

**TIRATH**  
DEVELOPERS

 **RLV VENTURES**

**Registered Office Address:**

Ground Floor, Raja Ram Kumar Plaza,  
75 Hazratganj, Lucknow 226001

**Architects:**

Design Group  
Sikka & Associates

**Site Address:**

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UPRERA No. - UPRERAPRJ487314



**OCTAVIA**

RETAIL & OFFICE SPACES



# THE CHANGE MAKERS

With a will to brave the storms and come out like a phoenix from them, we know that you are a change maker. Your idea challenges the status quo and has the potential to scale up heights of success.

For trailblazers like you, we present a space that blends passion and precision. A place that will fabricate your business identity and help you surge towards growth. This milestone commercial property will be your best business decision.





# PAVING SUCCESS PATHS FOR CHANGE MAKERS

For a leader to lead with precision, an ideal workspace makes all the difference. We set the stage for your masterminding, business meetings, and big leaps of success. Here, at Octavia, we pave the success path for change makers.

With the right kind of workspace framework, you can have the right business judgment and also impress your clientele. You and your business will be the talk of the town, much like this new landmark.





# A LANDMARK CRAFTED FOR THE CHANGE MAKERS

A business space says a lot about you and your business. So, Tirath Group & RLV Ventures presents 'Octavia', a landmark commercial property, crafted for top-class business professionals. This business ecosystem is an uncompromising infrastructure with high-end facilities that ensure an excellent business experience.



Retail & Premium Office Spaces



Advanced Fire Fighting & Building Management Services



Customizable Workplaces



Multiple Level Parking



Lavish Entrance Lobby



Rooftop Cafe & Green Zone



IGBC Certified Green Building







## LUCKNOW: THE PROMISING LOCATION

The capital city of Uttar Pradesh, Lucknow is a melting pot of architecture, culture, and cuisine. From remarkable historical monuments to cutting-edge infrastructure development, the city is indeed a sought-after location to live and invest alike.



**A LOCATION  
THAT NURTURES  
CHANGE MAKERS**



# BLENDING PASSION & PRECISION

Octavia is more than just a place to work. This milestone commercial property blends form and function in the ideal sense. Experience a place that blends thoughtful spaces with convenience-inspired amenities at an unbeaten location that puts you right in the heart of action.

## AMENITIES OFFERED



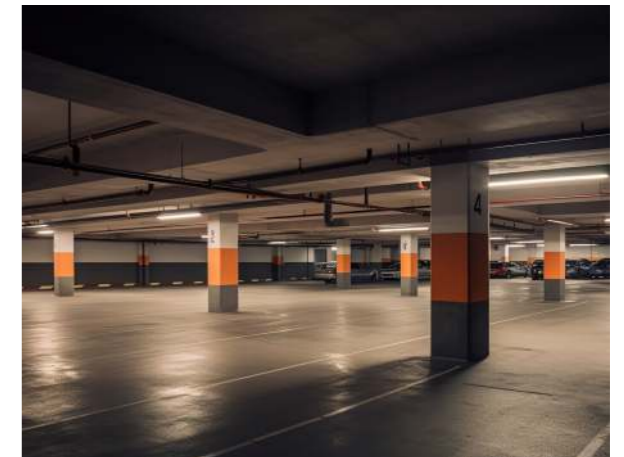
Air Conditioned Corridors



Advanced Fire Safety System



Eco-friendly Building



Ample Car Parking Space



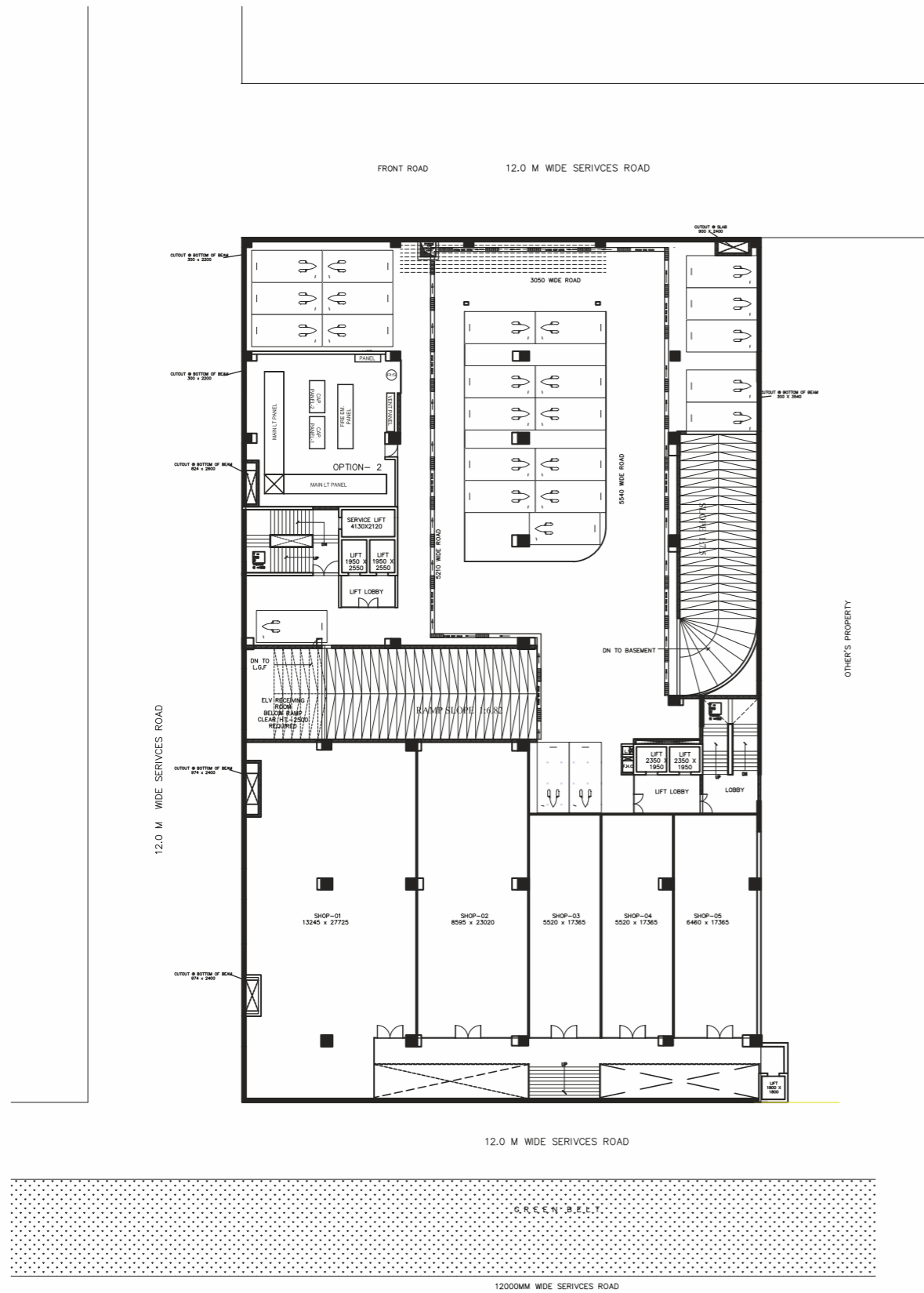




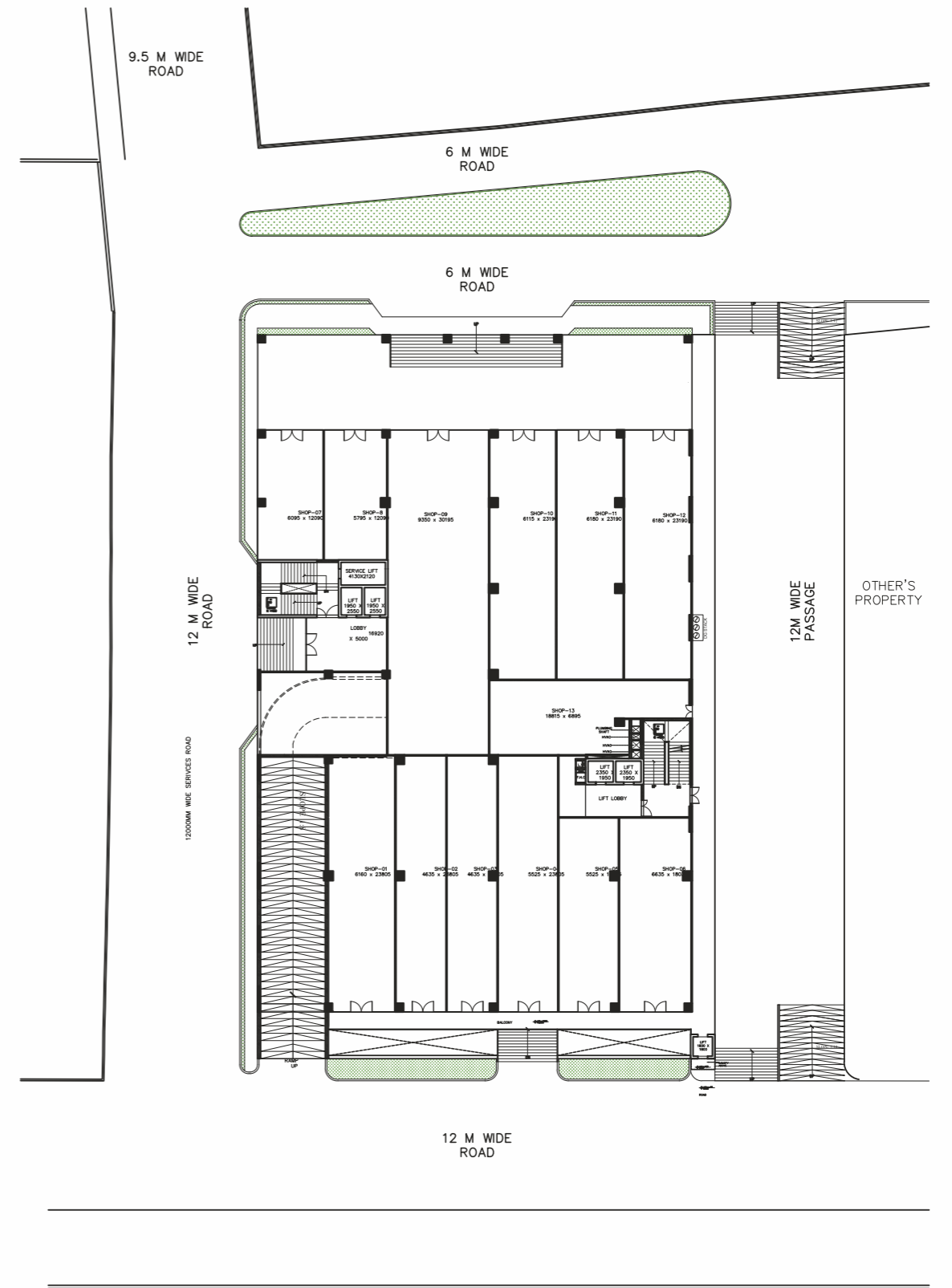




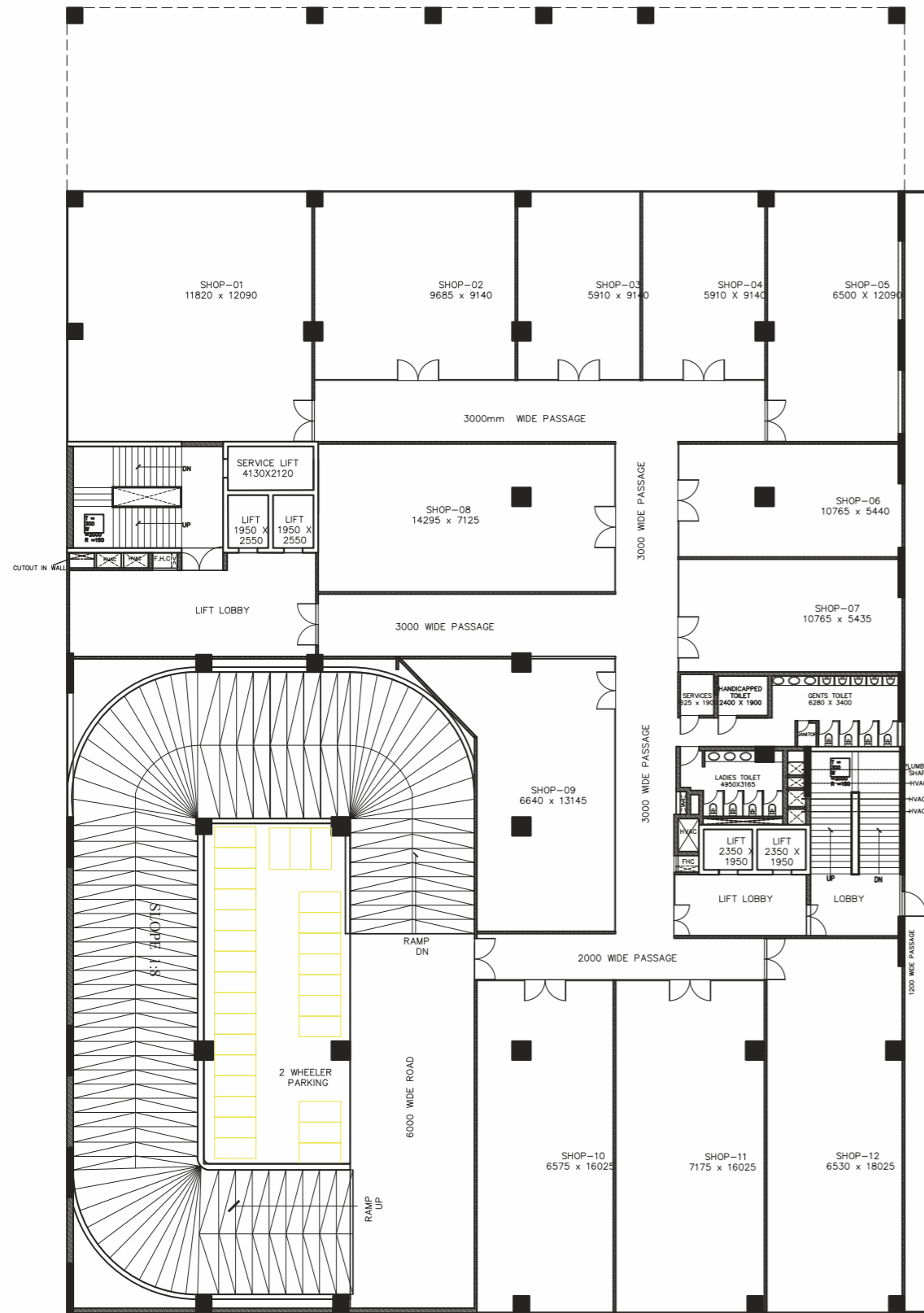
# Lower Ground Floor



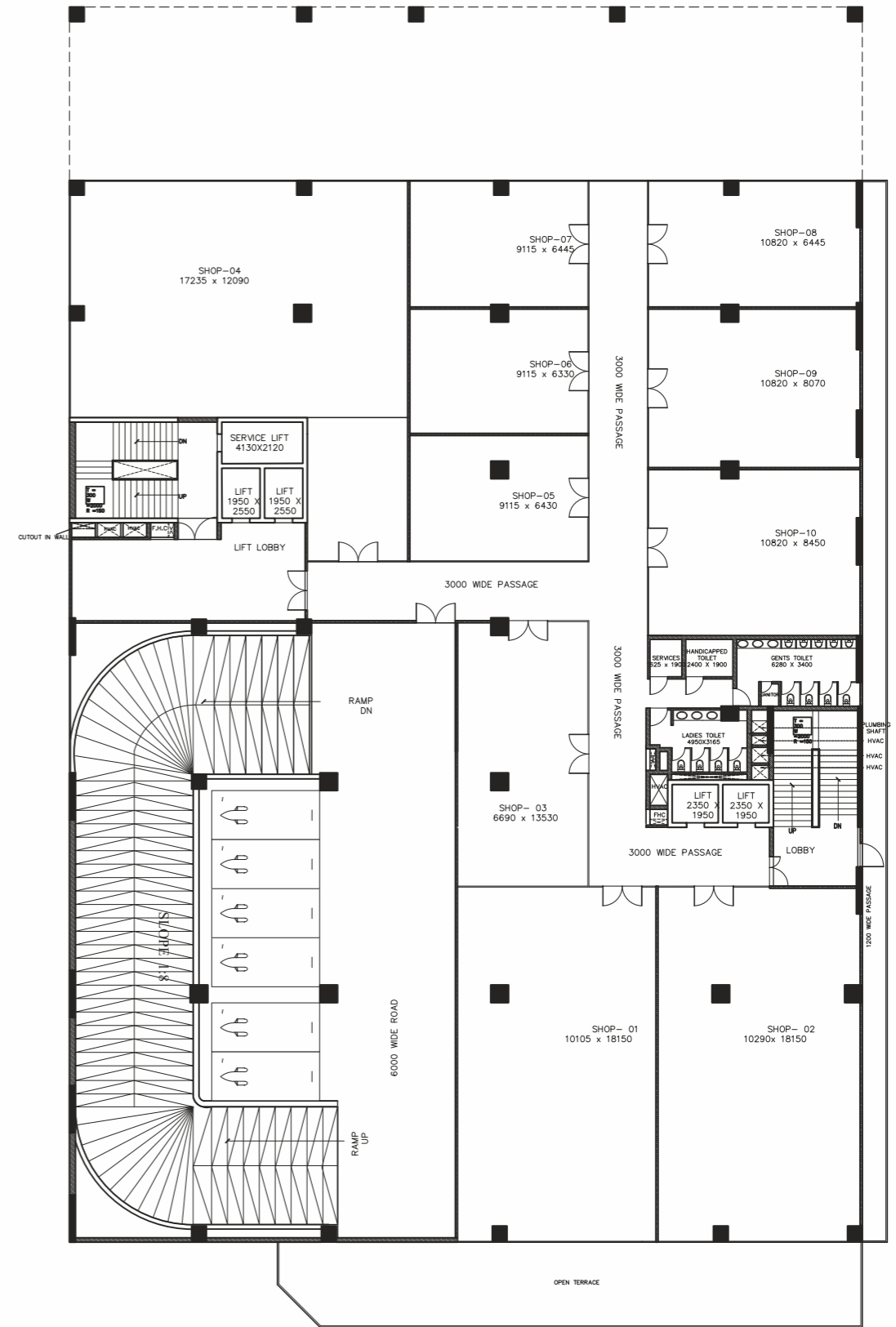
# Upper Ground Floor



# First Floor

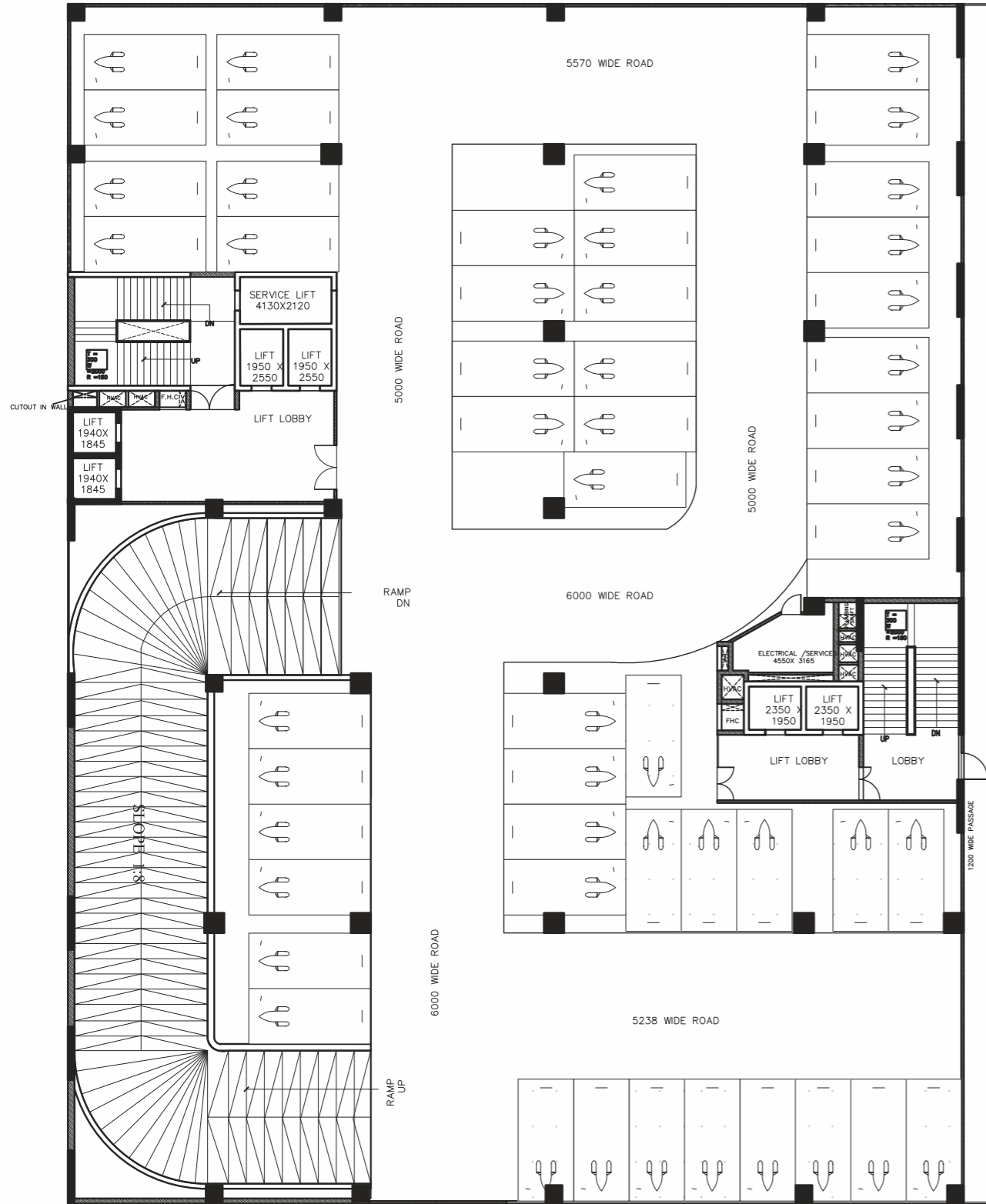


# Second Floor

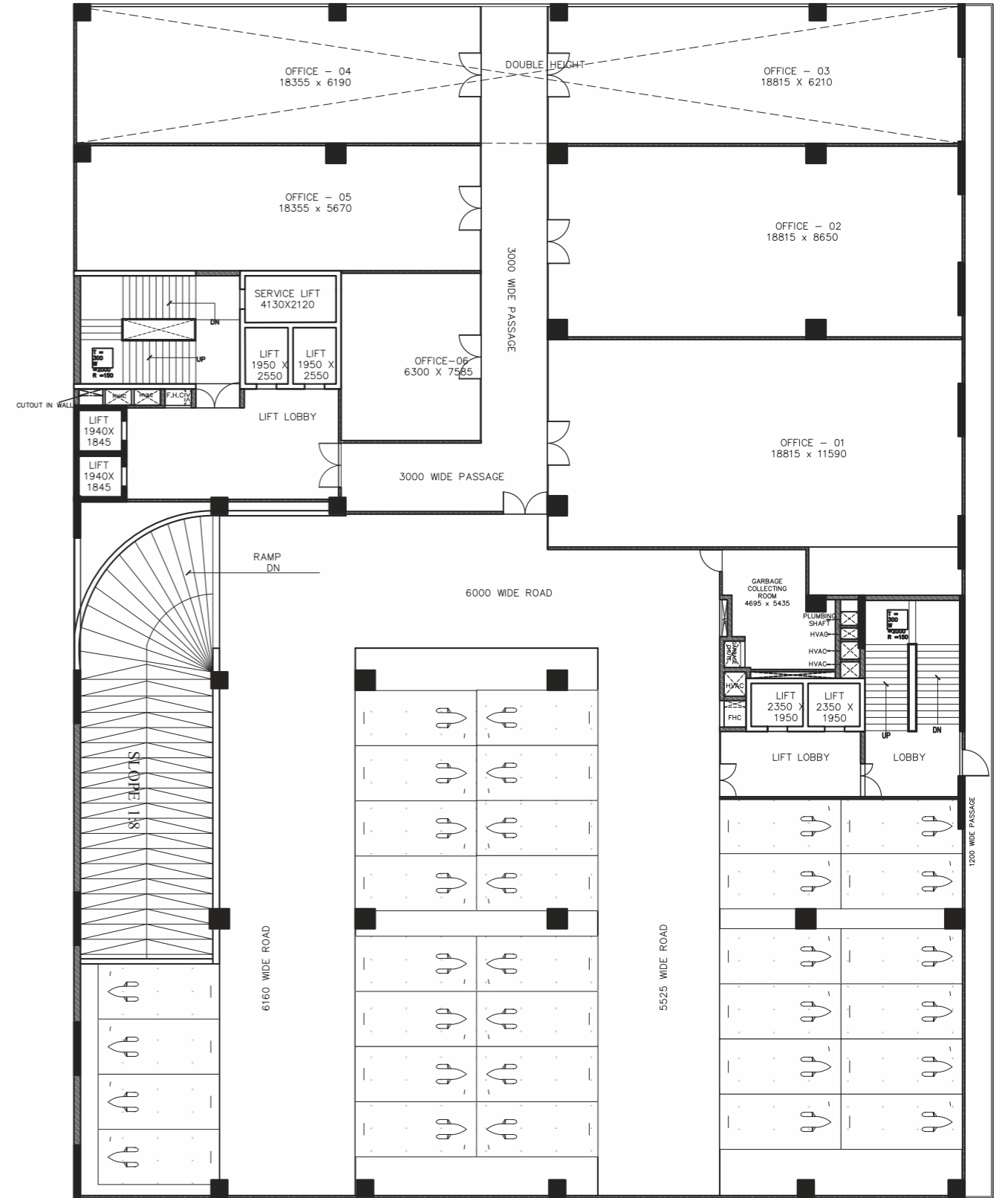




# Fifth Floor

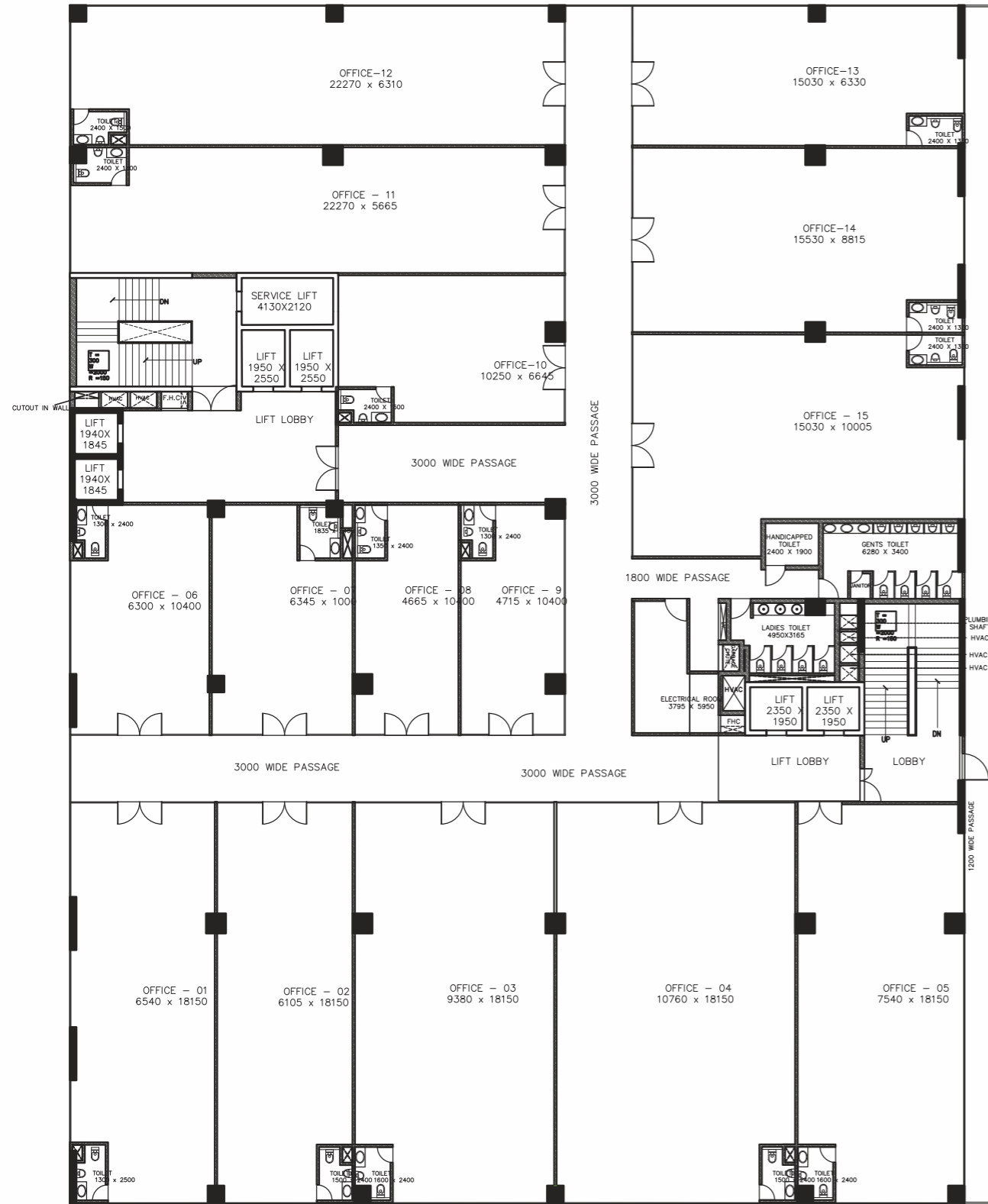


# Sixth Floor

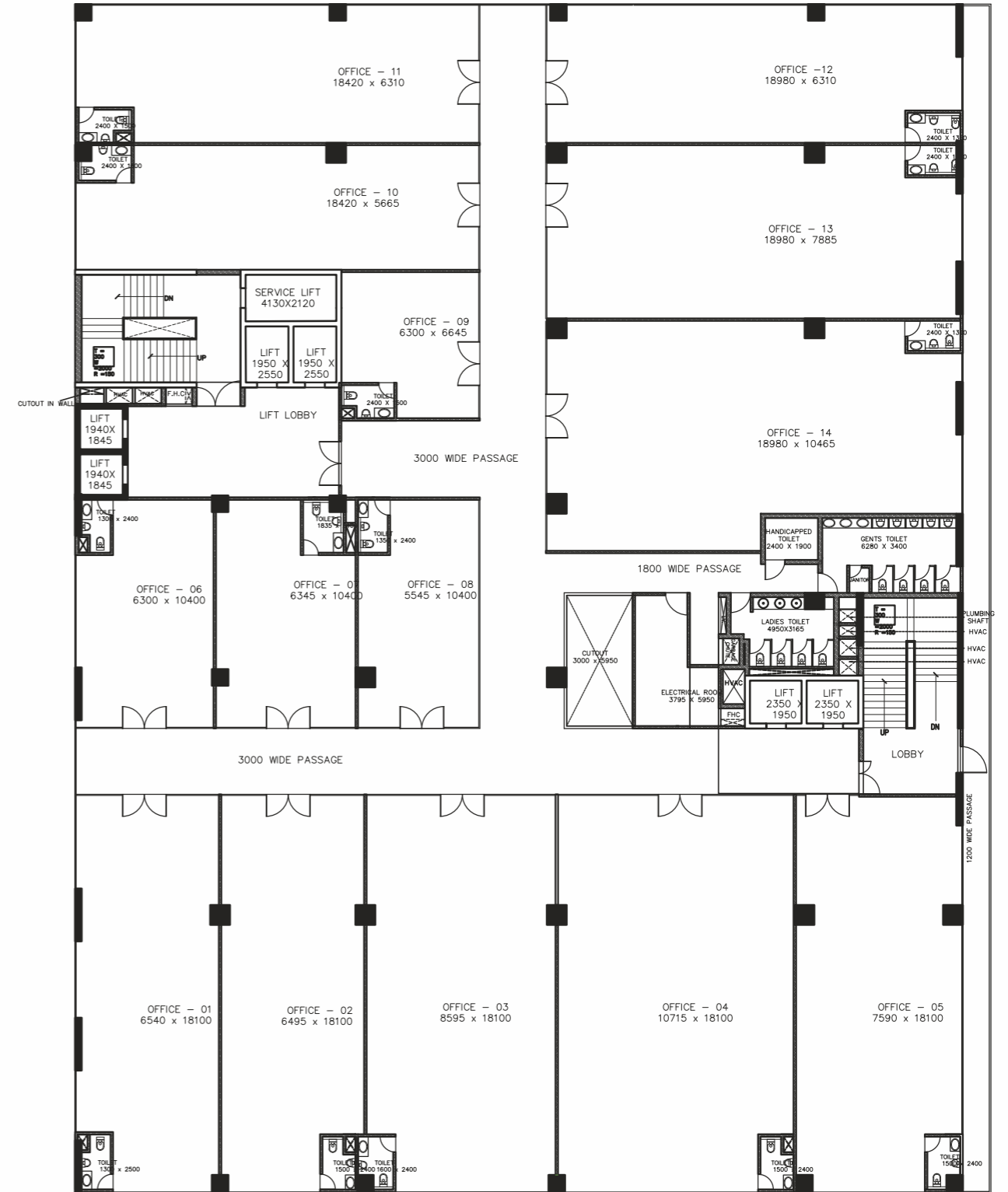




# Typical Office Floor (Plan 1)



# Typical Office Floor (Plan 2)







# TIRATH

## DEVELOPERS

At Tirath Developers, we're more than just developers; we're innovators building a brighter future for the real estate landscape. Founded on a vision of trust, transparency, and impact, we believe in the power of collaboration and ethical practices to redefine the client experience. We're not just creating structures; we're forging lasting relationships and fostering vibrant communities.

## Mission

- 1. Empowering Dreams Through Quality and Affordability:** We make the dream of homeownership a reality for mid-segment working professionals and families by providing premium quality homes at accessible prices.
- 2. Building with Integrity and Transparency:** We are committed to ethical conduct, clear communication, and fair dealings throughout every transaction. Trust is our foundation, and your satisfaction is our ultimate goal.
- 3. Shaping Sustainable Communities:** We prioritize eco-friendly construction practices and thoughtful development to create spaces that are comfortable, safe, and contribute positively to the environment.
- 4. Fueling Growth and Happiness:** We invest in our employees, fostering a culture of inclusion, growth, and well-being. Our success is built on the happiness and dedication of our team.
- 5. Transforming the Industry with Innovation:** We embrace technological advancements, utilizing tools and techniques to enhance every phase of the real estate journey, from planning and construction to ownership.

## Vision

To be a pioneering force in the real estate industry, recognized for:

- Unwavering commitment to quality, affordability, and ethical practices.
- Crafting sustainable and vibrant communities that enrich the lives of our residents.
- Empowering clients through knowledge and transparency, ensuring informed decisions every step of the way.
- Fostering a diverse and inclusive workforce, where innovation and passion thrive.
- Contributing significantly to the economic and social growth of the communities we serve.
- Together, we're building more than just homes; we're building the future of real estate.



## FOUNDERS

### Late Shri Tirath Ram Agarwal (Engineer)

Has pioneered in the coal, brick kiln and colonization business. Was the President of Lucknow Vyapar Mandal and associated with several social and educational institutions. Awarded U.P. Ratan Intellectuals Award in November 1995. Vice President - U.P. Vyapar Mandal, Former Vice-President - All India Brick and Tiles Association, Past President - Oudh Gymkhana Club and Lucknow Club, Past President and Patron - U.P. Brick Kiln Owners Association and U.P. Coal Merchant's Association. Former Alderman, Nagar Mahapalika, Lucknow.

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### Er. Sumer Agarwal

After early education from St. Agnes, St. Francis, La Martiniere College, Colvin, did his B.E. from Roorkee and M.S. from Michigan, U.S.A. Awarded Teaching Fellowship, Research Assistantship and International Scholarship at the University of Michigan, Ann Arbor. Dy. Bhawan Leader and Member, Governing Council, University of Roorkee. Working under the known brand name of Tirath Housing, he established the proprietorship firm M/s Tirath Ram Sumer Kumar which is engaged in construction of multistoried residential and commercial complexes. Mr. Sumer Agarwal is a qualified engineer and is in this line of activity for last two decades. He has gathered adequate exposure of this field. Mr. Sumer Agarwal and is well equipped with the technical aspects of the business. He has a team of qualified manpower managing the business in a professional manner. A known figure of Lucknow, he is the Founder President of Lucknow Metropolitan Jaycees, Rotary Club of Lucknow and Roorkee Alumni Association. He is also a Member of M.B. Club, Golf Club and Oudh Gymkhana Club. Sh. Sumer Agarwal is involved in the technical, legal and financial aspects of the business.

## PROMOTERS

### Rahul Agarwal

With a solid experience of almost 22+ years in the Construction and Real Estate business, Rahul is an Industry expert. A commerce graduate from Shri Ram College of Commerce, Delhi, he also holds a Master's Degree in International Trade from Symbiosis Institute of Foreign Trade, Pune. With keen eyes for detail honed through extensive travel and a passion for hospitality, he brings a unique perspective to his role as the Managing Director at Tirath Developers. Rahul wears a multitude of hats, overseeing construction progress, ensuring financial viability, and driving marketing and sales efforts. More than just managing day-to-day operations, he plays a key role in planning future projects and spearheading expansion, particularly within the bustling hospitality sector. Rahul's expertise lies in crafting boutique properties and cultivating relationships with corporate clients. His knack for interiors, fuelled by global travels, has found expression in projects like Cyber Tower, Cyber Heights and Grand Bharawan. Rahul's ultimate goal is to elevate the company's identity into a leading force in the industry. He envisions not just constructing buildings, but enriching lives by educating customers and enhancing their everyday experiences.

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### Vivek Mishra

A Commerce Post Graduate from DAV College, Vivek brings to table, a colossal two decades of experience in the real estate sector. He started out by brokering and partnering with various firms like Invent Properties and Veritas, which culminated into a rewarding career streak. At present, he aims at being socially responsible and contributing his bit to development of the city by creating masterpieces with sustainable construction practices. A man of vision, he brings his expertise and drive to create better to all the projects.

## Completed Projects: Residential

**Pratibha Tirath**  
Apartments

**Tirath Vikas**  
Apartments

**Bell Flower**  
Apartments

**Tirath Bakshi**  
Apartments

**The Terraces**

**Silver Oak**

**Gopal Tirath**  
Apartments

**Celebrity  
Gardens**

**Celebrity  
Meadows**

## Completed Projects: Commercial

**Cyber Tower**

**Cyber Heights**

**Uttam Palace**

**Tirath  
Leela Bhawan**

**Tirath Bhawan**

**Gopal  
Tirath Plaza**

## Ongoing Projects

**Celebrity Meadows**  
( Phase 2 )

**Bliss Delight**

**Gopal Tirath Apartments**  
( Phase 2 )

**Plotted Development**

## Other Ventures

**Education**

**Logistics**

**Hospitality**



## Location Advantage

- |                                                                                                                         |                                                                                                                                    |                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
|    Lulu Mall<br>100 M                  |    The Centrum Hotel<br>2 Km                      |    Phoenix Mall<br>1.5 Km                     |
|    GD Goenka<br>Public School<br>200 M |    Gomti Nagar<br>Railway Station<br>7 Km         |    HCL IT City<br>03 Km                       |
|    Damson Hotel<br>500 M               |    Airport (Lucknow)<br>19 Km                     |    Hazratganj<br>13 Km                        |
|    Medanta Hospital<br>1 Km            |    Business district<br>of Vibhuthikhand<br>09 Km |    International Cricket<br>Stadium<br>2.6 Km |

### Amar Shaheed Path | 0 Km

#### Sultanpur Road | 2.4 Km

Jagdishpur  
Varanasi  
Sultanpur  
Jaunpur  
Azamgarh

#### Ayodhya Road | 07Km

Barabanki  
Ayodhya  
Gorakhpur  
Bahraich  
Gonda  
Nepal Border

#### Kanpur Road | 19 Km

Unnao  
Kanpur

#### Raebareli Road | 12 Km

Raebareli  
Prayagraj  
Unchahar

#### Hazaratganj | 11.2 Km Kisan Path | 2 km

## Location Map

