



Project RERA Registration No.: UPRERAPRJ858081/05/2024  
Promoter RERA Registration No.: UPRERAPRM4092  
U.P. RERA WEBSITE ADDRESS - [www.up-rera.in](http://www.up-rera.in)  
PROJECT NAME - TWENTY ONE



SHALIMAR CORP LTD.

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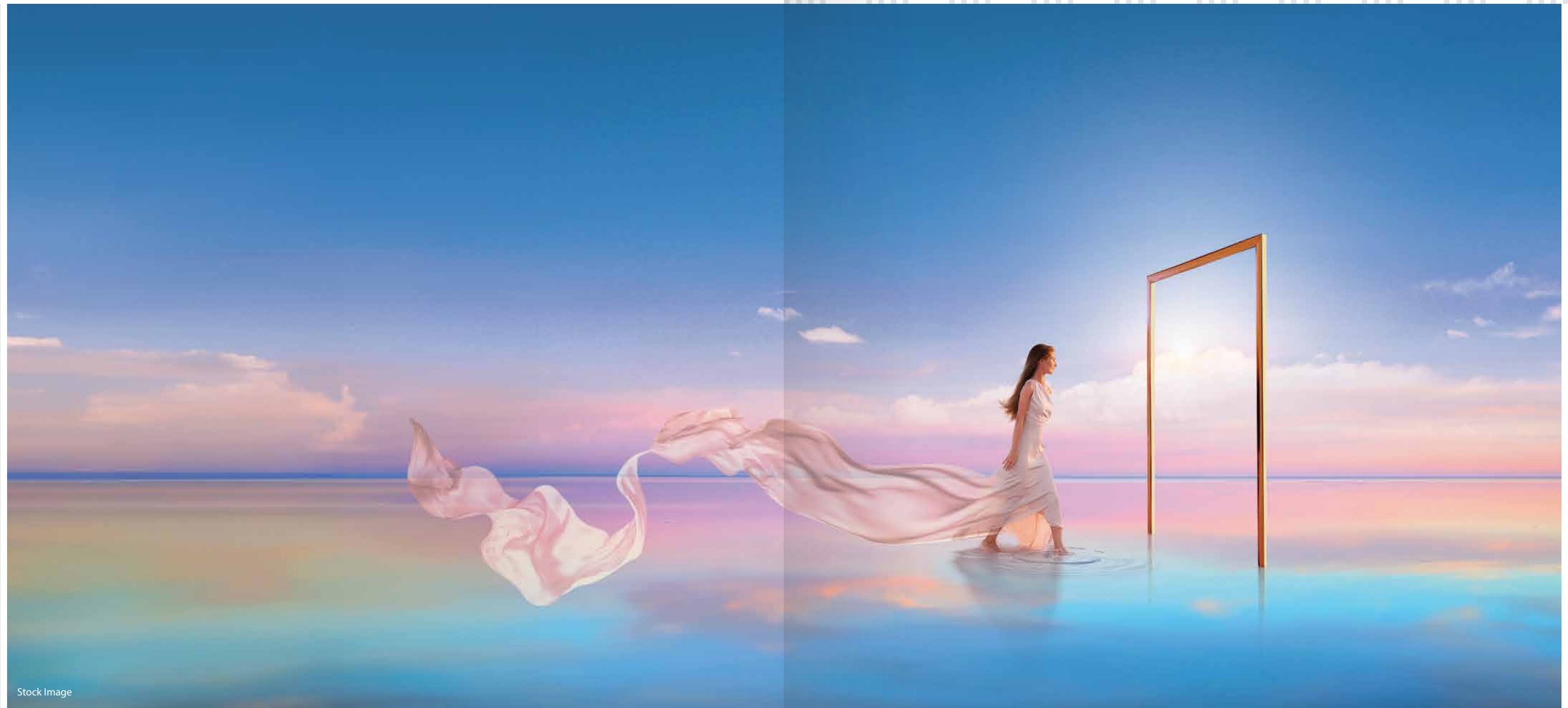
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STATE BANK OF INDIA, Bank Account No. 42742285808, IFSC Code: SBIN0004166, Branch: Commercial Branch Lucknow (04166)

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IT TAKES  
MAGNIFICENT  
THINKING...



Stock Image

...TO BUILD  
MAGNIFICENT  
LIVING



Stock Image

IT TAKES A MAGNIFICENT  
VISION TO FORESEE TOMORROW  
AND BUILD IT TODAY



Stock Image



- 1 Shalimar Pinnacle  
Project RERA Registration No.: UPRERAPRJ705722/01/2024
- 2 Shalimar Business District  
Project RERA Registration No.: UPRERAPRJ143786/01/2024
- 3 Completed Projects
  - Shalimar Vista  
Project RERA Registration No.: UPRERAPRJ4833/07/2017
  - Shalimar Belvedere Court Phase - 1  
Project RERA Registration No.: UPRERAPRJ12850/09/2017
  - Shalimar Belvedere Court Phase - 2  
Project RERA Registration No.: UPRERAPRJ17338/08/2018
- 4 Lake Side Retail Pavillion  
Under Construction (Not For Sale)
- 5 Club One
- 6 Upcoming Projects

Note: Point No 6 Marked are the Artistic Impressions of the Upcoming Projects. Buildings appearing will be developed as per applicable laws and will be sold as per RERA provisions. Impressions are subject to change.

Promoter RERA Registration No.: UPRERAPRM10813  
U.P. RERA WEBSITE ADDRESS : [www.up-rera.in](http://www.up-rera.in)

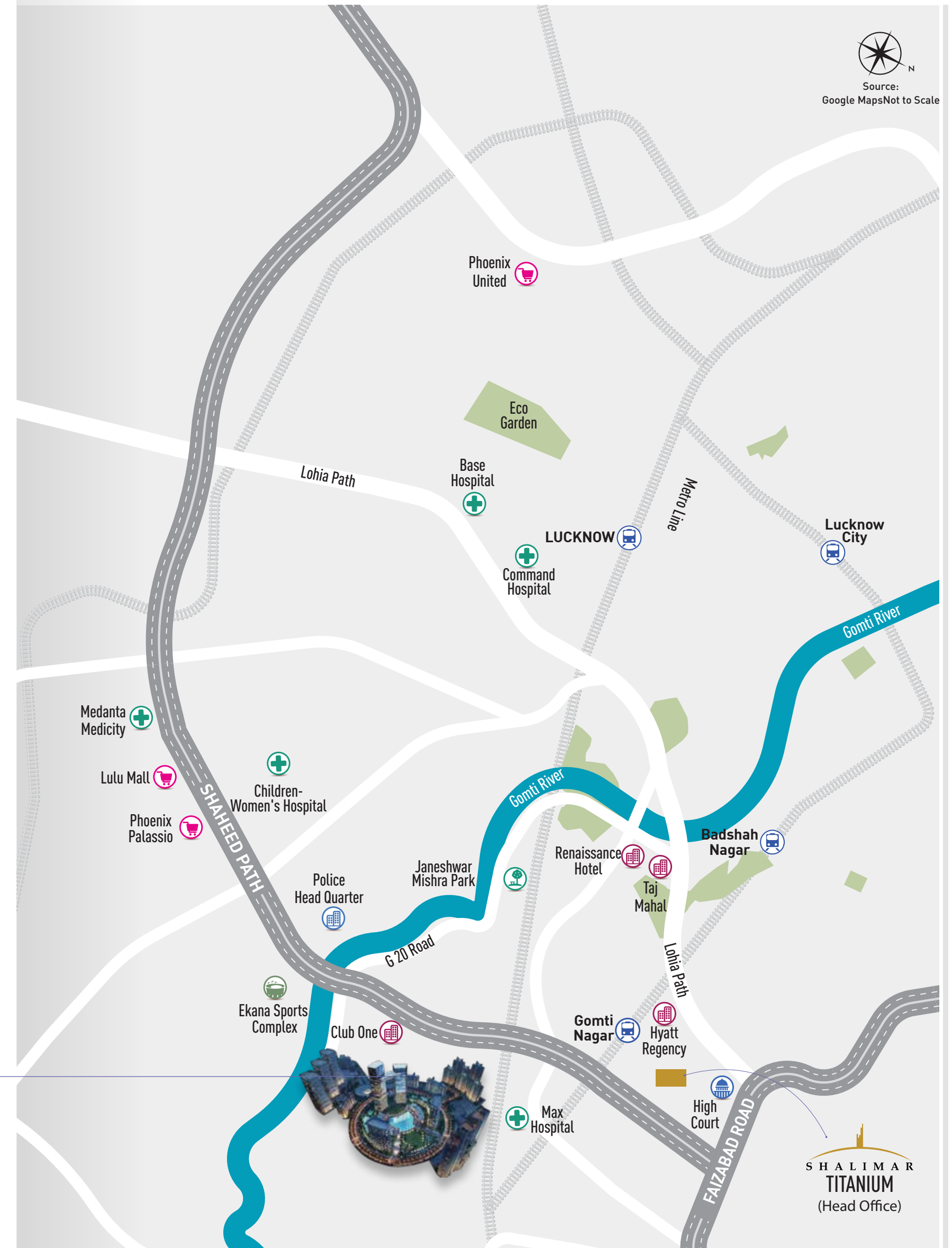
## WHERE MAGNIFICENCE REIGN SUPREME

Embark on a journey with Shalimar OneWorld, where every detail is meticulously crafted to shape the world of tomorrow. Nestled gracefully along the banks of the Gomti River, this sprawling 223.52-acre LDA-approved township is not just a development; it's a visionary masterpiece. From exquisite residential and commercial spaces to vibrant retail outlets, rejuvenating wellness centers, cutting-edge educational institutions, and captivating leisure and hospitality facilities, Shalimar OneWorld sets the stage for a lifestyle defined by grandeur and innovation. Designed by the visionary minds of renowned architects, every corner of this township echoes the spirit of tomorrow, offering a glimpse into a future where magnificence reigns supreme.

## SEAMLESS LIVING

All needs are mapped, met.

Welcome to Shalimar OneWorld, Lucknow's prestigious township nestled in an idyllic location, meticulously planned to fulfill every need. Here, convenience meets luxury as residents enjoy seamless access to all essentials. Experience a life where everything is effortlessly within reach, turning each day into a harmonious blend of comfort and convenience.



CLUB ONE



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.

THE EPITOME OF  
LEISURE AND RECREATION



Grand, and Awe-Inspiring, Shalimar Club One, with its rich ensemble of amenities, which surpasses expectations and sets a new standard of leisure and comfort.

CLUB ONE



SOCIAL ZONE

- Multipurpose Hall
- Multipurpose Lawn
- Private Seating Zones
- Communal Seating Accommodation
- Home Theatre
- Restaurants & Bar



WELLNESS ZONE

- Spa
- Gymnasium
- Swimming Pool for Adults and Kids
- Deck Area with Seating
- Changing Rooms



HANGOUT ZONE

- Indoor Games
- Lush Green Entrance
- Entertainment Area
- Card Room
- Lounge

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.



A MAGNIFICENT LANDSCAPE



A TRULY MAGNIFICENT ARCHITECTURE

PROJECT NAME - TWENTY ONE

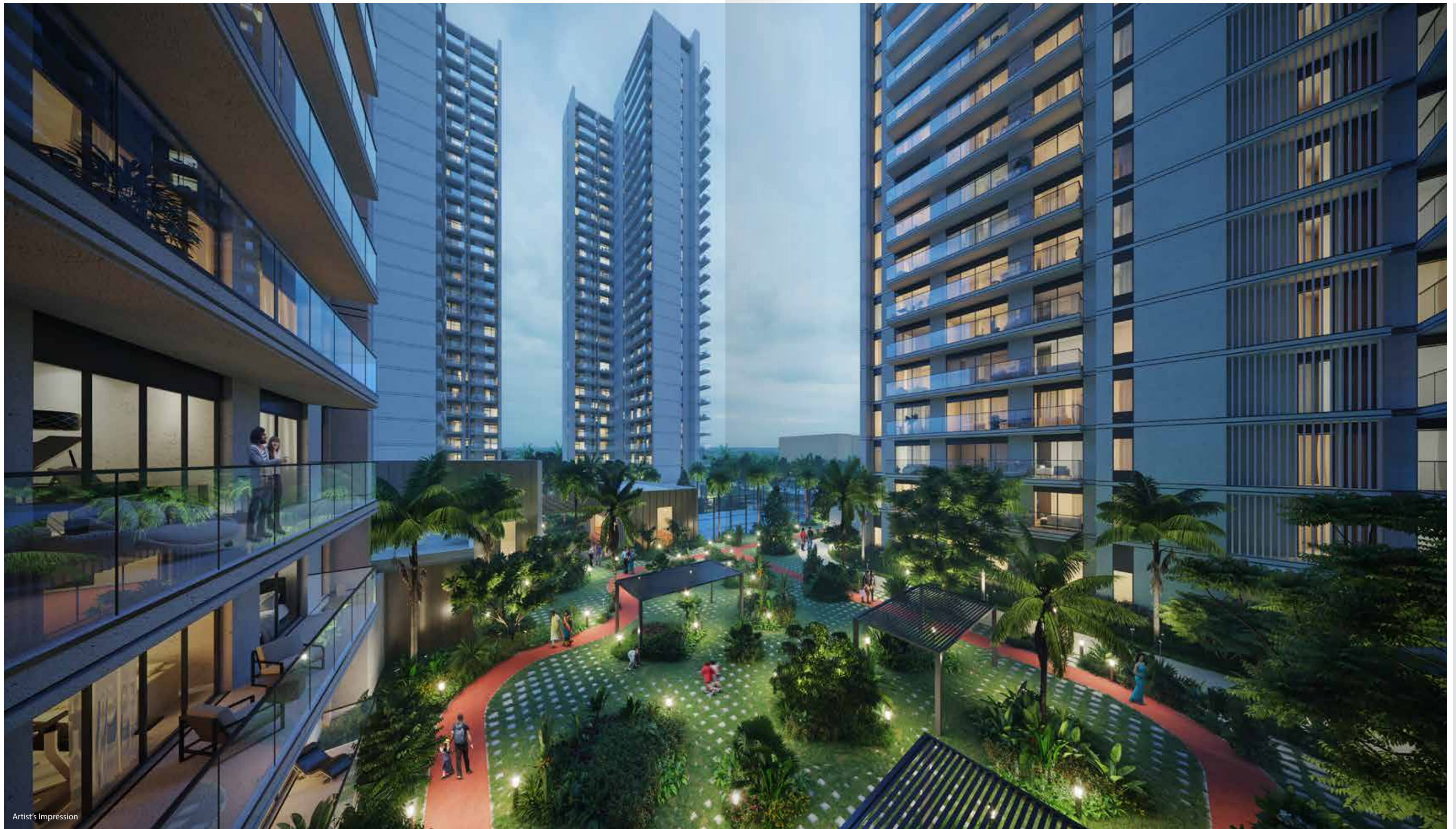


WELCOME TO

SHALIMAR  
ONWORLD 21

WHERE MAGNIFENCE AWAITS!

PROJECT NAME - TWENTY ONE



COME, LIVE THE MAGNIFICENT

Nestled within the  
premier boundaries of  
Shalimar OneWorld.

Large balconies in  
each apartment offering  
panoramic views.

4 Towers  
each comprising  
G+28 Floors.

Only Two apartments  
per floor overlooking  
the central landscape arena.

Spacious  
3 BHK + Servant  
unit residences.

Central landscape  
arena with over  
16 lifestyle features.

PROJECT NAME - TWENTY ONE



A MAGNIFICENT LANDMARK

PROJECT NAME - TWENTY ONE

IT TAKES A MAGNIFICENT  
INFRASTRUCTURE TO CONNECT  
PEOPLE WITH PLACES



Artist's Impression

WHERE BEST OF EVERYTHING  
IS JUST AROUND THE CORNER



Shopping &  
Entertainment

Phoenix Palassio	1.7 km
Ekana Mall	2.3 km
Lulu Mall	5.7 km
Wave Mall	10.9 km

Hospitals

Max Hospital	8.5 km
Medanta Hospital	6.5 km



Hotels

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

Stadium

Ekana International Cricket Stadium	2.5 km
Ekana Sports Academy	2.4 km



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# UNVEILING THE WORLD OF HARMONIOUS LIVING



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** aqua center



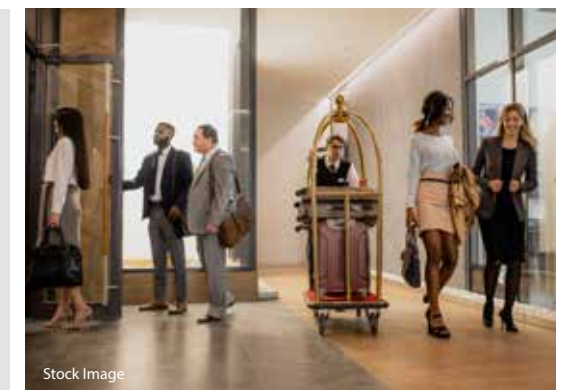
Extensive road network, covering  
**6.052 acres** for efficient connectivity



A spacious residential  
district covering **140.347 acres**



**10.715 acres** dedicated to  
dynamic business and retail districts

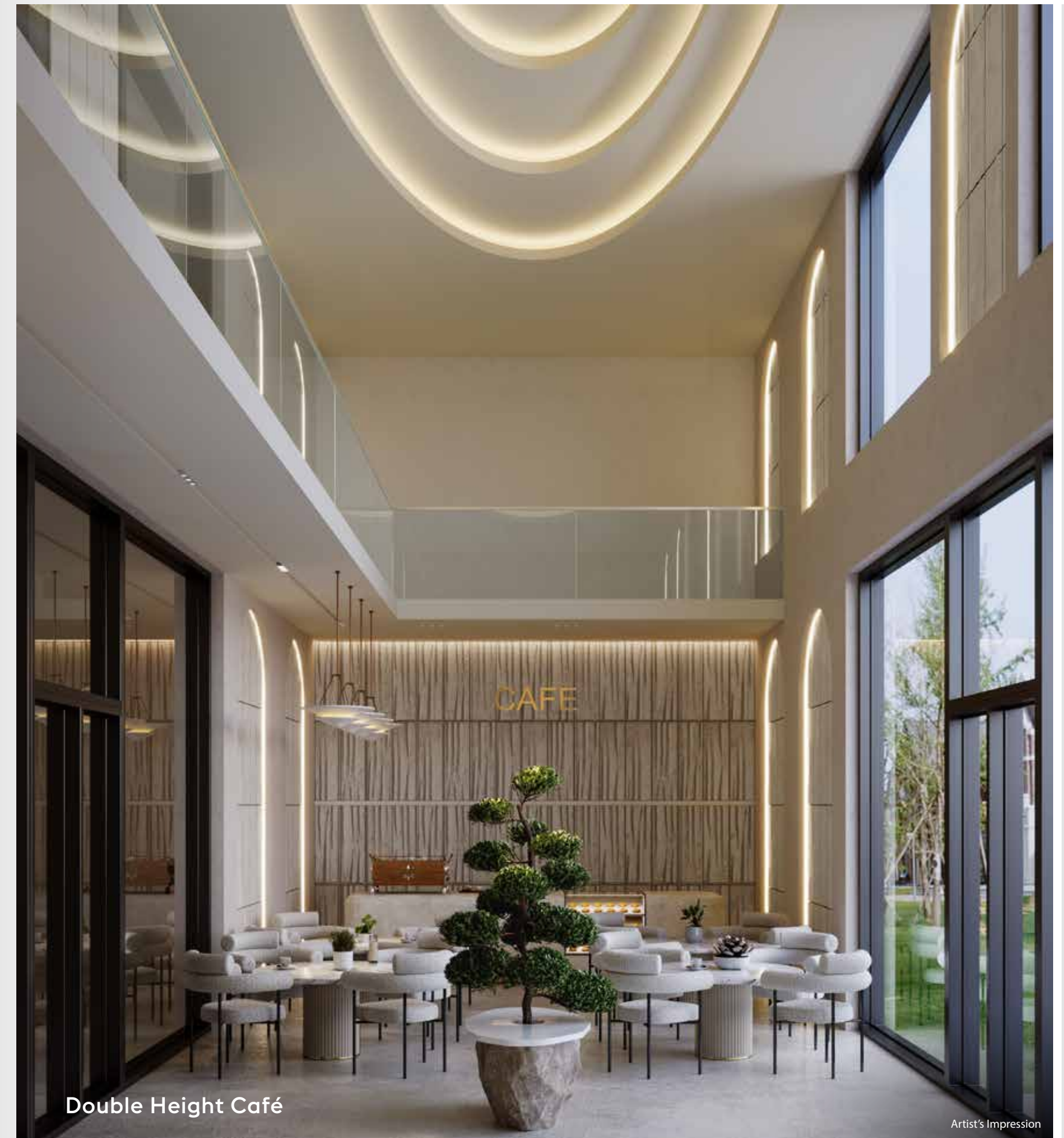


World class hotel and  
International School within the township

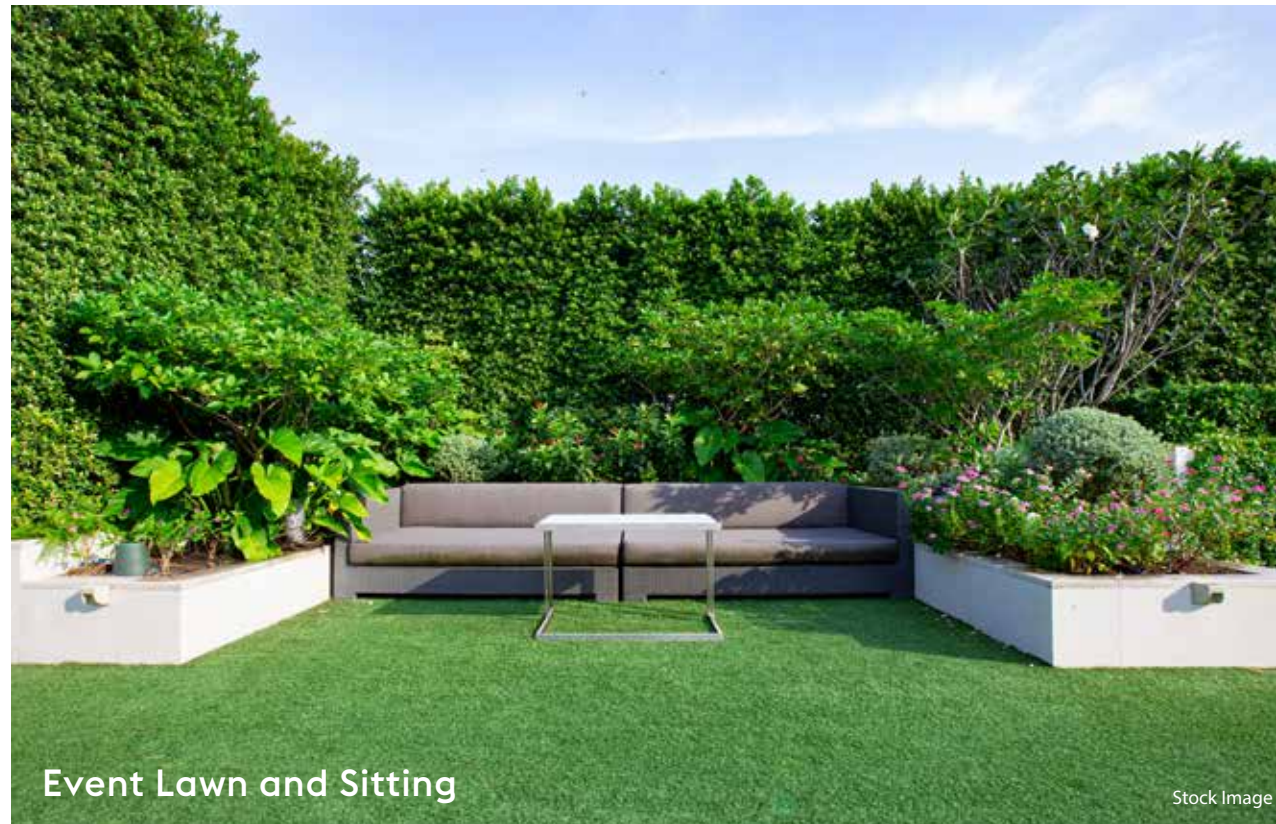
A HEARTFELT AND WELCOMING  
GREETING FOR YOUR ESTEEMED GUESTS



DELIGHT YOUR DAY WITH  
PLETHORA OF CHOICES



WHERE EACH GATHERING  
OFFERS A UNIQUE EXPERIENCE



ELEVATE YOUR GRAND CELEBRATION  
TO NEW HEIGHTS OF SPLENDOR



WHERE RELAXATION ENVELOPS YOU  
INTO A SERENE EXPERIENCE

ENERGIZE YOUR SPIRIT  
IN A VIBRANT ARENA OF FUN



Indoor Kids Play Area

LET EVERY SHOT  
BE A MOMENT OF CAMARADERIE



Billiards Room

WHERE EVERY PIXEL  
HOLDS A WORLD OF ADVENTURE



Video Game Room

EXPERIENCE FRIENDLY COMPETITION  
WITH EVERY FLICK, FLIP, AND SHUFFLE



Indoor Games

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YOUR AQUATIC  
ESCAPE AWAITS

All images are Artist's Impression



TAP INTO YOUR  
ATHLETIC SPIRIT



DISCOVER THE POWER BY  
TRANSFORMING YOUR BODY AND MIND

WHERE LAUGHTER AND  
FUN KNOW NO BOUNDS



EACH STEP THAT LEADS YOU  
INTO A REALM OF VIBRANT HEALTH



LET YOUR FURRY  
FRIENDS ROAM FREE



ENCOURAGING ACTIVE PLAY  
FOR LESS SCREEN TIME



All images are Stock image



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IT TAKES METICULOUS DESIGN  
TO MAKE A MAGNIFICENT LIVING SPACE

Exclusive to only 228 of Lucknow's most discerning individuals, Shalimar Twenty One offers grand residences for grand personas. Each home boasts expansive living spaces spanning over 2450 & 2550 sq ft, complemented by generous balcony decks offering panoramic views that stretch to the horizon

PROJECT NAME - TWENTY ONE

WHERE EVERY ARRIVAL  
SETS THE TONE FOR A GRAND ENTRANCE



Reception Lobby



Lift Area

ASCEND TO MAGNIFICENT HEIGHTS WHERE  
EVERY RIDE ECHOES GRANDEUR

WHERE EVERY GATHERING  
SPARKLES WITH MAGNIFICENT MOMENTS



Living Room

All images are Stock image

A MASTER RETREAT  
WHERE MAGNIFICENT DREAMS UNFOLDS



Master Bedroom

All images are Artist's Impression

A VIEW SO MAGNIFICENT  
WHERE AN ENDLESS HORIZON AWAITS



Bedroom with Balcony



Dining Area

EVERY MEAL IS A  
MAGNIFICENT DELIGHT TO CHERISH



Artist's Impression

IT TAKES THOUGHTFUL DESIGN  
TO CREATE  
MAGNIFICENT EXPERIENCES

Reimagine your lifestyle at TwentyOne with meticulously crafted ground-level amenities. Indulge in 16 exquisite offerings designed to elevate every moment - from engaging activities to serene relaxation. Here, you'll find the perfect balance of community, comfort, and cherished memories with loved ones. Welcome to a space where every experience is magnificently crafted.

PROJECT NAME - TWENTY ONE

WHERE LIFE IS  
MASTER PLANNED...



THE BEDROCK OF  
A MAGNIFICENT LANDMARK.



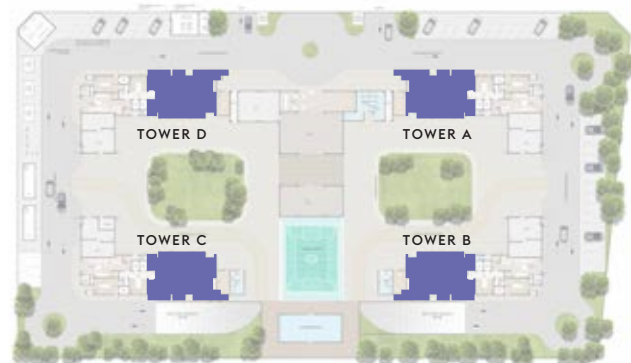
- ① Guest Waiting Lounge Area
- ② Double Height Café
- ③ Event Lawn and sitting
- ④ Jogging Track
- ⑤ Pergola with Cabanas
- ⑥ Twin Banquet Hall with Open Space & Kitchen
- ⑦ Indoor Kids Play Area
- ⑧ Video Game Room
- ⑨ Billiards Room
- ⑩ Indoor Games
- ⑪ Swimming Pool with Deck & Changing Room
- ⑫ Kids Pool
- ⑬ Gymnasium
- ⑭ Kids Play Area (Outdoor) & Pet Park



TOWER A,B,C & D  
3 BHK + SERVANT UNIT  
UNIT PLAN - 1  
GROUND TO 28<sup>TH</sup> FLOOR



KEY PLAN

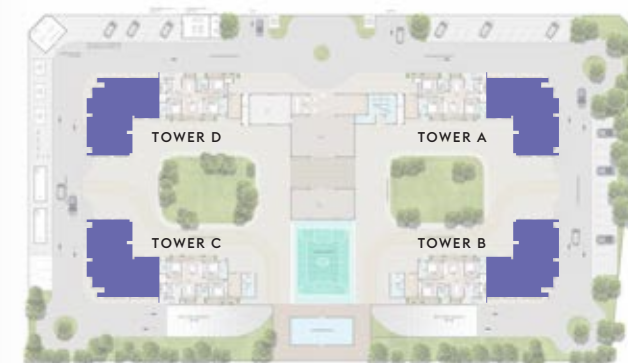


CARPET AREA: 1547.43 SQ.FT.  
143.76 SQ.MT.

TOWER A,B,C & D  
3 BHK + SERVANT UNIT  
UNIT PLAN - 2  
1<sup>ST</sup> TO 16<sup>TH</sup>, 18<sup>TH</sup> TO 25<sup>TH</sup>, 27<sup>TH</sup> & 28<sup>TH</sup> FLOOR

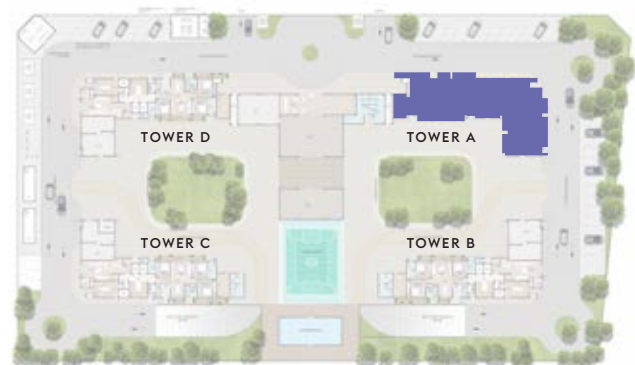


KEY PLAN



CARPET AREA: 1521.28 SQ.FT.  
141.33 SQ.MT.

## 1<sup>ST</sup> TO 16<sup>TH</sup>, 18<sup>TH</sup> TO 25<sup>TH</sup>, 27<sup>TH</sup> & 28<sup>TH</sup> FLOOR



TOWER B

3 BHK + SERVANT UNIT

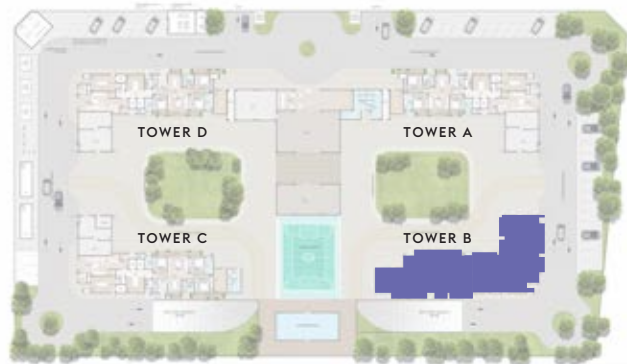
TYPICAL FLOOR PLAN

1<sup>ST</sup> TO 16<sup>TH</sup>, 18<sup>TH</sup> TO 25<sup>TH</sup>, 27<sup>TH</sup> & 28<sup>TH</sup> FLOOR



UNIT-2

KEY PLAN



UNIT-1

TOWER C

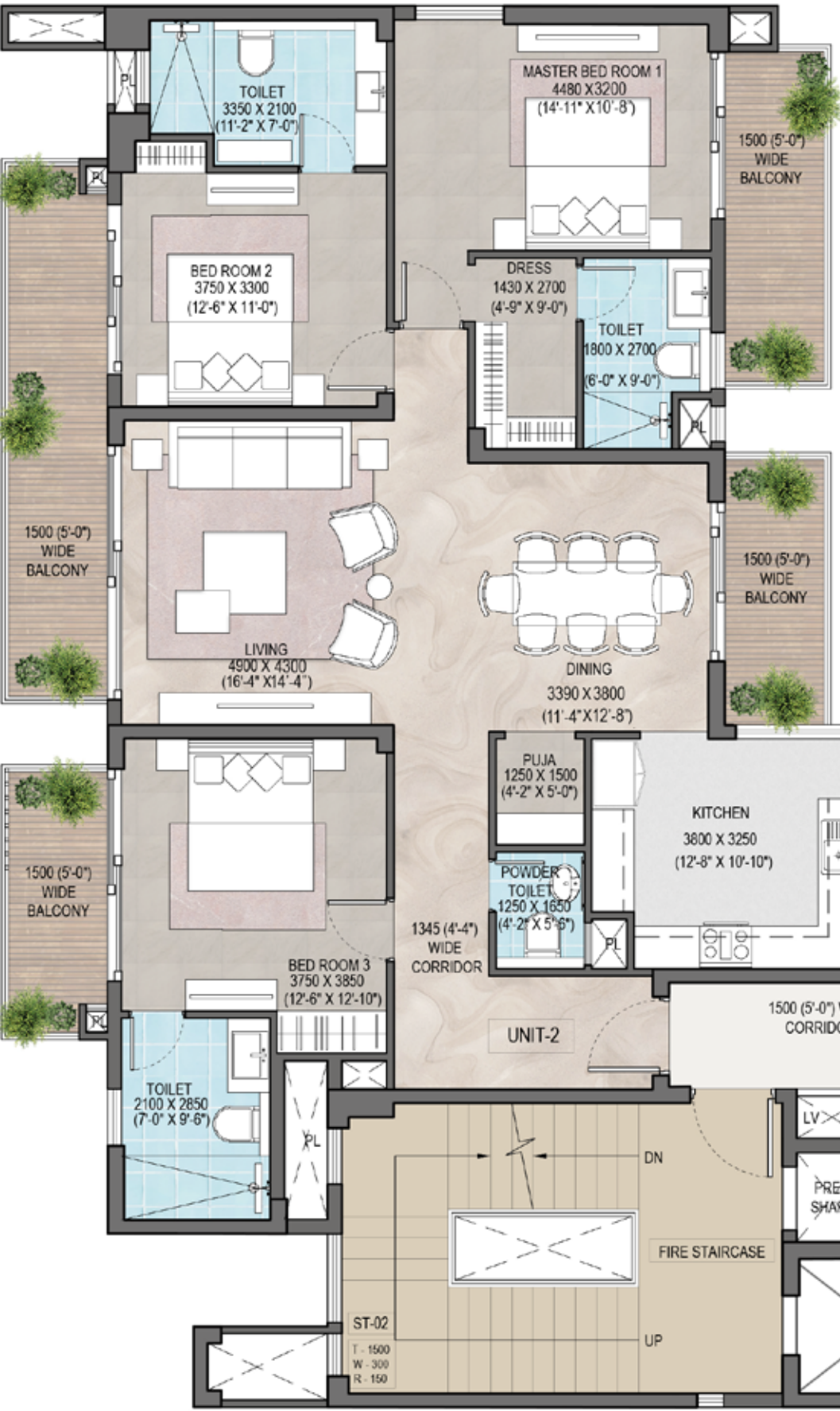
3 BHK + SERVANT UNIT

TYPICAL FLOOR PLAN

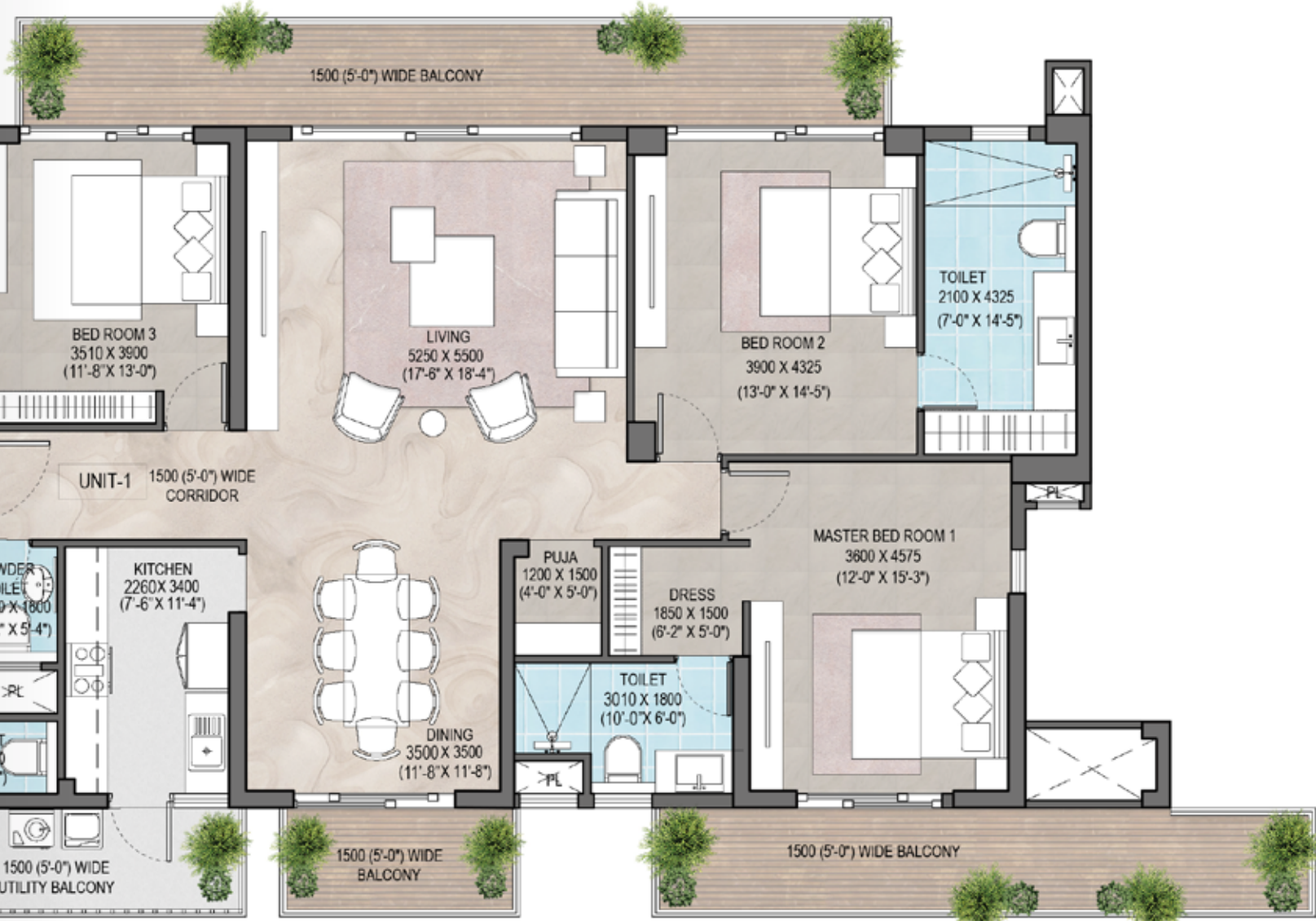
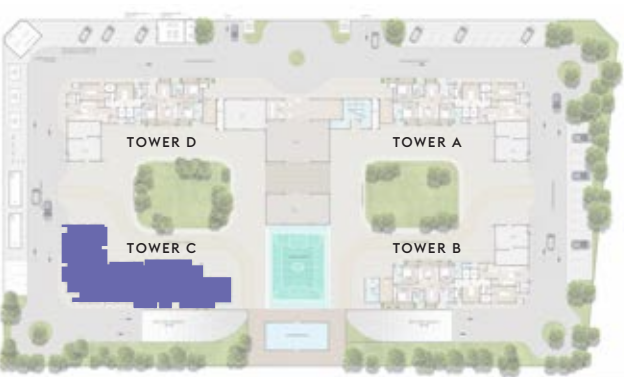
1<sup>ST</sup> TO 16<sup>TH</sup>, 18<sup>TH</sup> TO 25<sup>TH</sup>, 27<sup>TH</sup> & 28<sup>TH</sup> FLOOR



UNIT-2

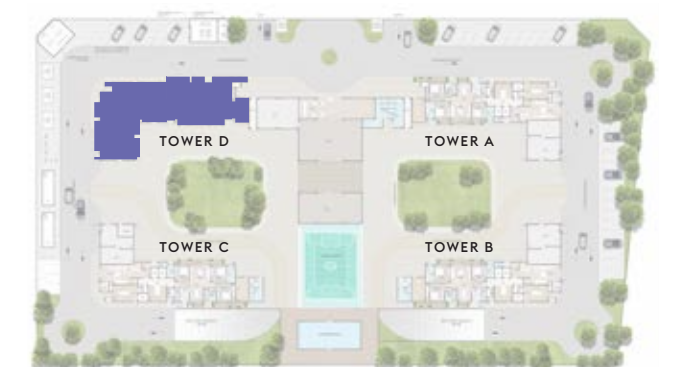


KEY PLAN



UNIT-1

## 1<sup>ST</sup> TO 16<sup>TH</sup>, 18<sup>TH</sup> TO 25<sup>TH</sup>, 27<sup>TH</sup> & 28<sup>TH</sup> FLOOR



CRAFTING ELEGANCE:

TWENTYONE SPECIFICATIONS



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 600mm or bigger 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 800mm or bigger size
Wall Finishes:	Acrylic emulsion on POP punning
Ceiling:	Oil bound distemper
TOILET	
Flooring/Skirting:	Ceramic/ Vitrified 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
Lights:	Lights with Censor
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 2100MM 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, Glass Panel & 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 2 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



All images are Artist's Impression

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.

IT TAKES AN UNWAVERING  
COMMITMENT TO CRAFT  
A MAGNIFICENT LEGACY



Established in 1988, the Shalimar Group, popularly known as Premium home builders, is a diversified Business House headquartered in Lucknow, Uttar Pradesh, India. The Group's footprints span sectors such as Real Estate, Property Management, various Highway Infrastructure, Civil Construction 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.

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ONGOING PROJECTS




	<p>VALENCIA TOWERS GOMTI NAGAR EXTENSION LUCKNOW UPRERAPRJ496663</p>
<p>VALENCIA COUNTY GOMTI NAGAR EXTENSION LUCKNOW UPRERAPRJ612919</p>	
	<p>WHISPERING WOODS GOMTI NAGAR EXTENSION LUCKNOW UPRERAPRJ380751</p>
<p>BELVEDERE COURT 3 GOMTI NAGAR EXTENSION LUCKNOW UPRERAPRJ260653</p>	
	<p>BELVEDERE SUITES GOMTI NAGAR EXTENSION LUCKNOW UPRERAPRJ263280</p>
<p>MARBELLA GOMTI NAGAR EXTENSION LUCKNOW UPRERAPRJ460592/05/2024</p>	

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ONGOING PROJECTS

<p>SHALIMAR BUSINESS DISTRICT GOMTI NAGAR EXTENSION, LUCKNOW UPRERAPRJ143786/01/2024</p>	
	<p>PINNACLE GOMTI NAGAR EXTENSION LUCKNOW UPRERAPRJ705722/01/2024</p>

COMPLETED PROJECTS

	<p>BELVEDERE COURT 1 GOMTI NAGAR EXTENSION LUCKNOW - UPRERAPRJ12850</p>
<p>BELVEDERE COURT 2, GOMTI NAGAR EXTENSION, LUCKNOW UPRERAPRJ243983</p>	
	<p>VISTA GOMTI NAGAR EXTENSION LUCKNOW - UPRERAPRJ4833</p>

All images are Artist's Impression

# COMPLETED PROJECTS OF SHALIMAR



SHALIMAR EMERALD  
JOPLING ROAD  
LUCKNOW



SHALIMAR ESTATE  
NEW HYDERABAD  
LUCKNOW



SHALIMAR ROYALE  
MALL AVENUE  
LUCKNOW



SHALIMAR APARTMENTS  
P. N ROAD  
LUCKNOW



SHALIMAR COURTYARD  
SITAPUR ROAD  
LUCKNOW



SHALIMAR HOMES  
ASHOK MARG  
LUCKNOW



SHALIMAR IMPERIAL  
GOKHALE MARG  
LUCKNOW



SHALIMAR HEIGHTS  
JOPLING ROAD  
LUCKNOW



SHALIMAR RETREAT  
DELHI NCR



SHALIMAR MEADOWS  
GOKHALE MARG LUCKNOW



SHALIMAR DWELLING  
AP SEN ROAD  
LUCKNOW



SHALIMAR ELLDEE PLAZA  
BHOOTNATH MARKET  
LUCKNOW



SHALIMAR SQUARE  
LALBAGH LUCKNOW



SHALIMAR COURT  
RANI LAKSHMIBAI MARG  
LUCKNOW



MULTILEVEL PARKING  
HAZRATGANJ LUCKNOW



SHALIMAR NEST VASANT KUNJ  
DELHI / NCR



SHALIMAR GRAND  
JOPLING ROAD  
LUCKNOW



TITANIUM GOMTI NAGAR  
LUCKNOW



SHALIMAR CORPORATE PARK  
VIBHUTI KHAND  
LUCKNOW



SAS HOUSE SAPRU MARG  
LUCKNOW



IBIZA TOWN  
DELHI NCR



OEL SHALIMAR  
NEW HYDERABAD LUCKNOW



SHALIMAR GALLANT  
MAHANAGAR LUCKNOW  
UPRERAPRJ3168



SHALIMAR STAR,  
HAZRATGANJ, LUCKNOW



JPNIC GOMTI NAGAR  
LUCKNOW



IRIDIUM GOMTI NAGAR  
LUCKNOW - UPRERAPRJ17421



MANMAT EXTENSION  
FAIZABAD ROAD - LUCKNOW  
UPRERAPRJ243983



SHALIMAR PARADISE  
LUCKNOW - FAIZABAD ROAD  
UPRERAPRJ9777



GARDEN BAY IIM ROAD LUCKNOW  
UPRERAPRJ9256  
UPRERAPRJ9203



SHALIMAR LOGIX  
RANA PRATAP MARG  
LUCKNOW



SHALIMAR TOWER  
VIBHUTI KHAND  
LUCKNOW



SHALIMAR CORPORATE PARK  
VIBHUTI KHAND  
LUCKNOW



SHALIMAR MANMAT  
LUCKNOW - FAIZABAD ROAD  
UPRERAPRJ8345

