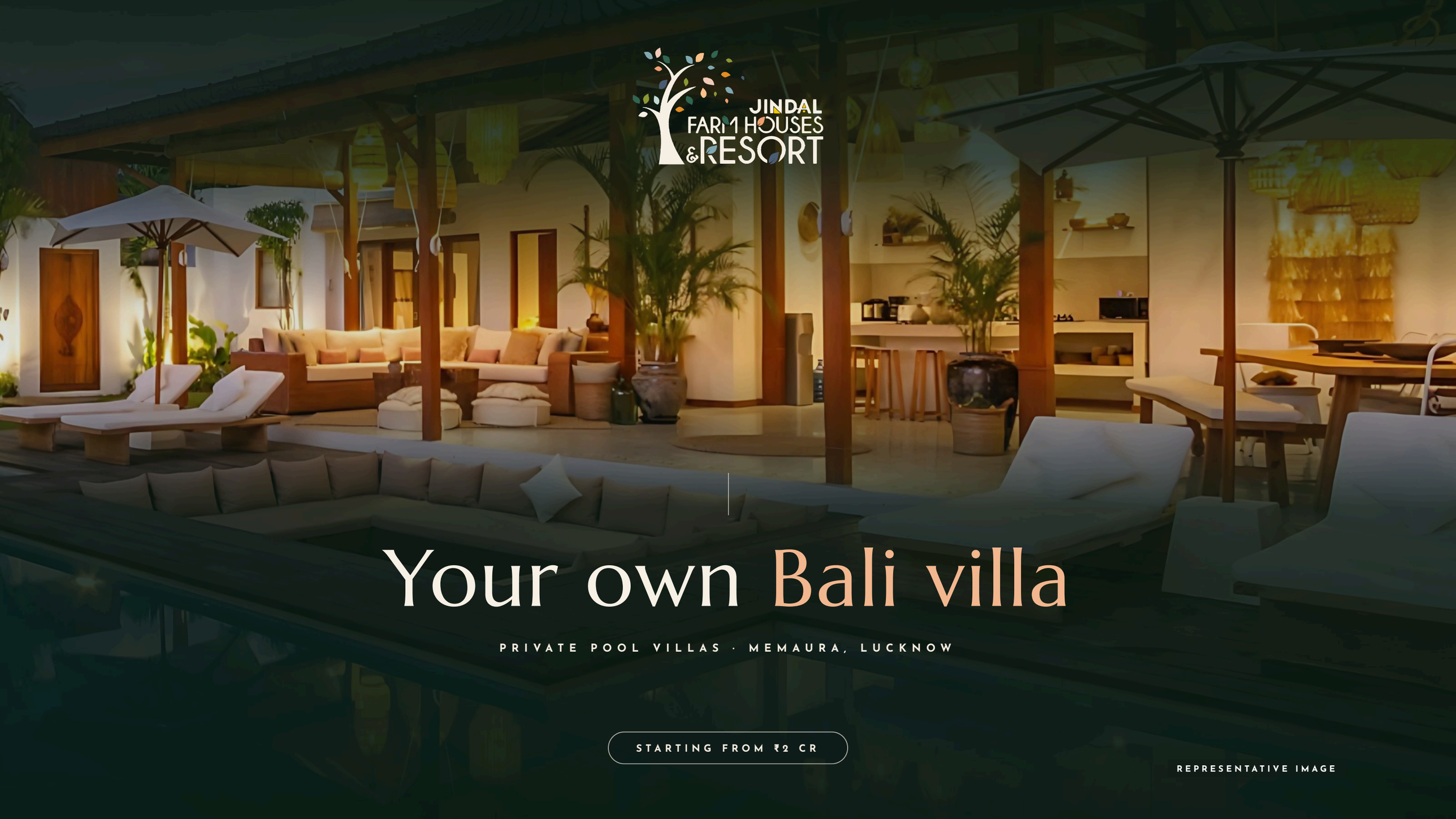


Your own Bali villa

PRIVATE POOL VILLAS · MEMAURA, LUCKNOW

STARTING FROM ₹2 CR

REPRESENTATIVE IMAGE

JINDAL FARMHOUSES & RESORT

Most villas are sold on a promise. These come with a resort that already runs.

A working Bali-style resort beside the Air Force Station, Memaura. Now, three private pool villas are being built next to it.

PICTURED: THE BALI RESORT · ACTUAL PHOTOGRAPH





THE BALI RESORT, TODAY

The resort came first.
Your villa comes next.

ACTUAL PHOTOGRAPH



ARTIST'S IMPRESSION · YOUR VILLA'S POOL

THE VILLAS IN SIX NUMBERS

Small release. Clear terms.

3
VILLAS IN THIS RELEASE

5,000 sq ft
FREEHOLD PLOT

₹2 Cr
STARTING PRICE

₹1.2 L
LEASE RENT A MONTH

24
FAMILY NIGHTS A YEAR

1.3 x
BUYBACK OPTION, MONTH 30

The Villa

POOL · PAVILION · TWO SUITES · GARDEN



REPRESENTATIVE IMAGE

01 · THE PLOT

Your own pool, your own garden.

5,000
SQ FT FREEHOLD PLOT

1,250
SQ FT BUILT

800
SQ FT PRIVATE POOL

2
BEDROOM SUITES

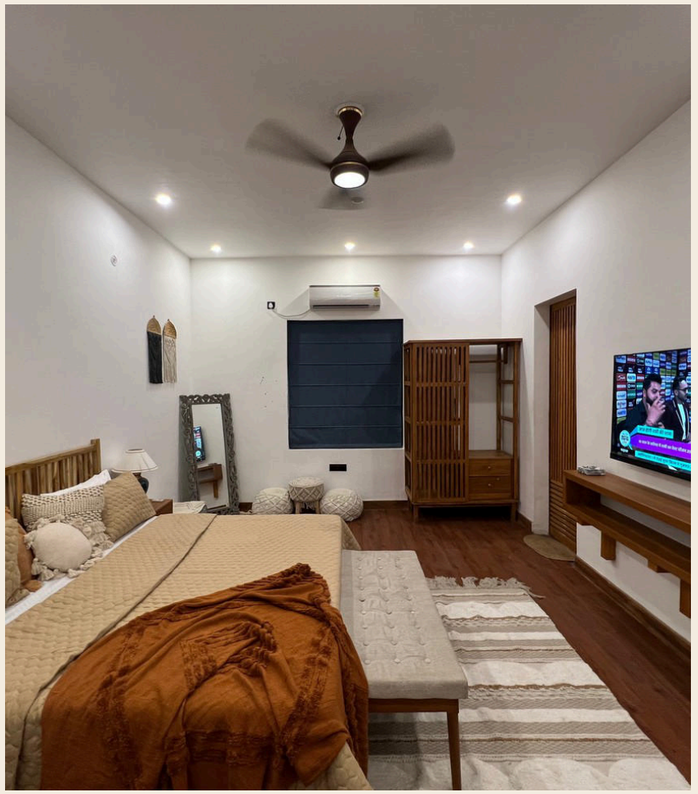


ARTIST'S IMPRESSION

Ready on day one, down to the teaspoons.



The pavilion lounge



A bedroom suite



The kitchen

ACTUAL PHOTOGRAPHS · THE BALI RESORT, FURNISHED BY THE SAME TEAM

03 · FULLY FURNISHED

Everything inside, included.

Bedrooms
King beds, 55-inch TVs, 2-ton ACs

Kitchen
Island, fridge, RO, full crockery

Bathrooms
Glass showers, lit mirrors, geysers

Pavilion
Sunken lounge, 10-seat dining

Pool & garden
Open-air shower, barbecue, hammock

Safety
Power back-up, CCTV, smart lock

Arrive with a suitcase
Everything else is already there

All of it, in the price.

II

The Lease

LEASE IT · USE IT · SELL IT BACK



THE BALI RESORT · ACTUAL PHOTOGRAPH

04 · YOUR CHOICE

Lease it, use it, or sell it back.

₹1.2L

Lease rent, every month

10-year lease with Urban Euphoria, +5% a year

1.3x

Buyback option

From month 30, on your sale-deed price

24

Family nights a year

Two nights a month, all yours

THE VILLA IS YOURS

Your villa. Your choice.

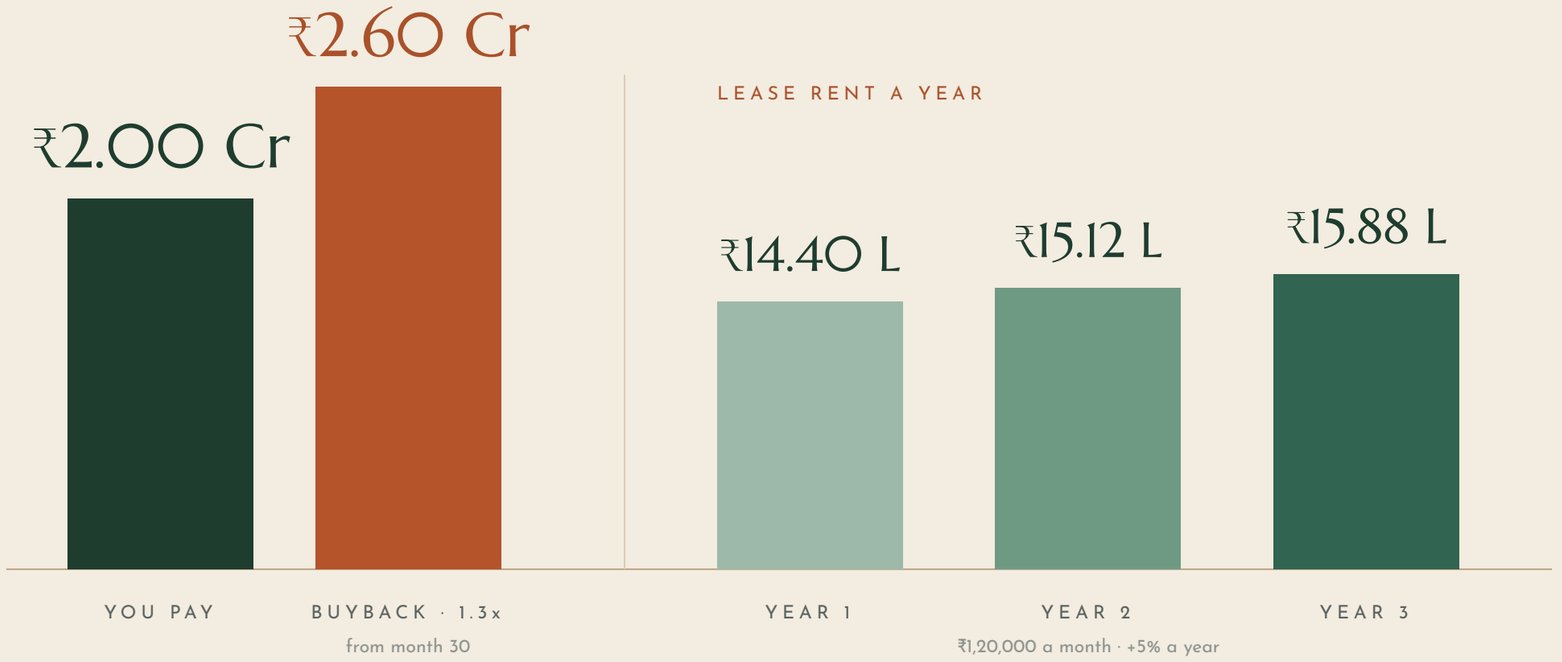
- Freehold, registered in your name
- The lease is optional
- The buyback is optional
- Only three villas in this release



05 · AN EXAMPLE

On a villa at ₹2 Cr.

Rent from handover. A buyback option from month 30. The figures below are for a villa bought at ₹2 Cr.



Booking
Registry in your name

6 months
Handover · rent starts

30 months
Buyback option opens

10 years
Lease term

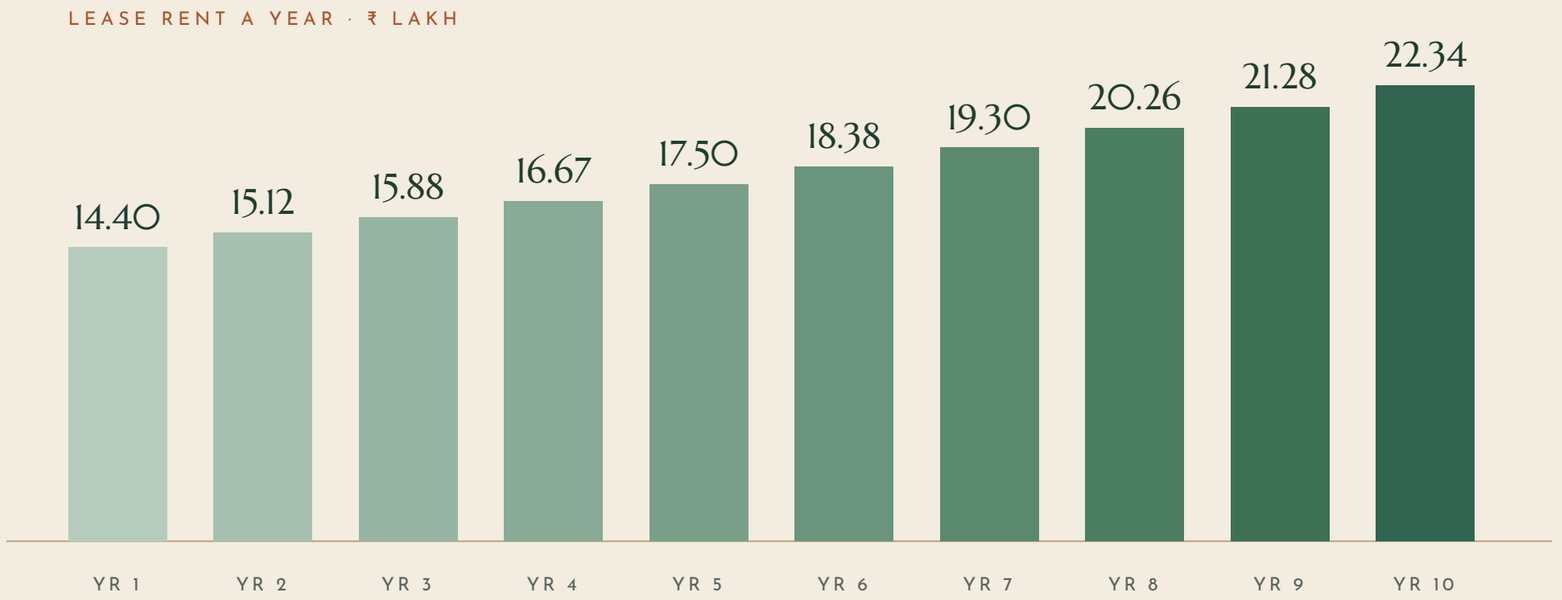
Example on an illustrative ₹2 Cr price, before tax. Lease and buyback are optional and governed solely by the Lease Agreement (Urban Euphoria) and the Buyback Agreement (Jindal Farmhouses & Resort); buyback price = 1.3 × the sale consideration in your registered sale deed. Not an offer of investment or of returns.

Ten years of rent.

₹1,20,000 a month in the first year. It rises 5% every year for the 10-year lease term.

₹1.81 Cr
LEASE RENT OVER 10 YEARS

₹1.86 L
A MONTH, BY YEAR 10



₹1,20,000 a month in year 1 · +5% a year

Lease rent payable by Urban Euphoria under the optional 10-year Lease Agreement, before tax, for a lease that runs its full term from handover. Figures rounded. If you use the buyback option, the lease ends when the villa is sold back. Governed solely by the Lease Agreement and the Buyback Agreement. Not an offer of investment or of returns.

You own it. We run it.

YOU

Maintenance
₹2 a sq ft, with property tax

Insurance
For the villa and its contents

That is all.

URBAN EUPHORIA

Electricity
Paid while leased

Upkeep & repairs
Pool, garden and the house

Guests
Bookings, check-in, service

Housekeeping
Ready before every stay



THE BALI RESORT · ACTUAL PHOTOGRAPH

24
NIGHTS A YEAR

07 · YOUR NIGHTS

Two nights a month, all yours.

Birthdays, anniversaries, Diwali. Tell us the dates; the villa is ready.

08 · EVENINGS

After dark, the resort comes alive.

- Garden parties under lanterns
- Long dinners on the lawn
- Late swims, warm lights
- Your villa, a short walk away



DINNER ON THE LAWN · ACTUAL PHOTOGRAPH

III

The Estate

RESORT · HOTEL · VILLAS · EVENT FARMHOUSE



ARTIST'S IMPRESSION

One estate, many reasons to visit.

ALSO ON THE ESTATE

Jindal Green Paradise · A proposed resort · Gurudwara Sahib











The estate, in plan.

The resort, the hotel, the villas and the event farmhouse, with the park and Jindal Green Paradise around them. Plots marked **Sold** are sold.

Artist's impression of the township plan, not to scale. Layout and amenities indicative, subject to approvals.

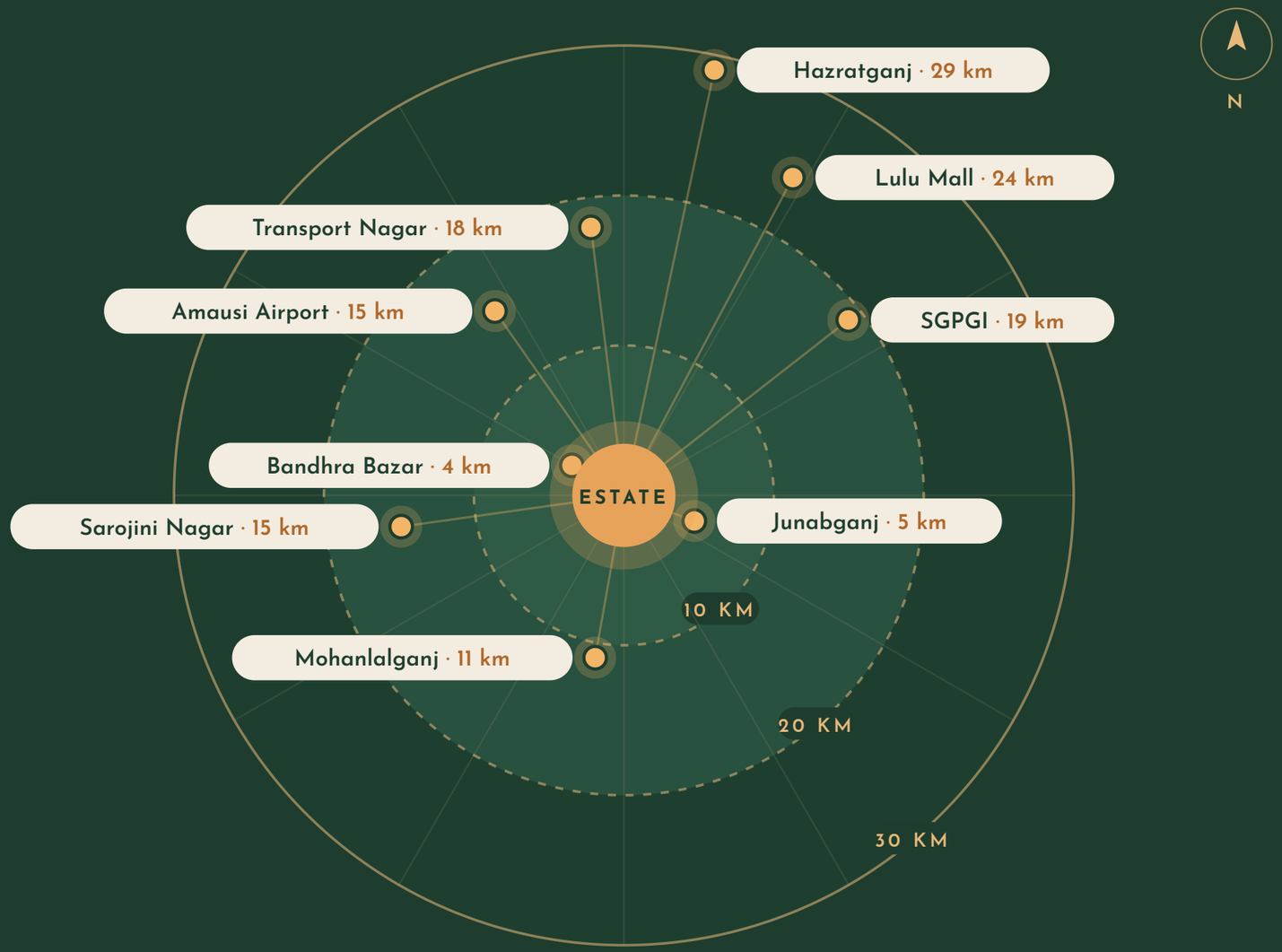


Close to Lucknow. Far from its noise.

Between Kanpur Road and Raebareli Road, next to Air Force Station Memaura.

29 KM TO HAZRATGANJ

15 KM TO AMAUSI AIRPORT



Distances approximate, by road. Directions on the dial are indicative.

Lucknow is growing towards us.

OPENED 2026

Lucknow–Kanpur Expressway

Kanpur in about 35 minutes

OPENED 2024

Outer Ring Road

Kisan Path, the 104 km ring road around Lucknow

OPENED 2025

BrahMos, Sarojini Nagar

UP Defence Corridor

EXPANDING

Lucknow airport

T3 open, ₹10,000 Cr plan

NEXT DOOR

Air Force Station Memaura

Green, secure, low-density

PLANNED

A four-lane highway

Raebareli Rd to Kanpur Rd

Infrastructure facts from published news reports, 2024–2026.

Come and see it for yourself.

1

Visit the resort

Walk the villas and stay for lunch

2

Choose your villa

One of three, on a token amount

3

Sign and register

Sale deed, lease and buyback, together

CALL OR WHATSAPP

+91 80090 07999



THE BALI RESORT · ACTUAL PHOTOGRAPH



THE BALI RESORT AT SUNSET

JINDAL FARM HOUSES & RESORT

CALL OR WHATSAPP

+91 80090 07999

THE ESTATE

Next to Air Force Station Memaura
Between Kanpur Road & Raebareli Road, Lucknow

SALES OFFICE

1D, 1st Floor, Creation Square
Rana Pratap Marg, Hazratganj, Lucknow

Images marked "Artist's impression" or "Representative image" are illustrative; actual villas may differ. Lease and buyback are optional and governed solely by the Lease Agreement and the Buyback Agreement, which prevail over this brochure. This brochure is not an offer, a contract, or an offer of investment or returns. Specifications may change.