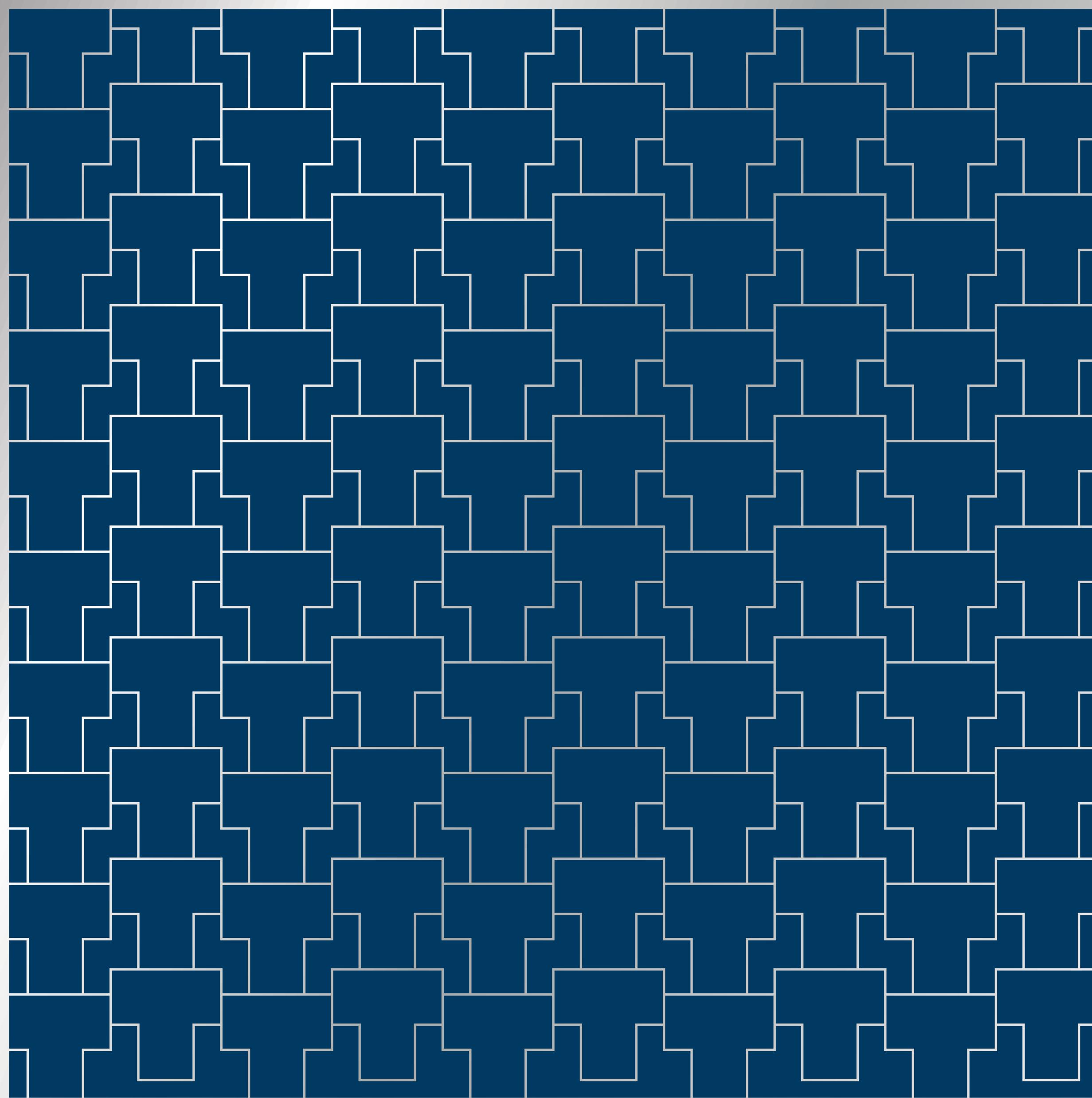


SHALIMAR
ONEWORLD
—
WHISPERING
WOODS



ao

walk across the woods
As the birds take flight

A light summer breeze
A dance of green & light





iscover

a place where you can feel the warm earth beneath your feet

A magical place called home where life feels complete



A place where

ounds

of laughter ring through the air

Where you can rest easy and
live freely without a care

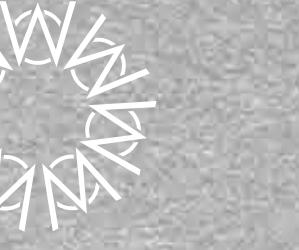
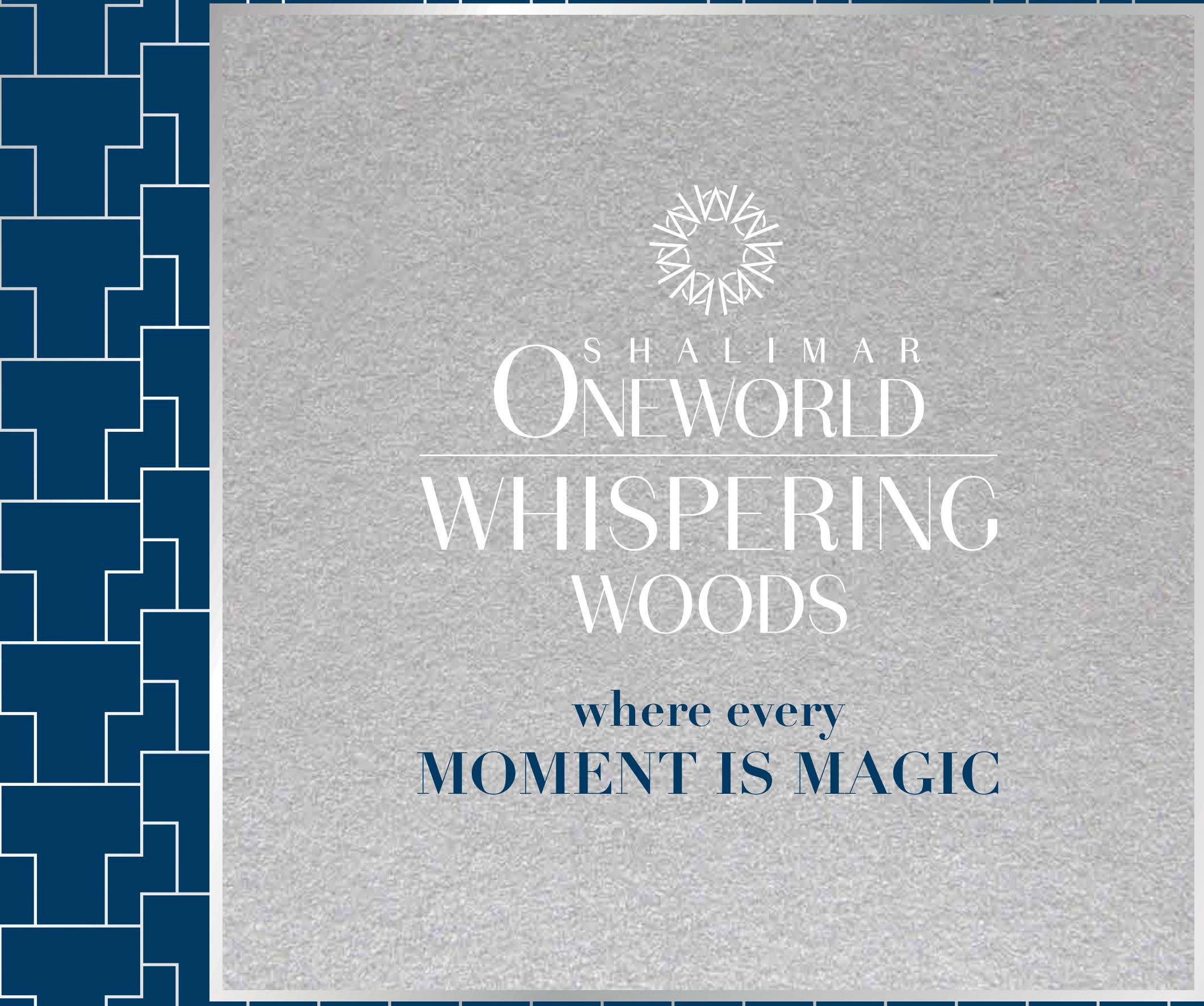
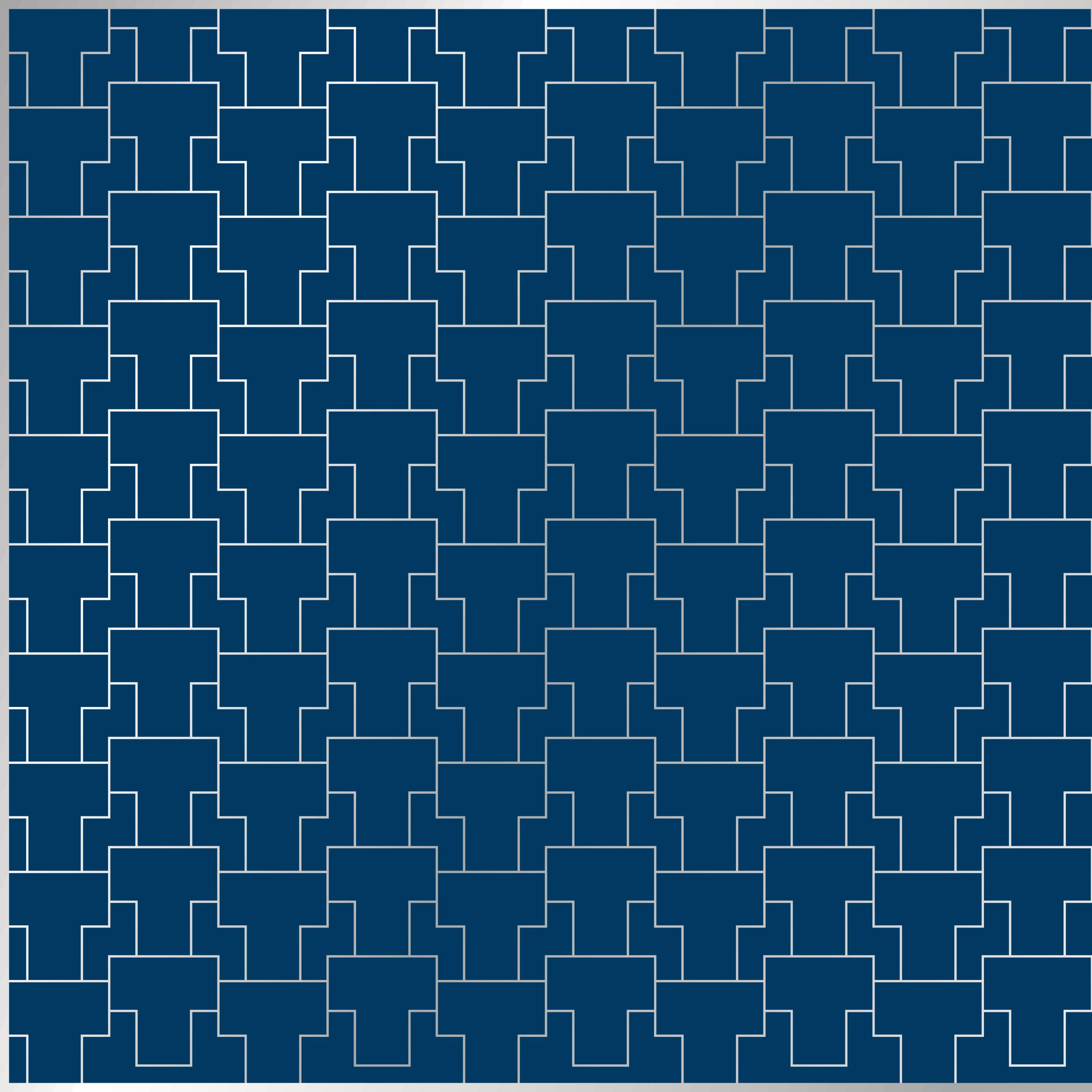


This is the place you've longed for
a place you'll never want to leave

Where everything feels

magical

a place that will make you believe



S HALIM A R
ONEWORLD
WHISPERING
WOODS

where every
MOMENT IS MAGIC



SHALIMAR
OneWorld
WHISPERING
WOODS





Director's Note

Whispering Woods will quietly usher you into the boutique life in the midst of the urban whirlwind of Lucknow. Nestled within the celebrated Shalimar OneWorld Township, these elevated apartments invite you to a world of privileges and nuances that are carefully designed to delight every member of your family.

Located on the east side of OneWorld, Whispering Woods is close to everything important, from education to entertainment, everything is just a few minutes away. And while you're in the midst of it all, you are also surrounded on all sides by lush greenery that makes this place feel truly enchanted.

Finally, the core of Whispering Woods is inspired by family living, and the design philosophy aims to enhance that with a careful rendition of features, materials and facilities to create an environment that is truly magical and unparalleled. We welcome you to come, witness the magic that is Whispering Woods.

KHALID MASOOD,
Whole Time Director, Shalimar Group.

ocation

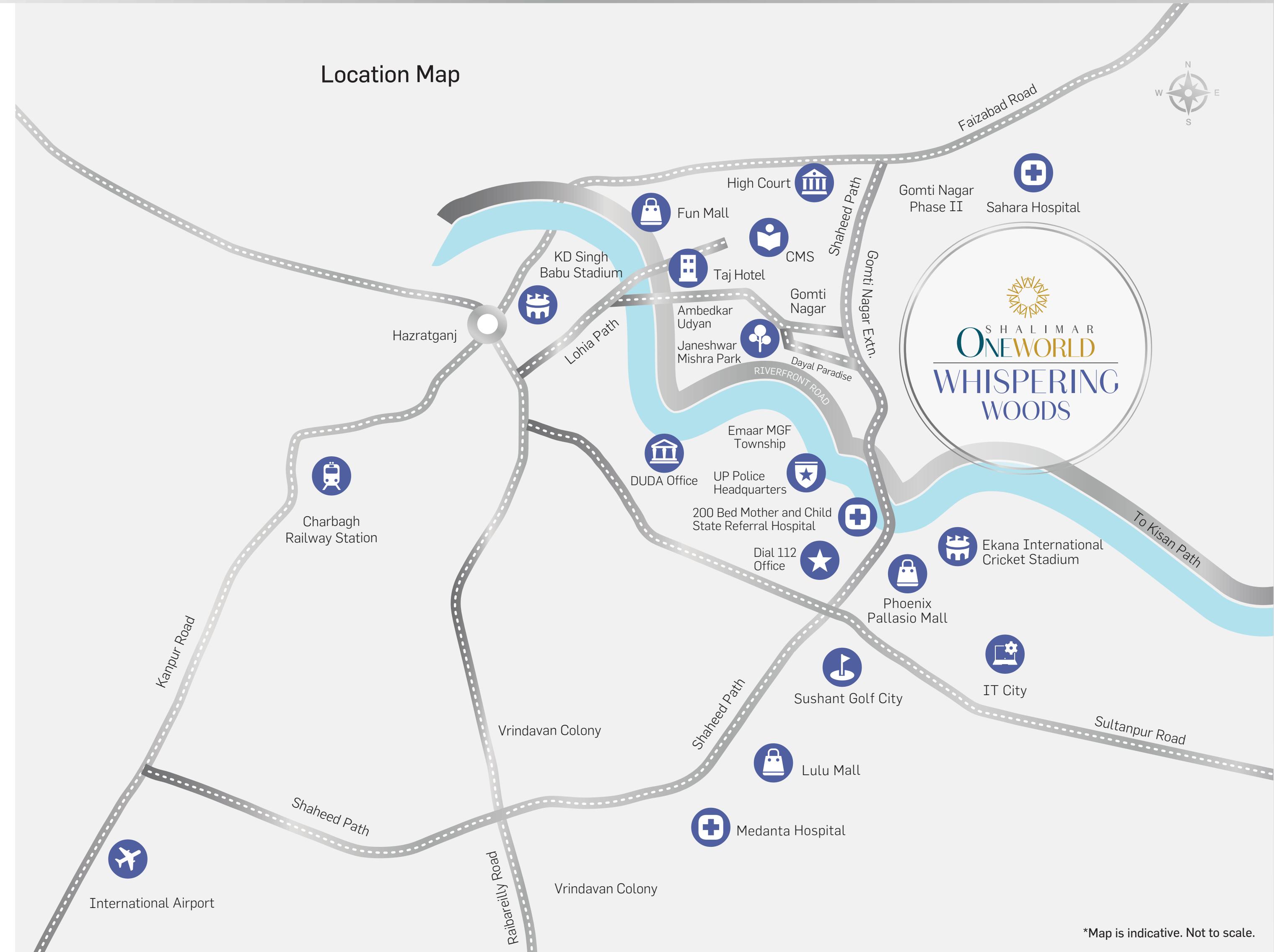
Where you are close to everything
yet far from it all

Shalimar OneWorld is nestled within
Lucknow's prestigious Gomti Nagar Extension.

The township is strategically located amongst
the city's most premier townships, with easy
access to the airport and other essential
locations within the city.

It is situated on Amar Shaheed Path,
Lucknow's pivotal peripheral ring road and
overlooks a riverfront stretch of over 1.5 km.

Location Map



Well-connected
to everything important

Whispering Woods is strategically located on the east end of the OneWorld precinct amid scenic & lush greenery.



World-class healthcare and education options are just a minute's walk away from the elevated living precinct.



OneWorld also offers innumerable shopping and entertainment options for you & your family. Another perk is the end-user community that will help you live an active, social life.



Representative images only.

Site map

Located just off the connecting main road, this strategic location on the east end of OneWorld has easy access to all the other living & entertainment zones within the township.

With all-round scenic views, proximity to schools, as well as shopping and recreation centers, Whispering Woods offers you one of the best locations to make the most of your life.





Artist impression.

The architecture of the three towers resembles a T-shape that allows for fully cross-ventilated residences so that residents can enjoy copious amounts of light and fresh air in their living spaces.

The apartments offer incredible & unhindered views of the scenic surroundings that encompass the development. The elevated pedestal that Whispering Woods is built upon, offers traffic-free corridors amongst a host of other advantages.

Every aspect within the living spaces has been carefully designed keeping family living in mind, so that there is something special for all members of the family to come home to.



Artist impression.

An
elevated layer
of comfort

Whispering Woods rises from an elevated podium detailed with an urban forest and manicured greens, that lead into common play and relaxation zones for every member of the family.

An a bundance of space

Make the most of all the space you will have to park, walk or just relax. Whispering Woods has been designed to help you make the most of the space you're in.



Artist impression.



Artist impression.



An elevated safe zone

The elevated podium is also a vehicle-free zone, so your children can play without having to worry about any oncoming traffic. All vehicular movement is restricted to the lower level.



incredible all-round landscapes

Even your parking areas are surrounded by lush landscaping so that your guests feel like they've entered a sea of green as they drive in to visit you.



Where
paces
are designed
to flow into each other





The perfect place to enjoy quality family time while you relax and catch up on the highlights of the day.

e xpansive bedrooms

Wake up to incredible views of the lush greenery in your spacious bed suite every morning.





Where you can

work up a sweat or
wind down for the day

W orld-class amenities

The elevated clubhouse on the podium houses state-of-the-art facilities including a fully functional gymnasium, banquet hall, swimming pool, jogging track, play court and more.



You can choose to get in some exercise or relax and recharge at the end of a long day at work. Here, there's something for every member of the family.



The elevated podium also allows your children to enjoy a worry-free & safe childhood as vehicle movement will not hinder any pedestrian activity.



Representative images only.



Representative image only.



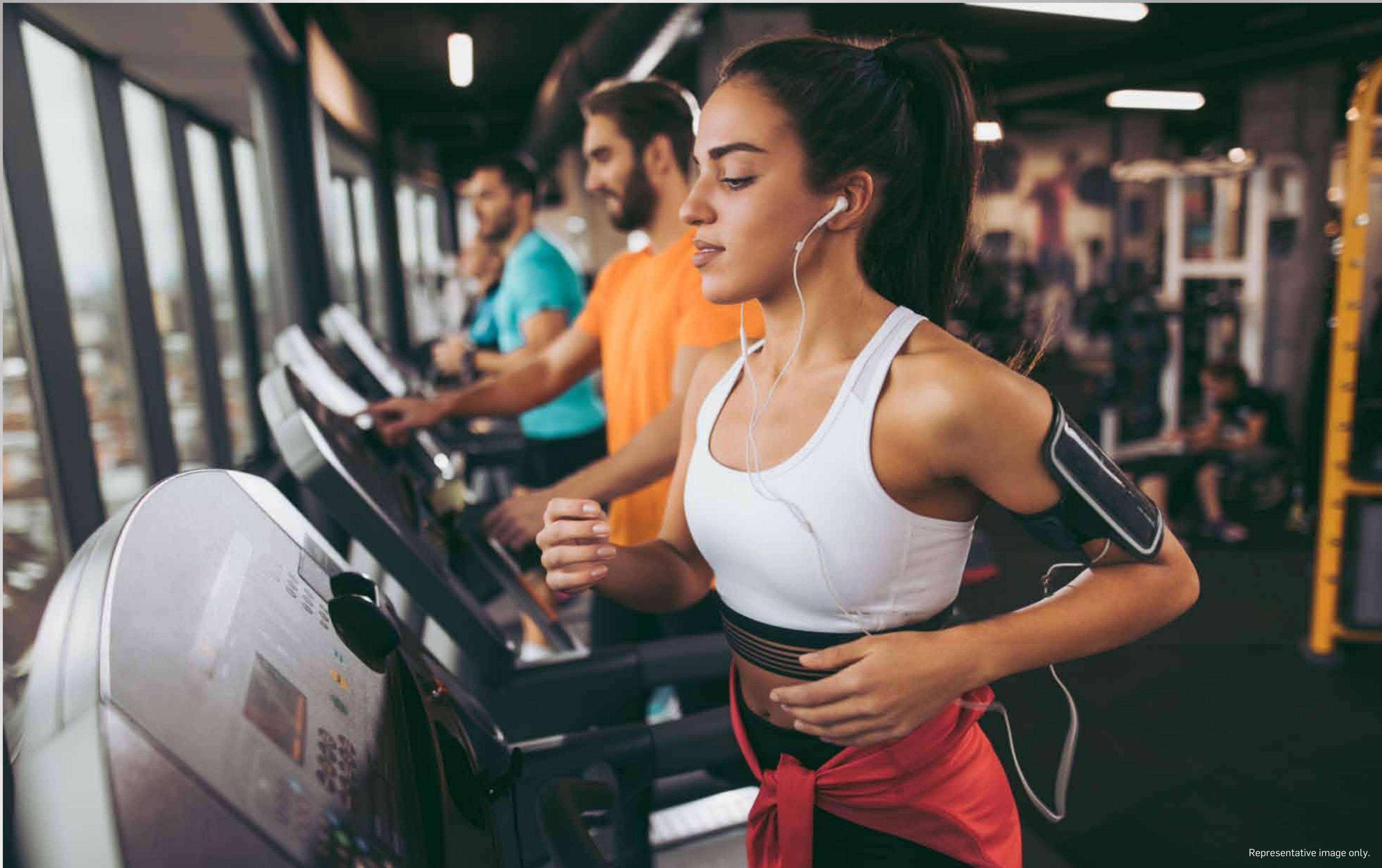
Work up a sweat as you keep up with your step count by making the most of the paved jogging track.

10 lay court

The perfect spot to groom next budding superstar, the play court can be used to play the sport of your choice.



Representative image only.



Representative image only.

S

tate-of-the-art
gymnasium

Tone your muscles and smash your fitness goals in the ultra-modern gymnasium, replete with world-class equipment.

U

nparalleled
privacy

The elevated podium also houses a swimming pool that is hidden away from the lower level so you can enjoy your swim while also maintaining your privacy.



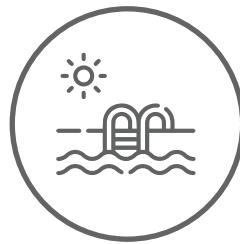


Whether you're celebrating a birthday or an anniversary, the Banquet Hall at Whispering Woods is the perfect venue for you to host an event that will be remembered forever.

Artist impression.



amenities



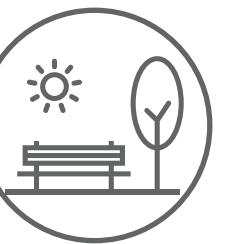
Swimming pool
for Adults & Kids



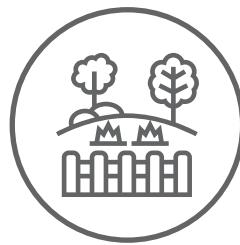
Outdoor BBQ



Changing
Rooms



Senior Citizen Park
& Yoga Lawn



Multipurpose
Lawn



Kids' Play Area



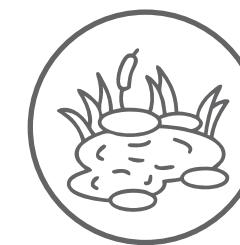
Interactive
Seating Spaces



Deck Area
with Seating



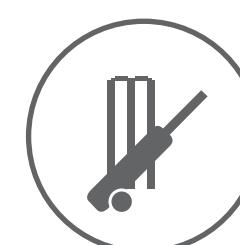
Hammock
Court



Lily Pond
with Pavilion



Jogging Track



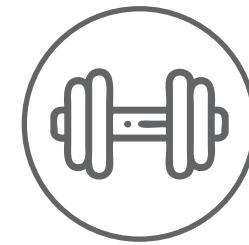
Cricket
Practice Nets



Pet Park



Seating Court



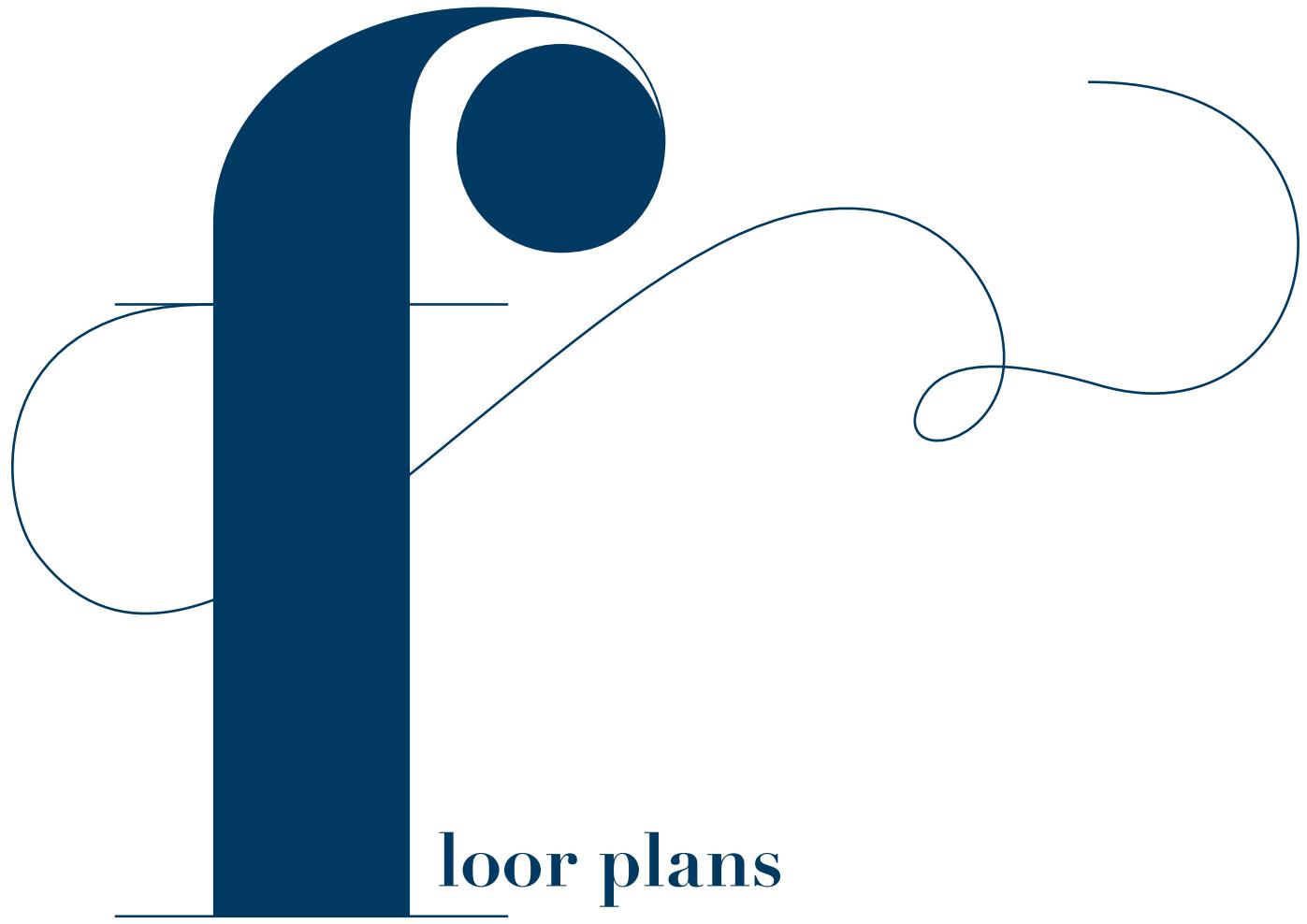
Gym at podium level



Indoor games
and library



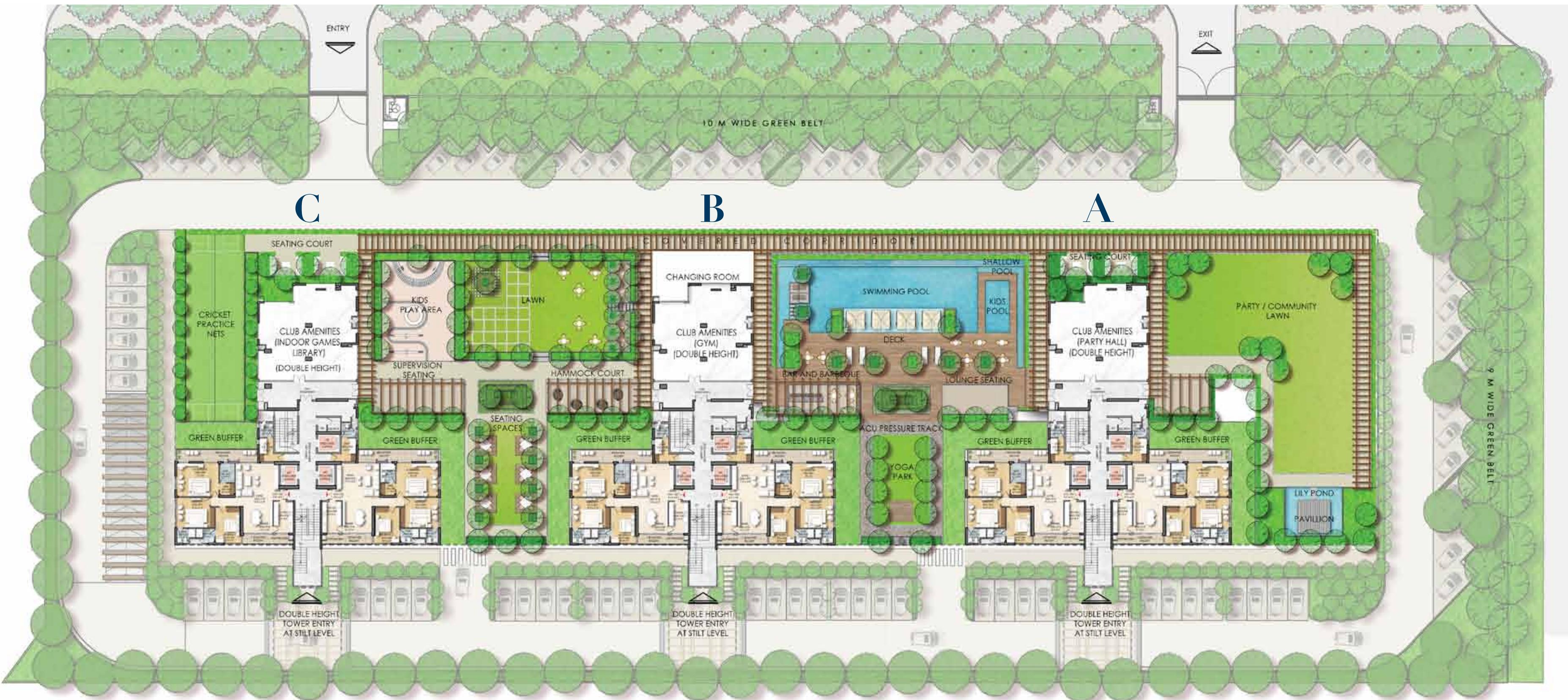
Party Hall



loor plans

Every home here has been designed keeping you and your family in mind, making Whispering Woods the perfect place to enjoy family life to the fullest.

Podium Level Site Plan



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/improvements.

Podium Level Plan

N



**UNIT - 1
(3 BHK)**

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/improvements.

First Floor Plan

N



**UNIT - 1
(3 BHK)**

**UNIT - 2
(3 BHK)**

Typical Floor Plan Tower A, B & C

(2nd to 24th Floor)

UNIT - 1
(3 BHK)



UNIT - 3
(3 BHK Prime)



Typical Floor Unit - 1

(Podium to 24th Floor)

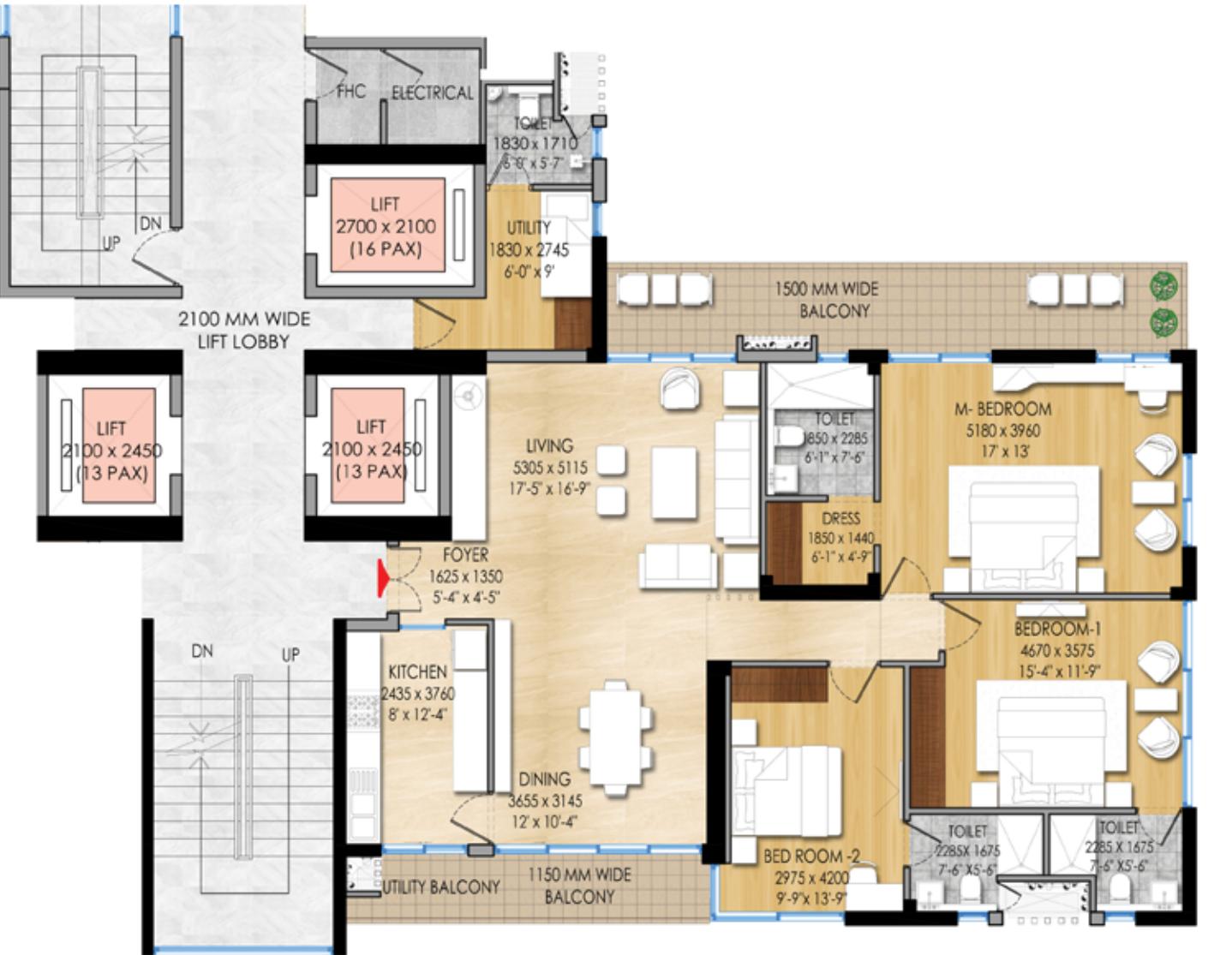
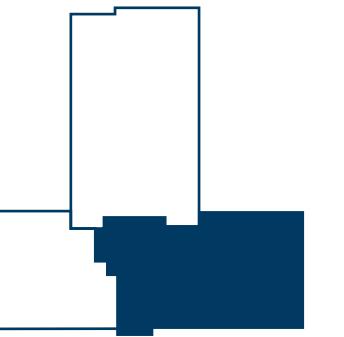


Units	Carpet Area		Built Up Area + Balcony		Super Area	
	sq.mt.	sq.ft.	sq.mt.	sq.ft.	sq.mt.	sq.ft.
Unit 1 (3BHK)	129.21	1,390.82	161.37	1,736.99	190.45	2,050.00

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/improvements.

Typical Floor Unit - 2

(Podium to 24th Floor)

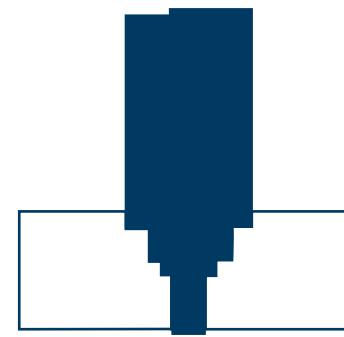


Units	Carpet Area		Built Up Area + Balcony		Super Area	
	sq.mt.	sq.ft.	sq.mt.	sq.ft.	sq.mt.	sq.ft.
Unit 2 (3BHK)	129.35	1,392.32	161.17	1,734.83	190.45	2,050.00

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/improvements.

Typical Floor Unit - 3

(2nd to 24th Floor)



Units	Carpet Area		Built Up Area + Balcony		Super Area	
	sq.mt.	sq.ft.	sq.mt.	sq.ft.	sq.mt.	sq.ft.
Unit 3 (3BHK Prime)	136.64	1,470.79	185.11	1,992.52	217.86	2,345.00



SHALIMAR ONEWORLD TOWNSHIP

Artist impression.



Established in 1985, with the vision to transform the Indian real estate landscape, Shalimar Group today is one of the fastest growing self-reliant real estate players in the country. Primarily focused on residential and contractual projects, over the years, the company has led multiple projects from conceptualization to completion. The Lucknow-headquartered conglomerate has diversified business ventures across sectors including residential & commercial real estate, property management, national highway projects, various allied services, civil construction, imports, exports and glass processing.

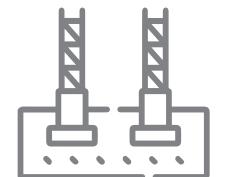
The Group's residential projects include high-end apartments, villas, row houses, luxury and uber-luxury apartments, plotted developments and aspirational homes. On the contractual side, the company has constructed a variety of structures for conglomerates including offices, five-star hotels, IT buildings, shopping centres with multiplexes, and club houses. With strong emphasis on environment, social and governance (ESG), water harvesting and the highest safety standards, the Group has completed over 7.67 mil sq. ft. across both commercial and residential spaces and is ready to develop an additional 12.67 mil sq. ft. in the coming years.

SPECIFICATIONS



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 / Tiles in Master Bed Room. Other Bed Rooms Vitrified tiles of minimum 600X600mm size
- Wall Finishes: Acrylic emulsion on POP punning
- Ceiling: Oil bound distemper



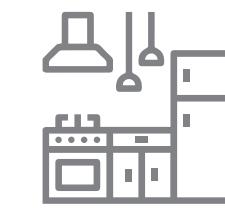
LIVING / DINING ROOM

- Flooring / Skirting: Superior quality vitrified tiles of minimum 600x600 mm size
- 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/Marble
- Sanitary Ware: Premium quality range



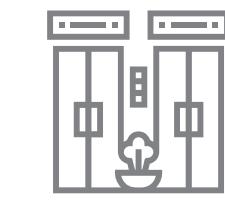
KITCHEN:

- 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 / Jaquar / Roca or equivalent Toilet fittings / single lever fitting in all toilets. Provision for geyser installation.



LIFT LOBBY:

TYPICAL FLOOR

- Flooring: Tiles / granite / marble.
- Wall Finishes: Acrylic Emulsion paint
- Ceiling: Gypsum false ceiling with Acrylic Emulsion paint.
- Skirting/dado: same as flooring

PODIUM FLOOR, ENTRANCE LOBBY & AT STILT FLOOR

- Flooring: Tiles / granite / marble
- Wall Finishes: Acrylic Emulsion paint
- Ceiling: Gypsum false ceiling with Acrylic Emulsion paint.
- Skirting/dado: same as flooring

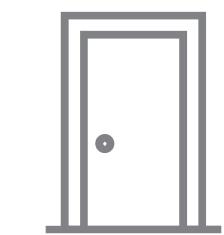
STAIRCASE MAIN

- Flooring: Granite / marble.
- Wall Finishes: Acrylic Emulsion paint
- Ceiling: OBD paint.
- Skirting/dado: Granite / marble.
- Railing: MS railing

STAIRCASE FIRE

- Flooring: Granite / marble
- Wall Finishes: Acrylic Emulsion paint
- Ceiling: OBD paint.
- Skirting/dado: Granite / marble
- Railing: MS railing

LIFTS- center opening 2 passenger lift & 1 service lift



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



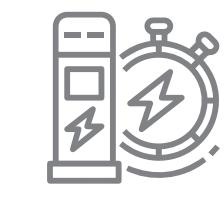
EXTERNAL WALL FINISH:

- 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 for Project: CCTV and electronic surveillance would be provided,
- The internal communication system.



EV CHARGING:

- Provision for EV Charging

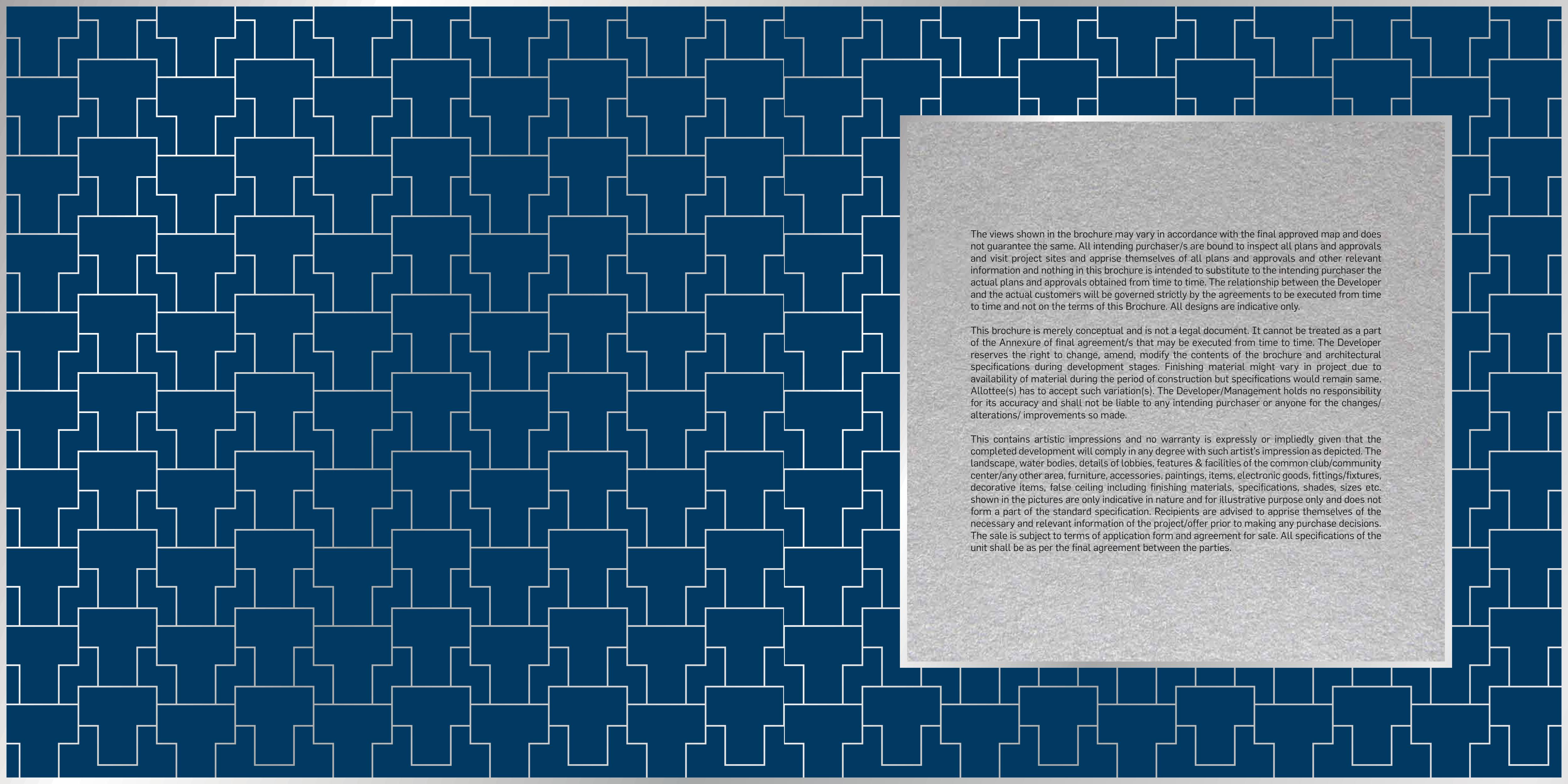
Disclaimer :

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.



As the sun sets on another day
the scenic trails will help you find your way
To a place where you can

enjoy life's little pleasures
A place called home
a place you'll always treasure



The views shown in the brochure may vary in accordance with the final approved map and does not guarantee the same. All intending purchaser/s are bound to inspect all plans and approvals and visit project sites and apprise themselves of all plans and approvals and other relevant information and nothing in this brochure is intended to substitute to the intending purchaser the actual plans and approvals obtained from time to time. The relationship between the Developer and the actual customers will be governed strictly by the agreements to be executed from time to time and not on the terms of this Brochure. All designs are indicative only.

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.



ANS Developers Pvt. Ltd. (formerly known as Shalimar Lakecity Pvt. Ltd.)
Titanium, Shalimar Corporate Park, Vibhuti Khand, Gomti Nagar, Lucknow - 226010
E: sales@shalimar.org • T: +91 95133 15872 • W: shalimarcorp.com

Project RERA Registration No.- UPRERAPRJ380751 | Promoter RERA Registration No. : UPRERAPRM10813
U.P. RERA WEBSITE ADDRESS - www.up-rera.in | CIN No. : U70109DL2006PTC389838