

being **exclusive** is never enough



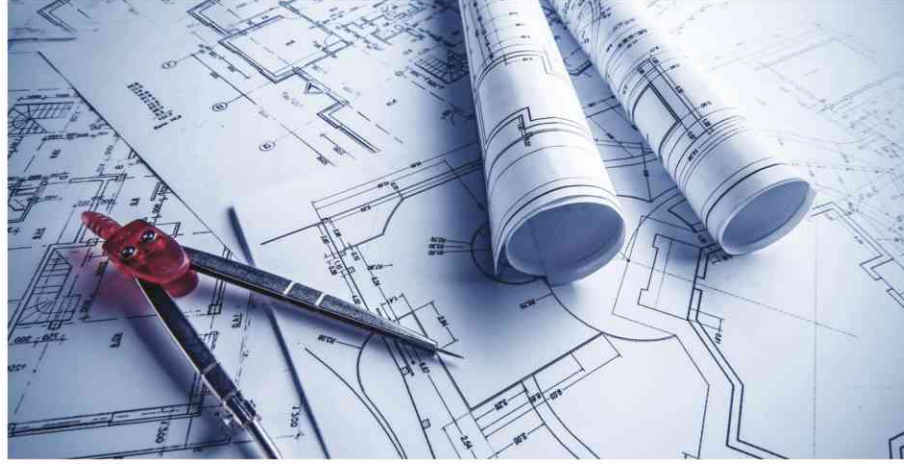


our luscious menu card

Astonishing 73 acre township | Positioned at Sitapur-Hardoi road, Lucknow
Incredibly tranquil environment | Delivering wholesome living experience



In a city coursing with undying passion for royal living, rich culture and a modern approach to life, Shalimar and KSMB shake their hands to introduce a groundbreaking retreat-Garden Bay.



Dubai now **builds** its way to Lucknow



The milestone estate is being designed by an award winning organization-GAJ. The UK Architectural and Design Company is widely acclaimed in UAE for its remarkable contribution in transforming Dubai's modern high rise skyline. Now, it gears up to showcase its path-breaking innovations in the city of Nawabs.





royal temptation beyond compare

An exquisite gated community | Group housing, villas & plots
Modern commercial zone | Entertainment cum health club
with a broad range of facilities | Wonderful lifestyle amenities



Our masterful team endeavours to present you a lifestyle that will elevate you above all others. An impressive range of homes are blessed with pristine nature, sophisticated innovation, opulent facilities and exotic comfort.





shaking hands with the environment



Awe-inspiring greenery | Nature-inspired activities for kids | Sit-out areas
Gracious tree-lined pathways | Breathtaking landscapes
& water-bodies | Efficient street lighting | Cycling tracks | Neighbourhood parks



We know that to be happy is to reconnect with nature and become in tune with its charms. We understand that living in the lush green and clean atmosphere is a blessing to us. At Garden Bay, every home blends in flawlessly with acres of tranquility.





for people who have
a sense of **freedom**



A selection of independent villas | Sizes ranging from 100 sq.mtrs. to 200 sq. mtrs.

Most of them overlooking extensive greenery | Modern interiors

Meant for sheer comfort | State-of-the-art facilities



A luxurious haven for the families who believe in the beauty of independence. The villas are aesthetically crafted with an opulent mix of facilities, exhibiting a well-balanced blend of privacy and pleasure. These nature-facing residences let families experience beauty in all its forms, be it luxury, wellness or fun.





for people who are
comfortable in numbers

2, 2 + study & 3 BHK premium apartments | Exclusive additional facilities
 like swimming pool, gymnasium | Kids pool & recreational area
 Jogging tracks | Dedicated parking for residents & visitors
 Barbeque spaces etc.



Garden Bay is uniquely planned to redefine exclusivity. A collection of apartments afford you with choice, class and comfort, exploring the next level of happiness. Welcome to a gated and secure lifestyle that will let you grow, enjoy and begin a life of your dreams.



Garden Bay

Garden Bay



plot your destiny and be your own architect



Wonderfully plotted development
Plots varying from 150 sq. mtrs. to 200 sq. mtrs.
Excellent land management | Brilliant lay-outing
Designed for a vibrant community



Your piece of land and your piece of sky deliver true peace of mind. The township is conceived with sprawling multi-sized plots, presenting an amazing opportunity to build your home, your way. If you are passionate to enjoy the slow paced lifestyle, walks in nature, fresh air, scenic views and social celebrations, Garden Bay is the perfect destination.



from the people who have
taste for **luxury**



At Garden Bay we ensure that you compromise neither on luxury nor your peace of mind. Combining the best of construction with creativity, the township will bring together like-minded stratum of the society. Step into your dream home that has been designed to enrich royal living.

Unbeatable construction standards | Elegant interiors
Enthralling warmth | Neo-rich specifications
Artistically enhanced spaces | Well-lit & perfectly ventilated





rekindle your love for **fitness**



A range of indoor & outdoor games | Gymnasium | Swimming pool | Courts
for lawn tennis, basketball & badminton | Billiards & table tennis
Cricket net | Tot-lots, sand pits & kids pool | Mini amphi-theatre
Idyllic arena for celebrations

Choose from a wide assortment of sports, recreation and adventure activities for adults, children, amateurs and professionals all year round. Dedicate some time to your health and excitement. Come out, do what you love, socialize with your neighbours and discover a perfect start to an invigorating lifestyle.







redefining your **comfort** zone

Hassle-free convenience shopping | Meant for daily utilities
ATM | Café | Majestic banquet hall | Family friendly ambiance



Everything you might need for the daily requirements, you can find within the premises. A fun-filled arena is dedicated to provide tremendous value to residents, making sure that this vibrant community is a cut above other projects in Lucknow.



facilities that add cherry on the cake



Doctor on call | Ambulance | Professionally managed security
CCTV surveillance | 24x7 power back-up | Spacious parking zone
Well-stocked library | Creche/day-care centre
School with stimulating learning atmosphere



Plenty of modern facilities give you the freedom to focus on family and friends. We ensure a safe and loving environment, featuring advanced health care facilities to make your life more carefree and enjoyable. Come and celebrate every moment with those near and dear to your heart.



our **ingredients** are unique



Established in 1985, the Shalimar Group is a leading business house headquartered in Lucknow, having a diversified portfolio of Real Estate, Property Management, Allied Services, Civil Construction, Imports & Exports and Glass Processing. Our impressive portfolio has already grown to nearly 6 million sq. ft. of residential and commercial property and it is set to develop an additional 15 million sq. ft. area spread in major cities of UP and Delhi-NCR in the next couple of years.



Ibiza Town



Shalimar Grand



Shalimar Emerald



Shalimar Imperial



Shalimar Paradise



Shalimar Courtyard



Shalimar Meadows



Shalimar Heights



Shalimar Grand Villa



Shalimar Gallant



Shalimar Oel Estate



Shalimar Royale



Shalimar Dwelling



Shalimar Eldee Plaza



Shalimar Corporate Park



Shalimar Titanium



Shalimar Star



Shalimar Square



as **unique** as our partners



K. S. M. Bashir Mohammad & Sons, established, developed and expanded by the pioneering efforts of Mr. Zamir Mohammad, is one of the leading construction firms of Northern India. During last 65 years, KSMB group has successfully completed more than 200 prestigious projects in Residential, Commercial, Institutional, Airports, Highways and Infrastructure Development for Multinational Companies, Government and Corporate Sectors.

With its in-house capabilities and resources, it has consistently excelled in performance and delivered high quality projects within agreed cost and time.



New CDRI Campus at Lucknow



Academic Bldg. for National Aviation University
at IGRUA Fursatganj (Under construction)



Maharish Dayanand University at Rohtak, Haryana



River Side Mall at Lucknow



Hostel Bldg. for National Aviation University
at IGRUA Fursatganj (Under Construction)



Integrated Paint Manufacturing Unit
for Goodlass Nerolac Paints Ltd. at Jainpur



Industrial Paint Bldg. of Integrated Paint Manufacturing
Unit for Goodlass Nerolac Paints Ltd. at Bawal, Haryana



well placed to
steal the limelight



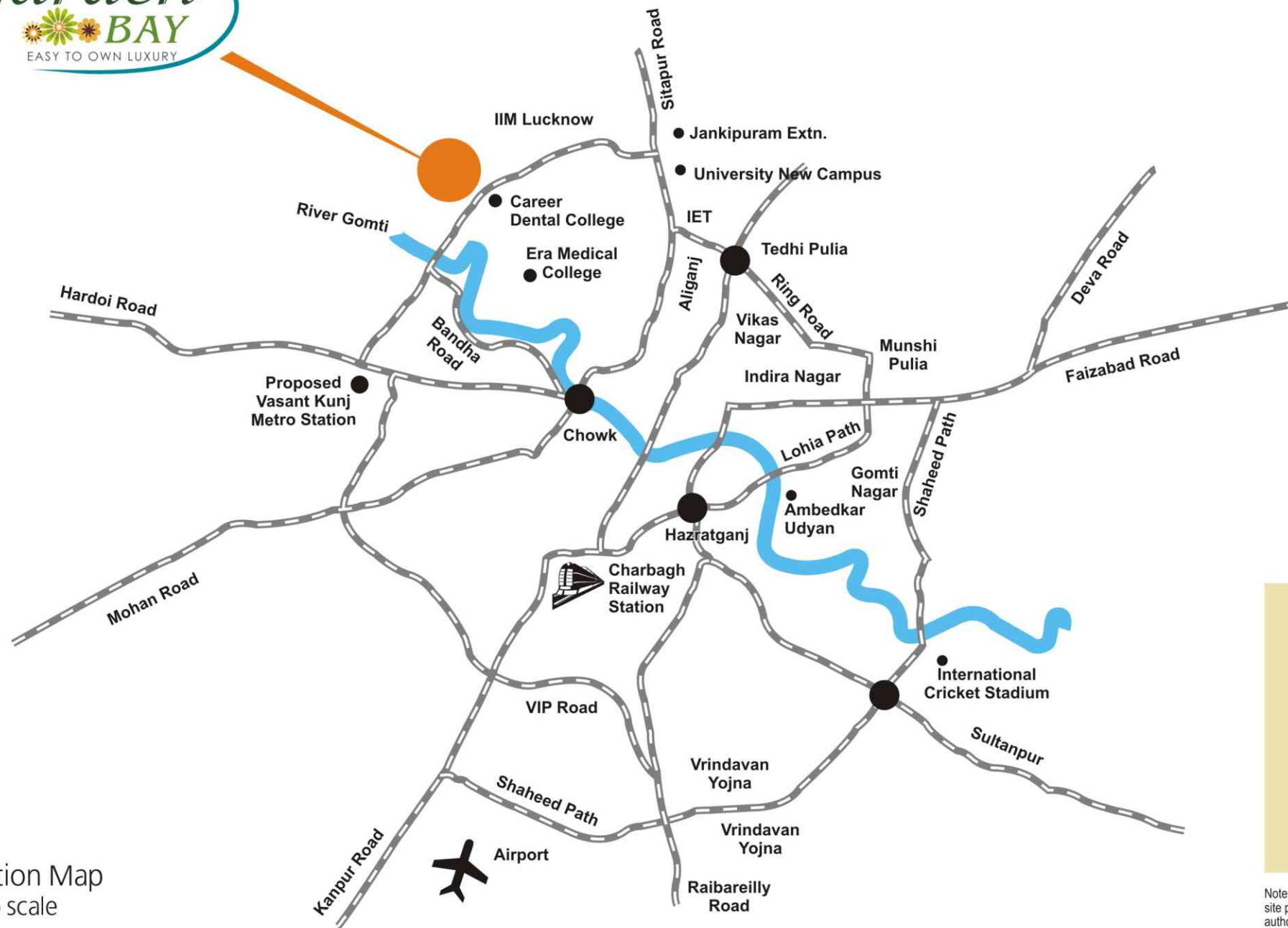
Adjoining the Indian Institute of Management | Well connected to business districts, educational institutions, entertainment & shopping hubs

Various landmarks within easy reach

Excellent transport facilities | Robust infrastructure



Lucknow's one of the most prestigious and beautiful locations is now your esteemed address. It's a perfect way to lead a happy and fulfilled life within incredibly serene surroundings.



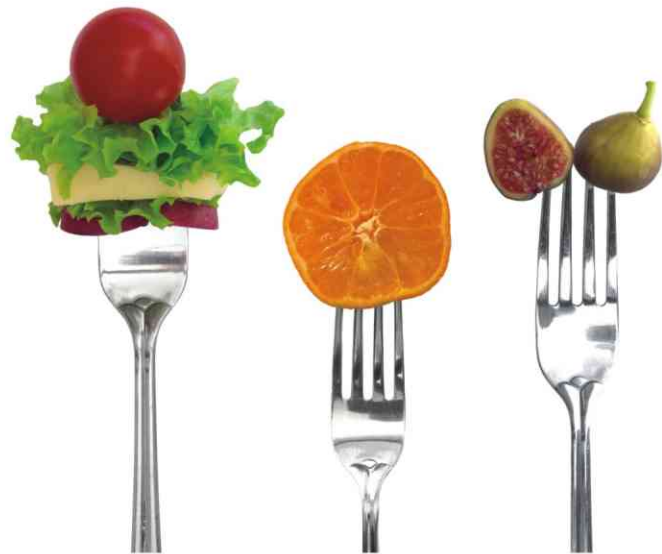
Location Map
not to scale

Distance from	in KM (approx.)
Indian Institute of Management	3
NH-24 Junction	4
Jankipuram Extn.	4
Vasant Kunj Metro Station (proposed)	5
Engg. College	6
Kapoorthala Crossing	10
Hazratganj	13

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



simple **budgets**
with simpler terms



We understand every aspiration of our varied customer segments. Keeping your dream of affordable-yet-exclusive lifestyle in mind, we offer an exquisite selection of homes and plots, incredibly adequate in standards, surprisingly easy in terms and conditions with a promise of timely-delivery. Ofcourse, a rare and lifetime opportunity for you !



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Project Team

Principal Architect



Resident Architect



MEP Consultant



Landscape Consultant



Concept & Design

