

SHERE'S
SHALIMAR

Mannat

EXTENSION

— PREMIUM AFFORDABLE LUXURY —

Location : Lucknow-Faizabad Road

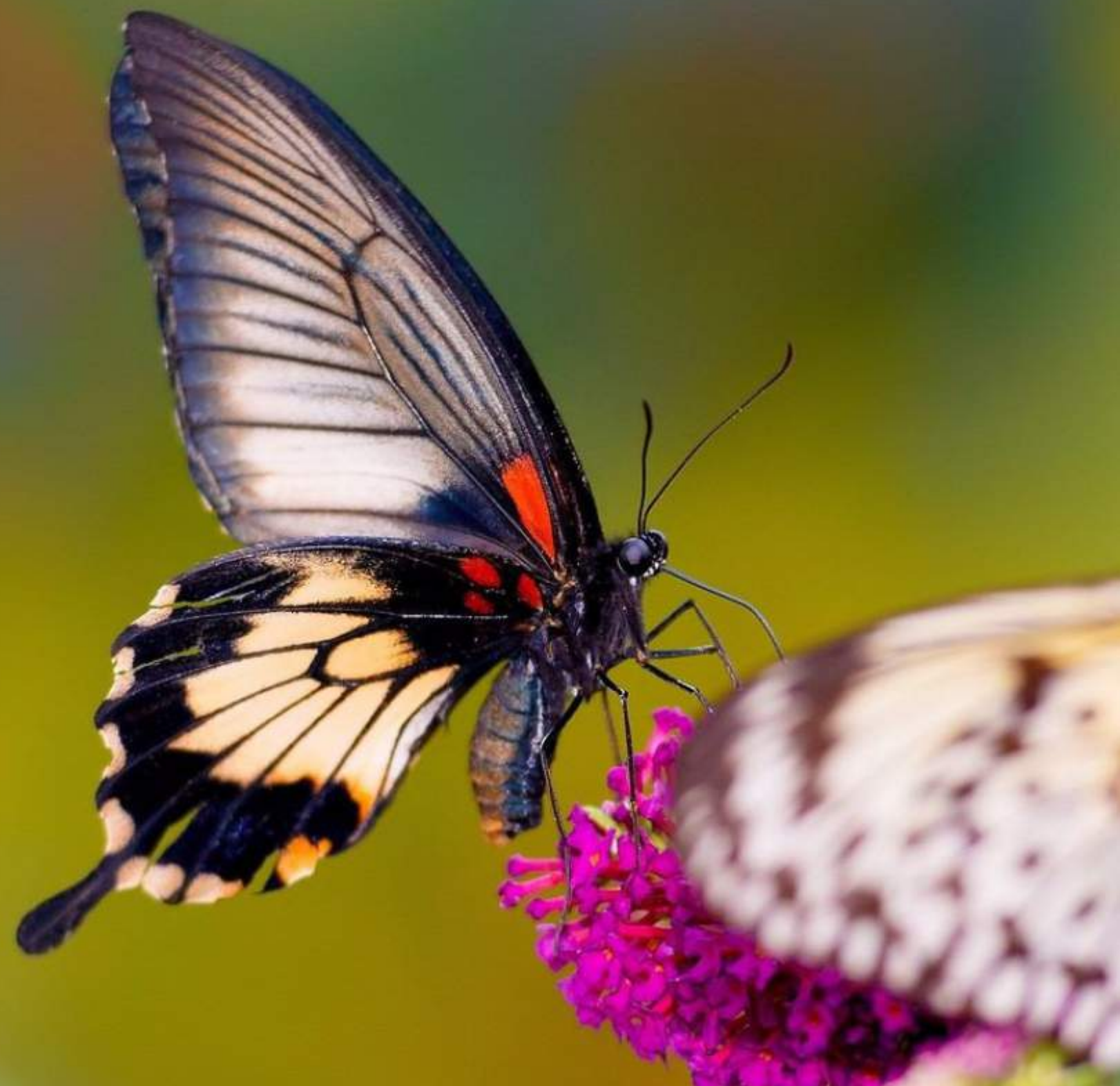
A LIFE OF COMFORT
WITHIN
YOUR REACH



When your
Mannat comes
true,

embrace it

Mannat is a housing option meant to refurbish lifestyles with its neo-classical architecture, liberally sprinkled with modernity and convenience. Each abode is designed for our clients to feel the warmth and absorb 'homely vibes' as soon as they step in.





Succeeding the saga
of magnificence
of
Mannat



The seeds of Mannat were sown by the Pillars of Shalimar to cater luxurious abodes to all walks of life. Our RERA certified Mannat has bestowed a gateway to a healthy lifestyle. Nestled in vibrant greenery and tucked away from city chaos, these 2 and 3 BHK apartments have demonstrated premium quality and expert craftsmanship at most competitive prices. It brings us immense joy to witness Mannat shoot up and grace the Shalimar orchard.

Mannat Extension & Phase 2, our second installment in our project scheme is dedicated to people from all walks of life. Stationed at broad highways of Lucknow-Faizabad road, **Mannat Extension & Phase 2** stands with unaltered architectural aesthetics and quality of norms. We're all set to provide our residents with more safe and hassle-free living and spread smiles and satisfaction among our customers (Shalimar family) once again.

Mannat unleashes its SEQUEL

SHERE'S
SHALIMAR 
Mannat
EXTENSION
— PREMIUM AFFORDABLE LUXURY —



Ushering you towards
*Awant
Garde*
proportions
of housing

Let's turn the **REFLECTION** of your dream home into reality with Mannat Extension

Mannat escorts you to a gush of grandeur served with uncompromising quality, style, modernity and comfort.

FEATURES

- Aesthetically designed 2 BHK, 2 BHK + Study & 3 BHK apartments
- Located at Lucknow-Faizabad road
- Splendid entrance with hi-tech security
- Government approved project
- Easy finance availability
- Customer-friendly terms & conditions



Live life with an
unparalleled
Lifestyle



A glance to your **FUTURE** address

Step in your dream home and nurture one of the finest lifestyles with the most impressive interiors where detailed attention has been invested to bring out lavish designs in your indoors while remaining true to tradition

EMBODY ACE INTERIORS WITH

- Elegant living spaces
- Unmatched design
- Modern specifications
- Well ventilated layouts
- Expansive balconies
- Efficient space planning

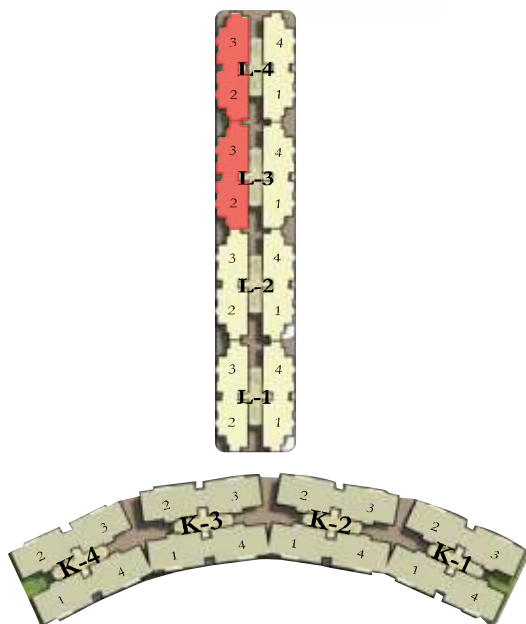




SITE PLAN



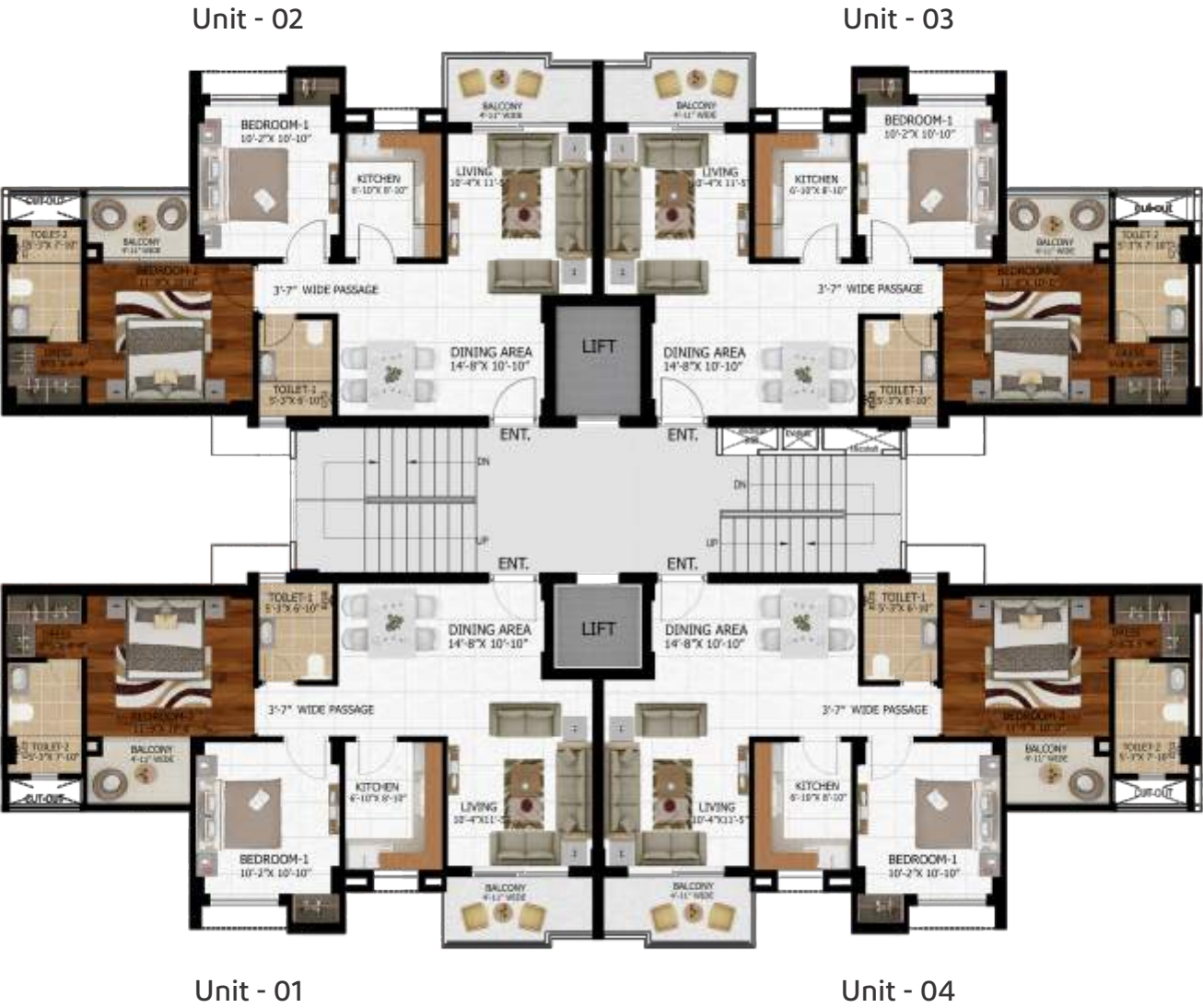
FLOOR PLAN



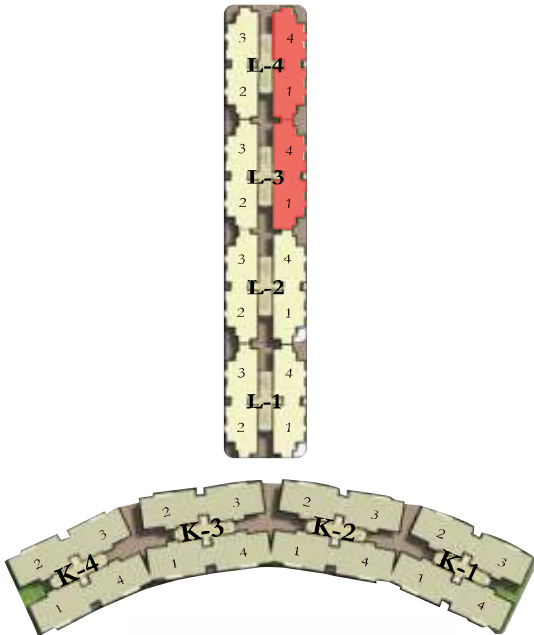
2 BHK - TYPE I

Tower L3 & L4 (Unit 02 & 03)

AREA	SQ. FT	SQ. M
Saleable Area	1092	101.45
Built-Up + Balcony	869.19	80.75
Carpet Area	703.54	65.36



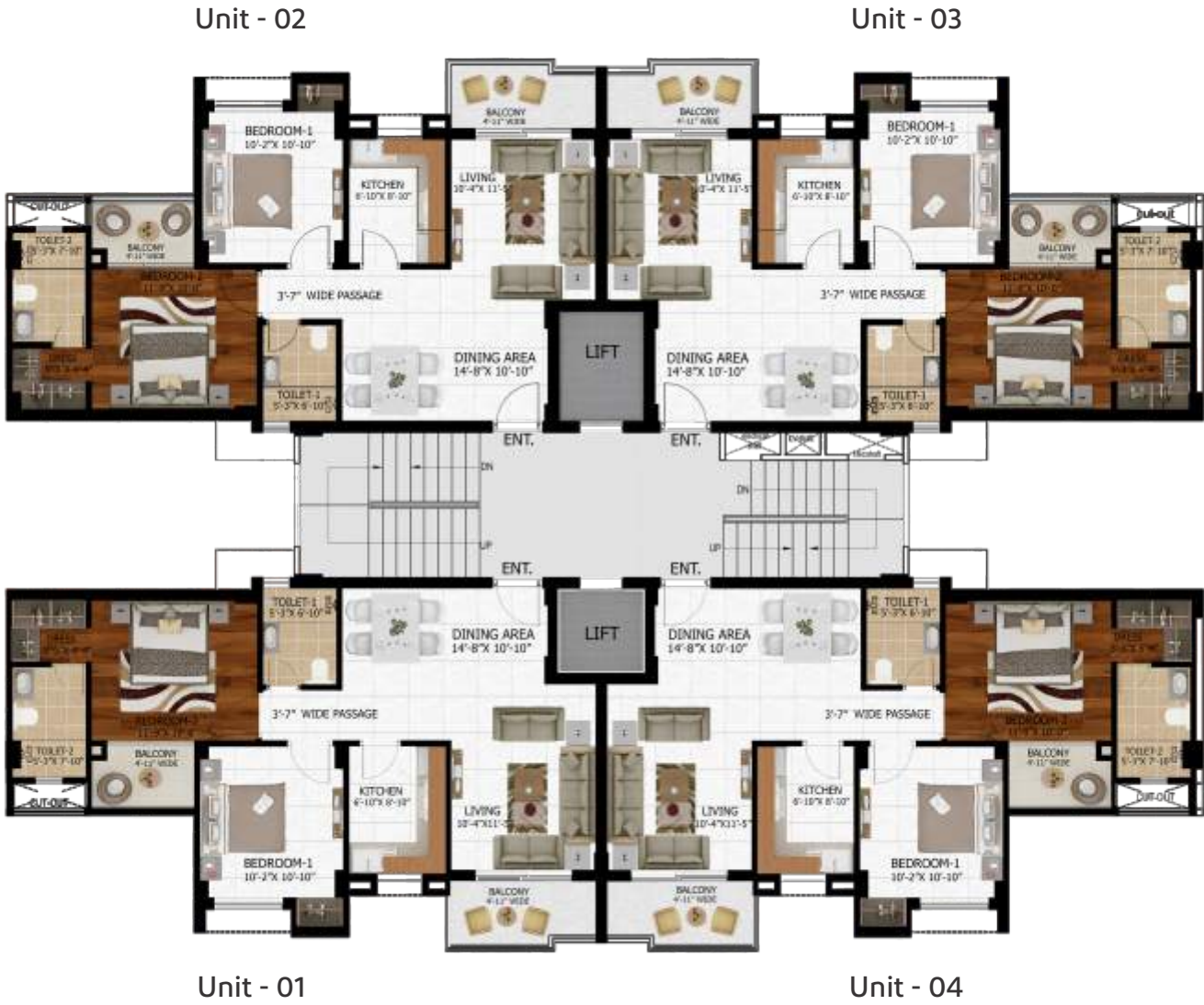
FLOOR PLAN



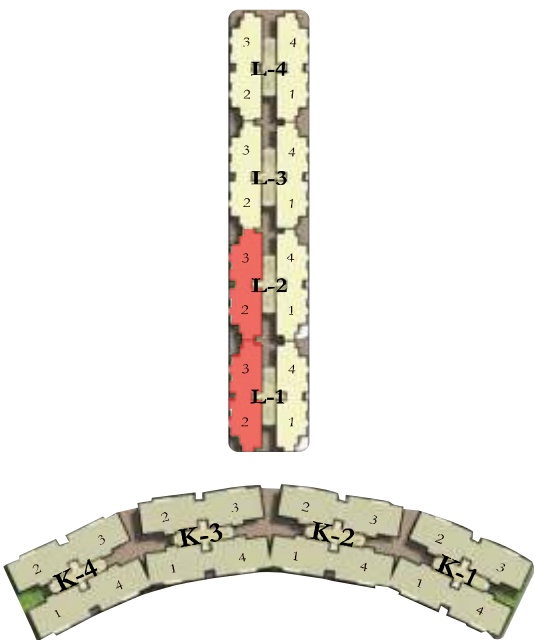
2 BHK - TYPE II

Tower L3 & L4 (Unit 01 & 04)

AREA	SQ. FT	SQ. M
Saleable Area	1097	101.91
Built-Up + Balcony	874.58	81.25
Carpet Area	709.67	65.93



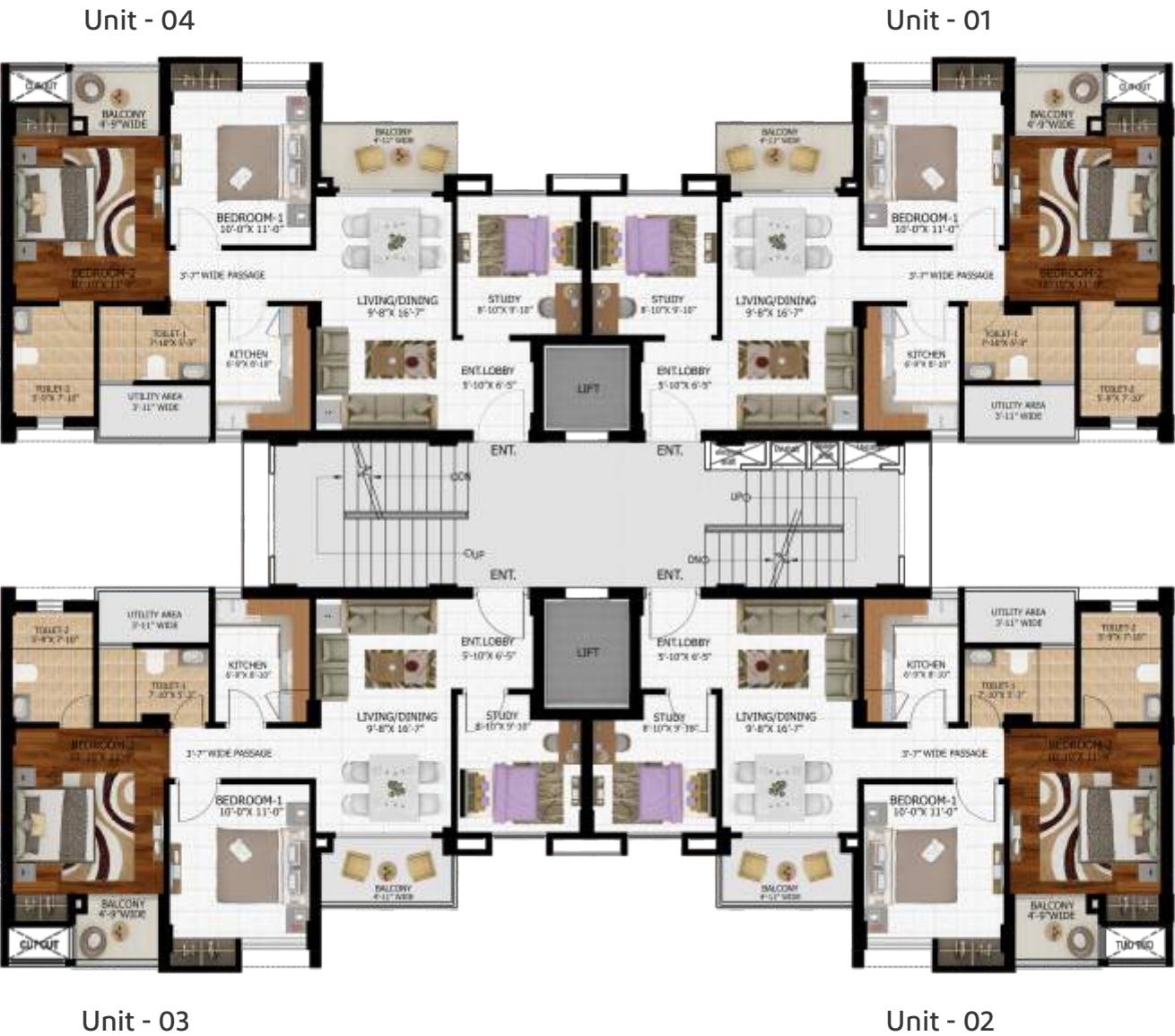
FLOOR PLAN



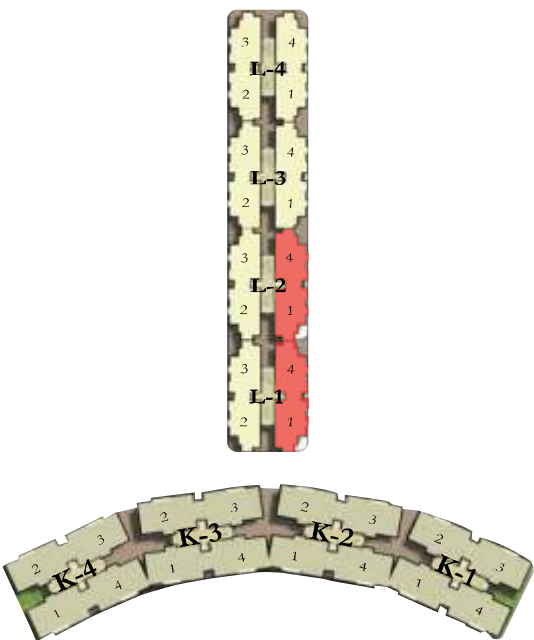
2 BHK + STUDY - TYPE I

Tower L1 & L2 (Unit 02 & 03)

AREA	SQ. FT	SQ. M
Saleable Area	1220	113.34
Built-Up + Balcony	933.99	86.77
Carpet Area	750.25	69.70



FLOOR PLAN



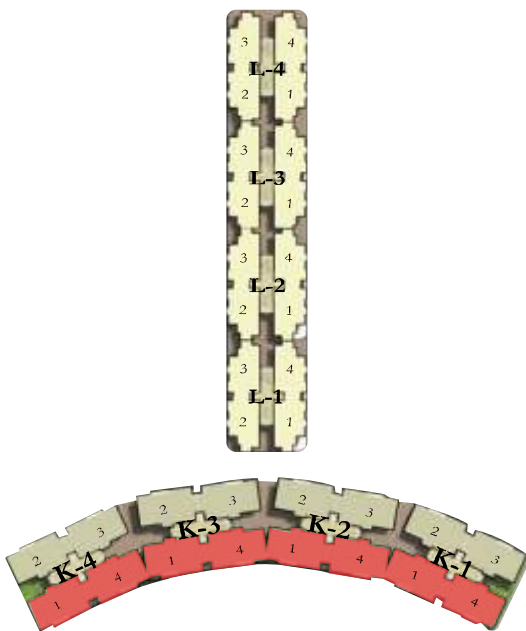
2 BHK + STUDY - TYPE II

Tower L1 & L2 (Unit 01 & 04)

AREA	SQ. FT	SQ. M
Saleable Area	1230	114.27
Built-Up + Balcony	940.56	87.38
Carpet Area	756.39	70.27



FLOOR PLAN



3 BHK - TYPE I

Tower K1, K2, K3 & K4 (Unit 01 & 04)

AREA	SQ. FT	SQ. M
Saleable Area	1380	128.21
Built-Up + Balcony	1134.10	105.36
Carpet Area	942.60	87.57

Unit - 02

Unit - 03

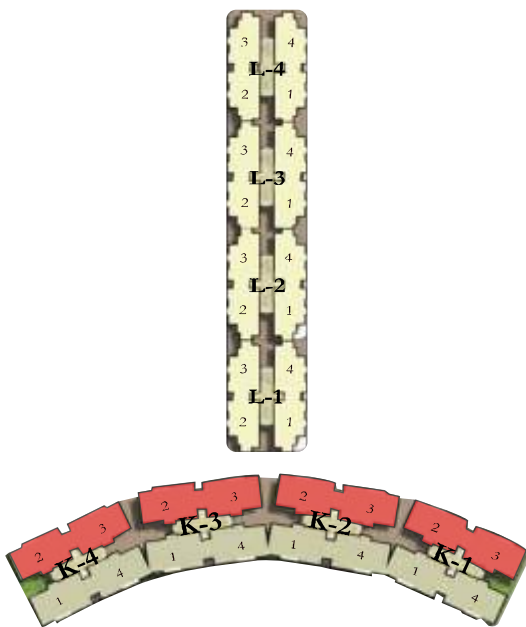


Unit - 01

Unit - 04



FLOOR PLAN



3 BHK - TYPE II

Tower K1, K2, K3 & K4 (Unit 02 & 03)

AREA	SQ. FT	SQ. M
Saleable Area	1390	129.13
Built-Up + Balcony	1140.23	105.93
Carpet Area	948.85	88.15

Unit - 02

Unit - 03



Unit - 01

Unit - 04





Invest
in a
Dream
come true
living

Luxury redefined with enriching AMENITIES

A 27.21 acre oasis of peace, pleasure and pampering!

The community centre at Mannat township is planned to offer a massive range of fun and recreational facilities to the discerning residents. It's where they can unwind amidst an incredibly opulent ambiance and enjoy a variety of activities.



AMENITIES

- Common Community Hall for social events for Mannat Township
- Recreation Centre
- Fully equipped gymnasium
- Outdoor Badminton Court
- CCTV enabled security system at campus entrance gate
- 24 hr. water supply & power back-up for common areas



Landscaped For GREEN LIVING

A place where life's better shades surround;
where the air is fresh and is embraced by
LUSH GREEN LAWNS.

TUNE INTO NATURE WITH

- Panoramic gardens & exotic foliage
- Breathtaking themed landscapes
- Captivating water bodies
- Exclusive children playarea
- Fully safe & pleasant atmosphere
- Yoga & meditation lawn



Built to your SPECIFICATIONS

STRUCTURE

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

BEDROOMS

Flooring/skirting	Vitrified tiles
Wall finishes	Oil bound distemper on punning
Ceiling	Oil bound distemper

LIVING/DINING ROOM

Flooring/skirting	Vitrified tiles
Wall finishes	Oil bound distemper on punning
Ceiling	Oil bound distemper

BALCONIES

Flooring	Tiles
Wall finishes	Exterior grade paint on plaster
Ceiling finishes	Exterior grade paint on plaster
Handrail and parapets	Combination of parapet walls and M.S. Handrails as per the functional and Elevation requirements

TOILETS

Flooring	Ceramic tiles
Wall finishes	Ceramic wall tiles up-to dado level (Approximately 2100 mm) oil bound distemper Oil bound distemper Granite/Ceramic/Tiles Good quality
Ceiling finishes	
Vanity counter	
Sanitary ware	

KITCHEN

Flooring/skirting	Vitrified tiles/ceramic tiles
Wall finishes	Oil bound distemper on the walls
Ceiling	Oil bound distemper and provision for installation of geysers
Counter	Granite top with sink

C.P. FITTINGS AND ACCESSORIES

Hindware/Parryware/Equivalent brand fittings in all toilets.
All the toilet floors are provided with suitable and adequate water proofing treatment. Provision for installation of geysers.

Built to your SPECIFICATIONS

STAIRCASE

Flooring	Polished Indian stone/ Indian marble/Tiles/ Granite on treads, risers and landings
Railing	Painted M.S. Handrails and balustrades
Wall finishes	Oil bound distemper on plaster

COMMON PASSAGE

Flooring	Vitrified tiles/Marble/Granite
Wall finishes	Whitewash/oil bound distemper on plaster
Ceiling finishes	Whitewash/oil bound distemper on plaster

DOORS AND WINDOWS

Main Entrance Door	Painted hardwood frame with flush door shutters
Internal Doors	Painted hardwood frame with flush doors
Hardware	Locks, handles and knobs
Windows And External Glazing	Powder coated aluminium frame/Frame windows with clear glass
External Wall Finishes	Grade anti-fungal/Anti-algal paint from reputed makes and brands

ELECTRICAL WIRING AND INSTALLATIONS

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

ISI compliant copper wiring in concealed conduits. Adequate provision for light points

PLUMBING

ISI compliant CPVC water supply pipes with standard valves and accessories
ISI compliant PVC waste pipes and traps

SECURITY SYSTEM

CCTV camera at campus entrance gate

FIRE

Fire ring in entire complex

LIFT

Good make 6-8 passengers lift

WATER

Ground water supply through overhead water tank

STP

As per standards of government norms for entire Mannat

POWER BACK-UP

For common services only

INTERNAL ROADS

Treated black surface
Good quality landscaping

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.

Promising LOCATION

LOCATION MAP
Not to Scale



DRIVE FROM

- Jaipuria School
- Ram Swaroop College
- Crown Mall
- Chinhat
- Chandan Hospital
- Shaheed Path
- Wave Mall
- Shalimar Corporate Park

MINS. (APPROX.)

- 02 mins.
- 05 mins.
- 05 mins.
- 08 mins.
- 10 mins.
- 12 mins.
- 15 mins.
- 15 mins.



PROJECT CONSULTANTS

The Mannat Dream Team

Principal Architect

jsr.....
Architecture, Interiors, pmc

Delhi

Structral Consultants Plumbing

**SHEKHAR
DESIGN CENTRE**

Lucknow

**H & C
Engineering**

Lucknow

Electrical

ESCON

Delhi

Landscape

jasleen waraich

Delhi

OUR LEGACY



SAS HOUSE, SAPRU MARG,
LUCKNOW



OEL SHALIMAR, NEW HYDERABAD,
LUCKNOW



SHALIMAR STAR, HAZRATGANJ,
LUCKNOW



SHALIMAR LOGIX, RANA PRATAP MARG,
LUCKNOW



SHALIMAR ELLDEE PLAZA,
BHOOTNATH MARKET,
LUCKNOW



IBIZA TOWN, SURAJKUND,
DELHI / NCR
216 OF 2017 DATED 18.09.2017



SHALIMAR RETREAT, ANAND NIKETAN,
DELHI / NCR



BELVEDERE COURT 3,
GOMTI NAGAR EXTENSION,
LUCKNOW
UPRERAPRJ260653



SHALIMAR APARTMENTS, P.N ROAD,
LUCKNOW



SHALIMAR HEIGHTS, JOPLING ROAD,
LUCKNOW



SHALIMAR HOMES, ASHOK MARG,
LUCKNOW



SHALIMAR IMPERIAL, GOKHALE MARG,
LUCKNOW



SHALIMAR GRAND, JOPLING ROAD,
LUCKNOW



SHALIMAR PARADISE,
LUCKNOW - FAIZABAD ROAD
UPRERAPRJ9777



GARDEN BAY, IIM ROAD,
LUCKNOW
UPRERAPRJ9256 , UPRERAPRJ9203



SHALIMAR SQUARE, LALBAGH,
LUCKNOW



SHALIMAR ESTATE, NEW HYDERABAD,
LUCKNOW



SHALIMAR ROYALE, MALL AVENUE,
LUCKNOW



SHALIMAR COURTYARD, SITAPUR ROAD,
LUCKNOW



SHALIMAR GALLANT, MAHANAGAR,
LUCKNOW
UPRERAPRJ3168



SHALIMAR NEST, VASANT KUNJ,
DELHI / NCR



SHALIMAR MANNAT,
LUCKNOW, FAIZABAD ROAD
UPRERAPRJ8345



SHALIMAR COURT,
RANI LAKSHMIBAI MARG,
LUCKNOW



SHALIMAR TOWER, VIBHUTI KHAND,
LUCKNOW



SHALIMAR CORPORATE PARK,
VIBHUTI KHAND, GOMTI NAGAR,
LUCKNOW



SHALIMAR EMERALD, JOPLING ROAD,
LUCKNOW



SHALIMAR DWELLING, AP SEN ROAD,
LUCKNOW



SHALIMAR MEADOWS,
GOKHALE MARG,
LUCKNOW



SHALIMAR ONE WORLD,
GOMTI NAGAR EXTENSION,
LUCKNOW
UPRERAPRM10813



TITANIUM,
GOMTI NAGAR,
LUCKNOW



IRIDIUM,
VIBHUTI KHAND, GOMTI NAGAR,
LUCKNOW
UPRERAPRJ17421



VISTA,
GOMTI NAGAR EXTENSION,
LUCKNOW
UPRERAPRJ4833



BELVEDERE COURT 1,
GOMTI NAGAR EXTENSION,
LUCKNOW
UPRERAPRJ12850



BELVEDERE COURT 2,
GOMTI NAGAR EXTENSION,
LUCKNOW
UPRERAPRJ17338



JPNIC,
GOMTI NAGAR,
LUCKNOW



MULTILEVEL PARKING,
HAZRATGANJ,
LUCKNOW



SHALIMAR CORP LIMITED

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Project RERA No.: MANNAT PHASE 1 : UPRERAPRJ8345 (TOWER - A, B, C, D, E, F, G, H & J)

Project RERA No.: MANNAT EXTENSION PHASE 2: UPRERAPRJ605799 (TOWER - L & M)

Project RERA No.: MANNAT EXTENSION: UPRERAPRJ243983 (TOWER - K)

Promoter RERA No.: UPRERAPRM4092

Rera Website Link : <http://up-rera.in>

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