

SHALIMAR
SKY
GARDEN



SUPREME REAL ESTATE DEVELOPERS PRIVATE LIMITED
Titanium, Shalimar Corporate Park, Vibhuti Khand, Gomti Nagar, Lucknow - 226010
E: sales@shalimar.org • T: + 91 522 4030444 • W: shalimarcorp.com

Project RERA Registration No: UPRERAPRJ160941 | Promoter RERA Registration No. : UPRERAPRM219077 | U.P. RERA WEBSITE ADDRESS - www.up-rera.in



WHEN

Form

DEFIES CONVENTIONS,
IT CREATES A
REALM OF ITS OWN.



Artist's Impression Combined with Stock Image

WHEN *Attitude*

SURPASSES
EXPECTATIONS,
IT SETS A BENCHMARK
OF ITS OWN.



WHEN

Vision

EXCEEDS
BOUNDARIES,
IT IMPARTS
AN AURA OF
ITS OWN.



Artist's Impression Combined with Stock Image

A Landmark

ENVISIONED
TO SHAPE
A DESTINY
OF ITS OWN.

SHALIMAR
SKY
GARDEN

A uniquely envisioned design makes it the sight of a lifetime. An array of unprecedented experiences - including open views, makes it the future of luxury. A neighbourhood with happening activity and connectivity which offers proximity to Shaheed Path, just 2 km away, makes it a destination without parallel. Shalimar Sky Garden at Ayodhya road, Lucknow. A landmark that's clearly meant to be in a league by itself.



Uniqueness

OF A WHOLE
NEW KIND.

- Tallest Landmark within a 5 km radius*
- 2 Towers of 22 Floors
- Ground & Podium Level Landscape
- Podium with 13 Amenities with Infinity edge Swimming Pool
- 2 Levels of High-End Retail Spaces & Anchor Showrooms with Separate Entrance
- Sky Bridge 56.85 Mt. / 186 Ft. from the Ground
- Sky Bridge with 5 Lifestyle Amenities
- 38 Residences of 3 BHK + Servant Quarter
- 82 Residences of 4 BHK + Servant Quarter
- 2 Residences of 4 BHK Prime + Servant Quarter



WELCOME TO
LUCKNOW. A

City

IN A LEAGUE OF ITS OWN.

Modernity

TAKING THE CITY ON PAR WITH THE WORLD.

Lucknow, a city renowned for its royal traditions and heritage, is now evolving into a thriving hub of progress and development. The landscape of this glorious city is not only welcoming world-class giants but also significant investments in core sectors ranging from education to logistics to business and industries. With investments of Rs. 400 crore by some of the most renowned national and international brands and with more to follow, the city of royalty is transforming into a capital of modernity.

A *Location* IN A LEAGUE OF ITS OWN.

Choices

SURROUNDING YOU
IN ABUNDANCE.

TRENDS OF THE LATEST KIND.

Wave Mall Lucknow	- 750 m
Fun Mall	- 5.0 km

CARE, TO ENSURE WELLNESS ALL YEAR ROUND

Lohia Hospital	- 550 m
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FLAVORS, TO MAKE EVERY DAY GRAND.

Hyatt Regency	- 1.5 km
Fairfield by Marriott	- 1.5 km
Hilton Garden Inn	- 1.9 km

BUSINESS ELEVATES, WHERE SUCCESS MEETS SPACE.

Indira Gandhi Pratishthan	- 2.0 km
Shalimar Corporate Park	- 2.0 km



A *Grandeur*

IN A LEAGUE OF ITS OWN.





Lavishness AWAITS YOUR ARRIVAL.



Embrace

THE AIR OF SHEER AFFLUENCE.

• Guest Waiting Lounge Areas

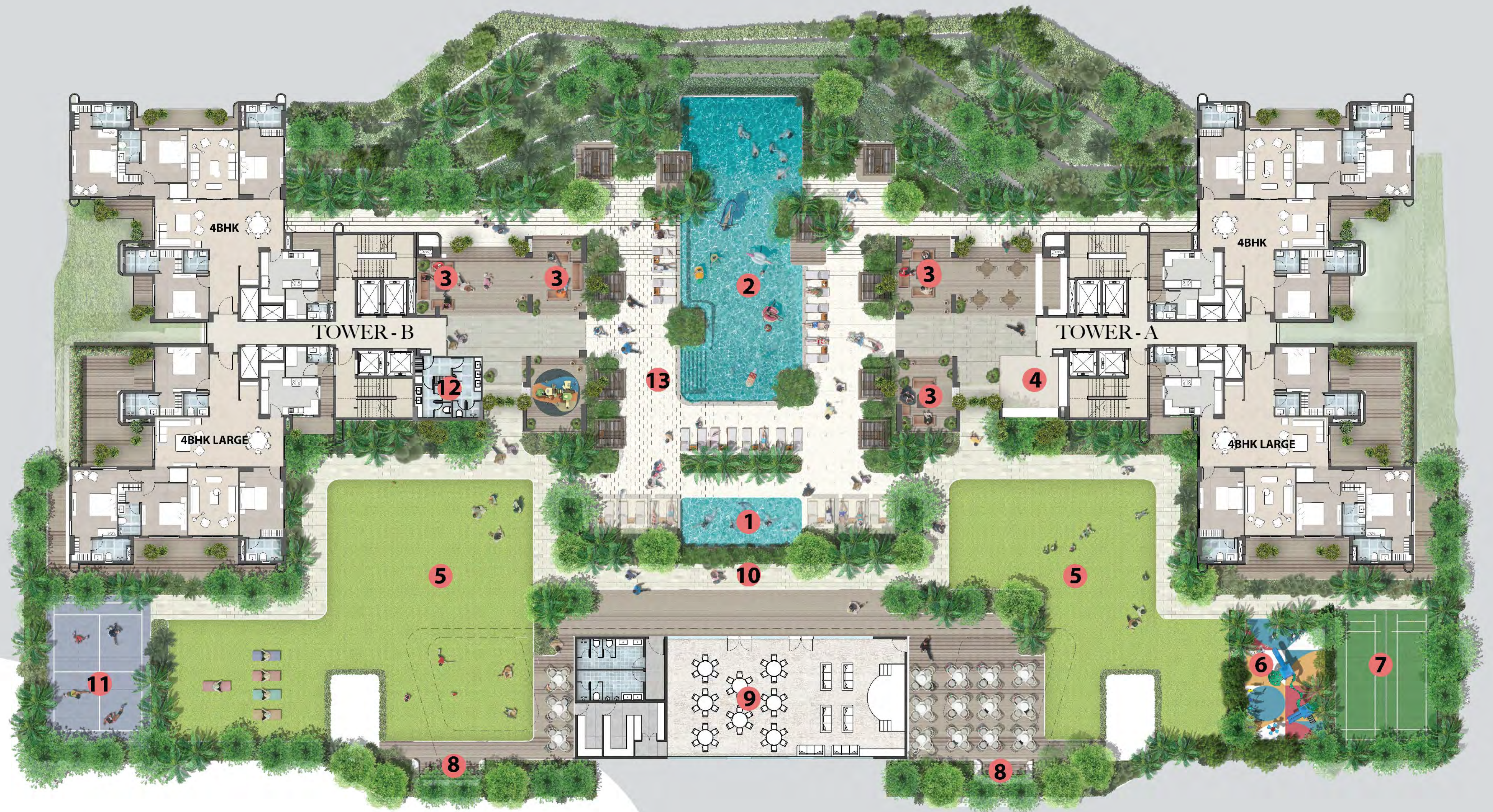
Exclusivity

UNVEILED ACROSS
A RANGE OF EXPERIENCES.

- Lifestyle Podium
- 13 Luxurious Amenities



PODIUM LEVEL PLAN



- | | | | |
|--------------------------------------|-----------------------------------|----------------------------------------|--------------------------------------|
| 1 Kids' Pool | 5 Green Lawns | 8 Recreational Work area Around Greens | 11 Multi use Games Court Muga Court) |
| 2 Swimming Pool | 6 Kids' Play Area (Outdoor) | 9 Banquet Hall | 12 Changing Rooms |
| 3 Private Seating Zones | 7 Automatic Cricket Practice Nets | 10 Walking Track | 13 Pool Side Decks |
| 4 Convenience Cafe with Open Sitting | | | |



Leisure

IMMERSED IN
PURE LUXURY.

• Swimming Pool • Poolside Deck • Kids' Pool • Changing Rooms



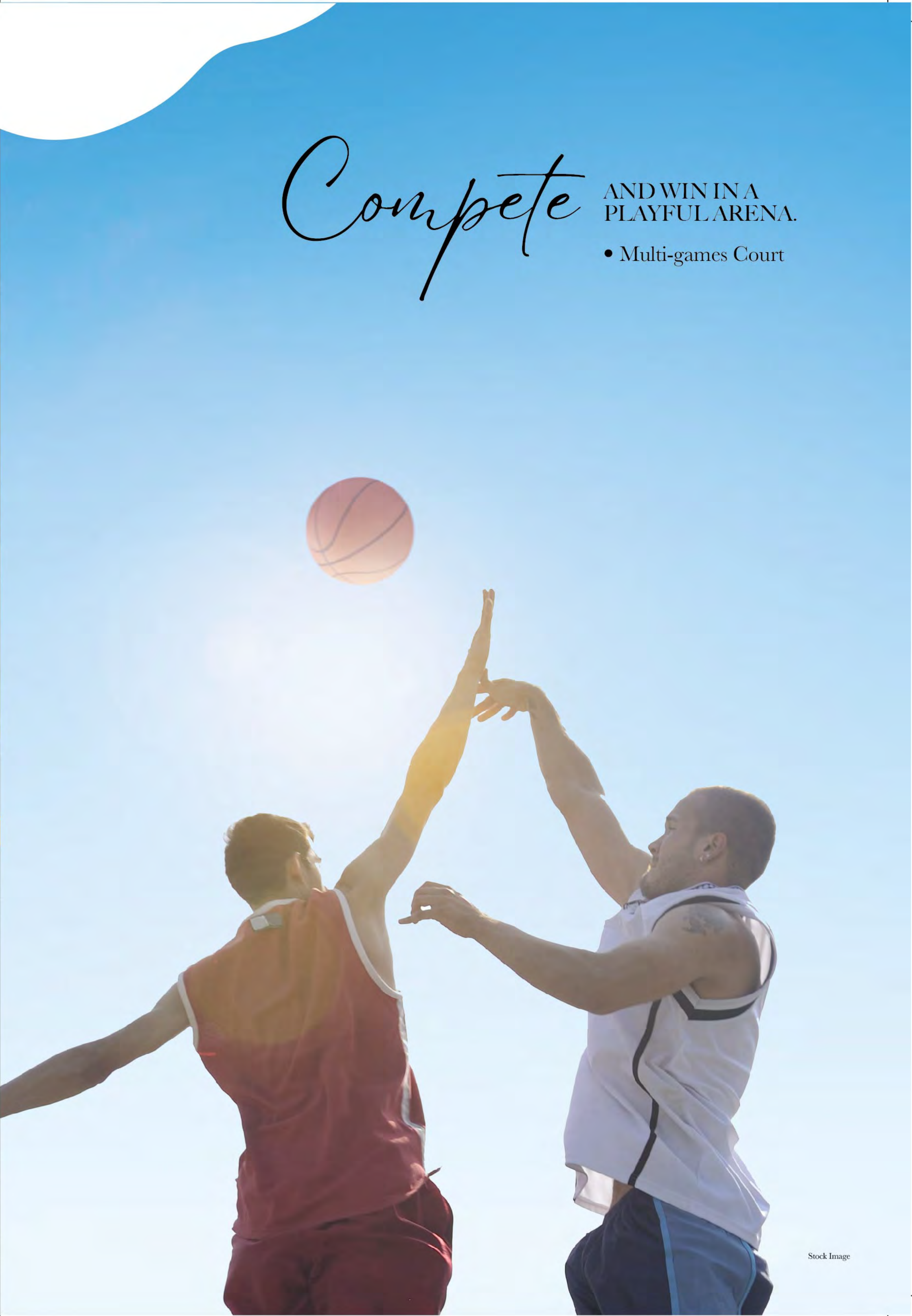


Strengthen

YOUR SPIRIT TO
CONQUER OBSTACLES.

• Open Gym

Stock Image



Compete

AND WIN IN A
PLAYFUL ARENA.

• Multi-games Court

Stock Image

Innocence

GETS ITS RIGHTFUL SPACE.

- Kids' Play Area
- Toddler Play Area



Practice

YOUR MASTER STROKES
IN A QUIET ARENA.

- Cricket Practice Pitch with
Automatic Ball Thrower



Follow THE PATH TO FEELING FIT.
• Walking Track • Green Lawns

Stock Image



Focus ON GOALS
THAT DRIVE YOU.

- Relax / Work area
- Private Seating Zones

Stock Image



Celebrate

OCCASIONS WITH
SPLENDOR.

BRIDGE LEVEL PLAN



- 1 Waterbody with Infinity Edge
- 2 Green Decks
- 3 Gymnasium / Aerobics
- 4 Indoor Games
- 5 Steam & Sauna



Magnificence

THAT MAKES
A CITY LOOK UP.

- Iconic Lifestyle Bridge on Level 13th
- 5 Lifestyle Features



Connect

WITH THE HIGHEST LEVEL OF PEACE,
JOY AND AMAZEMENT.

The Bridge Deck is envisioned as your urban connector to incredible 360° views of Lucknow, as well as a diverse platter of social and experiential choices within.



Bliss IN A REALM THAT'S
LUSH AND LAVISH.

• Green Decks



Stock Image

Score OVER THOSE WHO
CHALLENGE YOU.

• Indoor Games



Stock Image



Wellness

IS A ROUTINE
YOU WILL LOVE.
• Gymnasium

Artist's Impression



Rejuvenate
WITH WORLD-CLASS
PAMPERING.

Stock Image

AN

Extravagance

IN A LEAGUE OF ITS OWN.

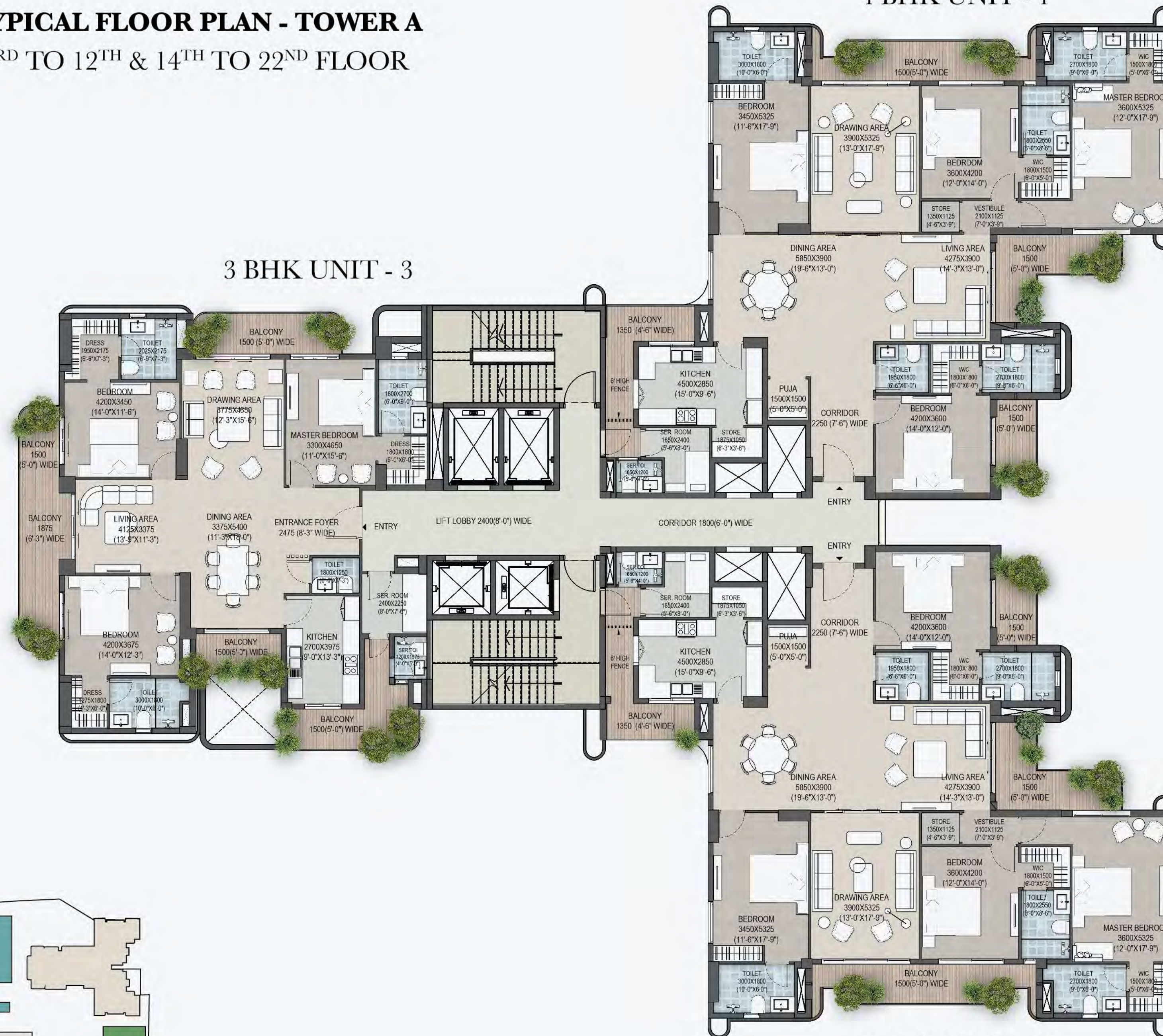
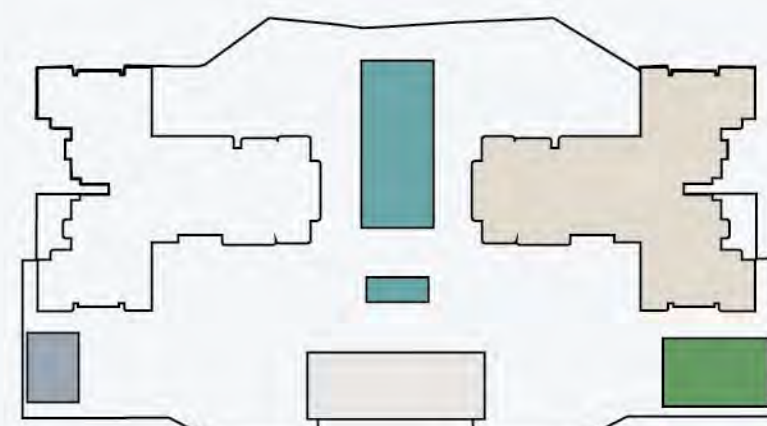
TYPICAL FLOOR PLAN - TOWER A

3RD TO 12TH & 14TH TO 22ND FLOOR

3 BHK UNIT - 3

4 BHK UNIT - 1

4 BHK UNIT - 2



4 BHK UNIT - 1

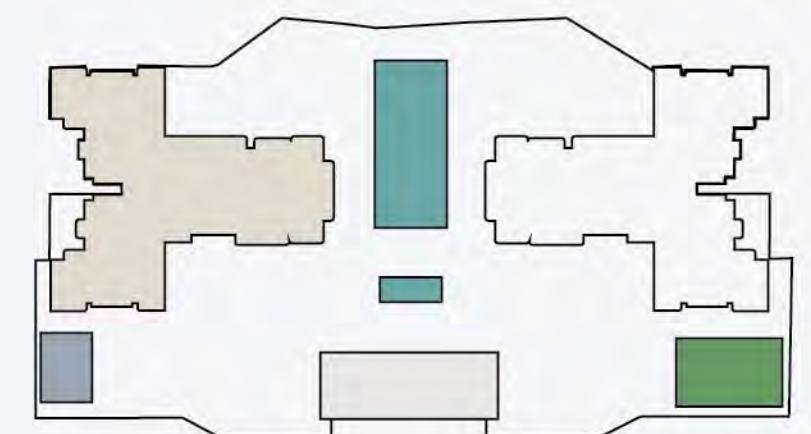


4 BHK UNIT - 2

TYPICAL FLOOR PLAN - TOWER B

3RD TO 12TH & 14TH TO 22ND FLOOR

3 BHK UNIT - 3

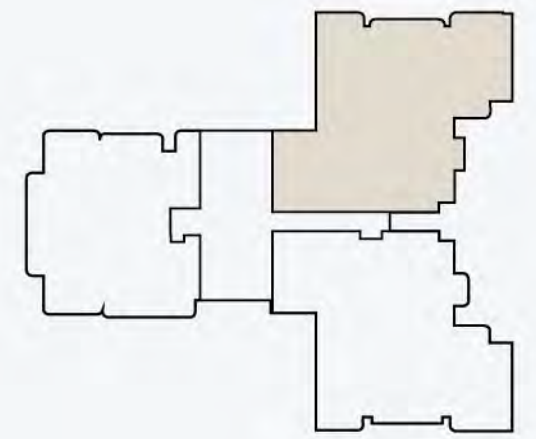


TOWER A
4 BHK
UNIT-1
(PODIUM TO 22ND FLOOR)

Super Area
329.80 sq. mt. / 3550.00 sq. ft.

Built-up + Balcony
269.58 sq. mt. / 2901.79 sq. ft.

Carpet Area
215.68 sq. mt. / 2321.56 sq. ft.

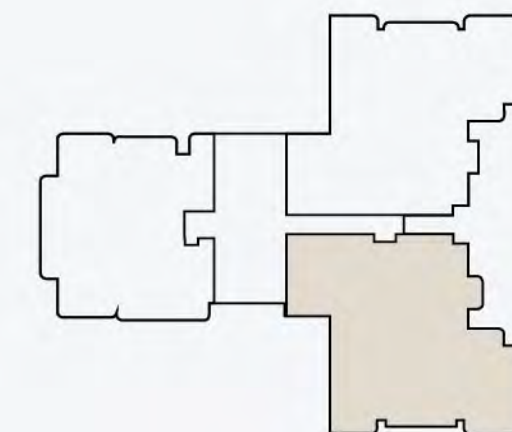


TOWER A **4 BHK** **UNIT-2** **(PODIUM FLOOR PLAN)**

Super Area
362.32 sq. mt. / 3900.00 sq. ft.

Built-up + Balcony
311.33 sq. mt. / 3351.12 sq. ft.

Carpet Area
215.68 sq. mt. / 2321.56 sq. ft.



TOWER A

3 BHK

UNIT-3

(3RD TO 12TH FLOOR AND 14TH TO 22ND FLOOR)

Super Area

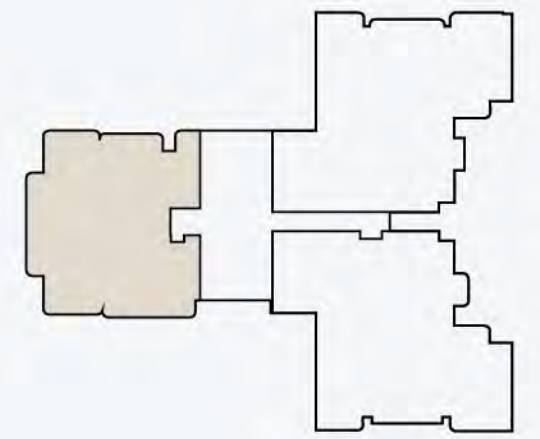
232.26 sq. mt. / 2500.00 sq. ft.

Built-up + Balcony

210.10 sq. mt. / 2261.49 sq. ft.

Carpet Area

156.12 sq. mt. / 1680.46 sq. ft.

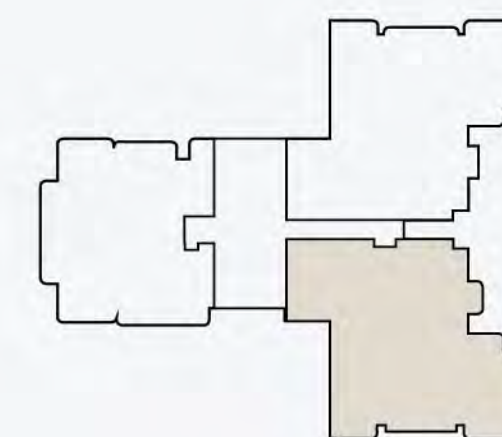


TOWER A
4 BHK
UNIT-2
(3RD TO 22ND FLOOR)

Super Area
329.80 sq. mt. / 3550.00 sq. ft.

Built-up + Balcony
269.58 sq. mt. / 2901.79 sq. ft.

Carpet Area
215.68 sq. mt. / 2321.56 sq. ft.

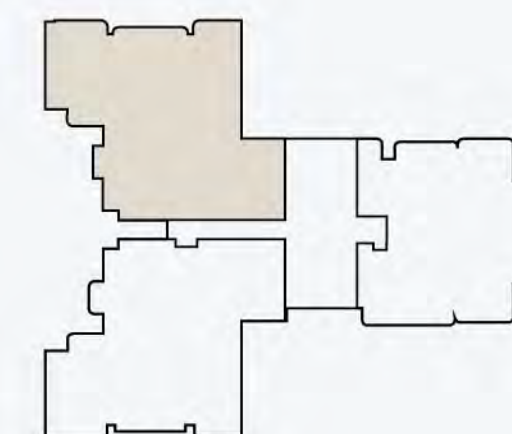
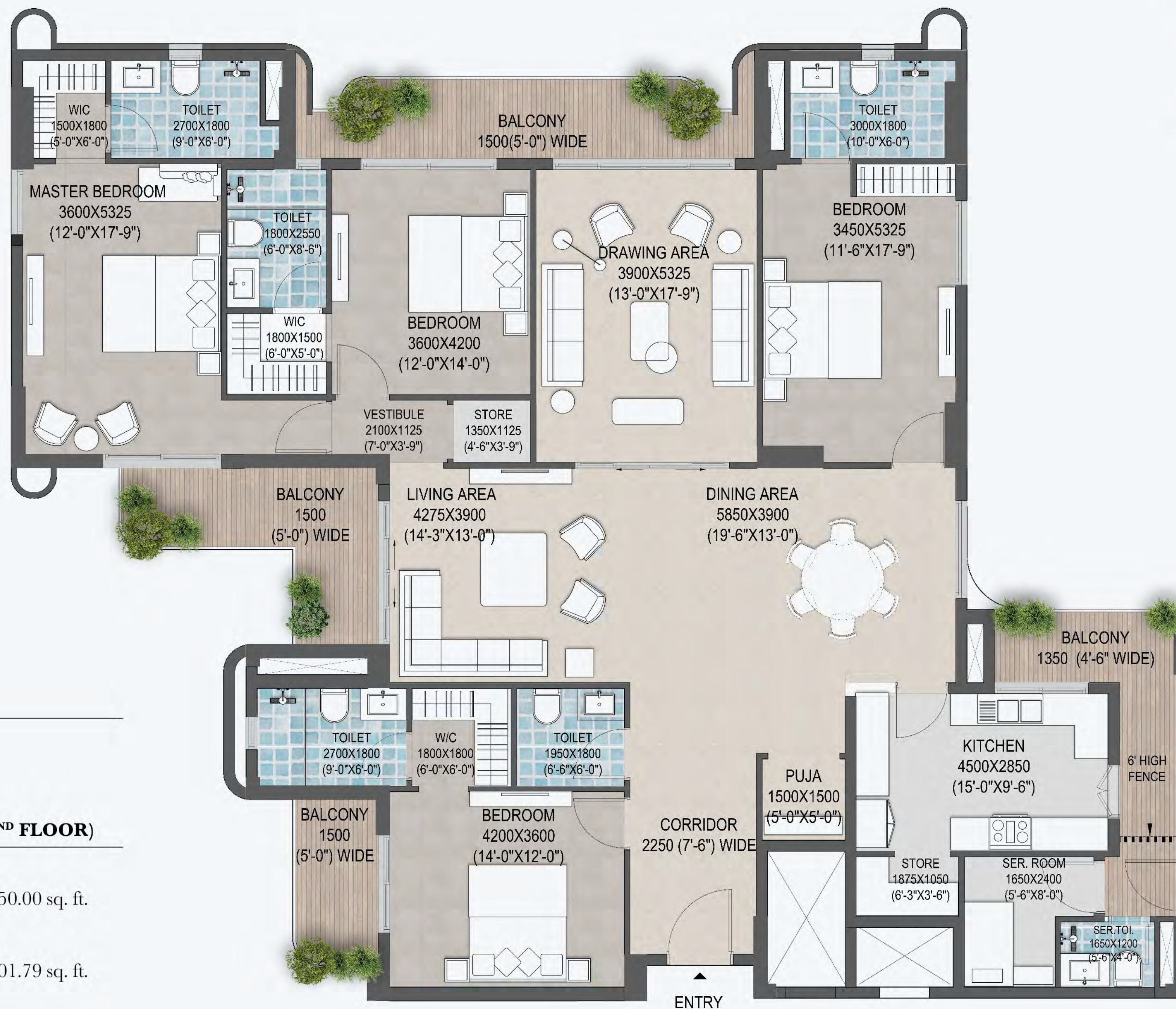


TOWER B
4 BHK
UNIT-1
(PODIUM TO 22ND FLOOR)

Super Area
 329.80 sq. mt. / 3550.00 sq. ft.

Built-up + Balcony
 269.58 sq. mt. / 2901.79 sq. ft.

Carpet Area
 215.68 sq. mt. / 2321.56 sq. ft.

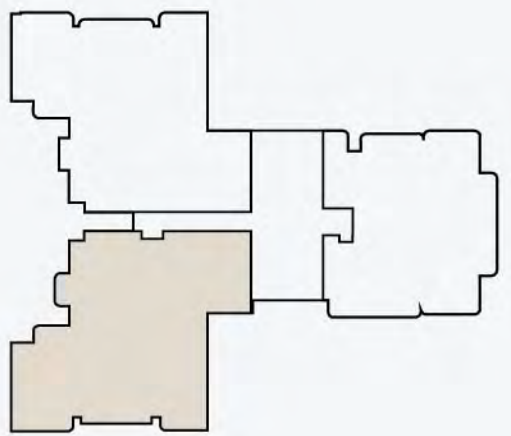


TOWER B
4 BHK
UNIT-2
(PODIUM FLOOR PLAN)

Super Area
362.32 sq. mt. / 3900.00 sq. ft.

Built-up + Balcony
311.33 sq. mt. / 3351.12 sq. ft.

Carpet Area
215.68 sq. mt. / 2321.56 sq. ft.

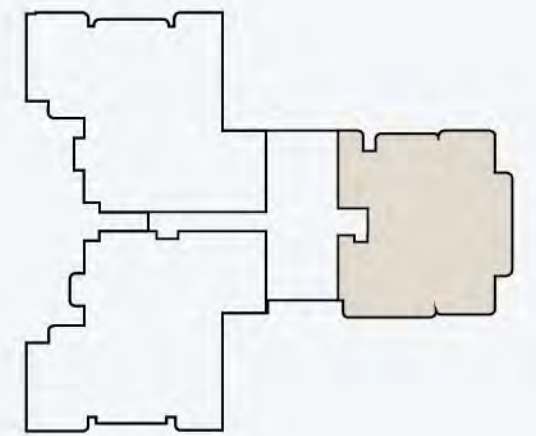
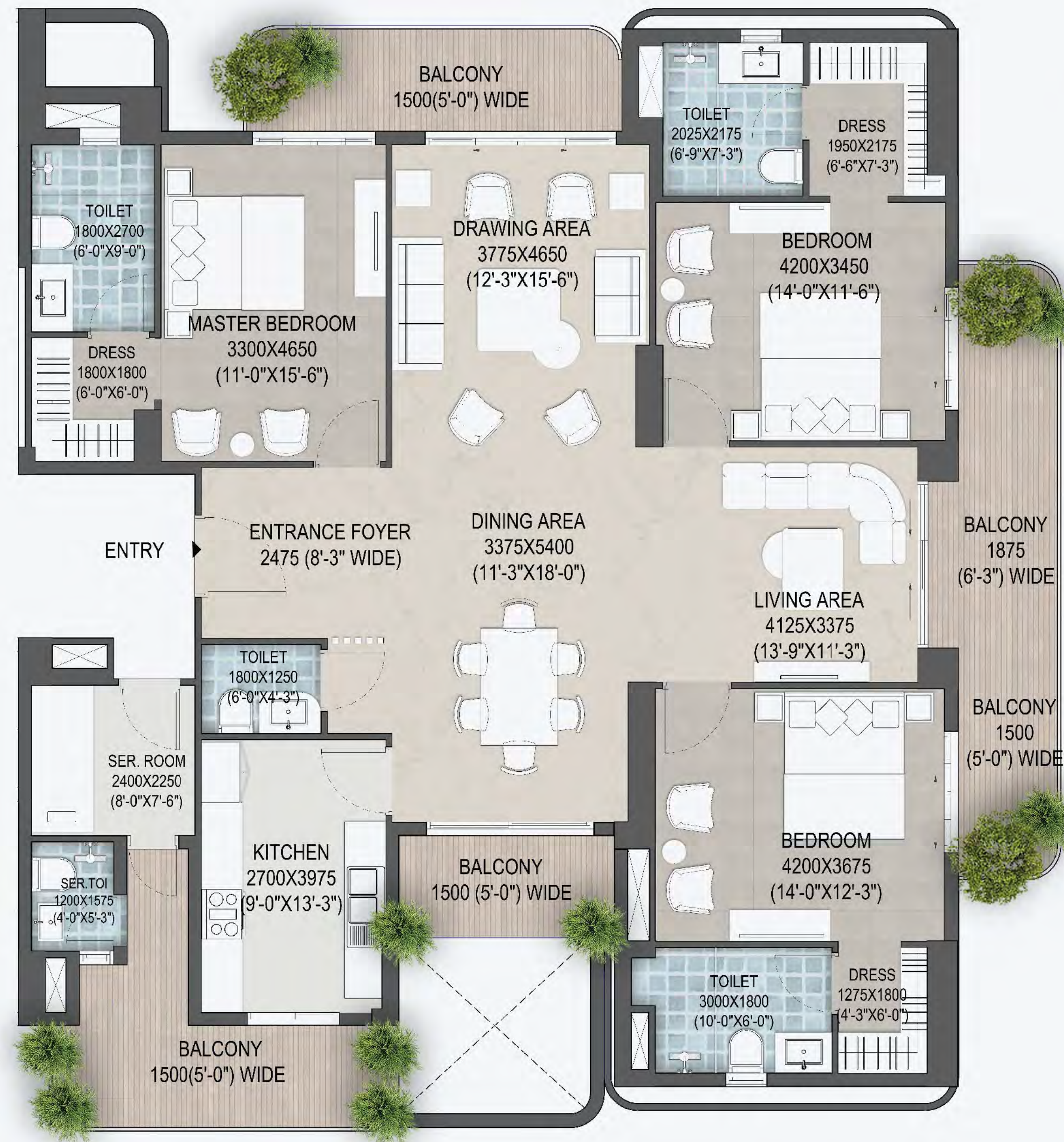


TOWER B
3 BHK
UNIT-3
(3RD TO 12TH FLOOR AND 14TH TO 22ND FLOOR)

Super Area
232.26 sq. mt. / 2500.00 sq. ft.

Built-up + Balcony
210.10 sq. mt. / 2261.49 sq. ft.

Carpet Area
156.12 sq. mt. / 1680.46 sq. ft.

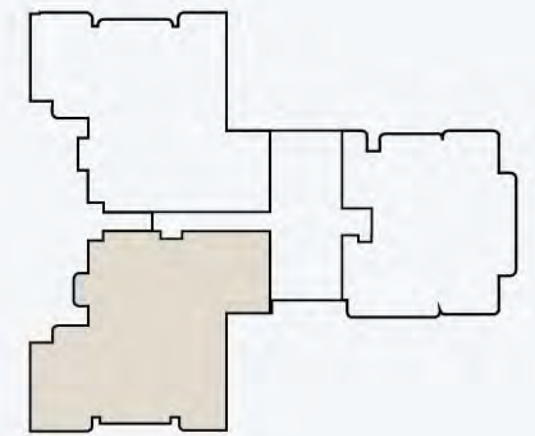
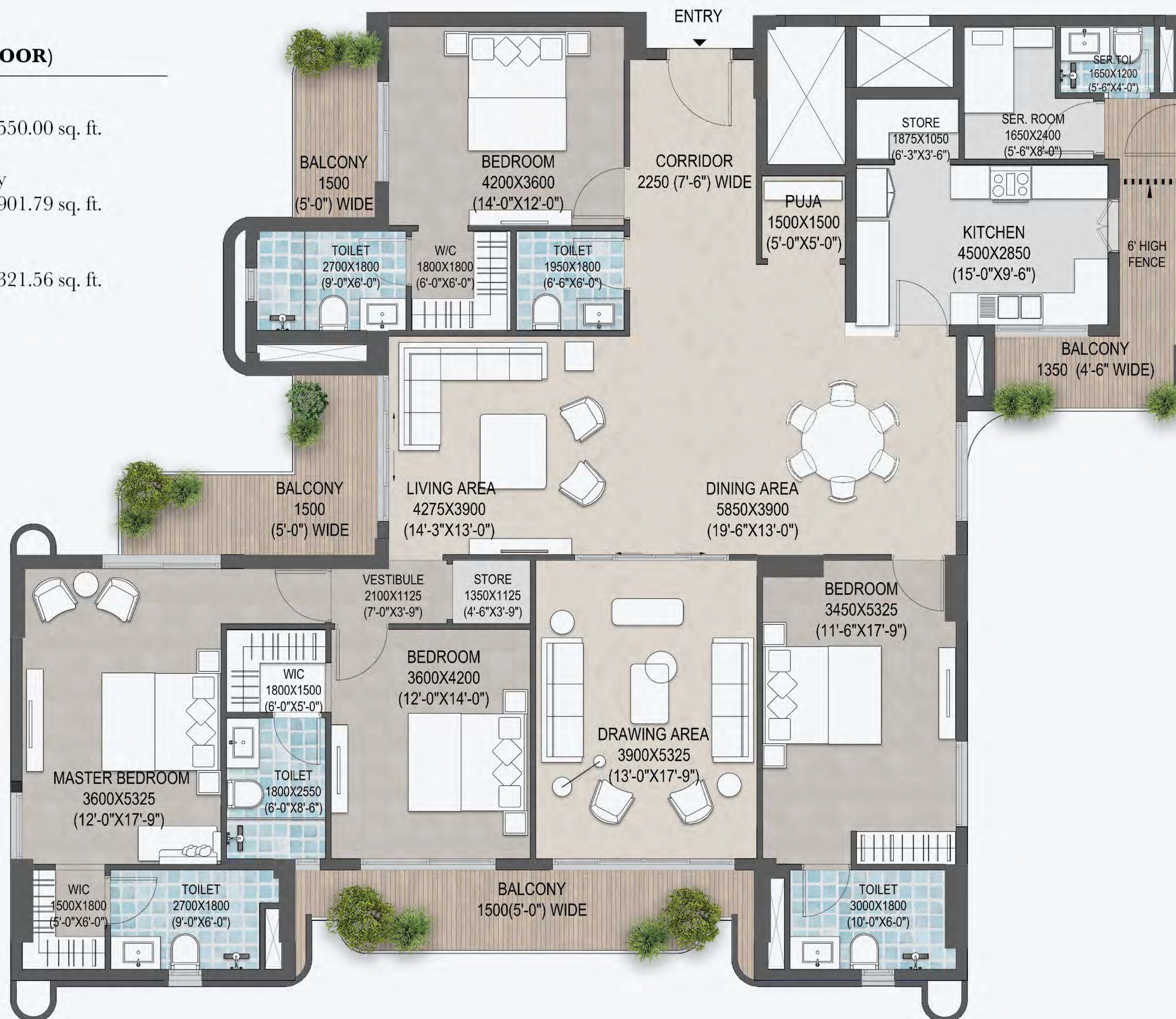


TOWER B
4 BHK
UNIT-2
(3RD TO 22ND FLOOR)

Super Area
329.80 sq. mt. / 3550.00 sq. ft.

Built-up + Balcony
269.58 sq. mt. / 2901.79 sq. ft.

Carpet Area
215.68 sq. mt. / 2321.56 sq. ft.



Elevate

TO AN UNPRECEDENTED
LEAGUE OF REFINED LUXURY.



Vastness

IS A FEELING YOU'LL
CHERISH EVERY DAY.



Elegance
TO GIVE EVERY DAY
A GRAND CLOSURE.



Exquisite

REALM TO
WIND DOWN.



Refinement

RIGHT FROM THE
START OF YOUR DAY.



Artist's Impression

Sophistication

THAT ENTICES
YOUR SENSES.



Stock Image

Openness

IS THE SOUL OF
TRUE LUXURY.

The apartments are designed to not only
accord you with a stunning 180° view but also envelope you
with a comforting privacy.



A *Perfection*
IN A LEAGUE OF ITS OWN

THE
PRIDE OF *Luxury*
CRAFTED WITH
RESPONSIBILITY.

- Overall sustainable vision for content living in a fun and safe environment
- Use of eco-friendly materials to reduce energy usage and carbon footprint
- Each apartment is designed to maximize natural ventilation
- Inclusion of irrigation facilities for water conservation



Excellence

IN EVERY
LITTLE DETAIL

STRUCTURE

Structure designed with the highest seismic consideration for the zone as stipulated by the BIS code and for better safety

FOUNDATION

Reinforced concrete footing & column

ALL BEDROOMS

Flooring/Skirting

Wooden Laminated Flooring in Master Bedroom, Other Bedroom
Vitrified Tiles

Wall Finishes

Acrylic emulsion on POP punning
Oil bound distemper

Ceiling Finishes

LIVING/DINING ROOM

Flooring/Skirting

Superior Quality Vitrified Tiles
Acrylic emulsion on POP punning
Oil bound distemper

Wall Finishes

Ceiling Finishes

TOILETS

Flooring

Anti-skid Ceramic Tile
Ceramic Wall Tiles up to Dado level
(approximate 2400 MM)

Wall Finishes

Oil-bound Distemper with False
Ceiling

Ceiling Finishes

Counter

Granite/Tiles

Sanitary Ware

Premium Quality range

Partition

Glass Partition

Lights

Sensor Lights

KITCHEN

Flooring/Skirting

Anti-skid Ceramic tiles

Wall Finishes

Acrylic emulsion Paints

Ceiling Finishes

Oil-bound distemper with part False
ceiling

CP FITTING AND ACCESSORIES

Grohe/Jaquar/Roca or Equivalent
toilet Fitting/Single lever fitting in all
toilets.
Provision of geyser installation
Thermostatic Rain Shower in Master
toilet.
Rain Shower in all other toilets

MAIN STAIRCASE

Flooring/ Skirting

Tiles/Granite/Marble

Wall Finishes

Acrylic emulsion Paints

Ceiling Finishes

Acrylic emulsion Paints

Skirting/Dado

Granite/Marble

Railing

M.S. Handrail

FIRE STAIRCASE

Flooring/ Skirting

Tiles/Granite/Marble

Wall Finishes

Acrylic emulsion Paints

Ceiling Finishes

Acrylic emulsion Paints

Skirting/Dado

Granite/Marble

Railing

M.S. Handrail

LIFT LOBBY

Centre opening 3 Passenger Lift & 1 Service Lift
in Each Tower

TYPICAL FLOOR

Flooring

Tiles/Granite/Marble

Wall Finishes

Acrylic emulsion Paints

Ceiling

Gypsum Ceiling with Cove

Skirting/Dado

Same as Flooring

GROUND FLOOR LOBBY

Flooring/ Skirting

Tile/Granite/Imported Marble

Wall Finishes

Acrylic emulsion Paints

Ceiling

Gypsum Ceiling with Cove

Skirting/Dado

Same as Flooring

DOOR

Main Entrance Door

Engineered Laminated Frames with Laminated
door Shutter

Internal Doors

Engineered Laminated Frames with Laminated
door Shutter

Hardware

Lock, Handles and Knobs (Mortise and
Cylindrical Locks) from reputed makes and
brands. High Quality Steel/Brass hardware.

WINDOWS AND EXTERNAL GLAZING

Powder Coated aluminium frame or
UPVC Frame windows with Clear Glass

EXTERNAL WALL FINISH

Exterior Grade paint from reputed makes and
brands

ELECTRICAL WIRING AND INSTALLATIONS

Fixture & Fitting

ISI mark Switches/Sockets, distribution boxes
and circuit breakers from standard 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

CCTV and Electronic Surveillance would be
provided Internet Communication System and
Video Door Phone.

EV CHARGING

Provision for EV Charging



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 without further notice.

Artist's Impression

An

Experience

IN A LEAGUE OF ITS OWN.

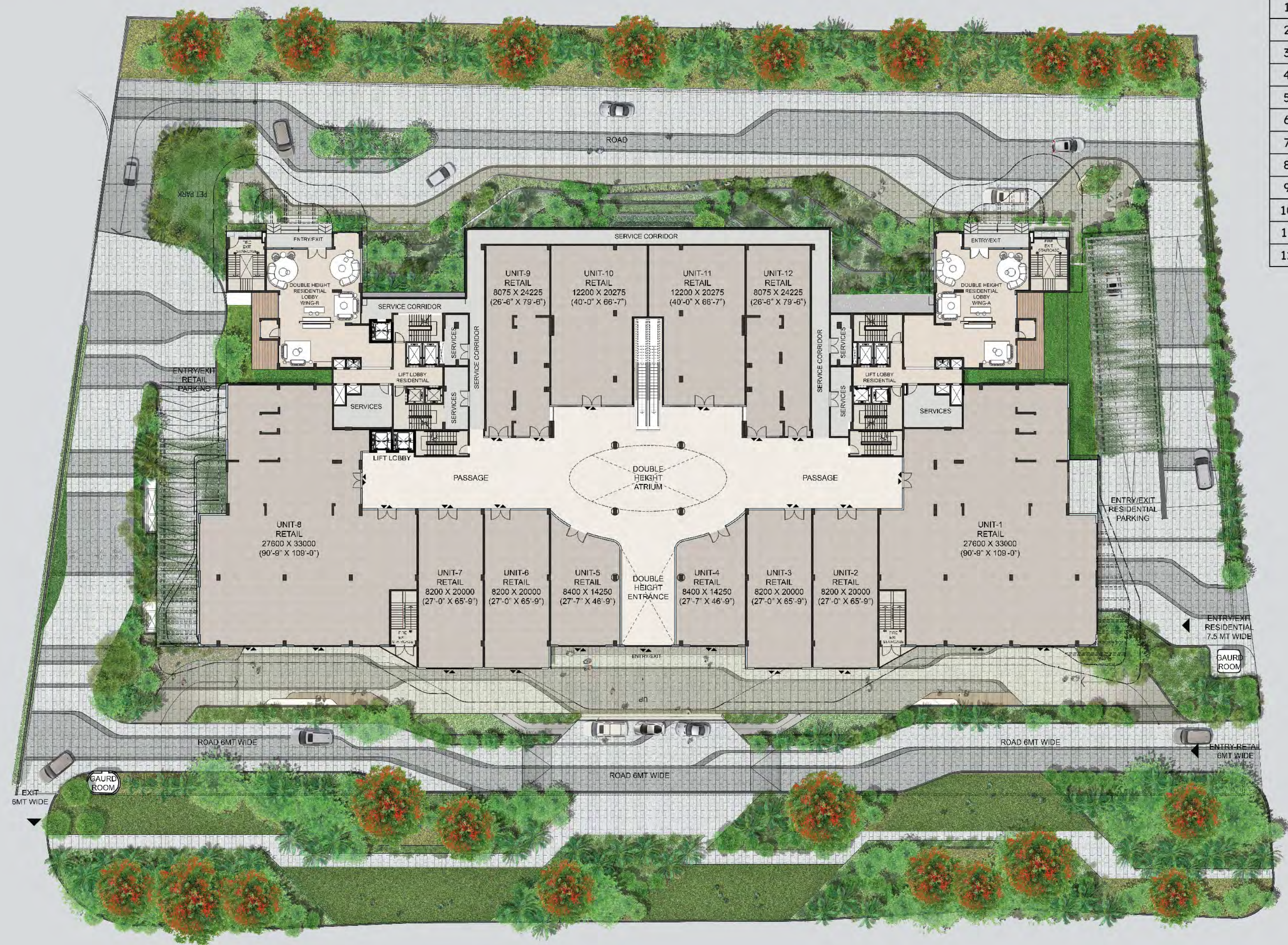


RETAIL STREET

The Retail Street at Shalimar Sky Garden is your pathway into a world of heady options. With 2 expansive levels replete with abundant global-class retail experiences, this is your pit-stop for non-stop indulgence. Besides high-end shopping, you also have an array of exclusive avenues to socialize with family and friends, indulge your taste buds in gourmet cuisines, or simply engage in high-quality entertainment & leisure options.



RETAIL GROUND LEVEL PLAN



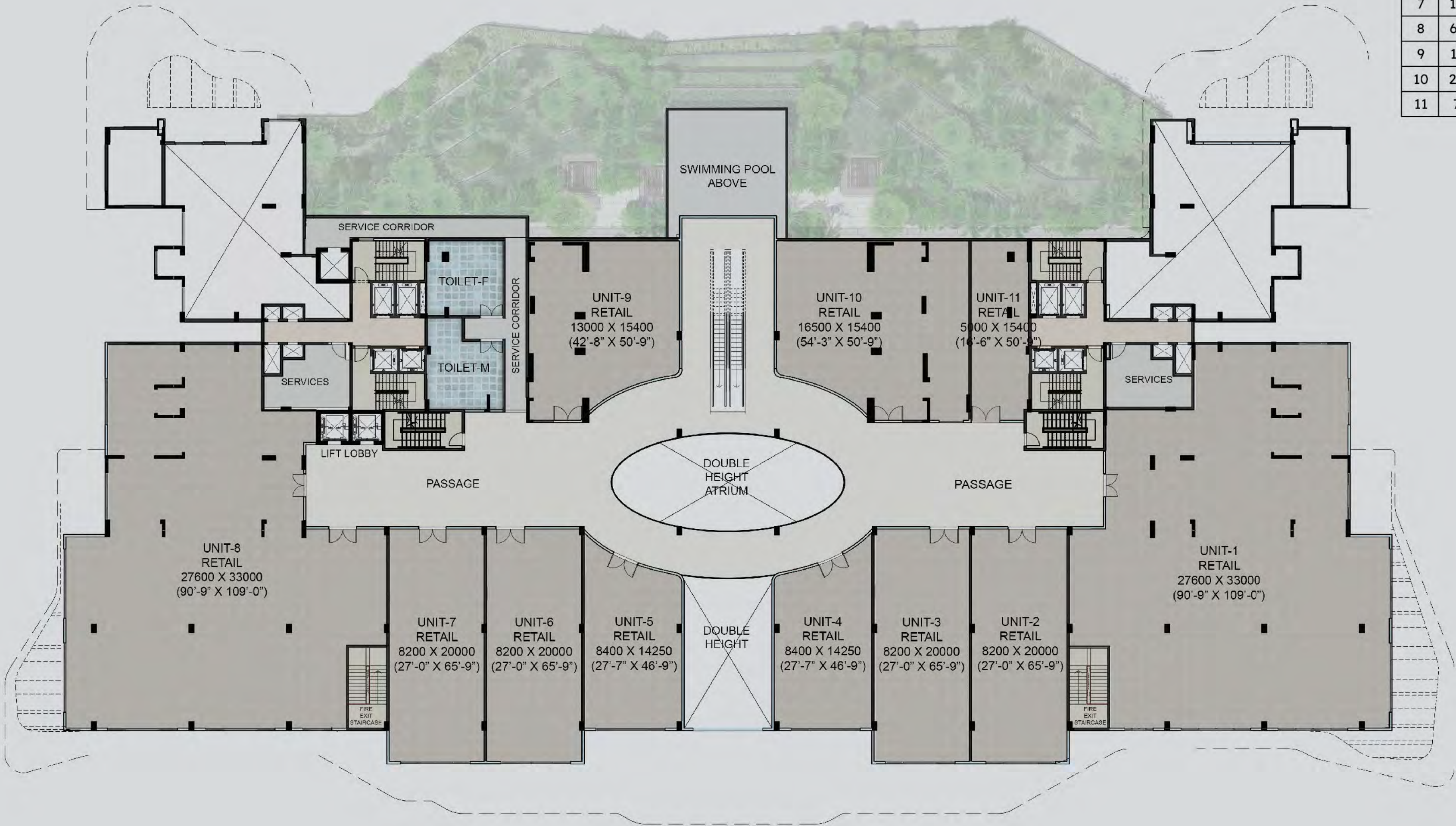
Unit	Carpet sq. mtr.	Built-up sq. mtr.	Super Built-up sq. mtr.
1	736.00	756.75	1,133.41
2	164.21	171.85	252.69
3	164.21	171.85	252.69
4	121.25	129.18	186.73
5	121.25	129.18	186.73
6	164.21	171.85	252.69
7	164.21	171.85	252.69
8	697.95	719.22	1,073.95
9	195.69	205.69	301.00
10	226.10	236.24	348.38
11	226.10	236.24	348.38
12	195.69	205.69	301.00

← AYODHYA RD, LUCKNOW



RETAIL FIRST FLOOR PLAN

Unit	Carpet sq. mtr.	Built-up sq. mtr.	Super Built-up sq. mtr.
1	736.00	781.79	1,133.41
2	164.21	171.85	252.69
3	164.21	171.85	252.69
4	121.25	129.18	186.73
5	121.25	129.18	186.73
6	164.21	171.85	252.69
7	164.21	171.85	252.69
8	697.95	744.58	1,073.95
9	179.91	189.13	276.85
10	234.75	245.60	361.39
11	76.74	83.50	117.99



Indulgence

JUST AN ELEVATOR
RIDE AWAY.

- 19 High-End Retail Shops and
4 Anchor Showrooms



Enter

A REALM WHERE EXTRAVAGANT
CHOICES AWAIT YOU.



Discover

A DESTINATION CRAFTED WITH URBAN FINESSE.

FINISHES

Vitrified Tiles/Granite/Marble or Equivalent in Lift Lobbies/ Common Corridor
IPS/Tiles/Granite in Services and Basement Lift Lobby
Gypsum Ceiling with LED Lights in Common Lobby and Corridor.
Granite/Kota Stone in Fire & Main Staircase with MS Railing and Acrylic Emulsion Paint
Good Quality Tiles in Common Toilets with Wall Dado up to 2400 MM High
Shop Bare Shell with Plastered Wall with Screeding on Floor

EXTERIOR

Appropriate Finish with Mix of Glazing, Stone & External Grade Paint

INTERIOR

Shop Front -Toughened Glass with door

COMMON TOILET

Premium Sanitary Fixtures & all Chrome Plated Fittings
Pre Laminated Board Partition Greenlam/Marino or Equivalent

HVAC

Provision of Air Conditioning on Adequate Diversity Factor (no ducting inside shops area)

ESCALATOR/LIFT

Adequate Capacity Lift (2+1) Lifts and Escalators for Retail Connection

GENERATORS

DG Power Back-up with Suitable Diversity

SECURITY & FTTH

Provision for Optical Fiber Network; Video Surveillance System, Perimeter Security and Entrance Security and CCTV Camera; Fire Prevention, Suppression, Detection & Alarm System as per Fire Norms.
Provision of Electrical Connection up to the Shop

A
Reputation

IN A LEAGUE OF ITS OWN.



Vision

THAT'S
REVOLUTIONIZING
LUCKNOW.

Established in 1988, the Shalimar Group, popularly known as luxury property builders in Lucknow is a diversified Business House headquartered in Lucknow, India. The Group's footprints span sectors such as Real Estate, Property Management, various Allied Services, Civil Construction, Imports & Exports and Glass Processing. An ever growing and expanding business portfolio is the group's hallmark which is steadily establishing itself as a leading Business Conglomerate.

Built on the cornerstones of Knowledge, Efficient Management & Transparency; Shalimar is well poised to contribute to and utilize the growth & development in each of these sectors. The luxury property builders in Lucknow have already developed nearly 6 million sq. ft. of residential & commercial property and 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.

The Group envisions to enrich lives and raise the standard of living of society at large.

The mission is to provide world class products & services in each of its areas of operations through the tenets of Knowledge & Expertise.

At Shalimar, we have a strong and dedicated team of over 1000 personnel who are our partners in success. It is because of their dedication that we have developed a large base of satisfied customers, who are indeed priceless.



Landmarks

THAT'RE REDEFINING THE
PERCEPTION OF LUXURY.

ONGOING PROJECTS



SHALIMAR ONE WORLD
GOMTI NAGAR EXTENSION
LUCKNOW



IBIZA TOWN
DELHI NCR
UPRERA 216



BELVEDERE COURT 3
GOMTI NAGAR EXTENSION
LUCKNOW
UPRERAPRJ260653



VALENCIA COUNTY
GOMTI NAGAR EXTENSION
LUCKNOW
UPRERAPRJ612919



BELVEDERE SUITES
GOMTI NAGAR EXTENSION
LUCKNOW
UPRERAPRJ263280



MANNAT EXTENSION
FAIZABAD ROAD - LUCKNOW
UPRERAPRJ243983



VALENCIA TOWERS
GOMTI NAGAR EXTENSION
LUCKNOW
UPRERAPRJ496663



WHISPERING WOODS
GOMTI NAGAR EXTENSION
LUCKNOW
UPRERAPRJ380751



GARDEN BAY IIM ROAD
LUCKNOW
UPRERAPRJ9256
UPRERAPRJ9203



Completed Projects



BELVEDERE COURT 2
GOMTI NAGAR EXTENSION, LUCKNOW
UPRERAPRJ17338



SHALIMAR APARTMENTS
P. N. ROAD,
LUCKNOW



SHALIMAR HOMES
ASHOK MARG,
LUCKNOW



SHALIMAR ESTATE
NEW HYDERABAD,
LUCKNOW



SHALIMAR COURTYARD
SITAPUR ROAD,
LUCKNOW



SHALIMAR ELLDEE PLAZA
BHOOTNATH MARKET,
LUCKNOW



TITANIUM
GOMTI NAGAR,
LUCKNOW



SHALIMAR STAR
HAZRATGANJ,
LUCKNOW



SHALIMAR LOGIX
RANA PRATAP MARG,
LUCKNOW



SHALIMAR HEIGHTS
JOPLING ROAD,
LUCKNOW



SHALIMAR EMERALD
JOPLING ROAD,
LUCKNOW



SHALIMAR ROYALE
MALL AVENUE,
LUCKNOW



SHALIMAR IMPERIAL
GOKHALE MARG,
LUCKNOW



SHALIMAR SQUARE
LALBAGH,
LUCKNOW



SHALIMAR CORPORATE PARK
VIBHUTI KHAND,
LUCKNOW



JPNIC
GOMTI NAGAR,
LUCKNOW



SHALIMAR TOWER
VIBHUTI KHAND,
LUCKNOW



SHALIMAR DWELLING
AP SEN ROAD,
LUCKNOW



SHALIMAR GRAND
JOPLING ROAD,
LUCKNOW



SHALIMAR GALLANT
MAHANAGAR, LUCKNOW
UPRERAPRJ3168



SHALIMAR RETREAT
DELHI NCR



SHALIMAR COURT
RANI LAKSHMIBAI MARG,
LUCKNOW



SAS HOUSE
SAPRU MARG,
LUCKNOW



IRIDIUM
GOMTI NAGAR, LUCKNOW
UPRERAPRJ17421



SHALIMAR CORPORATE PARK
VIBHUTI KHAND,
LUCKNOW



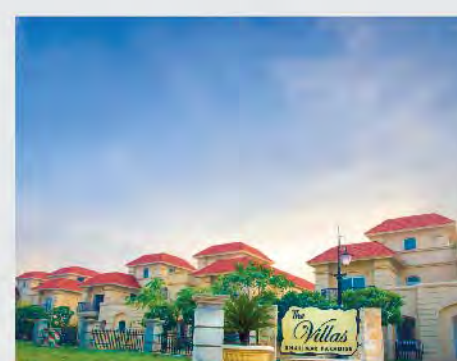
SHALIMAR MEADOWS
GOKHALE MARG,
LUCKNOW



SHALIMAR NEST
VASANT KUNJ,
DELHI / NCR



OEL SHALIMAR
NEW HYDERABAD,
LUCKNOW



SHALIMAR PARADISE
LUCKNOW - FAIZABAD ROAD
UPRERAPRJ9777



MULTILEVEL PARKING
HAZRATGANJ,
LUCKNOW



BELVEDERE COURT 1
GOMTI NAGAR EXTENSION,
LUCKNOW - UPRERAPRJ12850



VISTA
GOMTI NAGAR EXTENSION,
LUCKNOW - UPRERAPRJ4833



SHALIMAR MANNAT
LUCKNOW - FAIZABAD ROAD
UPRERAPRJ8345

A
Collaboration

IN A LEAGUE OF ITS OWN.

Global

EXPERTISE
PUT INTO PLAY.

LANDSCAPE CONSULTING

CRACKNELL DUBAI

Born of UK origin with a presence in the Middle East, Asia and Europe, Cracknell Dubai is one of today's most recognised landscape architecture, urban design and master planning companies. Their work ranges from world-famous iconic landmarks to cultural heritage settings, sustainable retail and resort destinations to the open spaces of city parks, plazas and green residential communities.

LEAD CONSULTANT

JT & PARTNERS ARCHITECTURAL AND ENGINEERING CONSULTANT, DUBAI

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42MM ARCHITECTURE, NEW DELHI

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STRUCTURAL CONSULTANT

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