



SHALIMAR LAKECITY PRIVATE LIMITED (formerly known as ANS Developers Pvt. Ltd.)
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Project RERA Registration No.: UPREAPRJ460592/05/2024, Promoter RERA Registration No.: UPREAPRM10813 | U.P. RERA WEBSITE ADDRESS - www.up-rera.in
STATE BANK OF INDIA, Bank Account No. 42952561777, IFSC Code: SBIN0004166, Branch: Commercial Branch Lucknow



DESIGN BY-ANOTHER IDEA



Reference Image

A dream to live
the life you want,
In a place where
bliss resides.



Reference Image

So let us take
you on a journey,
Where a
finer life resides.

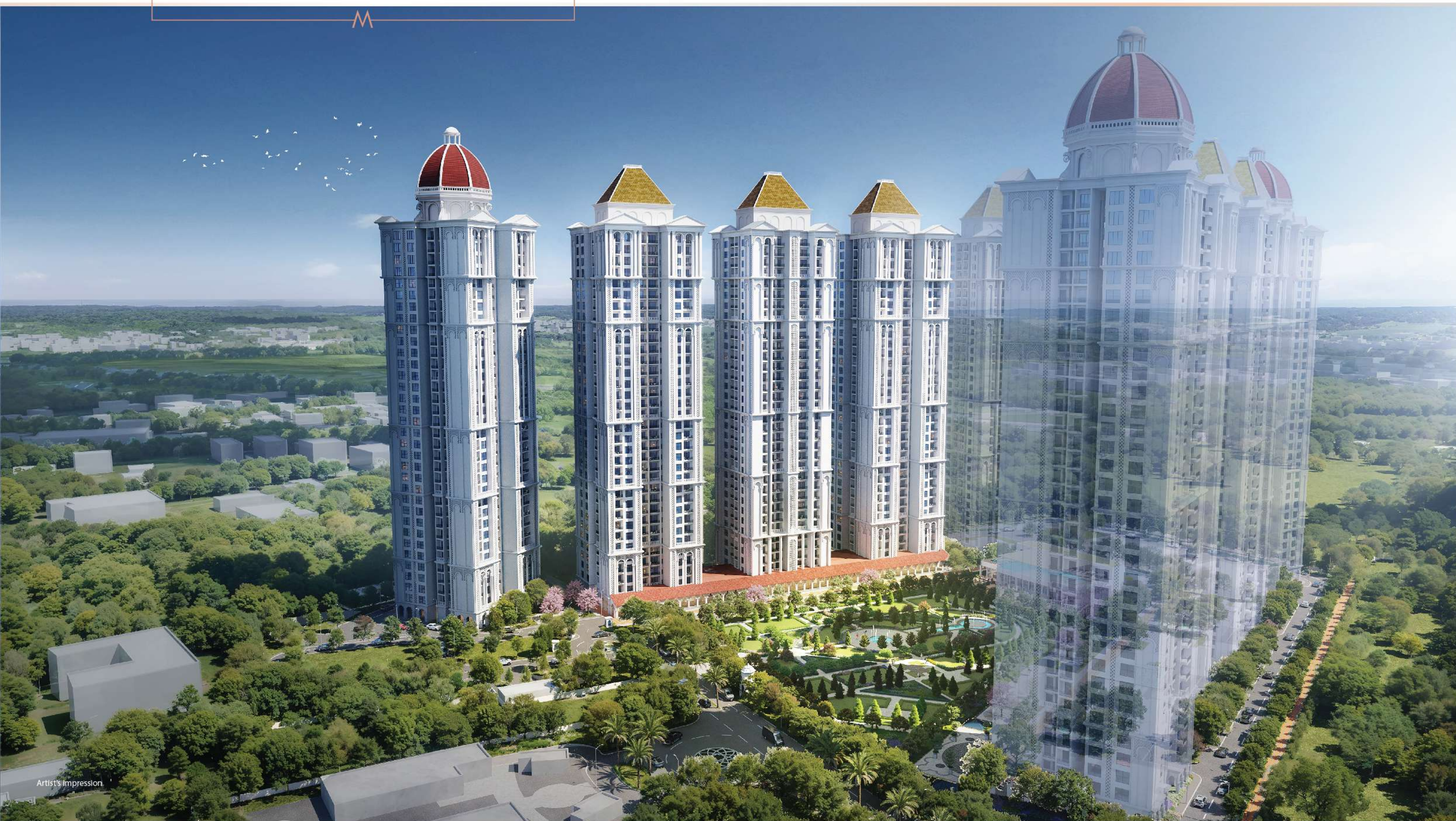


Artist's Impression

Welcome to
one-of-a-kind life



Where your
golden days
reside.



Artist's Impression

Sophisticated. Suave. Serene.
Where exclusive experiences reside.



The one place, where
exclusive experiences reside.



At One World, we are building a world for you to fall in love with, every day. Brimming with experiences, amenities, indulgence and all things that are worthy of your praise.

One world that is built to match your class and aspirations,

One world which is growing at the speed of your dreams,

One world which embodies the life you were destined to lead.

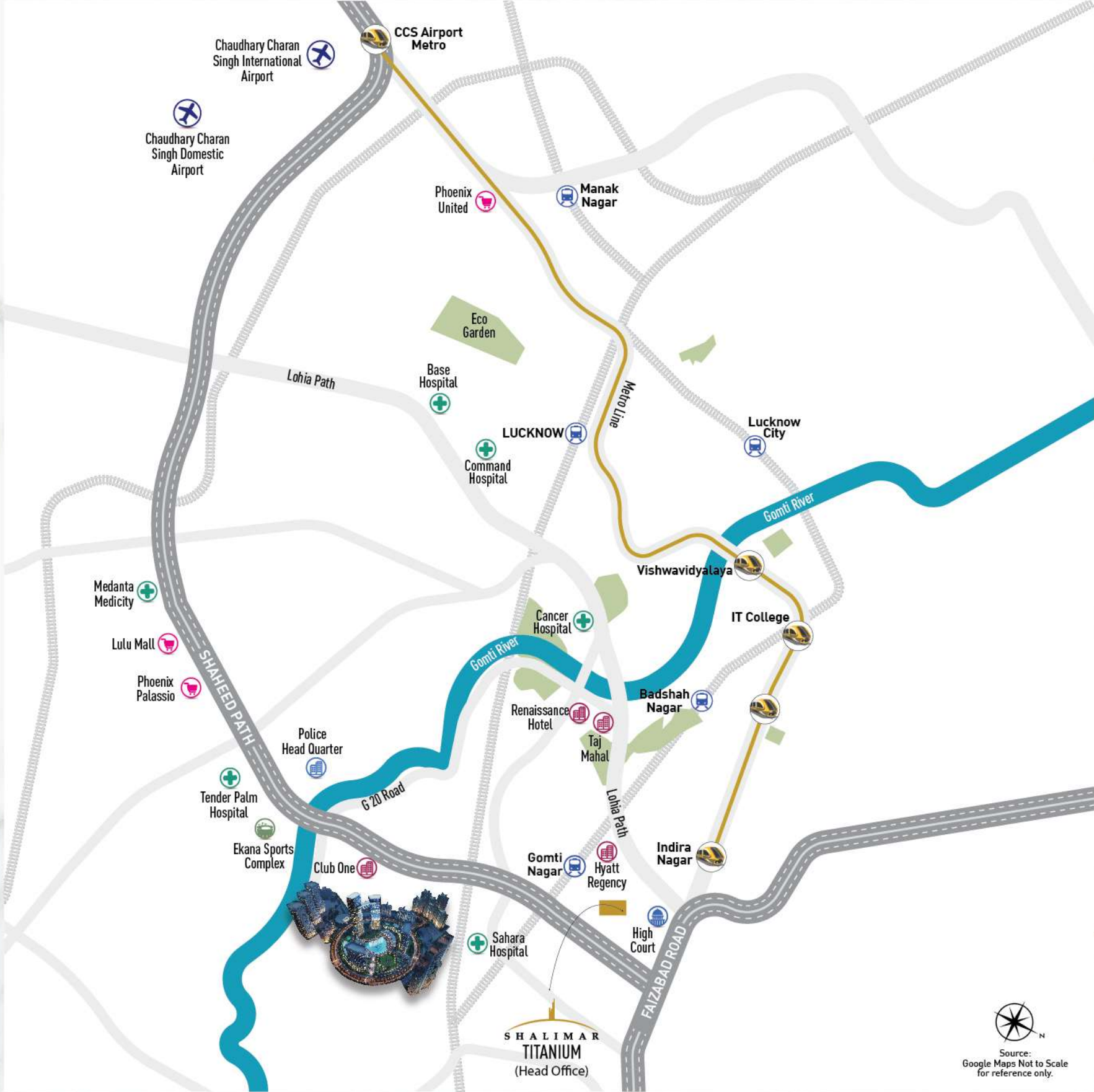
- Four exclusive towers each comprising 33 floors.
- Luxurious residences ranging from expansive 2BHK + Study to lavish 3 BHK apartments, including options with small to medium-sized servant quarters.
- Four apartments per floor
- Ground level landscape with 10 amenities.
- Residents have access to an elite club on the ground floor offering 11 amenities.



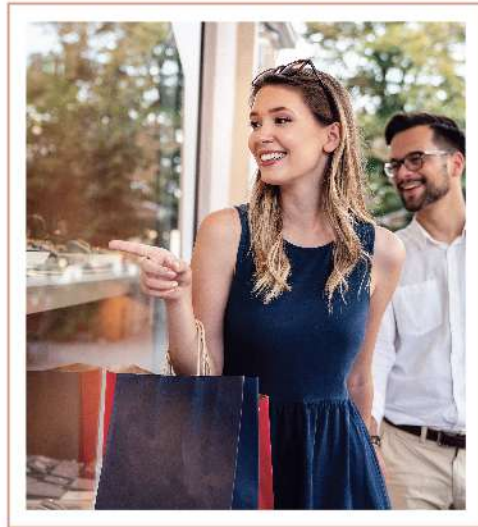
Enveloped by
breathtaking vistas,
Anchored amidst
renowned getaways,
Where vision and immersion
harmoniously reside.



On one side, the serene Gomti River envelops us in tranquillity,
while on the other, the pulse of the urban landscape beats close by.
Surrounded by the city's key landmarks, One World seamlessly
blends peaceful retreat with urban convenience, offering the
perfect synthesis of calm and comfort.



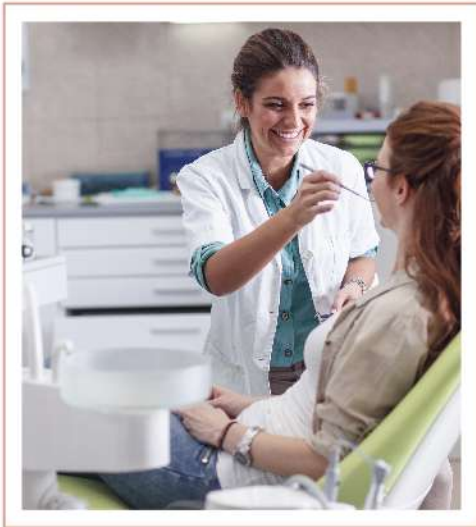
Where the world of
entertainment resides



Shopping & Entertainment

Phoenix Palassio	17 km
Ekana Mall	2.3 km
Lulu Mall	5.7 km

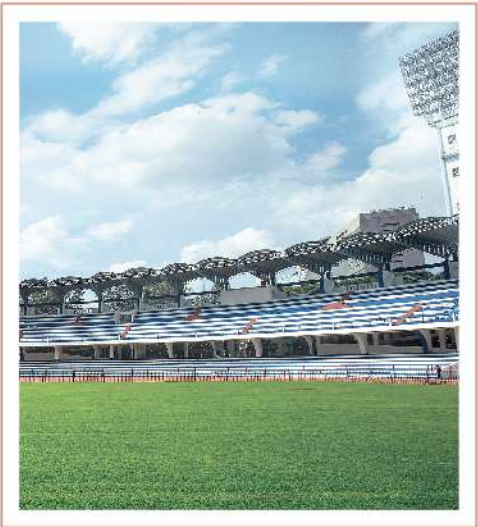
Where
wellness resides



Hospitals

Sahara Hospital	8.5 km
Medanta Hospital	6.5 km

Where the spirit of
never settling resides



Stadium

Ekana International Cricket Stadium Road	2.5 km
Ekana Sports Academy	2.4 km

Where skies of
limitless possibilities reside



Hotels

Fairfield by Marriott	8.4 km
Hyatt Regency	9.7 km
Taj Hotel	11.4 km
Renaissance Lucknow Hotel	11.3 km
Airport	18.5 km

Where future and
knowledge reside



Education

City Montessori School	1 km
Yash Raj Institute of Education	2.3 km
Babu Yugraj Singh Ayurvedic Medical College and Hospital	2.3 km

All Reference Images

An architectural marvel
of true craftsmanship
Where the most
exquisite modern
amenities reside.



Home to a vibrant community of
15,000 families

LDA approved Integrated Township,
Spanning **223.52** acres

Lush greenery across **31.775** acres of
vibrant landscapes

An Exquisite **1.5** acre
aquacenter

Extensive road network, covering
6.052 acres for efficient connectivity

A spacious residential district
covering **140.347** acres

10.715 acres dedicated
to dynamic business and retail districts

World class hotel and International
School within the township

AMAR SHAHEED PATH

SHALIMAR ONE WORLD ROAD

- 1 - Shalimar Business District Tower 1
- 2 - Belvedere Court 1
- 3 - Vista
- 4 - Pinnacle
- 5 - Belvedere Suites
- 6 - Valencia Towers 2
- 7 - Valencia Towers
- 8 - Valencia County
- 9 - Valencia County East
- 10 - Marbella
- 11 - Valencia County East -II
- 12 - Twenty One
- 13 - Whispering Woods
- 14 - Serene Ville
- 15 - Belvedere Court 3
- 16 - Belvedere Court 2
- 17 - Lake Area
- 18 - The Walk
- 19 - Putting Golf Course
- 20 - City Montessori School
- 21 - Command Center
- 22 - Marketing Office
- 23 - Club One
- 24 - Tennis Academy
- 25 - Sports Complex
- 26 - Pickleball Court & Skating Rink



Entry 3
EMBANKMENT ROAD
IN PROGRESS
CONNECTING KISAN PATH



*Map is indicative. Not to scale.

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.

An architectural marvel
of true craftsmanship
Where the most
exquisite modern
amenities reside.



Artist's impression

Disclaimer: The ownership of this club in the project shall remain with the Developer and same may be transferred to any person(s) / agency for its maintenance & operation thereof. Allottee(s) would have an option to become the member of the club and to pay the Membership Fees as well as monthly subscription charges as may be determined by the Developer / nominated person(s) / operator.

For those who dare to take the leap,
We've crafted a sanctuary.



Built meticulously with the urban pioneer in mind, Marbella embodies the spirit of those who shatter glass ceilings. From trailblazers to go-getters, we're dedicated to those who don't just chase dreams, but actively build them each day. At Marbella, we celebrate the self-made, offering a world where you can revel in your successes and embrace the life you've earned.

For doers and dreamers,
Always ready to expand,
We have created a haven,
Where aspirations reside.



AT MARBELLA WE HAVE CREATED

A place that can
match up to the size
of your dreams.
An abode where a
sense of calm resides.



*Map is indicative. Not to scale.

LIST OF AMENITIES

- Entrance Foyer/welcoming Foyer
- Coffee Shop
- Meeting /conference Room
- Multipurpose Hall
- Library
- Indoor Kids Play Area
- Indoor Games Zone
- Muga Court
- Swimming Pool with change room
In Separate Block
- Kids Pool
- Jacuzzi
- Deck Area With Seating Near Pool
- Isolated Gymnasium
- Kids Play Area(Outdoor)
- Yoga Space
- Steam & Massage Room
- Jogging Track / Walkway
- Green Area With Seating
- Fountain Court



*Map is indicative. Not to scale.

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The Central green area can be used by residents and non residents as well.

A hotspot for all activities
Where the true meaning of
indulgence resides.



GROUND FLOOR AMENITIES

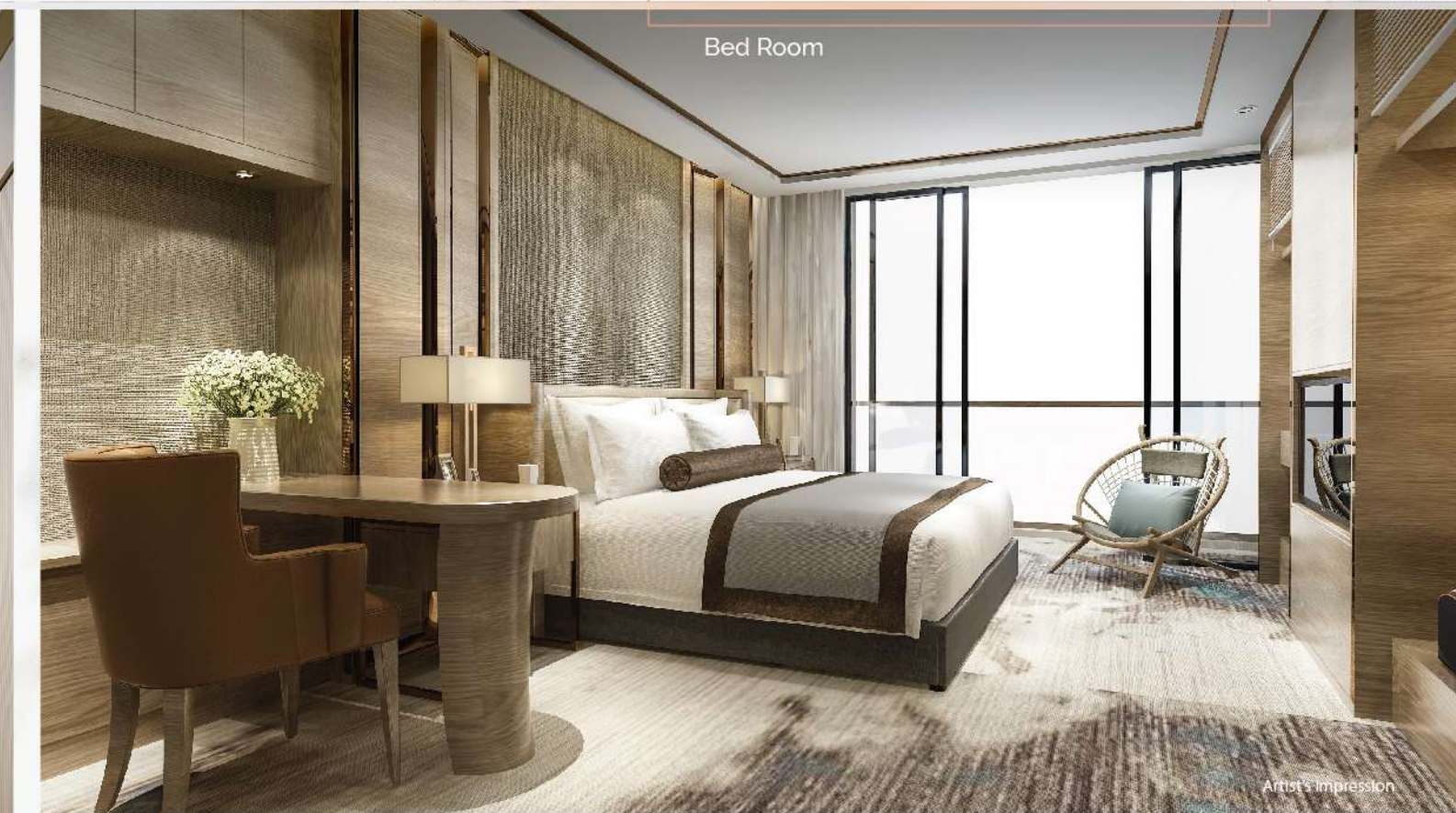
luxurious spacious areas
where laughter echoes freely.



Living Room

Artist's Impression

So you can come back to
peace and wake up to smiles.



Bed Room

Artist's Impression

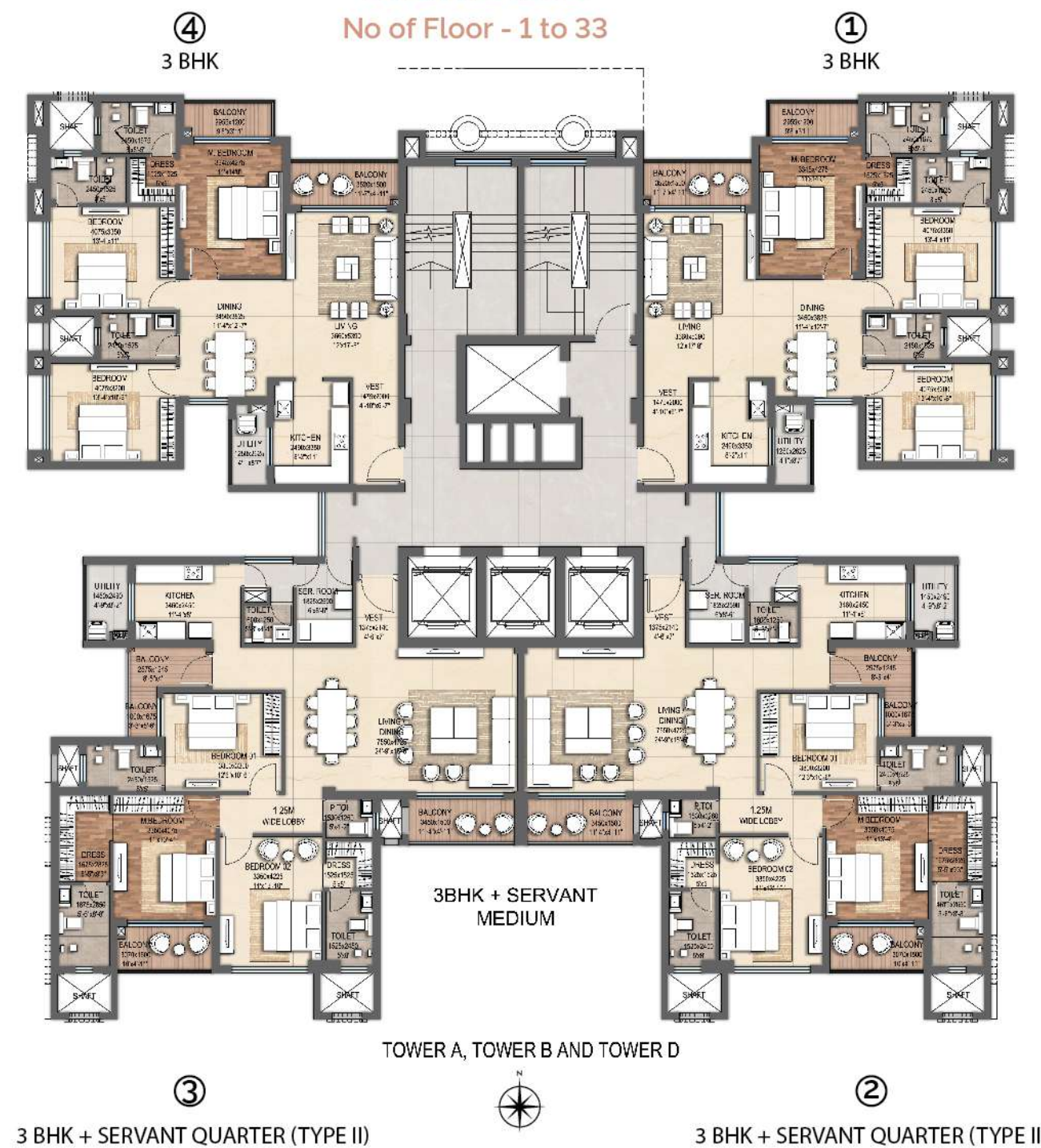


Indulge in the joy of
shared meals and
cherished moments.

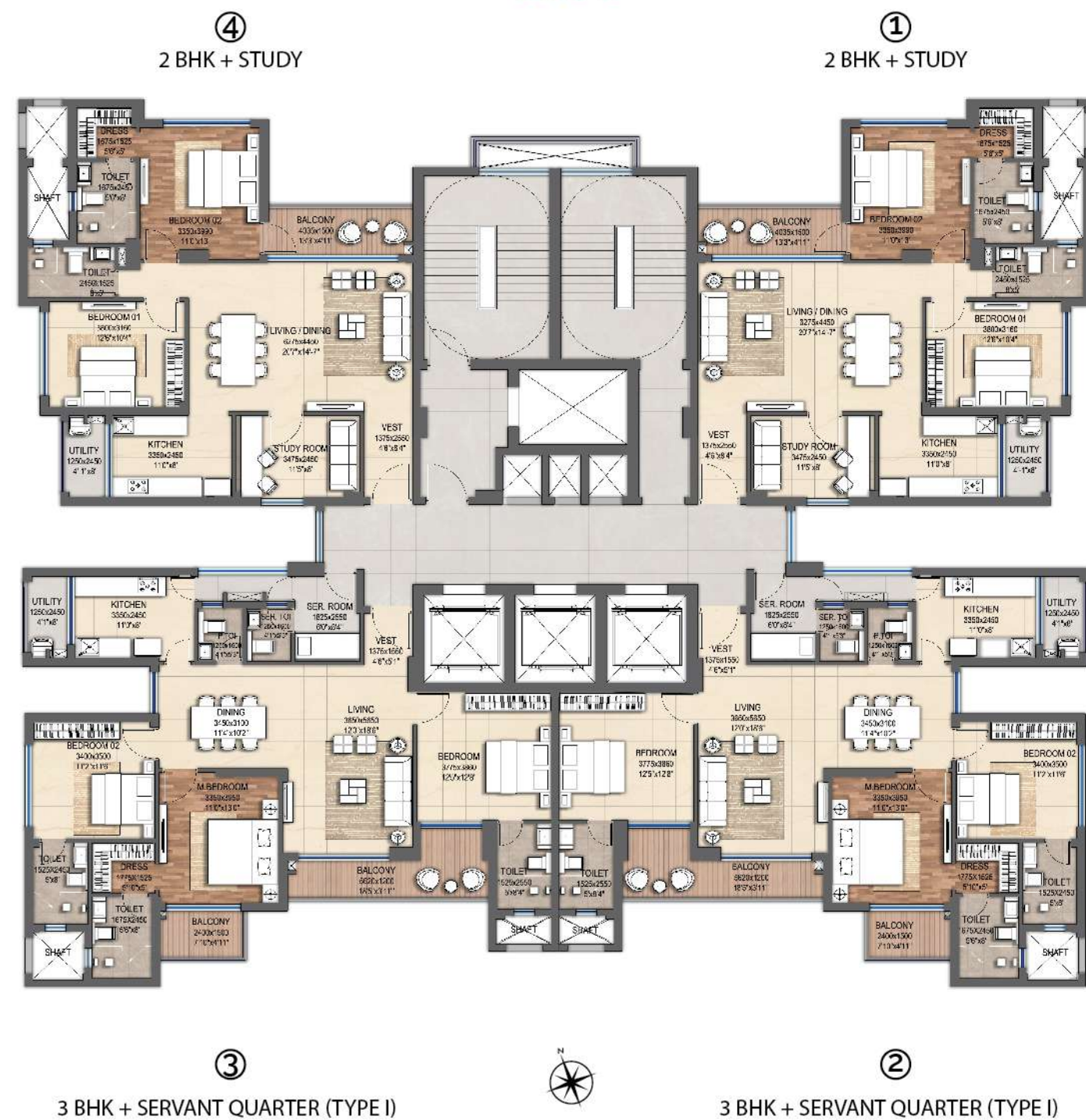
Dining Area

Artist's Impression

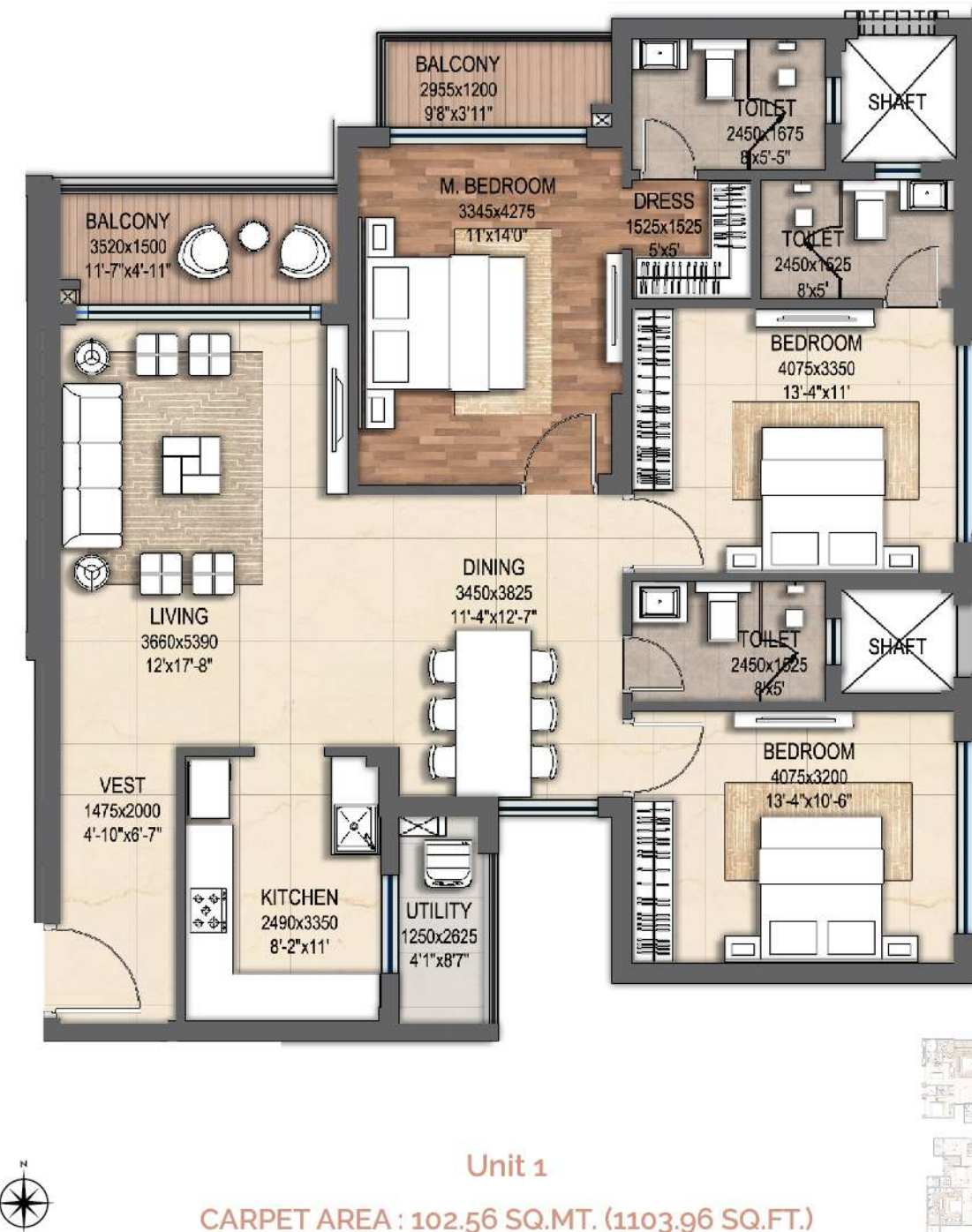
Typical Floor Plan
Tower A, B and D
No of Floor - 1 to 33



Typical Floor Plan
Tower C

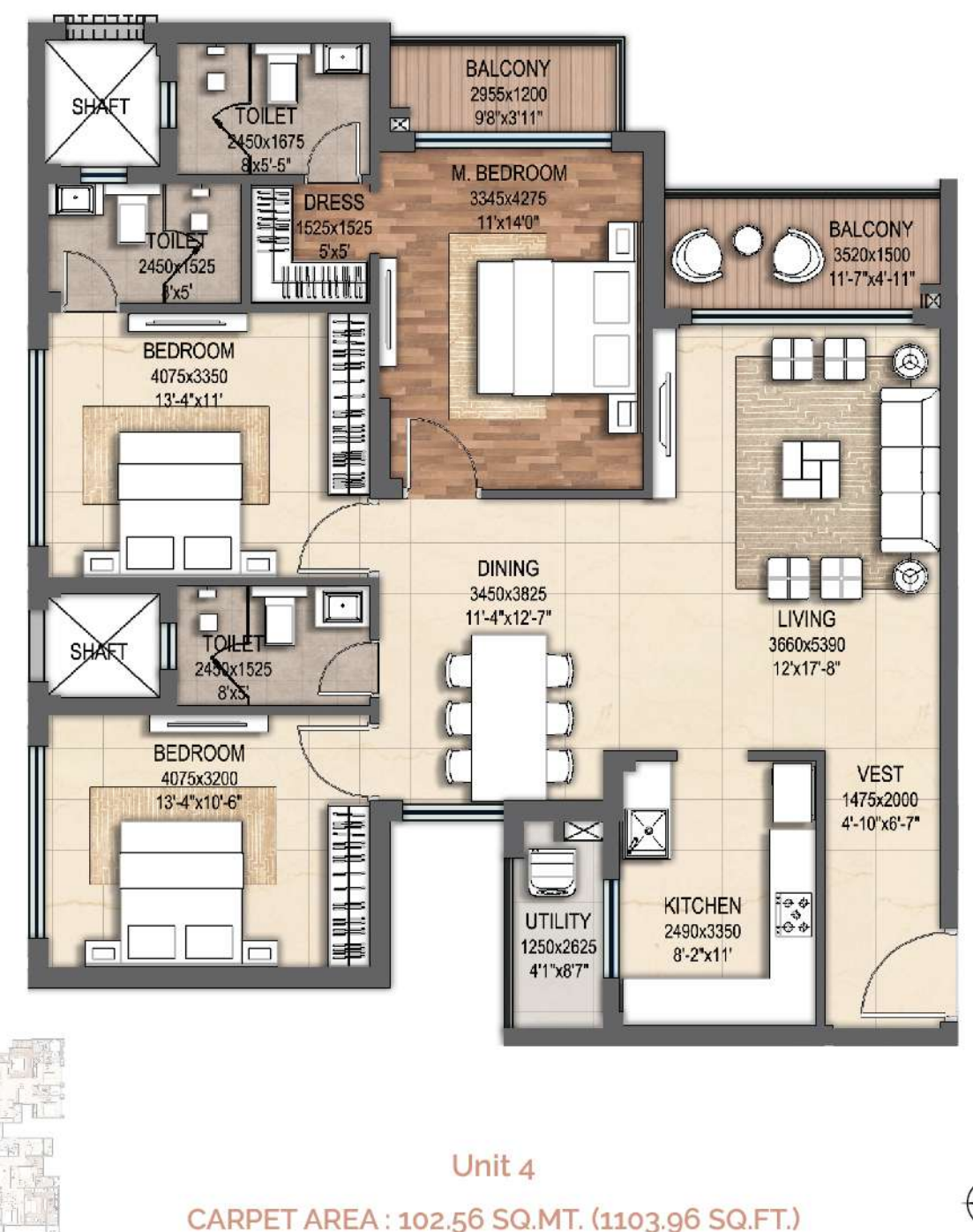


3 BHK
Tower A, B and D



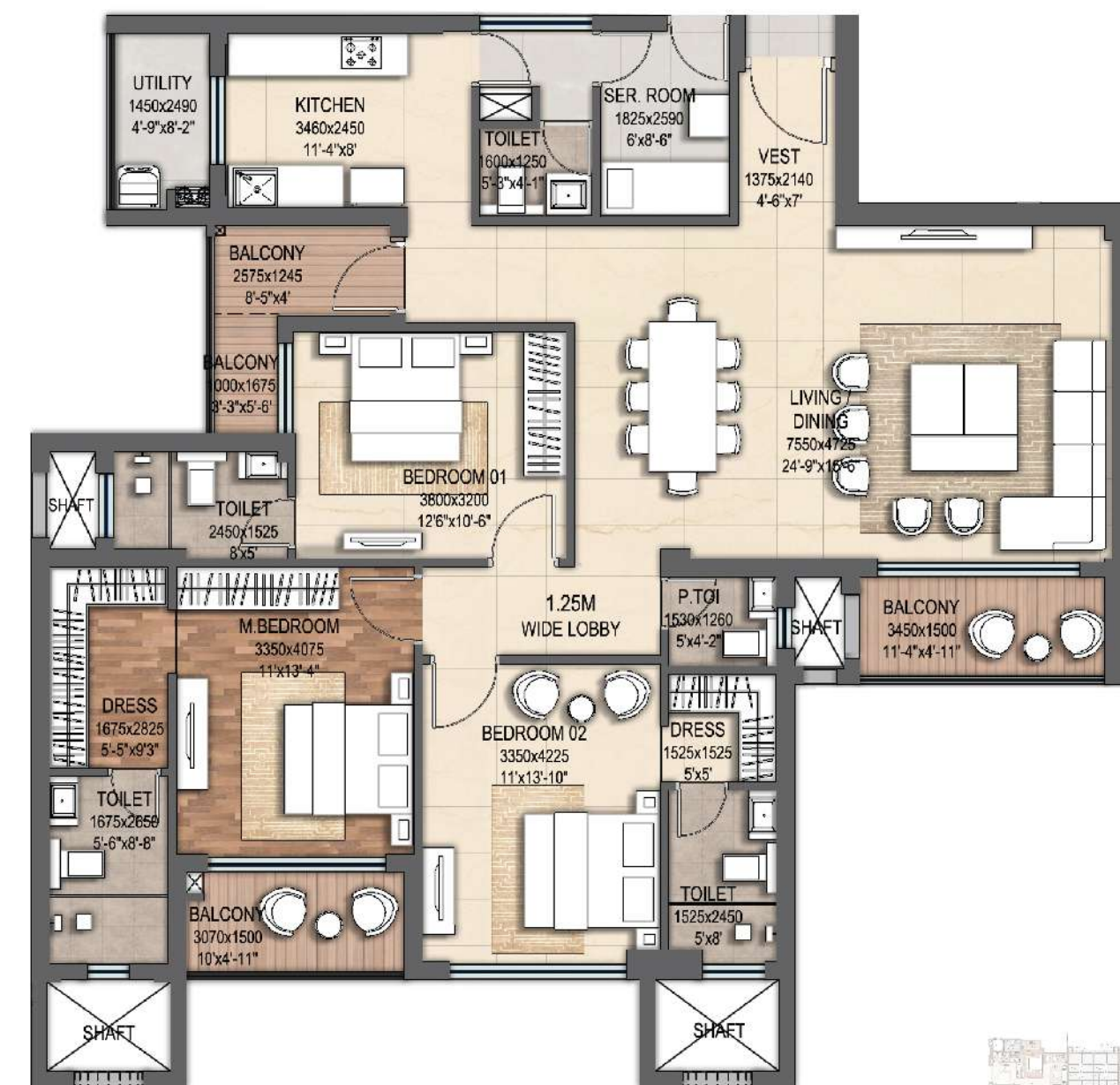
Unit 1
CARPET AREA : 102.56 SQ.MT. (1103.96 SQ.FT.)

3 BHK
Tower A, B and D



Unit 4
CARPET AREA : 102.56 SQ.MT. (1103.96 SQ.FT.)

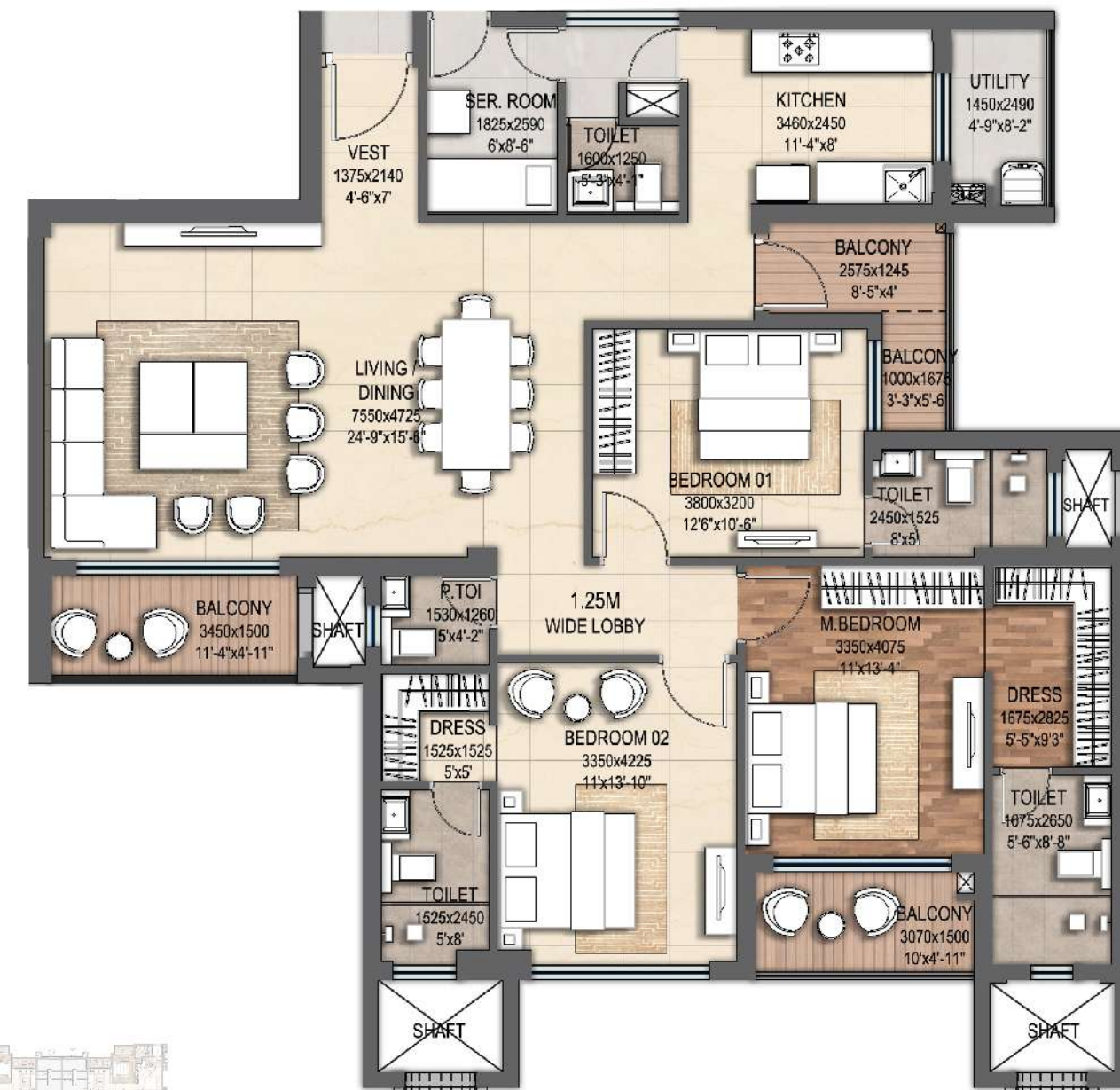
3 BHK + SERVANT QUARTER (TYPE II)
Tower A, B and D



Unit 2

CARPET AREA : 128.15 SQ.MT. (1379.41 SQ.FT.)

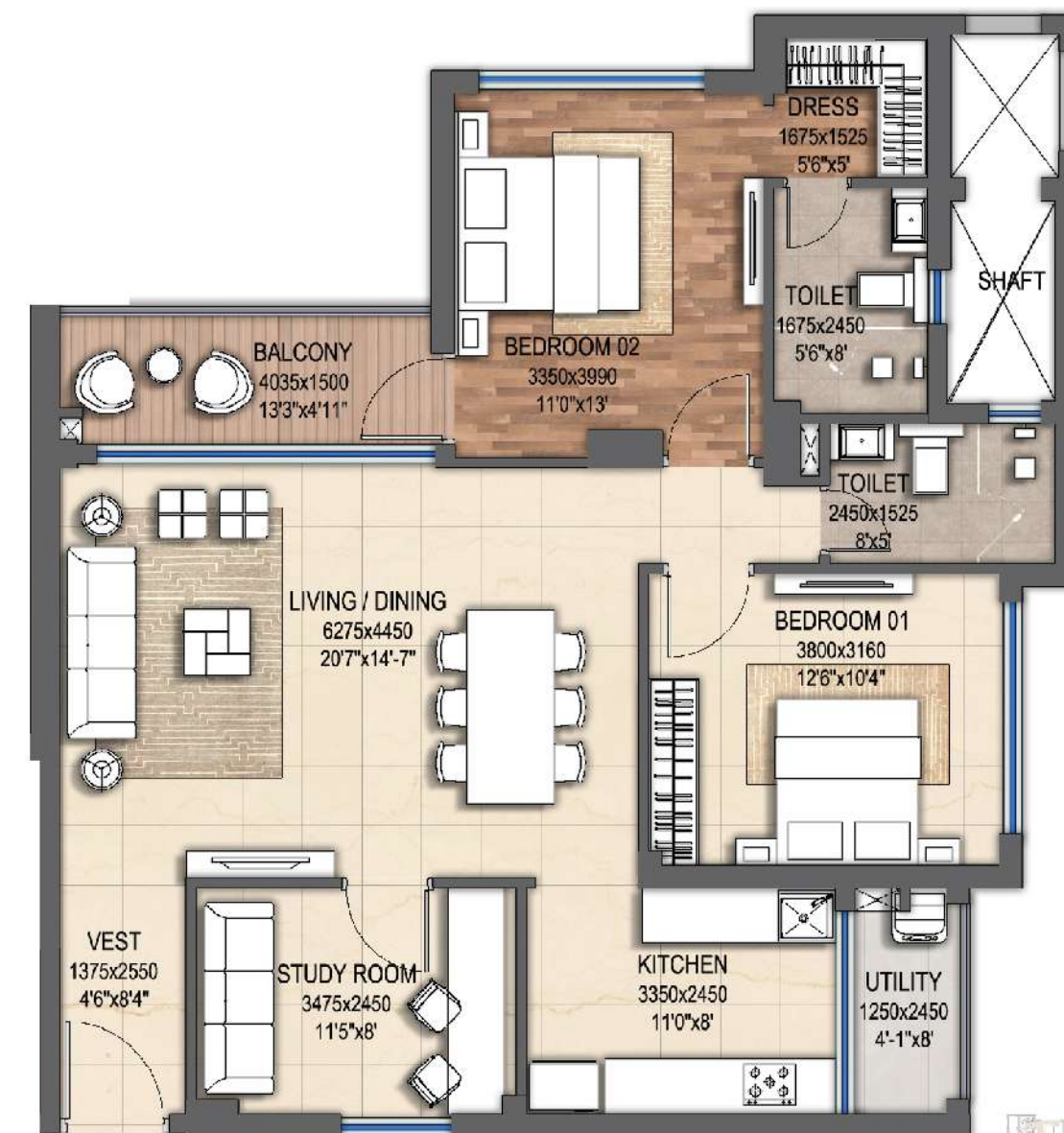
3 BHK + SERVANT QUARTER (TYPE II)
Tower A, B and D



Unit 3

CARPET AREA : 128.15 SQ.MT. (1379.41 SQ.FT.)

2 BHK + STUDY
Tower C



Unit 1

CARPET AREA : 89.62 SQ.MT. (964.67 SQ.FT.)

2 BHK + STUDY
Tower C



Unit 4

CARPET AREA : 89.62 SQ.MT. (964.67 SQ.FT.)

With focus on detailing and exquisite structure, This is where true craftsmanship resides.

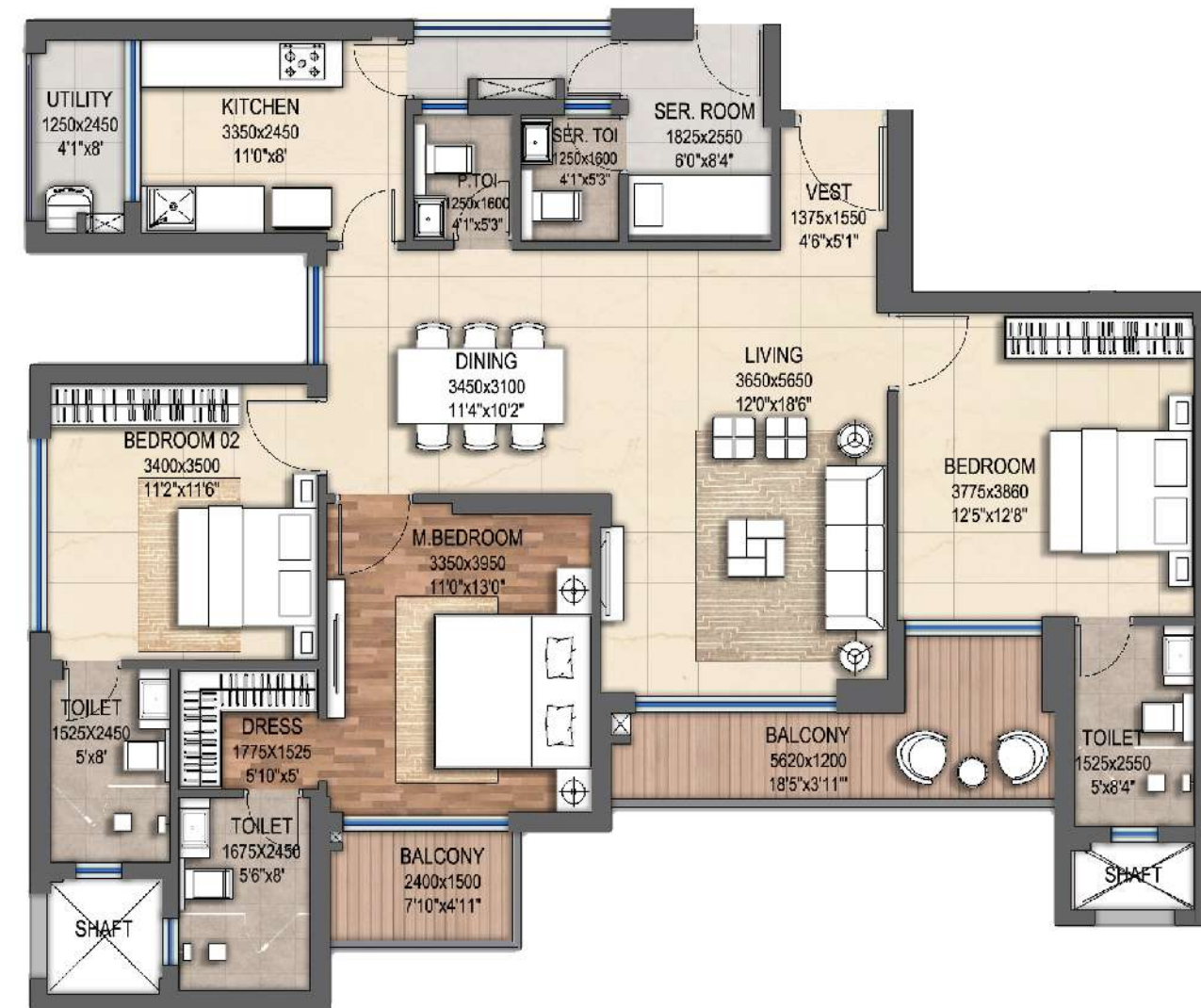


STRUCTURE	Structure Designed with seismic consideration for the zone as stipulated by the BIS Code and for better safety
FOUNDATION	Reinforced concrete footing & columns
ALL BEDROOMS Flooring/Skirting:	Vitrified tiles of minimum 600 X 600 mm size in all Bed Rooms
Wall Finishes:	Acrylic emulsion on POP punning
Ceiling:	Oil bound distemper
LIVING/DINING ROOM Flooring/Skirting:	Superior Quality Vitrified Tiles of minimum 800 X 800 mm size
Wall Finishes:	Acrylic emulsion on POP punning
Ceiling:	Oil bound distemper
TOILET Flooring/Skirting:	Ceramic tiles
Wall Finishes:	Ceramic wall tiles up to dado level (approx. 2400mm)
Ceiling Finishes:	OBD with false ceiling
Counter:	Granite/tiles
Sanitary Ware:	Premium quality range
Partition:	Glass Partition
UTILITY ROOM/TOILET Flooring/Skirting	Tiles of Standard Make
Wall & Ceiling	Oil bound distemper
Toilet/Sanitary	Tile on the wall up to dado level with CP Fitting & Chinaware
KITCHEN Flooring/Skirting:	Ceramic/ Vitrified tiles
Wall Finishes:	Acrylic emulsion paint on walls
Ceiling:	Oil bound distemper
CP FITTINGS AND ACCESSORIES	Grohe /Jaquar / Roca or equivalent Toilet fittings / single lever fitting in all toilets. Provision for geyser installation Rain shower in master toilet & Normal shower in all other toilets
LIFT LOBBY TYPICAL FLOOR Flooring:	Tiles/Granite/Marble
Wall Finishes:	Tiles/Granite/Marble upto 2100 MM on Lift Wall & Acrylic Emulsion Paint in balance area
Ceiling:	Acrylic Emulsion paint.
GROUND FLOOR ENTRANCE LOBBY Flooring/Skirting:	Tiles/Granite/Marble.
Wall Finishes:	Tiles/Granite/Marble upto 2100 MM on Lift Wall & Acrylic Emulsion Paint in balance area
Ceiling:	Gypsum false ceiling with Acrylic Emulsion paint.
BALCONY Flooring:	Tiles
Wall Finishes:	Exterior grade paint on plaster
Ceiling:	Exterior grade paint on plaster
Hand rail & Railing:	Combination of wall & MS handrail as per functional & elevational requirements
STAIRCASE MAIN Flooring	Indian Stone/Granite
Wall Finishes:	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	Center opening 3 passenger lift & 1 service lift in each tower
DOORS Main Entrance Door:	Engineered laminated frame with laminated door shutters
Internal:	Engineered laminated frame with laminated door shutters
Hardware:	Digital Lock on Main Door & Locks, Handles and knobs (Mortise and cylindrical locks) from reputed makes and brands on all other doors. High quality steel/brass hardware
WINDOWS AND EXTERNAL GLAZING	Powder coated aluminum frame or UPVC frame windows with clear glass
ELECTRICAL & PLUMBING AND INSTALLATION: Electrical Fixtures & 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 water supply pipes with standard valves and accessories
Security System for Project:	Video Door Phone & CCTV electronic surveillance would be provided for security and Internal communication system.
EV CHARGING:	Provision for EV Charging
HVAC:	Provision for Air conditioning
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.

Artist's Impression

3 BHK + SERVANT QUARTER (TYPE I)

Tower C

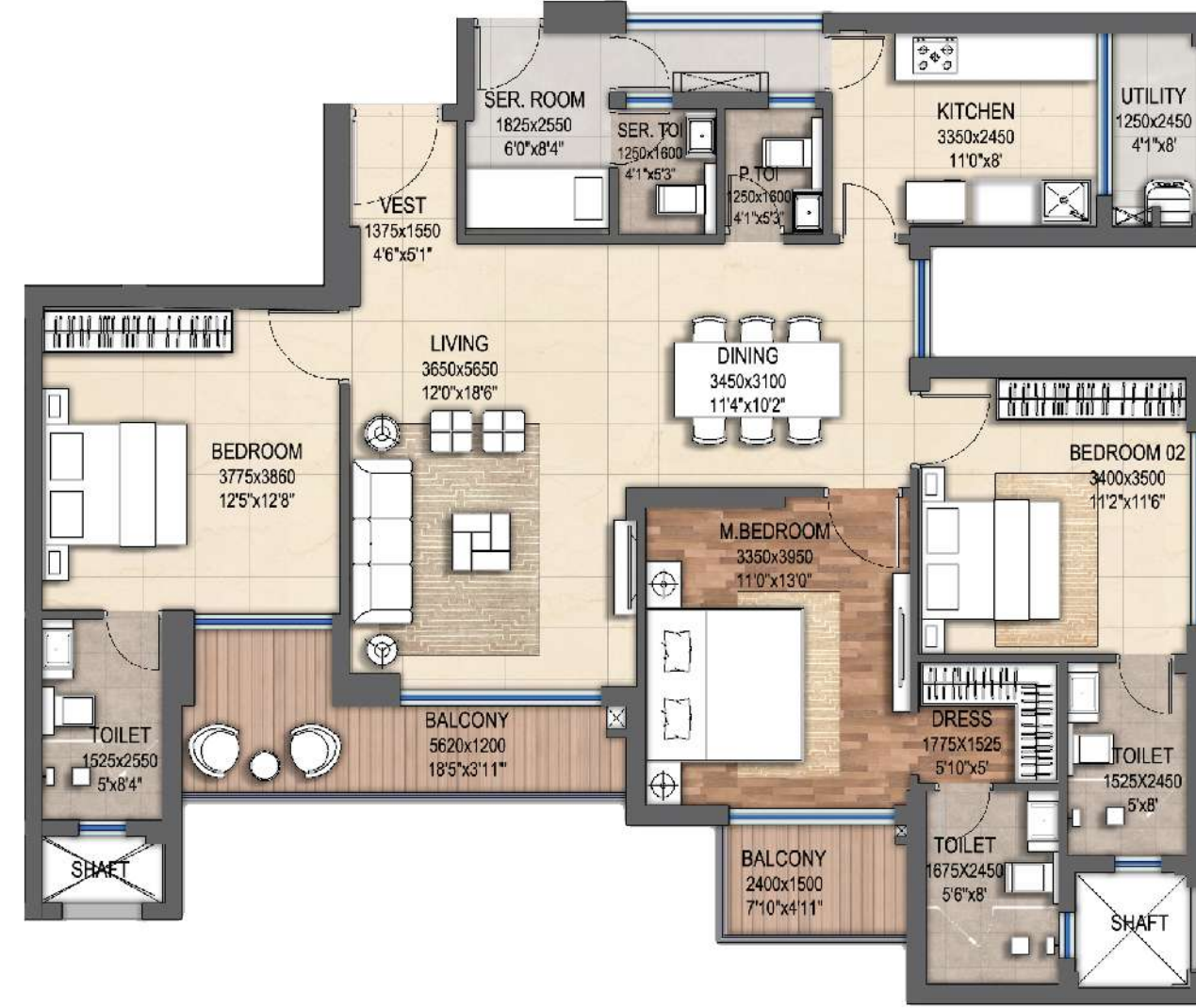


Unit 3

CARPET AREA : 108.54 SQ.MT. (1168.32 SQ.FT.)

3 BHK + SERVANT QUARTER (TYPE I)

Tower C



Unit 2

CARPET AREA : 108.54 SQ.MT. (1168.32 SQ.FT.)



Where iconic landmarks reside

ONGOING PROJECTS

	BELVEDERE SUITES UPRERAPRJ263280
	VALENCIA TOWERS UPRERAPRJ496663
	WHISPERING WOODS UPRERAPRJ380751
	PINNACLE UPRERAPRJ705722/01/2024
	VALENCIA TOWERS PHASE II UPRERAPRJ944626/09/2024
	VALENCIA COUNTY EAST PHASE II UPRERAPRJ225264/12/2025
	VALENCIA COUNTY EAST UPRERAPRJ707640
	SHALIMAR TWENTY ONE UPRERAPRJ858081/05/2024
	MARBELLA UPRERAPRJ460592/05/2024

COMPLETED PROJECTS

	VISTA UPRERAPRJ4833
	BELVEDERE COURT 1 UPRERAPRJ12850
	BELVEDERE COURT 2 UPRERAPRJ17338
	VALENCIA COUNTY UPRERAPRJ612919
	BELVEDERE COURT 3 UPRERAPRJ260653

COMPLETED PROJECTS OF SHALIMAR

COMPLETED PROJECTS OF SHALIMAR

SHALIMAR GRAND
JOPLING ROAD
LUCKNOW

SHALIMAR GALLANT
MAHANAGAR LUCKNOW
UPRERAPRJ3168

GARDEN BAY IIM ROAD LUCKNOW
UPRERAPRJ9256
UPRERAPRJ9203

SHALIMAR DWELLING
AP SEN ROAD
LUCKNOW

TITANIUM GOMTI NAGAR
LUCKNOW

SHALIMAR STAR,
HAZRATGANJ, LUCKNOW

SHALIMAR TOWER
VIBHUTI KHAND LUCKNOW

SHALIMAR MEADOWS
GOKHALE MARG LUCKNOW

SHALIMAR ELDEE PLAZA
BHOOTNATH MARKET
LUCKNOW

SHALIMAR CORPORATE PARK
VIBHUTI KHAND
LUCKNOW

JPNIC GOMTI NAGAR
LUCKNOW

SHALIMAR MANNAT
LUCKNOW - FAIZABAD ROAD
UPRERAPRJ8346

SHALIMAR COURTYARD
SITAPUR ROAD
LUCKNOW

SHALIMAR EMERALD
JOPLING ROAD
LUCKNOW

SHALIMAR SQUARE
LALBAGH LUCKNOW

SAS HOUSE SAPRU MARG
LUCKNOW

IRIDIUM GOMTI NAGAR
LUCKNOW - UPRERAPRJ17421

VISTA
GOMTI NAGAR EXTENSION
LUCKNOW - UPRERAPRJ4833

SHALIMAR HOMES
ASHOK MARG
LUCKNOW

SHALIMAR IMPERIAL
GOKHALE MARG
LUCKNOW

SHALIMAR ESTATE
NEW HYDERABAD
LUCKNOW

SHALIMAR COURT
RANI LAKSHMIBAI MARG
LUCKNOW

IBIZA TOWN
DELHI NCR

MANNAT EXTENSION
FAIZABAD ROAD - LUCKNOW
UPRERAPRJ243983

BELVEDERE COURT 2.
GOMTI NAGAR EXTENSION,
LUCKNOW
UPRERAPRJ17338

SHALIMAR APARTMENTS
P. N ROAD
LUCKNOW

SHALIMAR HEIGHTS
JOPLING ROAD
LUCKNOW

SHALIMAR RETREAT
DELHI NCR

SHALIMAR ROYALE
MALL AVENUE
LUCKNOW

MULTILEVEL PARKING
HAZRATGANJ LUCKNOW

BELVEDERE COURT 1
GOMTI NAGAR EXTENSION
LUCKNOW - UPRERAPRJ12850

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