



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



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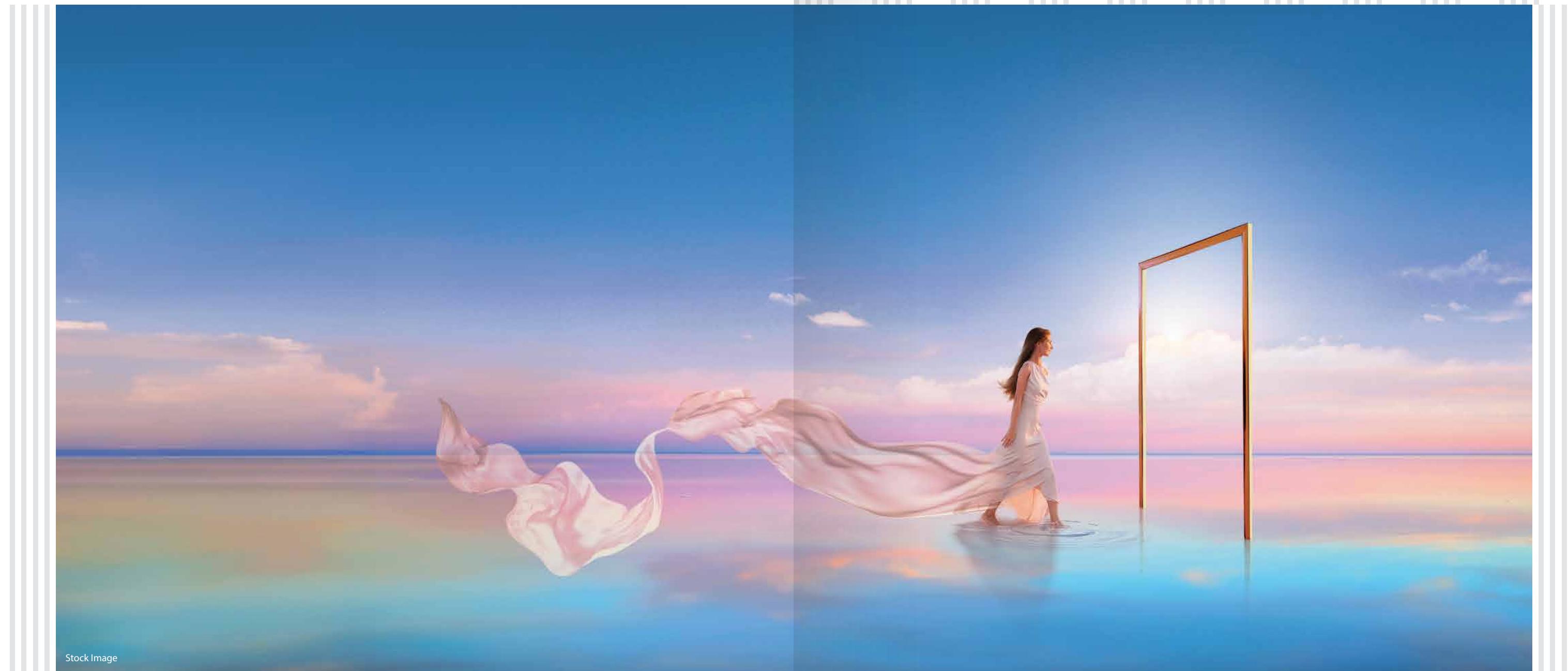
STATE BANK OF INDIA, Bank Account No. 42742285808, IFSC Code: SBIN0004166, Branch: Commercial Branch Lucknow (04166)

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IT TAKES
MAGNIFICENT
THINKING...



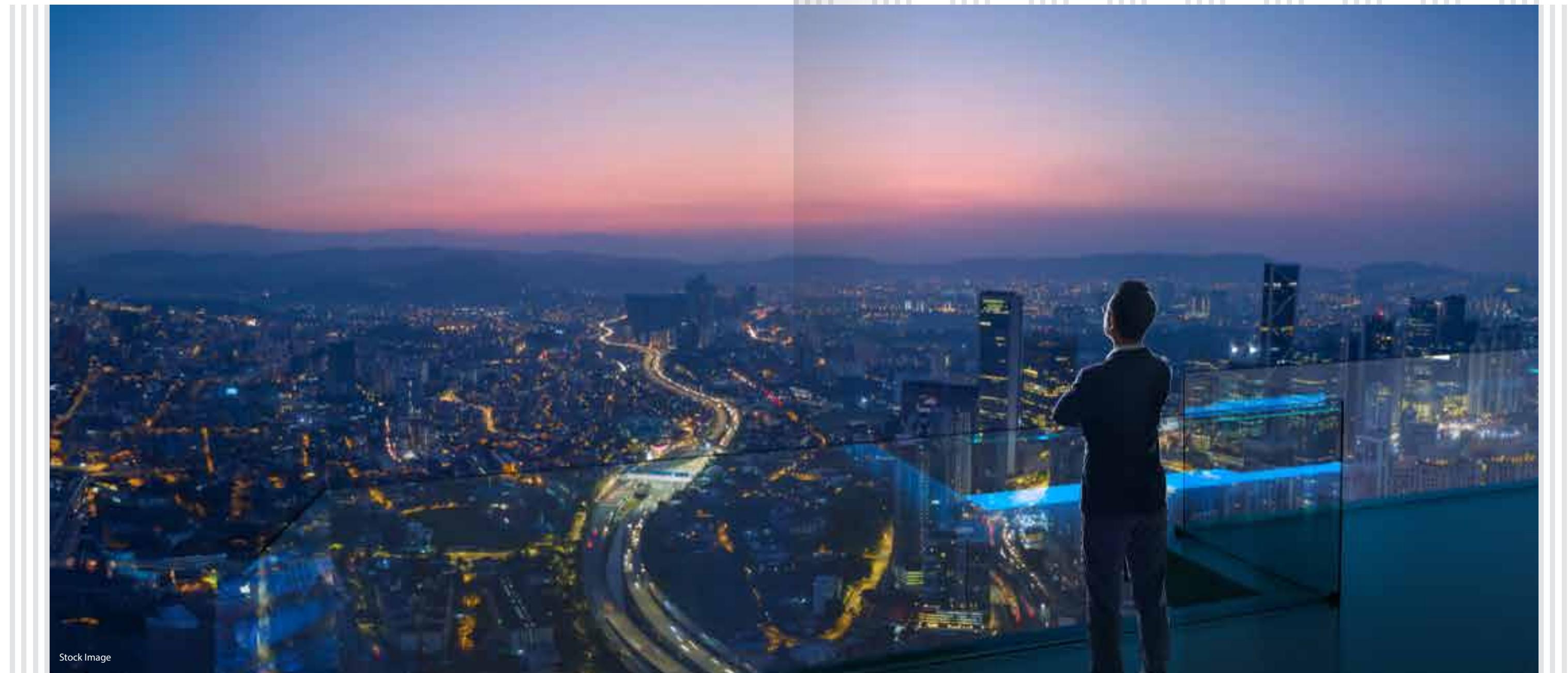
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... TO BUILD
MAGNIFICENT
LIVING



Stock Image

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



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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.

PROJECT NAME - TWENTY ONE

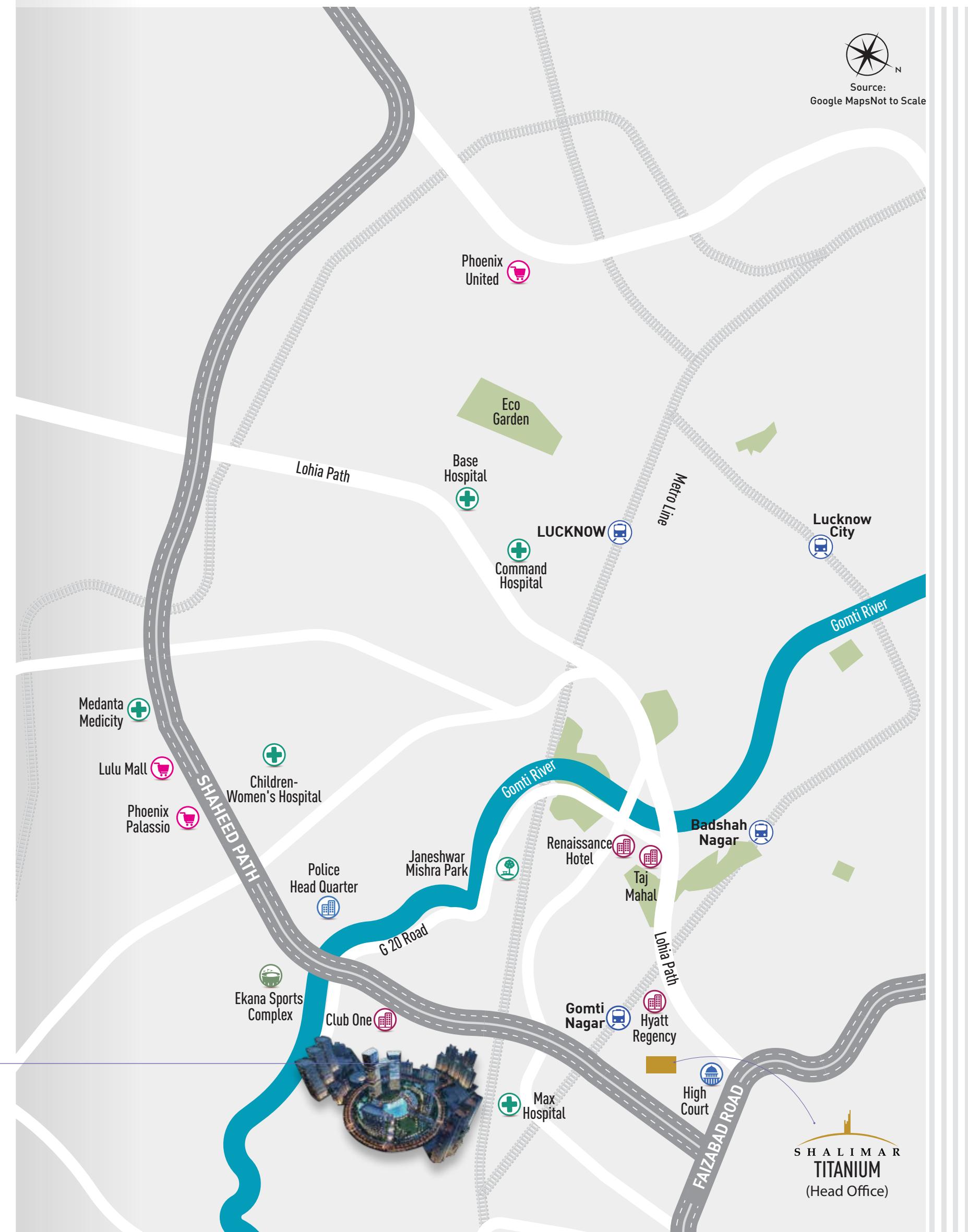


Source:
Google Maps Not to Scale

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



Artist's 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.

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



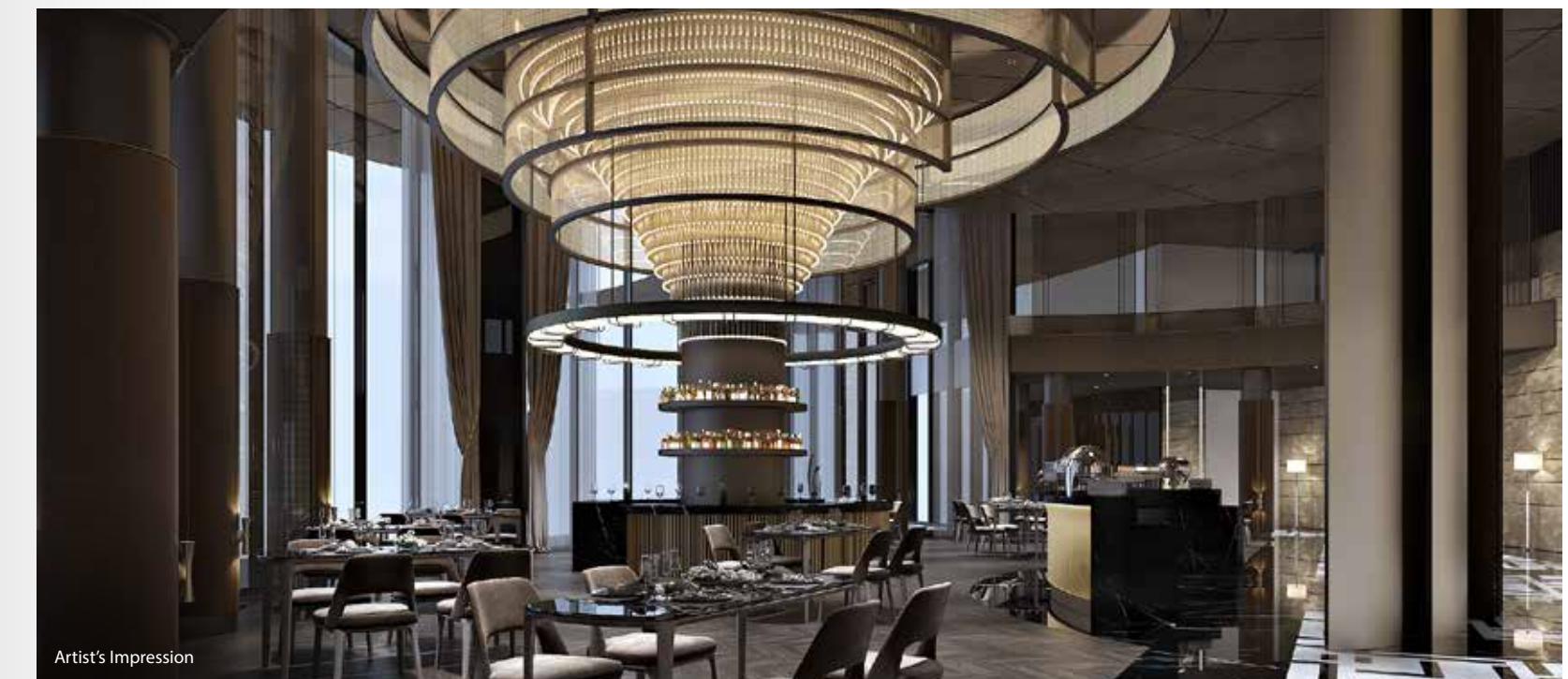
SOCIAL ZONE

- 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

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A MAGNIFICENT LANDSCAPE

PROJECT NAME - TWENTY ONE



Artist's Impression

A TRULY MAGNIFICENT ARCHITECTURE

PROJECT NAME - TWENTY ONE



Artist's Impression

WELCOME TO

SHALIMAR
ONEWORLD 21

WHERE MAGNIFICENCE AWAITS!



Artist's Impression

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 residencies.

Central landscape
arena with over
16 lifestyle features.



Artist's Impression

A MAGNIFICENT LANDMARK

PROJECT NAME - TWENTY ONE

IT TAKES A MAGNIFICENT
INFRASTRUCTURE TO CONNECT
PEOPLE WITH PLACES



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



Hotels

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

Hospitals

Max Hospital	8.5 km
Medanta Hospital	6.5 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



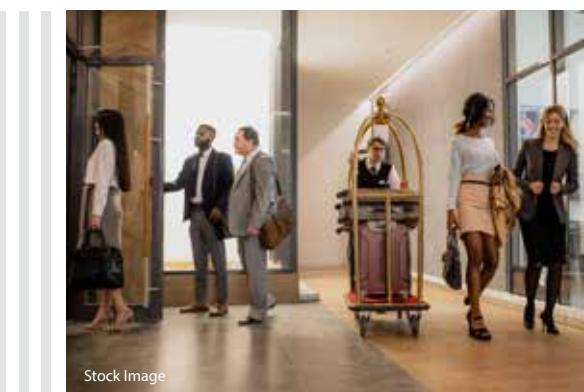
Extensive road network, covering **6.052 acres** for efficient connectivity



A spacious residential district covering **140.347 acres**



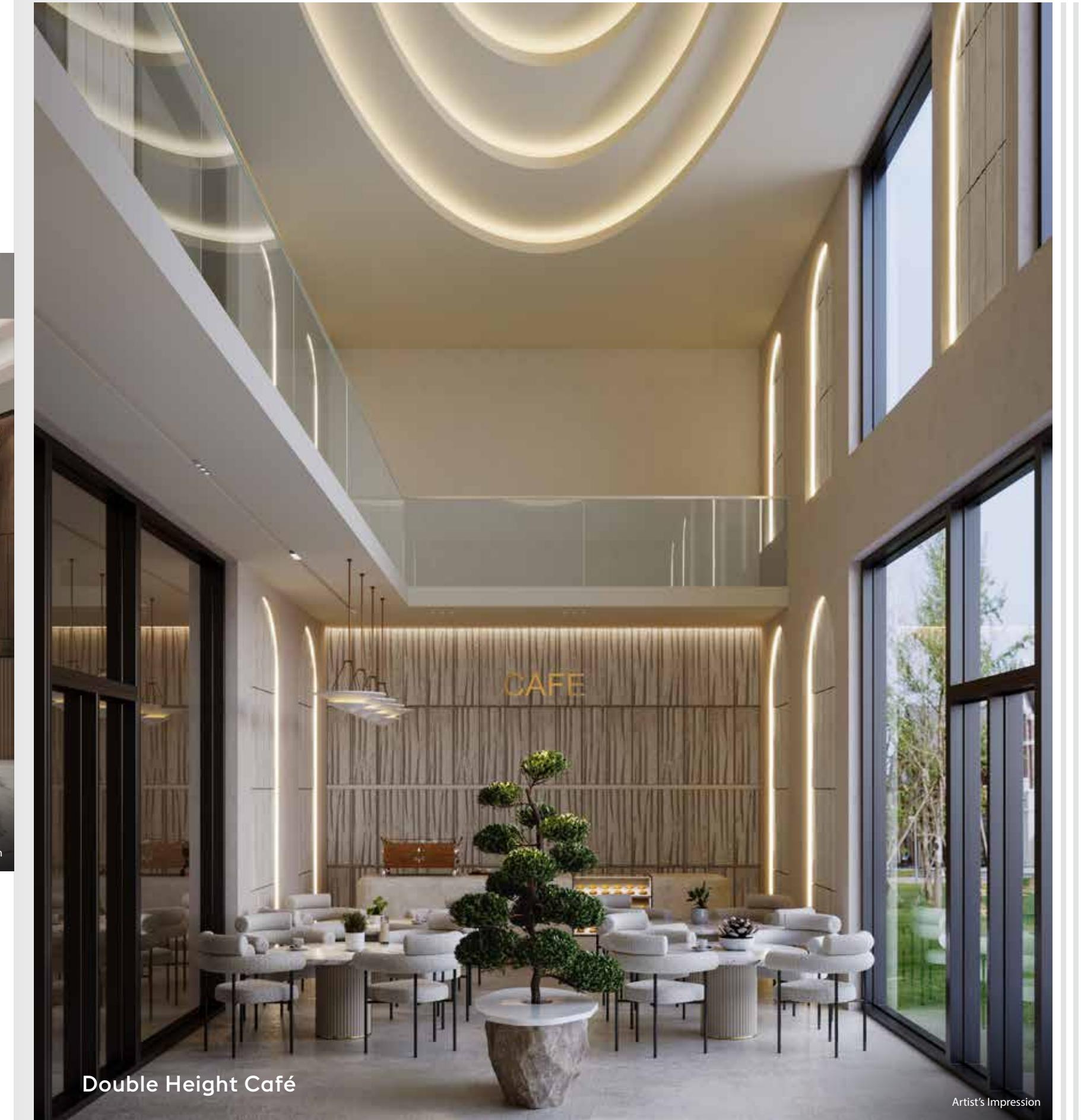
10.715 acres dedicated to dynamic business and retail districts



World class hotel and International School within the township

DELIGHT YOUR DAY WITH
PLETHORA OF CHOICES

A HEARTFELT AND WELCOMING
GREETING FOR YOUR ESTEEMED GUESTS



WHERE EACH GATHERING
OFFERS A UNIQUE EXPERIENCE



Event Lawn and Sitting

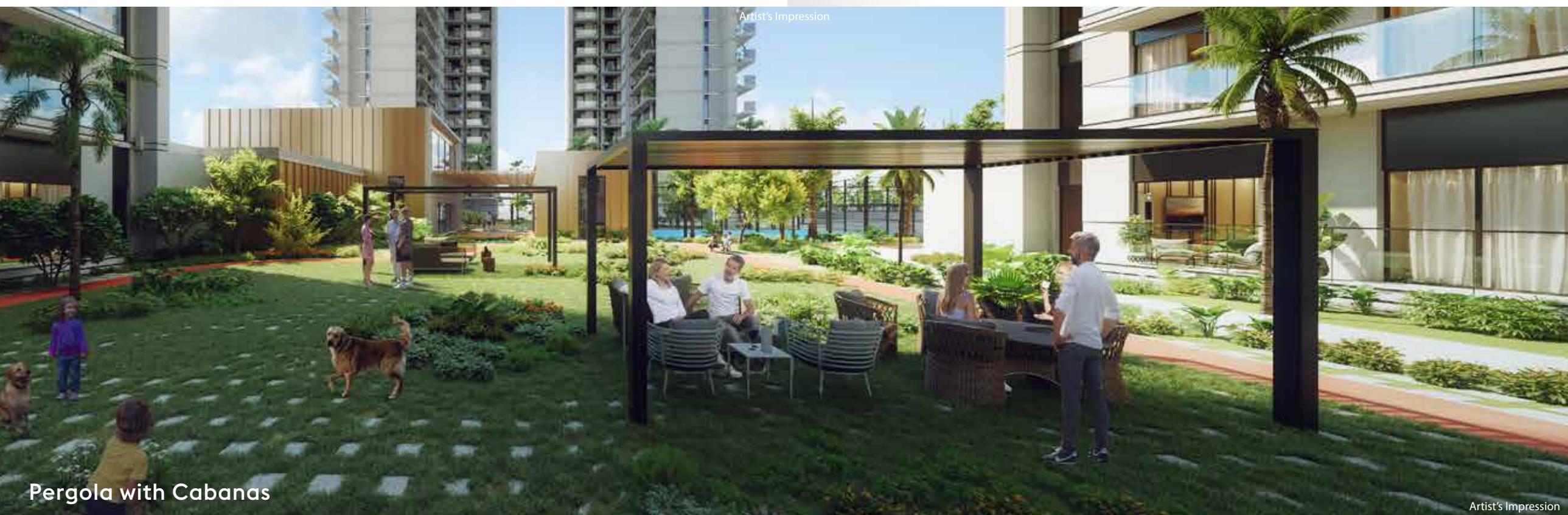
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ELEVATE YOUR GRAND CELEBRATION
TO NEW HEIGHTS OF SPLENDOR



Twin Banquet Hall with Open Space & Kitchen

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Pergola with Cabanas

Artist's Impression

Artist's Impression

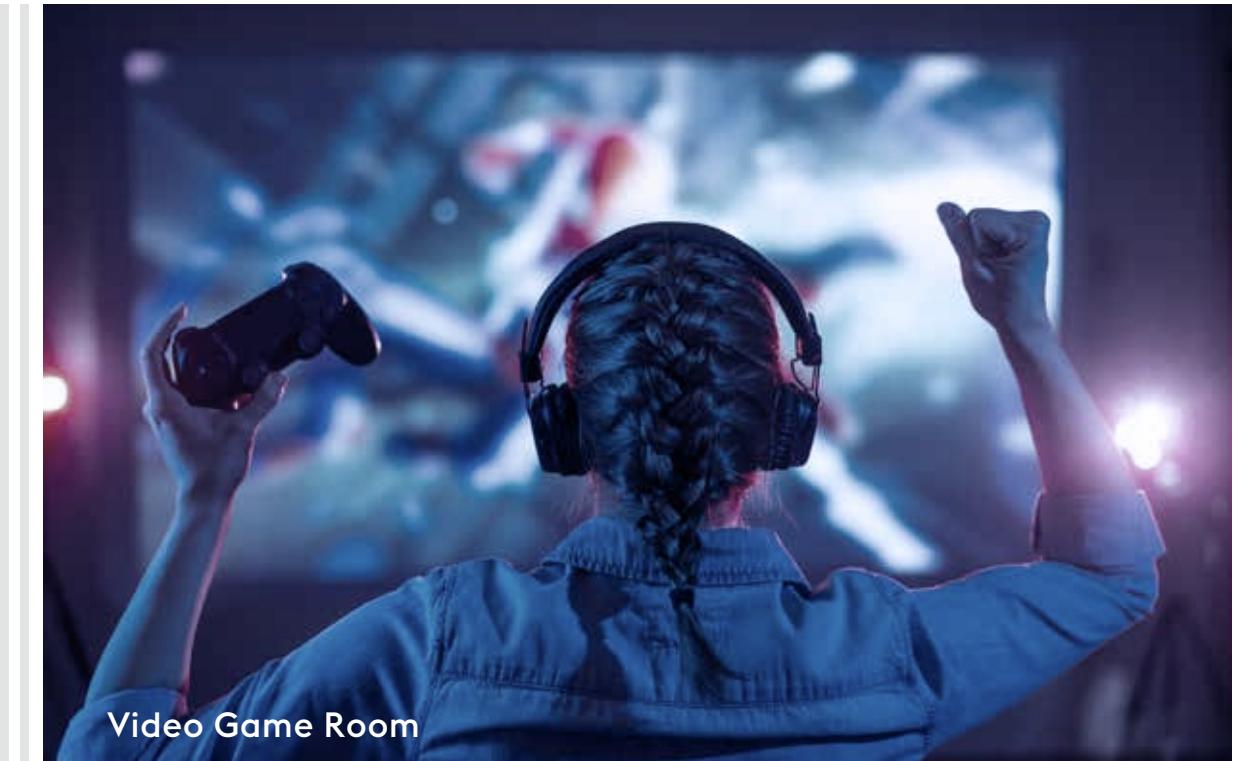
WHERE RELAXATION ENVELOPS YOU
INTO A SERENE EXPERIENCE

ENERGIZE YOUR SPIRIT
IN A VIBRANT ARENA OF FUN



Indoor Kids Play Area

WHERE EVERY PIXEL
HOLDS A WORLD OF ADVENTURE



Video Game Room

LET EVERY SHOT
BE A MOMENT OF CAMARADERIE



Billiards Room

EXPERIENCE FRIENDLY COMPETITION
WITH EVERY FLICK, FLIP, AND SHUFFLE



Indoor Games

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YOUR AQUATIC
ESCAPE AWAITS

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Swimming Pool with Deck & Changing Room



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MUGA Court



Gymnasium

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TAP INTO YOUR
ATHLETIC SPIRIT

DISCOVER THE POWER BY
TRANSFORMING YOUR BODY AND MIND

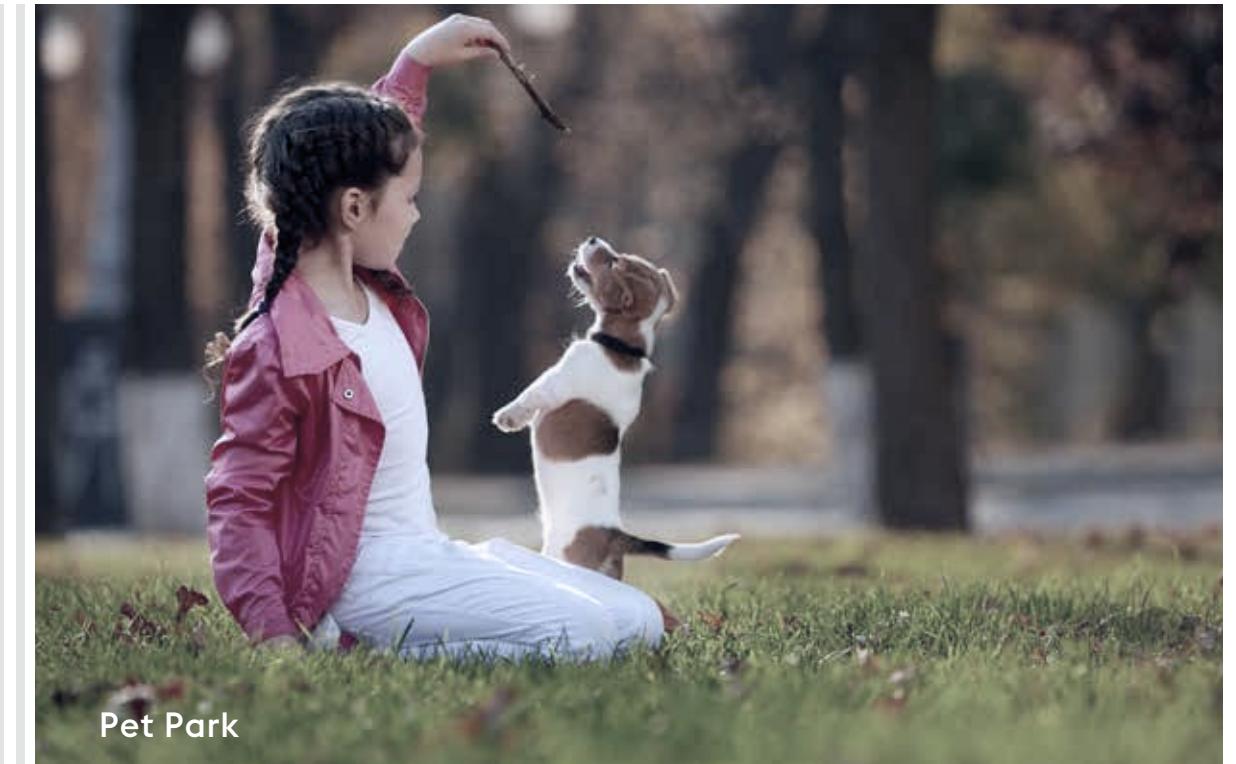
PROJECT NAME - TWENTY ONE

WHERE LAUGHTER AND
FUN KNOW NO BOUNDS



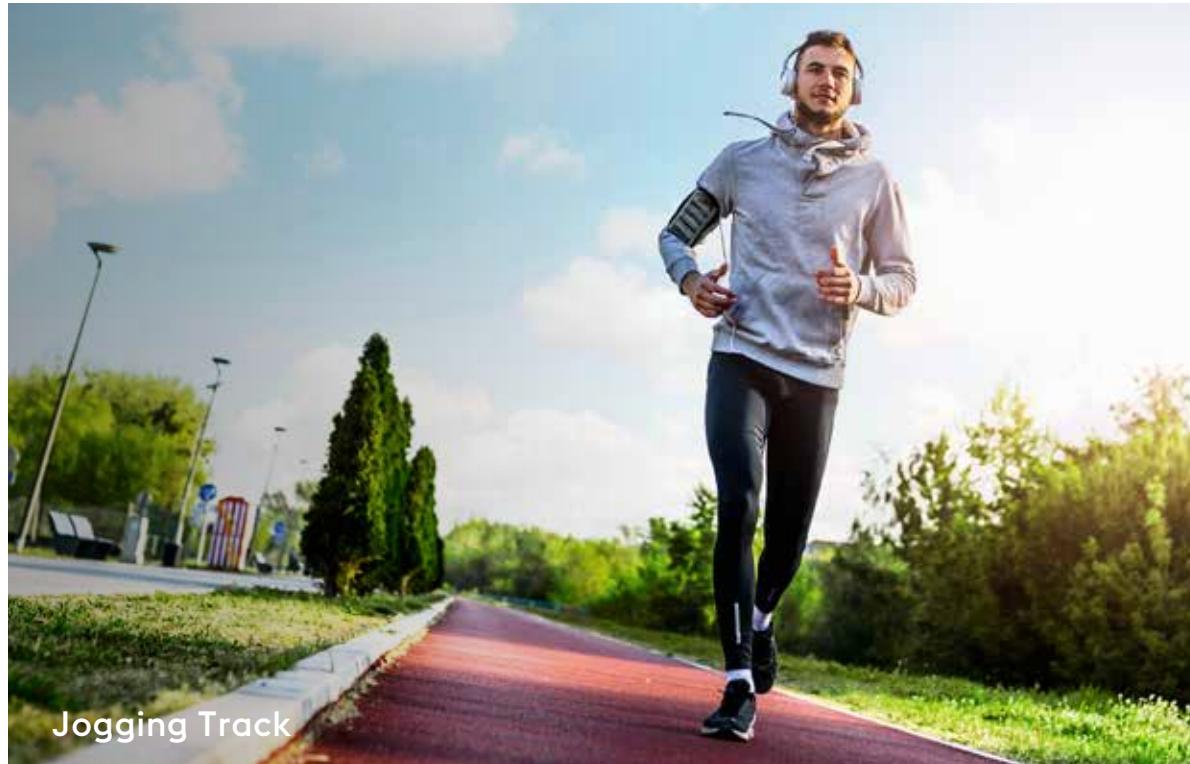
Kids Play Area

LET YOUR FURRY
FRIENDS ROAM FREE



Pet Park

EACH STEP THAT LEADS YOU
INTO A REALM OF VIBRANT HEALTH



Jogging Track

ENCOURAGING ACTIVE PLAY
FOR LESS SCREEN TIME



Kids Pool

All images are Stock image



Stock Image

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

WHERE EVERY ARRIVAL
SETS THE TONE FOR A GRAND ENTRANCE



Reception Lobby



Lift Area

WHERE EVERY GATHERING
SPARKLES WITH MAGNIFICENT MOMENTS



Living Room

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ASCEND TO MAGNIFICENT HEIGHTS WHERE
EVERY RIDE ECHOES GRANDEUR

PROJECT NAME - TWENTY ONE

A MASTER RETREAT
WHERE MAGNIFICENT DREAMS UNFOLDS



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A VIEW SO MAGNIFICENT
WHERE AN ENDLESS HORIZON AWAITS



EVERY MEAL IS A
MAGNIFICENT DELIGHT TO CHERISH



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.

WHERE LIFE IS

MASTER PLANNED...



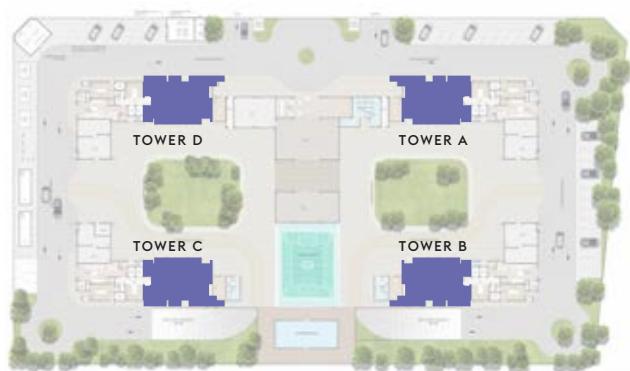
THE BEDROCK OF
A MAGNIFICENT LANDMARK.



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



KEY PLAN



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

TOWER A

3 BHK + SERVANT UNIT

TYPICAL FLOOR PLAN

1ST TO 16TH, 18TH TO 25TH, 27TH & 28TH FLOOR



UNIT-1



1500 (5'0") WIDE CORRIDOR

UNIT-1



UNIT-2

KEY PLAN

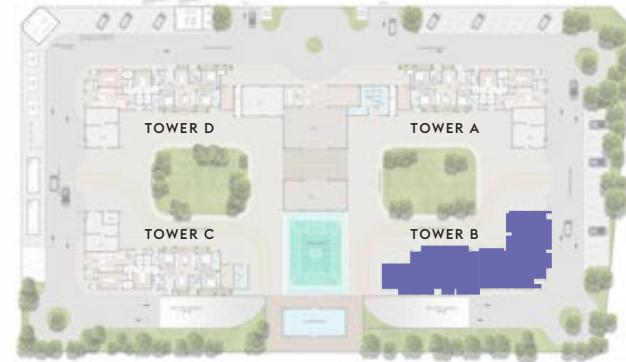


TOWER B
3 BHK + SERVANT UNIT

TYPICAL FLOOR PLAN
1ST TO 16TH, 18TH TO 25TH, 27TH & 28TH FLOOR



KEY PLAN



UNIT-1

UNIT-2



TOWER C

3 BHK + SERVANT UNIT

TYPICAL FLOOR PLAN

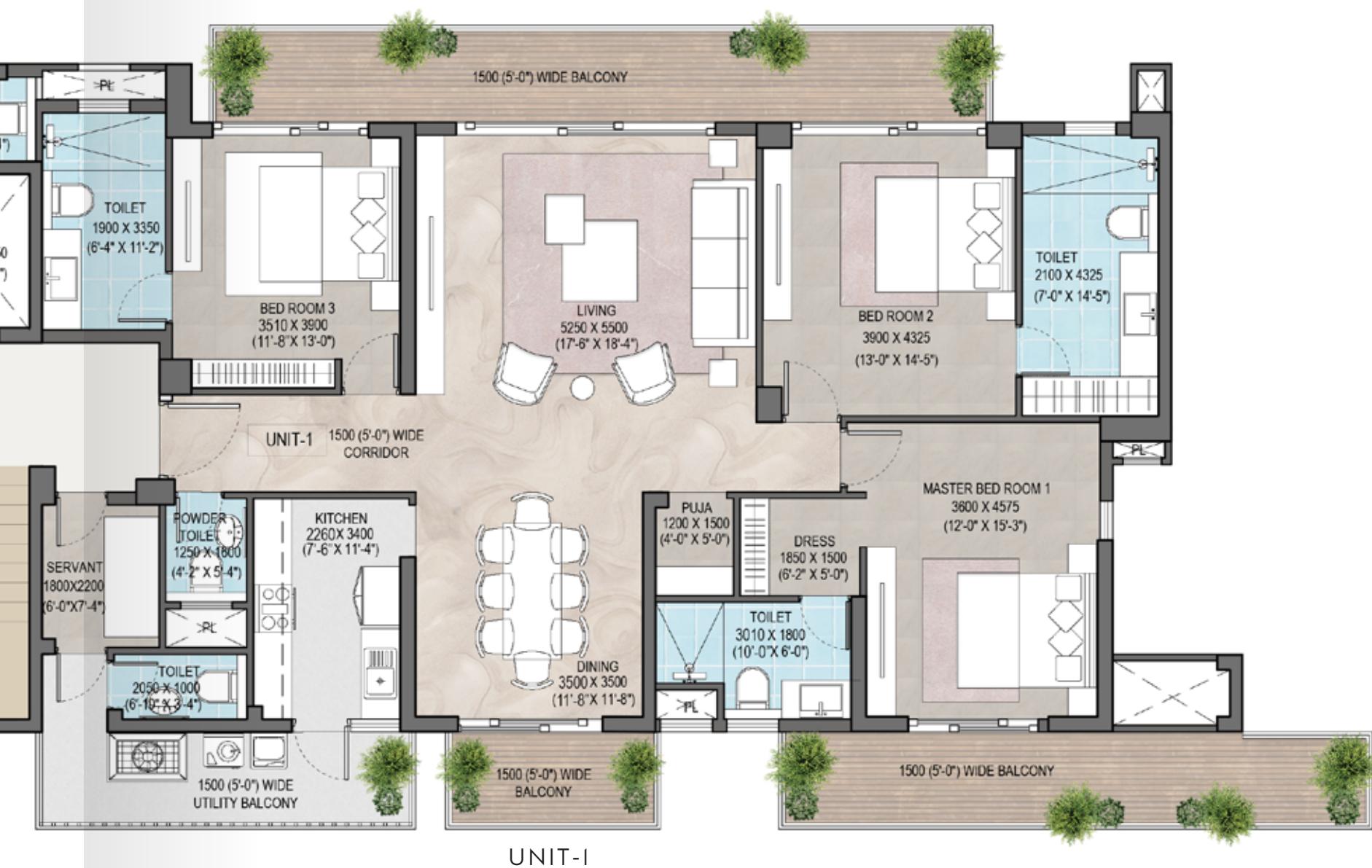
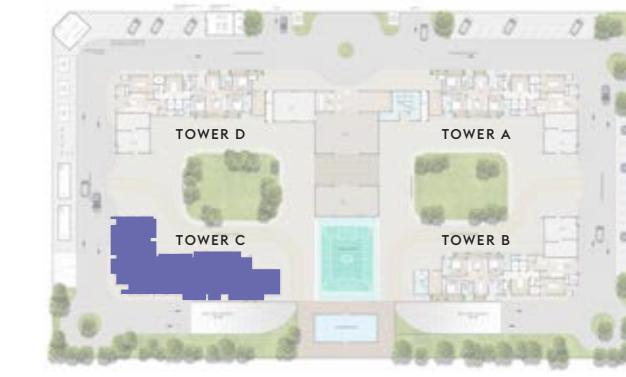
1ST TO 16TH, 18TH TO 25TH, 27TH & 28TH FLOOR



UNIT-2



KEY PLAN



TOWER D

3 BHK + SERVANT UNIT

TYPICAL FLOOR PLAN

1ST TO 16TH, 18TH TO 25TH, 27TH & 28TH 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



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



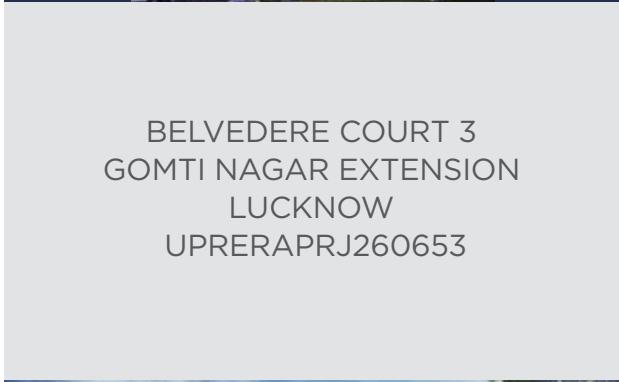
VALENCIA TOWERS
GOMTI NAGAR EXTENSION
LUCKNOW
UPRERAPRJ496663



VALENCIA COUNTY
GOMTI NAGAR EXTENSION
LUCKNOW
UPRERAPRJ612919



WHISPERING WOODS
GOMTI NAGAR EXTENSION
LUCKNOW
UPRERAPRJ380751



BELVEDERE COURT 3
GOMTI NAGAR EXTENSION
LUCKNOW
UPRERAPRJ260653



BELVEDERE SUITES
GOMTI NAGAR EXTENSION
LUCKNOW
UPRERAPRJ263280

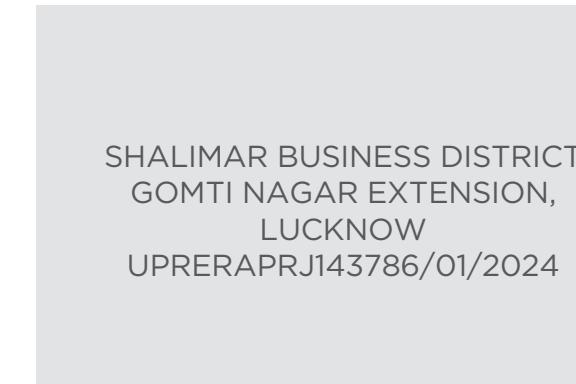


MARBELLA
GOMTI NAGAR EXTENSION
LUCKNOW
UPRERAPRJ460592/05/2024



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ONGOING PROJECTS



SHALIMAR BUSINESS DISTRICT
GOMTI NAGAR EXTENSION,
LUCKNOW
UPRERAPRJ143786/01/2024

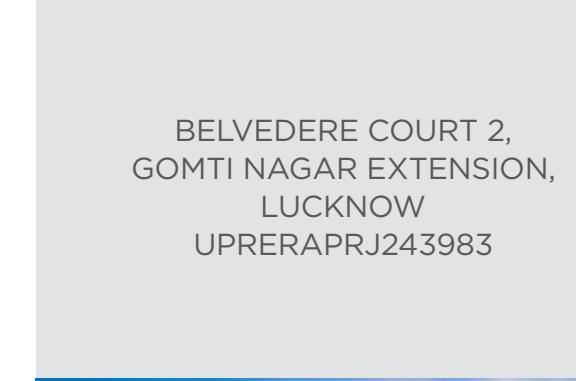


PINNACLE
GOMTI NAGAR EXTENSION
LUCKNOW
UPRERAPRJ705722/01/2024

COMPLETED PROJECTS



BELVEDERE COURT 1
GOMTI NAGAR EXTENSION
LUCKNOW - UPRERAPRJ12850



BELVEDERE COURT 2,
GOMTI NAGAR EXTENSION,
LUCKNOW
UPRERAPRJ243983



VISTA
GOMTI NAGAR EXTENSION
LUCKNOW - UPRERAPRJ4833



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COMPLETED PROJECTS OF SHALIMAR



SHALIMAR EMERALD
JOPLING ROAD
LUCKNOW



SHALIMAR MEADOWS
GOKHALE MARG LUCKNOW



SHALIMAR NEST VASANT KUNJ
DELHI / NCR



OEL SHALIMAR
NEW HYDERABAD LUCKNOW



SHALIMAR PARADISE
LUCKNOW - FAIZABAD ROAD
UPRERAPRJ9777



SHALIMAR ESTATE
NEW HYDERABAD
LUCKNOW



SHALIMAR DWELLING
AP SEN ROAD
LUCKNOW



SHALIMAR GRAND
JOPLING ROAD
LUCKNOW



SHALIMAR GALLANT
MAHANAGAR LUCKNOW
UPRERAPRJ3168



GARDEN BAY IIM ROAD LUCKNOW
UPRERAPRJ9256
UPRERAPRJ9203



SHALIMAR ROYALE
MALL AVENUE
LUCKNOW



SHALIMAR ELLDEE PLAZA
BHOTNATH MARKET
LUCKNOW



TITANIUM GOMTI NAGAR
LUCKNOW



SHALIMAR STAR,
HAZRATGANJ, LUCKNOW



SHALIMAR LOGIX
RANA PRATAP MARG
LUCKNOW



SHALIMAR APARTMENTS
P. N ROAD
LUCKNOW



SHALIMAR COURTYARD
SITAPUR ROAD
LUCKNOW



SHALIMAR SQUARE
LALBAGH LUCKNOW



SHALIMAR CORPORATE PARK
VIBHUTI KHAND
LUCKNOW



JPNIC GOMTI NAGAR
LUCKNOW



SHALIMAR TOWER
VIBHUTI KHAND
LUCKNOW



SHALIMAR HOMES
ASHOK MARG
LUCKNOW



SHALIMAR IMPERIAL
GOKHALE MARG
LUCKNOW



SHALIMAR COURT
RANI LAKSHMIBAI MARG
LUCKNOW



SAS HOUSE SAPRU MARG
LUCKNOW



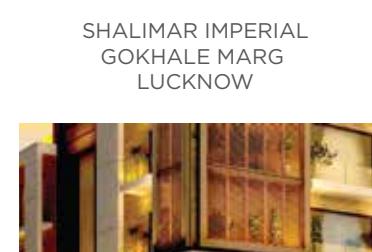
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LUCKNOW - UPRERAPRJ17421



SHALIMAR CORPORATE PARK
VIBHUTI KHAND
LUCKNOW



SHALIMAR HEIGHTS
JOPLING ROAD
LUCKNOW



SHALIMAR RETREAT
DELHI NCR



MULTILEVEL PARKING
HAZRATGANJ LUCKNOW



IBIZA TOWN
DELHI NCR



MANNAT EXTENSION
FAIZABAD ROAD - LUCKNOW
UPRERAPRJ243983



SHALIMAR MANNAT
LUCKNOW - FAIZABAD ROAD
UPRERAPRJ8345

