





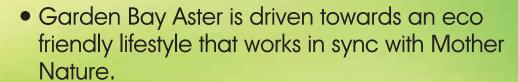
AN EXCLUSIVE COLLECTION OF LUXURY VILLAS IN THE HEART OF NATURE











- Garden Bay has managed to strike a harmonious balance between respecting the nature and nurturing your lives.
- We are one step ahead and have kept 70% open and green area in Garden Bay township that means less people per acre meaning reduced carbon footprint.
- Not a drop of water to waste! Every home at Garden Bay is compliant with Rain Water harvesting system. Your very own water bank at disposal.
- A complete wire free complex which is hazard free and keeps the aesthetic intact.
- Making the most out of the sun. Essential services at Garden Bay function on solar energy.





















TYPICAL VILLA TYPE A OPTION 1

(IN SQ.MT.)

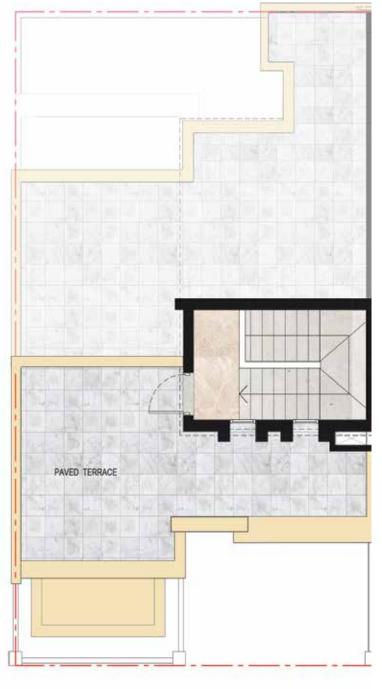
PLOT AREA 119
CARPET AREA 112.37
BUILT-UP AREA 131.11
SALEABLE AREA 146.05

(IN SQ.FT.)

PLOT AREA 1281
CARPET AREA 1210
BUILT-UP AREA 1411
SALEABLE AREA 1572

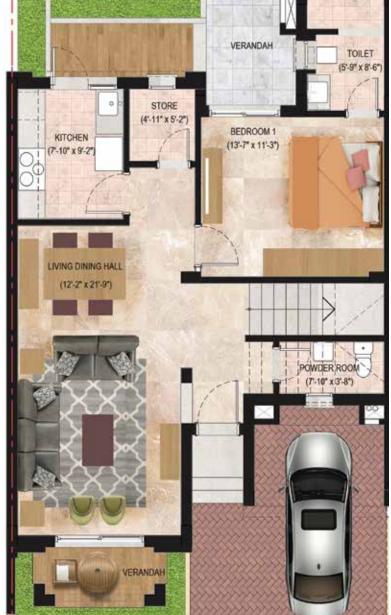






Ground Floor First Floor Second Floor

Disclaimer: The project comprises of independent villas and is being developed in accordance with the sancament design and the company may make changes/alterallons/improvements with the consent of the customer.







TYPICAL VILLA TYPE A **OPTION 2**

(IN SQ.MT.)

PLOT AREA 119 **CARPET AREA** 147.43 **BUILT-UP AREA** 166.88 192.24 SALEABLE AREA

(IN SQ.FT.)

PLOT AREA 1281 CARPET AREA 1587 **BUILT-UP AREA** 1796 SALEABLE AREA 2069

> **Ground Floor** First Floor Second Floor

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Villa type B

Front view



TYPICAL VILLA TYPE B OPTION 1

(IN SQ.MT.)

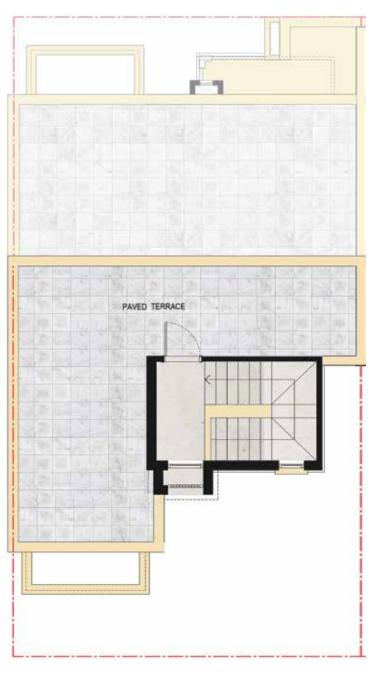
PLOT AREA 141
CARPET AREA 138.76
BUILT-UP AREA 156.75
SALEABLE AREA 173.95

(IN SQ.FT.)

PLOT AREA 1518
CARPET AREA 1494
BUILT-UP AREA 1687
SALEABLE AREA 1872

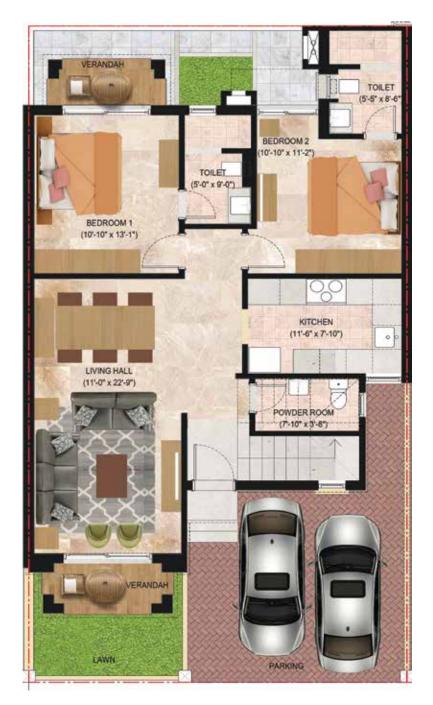




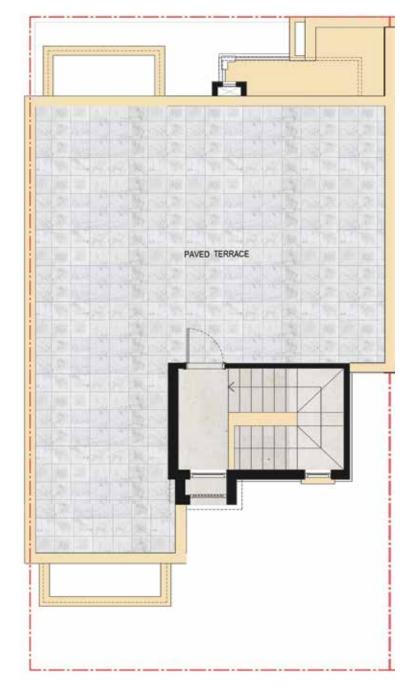


Ground Floor First Floor Second Floor

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BEDROOM 3 (10'-10" x 13'-1") STORE (11'-6"x 7'-10")



TYPICAL VILLA TYPE B OPTION 2

(IN SQ.MT.)

PLOT AREA 141
CARPET AREA 176.34
BUILT-UP AREA 195.52
SALEABLE AREA 219.92

(IN SQ.FT.)

PLOT AREA 1518
CARPET AREA 1898
BUILT-UP AREA 2105
SALEABLE AREA 2367

Ground Floor First Floor Second Floor

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TYPICAL VILLA TYPE C OPTION 1

(IN SQ.MT.)

PLOT AREA 180
CARPET AREA 183.92
BUILT-UP AREA 213.88
SALEABLE AREA 245.02

(IN SQ.FT.)

PLOT AREA 1938
CARPET AREA 1980
BUILT-UP AREA 2302
SALEABLE AREA 2637







Ground Floor First Floor Second Floor

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TYPICAL VILLA TYPE C OPTION 2

(IN SQ.MT.)

PLOT AREA 180
CARPET AREA 210.56
BUILT-UP AREA 232.53
SALEABLE AREA 277.77

(IN SQ.FT.)

PLOT AREA 1938
CARPET AREA 2266
BUILT-UP AREA 2503
SALEABLE AREA 2990







Ground Floor First Floor Second Floor

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Indicative Image



















Restaurant Nearby



Schools Nearby



Provision for ATM Space



24 x 7 Water Supply



Banquet Hall



Fire Fighting System



Provision For Daily Needs Store



Spacious Parking Area



Medical Facilities Nearby



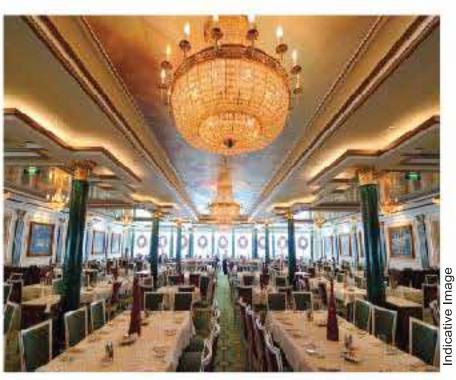
CCTV Secured Complex









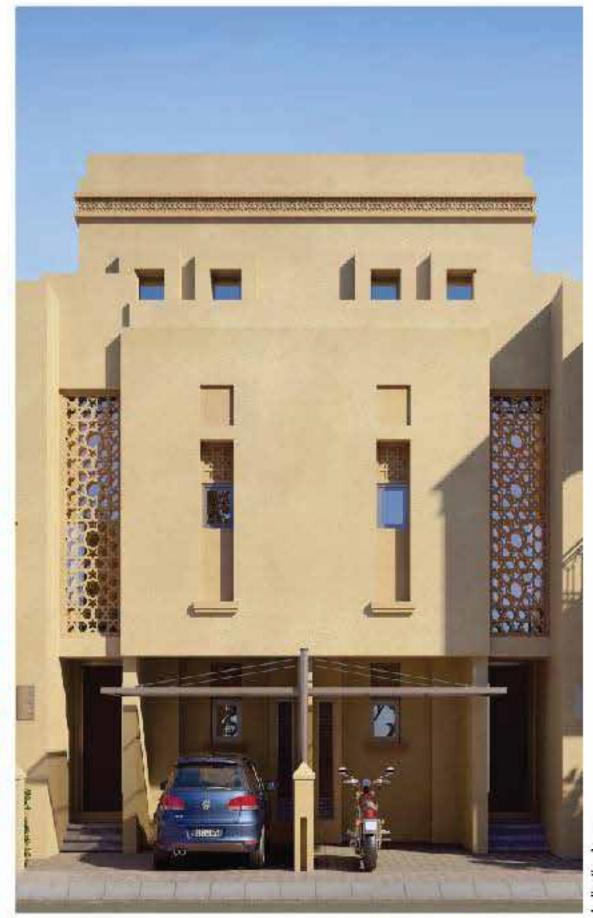












Indicative Image

SPECIFICATIONS

Structure

Structure designed for the highest seismic considerations for the zone as stipulated by the code and for better safety.

All Bedrooms

Flooring/Skirting : Vitrified Tiles/Laminated wooden flooring

Wall Finishes : Acrylic emulsion on POP punning

Ceiling : Oil bound distemper / Acrylic Emulsion

Living / Dining Rooms

Flooring/Skirting : Superior quality vitrified tiles
Wall Finishes : Acrylic emulsion on POP punning
Ceiling : Oil bound distemper / Acrylic Emulsion

Balconies

Flooring : Tiles.

Wall Finishes : Exterior grade paint on Plaster
Ceiling Finishes : Exterior grade paint on Plaster

Handrail & Parapet : Combination of parapet walls and M.S.

handrails as per the functional and elevation

requirements

Toilets

Flooring : Ceramic tiles

Wall Finishes : Ceramic wall tiles up-to dado level (approximately

2100 mm) Oil bound distemper / Acrylic Emulsion

Ceiling Finishes : Oil bound distemper / Acrylic Emulsion

Vanity Counter : Granite

Sanitary Ware : Premium quality range

Kitchen

Flooring / Skirting : Vitrified Tiles / Ceramic tiles

Wall Finishes : Oil bound distemper / Acrylic Emulsion
Ceiling Finishes : Oil bound distemper / Acrylic Emulsion

Counter : Granite / Top with Sink

Provision for installation of geyser / RO

C.P. Fittings and Accessories

Grohe / Jaquar or equivalent brands single lever fittings in all toilets. Provision for installation of geysers.

Staircase

Flooring : Polished Indian granite

Wall Finishes : Oil bound distemper / Acrylic Emulsion

Doors and Windows

Main Entrance Door : Polished hardwood frame with laminate pasted flush door shutters

Internal Doors : Painted hardwood frame with laminate pasted flush door shutters

Windows and : UPVC frame windows with clear glass

External Glazing

External Wall Finishes : Grade anti-fungal / anti-algal paint from reputed makes

and brands

Electrical Wiring and Installations

Fixtures and Fittings : ISI compliant modular switches / sockets, distribution boxes and

circuit breakers from standard makes and brands

Wiring : ISI compliant copper wiring in concealed conduits

Plumbing : ISI compliant CPVC water supply pipes with standard valves and

accessories

ISI compliant PVC waste pipes and traps

Security System : EPABX

Note: The above specifications are only indicative & some of these may be changed in consultation with the architect.

Equivalent may be provided at the discretion of the company





SAS HOUSE, SAPRU MARG, LUCKNOW



OEL SHALIMAR, NEW HYDERABAD, LUCKNOW



SHALIMAR STAR, RANA PRATAP MARG, LUCKNOW



SHALIMAR LOGIX, RANA PRATAP MARG, LUCKNOW



SHALIMAR ELLDEE PLAZA, BHOOTNATH MARKET, LUCKNOW



IBIZA TOWN, SURAJKUND, DELHI / NCR 216 OF 2017 DATED 18.09.2017



SHALIMAR RETREAT, ANAND NIKETAN, DELHI / NCR



SHALIMAR APARTMENTS, P.N ROAD, LUCKNOW



SHALIMAR HEIGHTS, JOPLING ROAD, LUCKNOW



SHALIMAR HOMES, ASHOK MARG, LUCKNOW



SHALIMAR IMPERIAL, GOKHALE MARG, LUCKNOW



SHALIMAR GRAND, JOPLING ROAD, LUCKNOW



SHALIMAR PARADISE, LUCKNOW - FAIZABAD ROAD UPRERAPRJ9777



GARDEN BAY, IIM ROAD, LUCKNOW UPRERAPRJ9256 , UPRERAPRJ9203



SHALIMAR SQUARE, LALBAGH, LUCKNOW



SHALIMAR ESTATE, NEW HYDERABAD, LUCKNOW



SHALIMAR ROYALE, MALL AVENUE, LUCKNOW



SHALIMAR COURTYARD, SITAPUR ROAD, LUCKNOW



SHALIMAR GALLANT, MAHANAGAR, LUCKNOW UPRERAPRJ3168



SHALIMAR NEST, VASANT KUNJ, DELHI / NCR



SHALIMAR MANNAT, LUCKNOW, FAIZABAD ROAD UPRERAPRJ8345



SHALIMAR COURT, RANI LAKSHMIBAI MARG, LUCKNOW



SHALIMAR TOWER, VIBHUTI KHAND, LUCKNOW



SHALIMAR CORPORATE PARK, VIBHUTI KHAND, LUCKNOW



SHALIMAR EMERALD, JOPLING ROAD, LUCKNOW



SHALIMAR DWELLING, AP SEN ROAD, LUCKNOW



SHALIMAR MEADOWS, GOKHALE MARG, LUCKNOW



GOMTI NAGAR EXTENSION, LUCKNOW UPRERAPRM10813



TITANIUM, GOMTI NAGAR, LUCKNOW



IRIDIUM, GOMTI NAGAR, LUCKNOW UPRERAPRJ17421



VISTA, GOMTI NAGAR EXTENSION, LUCKNOW UPRERAPRJ4833



BELVEDERE COURT 1, GOMTI NAGAR EXTENSION, LUCKNOW UPRERAPRJ12850



BELVEDERE COURT 2, GOMTI NAGAR EXTENSION, LUCKNOW UPRERAPRJ17338



JPNIC, GOMTI NAGAR, LUCKNOW



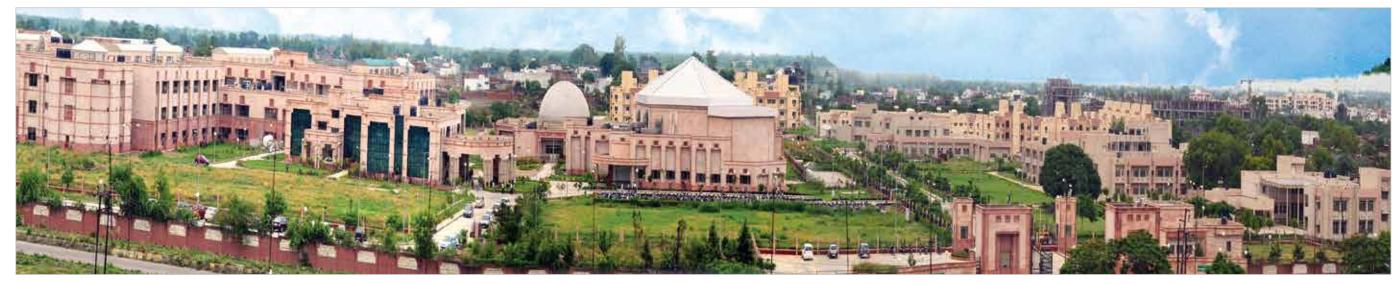
MULTILEVEL PARKING, HAZRATGANJ, LUCKNOW



BUILDING A BRIGHTER FUTURE, TOGETHER!

ESTABLISHED IN 1985, THE SHALIMAR GROUP IS A LEADING BUSINESS HOUSE HEADQUARTERED IN LUCKNOW, HAVING A DIVERSIFIED PORTFOLIO OF REAL ESTATE, PROPERTY MANAGEMENT, ALLIED SERVICES, CIVIL CONSTRUCTION, IMPORTS & EXPORTS AND GLASS PROCESSING.

OUR IMPRESSIVE PORTFOLIO HAS ALREADY GROWN TO NEARLY 6 MILLION SQ. FT. OF RESIDENTIAL AND COMMERCIAL PROPERTY AND IT IS SET TO DEVELOP AN ADDITIONAL 15 MILLION SQ. FT. AREA SPREAD IN MAJOR CITIES OF UP AND DELHI-NCR IN THE NEXT COUPLE OF YEARS.



New CDRI Campus at Lucknow





Hostel Bldg. for National Aviation University at IGRUA Fursatganj (Under Construction)



Maharish Dayanand University at Rohtak, Haryana



Integrated Paint Manufacturing Unit for Goodlass Nerolac Paints Ltd. at Jainpur



River Side Mall at Lucknow



Industrial Paint Bldg. of Integrated Paint Manufacturing Unit for Goodlass Nerolac Paints Ltd. at Bawal, Haryana



THE GROUP THAT IS BUILT ON YOUR DREAMS

K.S.M. BASHIR MOHAMMAD & SONS, ESTABLISHED, DEVELOPED AND EXPANDED BY THE PIONEERING EFFORTS OF MR. ZAMIR MOHAMMAD, IS ONE OF THE LEADING CONSTRUCTION FIRMS OF NORTHERN INDIA. DURING LAST 65 YEARS, KSMB GROUP HAS SUCCESSFULLY COMPLETED MORE THAN 200 PRESTIGIOUS PROJECTS IN RESIDENTIAL, COMMERCIAL, INSTITUTIONAL, AIRPORTS, HIGHWAYS AND INFRASTRUCTURE DEVELOPMENT FOR MULTINATIONAL COMPANIES, GOVERNMENT AND CORPORATE SECTORS.

WITH ITS IN-HOUSE CAPABILITIES AND RESOURCES, IT HAS CONSISTENTLY EXCELLED IN PERFORMANCE AND DELIVERED HIGH QUALITY PROJECTS WITHIN AGREED COST AND TIME.





Shalimar KSMB Projects

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www.shalimarcorp.com | www.ksmb.in

PROJECT RERA NO. UPRERAPRJ947671
PROMOTER RERA NO. UPRERAPRM10366 (Available at www.up-rera.in)









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