SHALIMAR

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.: UPRERAPRJ908475/05/2026
Promoter RERA Registration No.: UPRERAPRM4092 | U.P. RERA WEBSITE ADDRESS - www.up-rera.in
Bank: HDFC A/c No: 57500001939245 | IFSC code : HDFC0000658 | Branch: Paiser Plaza, Lucknow Faizabad Road Naka Paiser, Barabanki - 225001

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 substi tute 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. Allotten(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 i n 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 es 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.

SHALIMAR

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evara

HEIGHTS

UNWRAP WHAT YOU'VE PRAYED FOR!

SHALIMAR

WHEN YOU ASK WITH A HEART, LIFE ANSWERS WITH A *Home*

SHALIMAR

evara

HEIGHTS

Lucknow - Ayodhya Road



A Home

Isn't just an asset;
it's an answered prayer.
It's a space where love grows,
peace feels effortless,
and every corner holds a meaning.



A Home

Isn't measured in square feet,
but in the quiet comfort of belonging.
It brings different pieces of your life
together, and keeps space for discovery.



A Home

Is where mornings feel unhurried, laughter finds its way into every room, and life unfolds like poetry. It's a sanctuary that embraces you after a long day and a canvas for your cherished memories.


EWS / LIG
AREA FOR FUTURE EXPANSION
AREA FOR FUTURE EXPANSION
AREA FOR FUTURE EXPANSION
AREA FOR FUTURE EXPANSION
STEP INTO A HOME...
WHICH IS ALL YOU
EVER WISHED FOR,
AND MORE!
WELCOME TO
SHALIMAR
evara
LUCKNOW - AYODHYA ROAD
Artistic Impression



Stock Image

A Home

WHERE BIG AND SMALL, ALL WISHES ARE FULFILLED!

Welcome to a place where wishes bloom into moments and life flows with grace. Where every little desire finds its space, and every dream feels right at home. Created with passion, precision and purpose, Shalimar Evara is where all your little wishes as well as big dreams turn into cherished realities.



Actual Image

Wish #1

TO BE WELL CONNECTED

Who wouldn't like a home where getting around is easy! A place that keeps you close to the city and its major landmarks, yet away from the chaos. (A place that saves you time to spend more of it with your loved ones) That's why living on Lucknow-Ayodhya Road feels just right; well-connected, growing fast and perfectly placed for daily commute and weekend outings.



DAILY EASE FULFILLED

Be it schools, shopping hubs,
healthcare or work;
stay close to it all at Shalimar Evara.

Healthcare Facilities

Goel Super Specialty Hospital	– 05 min
Saraswathi Hospital & Research Centre	– 10 min
Chandan Hospital, Lucknow	– 18 min
Nishat Hospital & Institute of Paramedical Sciences	– 10 min

Educational Institutes

Ram Swaroop College	– 08 min
Ram Swaroop School	– 08 min
B.B.D. UNIVERSITY	– 10 min
City Montessori School	– 10 min

Arterial Road

Kisan Path	– 05 min
Shaheed Path	– 20 min

Shopping & Entertainment

Crown Mall	– 10 min
Hotel Regal	– 05 min
Golden Blossom Imperial Resorts	– 02 min

*Travel times shown are approximate and may vary.



Wish #2

TO LIVE IN OPEN SPACES

When life feels less crowded, it feels more your own. Shalimar Evara offers expansive, thoughtfully designed open spaces that let you breathe easy, find your rhythm, and feel truly at home. Where every day unfolds with a sense of calm and belonging.

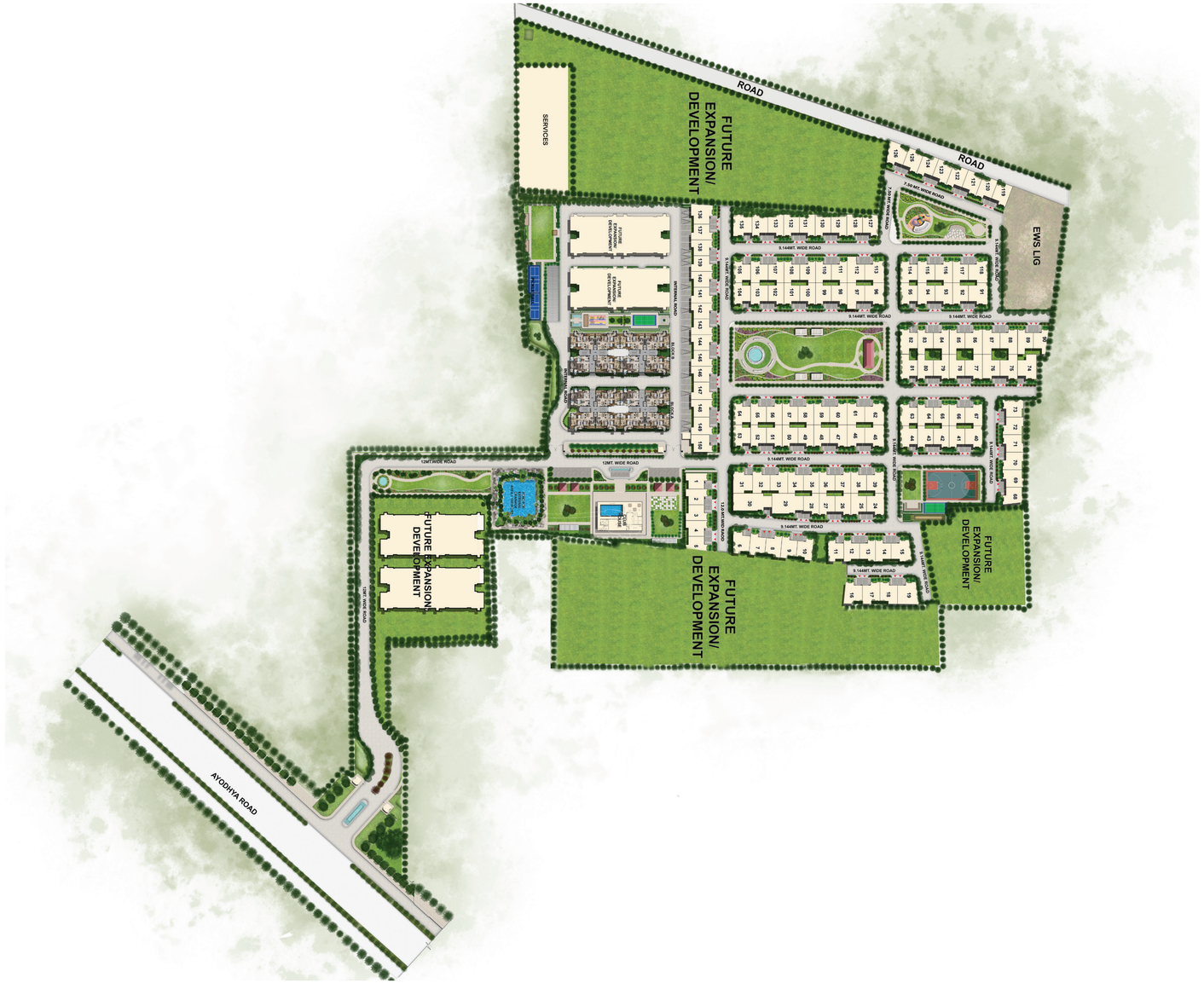


THE LUXURY
OF SPACE FULFILLED

ALL THE INDULGENCES YOU'VE YEARNED FOR ARE HERE FOR YOU TO ENJOY, EVERY SINGLE MOMENT.

- Gorgeous spread of 14.23 acres
- Expansive green areas, including a central park.
- 146 Villa Plots only
- Magnificent entrance
- Approx 12 m Wide tree-lined road
- Lush, Landscaped Gardens
- Well-lit, well-planned, paved internal roads
- Well-secured society
- Club Evara offers a Gym, Indoor Games Area, Swimming Pool, Kids Pool, Kids Play Room, and Multipurpose Hall, all accessible through Membership
- Grand Arrival Experience: A wide, welcoming entrance boulevard and premium entry features set the tone for the life within.

MASTER PLAN


ROAD
ROAD
SERVICES
FUTURE EXPANSION/ DEVELOPMENT
EWS LIG
FUTURE EXPANSION/ DEVELOPMENT
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FUTURE EXPANSION/ DEVELOPMENT
12MT. WIDE ROAD
12MT. WIDE ROAD
9.144MT. WIDE ROAD
9.144MT. WIDE ROAD
9.144



Wish #3

TO BUILD A HOME

A wish to build a home lives in everyone's hearts and dreams. It's a statement piece to own. A mark of your achievement, curated with care and designed to impress. It's a place where every corner tells your story and every day feels like a celebration.



THE DREAM OF BUILDING A HOME - FULFILLED

WHERE CUSTOMIZATION MEETS COMFORT, AND EVERY DETAIL REFLECTS A PART OF YOU.

- 146 villa plots only
- Different sizes and types of plots
- Wide roads throughout the clusters
- Vast Landscaped Greens: Nature takes center stage with open lawns, tree-lined boulevards, and parks that offer serenity at every step.
- Pedestrian-Friendly Design: Calmed zones and walking paths ensure that every stroll is safe, easy, and pleasant.
- Future-Ready Infrastructure: Wide roads, efficient drainage for a clean and organized township experience.
- Multiple activities - Parks, Jogging Tracks, Pickle Ball, Kids Play Area, Multi Sports Court. (MUGA), Seating Court, Dog Park.



Wish #4

TO OWN A LUXURY HOME

Beyond size and finishes, a luxury home is about how it makes you feel. It's waking up in a space that inspires you, moving through rooms that breathe comfort; knowing that every detail is designed to ensure you live large and live well.



1. Repose Garden
2. Pickle Ball
3. Kids Play Area
4. Open Badminton Court
5. Aqua Court
6. Jogging Tracks
7. Pavilion Seating





Artist impression with stock



Artistic Impression

THE ASPIRATION OF SPACIOUS LIVING FULFILLED

Shalimar Evara Heights blend thoughtful layouts, modern architecture and generous room sizes.

4 Magnificent Blocks: Rising up to G+6 storeys, offering a grand perspective on life.

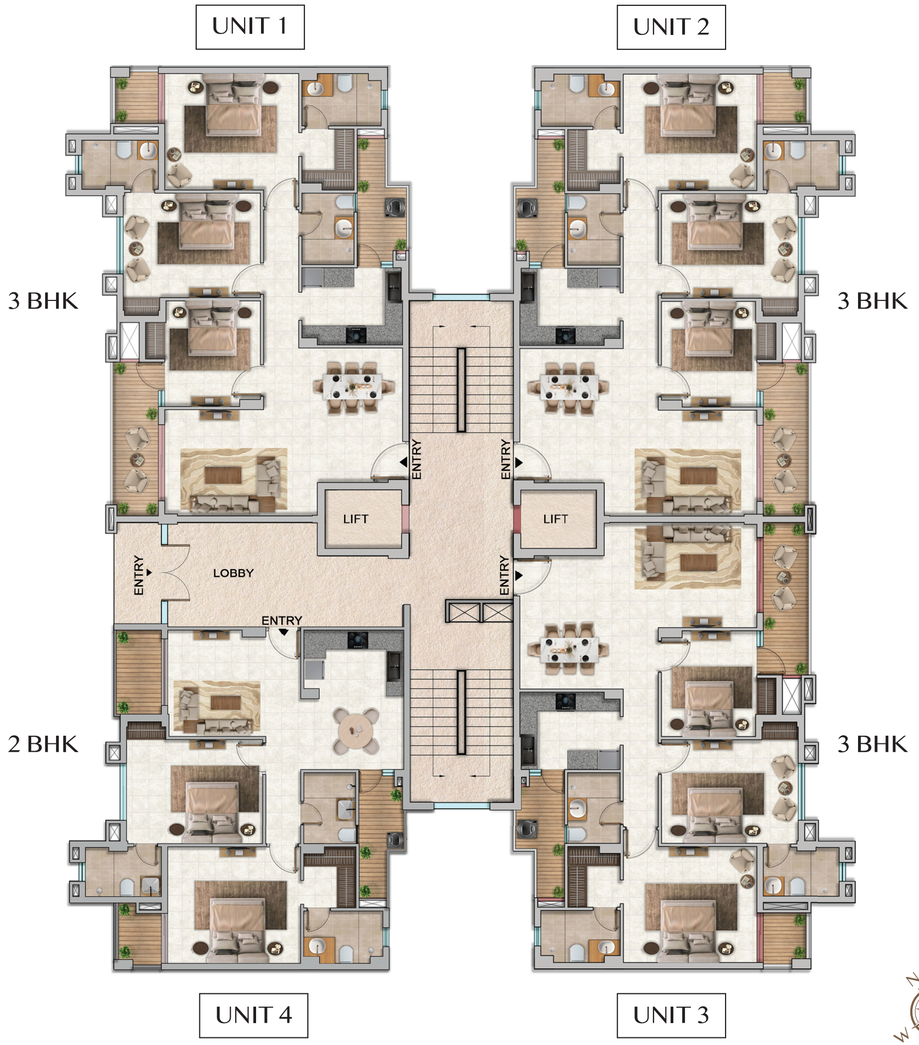
Spacious Apartments: Thoughtfully planned with 4 residences per floor. Privacy and people, you get both.

Choice of Configurations: 3 BHK homes.

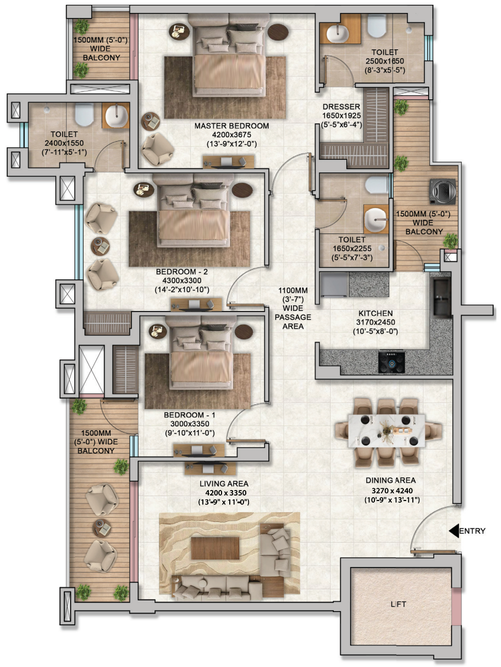
Easy Accessibility: Wide internal roads make everyday life smoother.

Modern Comforts: A range of amenities designed to match your lifestyle, right within your reach.

BLOCK A (A1 & A2)
2 BHK & 3 BHK CLUSTER
GROUND FLOOR PLAN



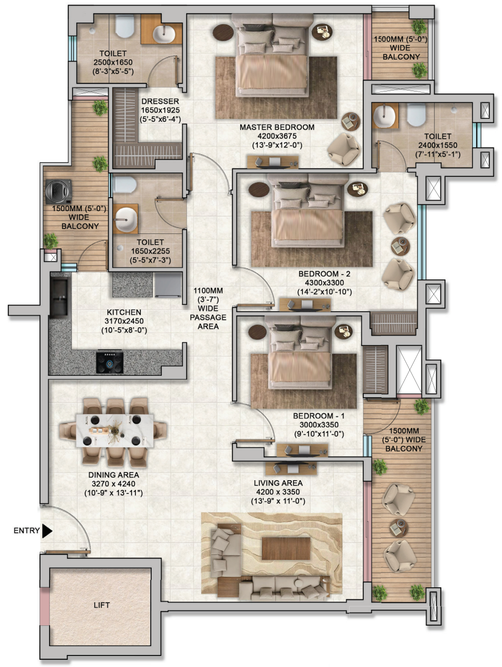
BLOCK A (A1 & A2)
3 BHK UNIT 1
GROUND FLOOR PLAN





CARPET AREA	103.65 SQ.MTS.	1115.70 SQ.FTS.

BLOCK A (A1 & A2)
3 BHK UNIT 2
GROUND FLOOR PLAN

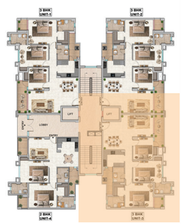




CARPET AREA	103.65 SQ.MTS.	1115.70 SQ.FTS.

BLOCK A (A1 & A2)
3 BHK UNIT 3
GROUND FLOOR PLAN

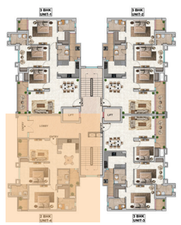




CARPET AREA	103.65 SQ.MTS.	1115.70 SQ.FTS.

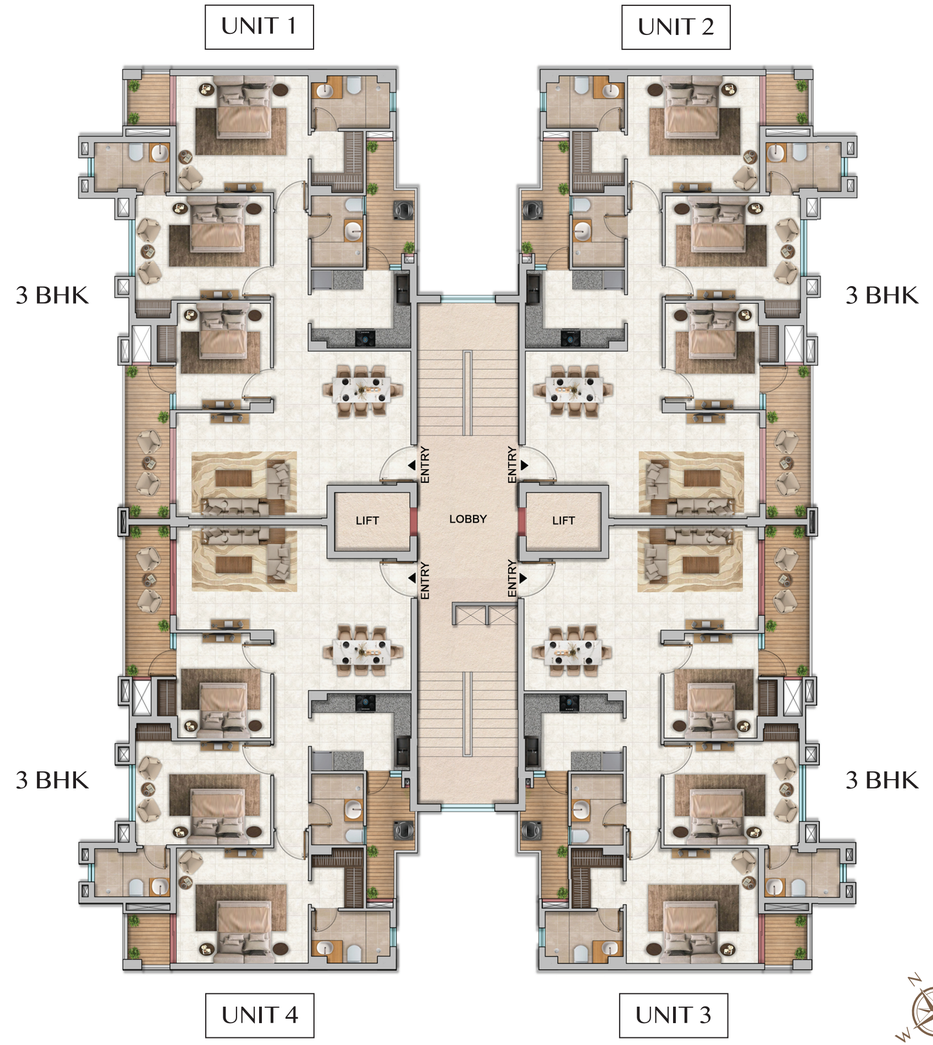
BLOCK A (A1 & A2)
2 BHK UNIT 4
GROUND FLOOR PLAN



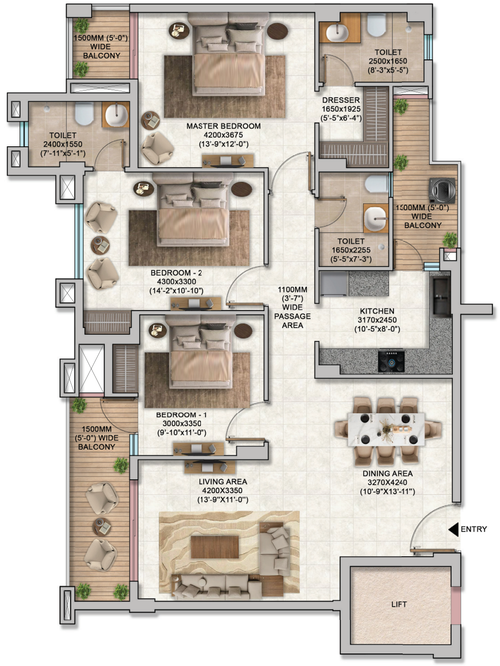


CARPET AREA	81.39 SQ.MTS.	876.13 SQ.FTS.

BLOCK A (A1 & A2)
3 BHK CLUSTER
TYPICAL FLOOR PLAN (1st TO 6th)



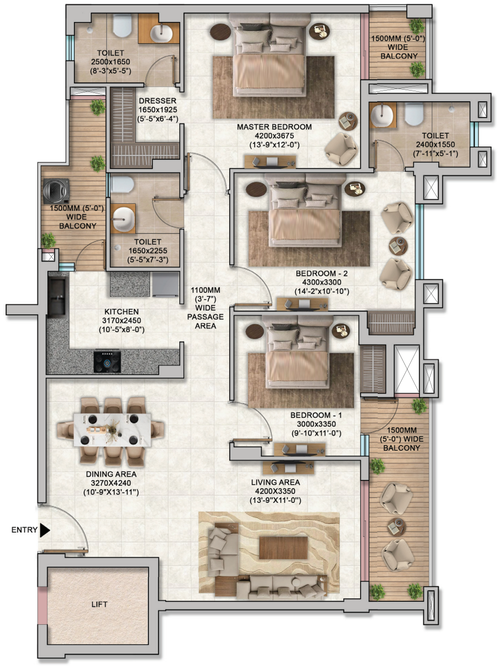
BLOCK A (A1 & A2)
3 BHK UNIT 1
TYPICAL FLOOR PLAN
(1st TO 6th)

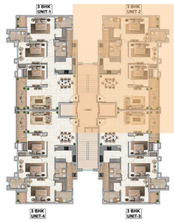




CARPET AREA	103.65 SQ.MTS.	1115.70 SQ.FTS.

BLOCK A (A1 & A2)
3 BHK UNIT 2
TYPICAL FLOOR PLAN
(1st TO 6th)

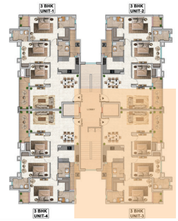




CARPET AREA	103.65 SQ.MTS.	1115.70 SQ.FTS.

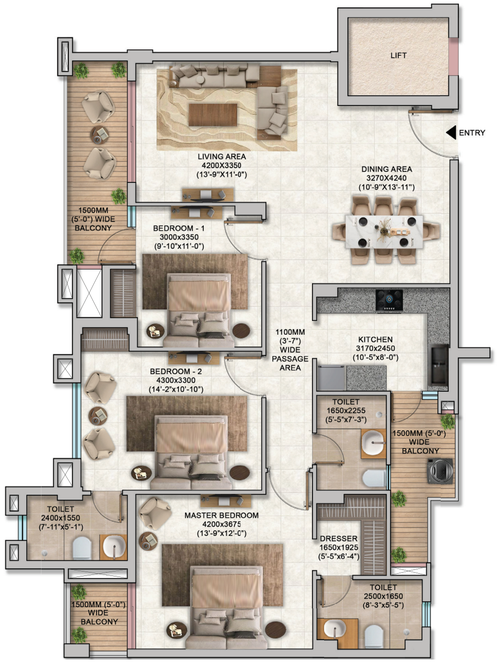
BLOCK A (A1 & A2)
3 BHK UNIT 3
TYPICAL FLOOR PLAN
(1st TO 6th)

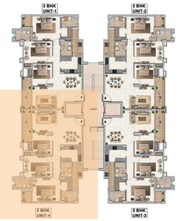




CARPET AREA	103.65 SQ.MTS.	1115.70 SQ.FTS.

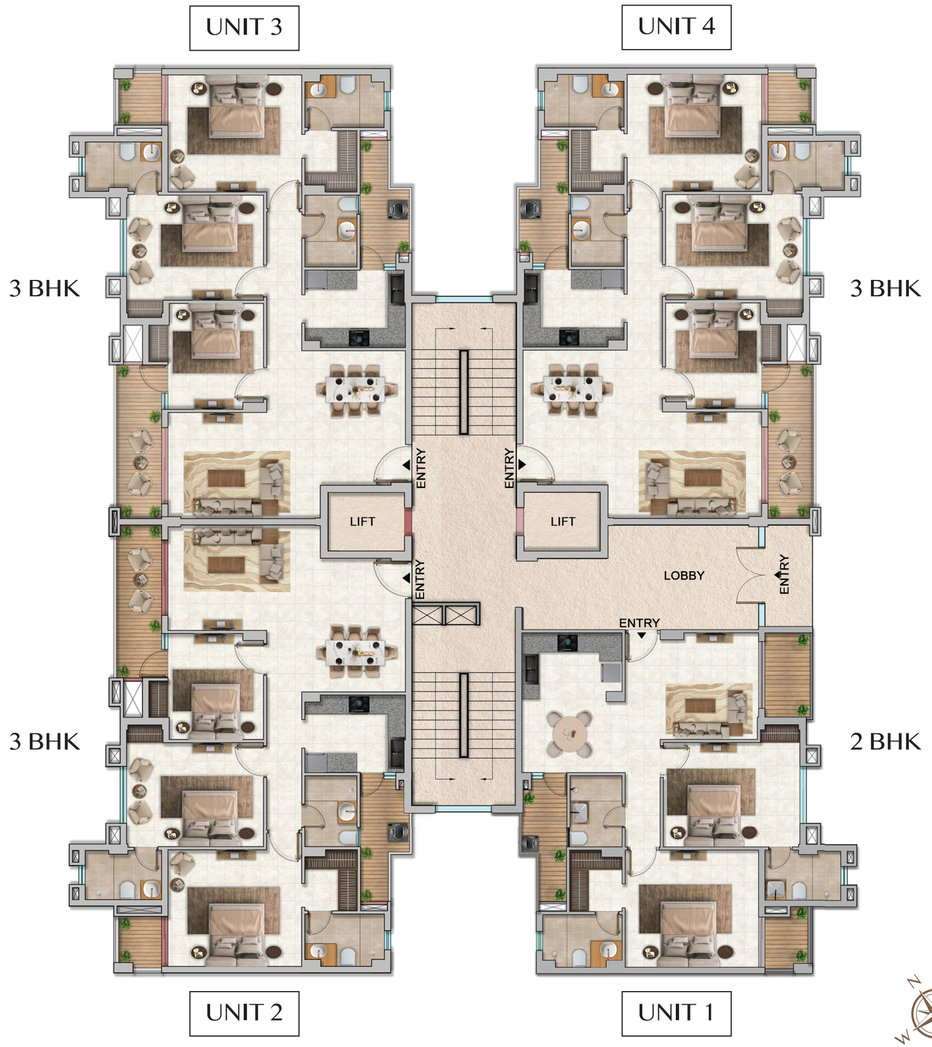
BLOCK A (A1 & A2)
3 BHK UNIT 4
TYPICAL FLOOR PLAN
(1st TO 6th)





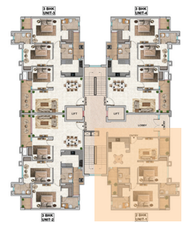
CARPET AREA	103.65 SQ.MTS.	1115.70 SQ.FTS.

BLOCK B (B1&B2)
2 BHK & 3 BHK CLUSTER
GROUND FLOOR PLAN



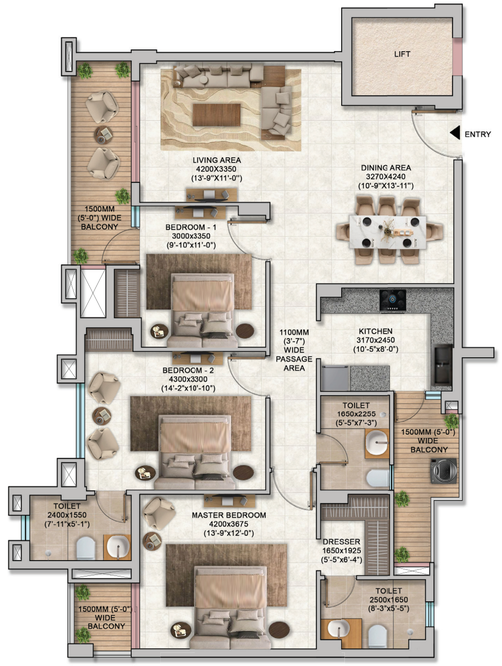
BLOCK B (B1 & B2)
2 BHK UNIT 1
GROUND FLOOR PLAN





CARPET AREA	81.39 SQ.MTS.	876.13 SQ.FTS.

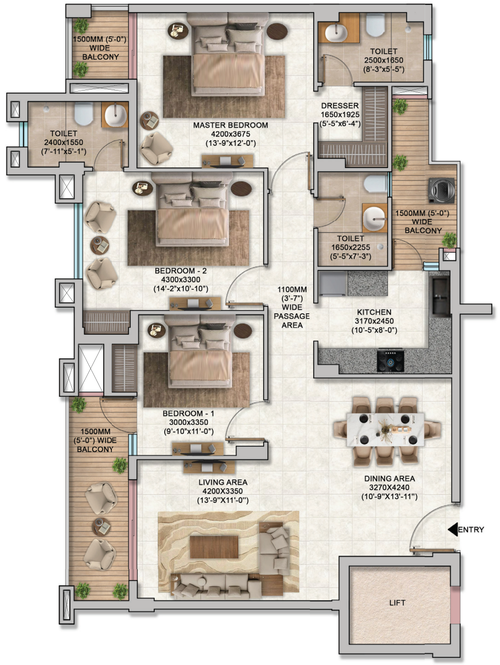
BLOCK B (B1 & B2)
3 BHK UNIT 2
GROUND FLOOR PLAN





CARPET AREA	103.65 SQ.MTS.	1115.70 SQ.FTS.

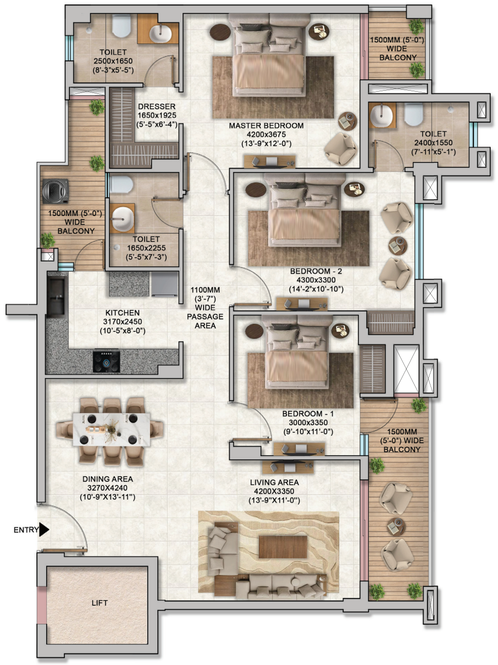
BLOCK B (B1&B2)
3 BHK UNIT 3
GROUND FLOOR PLAN





CARPET AREA	103.65 SQ.MTS.	1115.70 SQ.FTS.

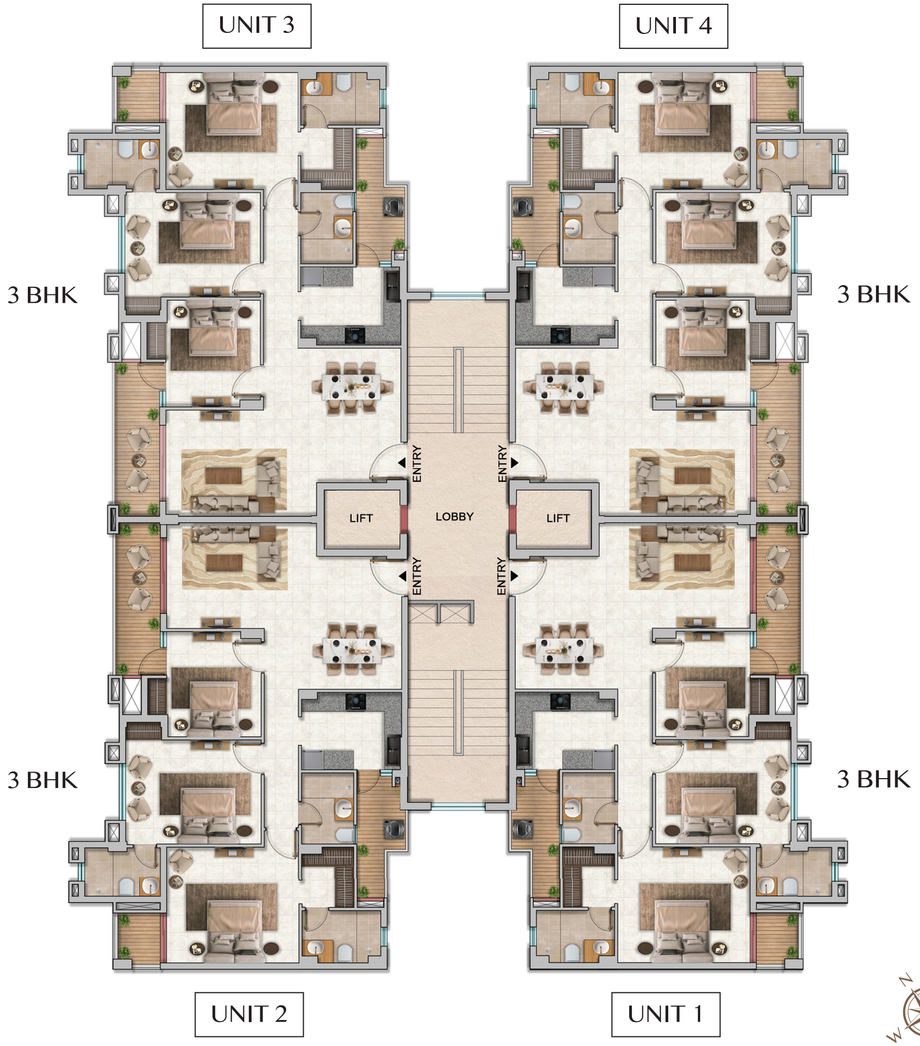
BLOCK B (B1&B2)
3 BHK UNIT 4
GROUND FLOOR PLAN





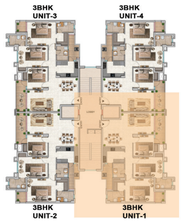
CARPET AREA	103.65 SQ.MTS.	1115.70 SQ.FTS.

BLOCK B (B1&B2)
3 BHK CLUSTER
TYPICAL FLOOR PLAN (1st TO 6th)



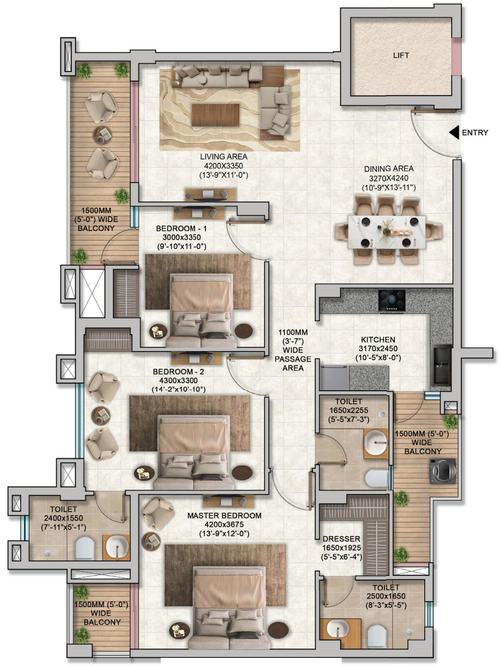
BLOCK B (B1&B2)
3 BHK UNIT 1
TYPICAL FLOOR PLAN
(1st TO 6th)

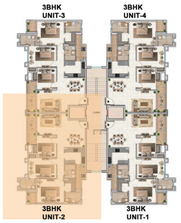




CARPET AREA	103.65 SQ.MTS.	1115.70 SQ.FTS.

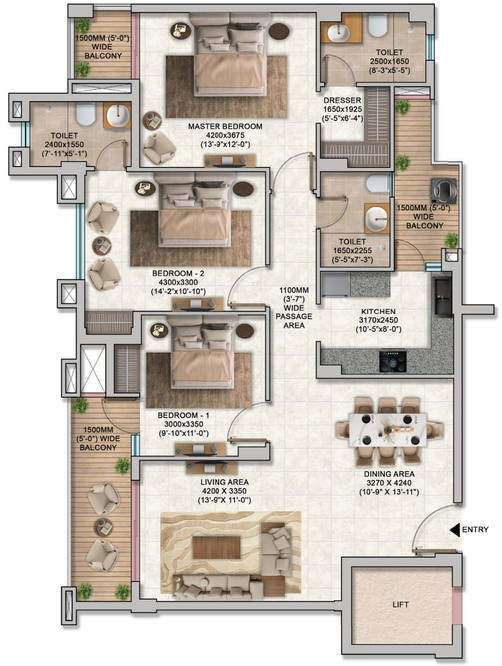
BLOCK B (B1&B2)
3 BHK UNIT 2
TYPICAL FLOOR PLAN
(1st TO 6th)





CARPET AREA	103.65 SQ.MTS.	1115.70 SQ.FTS.

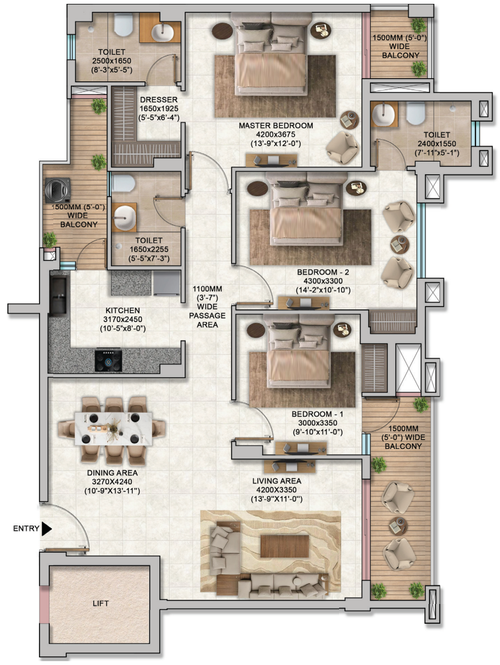
BLOCK B (B1&B2)
3 BHK UNIT 3
TYPICAL FLOOR PLAN
(1st TO 6th)

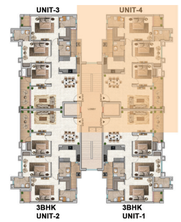




CARPET AREA	103.65 SQ.MTS.	1115.70 SQ.FTS.

BLOCK B (B1&B2)
3 BHK UNIT 4
TYPICAL FLOOR PLAN
(1st TO 6th)





CARPET AREA	103.65 SQ.MTS.	1115.70 SQ.FTS.

EVARA HEIGHTS SPECIFICATIONS

Structure
Earthquake resistant structure designed for the highest seismic considerations of the zone, as stipulated by the code. The foundation is reinforced concrete footings and columns to provide better safety.

LIVING / DINING ROOM

Flooring/skirting	:	Vitrified tiles
Wall finishes	:	Acrylic emulsion on punning.
Ceiling	:	Oil bound distemper.

BEDROOMS

Flooring/skirting	:	Vitrified files (600 X 600 MM)
Wall finishes	:	Acrylic emulsion on POP punning
Ceiling	:	Oil bound distemper

BALCONIES

Flooring/Skirting	:	Tiles
Wall Finishes	:	Exterior grade paint on plaster
Ceiling Finishes	:	Exterior grade paint on plaster
Handrail and parapets	:	M.S. Handrails as per the functional and elevation requirements

STAIRCASE

Flooring/Skirting	:	Polished marble / tiles / granite
Railing	:	Painted M.S. handrails and balustrades
Wall finishes	:	Oil bound distemper on plaster

COMMON PASSAGE

Flooring	:	Vitrified tiles / marble / granite
Wall Finishes	:	Oil bound distemper on plaster
Ceiling finishes	:	Oil bound distemper on plaster

DOORS AND WINDOWS

Main Entrance Door	:	Laminated flush door with engineered / hardwood frame
Internal Doors hardware	:	Painted hardwood frame with flush doors
Windows & External Glazing	:	Aluminium / UPVC door & window
External Wall Finishes	:	Exterior grade paint

ELECTRICAL WIRING AND INSTALLATIONS

Fixtures and Fittings	:	ISI compliant switches/sockets, distribution boxes and circuit breakers from standard makes and brands

TOILETS

Flooring	:	Ceramic Tiles
Wall Finishes	:	Ceramic wall tiles up to dado level (approx. 2100 mm)
Ceiling Finishes	:	Oil bound distemper
Vanity Counter	:	Granite / Vitrified Tiles
Sanitary Ware	:	Premium Quality range

KITCHEN

Flooring/Skirting	:	Ceramic / Vitrified tiles
Wall Finishes / Ceiling	:	Oil bound distemper
Kitchen Counter	:	Granite top with sink

C.P.FITTING AND ACCESSORIES
Branded fitting in all toilets.
Provision for installation of geysers.

COMMON SERVICES

WIRING	:	ISI compliant copper wiring in concealed conduits Adequate provision for light points.
PLUMBING	:	ISI compliant CPVC water supply pipes with standard values and accessories. ISI compliant PVC waste pipes and traps.
SECURITY	:	CCTV camera at campus entrance.
SYSTEM FIRE	:	Fire safety provision as per norms.
LIFT	:	2 lifts in each tower with 6–8 capacity of passengers.
WATER	:	Ground water supply through overhead water tank.
STP	:	For entire group housing project.

POWER BACK- UP

Common area	:	Available
Flats	:	5 KVA back-up through gensets on chargeable basis.

EV CHARGING STATION	:	Space for installation of EV charging in common area and charging would be available on a chargeable basis

NOTE : The above specifications are only indicative & some of these may be changed in consultation with the architect or equivalent may be provided at the discretion of the company.



Artistic Impression

EVARA AMENITIES

Wish #5

TO LIVE IN THE NATURE'S COMPANY

Step into a world where wondrous green spaces are yours to explore. Where every day feels like a breath of fresh air. It's where nature becomes a part of your story, offering moments of calm and connection at every turn.



THE BLISS OF NATURE'S EMBRACE, FULFILLED

EXPLORE THOUGHTFULLY DESIGNED GREEN SPACES, VIBRANT GARDENS AND PEACEFUL SPOTS.

- A central garden with jogging tracks, cosy sit-outs, a vibrant children's play area, and a serene central fountain surrounded by lush greenery.
- Themed pocket gardens, little oases of calm amid everyday life.

CLUB evara



Artistic Impression

Wish #6

TO LIVE THE GRAND LIFE

Experience an exclusive clubhouse that brings you closer to leisure, wellness, and a sense of belonging, all under one roof. Where your days feel richer and your moments more fulfilling.

Disclaimer : Club Evara membership is subject to the applicable Club Membership Terms & Conditions. Membership Fee, Subscription Charges, and other applicable charges plus taxes and may be determined and revised from time to time by the Developer/Promoter or, upon transfer of the Club or Project maintenance, by the maintenance agency, Association of Allottees (AOA)/RWA, or any other authorized management entity. The Club facilities, membership structure, and operational rules may also be revised from time to time. Club Evara is exclusively for the use of residents/occupants of the Project and all phases of the integrated township. All images, layouts, amenities, and facilities are artistic impressions and are for illustrative purposes only.


Stock Image











All images are stock images

THE DESIRE FOR A GRAND LIFESTYLE FULFILLED

The Evara Club is the space where elegance meets energy, and a sense of tranquility plushies through it.

Banquet / MultiPurpose Hall where residents come together to connect, celebrate or simply unwind.

Indoor Games Area that cater to both the young and young-at-heart.

Fully Equipped Gym to prioritize your well-being with a modern fitness centre.

The beautifully designed Kids Pool And Swimming Pool along with a changing room on the terrace offers the perfect setting to refresh your senses.

Kids Play Room filled with colour, laughter and imagination.

Yoga / Aerobics to embrace mindful movement in a calming environment.



Wish #6

TO LIVE THE SHALIMAR LIFE

A wish is a feeling, a dream waiting to be lived. At Shalimar Group, we build spaces that nurture these close-to-your-heart wishes with quality, trust and luxury that's our signature. Even at Shalimar Evara, your home reflects your personality, and every room welcomes your dreams.

From
The Shalimar Group

We at Shalimar Group have been more than just builders; we've been the wish builders for Lucknow itself. As the city has grown, we've kept pace in understanding what it truly needs at every turn. Whether it's developing iconic landmarks or crafting vibrant communities, we've shaped spaces that reflect the city's evolving dreams. Because every time Lucknow wished to become more connected, more vibrant, more progressive; we made that wish our mission.

That's just one part of our story. We are also people's wish builders. Families who dream of owning a home that matches their aspirations know us as the name to trust. We've given many families their own world where quality meets comfort, and luxury feels effortless. Over the years, we have grown the number of families whose countless dreams have turned into lasting realities with our residences.

At Shalimar Group, we consider every wish of Lucknow and its people as ours. And with each one fulfilled, we build a tomorrow that's even more promising than today.

ONGOING PROJECTS

SHALIMAR EVARA
LUCKNOW-AYODHYA ROAD
LUCKNOW
UPRERAPRJ742268





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

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





SHALIMAR SKY GARDEN
VIBHUTI KHAND
LUCKNOW
UPRERAPRJ160941

SHALIMAR GARDEN
BAY CROWN
IIM ROAD LUCKNOW
UPRERAPRJ557069





SHALIMAR GALLANT WEST
MAHANAGAR LUCKNOW
UPRERAPRJ569037

SHALIMAR
TWENTY ONE
UPRERAPRJ858081/05/2024



SHALIMAR
VALENCIA TOWERS
UPRERAPRJ496663





SHALIMAR WHISPRING WOODS
GOMTI NAGAR EXTENSION
LUCKNOW
UPRERAPRJ380751

SHALIMAR VALENCIA COUNTY
EAST
UPRERAPRJ707640





SHALIMAR BELVEDERE SUITES
GOMTI NAGAR EXTENSION
LUCKNOW
UPRERAPRJ263280

SHALIMAR PINNACLE
GOMTI NAGAR EXTENSION
LUCKNOW
UPRERAPRJ705722/01/2024





SHALIMAR
BUSINESS DISTRICT TOWER 1
GOMTI NAGAR EXTENSION
LUCKNOW
UPRERAPRJ143786/01/2024

SHALIMAR MARBELLA
UPRERAPRJ460592/05/2024



COMPLETED PROJECTS OF SHALIMAR



SHALIMAR GRAND
JOPLING ROAD
LUCKNOW



SHALIMAR GALLANT
MAHANAGAR LUCKNOW
UPRERAPRJ3168



SHALIMAR GARDEN BAY
IIM ROAD LUCKNOW
UPRERAPRJ9256/UPRERAPRJ9203



SHALIMAR COURTYARD
SITAPUR ROAD
LUCKNOW



SHALIMAR MEADOWS
GOKHALE MARG
LUCKNOW



SHALIMAR DWELLING
AP SEN ROAD
LUCKNOW



SHALIMAR TITANIUM
GOMTI NAGAR
LUCKNOW



SHALIMAR STAR,
HAZRATGANJ,
LUCKNOW



SHALIMAR TOWER
VIBHUTI KHAND
LUCKNOW



SHALIMAR HOMES
ASHOK MARG
LUCKNOW



SHALIMAR EMERALD
JOPLING ROAD
LUCKNOW



SHALIMAR ELLDEE PLAZA
BHOOTNATH MARKET
LUCKNOW



SHALIMAR CORPORATE PARK
VIBHUTI KHAND
LUCKNOW



SHALIMAR JPNIC
GOMTI NAGAR
LUCKNOW



SHALIMAR MANNAT
LUCKNOW - FAIZABAD ROAD
UPRERAPRJ8345



SHALIMAR VALENCIA COUNTY
GOMTI NAGAR EXTENSION
LUCKNOW - UPRERAPRJ612919



SHALIMAR IMPERIAL
GOKHALE MARG
LUCKNOW



SHALIMAR SQUARE
LALBAGH
LUCKNOW



SHALIMAR SAS HOUSE
SAPRU MARG
LUCKNOW



SHALIMAR IRIDIUM
GOMTI NAGAR
LUCKNOW - UPRERAPRJ17421



SHALIMAR VISTA
GOMTI NAGAR EXTENSION
LUCKNOW- UPRERAPRJ4833



SHALIMAR BELVEDERE COURT 3
GOMTI NAGAR EXTENSION
LUCKNOW - UPRERAPRJ260653



SHALIMAR RETREAT
DELHI
NCR



SHALIMAR ESTATE
NEW HYDERABAD
LUCKNOW



SHALIMAR COURT
RANI LAKSHMIBAI MARG
LUCKNOW



SHALIMAR
IBIZA TOWN
DELHI NCR

SHALIMAR MANNAT EXTENSION
FAIZABAD ROAD - LUCKNOW
UPRERAPRJ243983

SHALIMAR APARTMENTS
P. N ROAD
LUCKNOW

SHALIMAR HEIGHTS
JOPLING ROAD
LUCKNOW

SHALIMAR ROYALE
MALL AVENUE
LUCKNOW

SHALIMAR
MULTILEVEL PARKING
HAZRATGANJ LUCKNOW

SHALIMAR BELVEDERE COURT 1
GOMTI NAGAR EXTENSION
LUCKNOW - UPRERAPRJ12850

SHALIMAR BELVEDERE COURT 2
GOMTI NAGAR EXTENSION,
LUCKNOW - UPRERAPRJ17338