to change after finalization of service and structural design. 4. The furniture shown in the drawing is only to indicate the space available and likely position of electrical points. 5. The area and the plans are subject to change following final statutory approvals and detailed design of services. All plans, specifications, artistic renderings and images as shown in this brochure are only indicative and are subject to change as may be decided by the company or directed by any competent authority in the best interests of the development. Soft furnishing, furniture and gadgets do not form a part of the offering. This document is conceptual and not a legal offering by the Company for advertising and is to be used for general information only. Any interested party should verify all the information including designs, plans, specifications, facilities, features, payment schedules, terms of sales etc independently with the Company prior to concluding any decision for buying in any of the project. The user of the Brochure confirms that he/she has not solely relied on this information for making any booking / purchase in any project of the Company. The visuals and information contained herein marked as "artistic impression" are artistic impressions being indicative in nature and are for general information purposes only. The visuals contained marked as "generic image" and other visuals / image / photographs are general images and do not have any correlation with the project. The imagery used on the brochure may not represent actuals or may be indicative of style only. Photographs of interiors, surrounding views and location may not represent actuals or may have been digitally enhanced or altered. These photographs may not represent actuals or may be indicative only. Computer generated images, walkthroughs and render images are the artist's impression and are an indicative of the actual designs. No information given in this brochure creates a warranty or expand the scope of any warranty that cannot be disclaimed under the applicable laws. The information in this brochure is presented as general information and no representation or warranty is expressly or impliedly given as to its accuracy. While enough care is taken by the Company to ensure that information in the brochure is up to date, accurate and correct, the readers / users are requested to make an independent enquiry with the Company before relying upon the same. Nothing in the brochure should be misconstrued as advertising, marketing, booking, selling or an offer for sale or invitation to purchase a unit in any project by the Company. The Company is not responsible for the consequences of any action taken by the viewer relying on such material / information in this brochure without independently verifying with the Company.