

SHALIMAR  
**SKY**  
GARDEN



SUPREME REAL ESTATE DEVELOPERS PRIVATE LIMITED  
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Project RERA Registration No: UPRERAPRJ160941 | Promoter RERA Registration No.: UPRERAPRM219077 | U.P. RERA WEBSITE ADDRESS - [www.up-rera.in](http://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 M<sub>L</sub> / 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 |
|----------------|---------|

## 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 |



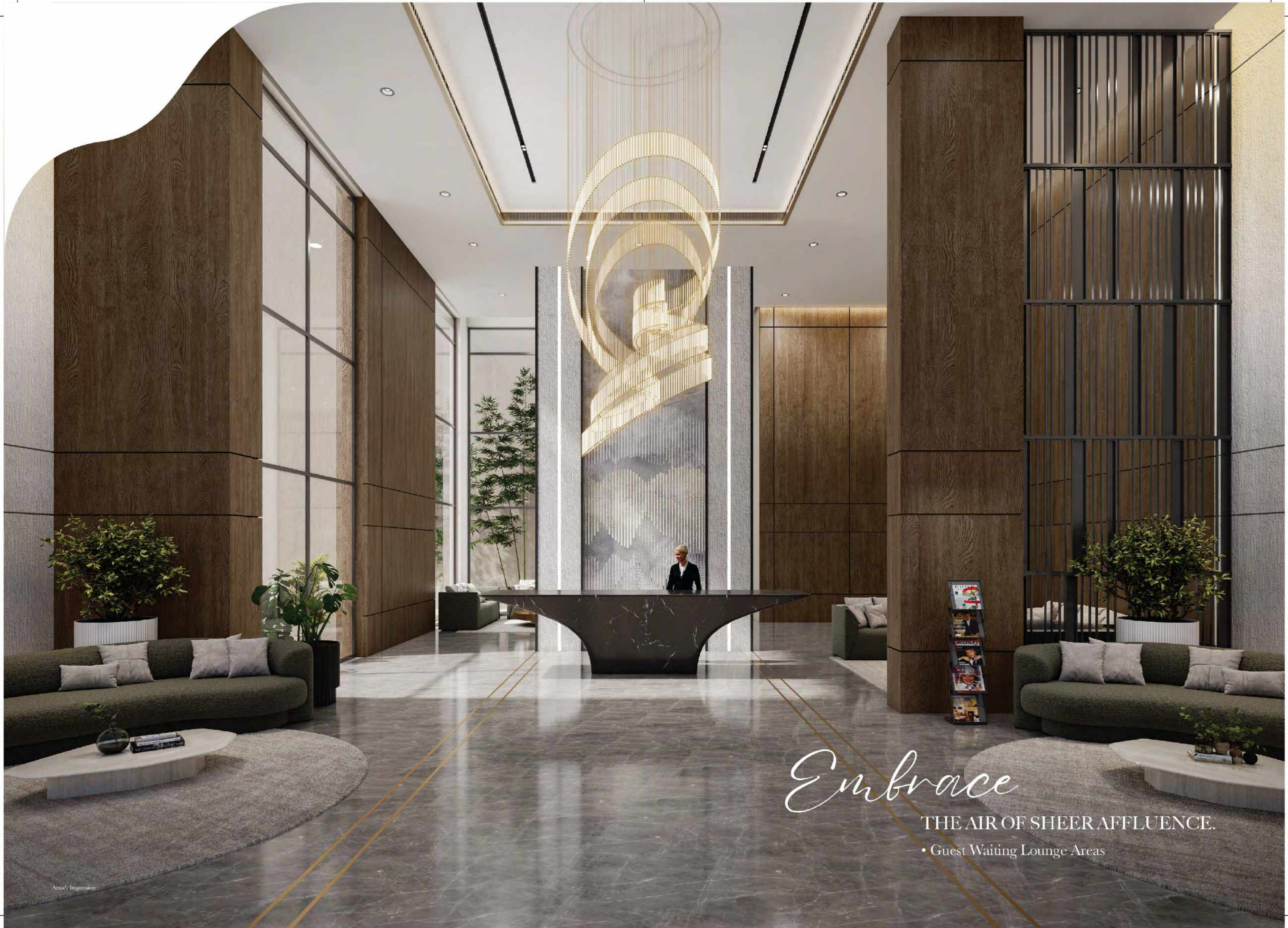
A *Grandeur*

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



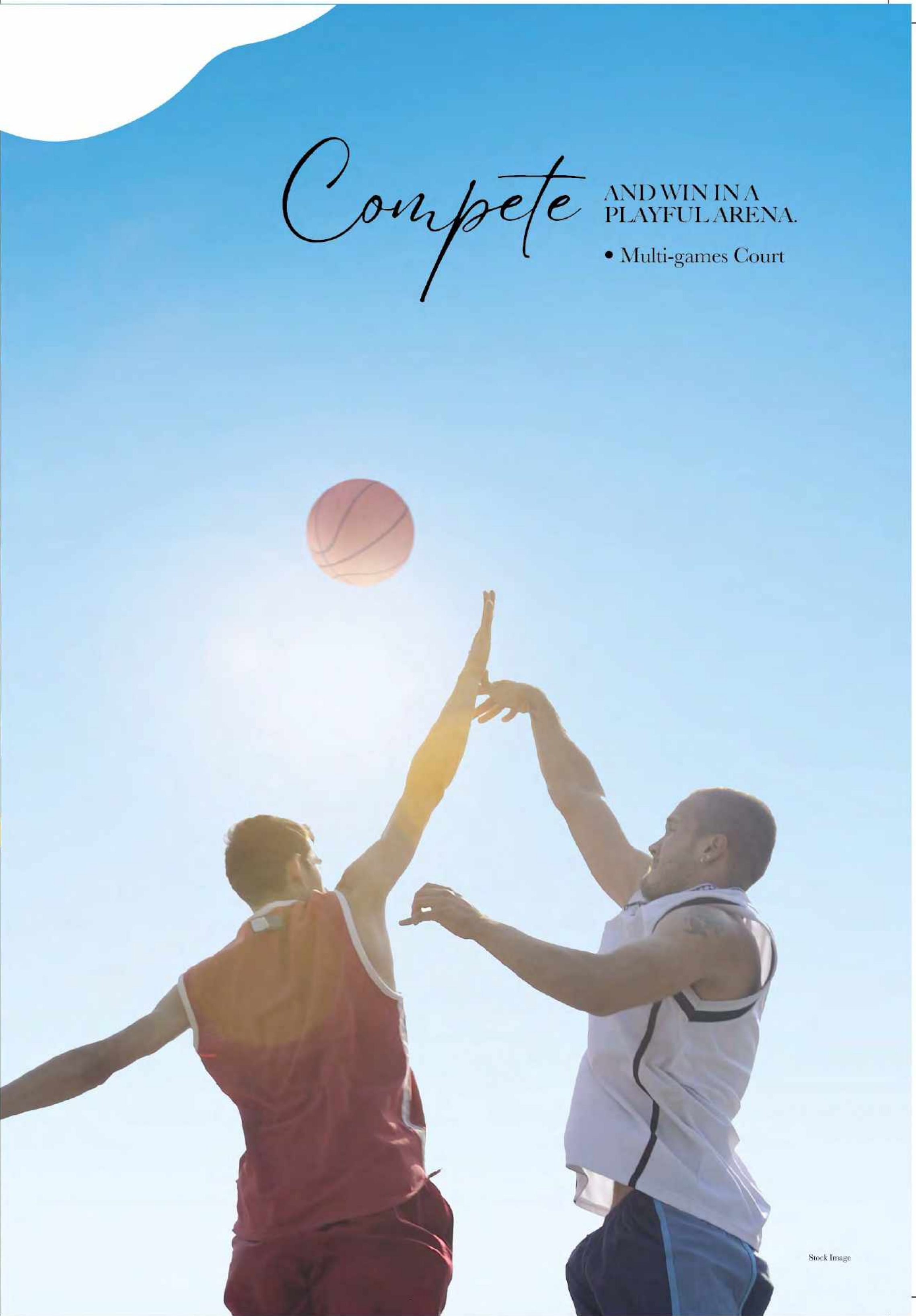


# Strengthen

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.

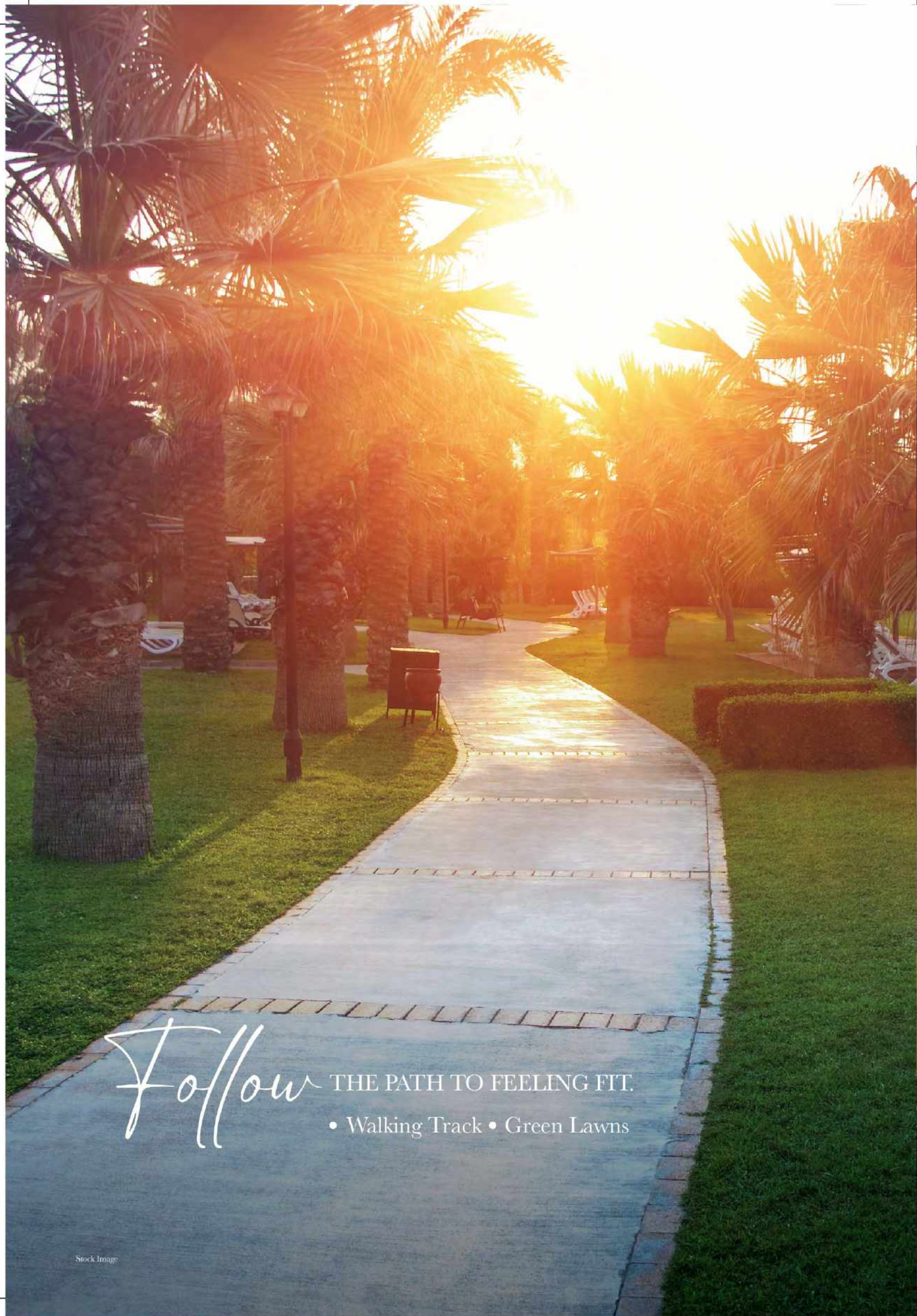
- Kids' Play Area
- Toddler Play Area



# 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 13<sup>th</sup>
- 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.

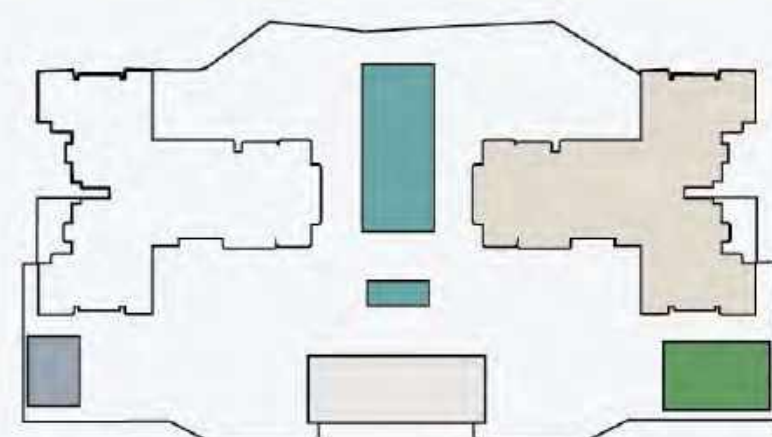
# TYPICAL FLOOR PLAN - TOWER A

3<sup>RD</sup> TO 12<sup>TH</sup> & 14<sup>TH</sup> TO 22<sup>ND</sup> FLOOR

## 3 BHK UNIT - 3

## 4 BHK UNIT - 1

## 4 BHK UNIT - 2



4 BHK UNIT - 1

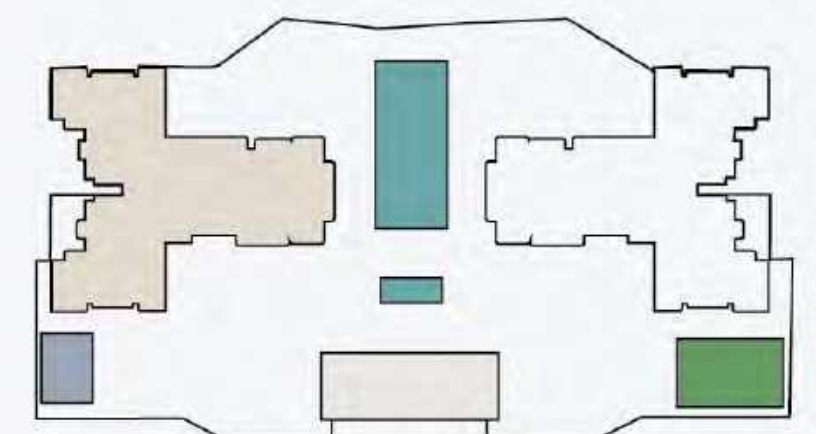


4 BHK UNIT - 2

# TYPICAL FLOOR PLAN - TOWER B

3<sup>RD</sup> TO 12<sup>TH</sup> & 14<sup>TH</sup> TO 22<sup>ND</sup> FLOOR

3 BHK UNIT - 3

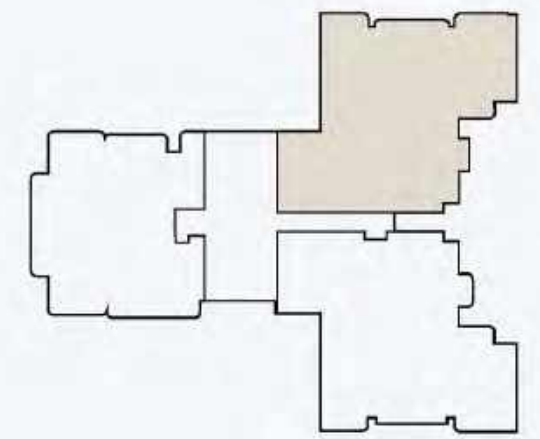


**TOWER A**  
**4 BHK**  
**UNIT-1**  
**(PODIUM TO 22<sup>ND</sup> FLOOR)**

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.

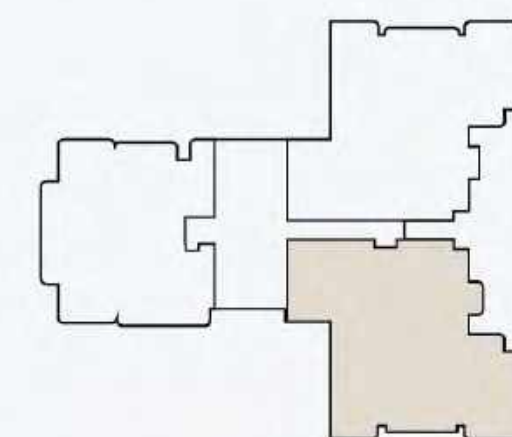


**TOWER A**  
**4 BHK**  
**UNIT-2**  
**(PODIUM FLOOR PLAN)**

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

(3<sup>RD</sup> TO 12<sup>TH</sup> FLOOR AND 14<sup>TH</sup> TO 22<sup>ND</sup> FLOOR)

Super Area

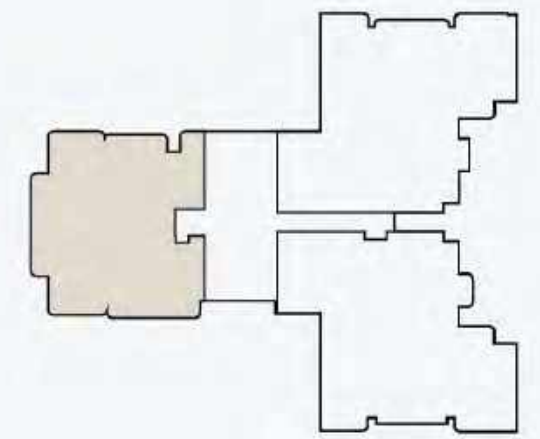
232.26 sq. mt. / 2500.00 sq. ft.

Built-up + Balcony

210.10 sq. mt. / 2261.49 sq. ft.

Carpet Area

156.12 sq. mt. / 1680.46 sq. ft.

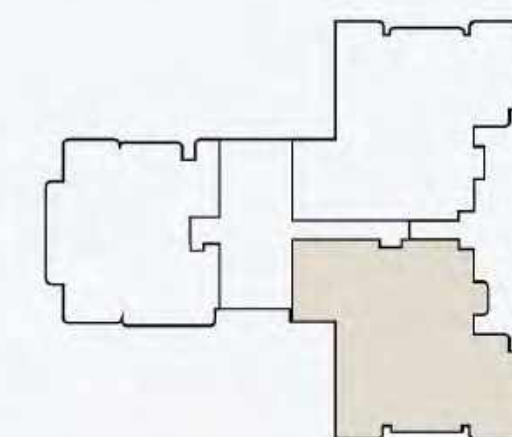


**TOWER A**  
**4 BHK**  
**UNIT-2**  
**(3<sup>RD</sup> TO 22<sup>ND</sup> FLOOR)**

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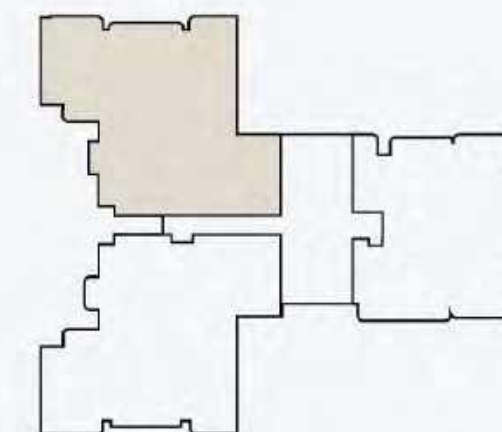
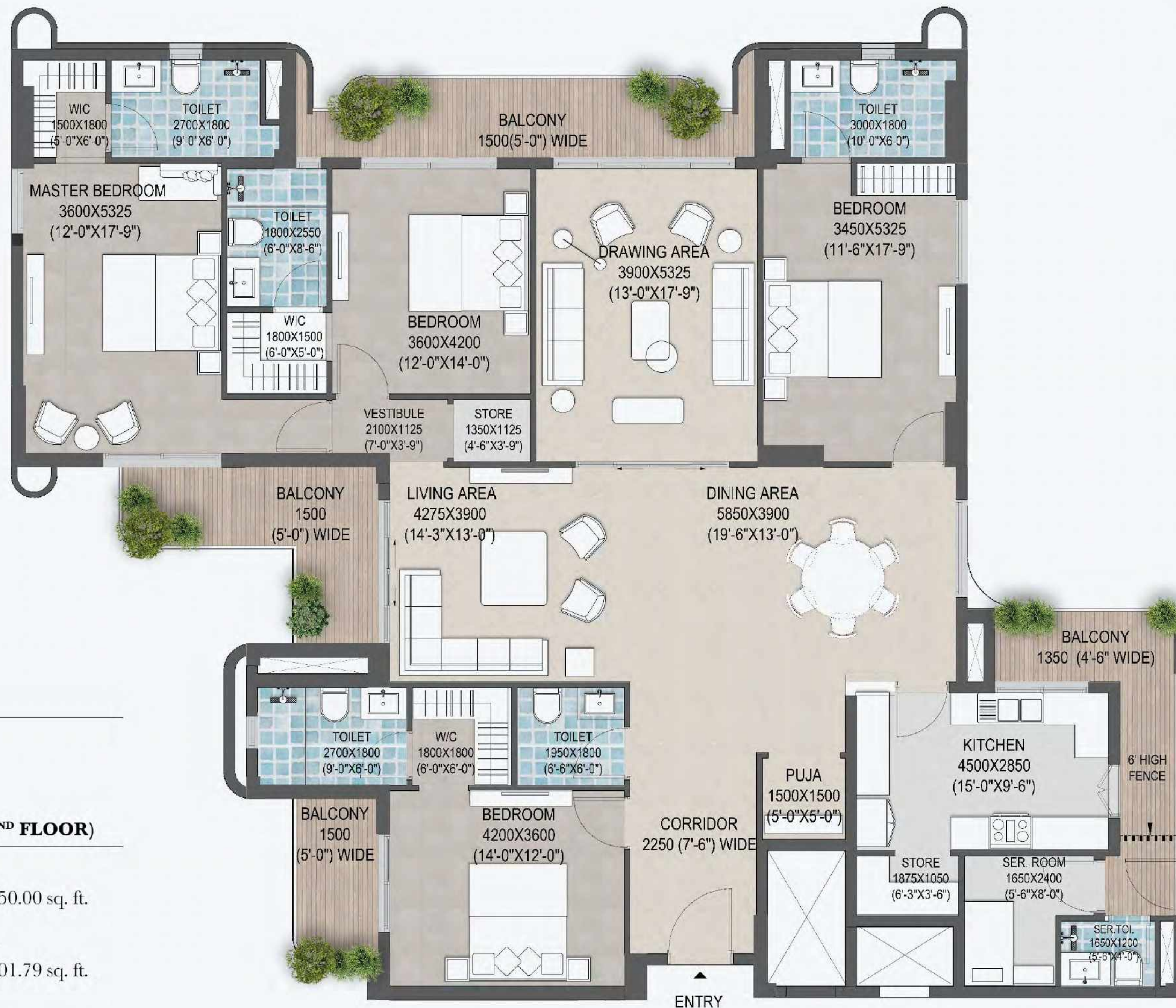


**TOWER B**  
**4 BHK**  
**UNIT-1**  
**(PODIUM TO 22<sup>ND</sup> FLOOR)**

Super Area  
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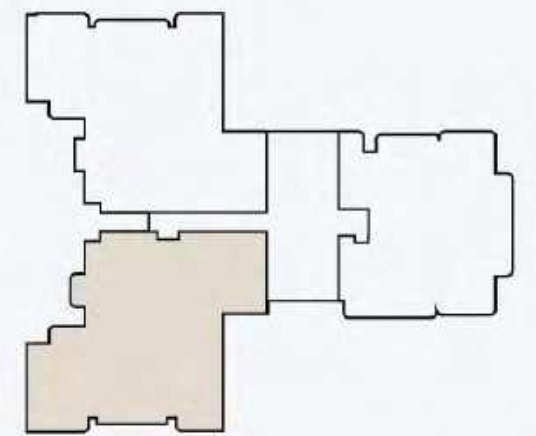


**TOWER B**  
**4 BHK**  
**UNIT-2**  
**(PODIUM FLOOR PLAN)**

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## TOWER B

### 3 BHK

#### UNIT-3

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Super Area

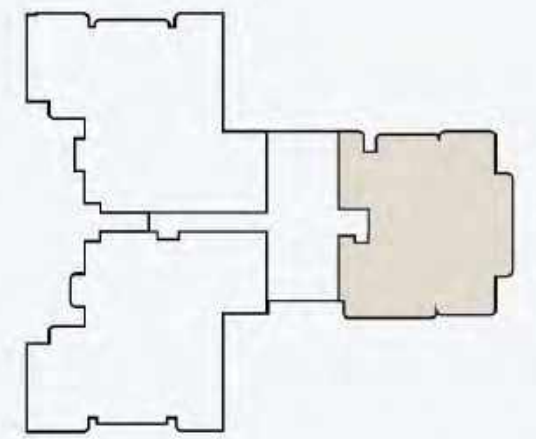
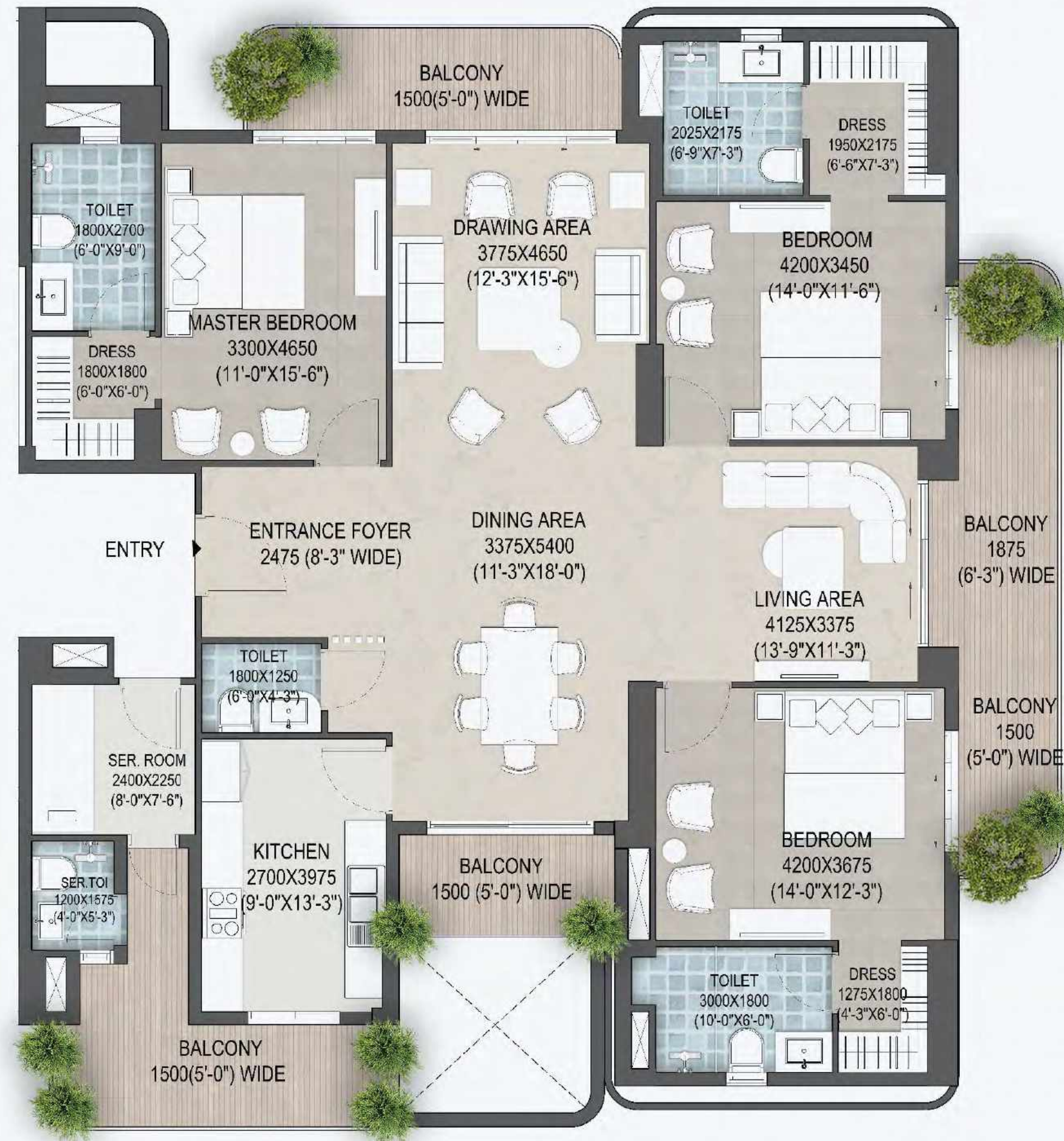
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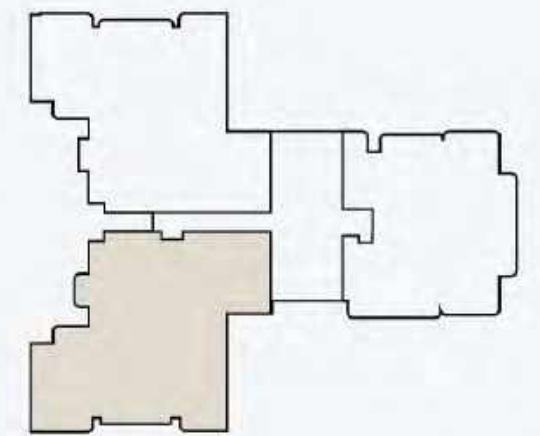
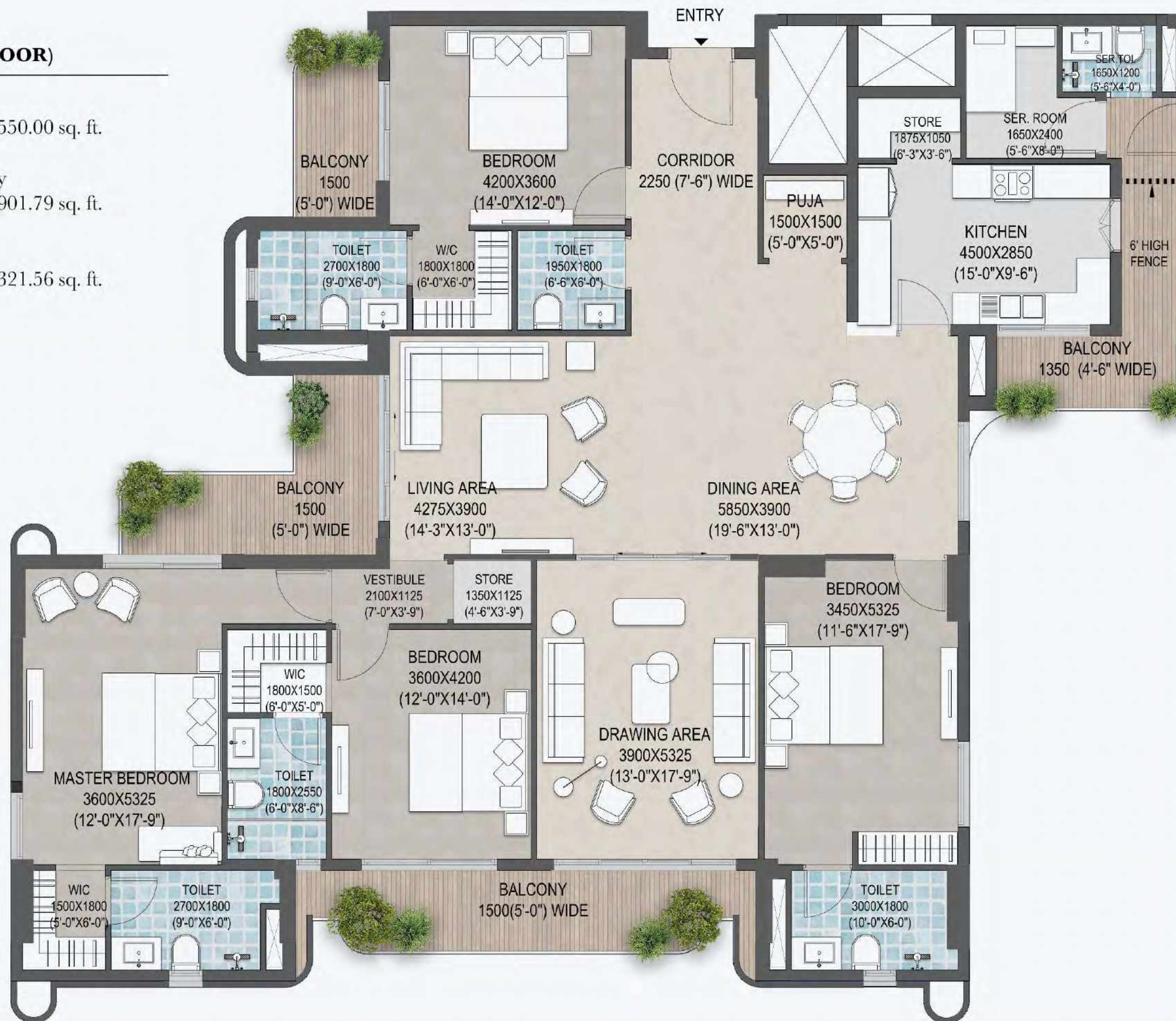


**TOWER B**  
**4 BHK**  
**UNIT-2**  
**(3<sup>RD</sup> TO 22<sup>ND</sup> FLOOR)**

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 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.

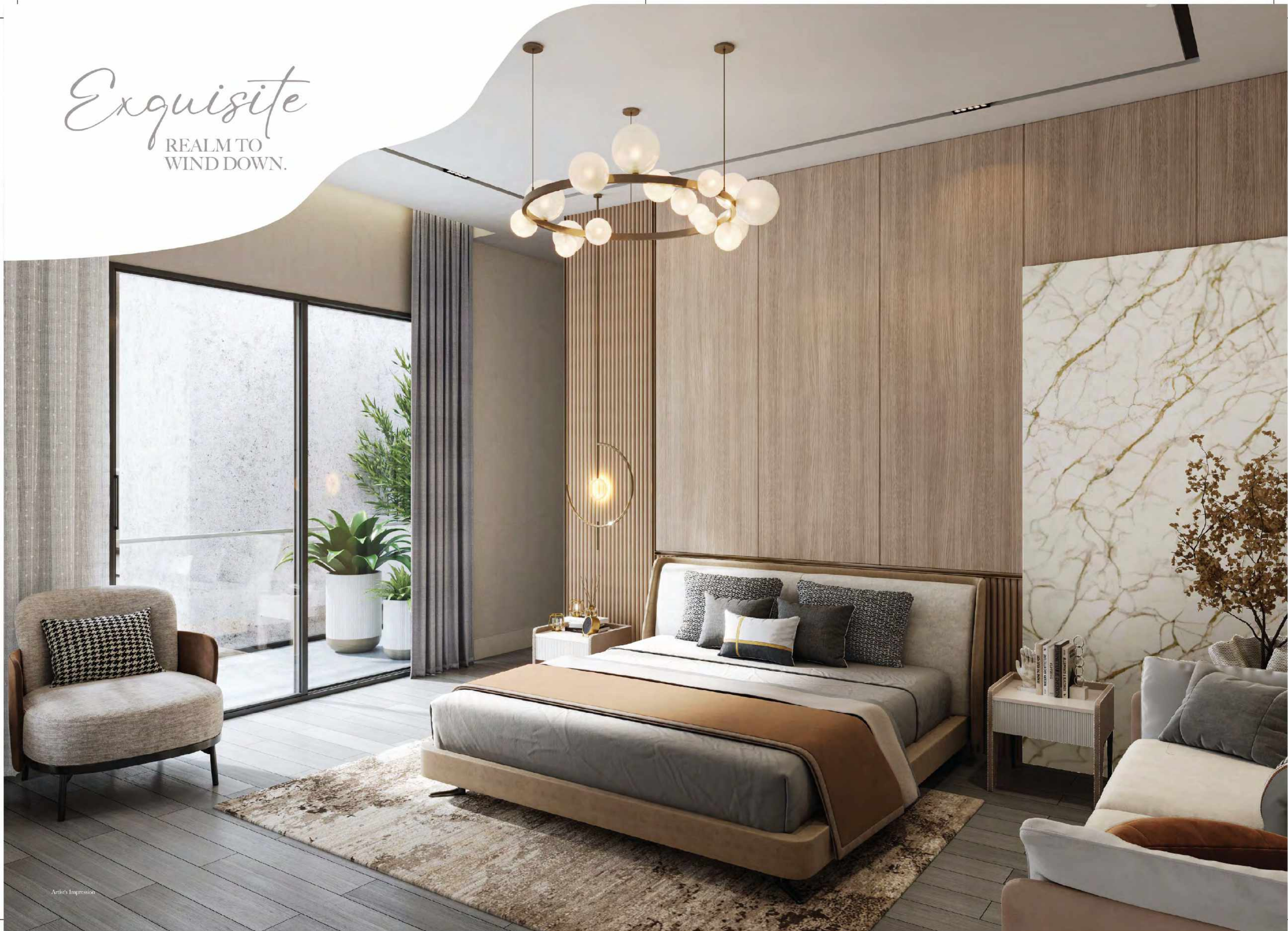


*Elegance*  
TO GIVE EVERY DAY  
A GRAND CLOSURE.



# Exquisite

REALM TO  
WIND DOWN.



# Refinement

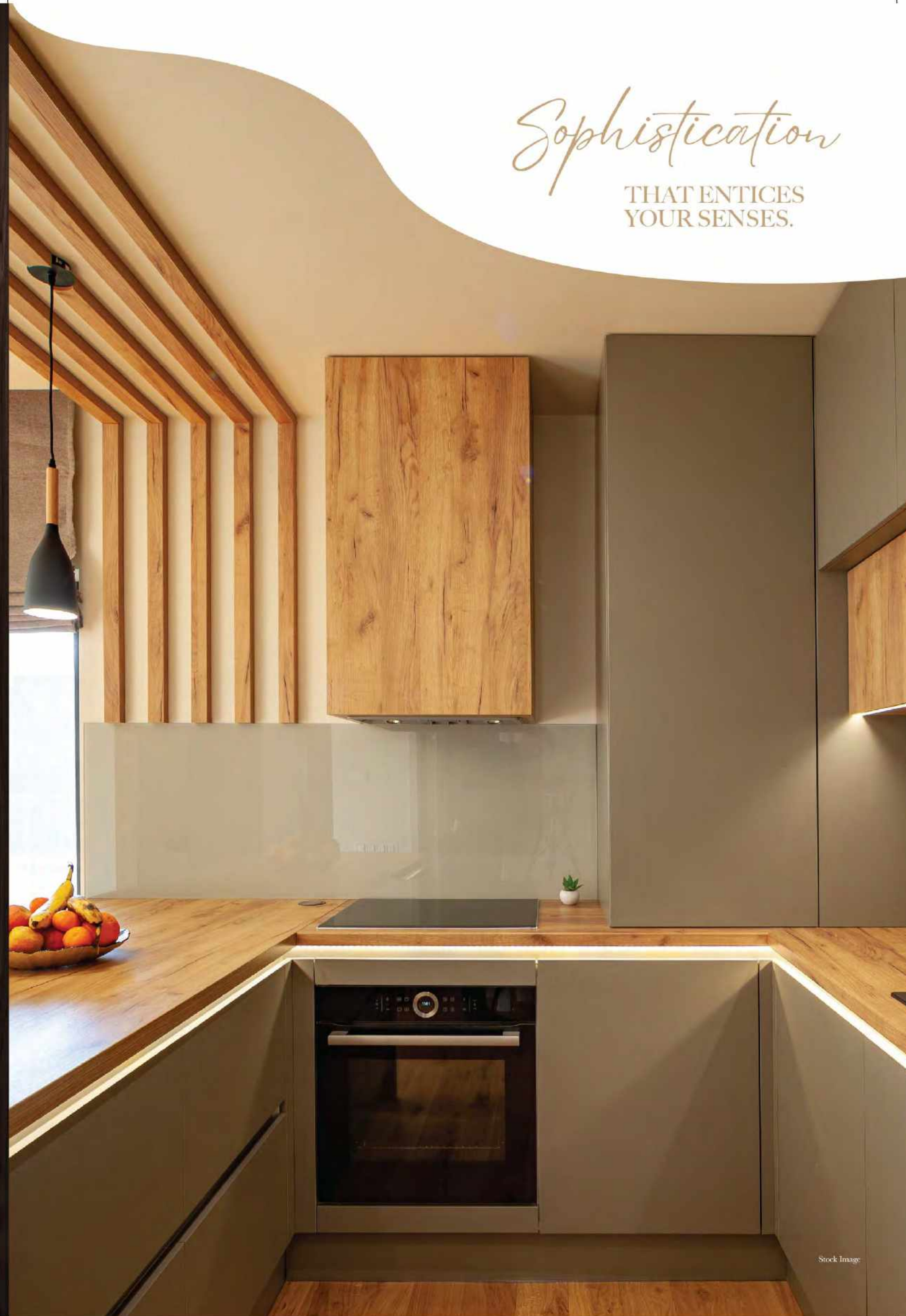
RIGHT FROM THE  
START OF YOUR DAY.



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  
Ceiling Finishes

Acrylic emulsion on POP punning  
Oil bound distemper

## LIVING/DINING ROOM

Flooring/Skirting

Wall Finishes  
Ceiling Finishes

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

## TOILETS

Flooring  
Wall Finishes

Anti-skid Ceramic Tile  
Ceramic Wall Tiles up to Dado level (approximate 2400 MM)  
Oil-bound Distemper with False Ceiling

Ceiling Finishes

Counter  
Sanitary Ware  
Partition  
Lights

Granite/Tiles  
Premium Quality range  
Glass Partition  
Sensor Lights

## KITCHEN

Flooring/Skirting  
Wall Finishes  
Ceiling Finishes

Anti-skid Ceramic tiles  
Acrylic emulsion Paints  
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  
Wall Finishes  
Ceiling Finishes  
Skirting/Dado  
Railing

Tiles/Granite/Marble  
Acrylic emulsion Paints  
Acrylic emulsion Paints  
Granite/Marble  
M.S. Handrail

## FIRE STAIRCASE

Flooring/ Skirting  
Wall Finishes  
Ceiling Finishes  
Skirting/Dado  
Railing

Tiles/Granite/Marble  
Acrylic emulsion Paints  
Acrylic emulsion Paints  
Granite/Marble  
M.S. Handrail

## LIFT LOBBY

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

## TYPICAL FLOOR

Flooring  
Wall Finishes  
Ceiling  
Skirting/Dado

Tiles/Granite/Marble  
Acrylic emulsion Paints  
Gypsum Ceiling with Cove  
Same as Flooring

## GROUND FLOOR LOBBY

Flooring/ Skirting  
Wall Finishes  
Ceiling  
Skirting/Dado

Tile/Granite/Imported Marble  
Acrylic emulsion Paints  
Gypsum Ceiling with Cove  
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  
ISI mark concealed conduits with copper wire  
ISI mark CPVC water supply pipes with standard valves and accessories  
CCTV and Electronic Surveillance would be provided Internet Communication System and Video Door Phone.

Wiring  
Plumbing

Security System

## EV CHARGING

Provision for EV Charging



An

*Experience*

IN A LEAGUE OF ITS OWN.

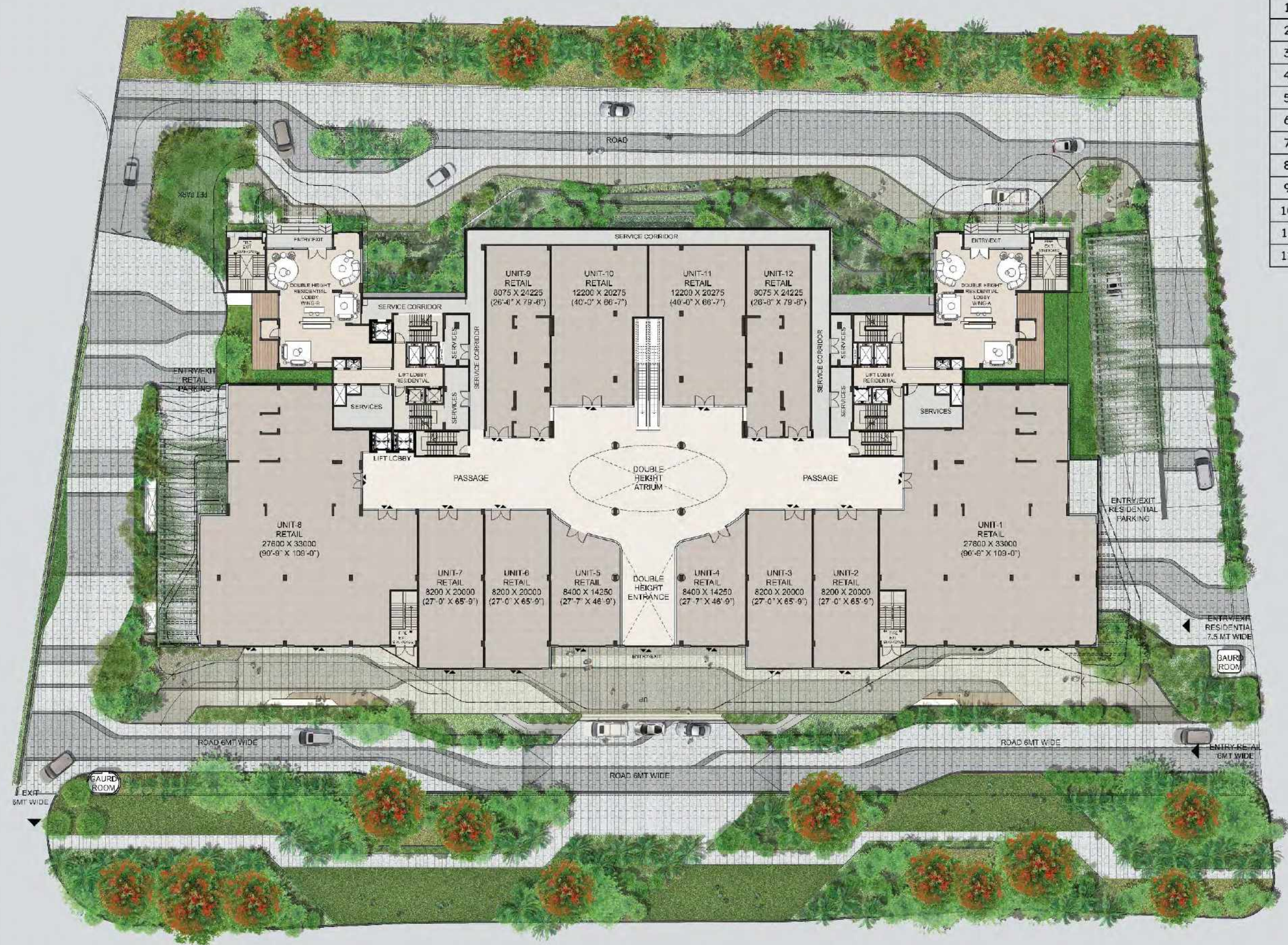


## RETAIL STREET

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



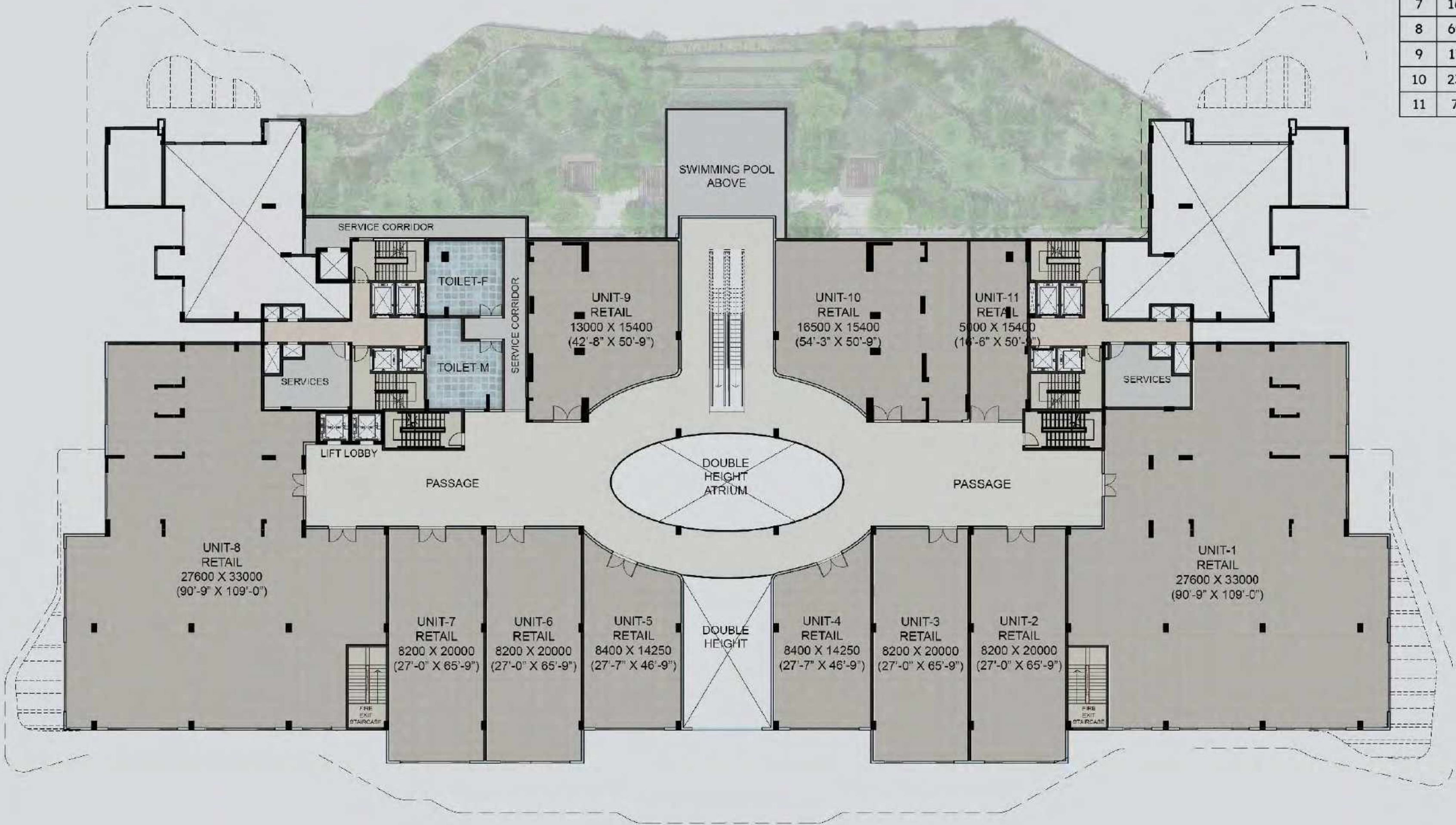
| Unit | Carpet sq. mtr. | Built-up sq. mtr. | Super Built-up sq. mtr. |
|------|-----------------|-------------------|-------------------------|
| 1    | 736.00          | 756.75            | 1,133.41                |
| 2    | 164.21          | 171.85            | 252.69                  |
| 3    | 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<br>sq. mtr. | Built-up<br>sq. mtr. | Super Built-up<br>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

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

A  
*Reputation*

IN A LEAGUE OF ITS OWN.



# Vision

THAT'S  
REVOLUTIONIZING  
LUCKNOW.

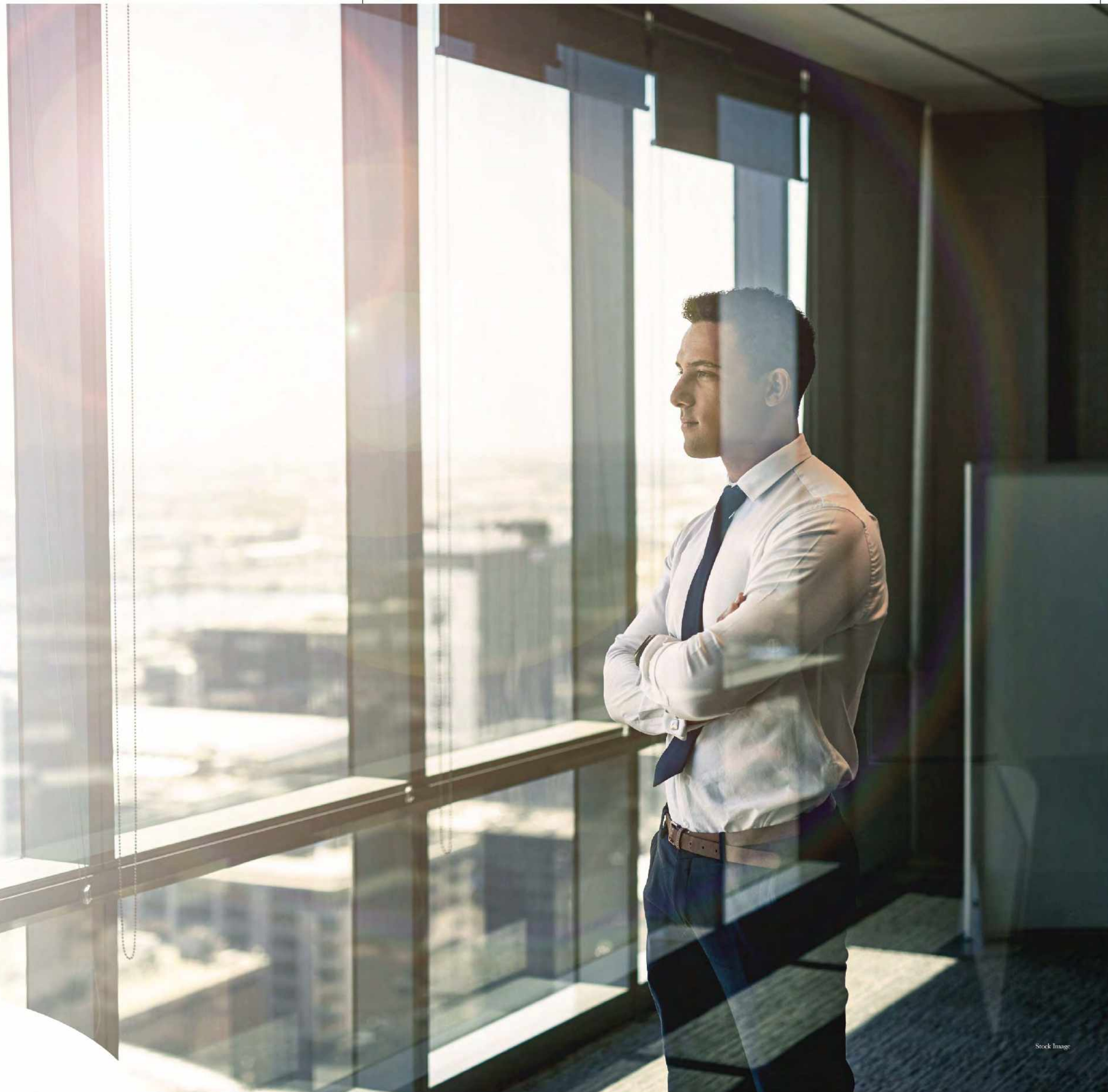
Established in 1988, the Shalimar Group, popularly known as luxury property builders in Lucknow is a diversified Business House headquartered in Lucknow, India. The Group's footprints span sectors such as Real Estate, Property Management, various Allied Services, Civil Construction, Imports & Exports 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



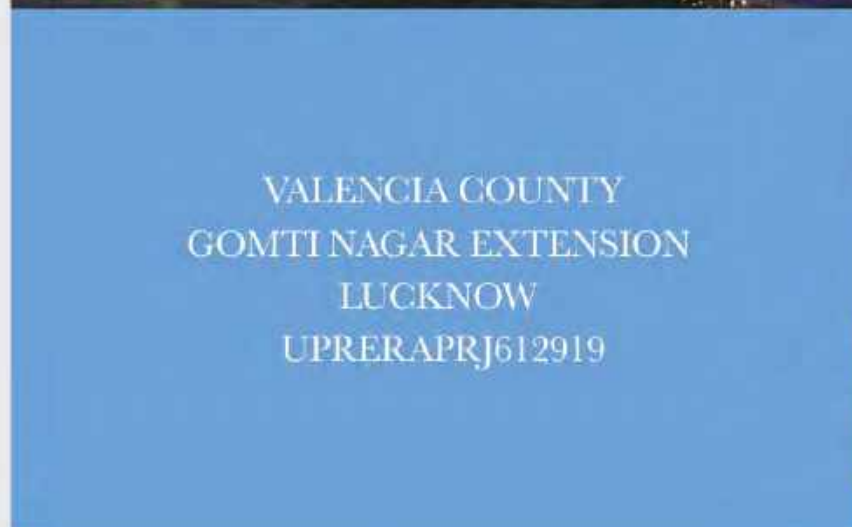
SHALIMAR ONE WORLD  
GOMTI NAGAR EXTENSION  
LUCKNOW



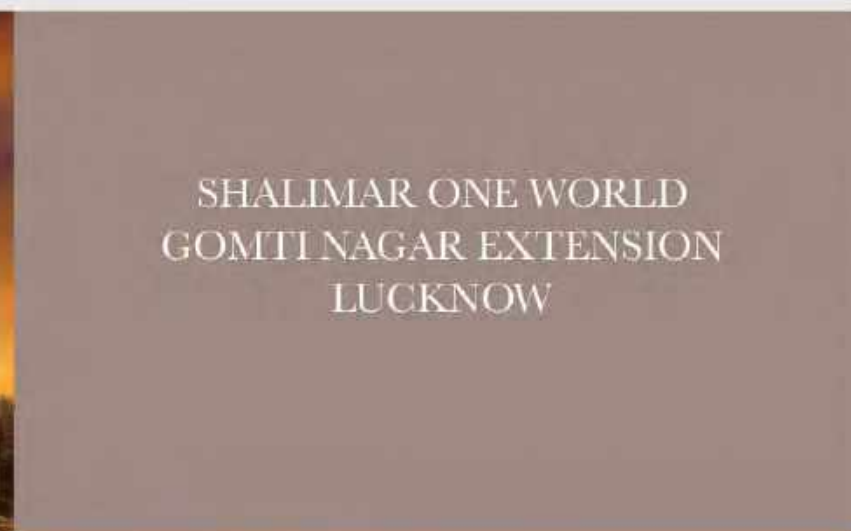
IBIZA TOWN  
DELHI NCR  
UPRERA 216



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  
IALBAGH,  
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

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