

A LIFE OF COMFORT  
WITHIN  
YOUR REACH



SHERE'S  
SHALIMAR   
**Mannat**  
EXTENSION 3  
— PREMIUM AFFORDABLE LUXURY —

Location : Lucknow-Faizabad Road





# 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 playcourt
- Fully safe & pleasant atmosphere
- Yoga & meditation lawn



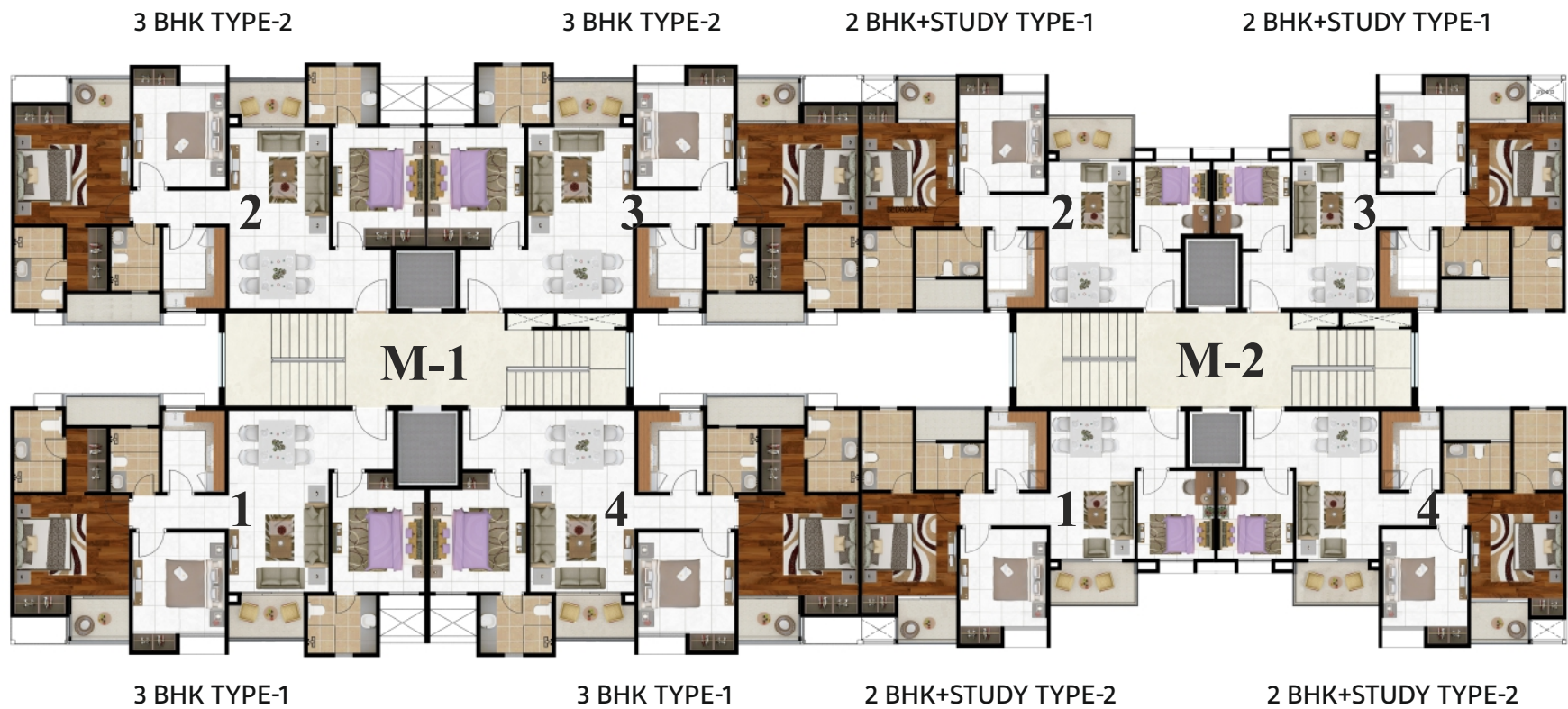


## SITE PLAN





# CLUSTER PLAN - TOWER M



# CLUSTER PLAN - TOWER N









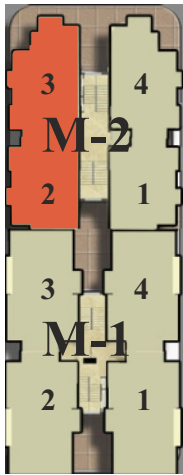




FLOOR PLAN

2 BHK + STUDY - TYPE I

Tower M2 (Unit 2 & 3)



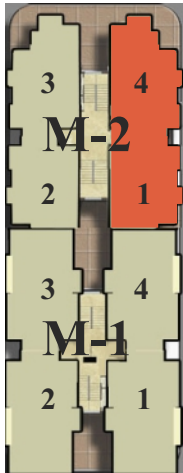
AREA	SQ. FT	SQ. M
Saleable Area	1220	113.34
Built-Up + Balcony	933.99	86.77
Carpet Area	750.25	69.70



FLOOR PLAN

2 BHK + STUDY - TYPE II

Tower M2 (Unit 1 & 4)



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

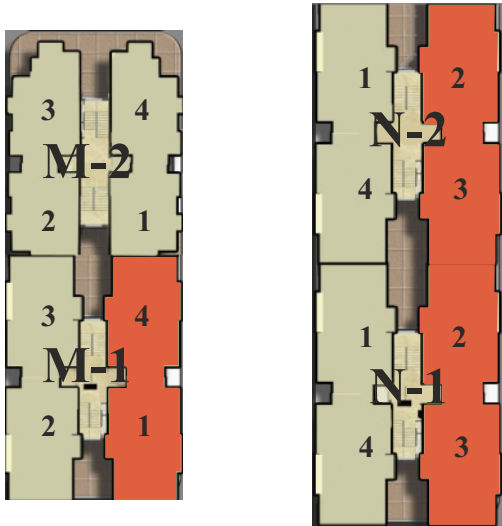




FLOOR PLAN

3 BHK - TYPE I

Tower M1 (Unit 1 & 4) & Tower N1, N2 (Unit 2 & 3)



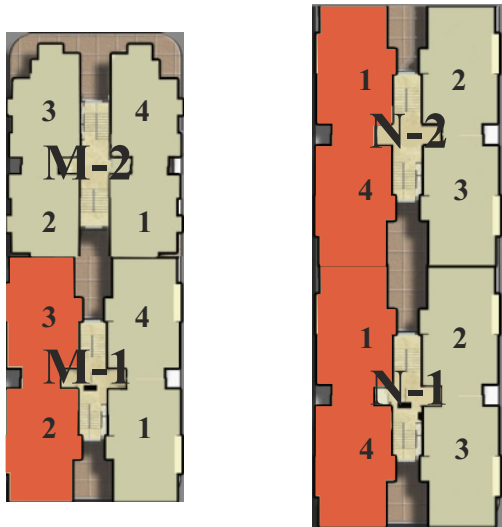
AREA	SQ. FT	SQ. M
Saleable Area	1380	128.21
Built-Up + Balcony	1134.10	105.36
Carpet Area	942.60	87.57



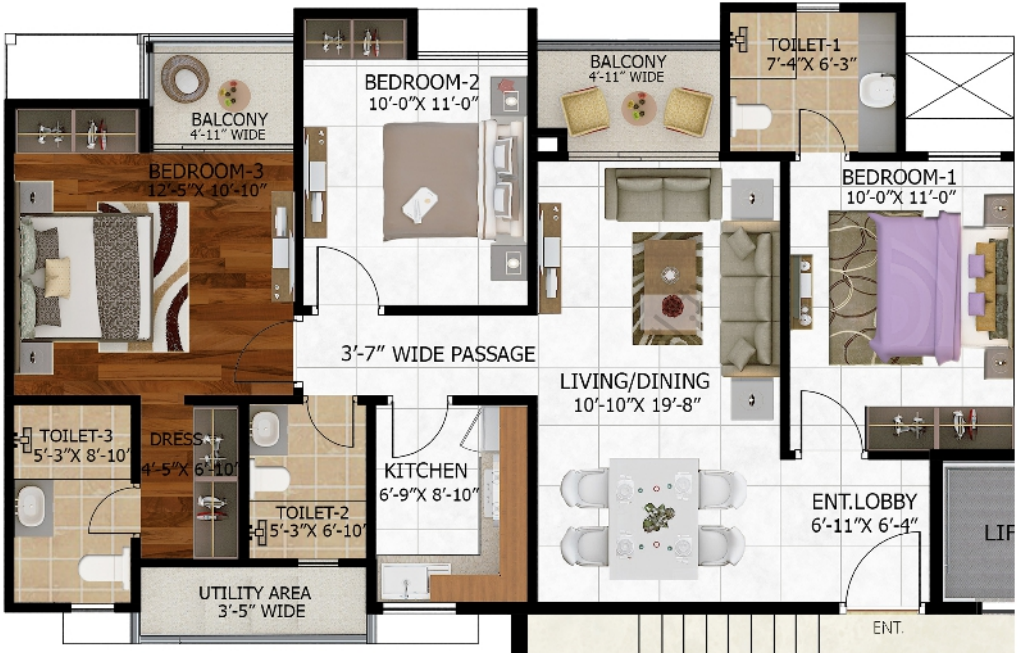
FLOOR PLAN

3 BHK - TYPE II

Tower M1 (Unit 2 & 3) & Tower N1, N2 (Unit 1 & 4)



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



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

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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TOILETS

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

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.

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

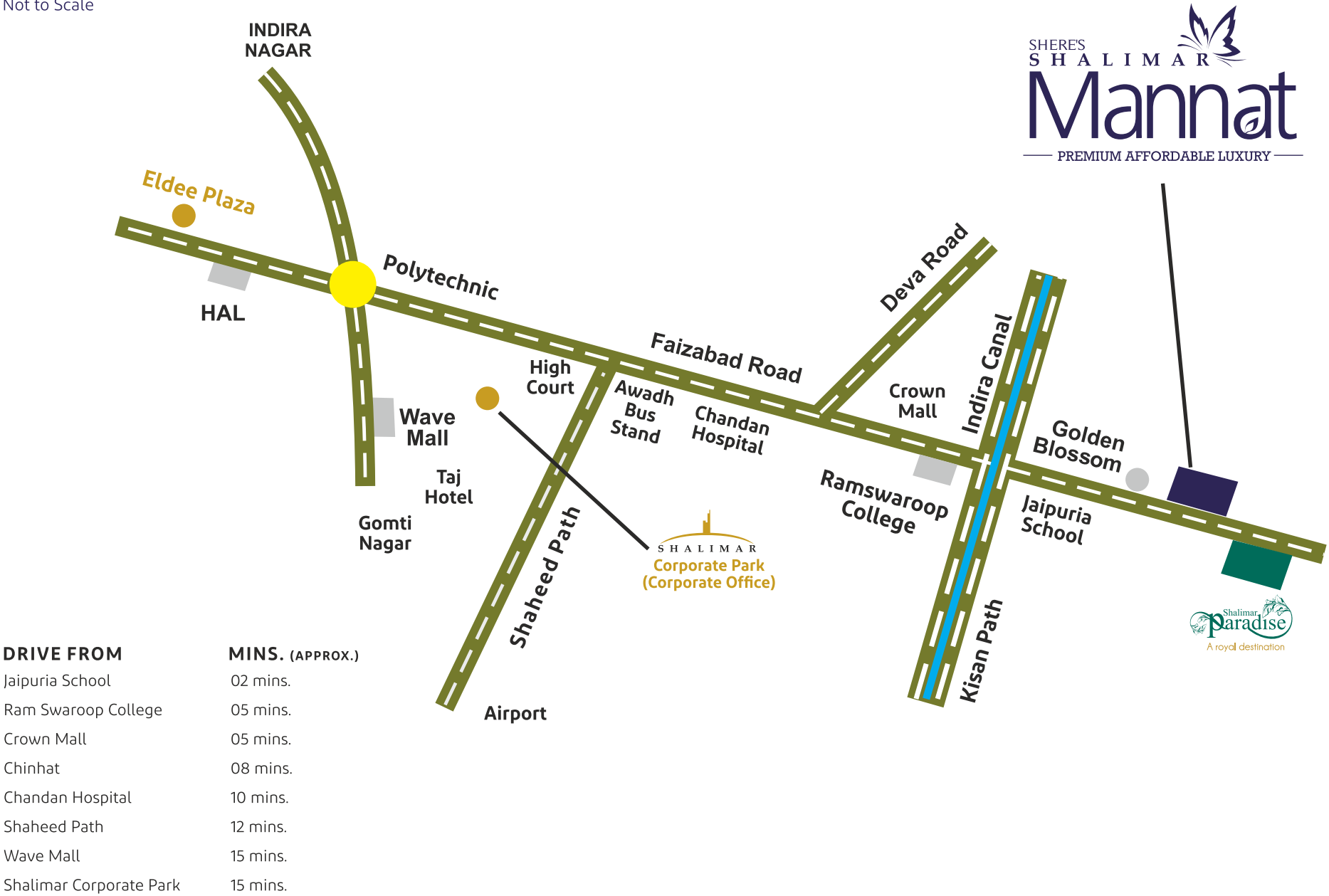
NOTE : The above specifications are only indicative & some of these may be changed in consultation with the architect or equivalent may be provided at the discretion of the company.



# Promising LOCATION

## LOCATION MAP

Not to Scale



**PROJECT  
CONSULTANTS**

The Mannat Dream Team

Principal Architect	Structral Consultants	Plumbing	Electrical	Landscape
<b>jsr</b> architecture, interiors, pmc Delhi	<b>SHEKHAR DESIGN CENTRE</b> Lucknow	<b>H &amp; C Engineering</b> Lucknow	<b>ESCON</b> Delhi	<b>jasleen waraich</b> Delhi



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Project RERA No.: Sheres Shalimar Mannat Phase 1 : UPRERAPRJ8345 (TOWER - A, B, C, D, E, F, G, H & I)

Project RERA No.: Shere Shalimar Mannat Extension : UPRERAPRJ243983 (TOWER - K)

Project RERA No.: Shere Shalimar Mannat Extension 2 : UPRERAPRJ605799 (TOWER - L)

Project RERA No.: Shere`s Shalimar Mannat Extension 3 : UPRERAPRJ555231 (TOWER - M & N)

Promoter RERA No.: UPRERAPRM4092 | Rera Website Link : <http://up-rera.in>

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