

NO

BELVEDERE COURT

ONE

SHALIMAR

WORLD

3



SHALIMAR
OneWorld
BELVEDERE 3
COURT



WELCOME
the wondrous living

LIVE LIFE
Belvedere style



Indicative Image

SHALIMAR
ONEWORLD
BELVEDERE COURT 3

Not Just a Life
A LIFESTYLE



Artistic Impression

Artistic Impression



Indicative Image



THE BELVEDERE COURT LIFE

Belvedere Court offers well-connected living alongside the central lake district which is laced with the township's best entertainment and hospitality hotspots. The location ensures you are just a few steps away from the classic french-style baristas by the central lake district, just around the corner from exclusive retail avenues and Lucknow's most prestigious clubhouse, ClubOne. Moreover, life at the Belvedere Court has ethereal central lake district views and is reserved only for a privileged few.



THE GLAMOROUS TENDRIL OF ONE WORLD

Belvedere Court 3 is seated on one of the most premium locations of the One World township. It's nestled in the beautiful green area, **Lake District**, which provides easy access to feel the beauty of nature. It stands as the pole start of grandeur & glamour, which refurbishes lifestyles.



LOCATION



BELVEDERE COURT 3

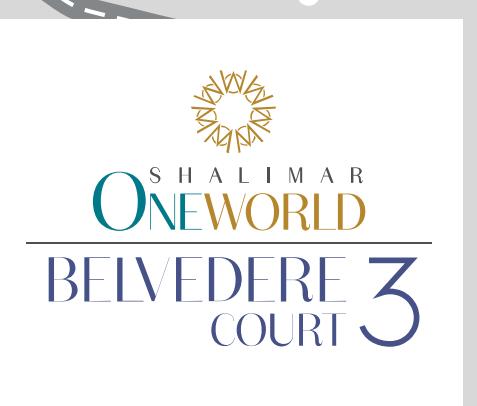
In Lucknow's premier
Gomti Nagar Extension Colony

Most ideally situated
amongst all the townships

On Amar Shaheed Path -
Lucknow's main ring road

Riverfront of 1.5 Kms

Located in Gomti Nagar Extension & in close proximity to the International Cricket Stadium, IT City, Medanta Hospital, International airport, numerous reputed schools, Lucknow's most premium brands of hotels, Malls, Cancer hospital, Ambedkar Udyan and Janeshwar Mishra Park. Easy access to Gorakhpur, Varanasi, Raebareli and Kanpur Highway.



Location Map (Not to scale)

SITE PLAN

ONE WORLD TOWNSHIP

Designed & conceptualized by internationally acclaimed architects 'Atkins', who have created world landmarks like- Burj Khalifa, Bahrain World Trade Centre, and New Port City Foot Bridge U.K., to name a few.

Shalimar OneWorld Lucknow - an integrated township at Gomti Nagar Extension, on the banks of river Gomti, is gearing up to hog the limelight with its architectural extravaganza & serene greens.

Being built on approximately 212 acres of land, it will comprise of premium residential, commercial and retail buildings. A lake will add exclusivity to the township. Various schools, banks, malls and a hospital are add-on benefits.



*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

Vista RERA Registration No. : UPRERAPRJ4833

Belvedere Court 1 RERA Registration No. : Belvedere Court Phase-1 (GH-4) UPRERAPRJ12850

Belvedere Court 2 RERA Registration No. : Belvedere Court Phase-2 UPRERAPRJ17338



EXCEPTIONALLY LUXURIOUS 2 & 3BHK APARTMENTS

Absorb the amazing living in the signature residences of Belvedere. The classy apartments with dexterously designed rooms for a fancy lifestyle.



Indicative Image

4 BHK & 4 BHK PRIME APARTMENTS

Experience the splendid living in the signature residences of Belvedere. Top notch & exclusively designed bedrooms for a luxurious lifestyle.



Indicative Image



LUXURIOUS PENTHOUSES & SKY VILLAS

The most iconic residences in Lucknow and one of the best in country, these exquisite sky villas & penthouse are the epitome of excellence, strategically located in One World township, our magnificent residences offer you a panoramic view of our aesthetic township and easy access to our recreational facilities including the Club One and shopping avenues.



Indicative Image

THE BELVEDERE LIFE

Superlative Accessibility &
Matchless Amenities



Indicative Image



Artistic 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.

ENJOY A LUSH LIFE IN **CLUB ONE**

Club one is the embodiment of leisure and grandeur. Established as the best and one of the finest examples of world-class facilities in Lucknow, it's a clubhouse so grand, you'll never want to leave. It's got everything you'll ever want and more than you can imagine. The endless list of facilities and convenience include.

- | SPACIOUS AND LAVISH BANQUET HALLS
- | CONFERENCE ROOM
- | COFFEE SHOP
- | GAMES AREA (AIR HOCKEY/BILLIARD/SNOOKER)
- | RESTAURANT
- | GYM/YOGA/ZUMBA
- | SWIMMING POOL
- | EXCLUSIVE KIDS PLAY AREA
- | SPA

MAGNIFICENT SKYLINE

The Horizons and Beyond



Artistic Impression

AMENITIES BEYOND AGE LIMIT

Apart from providing direct access to the entire spectrum of facilities at OneWorld, Belvedere Court 3 also offers a host of services with exclusive access for its residents. From a myriad of choices for recreational and sports facilities to kids' play zones and a range of safety features to a landscaped central park, we offer everything you can imagine and more.

- BEAUTIFUL WATERBODIES** |
- KIDS PLAY AREA** |
- OUTDOOR GYM** |
- SENIOR CITIZEN AREA** |
- LAWN** |
- HALF BASKETBALL COURT** |
- MULTI USE PLAY COURT** |



Indicative Image



CLUB HOUSE

Belvedere Court 3

- | SWIMMING POOL
- | KIDS POOL
- | GYM
- | BANQUET
- | LOUNGE/INDOOR CAFE

SITE PLAN

BELVEDERE COURT 3

Belvedere Court offers you a gateway to premium living with luxury residences that are adjacent to ClubOne the township's best entertainment and hospitality hotspots including high-end retail avenues.

- 1. ENTRY/EXIT
- 2. GUARD ROOM
- 3. DRIVEWAY
- 4. DROP OFF
- 5. MOUNDS
- 6. ENTRANCE WATERBODY
- 7. PATHWAY
- 8. KIDS PLAY AREA
- 9. OUTDOOR GYM
- 10. SENIOR CITIZEN AREA
- 11. LAWN
- 12. MULTI USE GAMES AREA - PLAY COURT
- 13. HALF BASKETBALL COURT
- 14. SWIMMING POOL
- 15. KID'S POOL
- 16. POOL DECK
- 17. RAMP
- 18. PARKING
- 19. DOG PARK



Disclaimer: Future Development: Land for tower C is proposed by the developer. Developer reserves its rights to get the map revised from the concerned authority. Size of plot, orientation of tower and size of unit might change. Number of floors and number of units might reduce as per market demand.

FLOOR PLANS



TYPICAL FLOOR PLAN (3BHK & 2BHK)
TOWER B1

UNIT FLOOR PLAN
2 BHK - TOWER B1 (TYPE 02 & 03)
1 TO 18 FLOOR

	AREA - IN SQ. FT	AREA - IN SQ. MTR
CARPET AREA	943	87.64
BUILTUP + BALCONY AREA	1,143	106.16
SUPER AREA	1,375	127.74



Disclaimer: The project comprises of Apartments and is being developed in accordance with the sanctioned plans. The Apartments may be sold as per the standard design and the company may make changes/alterations/impovements with the consent of the customer.

FLOOR PLANS



TYPICAL FLOOR PLAN (3BHK & 2BHK)
TOWER B1

UNIT FLOOR PLAN
3 BHK - TOWER B1 (TYPE 01 & 04)
1 TO 18 FLOOR

	AREA - IN SQ. FT	AREA - IN SQ. MTR
CARPET AREA	1,348	125.20
BUILTUP + BALCONY AREA	1,665	154.70
SUPER AREA	2,070	192.31

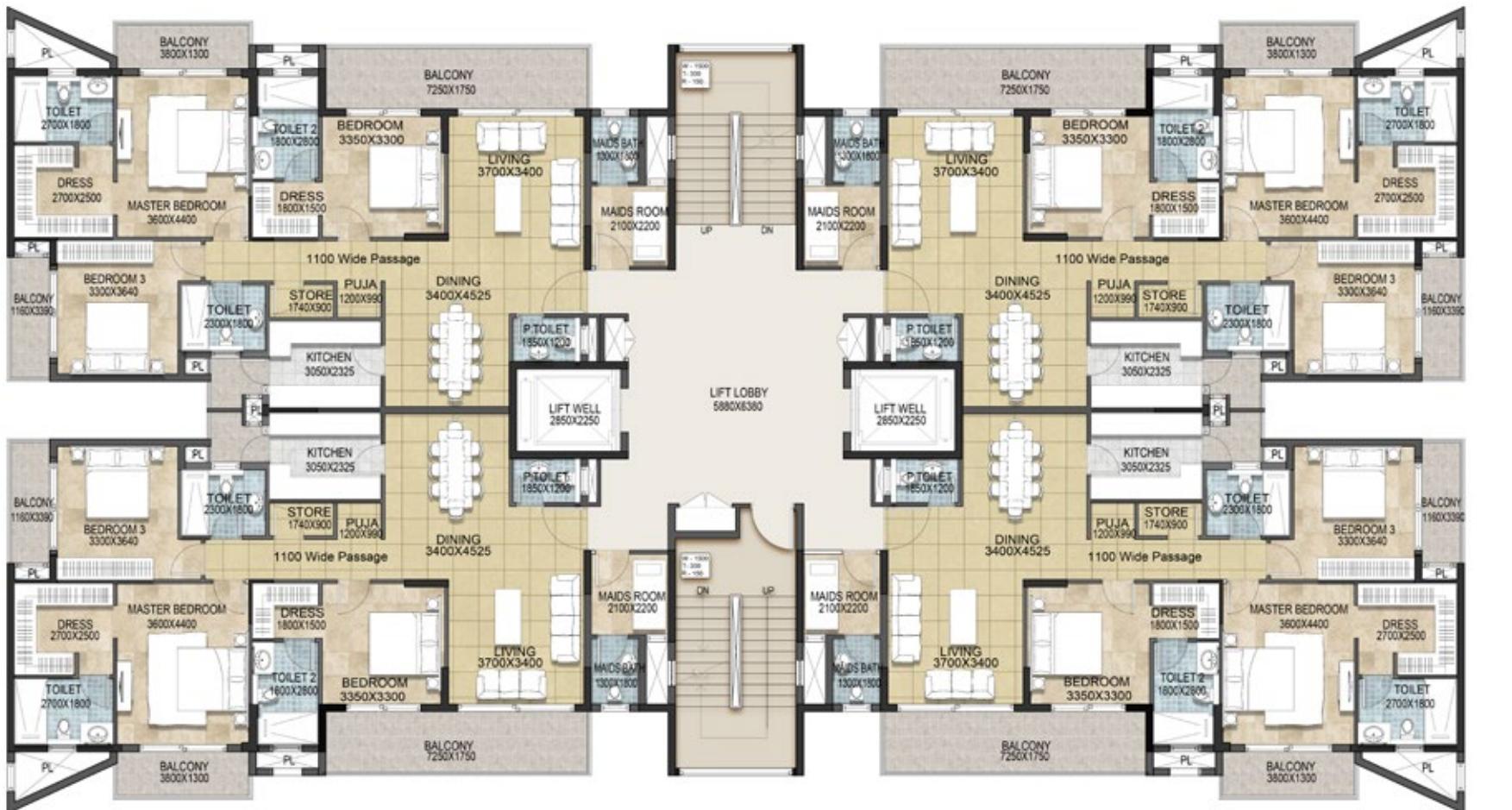


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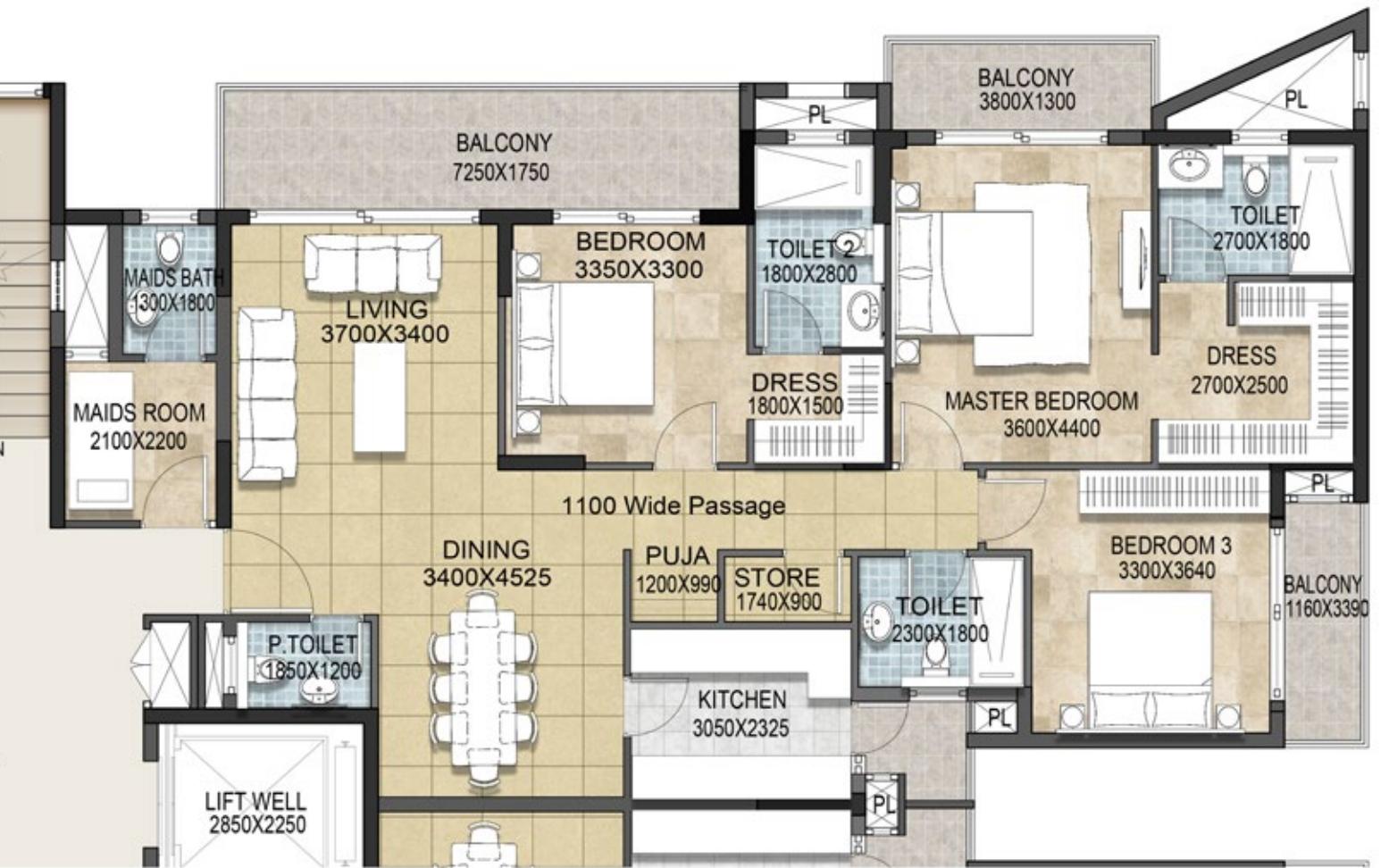
FLOOR PLANS

UNIT FLOOR PLAN
3 BHK - TOWER C
1 TO 17 FLOOR

	AREA - IN SQ. FT	AREA - IN SQ. MTR
CARPET AREA	1,350.88	125.50
BUILTPUP + BALCONY AREA	1,733.76	161.07
SUPER AREA	2,080	193.28



TYPICAL FLOOR PLAN (3BHK)
TOWER C



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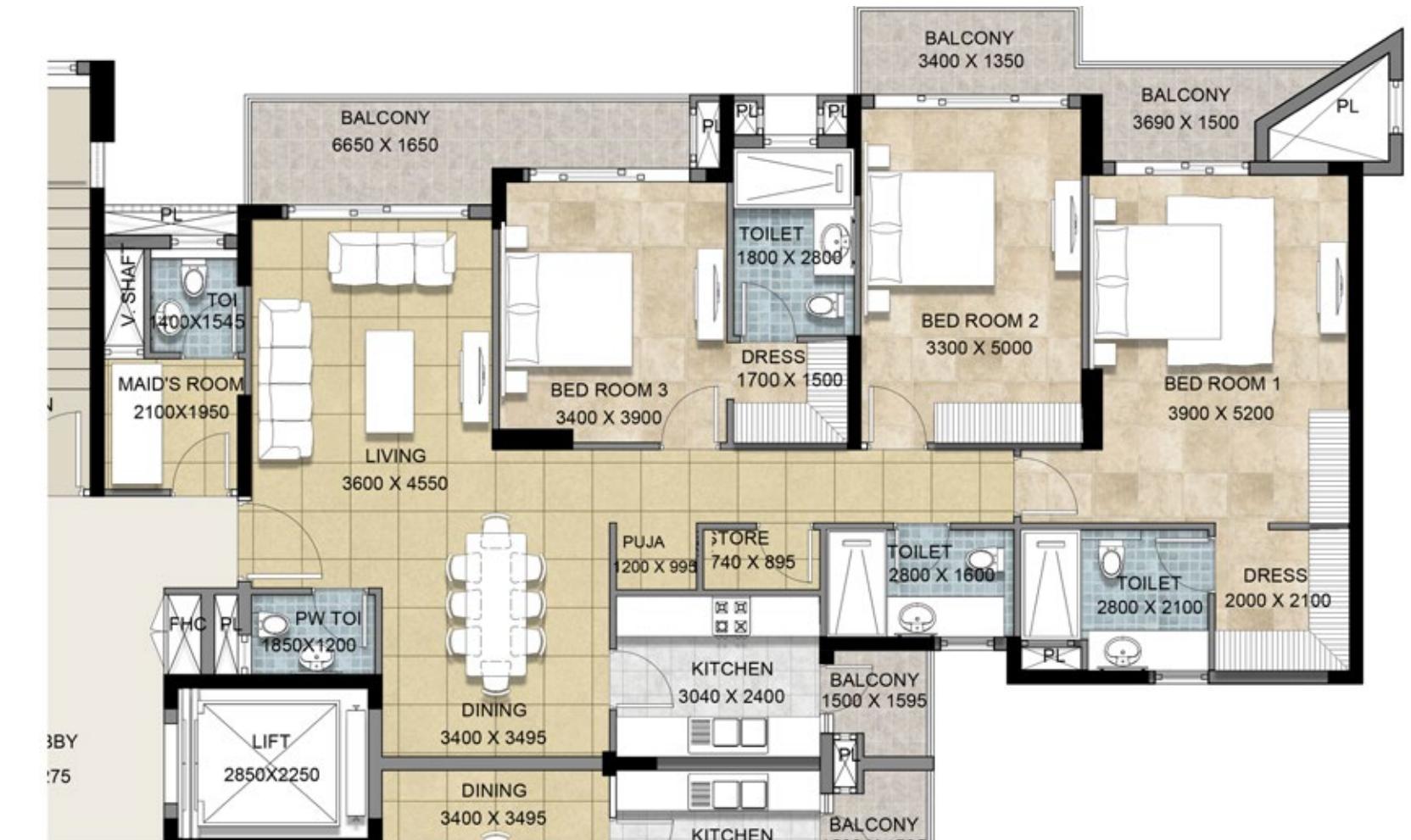
FLOOR PLANS

UNIT FLOOR PLAN
3 BHK - TOWER B2 (TYPE O2 & O3)
1 TO 19 FLOOR

	AREA - IN SQ. FT	AREA - IN SQ. MTR
CARPET AREA	1,463.58	135.97
BUILTUP + BALCONY AREA	1,826.65	169.70
SUPER AREA	2,155.00	200.21



TYPICAL FLOOR PLAN (3BHK & 4BHK)
TOWER B2



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FLOOR PLANS



TYPICAL FLOOR PLAN (4BHK PRIME & 4BHK)
TOWER A1

UNIT FLOOR PLAN
4 BHK - TOWER A1 (TYPE O1), TOWER A2 & A3 (TYPE O2)
1 TO 17 FLOOR

	AREA - IN SQ. FT	AREA - IN SQ. MTR
CARPET AREA	2,032	188.80
BUILTUP + BALCONY AREA	2,639	245.20
SUPER AREA	3,220	299.15



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FLOOR PLANS



TYPICAL FLOOR PLAN (4BHK PRIME & 4BHK)
TOWER A1

UNIT FLOOR PLAN
4 BHK PRIME - TOWER A1 (TYPE 02), TOWER A2 & A3 (TYPE 01)
1 TO 17 FLOOR

	AREA - IN SQ. FT	AREA - IN SQ. MTR
CARPET AREA	2,111	196.09
BUILTUP + BALCONY AREA	2,715	252.19
SUPER AREA	3,320	308.44



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FLOOR PLANS

UNIT FLOOR PLAN
4 BHK - TOWER B2 (TYPE 01)
1 TO 19 FLOOR

	AREA - IN SQ. FT	AREA - IN SQ. MTR
CARPET AREA	2,430.19	225.77
BUILUP + BALCONY AREA	3,006.60	279.32
SUPER AREA	3,525.00	327.49



TYPICAL FLOOR PLAN (3BHK & 4BHK)
TOWER B2



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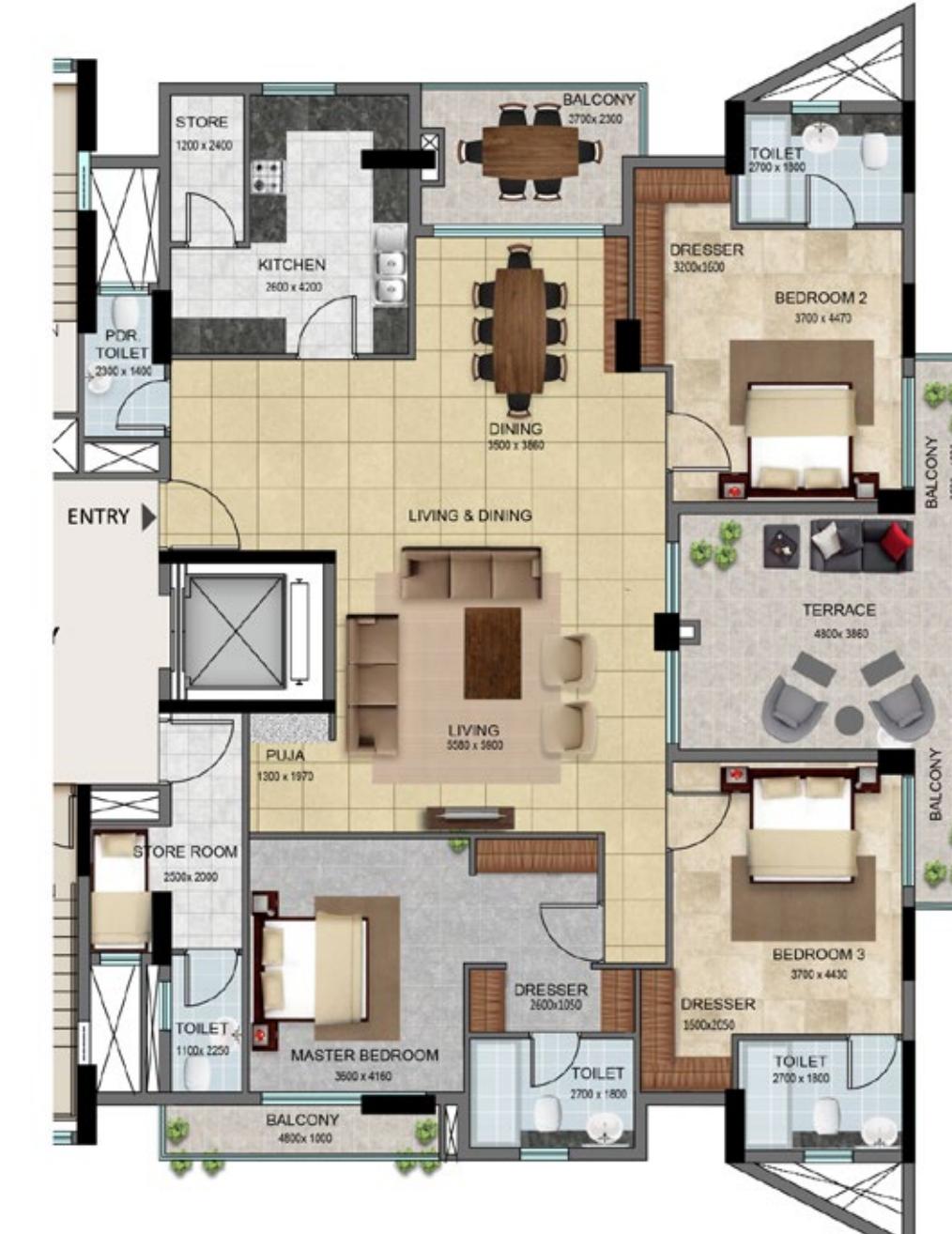
FLOOR PLANS



TYPICAL FLOOR PLAN PENTHOUSE (4BHK & 3BHK)
TOWER B1

UNIT FLOOR PLAN
3 BHK PENTHOUSE - TOWER B1 (TYPE 02)
19 FLOOR

	AREA - IN SQ. FT	AREA - IN SQ. MTR
CARPET AREA	1,841	171.03
BUILTPUP + BALCONY AREA	2,481	230.50
SUPER AREA	3,100	288.00



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FLOOR PLANS



TYPICAL FLOOR PLAN PENTHOUSE (4BHK & 3BHK)
TOWER B1

UNIT FLOOR PLAN
4 BHK PENTHOUSE - TOWER B1 (TYPE 01)
19 FLOOR

	AREA - IN SQ. FT	AREA - IN SQ. MTR
CARPET AREA	2,539	235.90
BUILTPUP + BALCONY AREA	3,434	319.00
SUPER AREA	4,275	397.16



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FLOOR PLANS



SKYVILLA

TYPICAL PLAN - DUPLEX UNIT (LOWER FLOOR)
TOWER A1



SKYVILLA

TYPICAL PLAN - DUPLEX UNIT (UPPER FLOOR)
TOWER A1

FLOOR PLANS

TYPICAL UNIT FLOOR PLAN - TOWER A1 (UNIT - 02)

18 & 19, 20 & 21, 22 & 23 FLOORS

TOWER A2 & A3 (UNIT - 01)



LOWER FLOOR



UPPER FLOOR

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	AREA - IN SQ. FT	AREA - IN SQ. MTR
CARPET AREA	3,487	323.92
BUILTPUP + BALCONY AREA	4,749	441.22
SUPER AREA	6,050	562.06

FLOOR PLANS

TYPICAL UNIT FLOOR PLAN - TOWER A1 (UNIT - 01)

18 & 19, 20 & 21, 22 & 23 FLOORS

TOWER A2 & A3 (UNIT - 02)



LOWER FLOOR

Disclaimer: The project comprises of Apartments and is being developed in accordance with the sanctioned plans. The Apartments may be sold as per the standard design and the company may make changes/alterations/impovements with the consent of the customer.

	AREA - IN SQ. FT	AREA - IN SQ. MTR
CARPET AREA	3,322	308.60
BUILTPUP + BALCONY AREA	4,648	431.83
SUPER AREA	5,920	549.98



UPPER FLOOR

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SPECIFICATIONS

Proposed specifications for all units of Belvedere Court - 3

STRUCTURE

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

FOUNDATION

Reinforced concrete footings & columns.

ALL BEDROOMS

- Flooring / Skirting: Wooden Laminated Flooring in Master Bed Room, Other Bed Rooms Vitrified tiles 600X600mm or Bigger
- Wall Finishes: Acrylic emulsion on POP punning
- Ceiling: Oil bound distemper

LIVING / DINING ROOM

- Flooring / Skirting: Superior quality vitrified tiles 800x800 mm or bigger
- Wall Finishes: Acrylic emulsion on POP punning
- Ceiling: Oil bound distemper

TOILETS

- Flooring: Antiskid ceramic tiles
- Wall Finishes: Ceramic wall tiles upto dado level (approx. 2400 mm)
- Ceiling Finishes: Oil bound distemper with false ceiling
- Counter: Granite/Tiles
- Sanitary Ware: Premium quality range
- Partition: Glass cubical/Glass Partition
- Lights: Sensor Lights

STAIRCASE

- Flooring: Kota Stone / Indian Stone / Granite
- Railings: Painted M.S. railings
- Wall Finishes: Oil bound distemper on plaster

KITCHEN

- Flooring / Skirting: Antiskid ceramic tiles
- Wall Finishes: acrylic emulsion paint on walls
- Ceiling: Oil bound distemper with part false ceiling

CP. FITTING AND ACCESSORIES

Grohe/Jaqua/Roca or equivalent Toilet fittings / single lever fitting in all toilets. Provision for geyser installation. Rain shower in master toilet

LIFT LOBBY

- Flooring: Granite / Marble / Tiles
- Wall Finishes: Granite / Marble / Tiles upto 2100mm on lift side wall and acrylic emulsion paint in balance area
- Ceiling: Acrylic emulsion paint

DOORS

- Main Entrance Door: Engineered laminated frame with laminated door shutters
- Internal Doors: Engineered laminated frame with laminated door shutters
- Hardware: Locks, 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

- Fixtures & Fittings: 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 surveillance, EPABX, Video Door Phones, Burglar Alert System.

Note: The above specifications are only indicative and some of these may be changed in consultation with the architect or equivalent may be provided at the sole discretion of the company.



THE SHALIMAR GROUP

Established in 1985 and having developed nearly 6 million sq. ft. of residential and commercial spaces, the Shalimar Group is a diversified conglomerate headquartered in Lucknow. The Group's footprint spans across sectors such as Real Estate, Property Management, various Allied Services, Civil Construction, Imports & Exports and Glass Processing.

Built on the cornerstones of Knowledge, Efficient Management & Transparency, the Group's mission is to provide world class products & services in each of its areas of operations through the tenets of Experience & Expertise.

With upcoming projects of over 15 million sq. ft. area across major cities of UP and Delhi+NCR and a dedicated team of over 1000 personnel, Shalimar Group is poised to become one of India's leading developers and its signature township, OneWorld is a big leap forward in this direction!

OUR LEGACY



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,
BHOTNATH 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
UPRERAPRJ7777



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



SHALIMAR ONE WORLD,
GOMTI NAGAR EXTENSION,
LUCKNOW
UPRAPRM10813



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



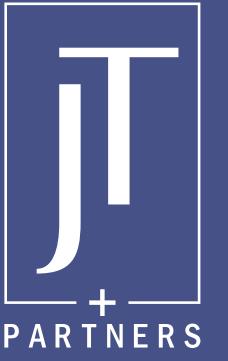
MULTILEVEL PARKING,
HAZRATGANJ,
LUCKNOW

CONSULTANTS & ASSOCIATES

Principal Architect

ATKINS

Project Architect



ATKINS
U . K .

Atkins are the designers of some of the world's most iconic landmarks and one of the finest design, engineering and project management consultancies today.

Strongly inspired by their planning and design execution of Downtown Dubai, Atkins looked to surpass those boundaries and create their best work yet - the iconic OneWorld township, achieving a balance between a concrete jungle and blissful abode.

Landscape Consultant



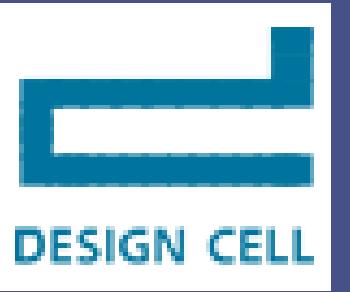
COOPERS HILL,
SINGAPORE
SINGAPORE

JT + PARTNERS,
DUBAI
DUBAI

With this vision, JT+Partners, one of the most innovative brands in architecture, master planning and integrated design practices conceptualised OneWorld as a dense urban community with defined hubs serving all residents' needs within its four walls. JT+Partners responded to the climate, urban fabric, society and the specific needs of Lucknow to design this landmark township by the Shalimar Group. With offices in Dubai and Beirut, JT+Partners has a remarkable reputation with a property portfolio across countries around the world including UAE, KSA, Egypt, Australia and Seychelles.

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Landscape Consultant



DESIGN CELL
GURGAON

Founded in 1953, Coopers Hill (Formerly known as Belt Collins) has over 16,000 projects in 70 countries to its credit. Over the years, the American agency has received over 350 awards, honours, and accolades. Belt Collins has transformed OneWorld's vision of scenic grandeur into a reality. Revolutionising the expansive spaces with the ever-present beauty of nature, their objective was to form a harmonious, unique and contemporary natural experience.

Architect



42MM
ARCHITECTURE
DELHI NCR

multi-disciplinary practice established more than a decade ago, 42MM specialises in Architecture, Interiors and Urban Design collaborating with the best consultants in Building Services, Lighting and Automation, Landscaping, Sustainability and Graphic Design to create engineering marvels. Keen desire to depart from conventional models, a team of 25-plus architects and designers strived to create OneWorld to stand out with their distinct approach towards design, detail and the latest technology, with a strong commitment to create design solutions that further enhanced the 212 acre development.



ANS Developer Pvt. Ltd. (formerly known as Shalimar Lakecity Pvt. Ltd.)
Titanium, Shalimar Corporate Park, Vibhuti Khand, Gomti Nagar, Lucknow - 226010

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U.P. RERA REGISTRATION No. UPRERAPRJ260653 - Belvedere Court - 3 (GH-10 & 11) Integrated township Baghamau
Promoter RERA Registration No. : UPRERAPRM10813 | CIN No. : U70109MH2006PTC237856

U.P. RERA WEBSITE ADDRESS www.up-rera.in

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This brochure is merely conceptual and is not a legal document. It cannot be treated as a part of the Annexure of final agreement/s that may be executed from time to time. The Developer reserves the right to change, amend, modify the contents of the brochure and architectural specifications during development stages. Finishing material might vary in project due to availability of material during the period of construction but specifications would remain same. Allottee(s) has to accept such variation(s). The Developer/Management holds no responsibility for its accuracy and shall not be liable to any intending purchaser or anyone for the changes/ alterations/ improvements so made.

This contains artistic impressions and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. The landscape, water bodies, details of lobbies, features & facilities of the common club/community center/any other area, furniture, accessories, paintings, items, electronic goods, fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes etc. shown in the pictures are only indicative in nature and for illustrative purpose only and does not form a part of the standard specification. Recipients are advised to apprise themselves of the necessary and relevant information of the project/offer prior to making any purchase decisions. The sale is subject to terms of application form and agreement for sale. All specifications of the unit shall be as per the final agreement between the parties.