



SHALIMAR SKYLINE PRIVATE LIMITED.

A-2/3 F/F, SAFDARJUNG ENCLAVE, Nauroji Nagar, New Delhi, New Delhi- 110029, Delhi

E: sales@shalimar.org • T: + 91 522 4030444 • W: www.shalimarcorp.com

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Project RERA Registration No: UPRERAPRJ582759/03/2026 | Promoter RERA Registration No. : UPRERAPRM438401 | U.P. RERA WEBSITE ADDRESS - www.up-rera.in  
Bank A/C Name: Shalimar Skyline Private Limited Collection A/c Shalimar Courtyard | Bank: ICICI Bank  
Bank A/C No: 777705508913, IFSC Code: ICIC0004331, Branch: Lahartara, Varanasi | Launch Date: 06-03-2026





It  
begins with  
a promise

a  
promise to  
go beyond  
the obvious

This promise culminates in homes where experiences that enrich everyday living unfold. A promise to blend thoughtful design with modern comforts to craft spaces for families to thrive, and to nurture communities that grow together. After nearly 4 decades of reshaping Lucknow's landscape, we now stand at the threshold of India's most ancient city, Varanasi. On this land where tradition runs deep, we bring a new promise to create spaces that elevate daily life into something extraordinary. Where comforts are heightened and connections are deepened. Spaces where the bar is raised in every single aspect of life. So, walk with us into Varanasi's gleaming new dawn, where every detail reflects a promise to elevate.



Artist Impression

a  
promise  
to elevate  
skylines

More than mere silhouettes,  
skylines are symbols of vision and  
pride. Our promise is to shape them  
with elegance, integrity and  
timeless design.



Stock Image

a  
promise  
to elevate  
dreams

Our spaces are the canvas  
where dreams come alive. With  
every project, we promise to  
elevate hopes into homes and  
visions into landmarks.



Stock Image

a  
promise  
to elevate  
lifestyle

Homes are where memories take root and lifestyles evolve. Our promise is to enrich them with vibrant communities, inspiring spaces and a quiet sense of sophistication.



Presenting



**SHALIMAR  
COURTYARD**

*a promise to elevate*

Welcome to Shalimar Courtyard, our first step into the holy land of Varanasi. A landmark residential creation spanning 3.75 acres, it gives the concept of community living a deeper meaning.

At its heart lies the 'courtyard', a serene expanse of landscaped greens, water features and open sky, around which all 6 towers gracefully rise. Inspired by Beverly Park-style elevations and defined by Mediterranean classical architecture, the design blends timeless elegance with the openness of contemporary living.

Every home enjoys dual views, of the calm of the courtyard within and the vibrance of the city beyond. Here, life finds balance between community and privacy, nature and architecture, tranquility and connection.

Shalimar Courtyard embodies a new perspective which integrates this city's everlasting values into a fresh mould of luxury and modernity.

As we step into this new chapter, we invite you to see this beautiful city with new eyes, as together we elevate its dreams, its lives and its skyline.



## highlights

- 3.75 acres
- 6 towers - 244 units
- Tower A & F - 3 BHK + Servant
- Tower B & E - 3 BHK & 3 BHK + Servant
- Tower C & D - 3 BHK + Servant + Terrace, 3 BHK + Servant & 4 BHK + Servant
- Mediterranean classical architecture



SHALIMAR  
COURTYARD



a promise  
to elevate  
connectivity

Stock Image



Set along Lahartara Road, this address bridges the best of both worlds; the convenience of modern living and the spirit of Varanasi's sacred heritage. From hospitals and schools to commercial centres and temples, every destination is just a short drive away, keeping life connected in every sense.

\*Map is indicative. Not to scale.



### Educational Institutes:

- Sunbeam School Lahartara - 1.2 km
- Banaras Hindu University - 7 km



### Healthcare Facilities:

- Homi Bhabha Cancer Hospital - 400 m
- Heritage Hospital - 9 km



### Temples & Holy Places:

- Kashi Vishwanath Temple - 4 km
- Rathyatra - 2.4 km



### Arterial Road & Railway Junction:

- Varanasi Junction - 400 m
- Chukaghat - 1.8 km
- Sigra Chauraha - 1.8 km
- Lahartara Chauraha - 1.8 km
- Manduadih Chhauraha - 3.5 km



### Hospitality:

- Taj Hotel - 2 km
- Nadesar Palace Hotel - 2 km



### Mall & Markets:

- Godowlia Market - 5 km
- JHV Mall - 3 km

a promise  
to elevate  
living



Stock Image



Everyday life here flows effortlessly amidst landscaped greens, well-designed water features and leisure spaces. Not just the mind and body, the entire experience of living feels continually renewed.



### Children's Play Area:

Joyful spaces where laughter rings free and imagination finds room to grow.



### Senior Citizens' Zone:

Quiet corners designed for comfort, companionship and moments of reflection.



### Beautifully Designed Courtyard:

The soul of the community, the courtyard comes alive with greenery, light and gentle water features that centre the entire experience.



### Swimming Pool:

When it's time to unwind, a dip in this serene blue retreat helps you rediscover your rhythm.

Double height entrance lobby  
with guest waiting lounge area



Double height café  
with kitchen + café yard



Snooker & TT room



Carrom room



Pickleball court



Kids playground



Card room



Yoga / Pilates



Half basket ball court  
& cricket practice net



Multipurpose hall  
with pantry



The granada swimming pool  
with deck & changing room



Kids pool



Gymnasium



Family lounge



Welcome sensory passage



Water feature & special pave



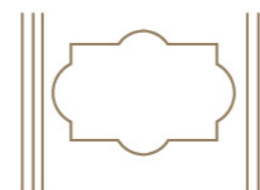
Badminton court



Scent lounge



Project signage with water cascade



Jogging track/ Walkway



Paradise patio



Alhambra lawn court



Visitor parkings



Pet park





a promise  
to elevate  
design



Design here is guided by balance of form, function and feeling. Each floor plan is shaped with precision to maximise natural light, cross-ventilation and openness. At the same time, the minutest details deliver premium quality and top-notch aesthetics.

Living Room



Bedroom



Washroom



Kitchen



# specifications

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**STRUCTURE** Structure Designed with seismic consideration for the zone III as stipulated by the BIS Code and for better safety

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**FOUNDATION** Reinforced concrete footing & columns

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**LIVING/DINING ROOM/FOYER/FAMILY LOUNGE**

Flooring/ Skirting Superior Quality Vitrified Tiles of minimum 1000 X 1000 mm or bigger size

Wall Finishes Acrylic emulsion on POP punning

Ceiling Oil bound distemper

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**All BEDROOMS**

Flooring/ Skirting Superior Quality Vitrified tiles of minimum 800 X 800 mm or bigger size in all Bed Rooms

Wall Finishes Acrylic emulsion on POP punning

Ceiling Oil bound distemper

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**TOILET/ DRESS**

Flooring/Skirting: Superior Quality Ceramic/ Vitrified tiles

Wall Finishes: Superior Quality Ceramic wall tiles up to dado level

Ceiling Finishes OBD with false ceiling

Counter: Granite/tiles/Synthetic stone

Sanitary Ware/ CP Fitting: Grohe/ Kohler or Equivalent Brand, Single Lever Fittings in all toilets, Rain Shower in Master Toilet & Normal Shower in all other toilets & provision for Geyser installation.

Lights: Lights with Censor

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**DOORS**

Main Entrance Door: Engineered laminated frame with laminated door shutters along with Biometric door lock

Internal: Engineered laminated frame with laminated door shutters

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**KITCHEN**

Flooring/ Skirting Premium Quality Ceramic/ Vitrified tiles

Wall Finishes Acrylic emulsion paint on walls

Ceiling Oil bound distemper

Services Provision for R.O. & Geyser

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**UTILITY ROOM/TOILET**

Flooring/ Skirting Tiles

Wall Finishes Acrylic emulsion paint on plaster

Ceiling Oil bound distemper

Toilet/Sanitary Tile on the wall up to 2400 mm with CP Fitting & Chinaware

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**BALCONY**

Flooring: Tiles

Wall Finishes: Exterior grade paint on plaster

Ceiling: Exterior grade paint on plaster

Hand rail & Railing: Precast CC Railing/ MS Railing as per building façade.

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**WINDOWS AND EXTERNAL GLAZING**

Powder coated aluminum frame or UPVC frame windows with clear glass & Provision of Mosquito Net.

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**LIFT**

Center opening 2 passenger lift & 1 service lift in each tower (13-15 passengers per lift)

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**LIFT LOBBY**

Flooring/Skirting: Premium Quality Ceramic/ Vitrified tiles/Granite/Marble

Wall Finishes: Tiles/ granite/ marble on lift wall fascia & acrylic emulsion paint in balance area

Ceiling: Gypsum false ceiling with Acrylic emulsion paint

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**STAIRCASE MAIN / STAIRCASE FIRE**

Flooring: Indian Stone/Granite

Wall Finishes: Acrylic emulsion paint on plaster

Railing: Painted MS Railing

Staircase flight: Oil bound distemper

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**HVAC**

Providing A.C. piping between indoor & outdoor along with drain pipe at designated place fixed by Developer

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**EV CHARGING**

Provision of space for EV Charging in common Area

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**Power Back Up**

For Individual Flats - 8 KVA for 3BHK Flats & 10 KVA for 4BHK Flats on Chargeable Basis

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**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.

TOWER - C

TOWER - B

TOWER - A

TOWER - D

TOWER - E

TOWER - F



# TOWER - A & F

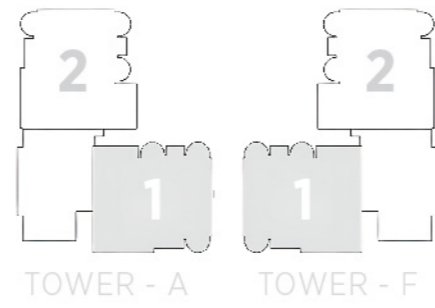
TYPICAL FLOOR PLAN

UNIT - 01 & 02 (2ND, 5TH TO 13TH)



# TOWER - A & F

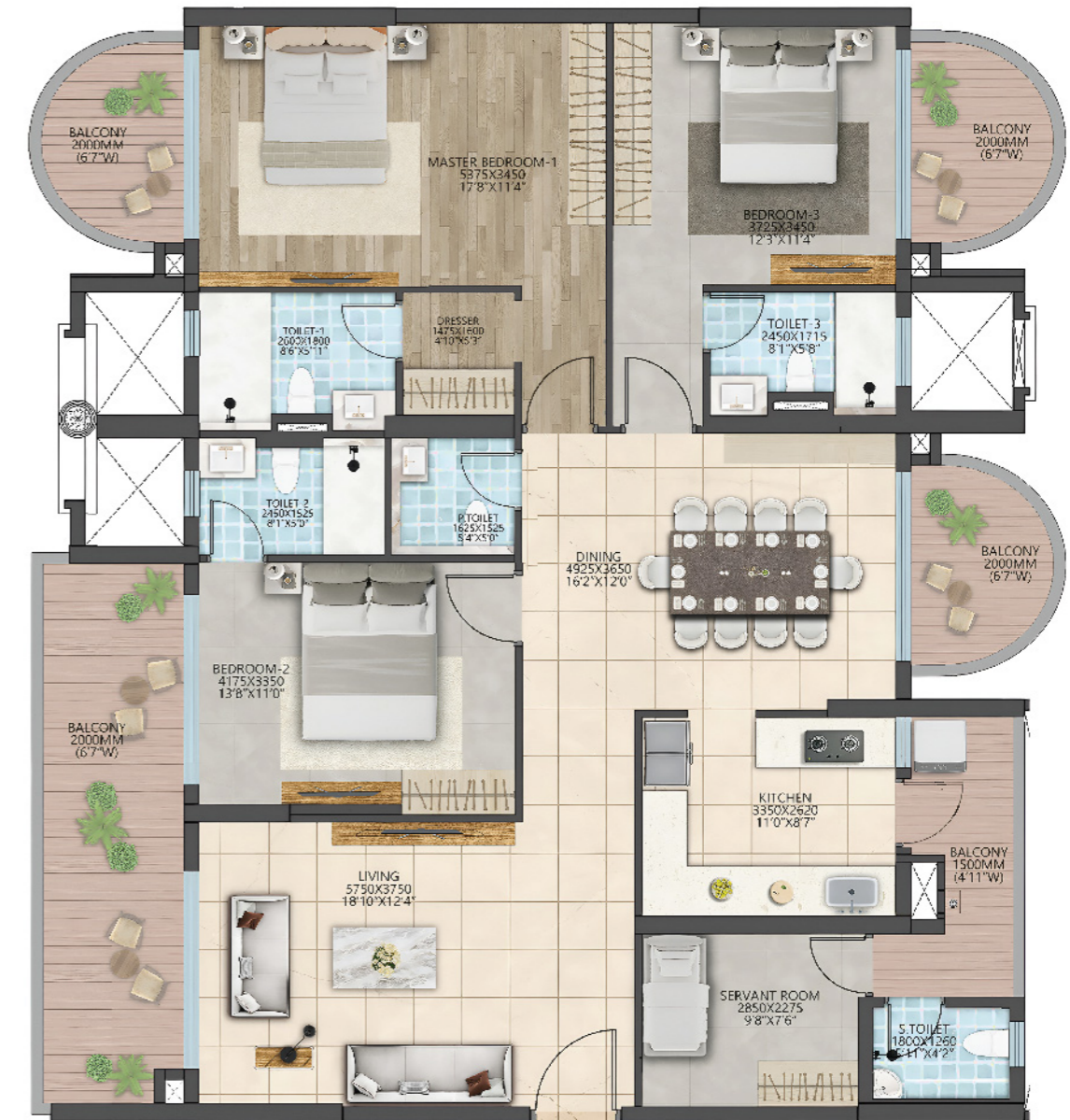
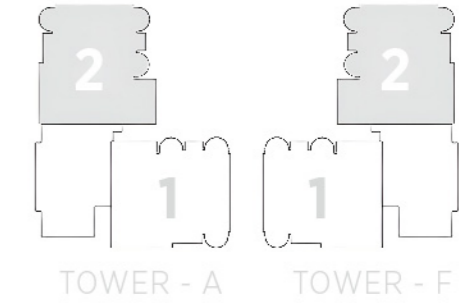
FLOOR : 2ND, 5TH TO 13TH  
 UNIT : 1 (3 BHK+SERVANT)



CARPET AREA: 135.07 SQ.MTS. / 1453.89 SQ.FTS.

# TOWER - A & F

FLOOR : 2ND, 5TH TO 15TH  
 UNIT : 2 (3 BHK+SERVANT)

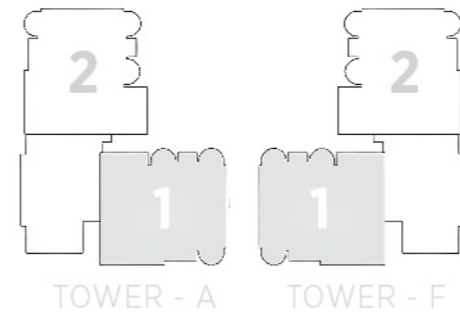


CARPET AREA: 135.84 SQ.MTS. / 1462.18 SQ.FTS.

# TOWER - A & F

FLOOR : 3RD & 4TH FLOOR

UNIT : 1 (3 BHK+SERVANT)

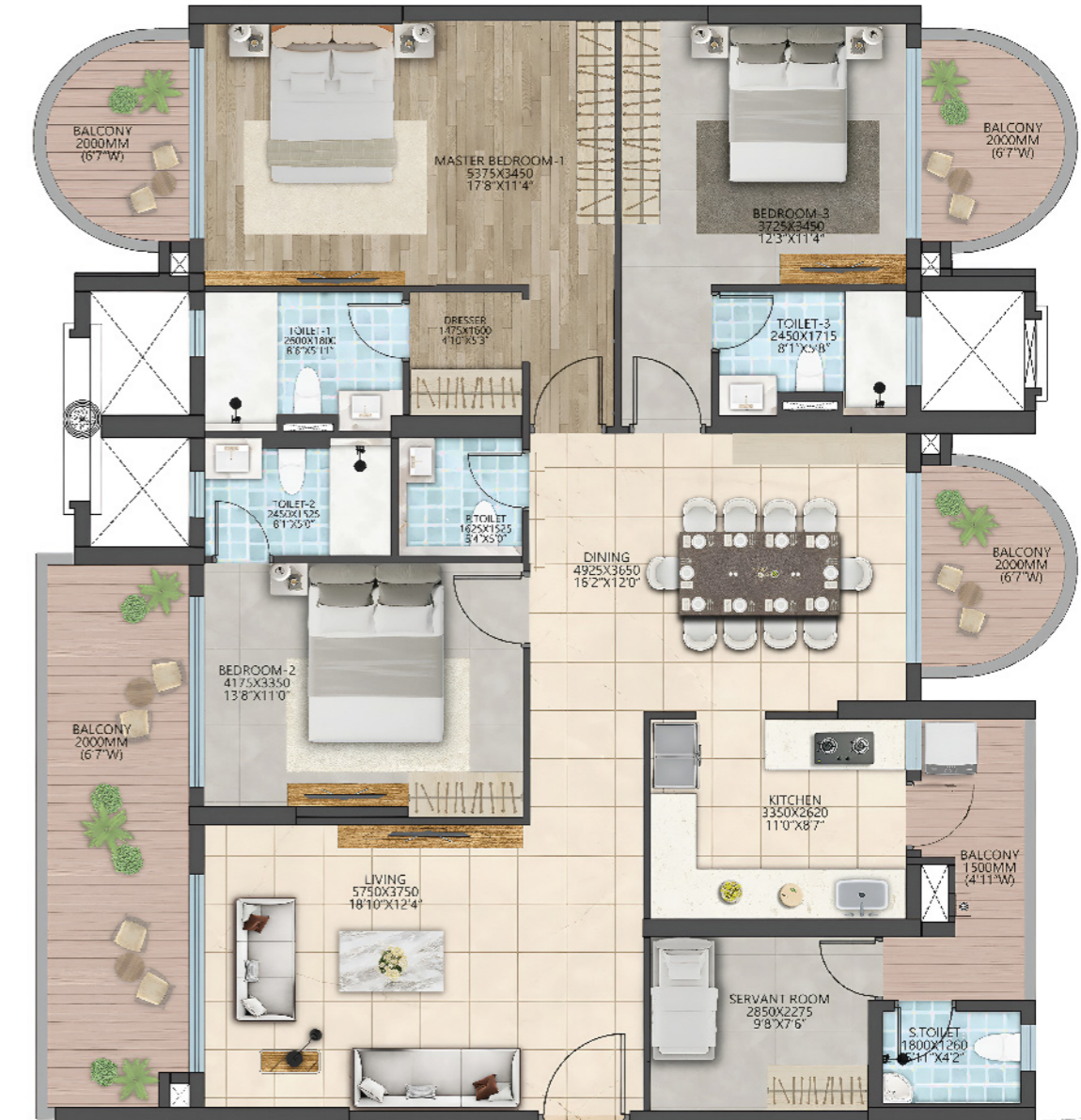
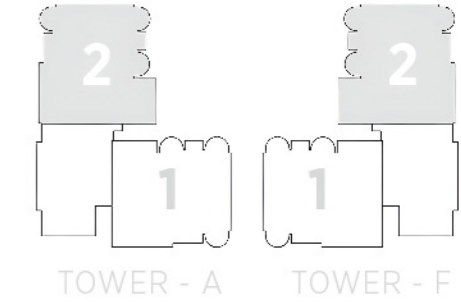


CARPET AREA: 135.07 SQ.MTS. / 1453.89 SQ.FTS.

# TOWER - A & F

FLOOR : 3RD & 4TH FLOOR

UNIT : 2 (3 BHK+SERVANT)



CARPET AREA: 135.84 SQ.MTS. / 1462.18 SQ.FTS.

# TOWER - B & E

## TYPICAL FLOOR PLAN

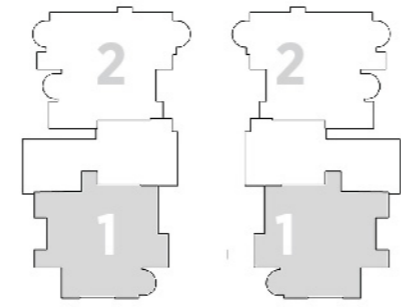
### UNIT - 01 & 02 (2ND TO 19TH)



# TOWER - B & E

FLOOR : 2ND TO 19TH

UNIT : 1 (3 BHK)



TOWER - B TOWER - E

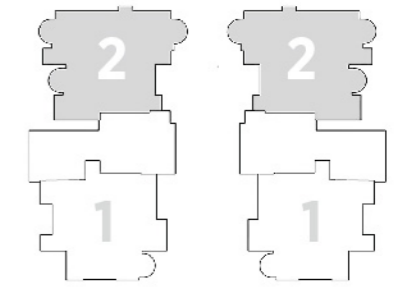


CARPET AREA: 130.69 SQ.MTS. / 1406.75 SQ.FTS.

# TOWER - B & E

FLOOR : 2ND TO 19TH

UNIT : 2 (3 BHK+SERVANT)



TOWER - B TOWER - E



CARPET AREA: 138.97 SQ.MTS. / 1495.87 SQ.FTS.

# TOWER - C & D

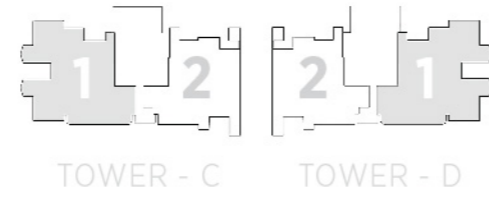
TYPICAL FLOOR PLAN

UNIT - 01 & 02 (2ND, 4TH, 6TH, 8TH, 10TH)



# TOWER - C & D

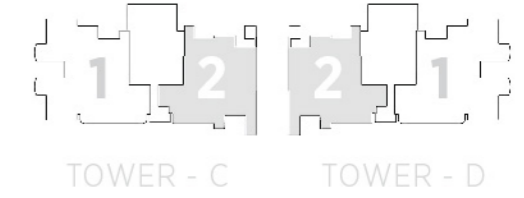
FLOOR : 2ND, 4TH, 6TH, 8TH & 10TH  
 UNIT : 1 (3 BHK+SERVANT)



CARPET AREA: 163.99 SQ.MTS / 1765.19 SQ.FTS.

# TOWER - C & D

FLOOR : 2ND, 4TH, 6TH, 8TH & 10TH  
 UNIT : 2 (3 BHK+SERVANT)



CARPET AREA: 132.52 SQ.MTS. / 1426.45 SQ.FTS.

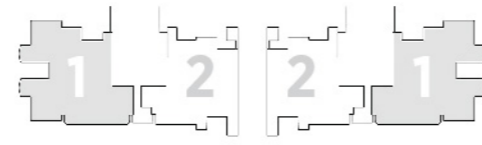




# TOWER - C & D

FLOOR : 5TH FLOOR

UNIT : 1 (3 BHK+SERVANT+TERRACE)



TOWER - C

TOWER - D

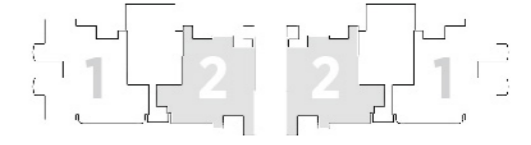


CARPET AREA: 163.99 SQ.MTS. / 1765.19 SQ.FTS

# TOWER - C & D

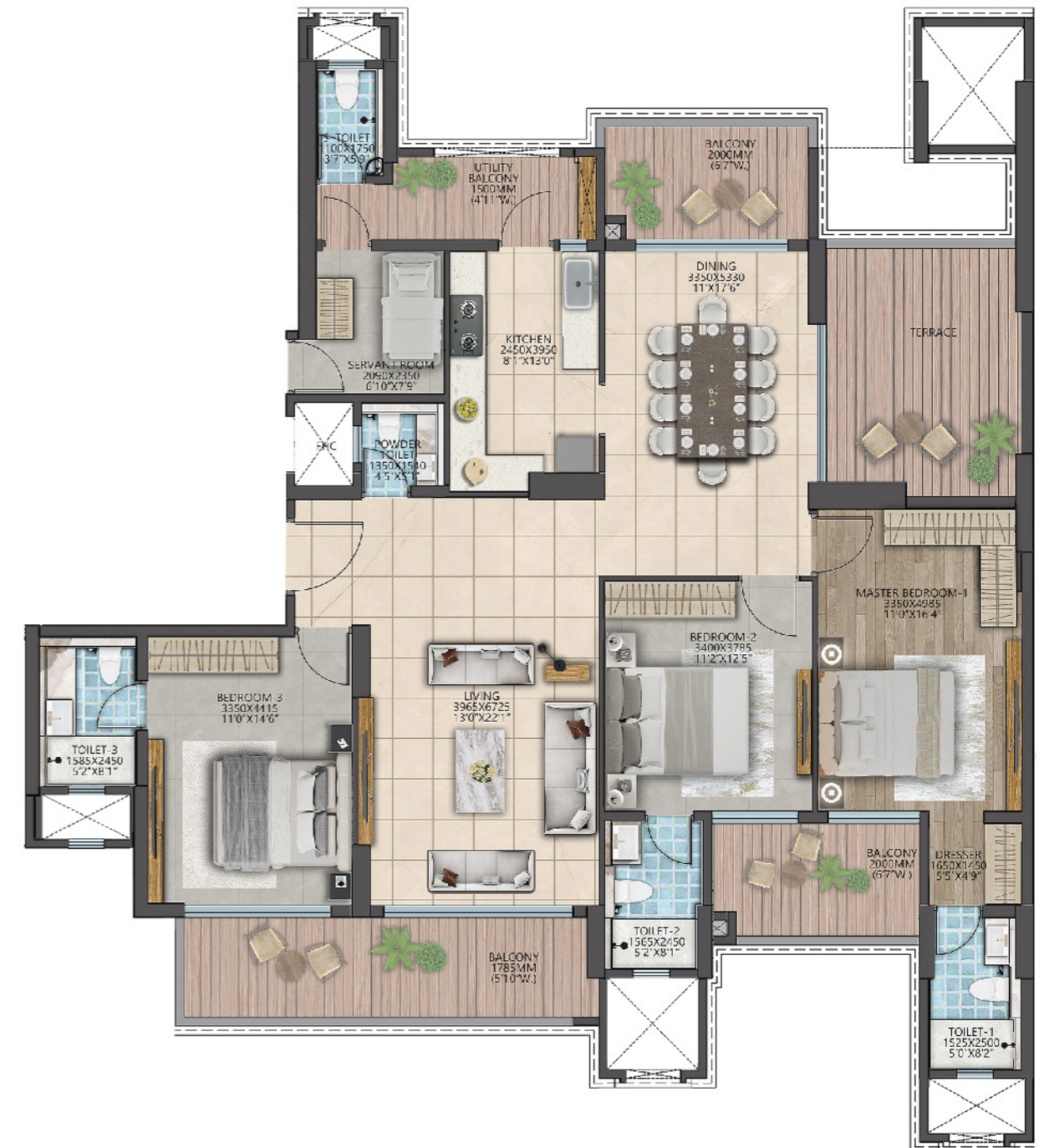
FLOOR : 5TH FLOOR

UNIT : 2 (3 BHK+SERVANT+TERRACE)



TOWER - C

TOWER - D



CARPET AREA: 132.52 SQ.MTS. / 1426.45 SQ.FTS.

# TOWER - C & D

TYPICAL FLOOR PLAN

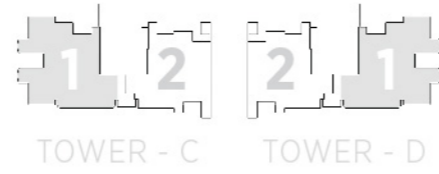
UNIT - 01 & 02 (11TH TO 16TH, 18TH & 19TH)



# TOWER - C & D

FLOOR : 11TH TO 19TH

UNIT : 1 (4 BHK+SERVANT)

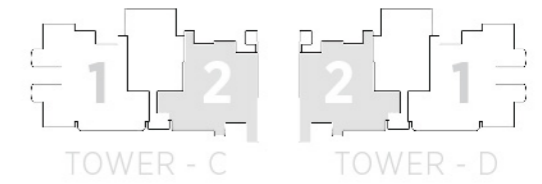


CARPET AREA: 184.03 SQ.MTS. / 1980.90 SQ.FTS.

# TOWER - C & D

FLOOR : 11TH TO 19TH

UNIT : 2 (4 BHK + SERVANT)

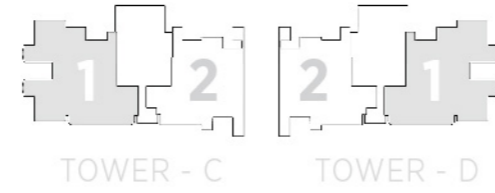


CARPET AREA: 151.14 SQ.MTS. / 1626.87 SQ.FTS.

# TOWER - C & D

FLOOR : 20TH

UNIT : 1 (4 BHK+SERVANT)

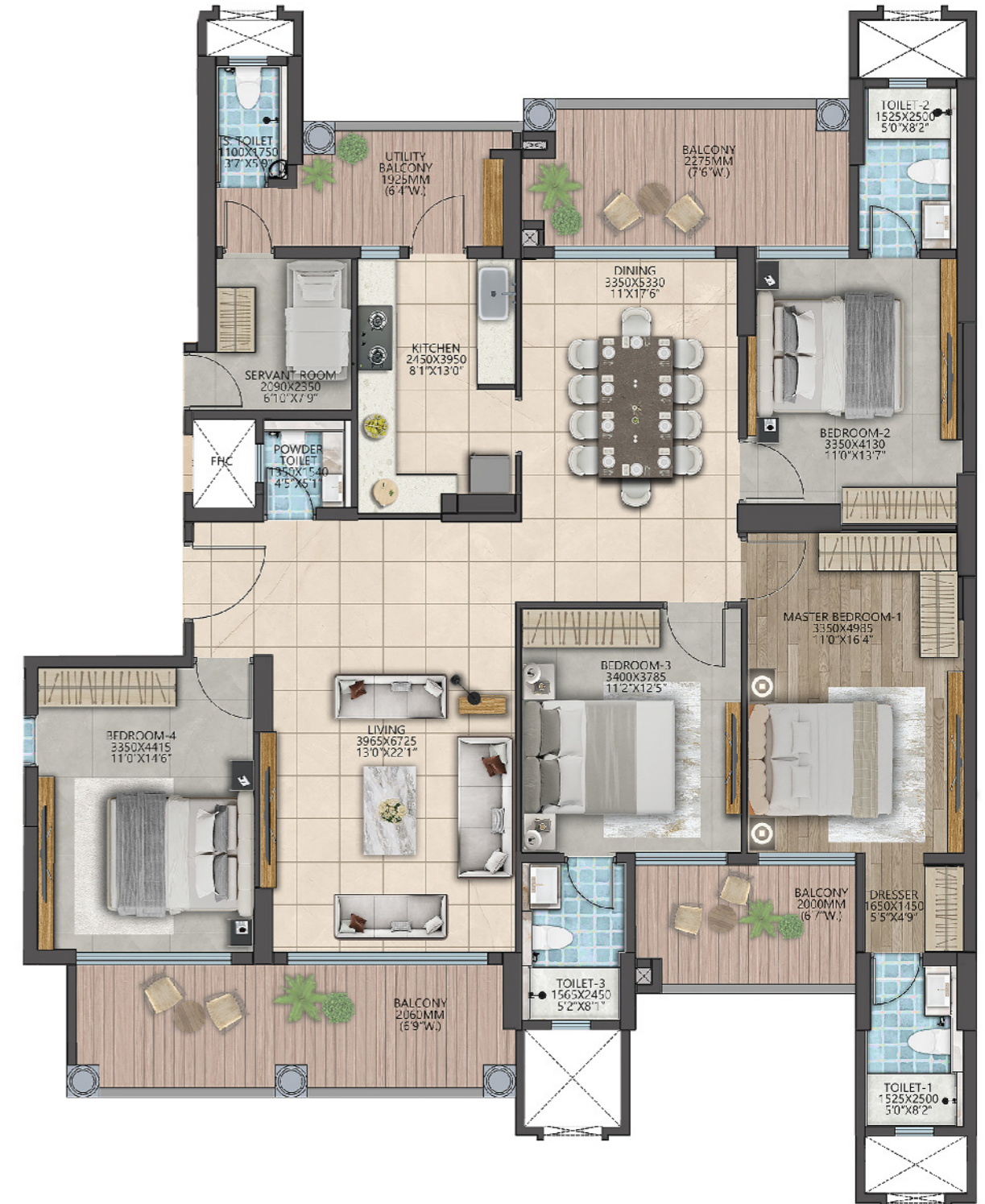
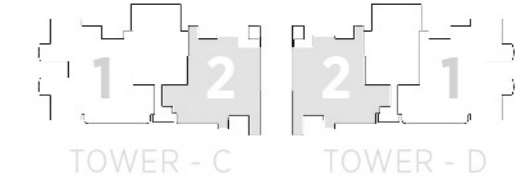


CARPET AREA: 184.03 SQ.MTS. / 1980.90 SQ.FTS.

# TOWER - C & D

FLOOR : 20TH

UNIT : 2 (4 BHK+SERVANT)

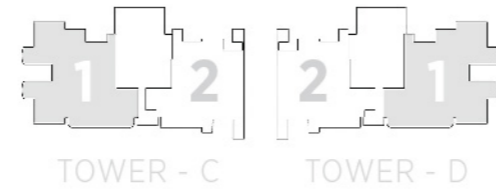


CARPET AREA: 151.14 SQ.MTS. / 1626.87 SQ.FTS.

# TOWER - C & D

FLOOR : 21ST TO 23RD

UNIT : 1 (4 BHK+SERVANT)

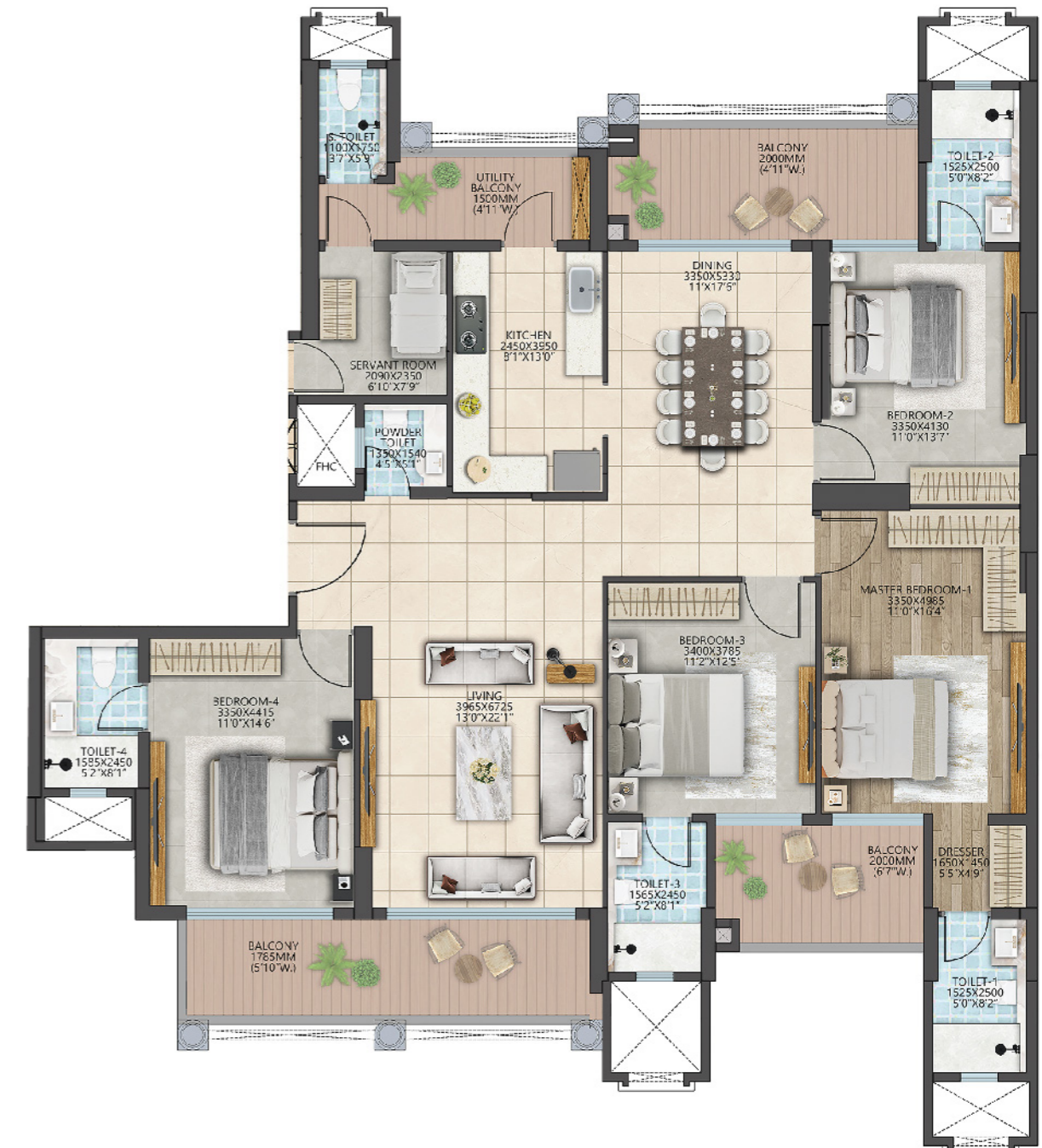
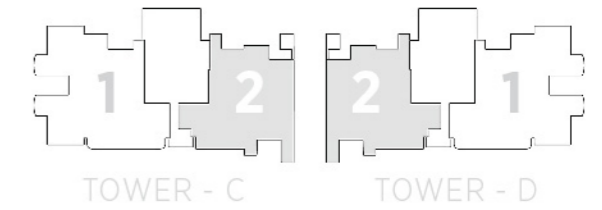


CARPET AREA: 184.03 SQ.MTS. / 1980.90 SQ.FTS.

# TOWER - C & D

FLOOR : 21ST TO 23RD

UNIT : 2 (4 BHK+SERVANT)



CARPET AREA: 151.14 SQ.MTS. / 1626.87 SQ.FTS.

a promise  
to elevate  
style



Stock Image



Inspired by the grandeur of Beverly Park and shaped by Mediterranean classical architecture, the design brings together timeless sophistication and the airy openness of modern living.





Artist Impression





Artist Impression





Artist Impression



*a* vision  
beyond  
walls

Stock Image



Over the decades, we have grown alongside the cities we've helped transform. What began as a vision to build better homes has evolved into a mission to create enduring experiences!

With every project, we've sought not just to build structures, but to elevate the cities they belong to. From Lucknow's skyline to now, Varanasi's, our journey has been defined by this simple belief: When you build with integrity, you shape futures. To every family that calls a Shalimar address their own, we remain committed to the promise to deliver comfort with confidence, design with depth, and a lifestyle that only grows richer with time.



## ONGOING PROJECTS

SHALIMAR EVARA  
LUCKNOW-AYODHYA ROAD  
LUCKNOW  
UPRERAPRJ742268



VALENCIA COUNTY EAST PHASE II  
GOMTI NAGAR EXTENSION ROAD  
LUCKNOW  
UPRERAPRJ225264/12/2025

VALENCIA TOWERS PHASE 2  
GOMTI NAGAR EXTENSION ROAD  
LUCKNOW  
UPRERAPRJ944626/09/2024



SHALIMAR SKY GARDEN  
VIBHUTI KHAND  
LUCKNOW  
UPRERAPRJ160941

GARDEN BAY CROWN  
IIM ROAD  
LUCKNOW  
UPRERAPRJ557069



GALLANT WEST  
MAHANAGAR  
LUCKNOW  
UPRERAPRJ569037

SHALIMAR  
TWENTY ONE  
UPRERAPRJ858081/05/2024



VALENCIA TOWERS  
UPRERAPRJ496663



WHISPERING WOODS  
GOMTI NAGAR EXTENSION  
LUCKNOW  
UPRERAPRJ380751

VALENCIA COUNTY  
EAST  
UPRERAPRJ707640



BELVEDERE SUITES  
GOMTI NAGAR EXTENSION  
LUCKNOW  
UPRERAPRJ263280

PINNACLE  
GOMTI NAGAR EXTENSION  
LUCKNOW  
UPRERAPRJ705722/01/2024



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

MARBELLA  
UPRERAPRJ460592/05/2024



## COMPLETED PROJECTS OF SHALIMAR



SHALIMAR GRAND  
JOPLING ROAD  
LUCKNOW



SHALIMAR GALLANT  
MAHANAGAR LUCKNOW  
UPRERAPRJ3168



GARDEN BAY IIM ROAD LUCKNOW  
UPRERAPRJ9256  
UPRERAPRJ9203



SHALIMAR DWELLING  
AP SEN ROAD  
LUCKNOW



TITANIUM GOMTI NAGAR  
LUCKNOW



SHALIMAR STAR,  
HAZRATGANJ, LUCKNOW



SHALIMAR TOWER  
VIBHUTI KHAND  
LUCKNOW



SHALIMAR MEADOWS  
GOKHALE MARG LUCKNOW



SHALIMAR ELLDEE PLAZA  
BHOOTNATH MARKET  
LUCKNOW



SHALIMAR CORPORATE PARK  
VIBHUTI KHAND  
LUCKNOW



JPNIC GOMTI NAGAR  
LUCKNOW



SHALIMAR MANNAT  
LUCKNOW - FAIZABAD ROAD  
UPRERAPRJ8345



VALENCIA COUNTY  
GOMTI NAGAR EXTENSION  
LUCKNOW - UPRERAPRJ612919



SHALIMAR COURTYARD  
SITAPUR ROAD  
LUCKNOW



SHALIMAR EMERALD  
JOPLING ROAD  
LUCKNOW



SHALIMAR SQUARE  
LALBAGH LUCKNOW



SAS HOUSE SAPRU MARG  
LUCKNOW



IRIDIUM GOMTI NAGAR  
LUCKNOW - UPRERAPRJ17421



VISTA  
GOMTI NAGAR EXTENSION  
LUCKNOW  
UPRERAPRJ4833



BELVEDERE COURT 3  
GOMTI NAGAR EXTENSION  
LUCKNOW - UPRERAPRJ260653



SHALIMAR HOMES  
ASHOK MARG  
LUCKNOW



SHALIMAR IMPERIAL  
GOKHALE MARG  
LUCKNOW



SHALIMAR ESTATE  
NEW HYDERABAD  
LUCKNOW



SHALIMAR COURT  
RANI LAKSHMIBAI MARG  
LUCKNOW



IBIZA TOWN  
DELHI NCR



MANNAT EXTENSION  
FAIZABAD ROAD - LUCKNOW  
UPRERAPRJ243983



SHALIMAR APARTMENTS  
P. N ROAD  
LUCKNOW



SHALIMAR HEIGHTS  
JOPLING ROAD  
LUCKNOW



SHALIMAR RETREAT  
DELHI NCR



SHALIMAR ROYALE  
MALL AVENUE  
LUCKNOW



MULTILEVEL PARKING  
HAZRATGANJ LUCKNOW



BELVEDERE COURT 1  
GOMTI NAGAR EXTENSION  
LUCKNOW - UPRERAPRJ12850



BELVEDERE COURT 2.  
GOMTI NAGAR EXTENSION,  
LUCKNOW  
UPRERAPRJ17338