



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



SHALIMAR CORP LTD.
Titanium, Shalimar Corporate Park, Vibhuti Khand, Gomti Nagar, Lucknow - 226010
E: sales@shalimar.org • T: + 91 522 4030444 • W: shalimarcorp.com

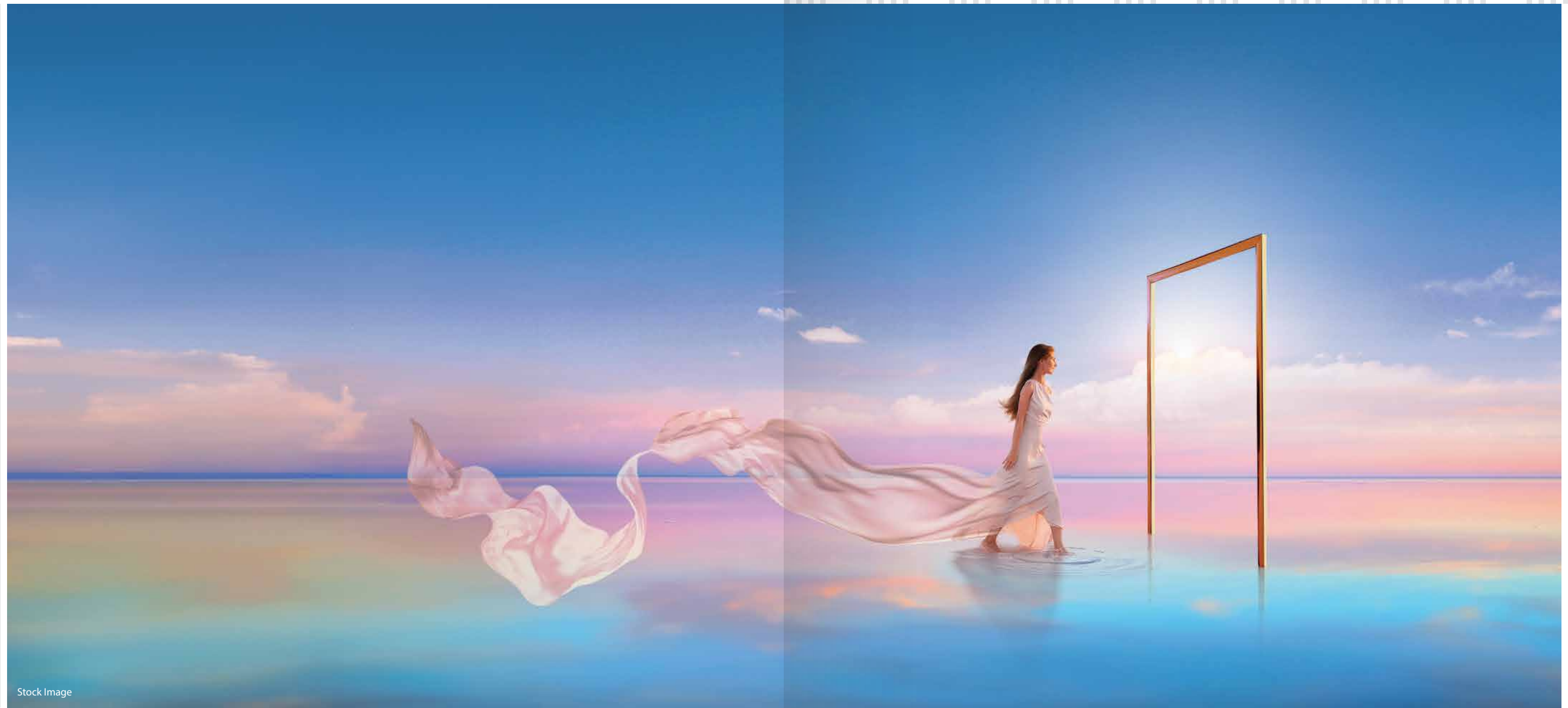
Project RERA Registration No.: UPRERAPRJ858081/05/2024
Promoter RERA Registration No.: UPRERAPRM4092 | U.P. RERA WEBSITE ADDRESS - www.up-rera.in
STATE BANK OF INDIA, Bank Account No. 42742285808, IFSC Code: SBIN0004166, Branch: Commercial Branch Lucknow (04166)



Note: 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 centre/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. Photographs/views are representative image only.

DESIGN BY-ANOTHER IDEA

IT TAKES
MAGNIFICENT
THINKING...



Stock Image

...TO BUILD
MAGNIFICENT
LIVING

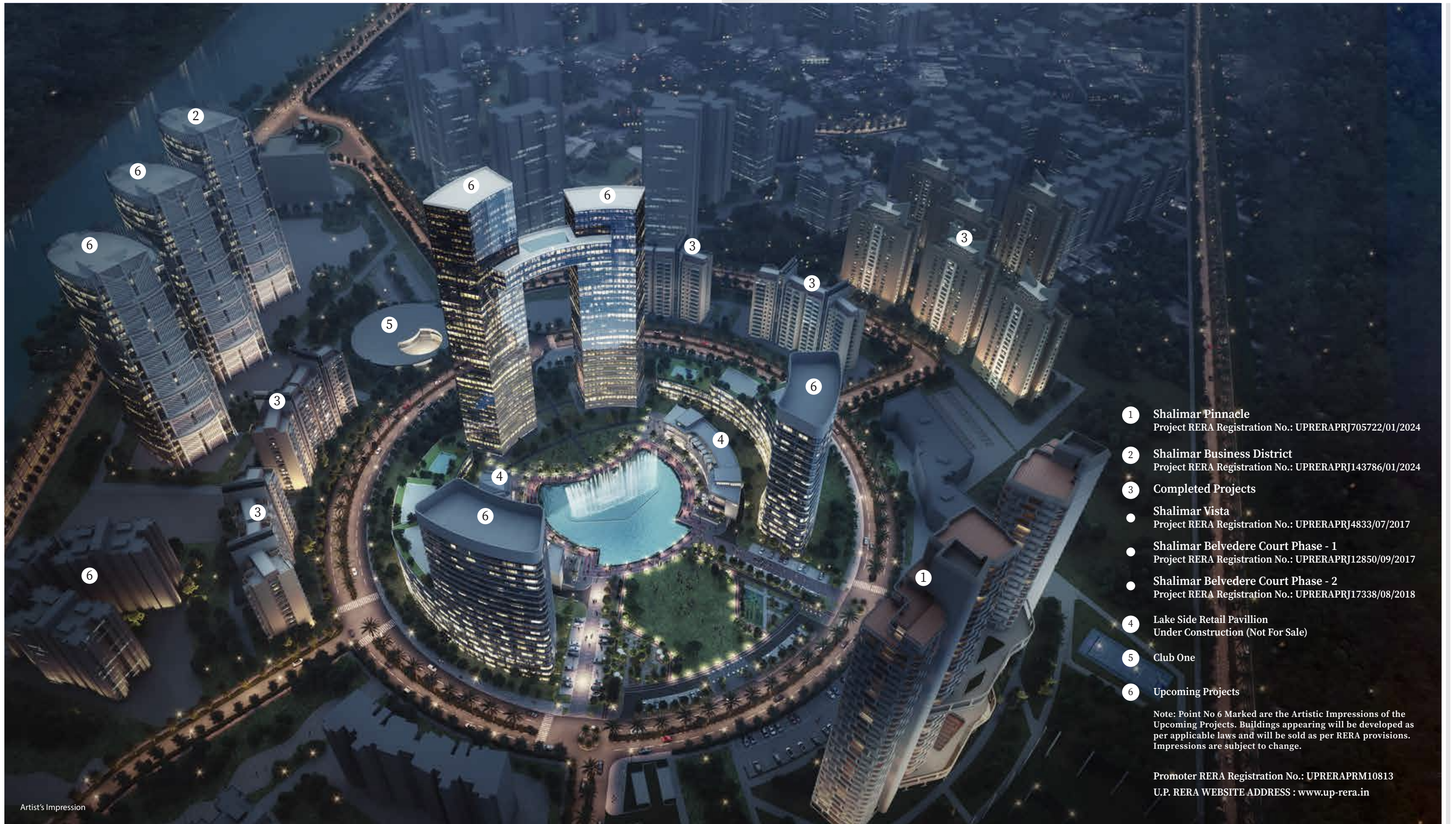


Stock Image

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



Stock Image



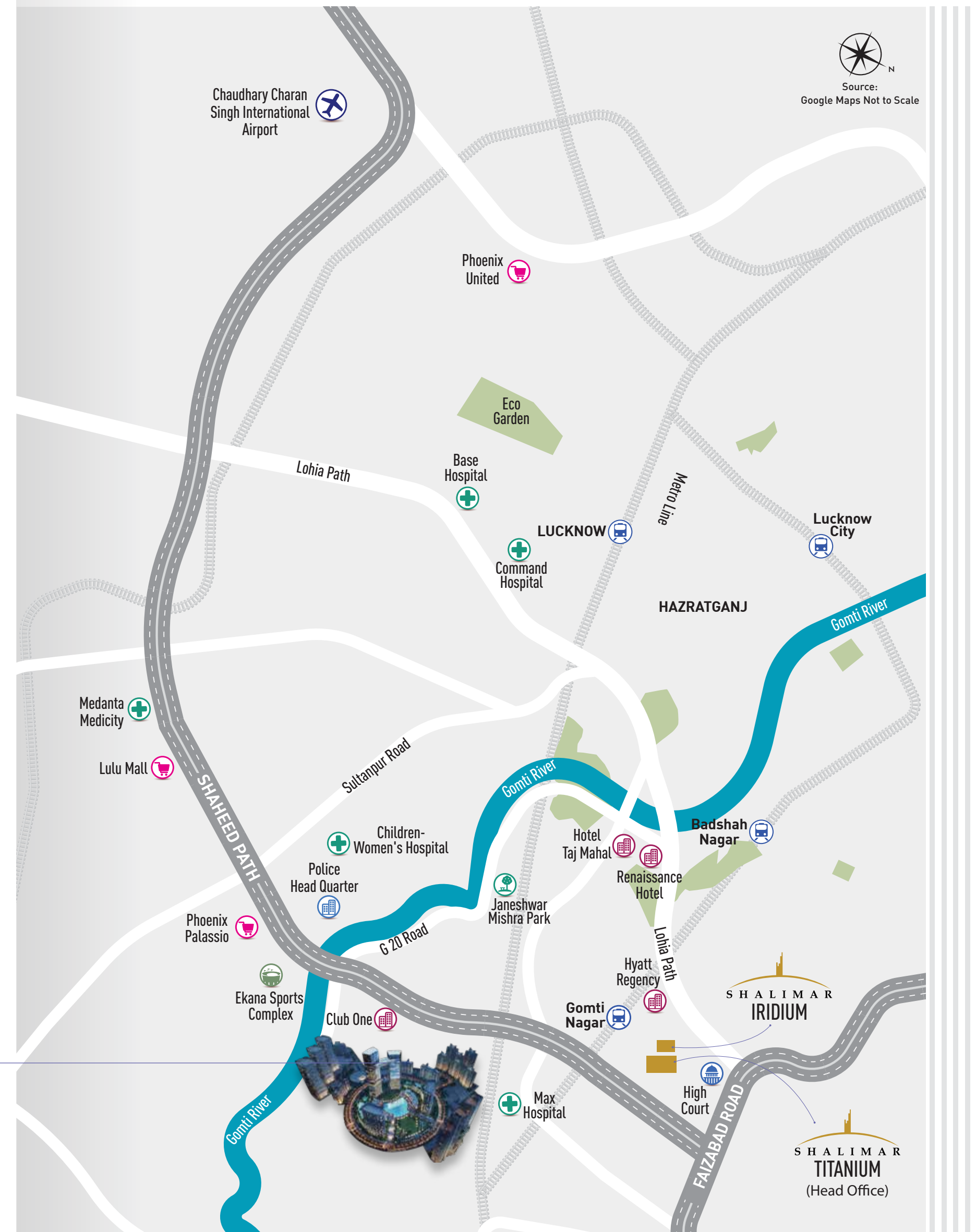
WHERE MAGNIFICENCE REIGN SUPREME

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.

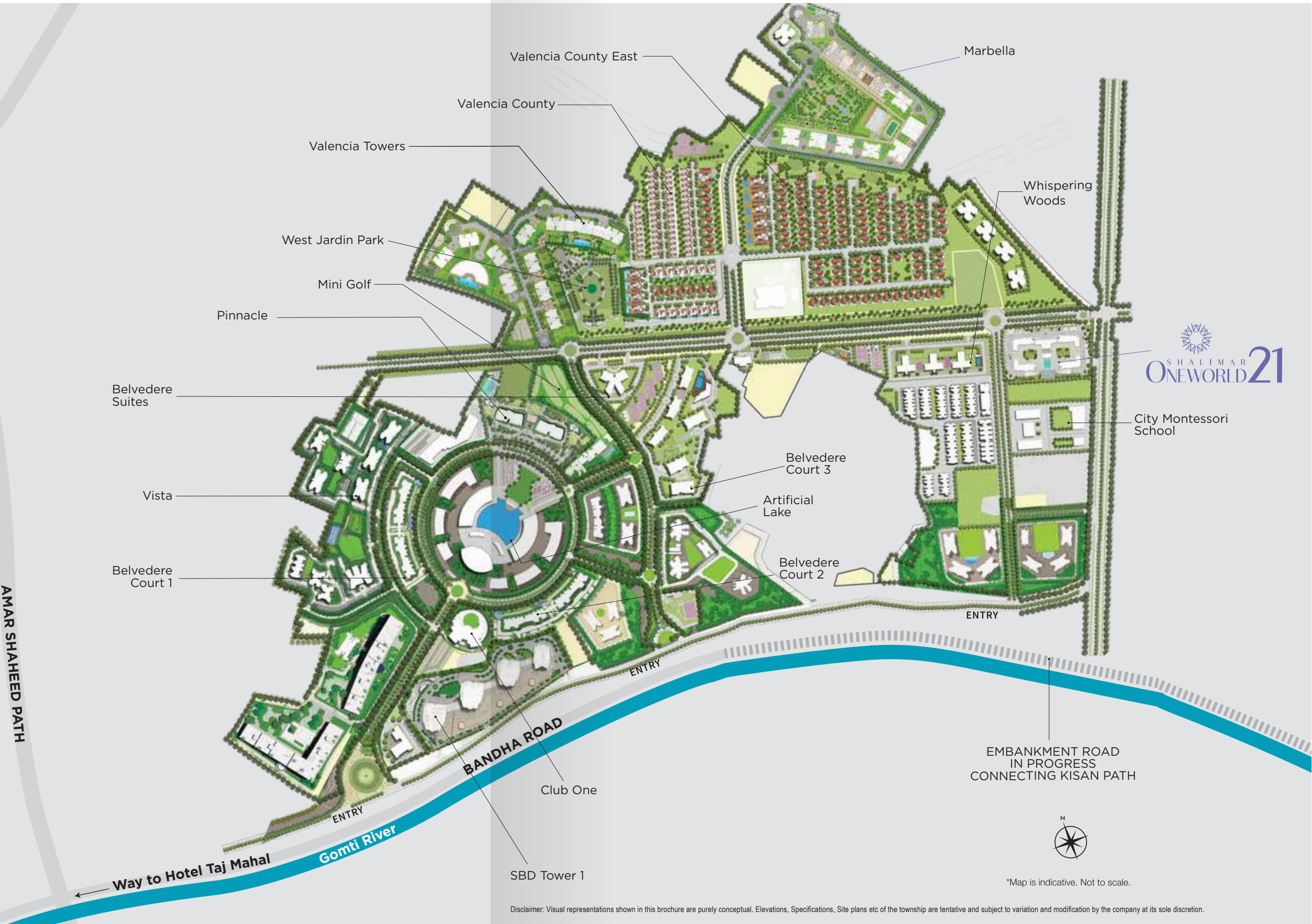
SEAMLESS LIVING

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.



WHERE LIFE IS
MASTER PLANNED...





Artist's Impression

A TRULY MAGNIFICENT ARCHITECTURE

PROJECT NAME - TWENTY ONE



A MAGNIFICENT LANDSCAPE

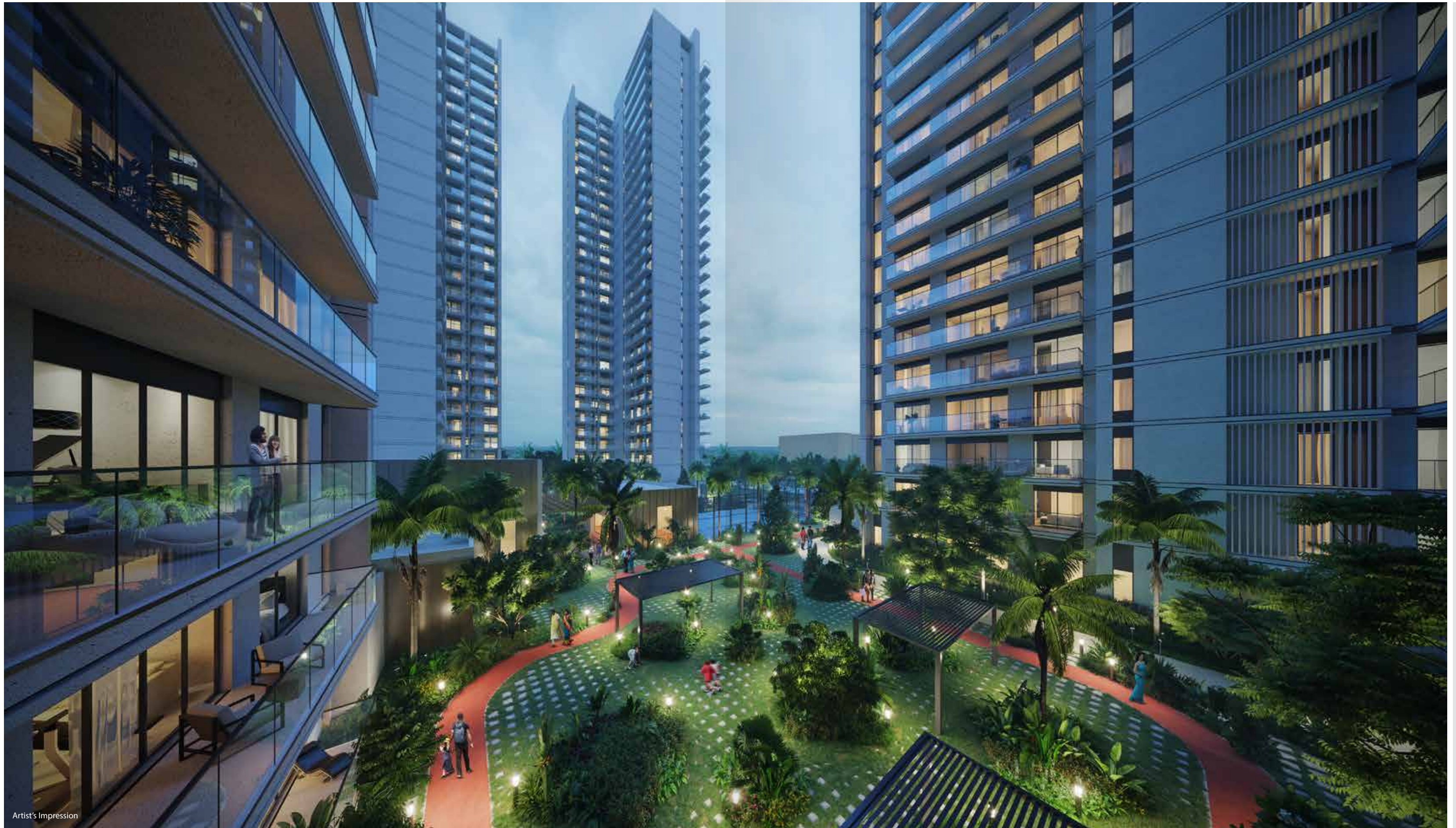


WELCOME TO

SHALIMAR
ONWORLD 21

WHERE MAGNIFENCE AWAITS!

PROJECT NAME - TWENTY ONE



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 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



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



All images are Stock Image

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



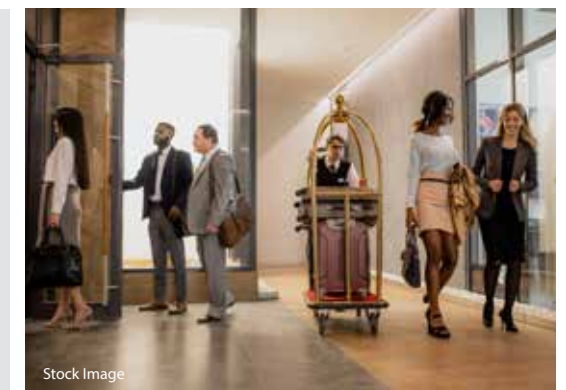
Extensive road network, covering
6.052 acres for efficient connectivity



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

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

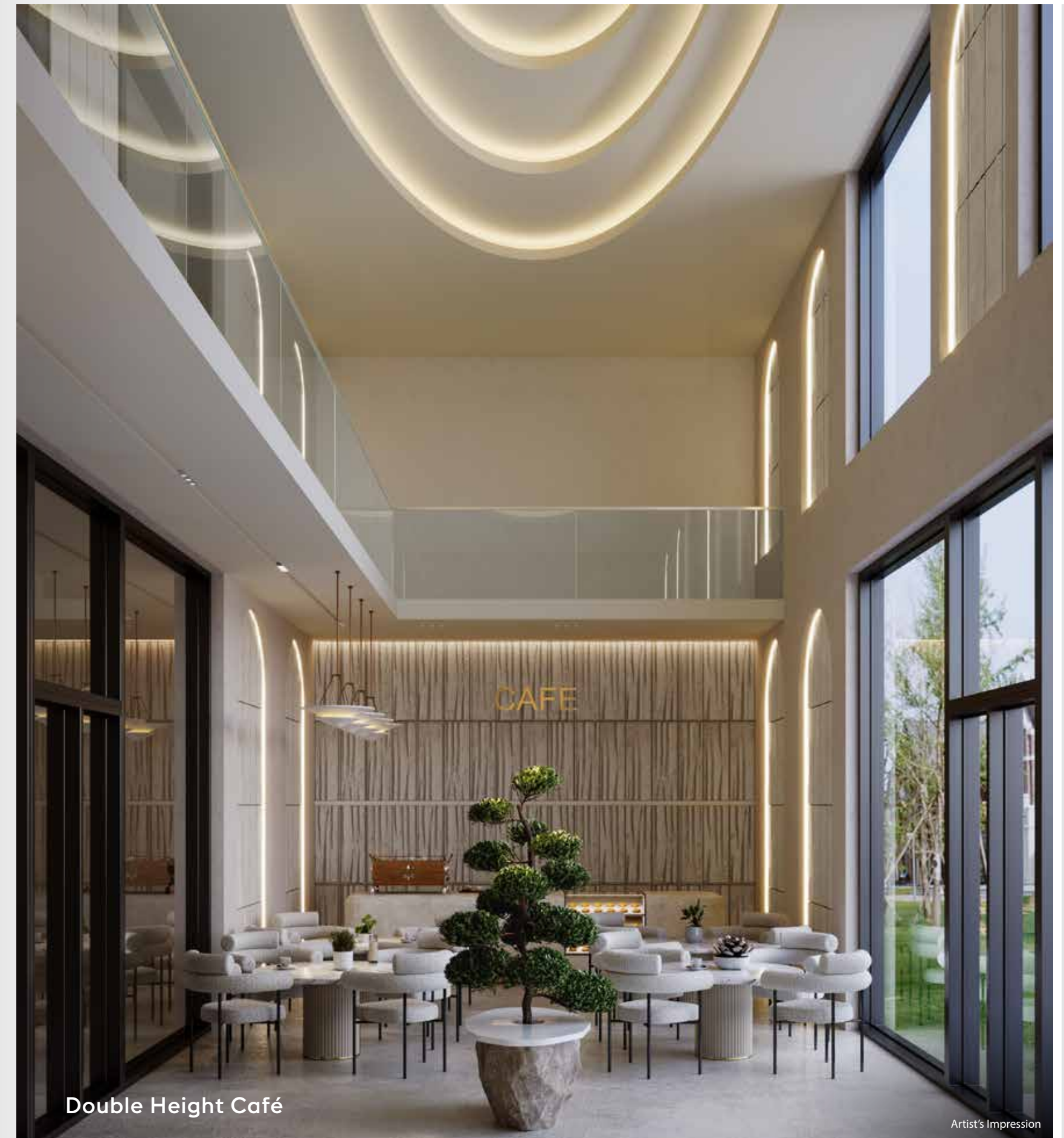
- Indoor Games
- Lush Green Entrance
- Entertainment Area
- Card Room
- Lounge

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.

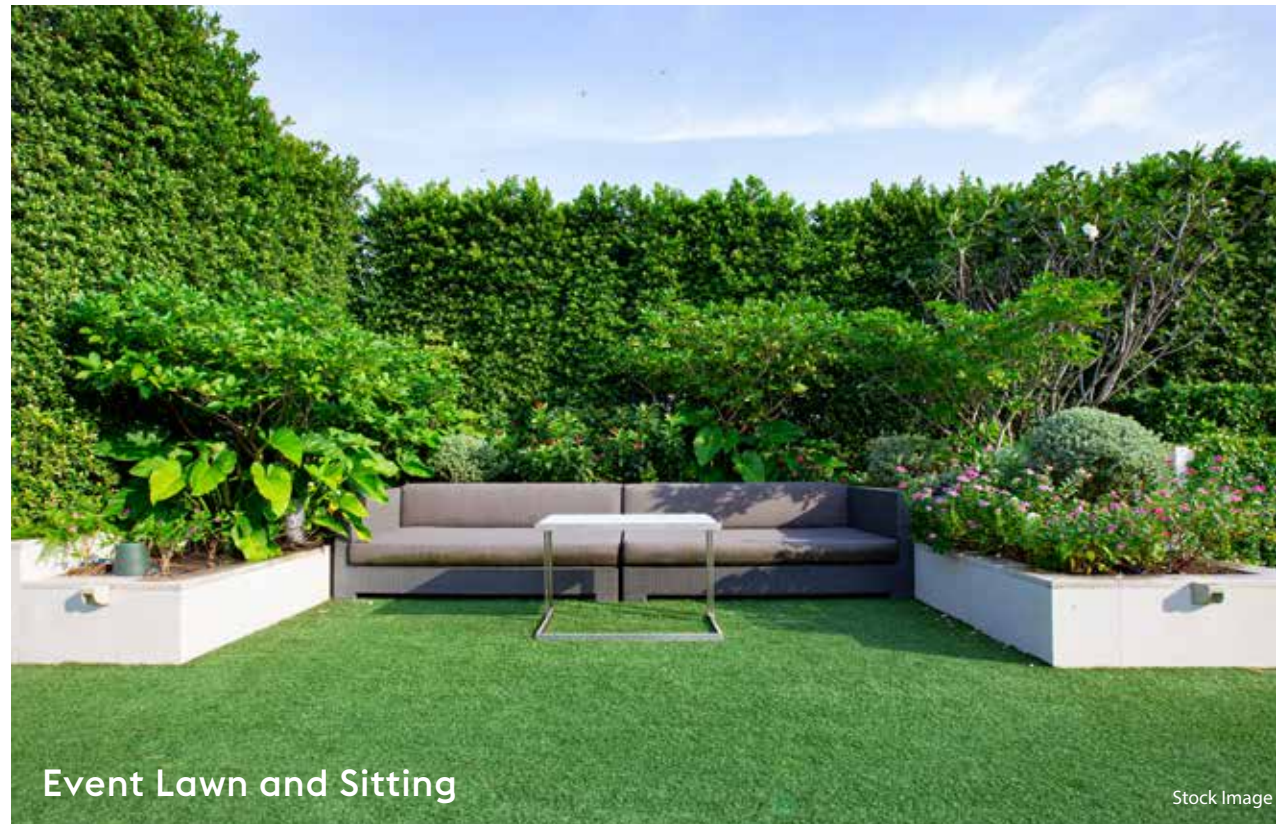
A HEARTFELT AND WELCOMING
GREETING FOR YOUR ESTEEMED GUESTS



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

All images are Stock Image

YOUR AQUATIC
ESCAPE AWAITS

All images are Artist's Impression



Swimming Pool with Deck & Changing Room

Artist's Impression



MUGA Court

Stock Image

TAP INTO YOUR
ATHLETIC SPIRIT



Gymnasium

Stock Image

DISCOVER THE POWER BY
TRANSFORMING YOUR BODY AND MIND

WHERE LAUGHTER AND
FUN KNOW NO BOUNDS



Kids Play Area

EACH STEP THAT LEADS YOU
INTO A REALM OF VIBRANT HEALTH



Jogging Track

LET YOUR FURRY
FRIENDS ROAM FREE



Pet Park

ENCOURAGING ACTIVE PLAY
FOR LESS SCREEN TIME



Kids Pool

All images are Stock image



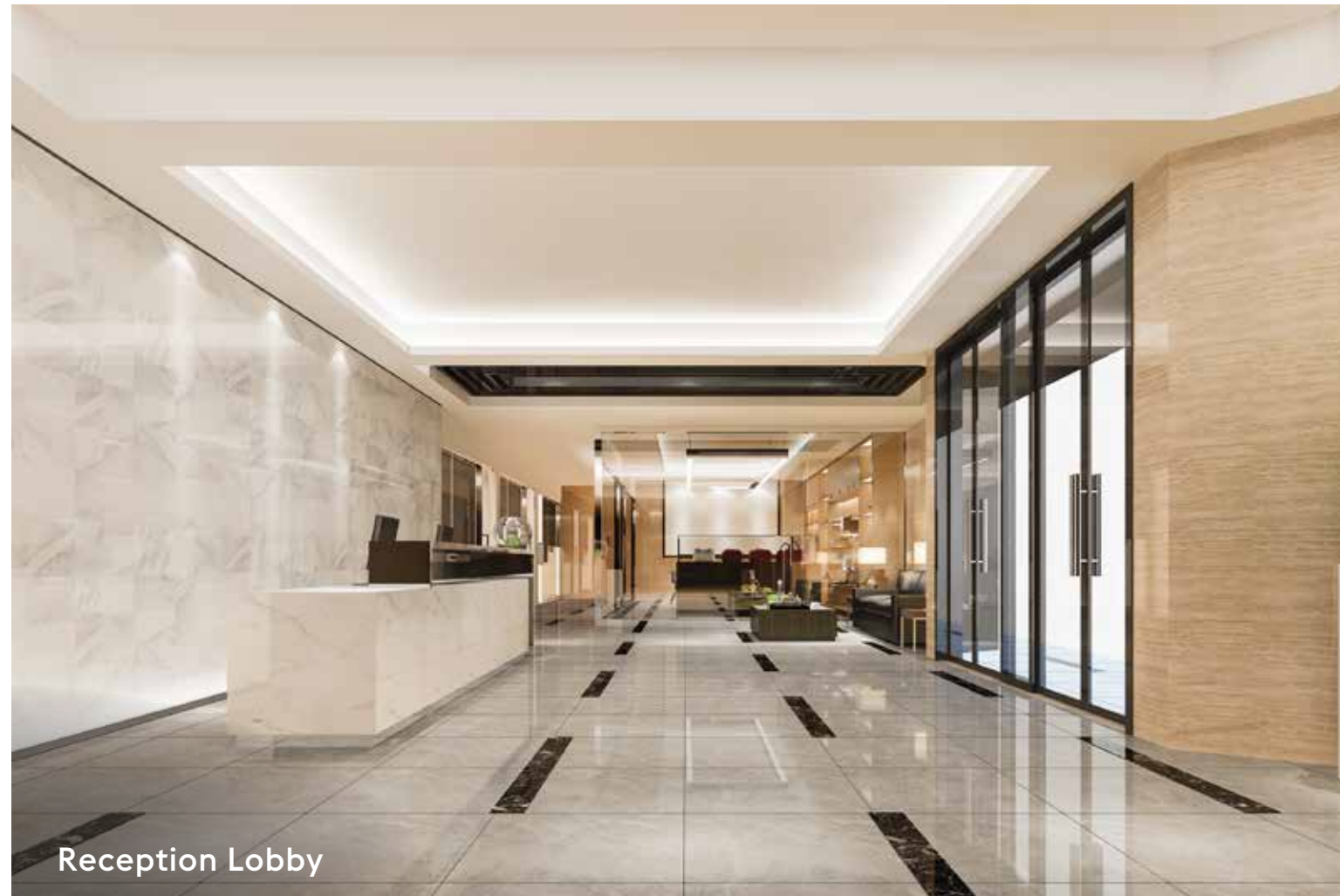
Stock Image

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

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

THE BEDROCK OF
A MAGNIFICENT LANDMARK.

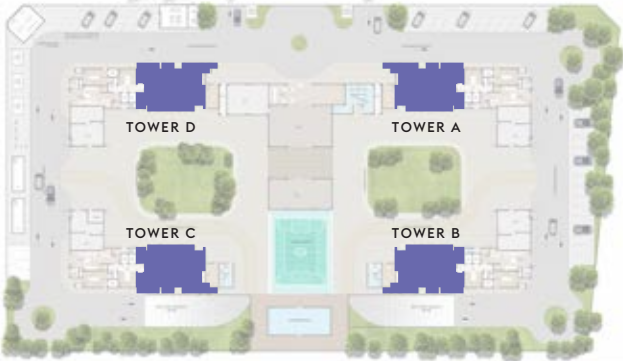


TOWER A,B,C & D
 3 BHK + SERVANT UNIT
 UNIT PLAN - 1
 GROUND TO 28TH FLOOR



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

KEY PLAN

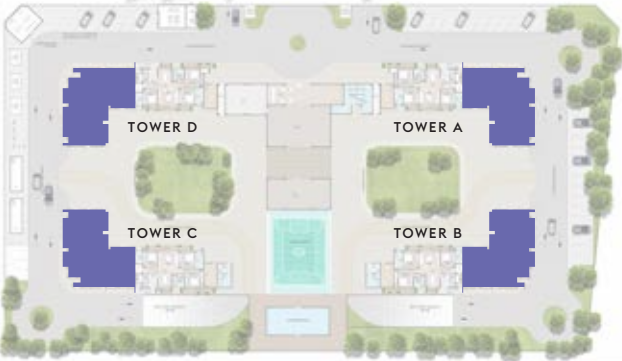


TOWER A,B,C & D
 3 BHK + SERVANT UNIT
 UNIT PLAN - 2
 1ST TO 16TH, 18TH TO 25TH, 27TH & 28TH FLOOR

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



KEY PLAN

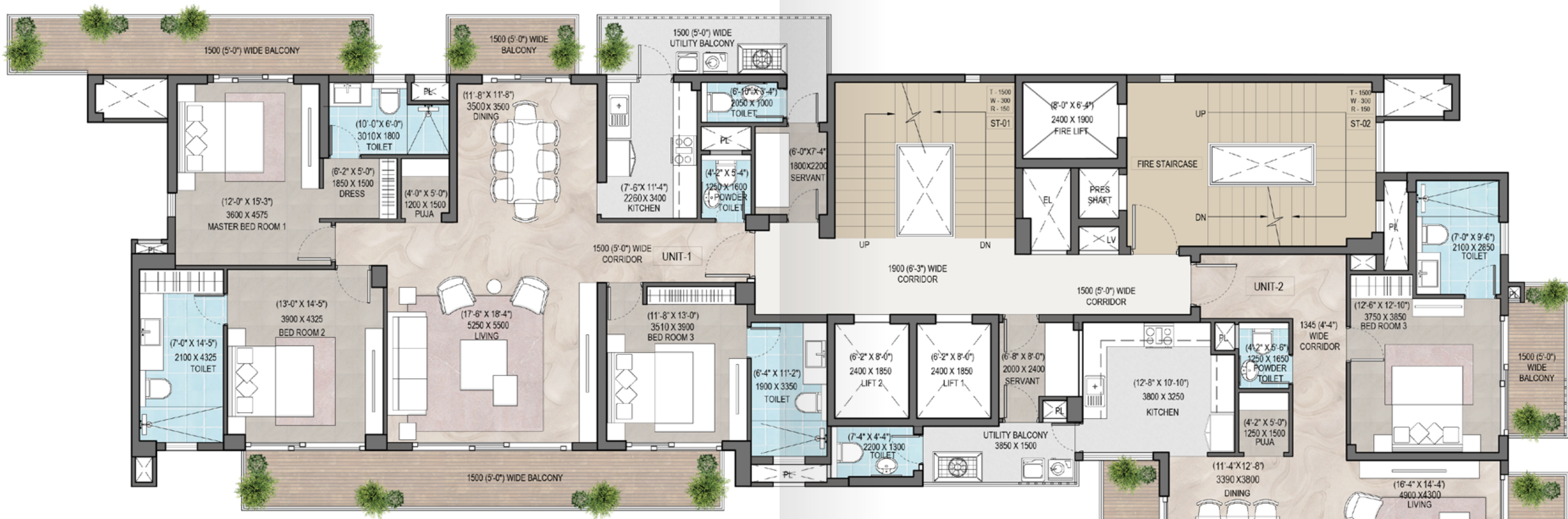


TOWER A

3 BHK + SERVANT UNIT

TYPICAL FLOOR PLAN

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



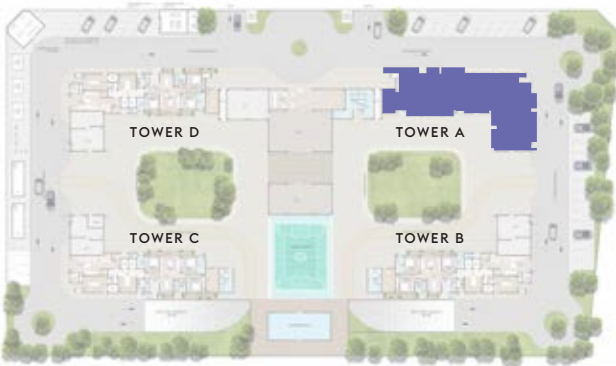
UNIT-1 CARPET AREA: 1547.43 SQ.FT.
143.76 SQ.MT.

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

UNIT-2

PROJECT NAME - TWENTY ONE

KEY PLAN



TOWER B

3 BHK + SERVANT UNIT

TYPICAL FLOOR PLAN

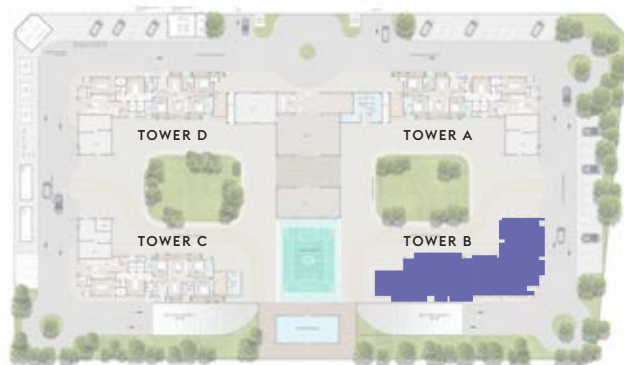
1ST TO 16TH, 18TH TO 25TH, 27TH & 28TH FLOOR

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



UNIT-2

KEY PLAN



UNIT-1

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



TOWER C

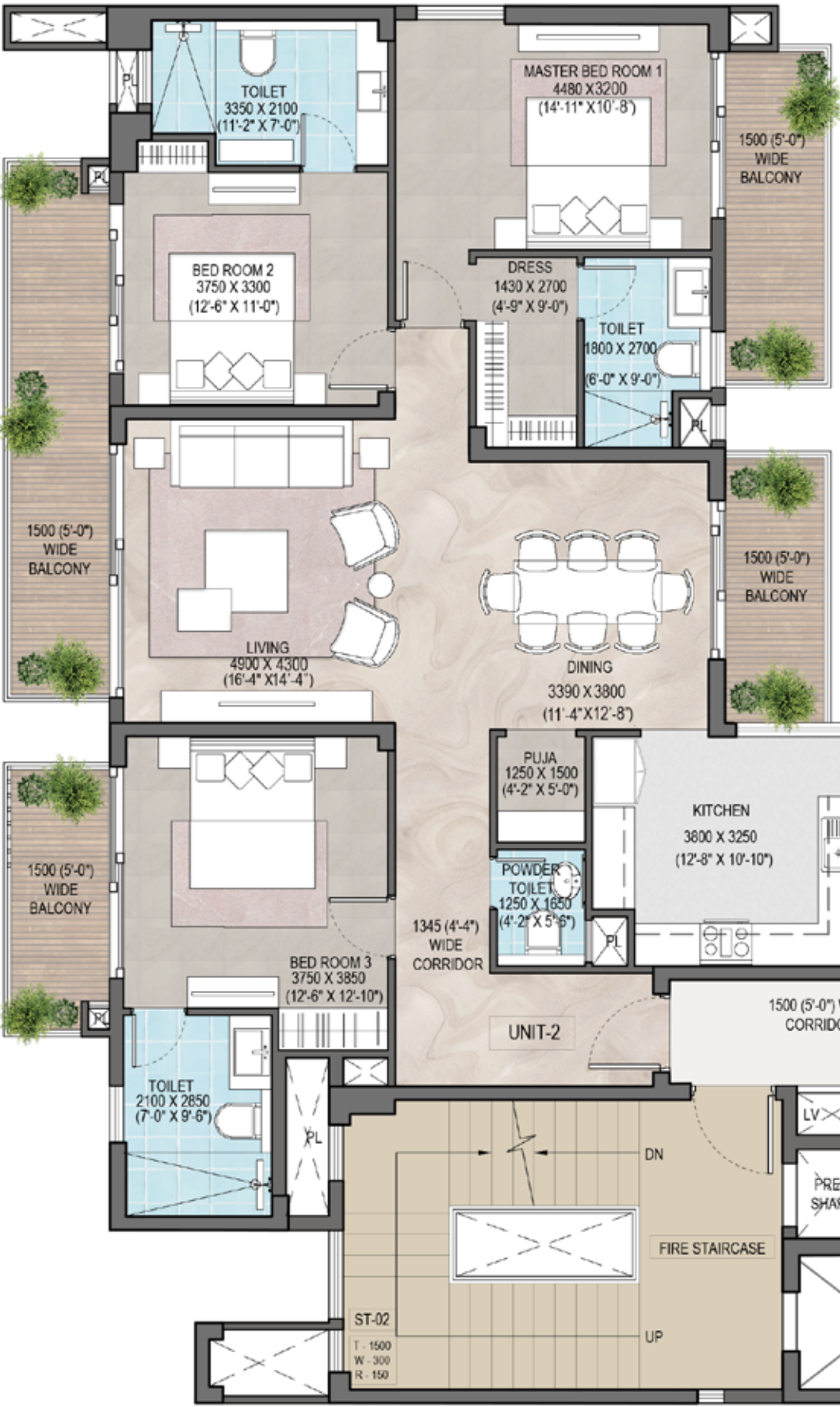
3 BHK + SERVANT UNIT

TYPICAL FLOOR PLAN

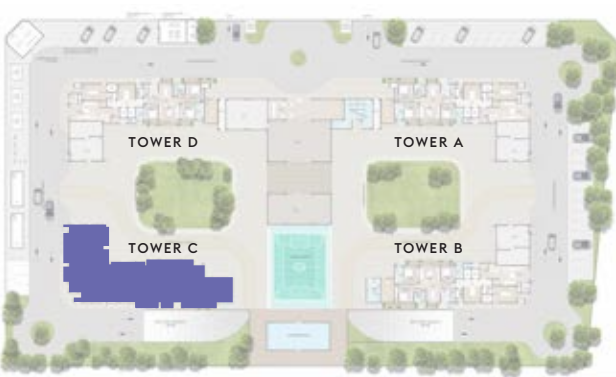
1ST TO 16TH, 18TH TO 25TH, 27TH & 28TH FLOOR



UNIT-2 CARPET AREA: 1521.28 SQ.FT.
141.33 SQ.MT.



KEY PLAN



UNIT-1 CARPET AREA: 1547.43 SQ.FT.
143.76 SQ.MT.



TOWER D

3 BHK + SERVANT UNIT

TYPICAL FLOOR PLAN

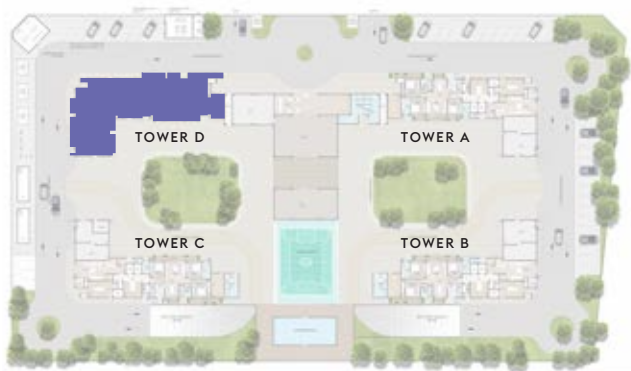
1ST TO 16TH, 18TH TO 25TH, 27TH & 28TH FLOOR



UNIT-I
CARPET AREA: 1547.43 SQ.FT.
143.76 SQ.MT.

UNIT-2
CARPET AREA: 1521.28 SQ.FT.
141.33 SQ.MT.

KEY PLAN



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 mm X 600 mm 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 mm X 800 mm 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. 2400 mm)
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

The image features a dark, high-contrast photograph of a modern glass skyscraper at night. The building's facade is composed of large glass panels that reflect the city lights and the interior of the building. A person is visible standing on a balcony or walkway of the building. The Shalimar Group logo, which consists of a stylized yellow archway above the word "SHALIMAR" in white capital letters, is positioned on the left side of the image. Below the logo, there is a block of white text describing the company's history and business sectors.

SHALIMAR

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.

Stock Image

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	

All images are Artist's Impression

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

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



MANNAT 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 MANNAT
LUCKNOW - FAIZABAD ROAD
UPRERAPRJ8345

