

BETTER HOMES | BETTER LIVES



Corporate Office : C-4/263, Sector-4, Gomti Nagar Vistar, Lucknow - 226010

Site Office : Evara Shades, Near Shalimar Mannat, Lucknow-Ayodhya Road, Barabanki.

Call: 73 4988 4988 |  sales@shadesinfratech.com |  www.shadesinfratech.com

Disclaimer: Information, images, and visuals are only indicative of the envisaged developments and the same are subject to change in actual as per approvals. The views shown in the pictures may vary over the period of time and does not guarantee the same. All intending purchaser(s) are requested to inspect all plans and approvals and visit the project site and apprise themselves of all plans and approvals and other relevant information obtained from time to time from respective authority. The promoter holds no responsibility for its accuracy and shall not be liable to any intending purchaser or anyone for the changes/alterations/improvements so made. The project specifications are only indicative & some of these may be changed in consultation with the Architect at the sole discretion of the promoter. Visual representations shown in this brochure are purely conceptual. Elevations, Specifications, Site Plans etc. of the township are tentative and subject to variation and modification by the company at its sole discretion.





INTRODUCING

— ♦ —

SOPHISTICATED
luxury living

Luxurious homes and magnificent specifications
come together beautifully to redefine modern living



State of art construction combined with spacious interiors
in a prime location with a serene environment.

SHADES INFRA INTRODUCES

Evvara
—SHADES—

Better Homes. Better Lives.

2.5 & 3 BHK APARTMENTS

FEEL FREE
live better

The soothing and restorative tranquillity of
Evvara Shades draws on the established amenities
of the surrounding community.

A NEW CHAPTER OF PERFECT *Living*

At Evvara Shades, kids get the freedom to explore, play, and learn. Our state-of-the-art playgrounds are designed just for their happiness.

DISCOVER NATURE DISCOVER *yourself*

Evara Shades offers a serene escape from the rush of everyday life. Residents here are surrounded by lush green landscapes and the comforts of a thoughtfully crafted community.

Enjoy a lifestyle where tranquility meets modern convenience, embraced by green pathways, expansive landscapes, flourishing plantations, and calming fountains, all while staying seamlessly connected to the city.



EXPERIENCE
EVERY SHADE OF
luxury





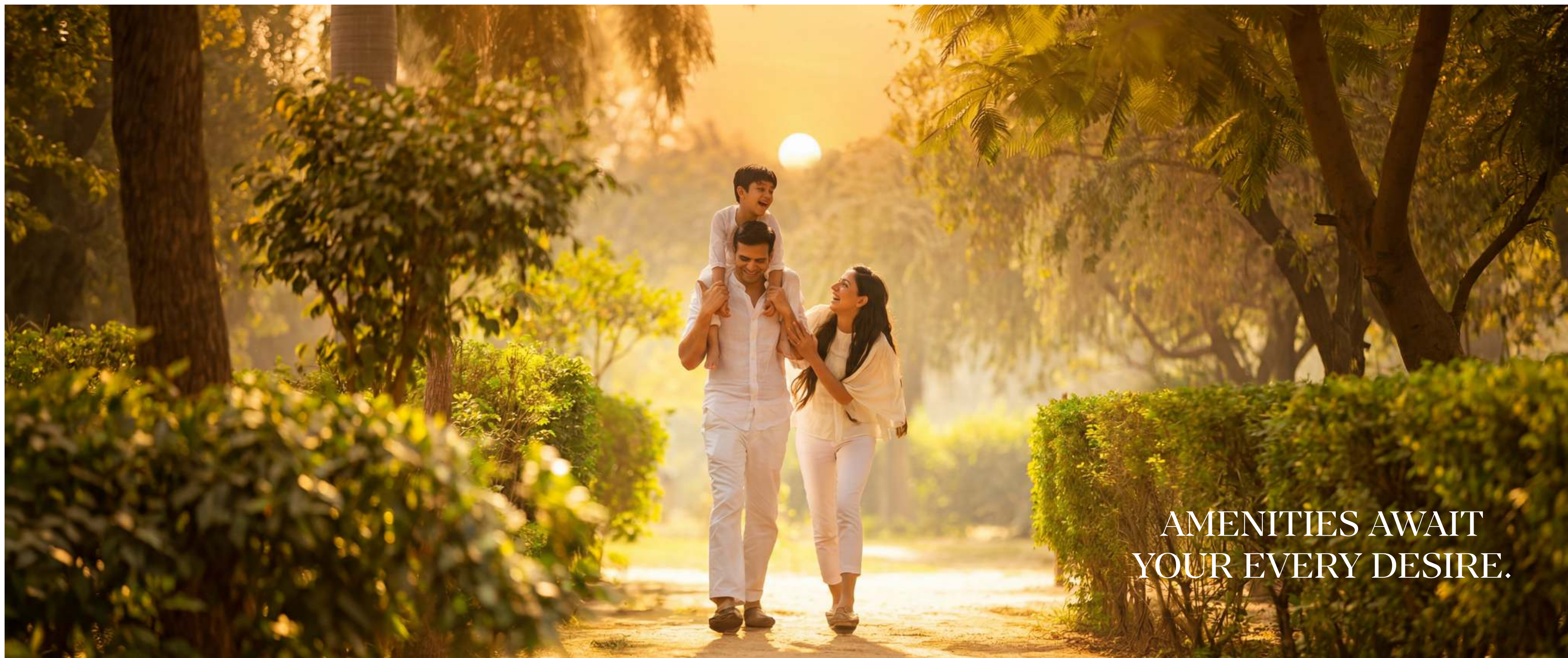
A CHILDHOOD FILLED WITH *Joy*

At Evara Shades, kids get the freedom to play,
laugh, and grow in secure surroundings
designed just for their happiness.



CRAFTED FOR COMFORT AND *Elegance*

Timeless, refined, and luxurious — Evara Shades is a showcase of modern elegance crafted for those who appreciate the finer things in life. Designed with a contemporary minimalistic vision, its clean architectural lines blend effortlessly with the surrounding greenery, creating a serene and sophisticated environment.



AMENITIES AWAIT
YOUR EVERY DESIRE.

What if your home knew more than just four walls?

At Evara Shades, we didn't just build homes we reimagined them.

What if your kitchen stayed
as cool as your style?

What if your car charged
while you slept?

What if luxury greeted you before
you even opened your door?

Three things you've never seen in a home before.



FIRST TIME AIR CONDITIONED KITCHEN

COOK IN COMFORT.

Always. India's first-of-its-kind innovation a kitchen that stays cool no matter what's cooking. No heat. No humidity. Just pure comfort, every single day.

Because great food deserves a great space.

DESIGNER LOBBIES

WHERE FIRST IMPRESSIONS
NEVER END.

Luxury doesn't stop at the gate it follows you to every floor. Premium finishes, elegant lighting, a five-star welcome every single day.

Because arriving home should feel special too.





EV CHARGING POINT

POWER YOUR FUTURE,
RIGHT AT HOME.

Park. Plug in. Wake up fully charged. Every home
at Evara Shades comes ready for tomorrow today.

Because the future shouldn't wait.

AMENITIES

SPORTS & FITNESS



JOGGING TRACKS

Expansive green spaces designed for outdoor wellness. Enjoy scenic cycling and peaceful walks.

PICKLE BALL COURT

A modern court for an exciting and fast-growing sport.

MULTI USE GAME AREA (MUGA)

A versatile court for multiple outdoor sports and

TENNIS COURT

A professional court crafted for true tennis lovers.



FULLY EQUIPPED GYM

A fully equipped sprawling gym for all your workout needs.

SWIMMING POOL & KIDS POOL

A lap-sized pool to dive in and refresh anytime.

KIDS PLAY AREA

A fun and safe outdoor space for children to play freely.

KIDS' PLAY ROOM

An indoor room designed for kids' activities and entertainment.





PICKLE BALL COURT

Serve, smash, and rally your way to fun! Our dedicated Pickle Ball Court brings together sport, energy, and community in one vibrant space — perfect for beginners and seasoned players alike.

YOGA & MEDITATION CENTER

A peaceful dedicated space to stretch,
breathe, and unwind.

Evava
—SHADES—
Better Homes. Better Lives.

AMENITIES

OUTDOOR & LANDSCAPE



PARKS

Open green areas perfect for relaxation and family time.

TREE COURT

A shaded natural court surrounded by lush trees.

CENTRAL PARK

A beautifully designed park at the heart of the community.



LANDSCAPED GARDENS

Beautifully manicured green spaces for a serene living experience.

SEATING COURT

Comfortable seating areas to sit back and enjoy the surroundings.



WELLNESS YOUR JOURNEY TO A BETTER YOU

Find your rhythm, find your peace. Every path
at Evara Shades leads to a better you.

Evara
—SHADES—
Better Homes. Better Lives.

THE *Club Evvara*

A SPACE FOR EVERY MOOD,
EVERY GENERATION

Step into a world where relaxation,
recreation, and luxury come together. The
Club House offers exclusive spaces for
fitness, fun, celebrations, and quiet
moments – everything crafted to elevate
your everyday life.

FOR MOMENTS THAT BRING PEOPLE TOGETHER

The finest memories are never planned.
They happen naturally over laughter, celebrations,
dinners, and shared experiences.

AMENITIES

CLUB EVARA



MULTIMEDIA ROOM

A state-of-the-art room for immersive audio-visual experiences.

THEATER

A private screening space for movies and entertainment.

MUSIC ROOM

A dedicated space to play, practice, and enjoy music.

GUEST SUITES

Comfortable suites to host your guests with ease.



ENTERTAINMENT LOUNGE

A stylish lounge perfect for parties and social gatherings.

INDOOR GAMES ZONE

A lively zone packed with fun indoor games for all ages.

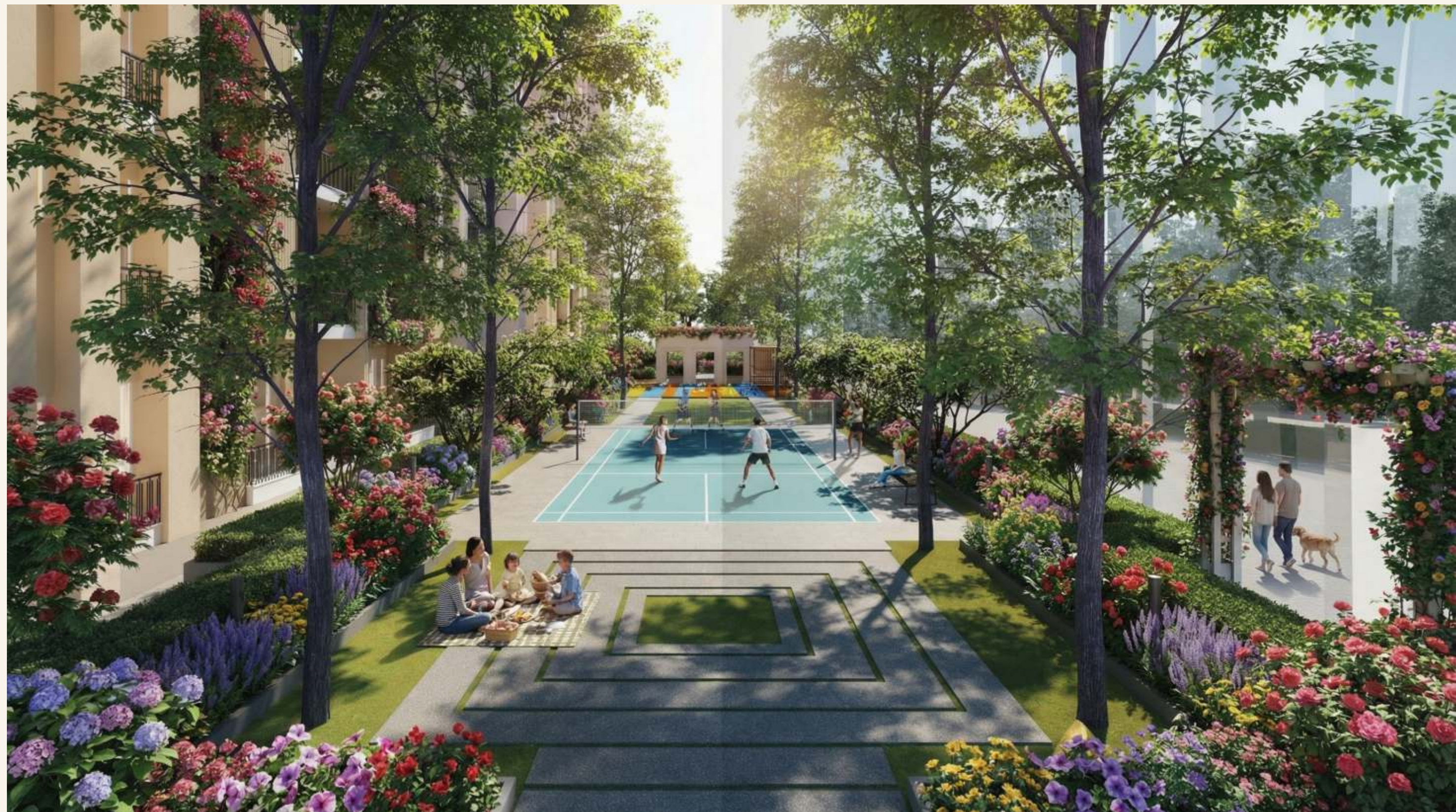
MULTIPURPOSE HALL

A spacious hall for celebrations, events, and gatherings.



UNLEASH YOUR POWER
ON THE COURT
Tennis Court

Step onto the court and feel the rush. Play, practice,
and perfect your game in a space crafted
for true tennis lovers.





WHERE SPACE MEETS PURE LUXURY

Every desire for comfort, openness, and indulgence comes together crafted for a life to be enjoyed every single day.

- A magnificent estate spread across 14.23 acres of thoughtfully planned land
- Vast green landscapes with a beautifully designed central park at the heart
- An exclusive enclave of just 146 villa plots, ensuring privacy and serenity
- A grand, iconic entrance that makes a lasting first impression
- Approx. 12-metre-wide tree-lined avenues for elegant movement and openness
- Lush, landscaped gardens that bring nature into everyday living
- Well-lit, meticulously planned paved internal roads for comfort and safety
- A secure, gated community with round-the-clock safety features



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



YOUR HOME

STEPPING INTO *Luxury*

Step inside Evara Shades and enter a space
where modern luxury meets everyday comfort

From the moment you enter, bright and open
interiors welcome you, with sunlight streaming
through expansive windows to highlight the
clean, contemporary design.

Designed for families who value space and
comfort, every home at Evara Shades features
generous layouts, refined details, and premium
finishes — creating a residence that feels like
your own personal sanctuary.



A Balcony
THAT REDEFINES
YOUR LIVING SPACE

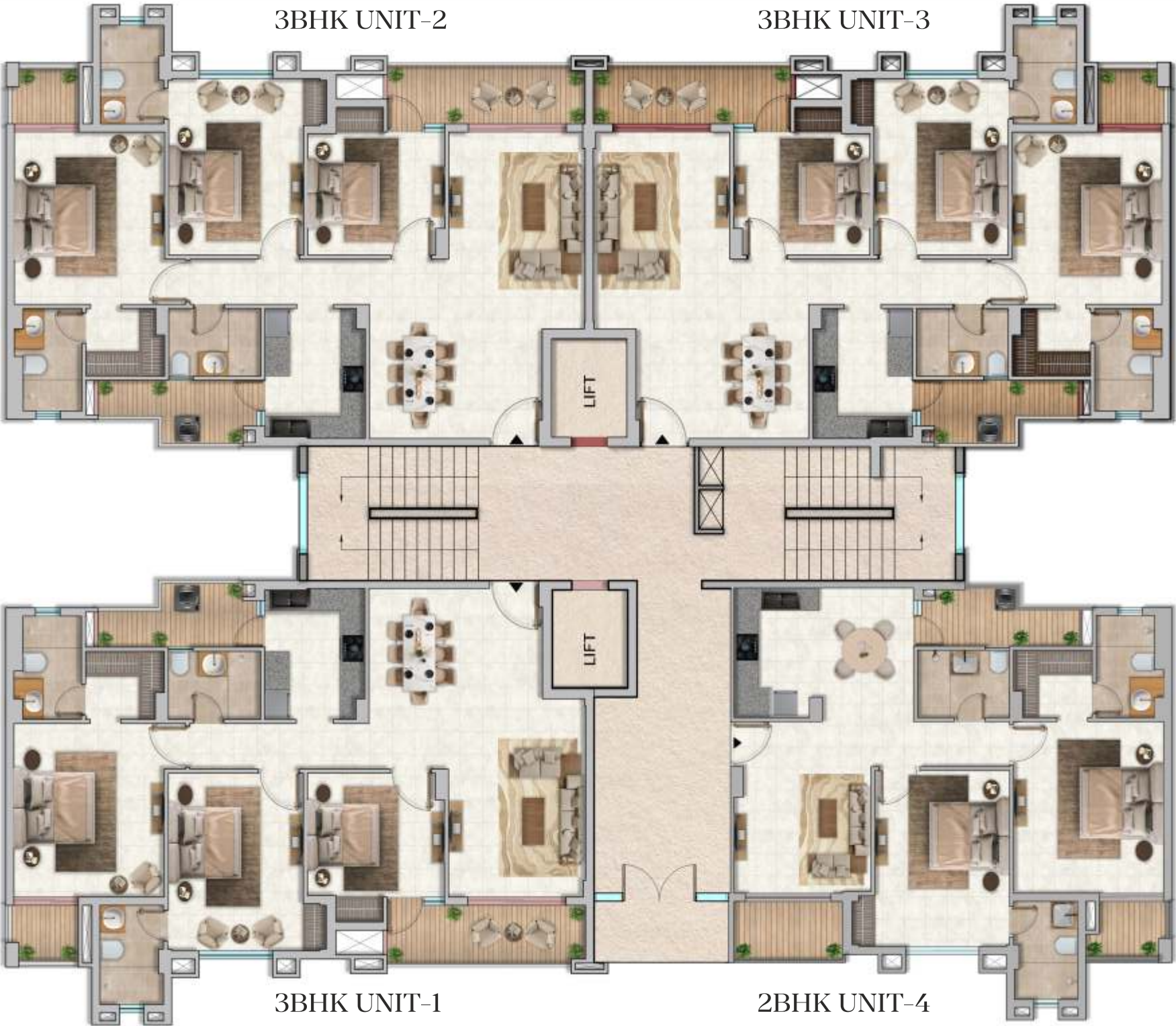
SPECIFICATIONS

LIVING ROOM	BEDROOM
Walls: Plastic Emulsion Paint	Walls: Plastic Emulsion Paint
Floor: Vitrified Tiles of size 600 x 600 mm	Floor: Vitrified Tile of size 600 x 600 mm
Door: Main Door- Hard Wood frame with Factory Laminated Flush Panels	Door: Hard Wood frame with Factory Laminated Flush Panels
Window/Glazing: Branded UPVC with Glass Panels	Window/Glazing: Branded UPVC with Glass Panels



MASTER BEDROOM	BALCONIES
Walls: Plastic Emulsion Paint	Floor: Anti-Skid Ceramic Tiles of Size 300 x 300 mm
Floor: Vitrified Tile of size 600 x 600 mm	Door: Branded UPVC with Glass Panes
Door: Hard Wood frame with Factory Laminated Flush Panels	
Window/Glazing: Branded UPVC with Glass Panels	
	LIFT LOBBY
MODULAR KITCHEN WITH AC	Floor Granite on Ground Floor and Kota Stone on Staircase and above floors
Walls: 2Ft high Ceramic Tiles above counter & rest Oil Bound Distemper Paint	
Floor: Ceramic Tiles 300 x 300 mm	EXTERNAL
Door: Hard Wood frame with Factory Laminated Flush Panels	Walls: Long Lasting Weatherproof Exterior Paint
Window/Glazing: Branded UPVC with Glass Panels	

GROUND FLOOR CLUSTER

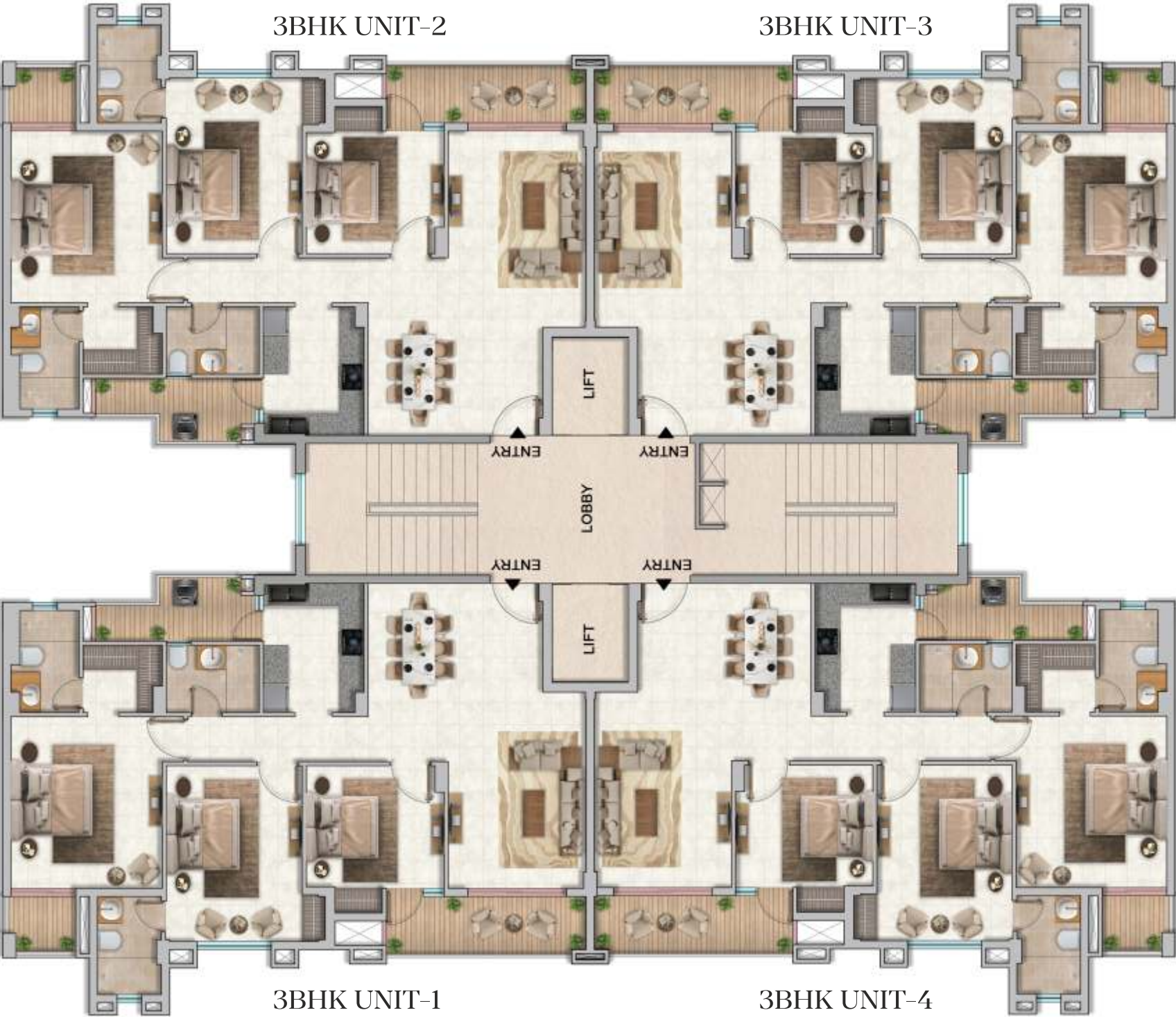


2BHK UNIT FLOOR PLAN



UNIT	CARPET AREA
In Sq. Mtr.	80.77
In sq. ft.	869.40

TYPICAL FLOOR PLAN - 3BHK

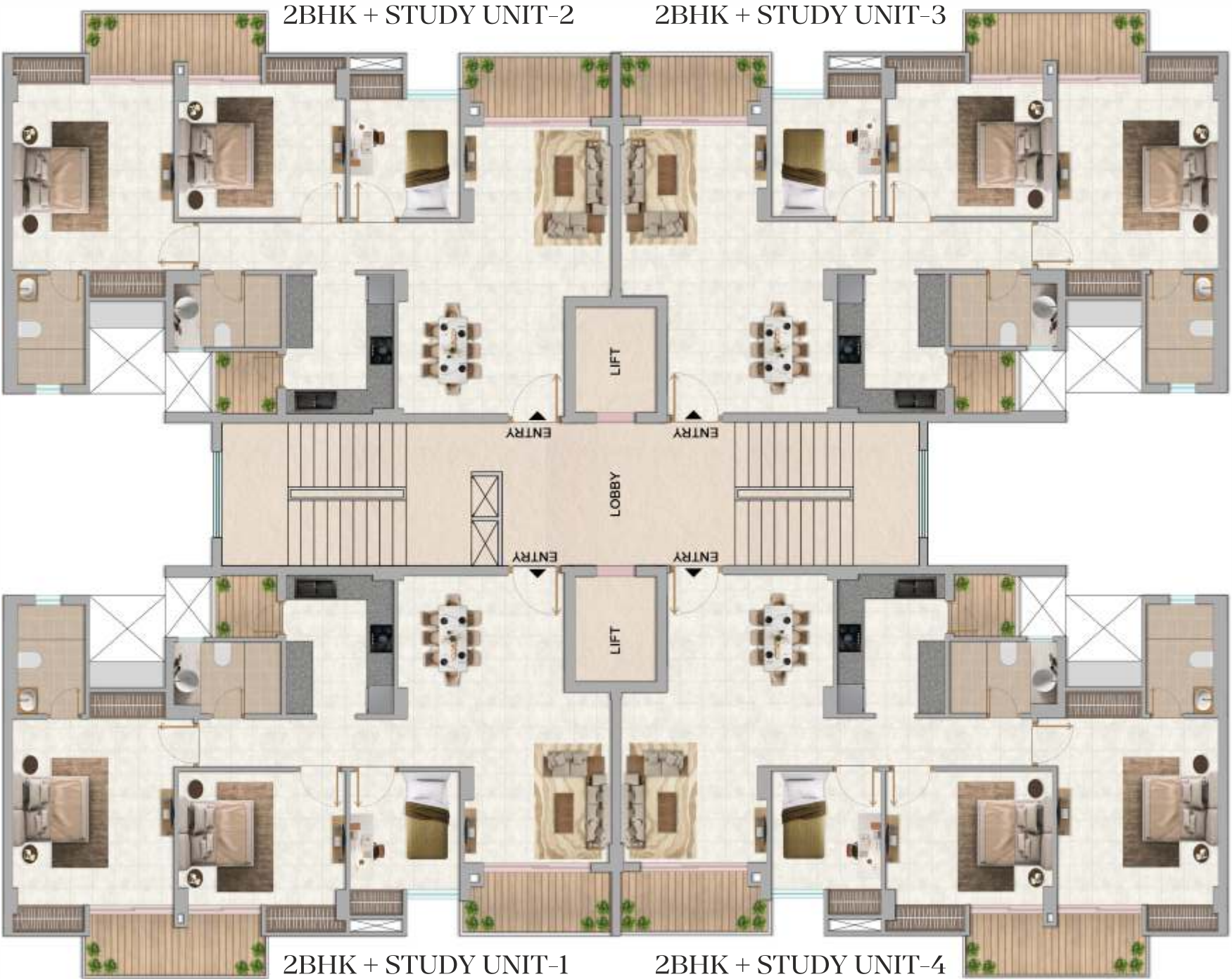


3BHK UNIT FLOOR PLAN



UNIT	CARPET AREA
In Sq. Mtr.	103.73
In sq. ft.	1116.54

2 BHK + STUDY CLUSTER



2BHK + STUDY UNIT FLOOR PLAN



UNIT	CARPET AREA
In Sq. Mtr.	87.85
In sq. ft.	945.60

Enjoy Prime Connectivity from Every Direction.

Strategically positioned on Ayodhya Road, adjacent to Shalimar Mannat, Evara Shades stands in one of Lucknow’s most sought-after and rapidly growing corridors. Surrounded by established residential neighbourhoods, leading corporate hubs, reputed schools, renowned healthcare facilities, and major retail & entertainment destinations, everything essential is effortlessly within reach.

Exceptional connectivity ensures smooth access across the city, making everyday living more convenient and time-efficient. At Evara Shades, you don’t just choose a residence—you embrace a lifestyle defined by ease, accessibility, and modern comfort.

Everything Around You

- KISAN PATH **03 MIN.**
- PURVANCHAL EXPRESSWAY **05 MIN.**
- AWADH BUS STAND **05 MIN.**
- SHAHEED PATH **05 MIN.**
- CHANDAN HOSPITAL **06 MIN.**
- GOMTI NAGAR **06 MIN.**
- CHARBAGH RAILWAY STATION **20 MIN.**
- INTERNATIONAL AIRPORT **20 MIN.**

