



ANS Developers Pvt. Ltd. (formerly known as Shalimar Lakecity Pvt. Ltd.)  
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Project RERA Registration No.: UPRERAPRJ460592/05/2024  
Promoter RERA Registration No.: UPRERAPRM10813 | U.P. RERA WEBSITE ADDRESS - www.up-rera.in  
STATE BANK OF INDIA, Bank Account No. 42952561777, IFCI Code: SBIN0004166, Branch: Commercial Branch Lucknow

RERA  
website QR



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. The promoter shall clearly state in all the brochures, advertisements, promotions, application for allotment, allotment letter, agreement for sale and proforma conveyance deed relating to this project that the project land includes an area of 420 sq. mt. (Khasra No. 165 & 170) allotted to the promoter on a lease of 30 years vide lease deed dated 24-06-2015 by the state government through Lucknow Development Authority which can be renewed for further 60 years but not more than 30 years at one time. Thus the aggregate duration of this lease can be 90 years. No construction under this project is being constructed on the lease hold land. Entire lease hold land is under "open areas" of this project. The promoter undertakes to get the lease of the land renewed as per the terms of the lease deed before the expiry of the duration of the lease. 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 do 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





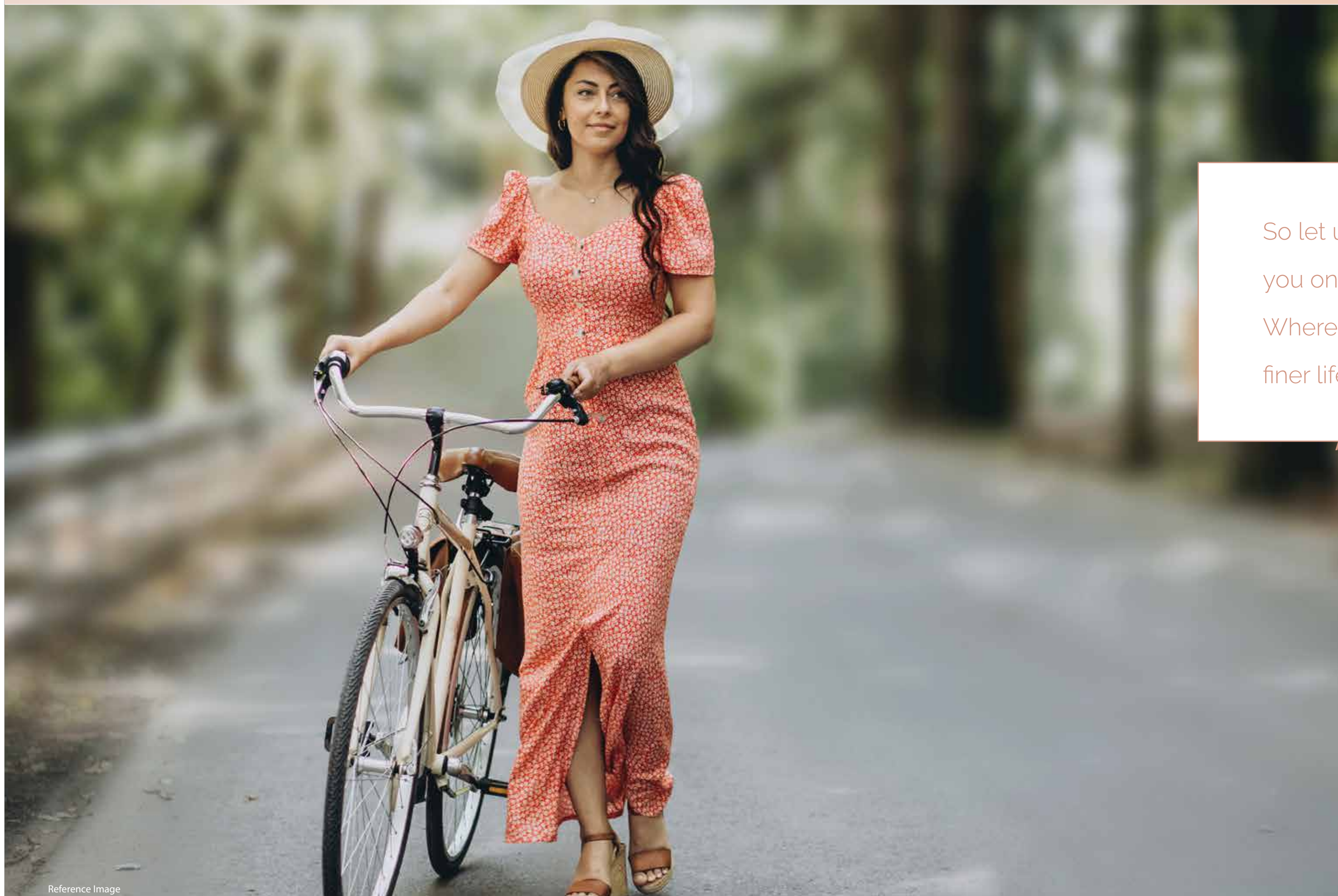


Reference Image

A dream to live  
the life you want,  
In a place where  
bliss resides.







Reference Image

So let us take  
you on a journey,  
Where a  
finer life resides.







Welcome to  
one-of-a-kind life

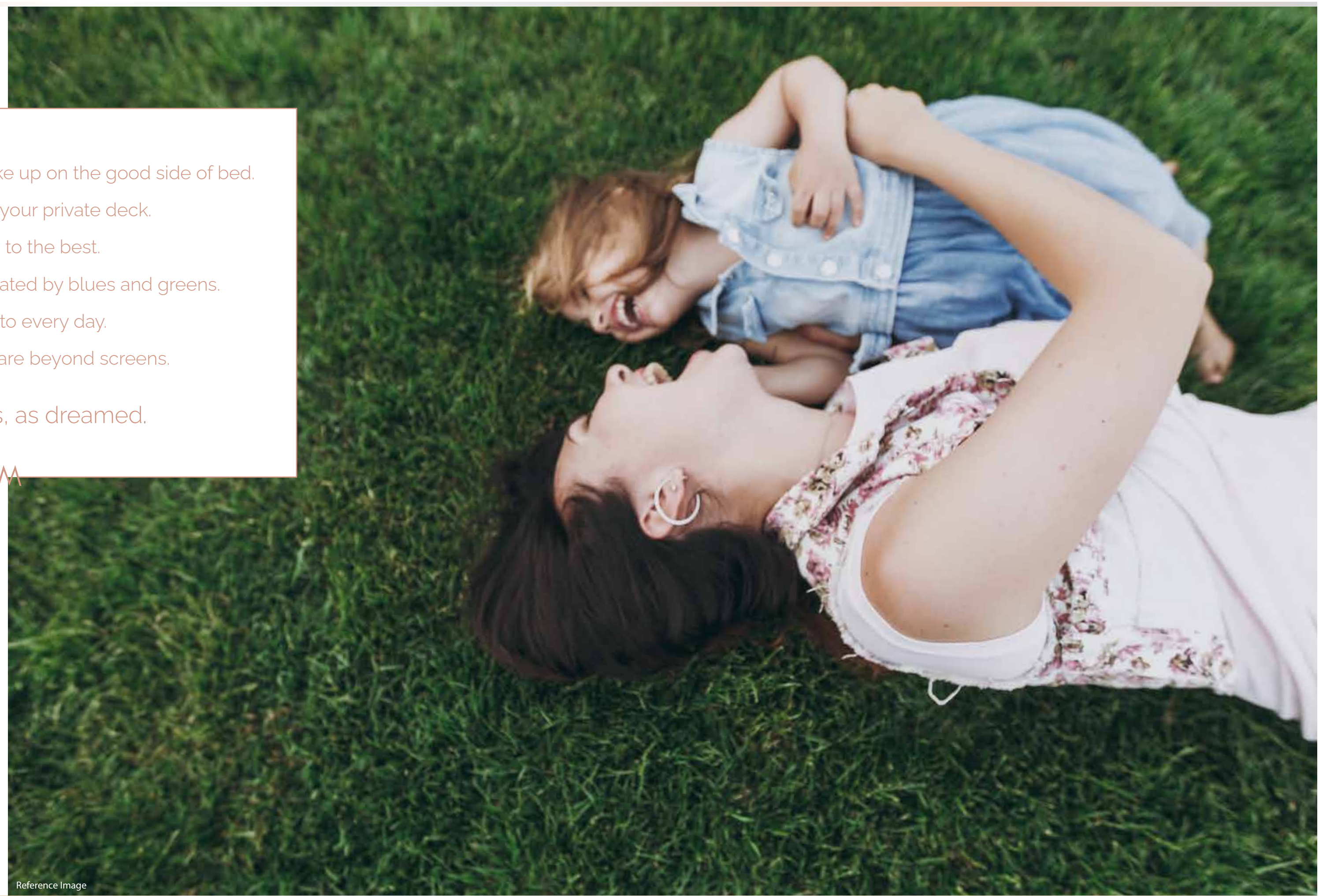
SHALIMAR  
ONEWORLD  
MARBELLA

Where your  
golden days  
reside.





Where you always wake up on the good side of bed.  
Coffee tastes better at your private deck.  
Tough days bow down to the best.  
Winding up is orchestrated by blues and greens.  
Family time spills over to every day.  
Kids have a story to share beyond screens.  
Where life unfolds, as dreamed.



Reference Image




Sophisticated. Suave. Serene.  
Where exclusive experiences reside.



- Four exclusive towers each comprising 33 floors.
- Luxurious residences ranging from expansive 2BHK + Study to lavish 3 BHK apartments, including options with small to medium-sized servant quarters.
- Four apartments per floor
- Ground level landscape with 10 amenities.
- Residents have access to an elite club on the ground floor offering 11 amenities.







Oneworld is an icon in the making,  
Sitting at the banks of river Gomti,  
turning into the new pride of lucknow.  
Planned by the best minds,  
Structured by the best hands,  
Matching up to the wonders of the world

One world is that  
One stop for  
many visionaries.  
A place where  
a global landmark  
resides.

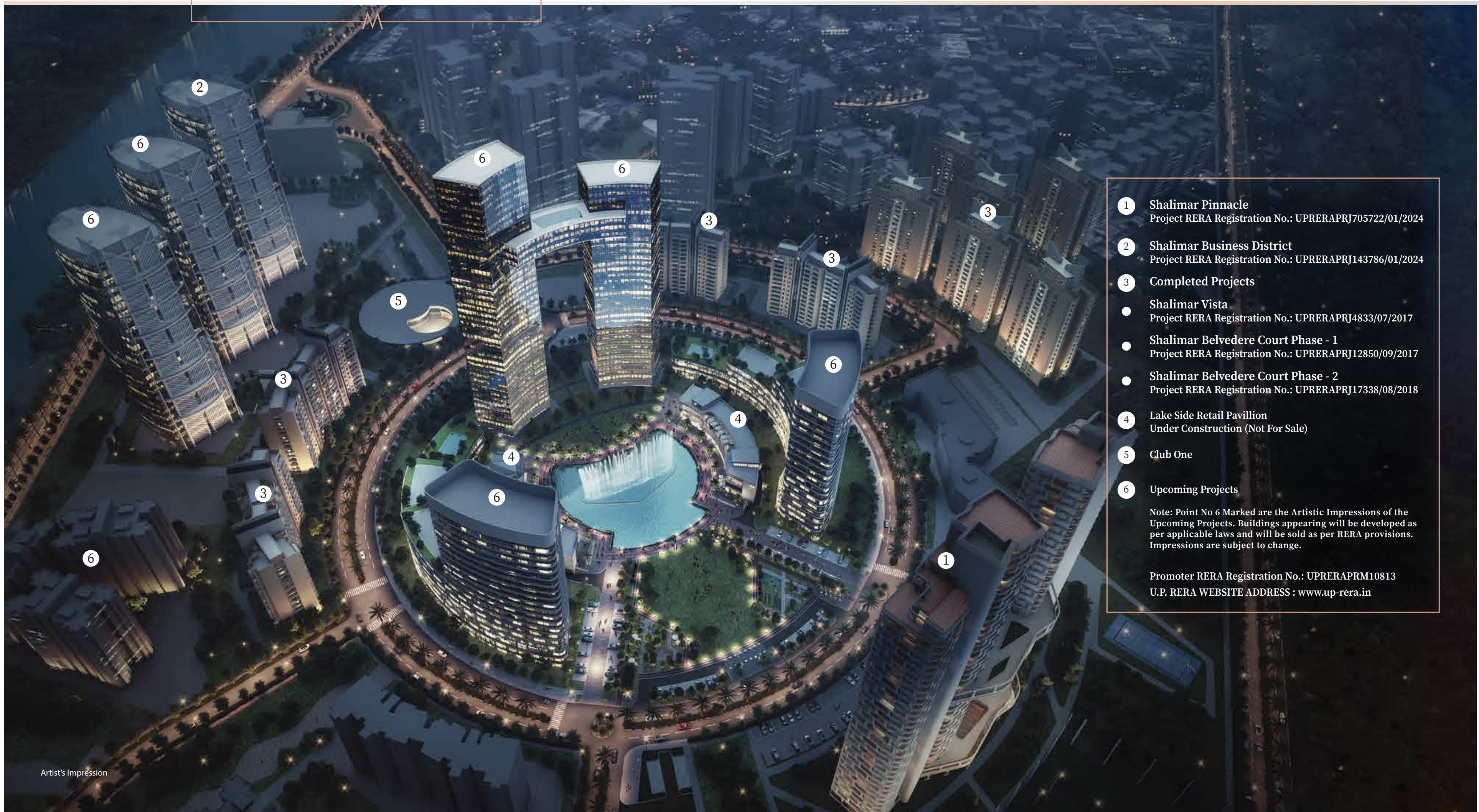




The one place, where  
exclusive experiences reside.



At One World, we are building a world for you to fall in love with, every day. Brimming with experiences, amenities, indulgence and all things that are worthy of your praise.  
One world that is built to match your class and aspirations,  
One world which is growing at the speed of your dreams,  
One world which embodies the life you were destined to lead.



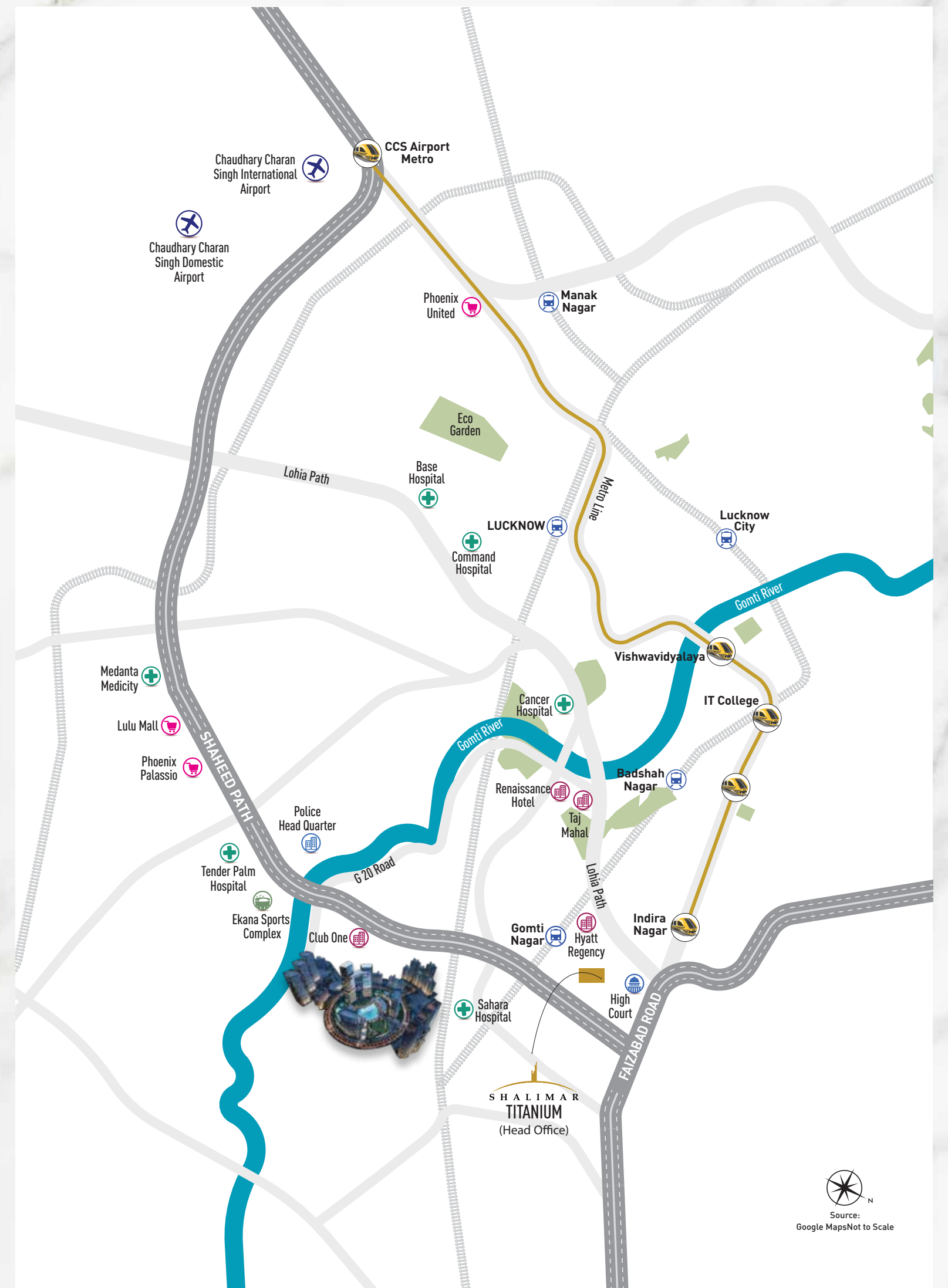
- 1 Shalimar Pinnacle  
Project RERA Registration No.: UPRERAPRJ705722/01/2024
- 2 Shalimar Business District  
Project RERA Registration No.: UPRERAPRJ143786/01/2024
- 3 Completed Projects
  - Shalimar Vista  
Project RERA Registration No.: UPRERAPRJ4833/07/2017
  - Shalimar Belvedere Court Phase - 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)



Enveloped by  
breathtaking vistas,  
Anchored amidst  
renowned getaways,  
Where vision and immersion  
harmoniously reside.







Where the world of  
entertainment resides

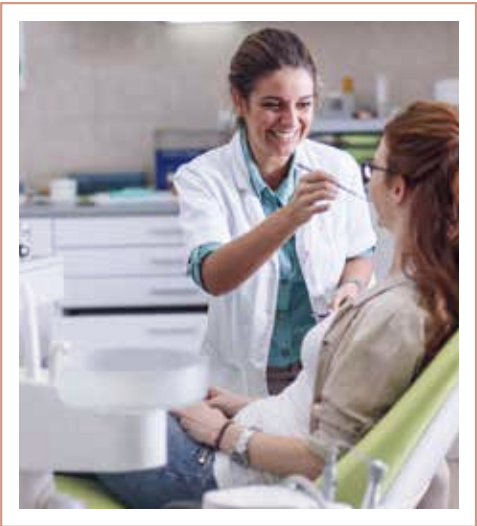
On one side, the serene Gomti River envelops us in tranquillity, while on the other, the pulse of the urban landscape beats close by. Surrounded by the city's key landmarks, One World seamlessly blends peaceful retreat with urban convenience, offering the perfect synthesis of calm and comfort.



Shopping & Entertainment

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

Where  
wellness resides



Hospitals

Sahara Hospital	8.5 km
Medanta Hospital	6.5 km

Where the spirit of  
never settling resides



Stadium

Ekana International Cricket Stadium Road	2.5 km
Ekana Sports Academy	2.4 km

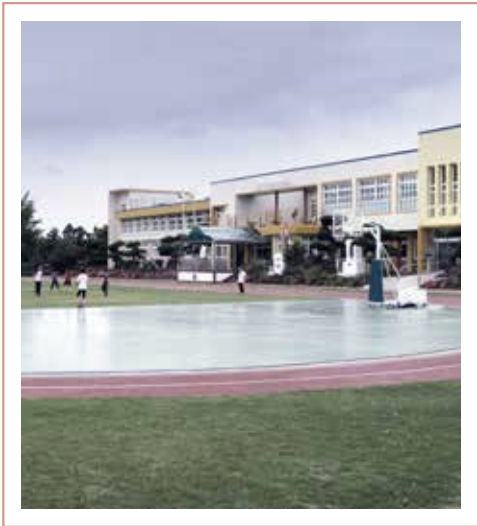
Where skies of  
limitless possibilities reside



Hotels

Fairfield by Marriott	8.4 km
Hyatt Regency	9.7 km
Taj Hotel	11.4 km
Renaissance Lucknow Hotel	11.3 km
Airport	18.5 km

Where future and  
knowledge reside



Education

City Montessori School	1 km
Yash Raj Institute of Education	2.3 km
Babu Yugraj Singh Ayurvedic Medical College and Hospital	2.3 km

All Reference Images





Designed to meet the  
present and the future,  
A place where  
master strokes of  
true geniuses reside.

M

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

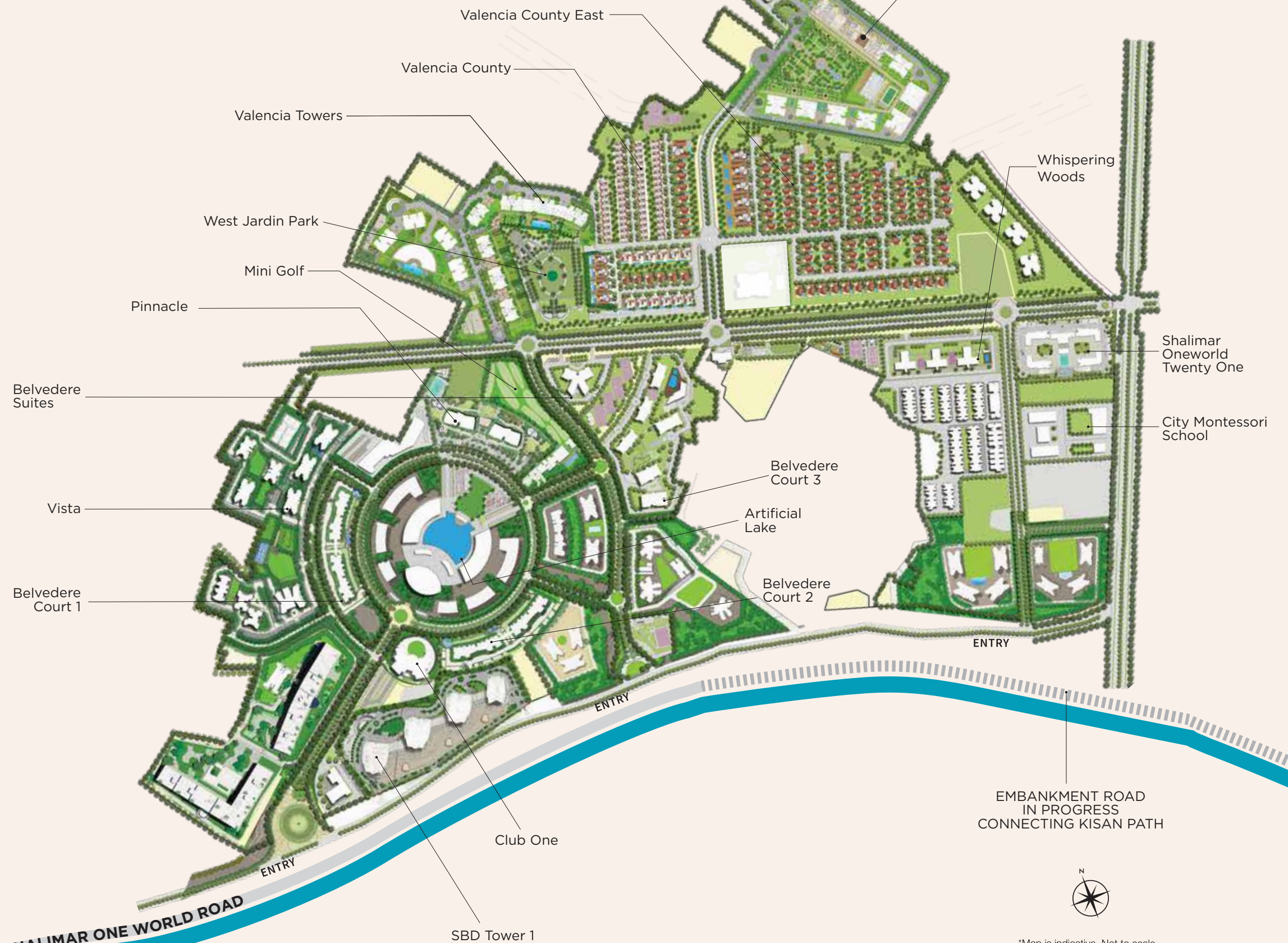
**10.715** acres dedicated  
to dynamic business and retail districts

World class hotel and International  
School within the township

AMAR SHAHEED PATH

SHALIMAR ONE WORLD ROAD

SHALIMAR  
ONEWORLD  
MARBELLA



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.



An architectural marvel  
of true craftsmanship  
Where the most  
exquisite modern  
amenities reside.





Where experience thrives,  
Is where joyful living resides.



We believe in the art of balance - where harmonising personal and social spheres creates the recipe for a truly blissful existence. Enter our meticulously curated ClubOne, a sanctuary where top-tier amenities await to both rejuvenate your spirit and foster meaningful connections. It's a haven meticulously designed to nourish both body and mind, ensuring every moment spent within its walls is one of pure serenity and fulfilment.







- Multipurpose hall
- Multipurpose lawn
- Private seating zones
- Indoor games
- Lush green entrance
- Gymnasium
- Spa
- Swimming pool for adults and kids
- Deck area with seating
- Changing rooms
- Home theatre
- Entertainment area
- Restaurant area
- Restaurant & bar
- Card room
- Lounge





For doers and dreamers,  
Always ready to expand,  
We have created a haven,  
Where aspirations reside.





For those who dare to take the leap,  
We've crafted a sanctuary.



Built meticulously with the urban pioneer in mind, Marbella embodies the spirit of those who shatter glass ceilings. From trailblazers to go-getters, we're dedicated to those who don't just chase dreams, but actively build them each day. At Marbella, we celebrate the self-made, offering a world where you can revel in your successes and embrace the life you've earned.



## LIST OF AMENITIES

- Entrance Foyer/welcoming Foyer
- Coffee Shop
- Meeting /conference Room
- Multipurpose Hall
- Library
- Indoor Kids Play Area
- Indoor Games Zone
- Muga Court
- Swimming Pool with change room  
In Separate Block
- Kids Pool
- Jacuzzi
- Deck Area With Seating Near Pool
- Isolated Gymnasium
- Kids Play Area(Outdoor)
- Yoga Space
- Steam & Massage Room
- Jogging Track / Walkway
- Green Area With Seating
- Fountain Court



\*Map is indicative. Not to scale.



AT MARBELLA  
WE HAVE CREATED

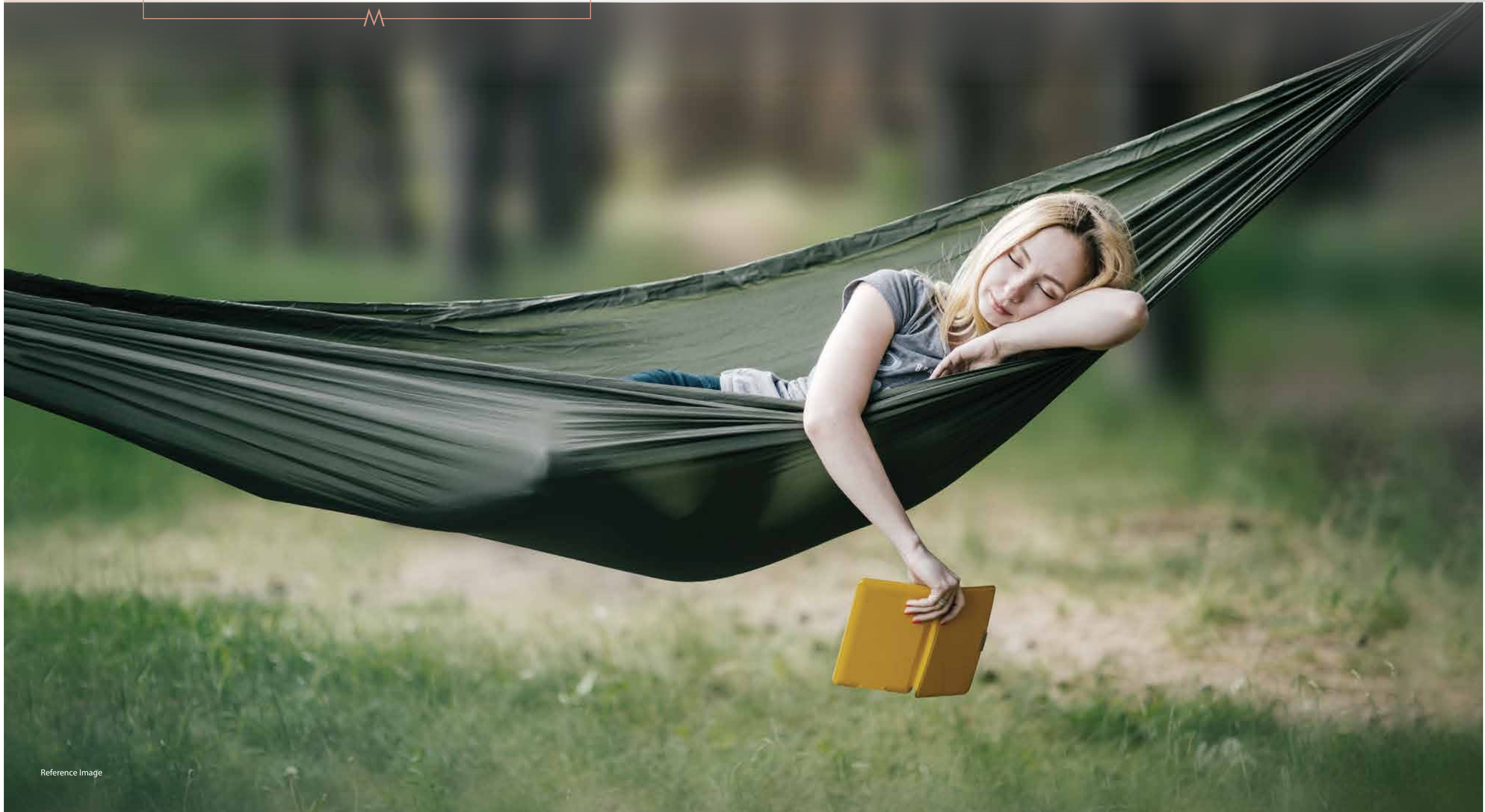
A place that can  
match up to the size  
of your dreams.  
An abode where a  
sense of calm resides.



\*Map is indicative. Not to scale.



Where the world resides at your feet.  
Step down to the expansive outdoors that  
make you feel every day is a staycation.



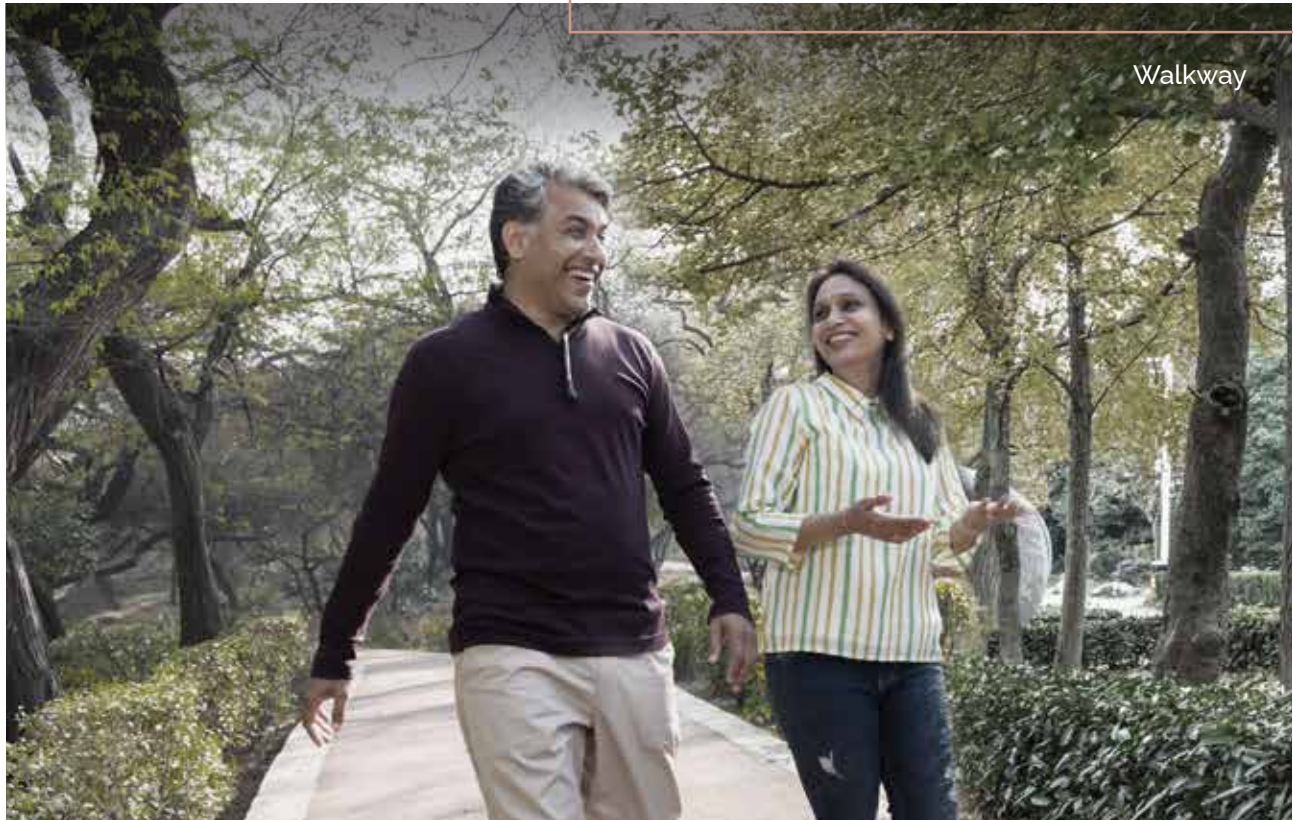


Something for you to awe at as you pass through and remind yourself how you are living the dream.



Landscaped Garden

Walk through the good times soaking in the best days of your life.



Walkway



Swimming Pool

Dip in the blues to shake off after a power-packed day.



Pergola

Greens intertwining at an open and sturdy lattice makes for dreamy settings every evening.

All Reference Images



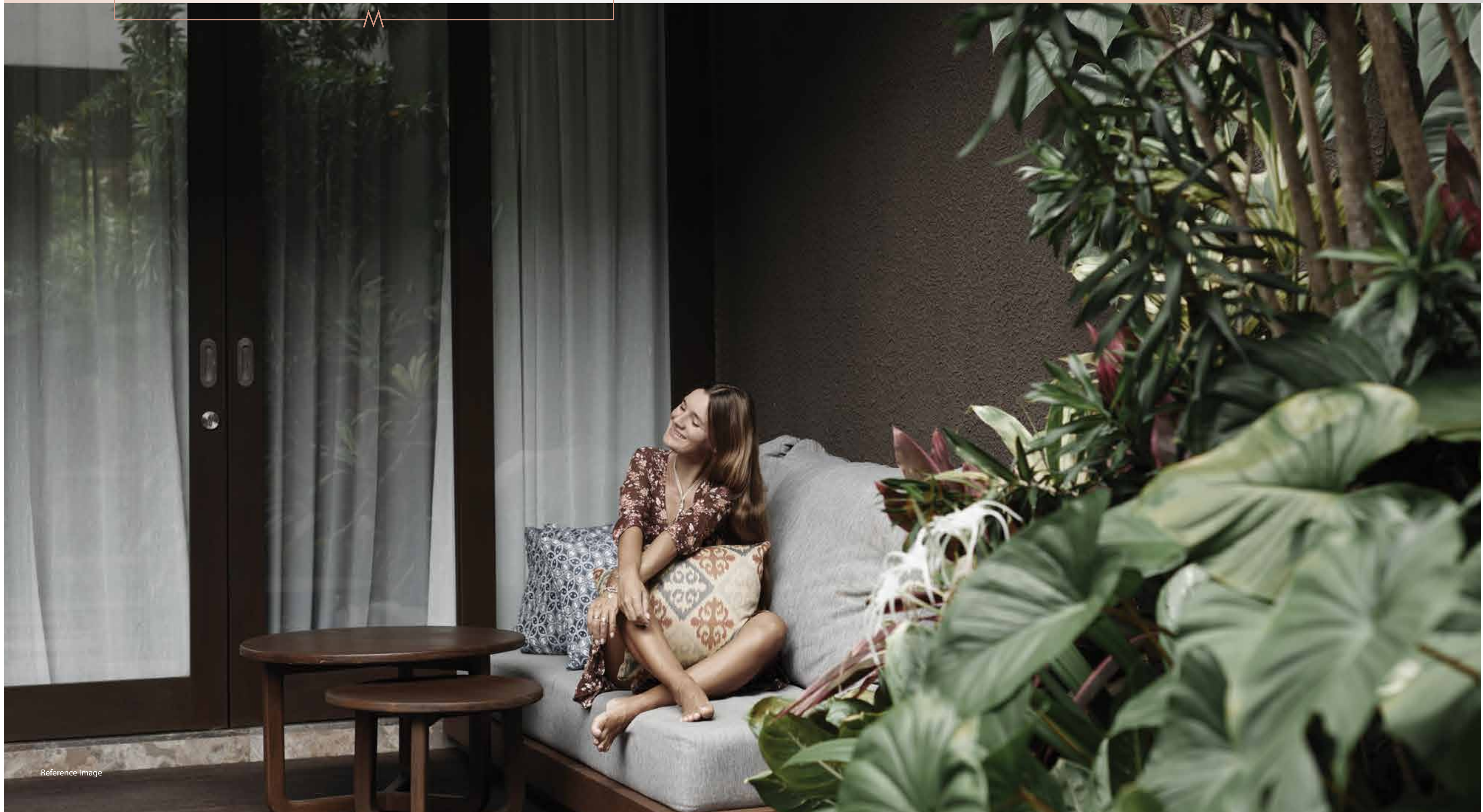
A hotspot for all activities  
Where the true meaning of  
indulgence resides.



GROUND FLOOR AMENITIES



Where luxuries take stride, Where nature abides,  
Where your address becomes your pride,  
Marbella, where abundance resides.





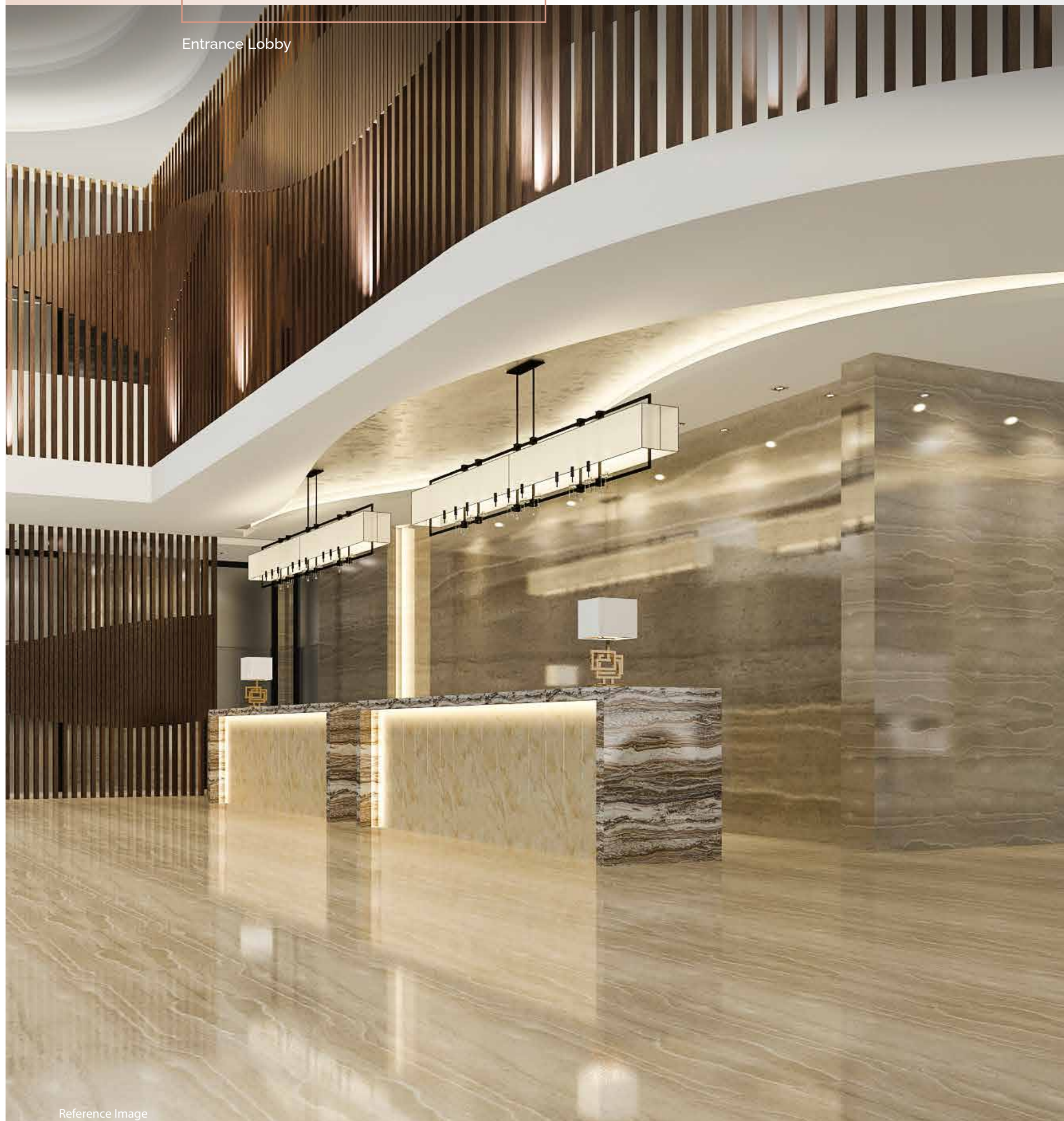
Marbella is an all encompassing masterpiece in an expansive area where space and stress, the two looming thoughts of the modern times are taken care of seamlessly. It welcomes you to indulge in the artistry of design, where every element is thoughtfully curated for the discerning few. Every curve and space calls out the true essence of what it feels like to live a life full of exquisite experiences.





A snippet of the marvellous  
world that lies ahead

Entrance Lobby



Reference Image



Lift Lobby

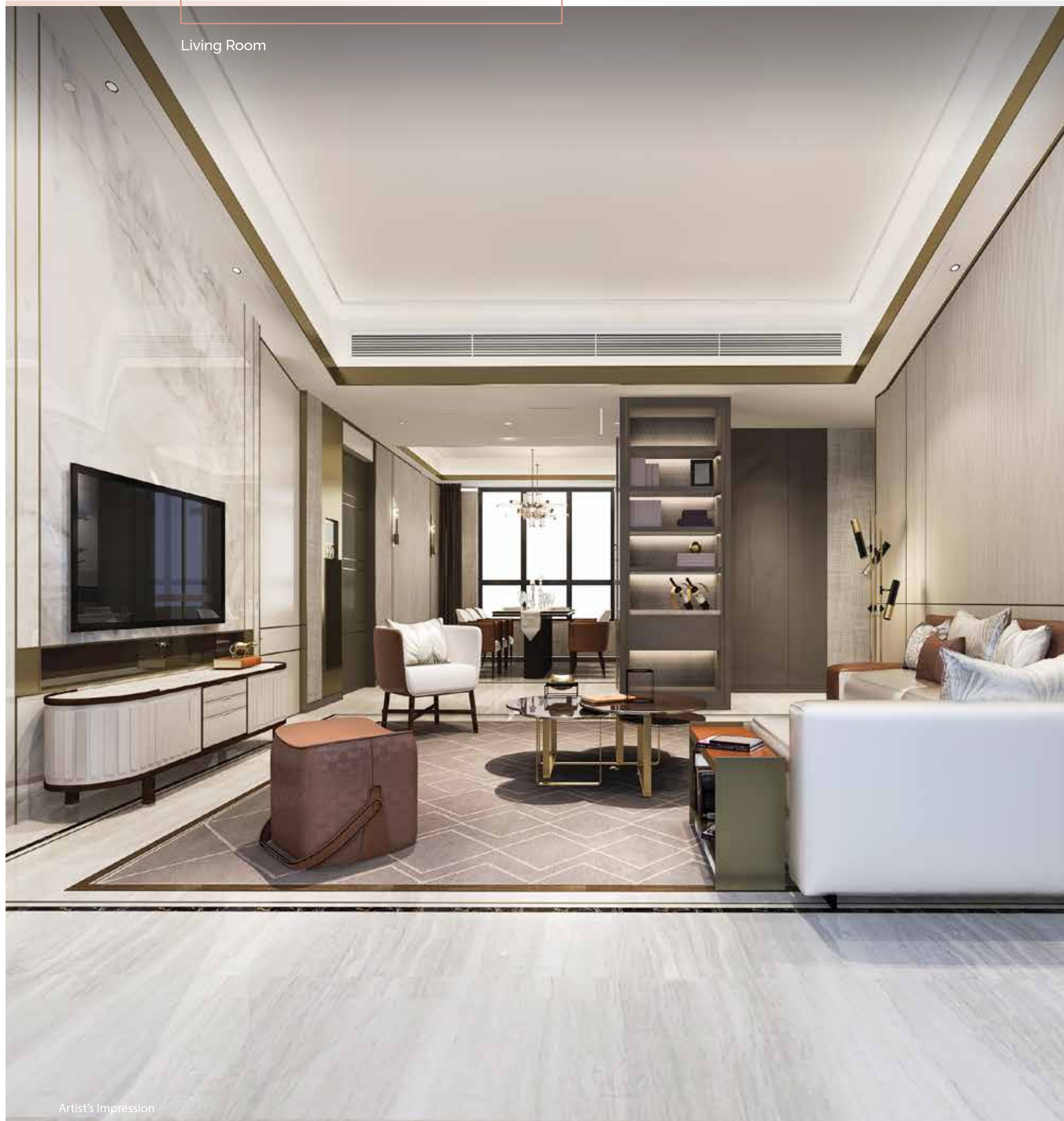
Reference Image

Ascend to new heights  
and new possibilities



luxurious spacious areas  
where laughter echoes freely.

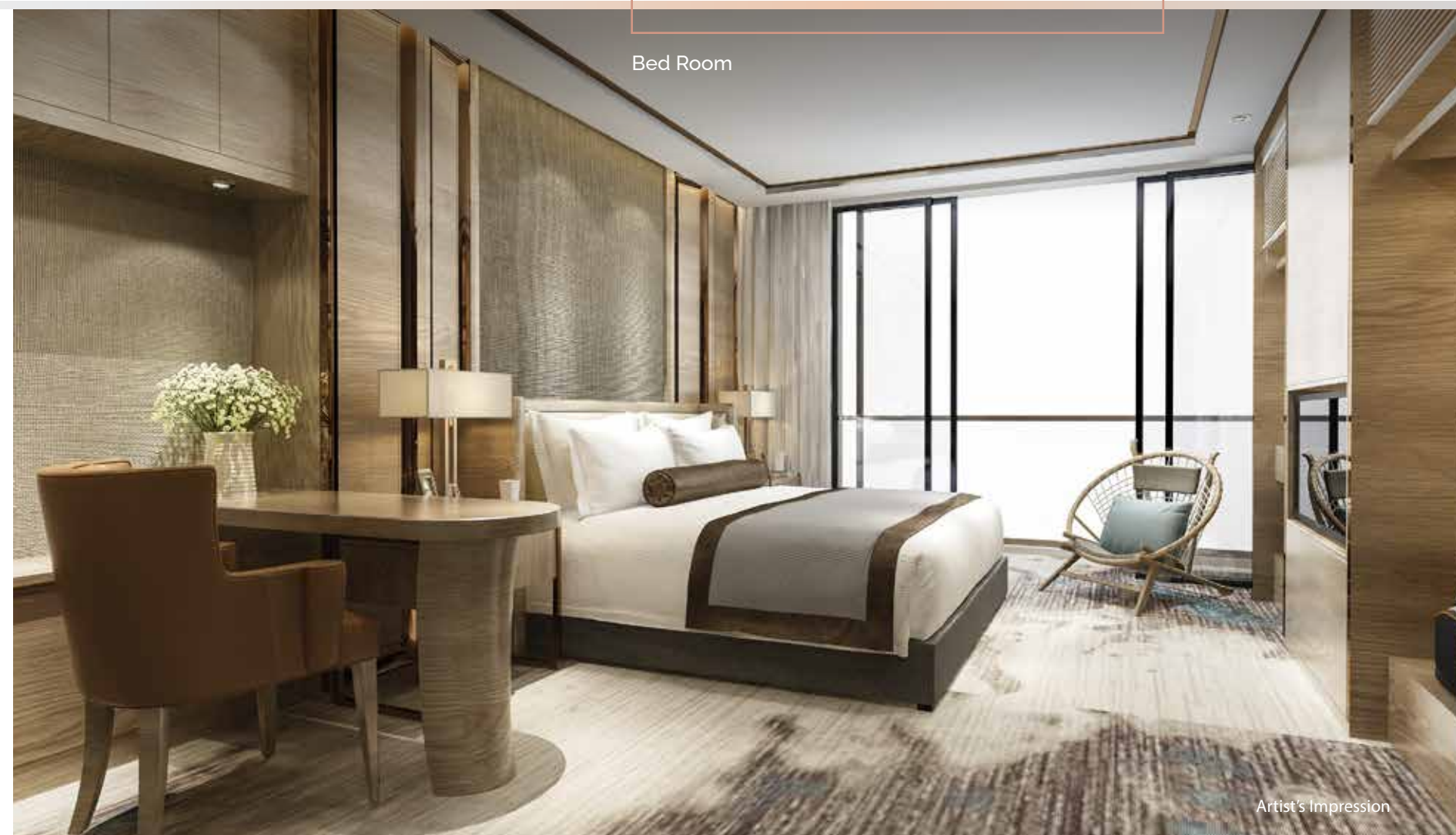
Living Room



Artist's Impression

So you can come back to  
peace and wake up to smiles.

Bed Room



Artist's Impression

Indulge in the joy of  
shared meals and  
cherished moments.

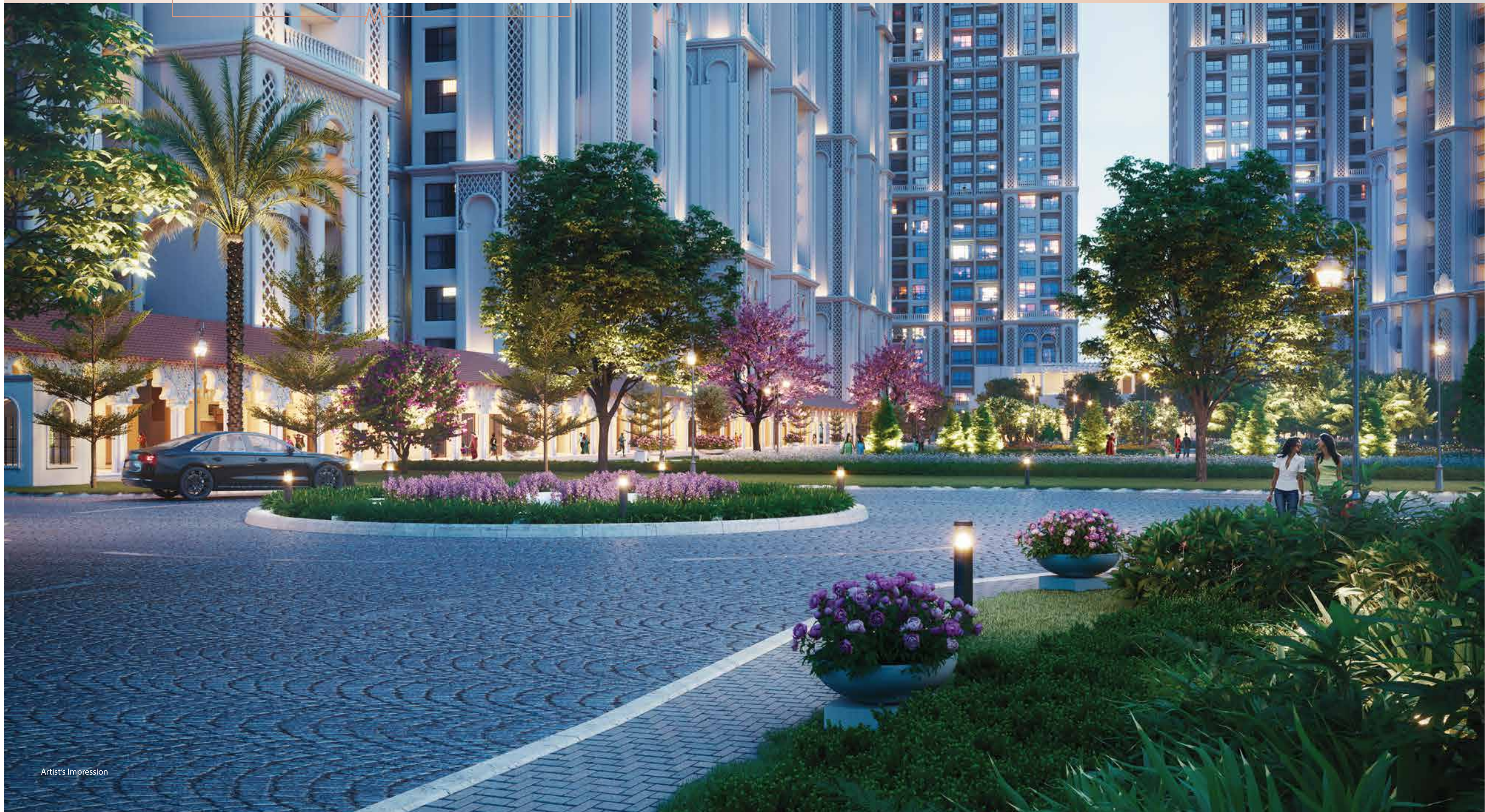
Dining Area



Artist's Impression



Blueprint of a life,  
Where the finest experiences reside.





Typical Floor Plan  
Tower A, B and D  
No of Floor - 1 to 33

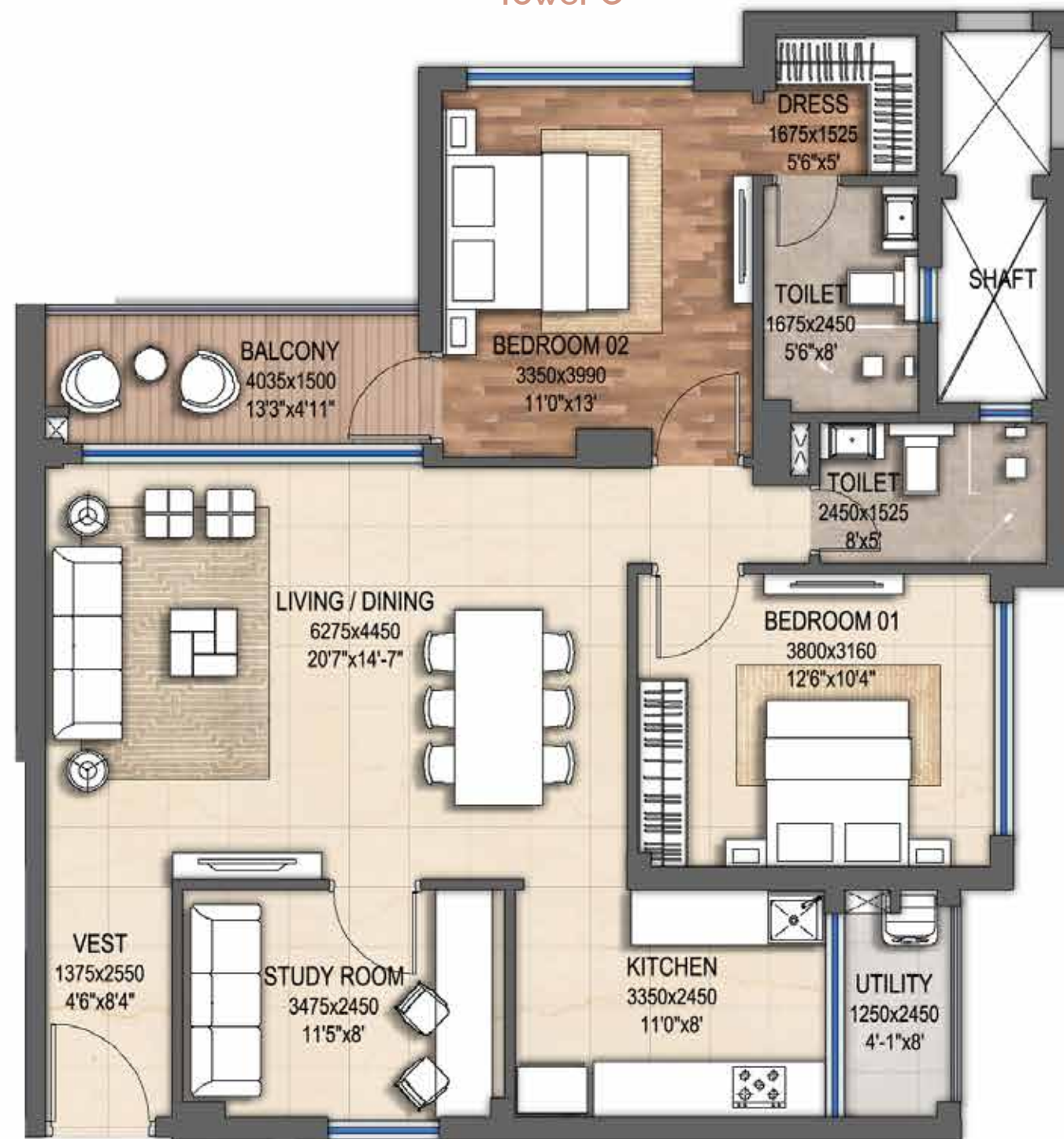


Typical Floor Plan  
Tower C  
No of Floor - 1 to 33





2 BHK + STUDY  
Tower C

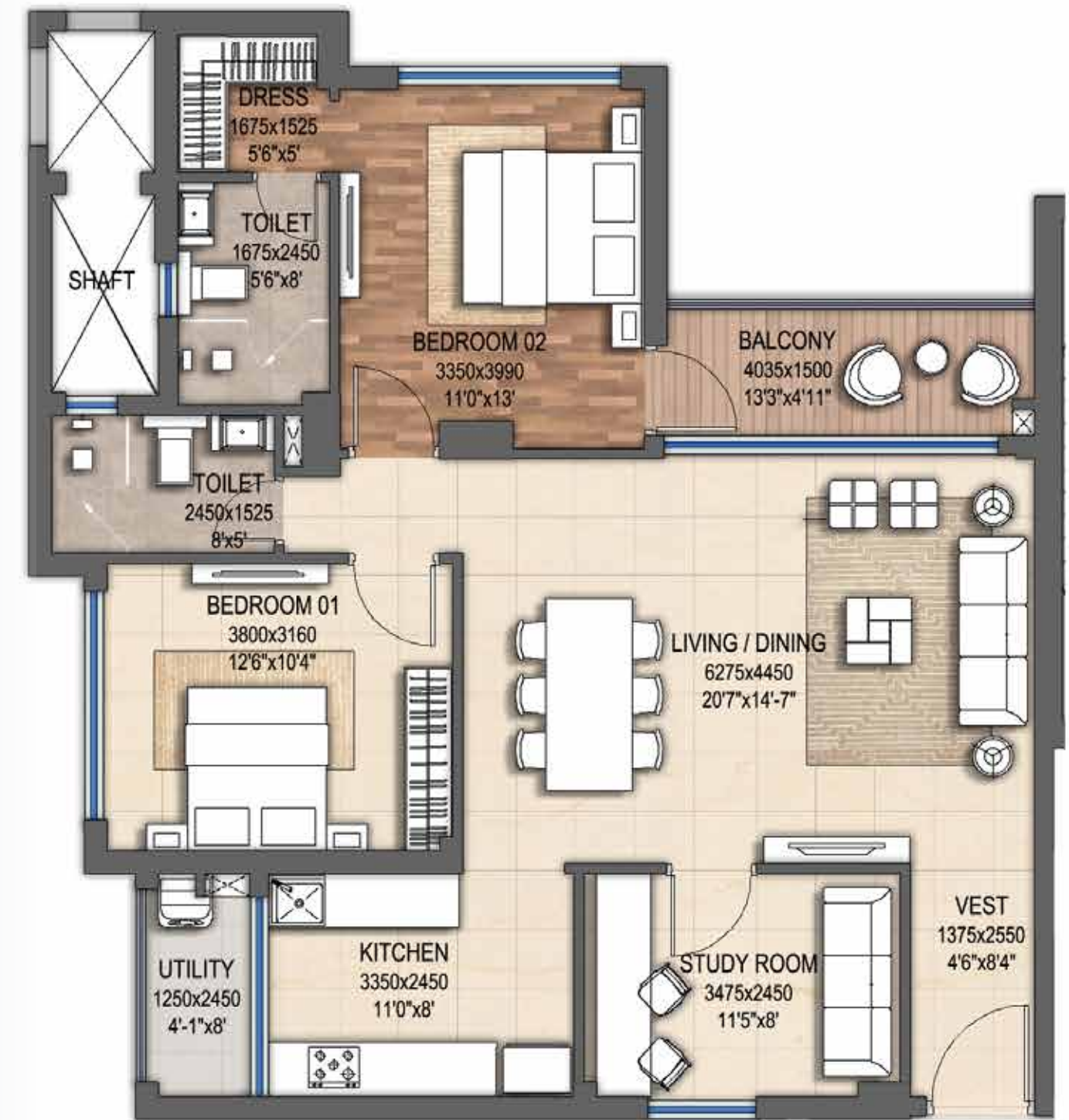


Unit 1

CARPET AREA : 89.62 SQ.MT. (964.67 SQ.FT.)



2 BHK + STUDY  
Tower C



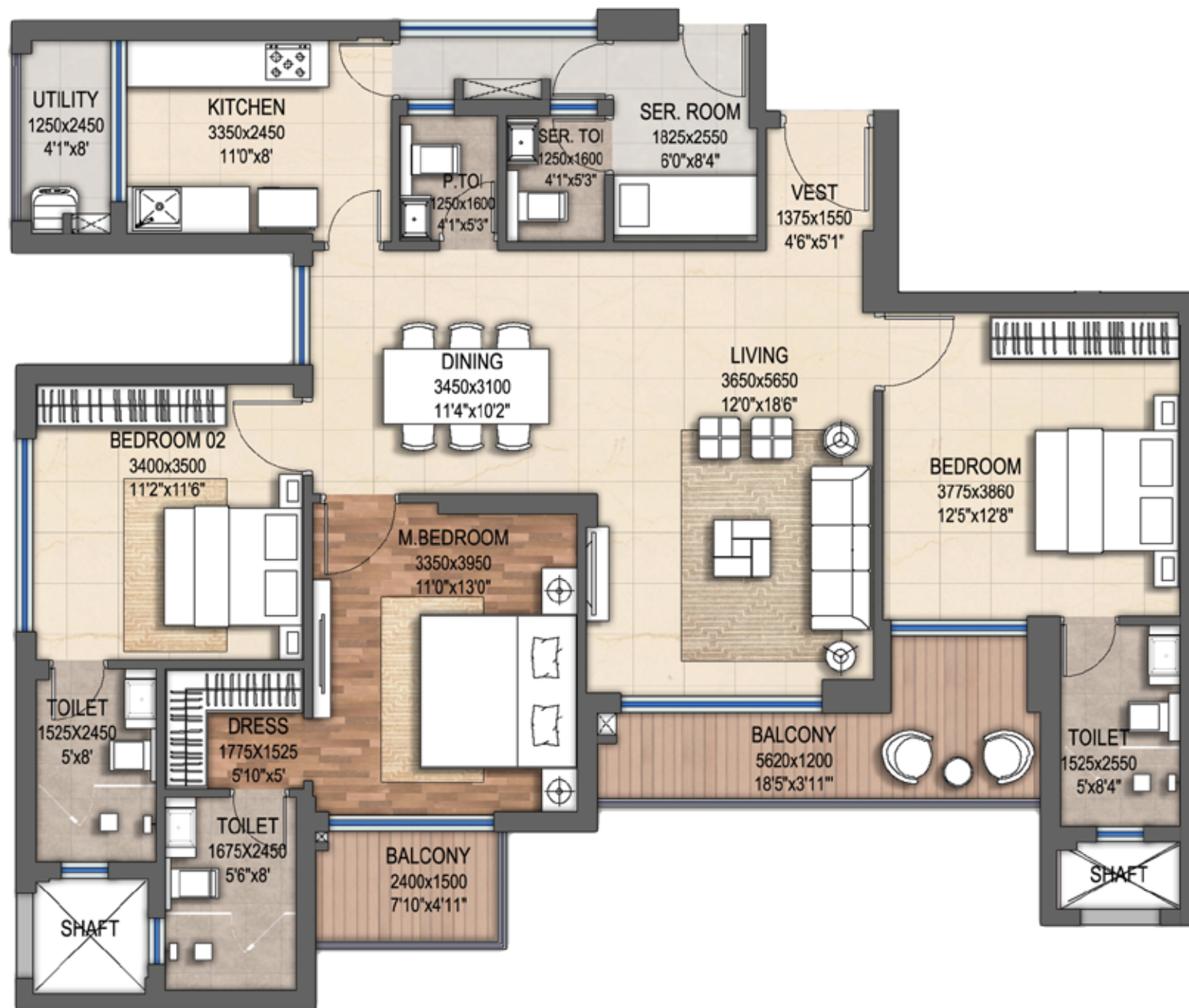
Unit 4

CARPET AREA : 89.62 SQ.MT. (964.67 SQ.FT.)





3 BHK + SERVANT (TYPE I)  
Tower C

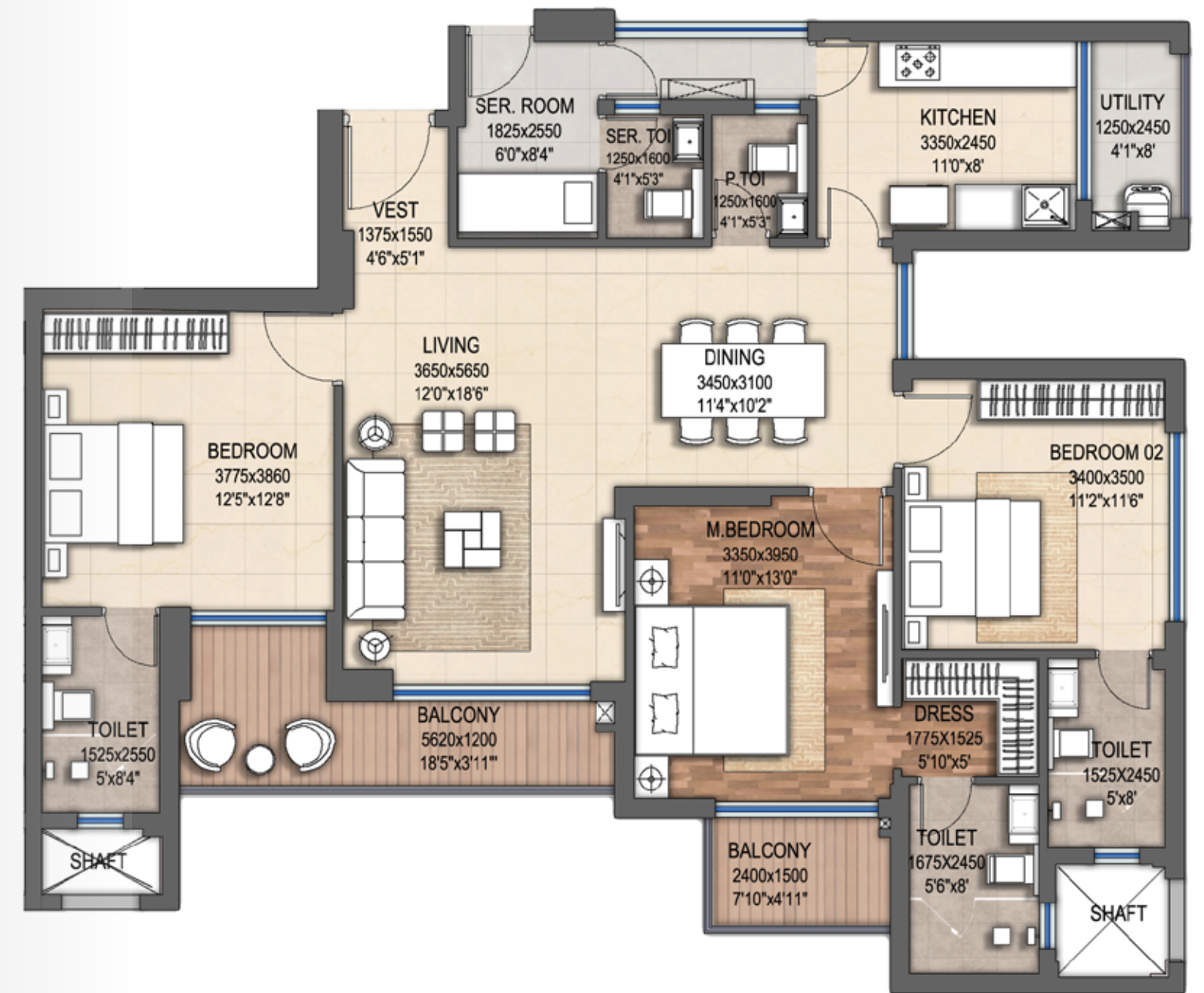


Unit 3

CARPET AREA : 108.54 SQ.MT. (1168.32 SQ.FT.)



3 BHK + SERVANT (TYPE I)  
Tower C



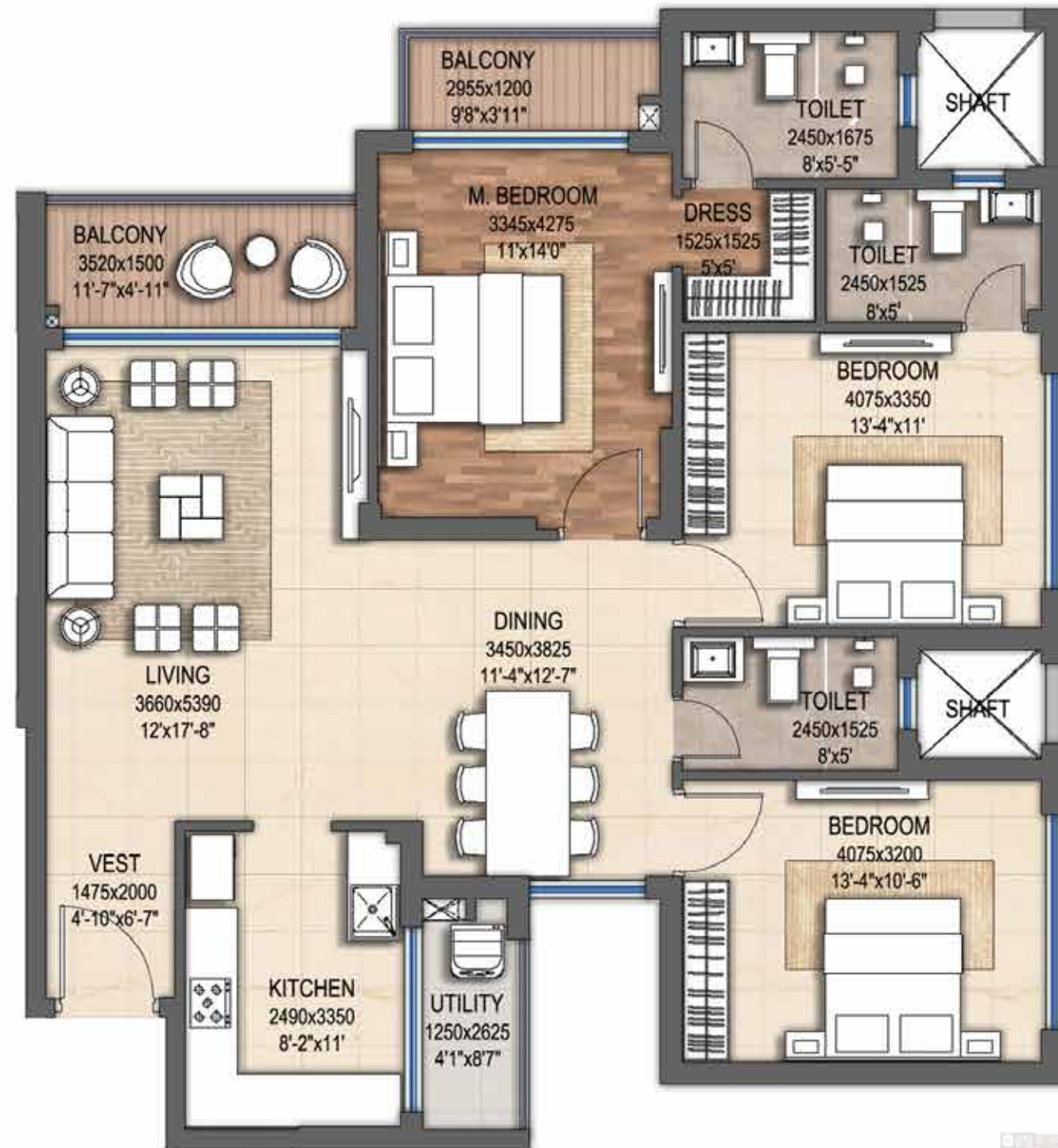
Unit 2

CARPET AREA : 108.54 SQ.MT. (1168.32 SQ.FT.)





3 BHK  
Tower A, B and D



Unit 1

CARPET AREA : 102.56 SQ.MT. (1103.96 SQ.FT.)



3 BHK  
Tower A, B and D



Unit 4

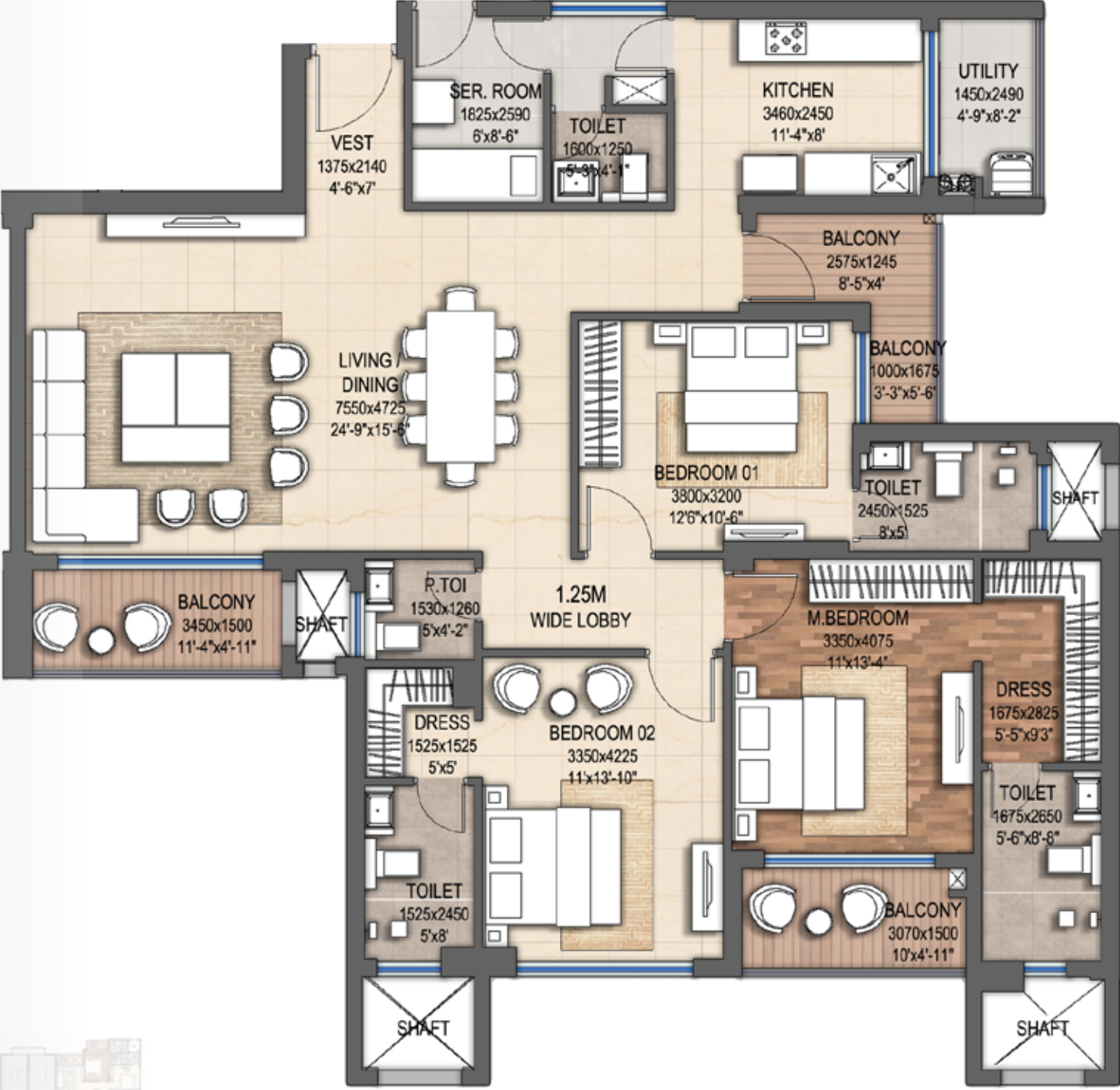
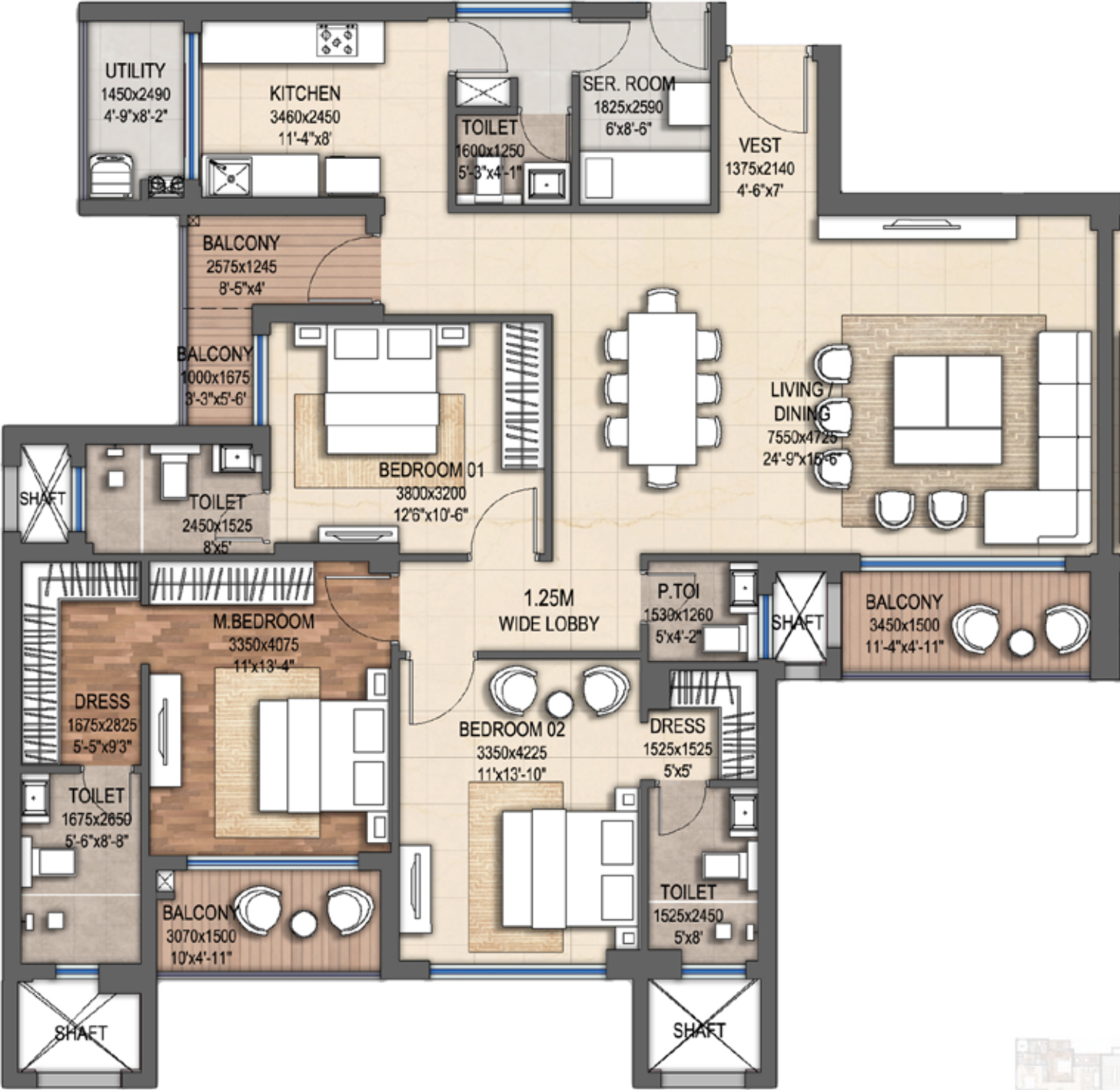
CARPET AREA : 102.56 SQ.MT. (1103.96 SQ.FT.)





3 BHK + SERVANT (TYPE II)  
Tower A, B and D

3 BHK + SERVANT (TYPE II)  
Tower A, B and D



Unit 3

Unit 2

CARPET AREA : 128.15 SQ.MT. (1379.41 SQ.FT.)

CARPET AREA : 128.15 SQ.MT. (1379.41 SQ.FT.)



With focus on detailing and exquisite structure, This is where true craftsmanship resides.



<b>STRUCTURE</b>	Structure Designed with seismic consideration for the zone as stipulated by the BIS Code and for better safety
<b>FOUNDATION</b>	Reinforced concrete footing & columns
<b>ALL BEDROOMS</b>	
Flooring/Skirting:	Vitrified tiles of minimum 600 X 600 mm size in all Bed Rooms
Wall Finishes:	Acrylic emulsion on POP punning
Ceiling:	Oil bound distemper
<b>LIVING/DINING ROOM</b>	
Flooring/Skirting:	Superior Quality Vitrified Tiles of minimum 800 X 800 mm size
Wall Finishes:	Acrylic emulsion on POP punning
Ceiling:	Oil bound distemper
<b>TOILET</b>	
Flooring/Skirting:	Ceramic 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
<b>UTILITY ROOM/TOILET</b>	
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
<b>KITCHEN</b>	
Flooring/Skirting:	Ceramic/ Vitrified tiles
Wall Finishes:	Acrylic emulsion paint on walls
Ceiling:	Oil bound distemper
<b>CP FITTINGS AND ACCESSORIES</b>	
	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
<b>LIFT LOBBY TYPICAL FLOOR</b>	
Flooring:	Tiles/Granite/Marble
Wall Finishes:	Tiles/Granite/Marble upto 2100 MM on Lift Wall & Acrylic Emulsion Paint in balance area
Ceiling:	Acrylic Emulsion paint.
<b>GROUND FLOOR ENTRANCE LOBBY</b>	
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.
<b>BALCONY</b>	
Flooring:	Tiles
Wall Finishes:	Exterior grade paint on plaster
Ceiling:	Exterior grade paint on plaster
Hand rail & Railing:	Combination of wall & MS handrail as per functional & elevational requirements
<b>STAIRCASE MAIN</b>	
Flooring	Indian Stone/Granite
Wall Finishes:	Oil bound distemper on plaster
Railing:	Painted MS Railing
<b>STAIRCASE FIRE</b>	
Flooring/Skirting:	Indian stone / Granite
Wall Finishes:	Oil bound distemper on plaster
Railing:	Painted MS Railing
<b>LIFT</b>	
	Center opening 3 passenger lift & 1 service lift in each tower
<b>DOORS</b>	
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
<b>WINDOWS AND EXTERNAL GLAZING</b>	
	Powder coated aluminum frame or UPVC frame windows with clear glass
<b>ELECTRICAL &amp; PLUMBING AND INSTALLATION:</b>	
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.
<b>EV CHARGING:</b>	Provision for EV Charging
<b>HVAC:</b>	Provision for Air conditioning
<b>DISCLAIMER:</b>	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.



Building a landmark for the  
aspirational Lucknow to reside







Since 1985, Shalimar Group has been a leading luxury developer in Lucknow, crafting homes that resonate with residents. With astute management and unwavering excellence, we redefine real estate, creating environments where experiences thrive and ambitions flourish.



Reference Image

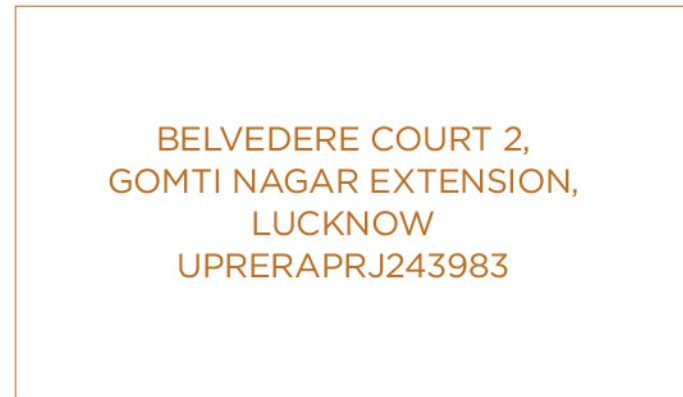


Where iconic landmarks reside

COMPLETED PROJECTS



BELVEDERE COURT 1  
GOMTI NAGAR EXTENSION  
LUCKNOW - UPRERAPRJ12850



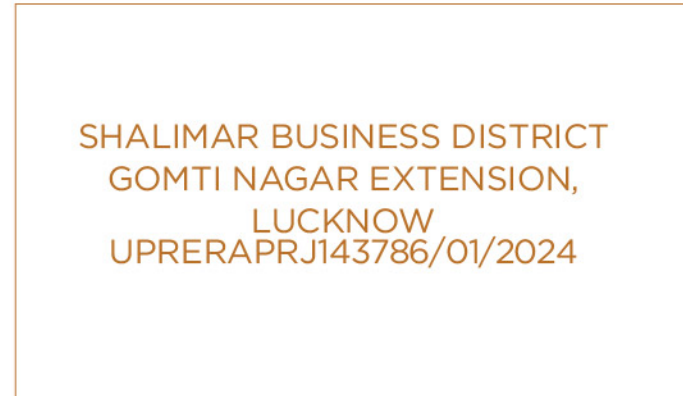
BELVEDERE COURT 2,  
GOMTI NAGAR EXTENSION,  
LUCKNOW  
UPRERAPRJ243983



VISTA  
GOMTI NAGAR EXTENSION  
LUCKNOW  
UPRERAPRJ4833



ONGOING PROJECTS



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



PINNACLE  
GOMTI NAGAR EXTENSION  
LUCKNOW  
UPRERAPRJ705722/01/2024



ONGOING PROJECTS



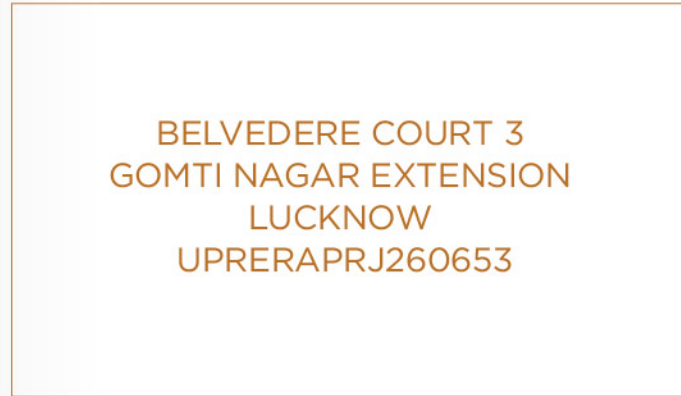
VALENCIA TOWERS  
GOMTI NAGAR EXTENSION  
LUCKNOW  
UPRERAPRJ496663



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



COMPLETED PROJECTS  
OF SHALIMAR



SHALIMAR MEADOWS  
GOKHALE MARG LUCKNOW



SHALIMAR COURTYARD  
SITAPUR ROAD  
LUCKNOW



SHALIMAR EMERALD  
JOPLING ROAD  
LUCKNOW



SHALIMAR HOMES  
ASHOK MARG  
LUCKNOW



SHALIMAR IMPERIAL  
GOKHALE MARG  
LUCKNOW



SHALIMAR ESTATE  
NEW HYDERABAD  
LUCKNOW



SHALIMAR APARTMENTS  
P. N ROAD  
LUCKNOW



SHALIMAR HEIGHTS  
JOPLING ROAD  
LUCKNOW



SHALIMAR RETREAT  
DELHI NCR



SHALIMAR ROYALE  
MALL AVENUE  
LUCKNOW



SHALIMAR NEST VASANT KUNJ  
DELHI / NCR



OEL SHALIMAR  
NEW HYDERABAD LUCKNOW



SHALIMAR PARADISE  
LUCKNOW - FAIZABAD ROAD  
UPRERAPRJ9777



SHALIMAR DWELLING  
AP SEN ROAD  
LUCKNOW



SHALIMAR GRAND  
JOPLING ROAD  
LUCKNOW



SHALIMAR GALLANT  
MAHANAGAR LUCKNOW  
UPRERAPRJ3168



GARDEN BAY IIM ROAD LUCKNOW  
UPRERAPRJ9256  
UPRERAPRJ9203



SHALIMAR ELLDEE PLAZA  
BHOOTNATH MARKET  
LUCKNOW



TITANIUM GOMTI NAGAR  
LUCKNOW



SHALIMAR STAR,  
HAZRATGANJ, LUCKNOW



SHALIMAR LOGIX  
RANA PRATAP MARG  
LUCKNOW



SHALIMAR SQUARE  
LALBAGH LUCKNOW



SHALIMAR CORPORATE PARK  
VIBHUTI KHAND  
LUCKNOW



JPNIC GOMTI NAGAR  
LUCKNOW



SHALIMAR TOWER  
VIBHUTI KHAND  
LUCKNOW



SHALIMAR COURT  
RANI LAKSHMIBAI MARG  
LUCKNOW



SAS HOUSE SAPRU MARG  
LUCKNOW



IRIDIUM GOMTI NAGAR  
LUCKNOW - UPRERAPRJ17421



SHALIMAR CORPORATE PARK  
VIBHUTI KHAND  
LUCKNOW



MULTILEVEL PARKING  
HAZRATGANJ LUCKNOW



IBIZA TOWN  
DELHI NCR



MANNAT EXTENSION  
FAIZABAD ROAD - LUCKNOW  
UPRERAPRJ243983



SHALIMAR MANNAT  
LUCKNOW - FAIZABAD ROAD  
UPRERAPRJ8345



