

To

Date:24-07-2020

#### Real Estate Regulatory Authority

Uttar Pradesh

Ref: Project "Belvedere Court - 3 (GH-10 & 11) Integrated Township Baghamau" by M/s ANS Developers Private Limited (formerly known as M/s Shalimar Lakecity Private Limited) situated at Bagha Mau having RERA Registration no. UPRERAPRJ260653

Sub: Information regarding the allotment of the part of the project land.

Respected Sir,

I \_Anwar Rizwi\_\_S/o\_S.M.Rizvi R/o\_Lucknow\_\_, Director of M/s ANS Developers Private Limited (formerly known as M/s Shalimar Lakecity Private Limited), promoter of the Project named a"Belvedere Court - 3 (GH-10 & 11) Integrated Township Baghamau"situated at ...Bagha Mau..... ("said project land") having 6 towers and area of approximately 25797sqmtr. ("Project") do hereby solemnly declare, undertake and state as under:

- That the said project comprises of 6 Towers proposed to be built on the khasra no. 306P, 308P, 310P, 311P, 312P, 314P, 315KA P, 315KHA P, 316P, 304P, 306P, 312P, 313P, 314P, 315KA P, 315KH P, 316P, 317KA P, (317KH P- Land Acq. Prop.), 318, 319, 320P, 321KA P, 321KHA P, 321GA P, 324KA P, 324KHA Padmeasuring about 25797Sqr mtr. ("said project land")
- 2. That the part of the project land situated on khasra no. 317KH, K & Part of 317admeasuring about 1710 square meters out of the total project landas stated above on which the Tower C consisting of 72 units is proposed is pending for acquisition by the promoter and in case it is not alloted by any reason whatsoever to the promoter in future, the promoter will have to revise the maps and get the revise maps sanctioned from the concerned authority.
- 3. That if the promoter will revise the maps, there will be many changes takes place in the said registered project, like:
  - a. The size of Land might change;
  - b. Project area might be reduced;
  - c. No. of Units built in the project might be reduce;
  - d. Size of the units might get reduce;
    ANS Developers Private Limited

Registered Address: 308, 3<sup>re</sup> Floor, Tulsiani Chambers, Nariman Point, Mumbai-400021

Corporate Office: 11<sup>th</sup> Floor, Shalimar Titanium, Vibhuti Khand, Gomti Nagar, Lucknow-226 010 (UP, INDIA)

E: care@shalimar.org | T: 0522 4030444 | W: www.shalimarcorp.com | Formerly Shalimar Lakecity Pvt. Ltd.

- e. Orientation of the project might change.
- 4. That the Promoter shalldisclose to the allottee(s) all the facts relating to the changes which may occur due to the reasons mentioned above.
- 5. We have shown the said land as reserved for future development in all the marketing /publicity material and also inform all the customers, supported by an acknowledgement at the time of booking. Hence forth any change in the tower will not need a consent from the customer's subject to we don't exceed the FSI, Ground coverage, No. of floors, and units in the concerned tower.

6.E-Brochure attached for your reference.

Enclosure attached as above

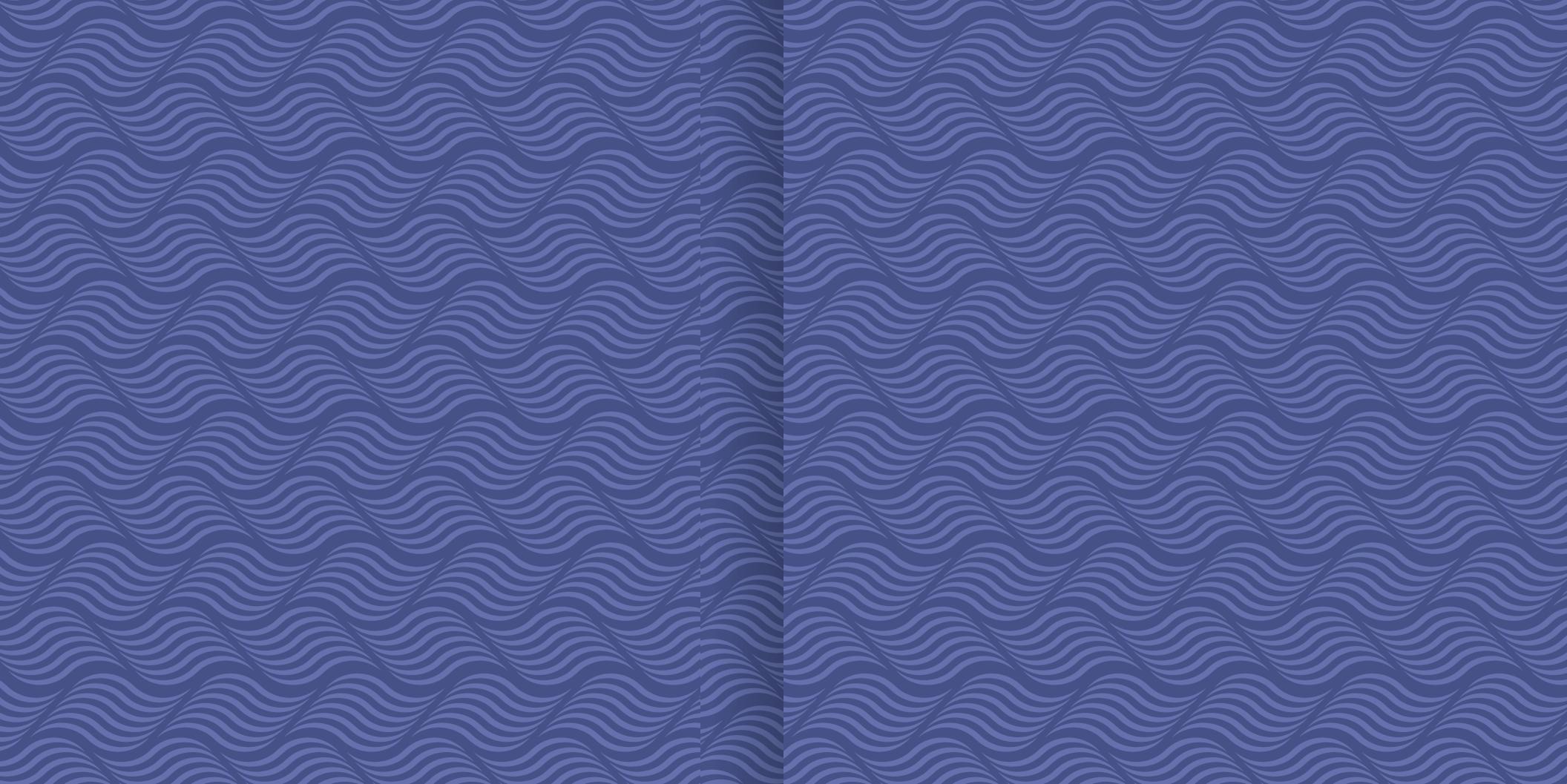
For M/s ANS Developers Private Limited

Anwar Rizwi

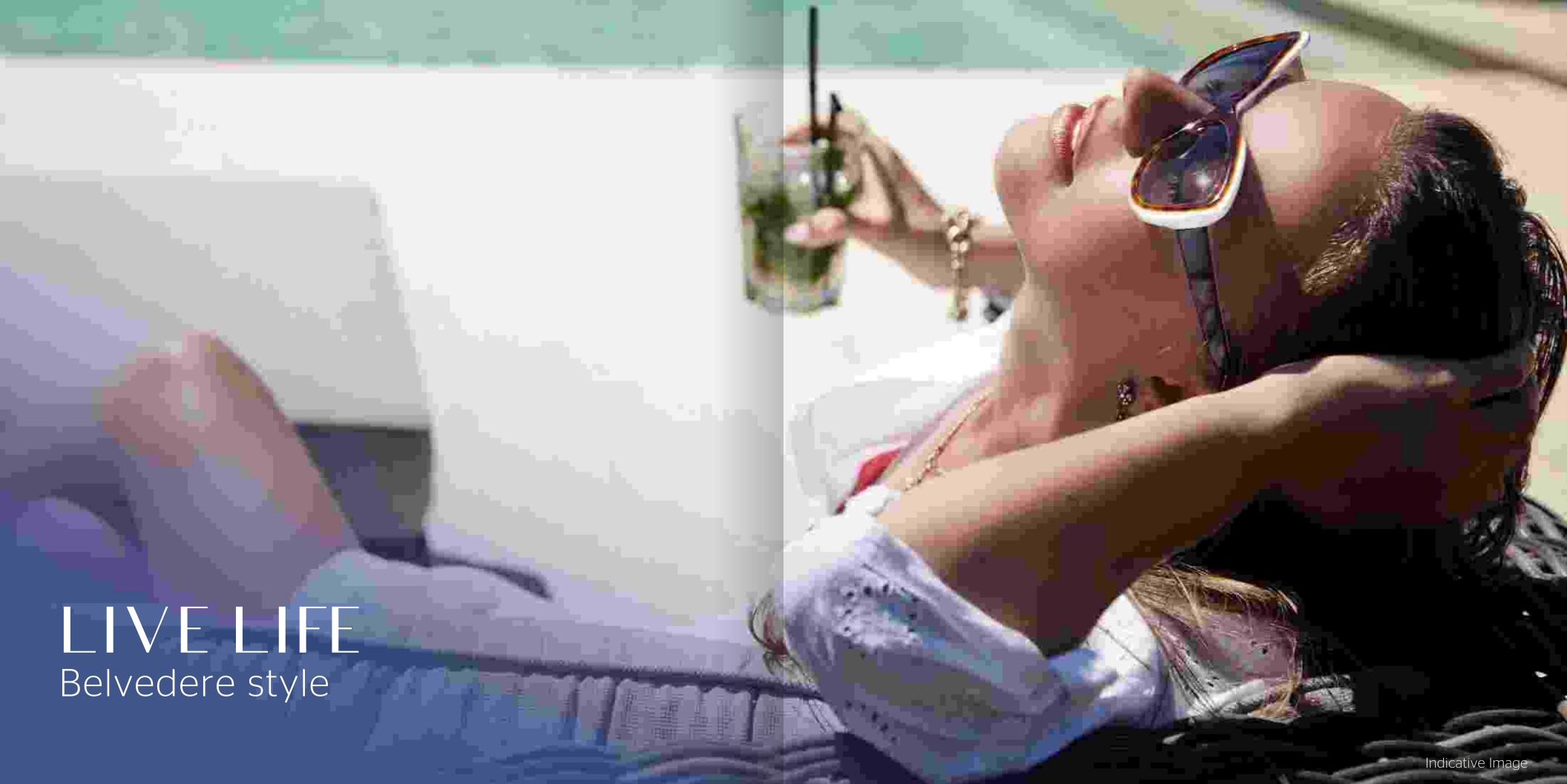
(Director)

Place: Lucknow











Not Just a Life
A LIFESTYLE





# THE BELVEDERE COURT LIFE

Belvedere Court offers well-connected living alongside the central lake district which is laced with the township's best entertainment and hospitality hotspots. The location ensures you are just a few steps away from the classic french-style baristas by the central lake district, just around the corner from exclusive retail avenues and Lucknow's most prestigious clubhouse, ClubOne. Moreover, life at the Belvedere Court has ethereal central lake district views and is reserved only for a privileged few.

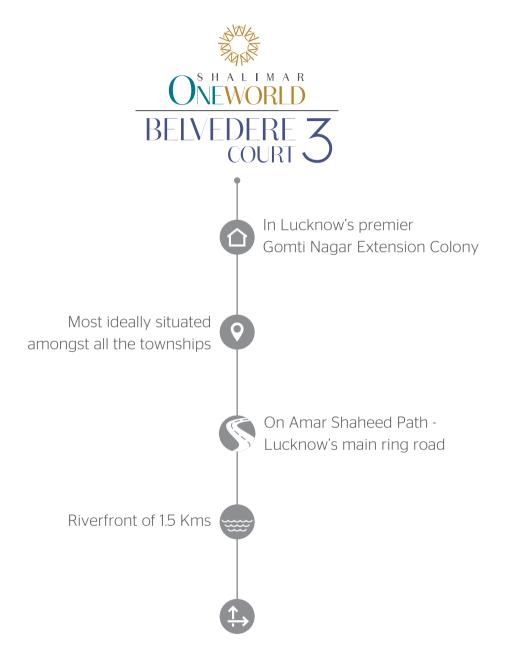


# THE GLAMOROUS TENDRIL OF ONE WORLD

Belvedere Court 3 is seated on one of the most premium locations of the One World township. It's nestled in the beautiful green area, **Lake District**, which provides easy access to feel the beauty of nature. It stands as the pole start of grandeur & glamour, which refurbishes lifestyles.



# LOCATION



Located in Gomti Nagar Extension & in close proximity to the International Cricket Stadium, the upcoming IT City, Medanta Hospital, the airport, numerous reputed schools, Lucknow's most premium brands of hotels, Malls, Cancer hospital, Ambedkar Udyan and Janeshwar Mishra Park.

Easy access to Gorakhpur, Varanasi, Raebareli and Kanpur Highway.



# SITE PLAN ONE WORLD TOWNSHIP

Designed & conceptualized by internationally acclaimed architects 'Atkins', who have created world landmarks like- Burj Khalifa, Bahrain World Trade Centre, and New Port City Foot Bridge U.K., to name a few.

Shalimar OneWorld Lucknow - an integrated township at Gomti Nagar Extension, on the banks of river Gomti, is gearing up to hog the limelight with its architectural extravaganza & serene greens.

Being built on approximately 212 acres of land, it will comprise of premium residential, commercial and retail buildings. A lake will add exclusivity to the township. Various schools, banks, malls and a hospital are add-on benefits.



# EXCEPTIONALLY LUXURIOUS 2 & 3 BHK APARTMENTS

Absorb the amazing living in the signature residences of Belvedere. The classy apartments with dexterously designed rooms for a fancy lifestyle.



## 4 BHK & 4 BHK PRIME APARTMENTS

Experience the splendid living in the signature residences of Belvedere. Top notch & exclusively designed bedrooms for a luxurious lifestyle.



# LUXURIOUS PENT HOUSES & SKY VILLAS

The most iconic residences in Lucknow and one of the best in country, these equisite sky villas & penthouse are the epitome of excellence, strategically located in One World township, our magnificent residences offer you a panoramic view of our aesthetic township and easy access to our recreational facilities including the Club One and shopping avenues.





# ENJOYA LUSH LIFE IN CLUB ONE

Club one is the embodiment of leisure and grandeur. Established as the best and one of the finest examples of world-class facilities in Lucknow, it's a clubhouse so grand, you'll never want to leave. It's got everything you'll ever want and more than you can imagine. The endless list of facilities and convenience include.

- I SPACIOUS AND LAVISH BANQUET HALLS
- I CONFERENCE ROOM
- I COFFEE SHOP
- I GAMES AREA (AIR HOCKEY/BILLIARD/SNOOKER)
- **I RESTAURANT**
- I GYM/YOGA/ZUMBA
- I SWIMMING POOL
- I 40 SEATER THEATRE
- I EXCLUSIVE KIDS PLAY AREA
- I SPA

**Disclaimer:** The onwnership of this club in the project shall remain with the Developer and same may be transferred to any person(s) / angency for its maintenance & operation thereof. Allottee(s) would have an option to become the member of the club and to pay the Membership Fees as well as monthly subscription charges as may be determined by the Developer / nominated person(s) / operator.





# AMENITIES BEYOND AGE LIMIT

Apart from providing direct access to the entire spectrum of facilities at OneWorld, Belvedere Court 3 also offers a host of services with exclusive access for its residents. From a myriad of choices for recreational and sports facilities to kids' play zones and a range of safety features to a landscaped central park, we offer everything you can imagine and more.

- BEAUTIFUL WATERBODIES
  - **KIDS PLAY AREA**
  - **OUTDOOR GYM**
  - SENIOR CITIZEN AREA
    - **LAWN**
- HALF BASKETBALL COURT
- MULTI USE PLAY COURT |









## SITE PLAN BELVEDERE COURT 3

Belvedere Court offers you a gateway to premium living with luxury residences that are adjacent to ClubOne the township's best entertainment and hospitality hotspots including high-end retail avenues.



1. ENTRY/EXIT

3. DRIVEWAY 4. DROP OFF 5. MOUNDS

7. PATHWAY

11. LAWN

15. KID'S POOL 16. POOL DECK

17. RAMP

18. PARKING

19. DOG PARK



TYPICAL FLOOR PLAN (3BHK & 2BHK) TOWER B1 & B2

#### **UNIT FLOOR PLAN**

2 BHK - TOWER B1 (TYPE 02 & 03), TOWER B2 (TYPE 01 & 04) 1 TO 18 FLOOR

	AREA - IN SQ. FT	AREA - IN SQ. MTR
CARPET AREA	943	87.64
BUILTUP + BALCONY AREA	1,143	106.16
SUPER AREA	1,375	127.74





TYPICAL FLOOR PLAN (3BHK & 2BHK) TOWER B1 & B2

#### **UNIT FLOOR PLAN**

3 BHK - TOWER B1 (TYPE 01 & 04), TOWER B2 (TYPE 02 & 03) 1 TO 18 FLOOR

	AREA - IN SQ. FT	AREA - IN SQ. MTR
CARPET AREA	1,348	125.20
BUILTUP + BALCONY AREA	1,665	154.70
SUPER AREA	2,070	192.31





TYPICAL FLOOR PLAN (4BHK PRIME & 4BHK)
TOWER A1

# UNIT FLOOR PLAN 4 BHK - TOWER A1 (TYPE 01), TOWER A2 & A3 (TYPE 02) 1 TO 17 FLOOR

	AREA - IN SQ. FT	AREA - IN SQ. MTR
CARPET AREA	2,032	188.80
BUILTUP + BALCONY AREA	2,639	245.20





TYPICAL FLOOR PLAN (4BHK PRIME & 4BHK)
TOWER A1

#### **UNIT FLOOR PLAN**

### 4 BHK PRIME - TOWER A1 (TYPE 02), TOWER A2 & A3 (TYPE 01) 1 TO 17 FLOOR

	AREA - IN SQ. FT	AREA - IN SQ. MTR
CARPET AREA	2,111	196.09
BUILTUP + BALCONY AREA	2,715	252.19
SUPER AREA	3,320	308.44





TYPICAL FLOOR PLAN PENTHOUSE (4BHK & 3BHK) TOWER B1 & B2

#### **UNIT FLOOR PLAN**

3 BHK PENTHOUSE - TOWER B1 (TYPE 02), TOWER B2 (TYPE 01) 19 FLOOR

	AREA - IN SQ. FT	AREA - IN SQ. MTR
CARPET AREA	1,841	171.03
BUILTUP + BALCONY AREA	2,481	230.50
SUPER AREA	3,100	288.00



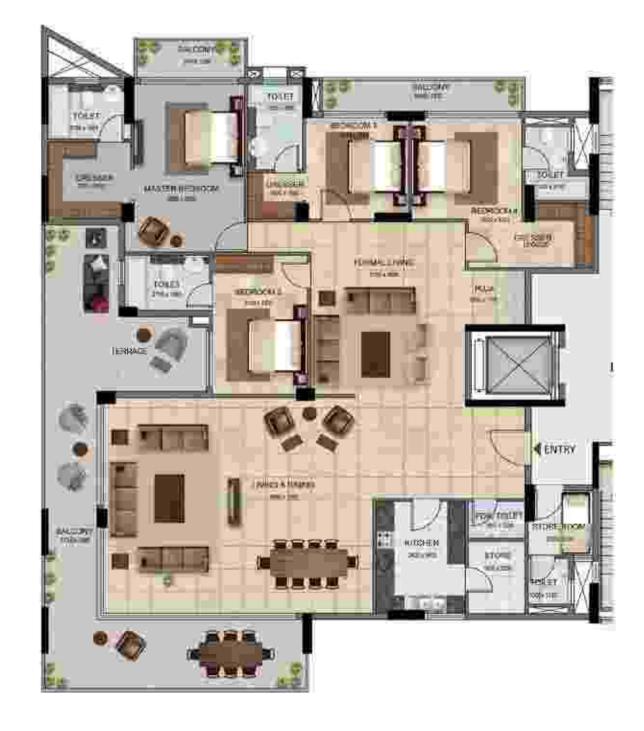


TYPICAL FLOOR PLAN PENTHOUSE (4BHK & 3BHK)
TOWER B1 & B2

#### **UNIT FLOOR PLAN**

4 BHK PENTHOUSE - TOWER B1 (TYPE 01), TOWER B2 (TYPE 02) 19 FLOOR

	AREA - IN SQ. FT	AREA - IN SQ. MTR
CARPET AREA	2,539	235.90
BUILTUP + BALCONY AREA	3,434	319.00
SUPER AREA	4,275	397.16







#### **SKYVILLA**

TYPICAL PLAN - DUPLEX UNIT (LOWER FLOOR)
TOWER A1

#### SKYVILLA

TYPICAL PLAN - DUPLEX UNIT (UPPER FLOOR)
TOWER A1

TYPICAL UNIT FLOOR PLAN - TOWER A1 (UNIT - 02) 18 & 19, 20 & 21, 22 & 23 FLOORS

TOWER A2 & A3 (UNIT - 01)



**LOWER FLOOR** 

	AREA - IN SQ. FT	AREA - IN SQ. MTR
CARPET AREA	3,487	323.92
BUILTUP + BALCONY AREA	4,749	441.22
SUPER AREA	6,050	562.06



**UPPER FLOOR** 

**Disclaimer:** The project comprises of Apartments and is being developed in accordance with the sanctioned plans. The Apartments my be sold as per the standard design and the company may make changes/alterations/impovements with the consent of the customer.

TYPICAL UNIT FLOOR PLAN - TOWER A1 (UNIT - 01) 18 & 19, 20 & 21, 22 & 23 FLOORS

TOWER A2 & A3 (UNIT - 02)



#### **LOWER FLOOR**

	AREA - IN SQ. FT	AREA - IN SQ. MTR
CARPET AREA	3,322	308.60
BUILTUP + BALCONY AREA	4,648	431.83
SUPER AREA	5,920	549.98



#### **UPPER FLOOR**

## **SPECIFICATIONS**

Proposed specifications for all units of Belvedere Court - 3

#### STRUCTURE

Structure designed with the highest seismic considerations for the zone as stipulated by the BIS code and for better safety.

#### **FOUNDATION**

Reinforced concrete footings & columns.

#### **ALL BEDROOMS**

• Flooring / Skirting: Wooden Laminated Flooring in Master

Bed Room, Other Bed Rooms
Vitrified tiles 600X600mm or Bigger

• Wall Finishes: Acrylic emulsion on POP punning

• Ceiling: Oil bound distemper

#### LIVING / DINING ROOM

• Flooring / Skirting: Superior quality vitrified tiles 800x800 mm

or bigger

• Wall Finishes: Acrylic emulsion on POP punning

• Ceiling: Oil bound distemper

#### **TOILETS**

• Flooring: Antiskid ceramic tiles

• Wall Finishes: Ceramic wall tiles upto dado level

(approx. 2400 mm)

• Ceiling Finishes: Oil bound distemper with false ceiling

• Counter: Granite/Tiles

• Sanitary Ware: Premium quality range

• Partition: Glass cubical/Glass Partition

#### **STAIRCASE**

• Liahts:

• Flooring: Kota Stone / Indian Stone / Granite

Sensor Lights

• Railings: Painted M.S. railings

• Wall Finishes: Oil bound distemper on plaster

#### **KITCHEN**

• Flooring / Skirting: Antiskid ceramic tiles

• Wall Finishes: acrylic emulsion paint on walls

• Ceiling: Oil bound distemper with part false ceiling

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

#### **CP. FITTING AND ACCESSORIES**

Grohe/Jaquar/Roca or equivalent Toilet fittings / single lever fitting in all toilets. Provision for geyser installation. Rain shower in master toilet

#### LIFT LOBBY

• Flooring: Granite / Marble / Tiles

• Wall Finishes: Granite / Marble / Tiles upto 2100mm on

lift side wall and acrylic emulsion

paint in balance area

• Ceiling: Acrylic emulsion paint

#### **DOORS**

• Main Entrance Door: Engineered laminated frame with

laminated door shutters

• Internal Doors: Engineered laminated frame

with laminated door shutters

• Hardware: Locks, Handles and knobs (Mortise and

Cylindrical locks) from reputed makes and brands. High quality steel/brass hardware

#### WINDOWS AND EXTERNAL GLAZING

Powder coated aluminium frame or UPVC frame windows with clear glass

#### **EXTERNAL WALL FINISH**

Exterior grade paint from reputed makes and brands.

#### **ELECTRICAL WIRING AND INSTALLATIONS**

• Fixtures & Fittings: ISI mark switches / sockets, distribution boxes

and circuit breakers from standard 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: CCTV surveillance, EPABX,

Video Door Phones, Burglar Alert System.

# THE SHALIMAR GROUP

Established in 1985 and having developed nearly 6 million sq. ft. of residential and commercial spaces, the Shalimar Group is a diversified conglomerate headquartered in Lucknow. The Group's footprint spans across sectors such as Real Estate, Property Management, various Allied Services, Civil Construction, Imports & Exports and Glass Processing.

Built on the cornerstones of Knowledge, Efficient Management & Transparency, the Group's mission is to provide world class products & services in each of its areas of operations through the tenets of Experience & Expertise.

With upcoming projects of over 15 million sq. ft. area across major cities of UP and Delhi+NCR and a dedicated team of over 750 personnel, Shalimar Group is poised to become one of India's leading developers and its signature township, OneWorld is a big leap forward in this direction!

## OUR LEGACY



SAS HOUSE, SAPRU MARG, LUCKNOW



OEL SHALIMAR, NEW HYDERABAD, LUCKNOW



SHALIMAR STAR, RANA PRATAP MARG, LUCKNOW



SHALIMAR LOGIX, RANA PRATAP MARG, LUCKNOW



SHALIMAR APARTMENTS, P.N ROAD, LUCKNOW



SHALIMAR HEIGHTS, JOPLING ROAD, LUCKNOW



SHALIMAR HOMES, ASHOK MARG, LUCKNOW



SHALIMAR IMPERIAL, GOKHALE MARG, LUCKNOW



SHALIMAR SQUARE, LALBAGH, LUCKNOW



SHALIMAR ESTATE, NEW HYDERABAD, LUCKNOW



SHALIMAR ROYALE, MALL AVENUE, LUCKNOW



SHALIMAR COURTYARD, SITAPUR ROAD, LUCKNOW



SHALIMAR COURT, RANI LAKSHMIBAI MARG, LUCKNOW



SHALIMAR TOWER, VIBHUTI KHAND, LUCKNOW



SHALIMAR CORPORATE PARK, VIBHUTI KHAND, LUCKNOW



SHALIMAR EMERALD, JOPLING ROAD, LUCKNOW



TITANIUM, GOMTI NAGAR, LUCKNOW



IRIDIUM, GOMTI NAGAR, LUCKNOW UPRERAPRJ17421



VISTA, GOMTI NAGAR EXTENSION, LUCKNOW UPRERAPRJ4833



BELVEDERE COURT 1, GOMTI NAGAR EXTENSION, LUCKNOW UPRERAPRJ12850



SHALIMAR ELLDEE PLAZA, BHOOTNATH MARKET, LUCKNOW



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



SHALIMAR RETREAT, ANAND NIKETAN, DELHI / NCR



SHALIMAR GRAND, JOPLING ROAD, LUCKNOW



SHALIMAR PARADISE, LUCKNOW - FAIZABAD ROAD UPRERAPRJ9777



GARDEN BAY, IIM ROAD, LUCKNOW UPRERAPRJ9256, UPRERAPRJ9203



SHALIMAR GALLANT, MAHANAGAR, LUCKNOW UPRERAPRJ3168

LUCKNOW



SHALIMAR NEST, VASANT KUNJ, DELHI / NCR



SHALIMAR MANNAT, LUCKNOW, FAIZABAD ROAD UPRERAPRJ8345



SHALIMAR MEADOWS, GOKHALE MARG, LUCKNOW



SHALIMAR ONE WORLD, GOMTI NAGAR EXTENSION, LUCKNOW UPRERAPRM10813



BELVEDERE COURT 2, GOMTI NAGAR EXTENSION, LUCKNOW UPRERAPRJ17338



GOMTI NAGAR, LUCKNOW



MULTILEVEL PARKING, HAZRATGANJ, LUCKNOW

# CONSULTANTS & ASSOCIATES

Principal Architect

**ATKINS** 

ATKINS U.K.

Atkins are the designers of some of the world's most iconic landmarks and one of the finest design, engineering and project management consultancies today.

Strongly inspired by their planning and design execution of Downtown Dubai, Atkins looked to surpass those boundaries and create their best work yet - the iconic OneWorld township, achieving a balance between a concrete jungle and blissful abode.

#### **Project Architect**



JT + PARTNERS,

DUBAI

DUBAI

With this vision, JT+Partners, one of the most innovative brands in architecture, master planning and integrated design practices conceptualised OneWorld as a dense urban community with defined hubs serving all residents' needs within its four walls. JT+Partners responded to the climate, urban fabric, society and the specific needs of Lucknow to design this landmark township by the Shalimar Group. With offices in Dubai and Beirut, JT+Partners has a remarkable reputation with a property portfolio across countries around the world including UAE, KSA, Egypt, Australia and Seychelles.

#### Landscape Consultant

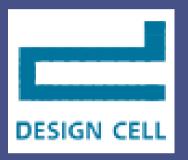


#### COOPERS HILL, SINGAPORE

SINGAPORE

Founded in 1953, Coopers Hill (Formerly known as Belt Collins) has over 16,000 projects in 70 countries to its credit. Over the years, the American agency has received over 350 awards, honours, and accolades. Belt Collins has transformed OneWorld's vision of scenic grandeur into a reality. Revolutionising the expansive spaces with the ever-present beauty of nature, their objective was to form a harmonious. unique and contemporary natural experience.

#### Landscape Consultant



## DESIGN CELL GURGAON

Design Cell is an internationally recognized landscape architecture and planning firm established in 1987.

As a multi-disciplinary international firm, Design Cell offers a wide range of professional services. Since 1987, the firm's partners are dedicated to creative and technical excellence and high quality service, while providing cost effective and practical design.

#### Architect



#### 42MM ARCHITECTURE

DELHI NCR

multi-disciplinary practice established more than a decade ago, 42MM specialises in Architecture, Interiors and Urban Design collaborating with the best consultants in Building Services, Lighting and Automation, Landscaping, Sustainability and Graphic Design to create engineering marvels. Keen desire to depart from conventional models, a team of 25-plus architects and designers strived to create OneWorld to stand out with their distinct approach towards design, detail and the latest technology, with a strong commitment to create design solutions that further enhanced the 212 acre development.

Note: Visual representations shown in this brochure are purely conceptual. Elecations, specifications, site plan etc. are tentative and subject to variation and modification by the company or the competent authorities sanctioning plans.





ANS Developer Pvt. Ltd. (formerly known as Shalimar Lakecity Pvt. Ltd.) Titanium, Shalimar Corporate Park, Vibhuti Khand, Gomti Nagar, Lucknow - 226010

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U.P. RERA REGISTRATION No. UPRERAPRJ260653 - Belvedere Court - 3 (GH-10 & 11) Integrated township Baghamau Promoter RERA Registration No.: UPRERAPRM10813 | CIN No.: U70109MH2006PTC237856

U.P. RERA WEBSITE ADDRESS www.up-rera.in

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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 any one 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/communit 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 does not prove the parties of the standard specification. Recipients are advised to apprise themselves of the necessary and relevant information of the project/offer prior to making any puchase 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.