

AURAMAH VALLEY

Himalayan Country Estate





Manav Singh

Chairman

Dear Valued Residents and Future Homeowners,

As the founder of this extraordinary venture, I take immense pride in welcoming you to Auramah Valley—a culmination of our unwavering commitment to elevate your living experience. We have envisioned a unique community that transcends the conventional boundaries of luxury and nature. From our diversified resident profiles to an enviable portfolio of amenities, we strive for excellence in every touchpoint of your life. Our homes aren't just structures; they're meticulously crafted sanctuaries offering panoramic Himalayan views and world-class construction that sets new industry benchmarks.

But beyond bricks and mortar, we are building a legacy. A legacy rooted in shared values, social harmony, and a relentless pursuit for quality. Our focus on sustainability reflects our respect for the environment, just as our state-of-the-art safety measures underscore our responsibility towards you. And with our hospitality division run by industry veterans from the Oberoi and Taj hotels, we're setting new standards for service that goes above and beyond. Auramah Valley isn't just an investment for your future; it's a testament to a lifestyle you've earned. I personally assure you that this journey with us will redefine what you come to expect from a home and community.

Thank you for considering Auramah Valley as your future residence. I am excited for you to be a part of this world-class community and look forward to welcoming you personally.

Warm regards,

Manav Singh
Chairman, Auramah Valley



Beyond Luxury, Beyond Comfort

"Your Himalayan Paradise Awaits"

Discover a world of unparalleled opulence and tranquility in the heart of Himachal Pradesh at Auramah Valley.

Actual Picture

Why Auramah Valley?

At the core of Auramah Valley is an unparalleled lifestyle proposition. From its exclusive community to world-class amenities to hospitality services, this haven offers a holistic approach to life's luxuries. This isn't just about a new home; it's about a new way to live.

Actual Picture of the Valley

Your New Home

Discover a sanctuary where luxury collides with stunning nature. At Auramah Valley, every home is a meticulously designed masterpiece offering panoramic views of the Himalayas. It's not just a residence; it's your personal paradise.

Actual Picture





Why the Himalayas?

Natural Beauty

The Himalayas provide a backdrop like no other in the world—a breathtaking canvas of towering peaks, lush valleys, and flowing water. Living here offers a daily escape into nature's grandeur.

Health Benefits

Elevate your well-being just by residing at altitude! The Himalayan air is known for its purity, offering potential health benefits like improved lung function and increased vitamin D from the abundant sunshine.

Adventure Awaits

For the outdoor enthusiast, there's no end to the adventures you can embark upon. From trekking to paragliding, the Himalayas offer a wide range of activities that bring out the adventurer in you.



Our Promise

We are committed to offering an elevated lifestyle that's in harmony with nature. Our dream is to blend the luxuries of modern living with the age-old traditions and tranquility of the Himalayas, creating a living experience that enriches the soul.

Existing Facilities

- Restaurant
- Clubhouse
- Movie Theatre
- Grocery Store
- "Stable" The Bar
- Clinic
- Spa
- Heated Pool
- Tennis
- Card Rooms
- Gym
- Helicopter Service
- Security Rooms
- Security Guard
- CCTV
- Intercom Facility
- Fire Security Systems



The Community

North India's #1 Neighborhood

Join an eclectic mix of residents—businessmen, CEOs, doctors, lawyers, and more. This professional diversity creates a rich tapestry of experiences and opportunities and living amongst people who are a reflection of you.



Actual Picture of Residents





Residents Practicing Yoga



Auramah Golf Event

Community Events

From gourmet cooking classes to golf tournaments, banter on the tennis court, camaraderie during long and short treks, the community at Auramah Valley is always buzzing with activity. These events provide the perfect opportunity to bond with your neighbors and create lasting memories.



Residents Dining At The Restaurant

Shared Values

Our community thrives on shared values of respect, environmental stewardship, and an eagerness for lifelong learning. You're not just buying a home; you're becoming part of a community that enriches your life.



Actual Picture of Residents





Actual Picture



Actual Picture



Actual Picture

Architectural Excellence

The architectural design at Auramah Valley prioritizes both aesthetic and function, ensuring that your home is as beautiful as it is luxurious. Designed by renowned architects, each residence stands as a testament to modern luxury.



Actual Picture

MANOR

THE CLUB HOUSE

A family that plays together stays together, and Auramah Valley embodies that idiom.

Existing Facilities

- Salon
- Spa
- Heated Pool
- Jacuzzi
- Cards Room
- Play Area
- Movie Theatre
- Gymnasium



Heated Pool

Immerse yourself in blissful relaxation in our indoor heated pool, where serenity meets luxury, and every swim is a tranquil journey of rejuvenation.

Actual Picture



Cigar Lounge

Step into pure indulgence in our tastefully crafted cigar room, where aficionados can savor the rich aroma and escape to a sanctuary of refined pleasure.

Actual Picture



Lounge

Discover a sanctuary of exclusivity in our members lounge, where impeccable service and lavish comforts merge to create an oasis for like-minded souls.

Actual Picture



“Stable” The Bar

Unwind and savor the finest spirits in the elegant Stable the Bar, where exquisite libations and warm conversations merge for an unparalleled experience.

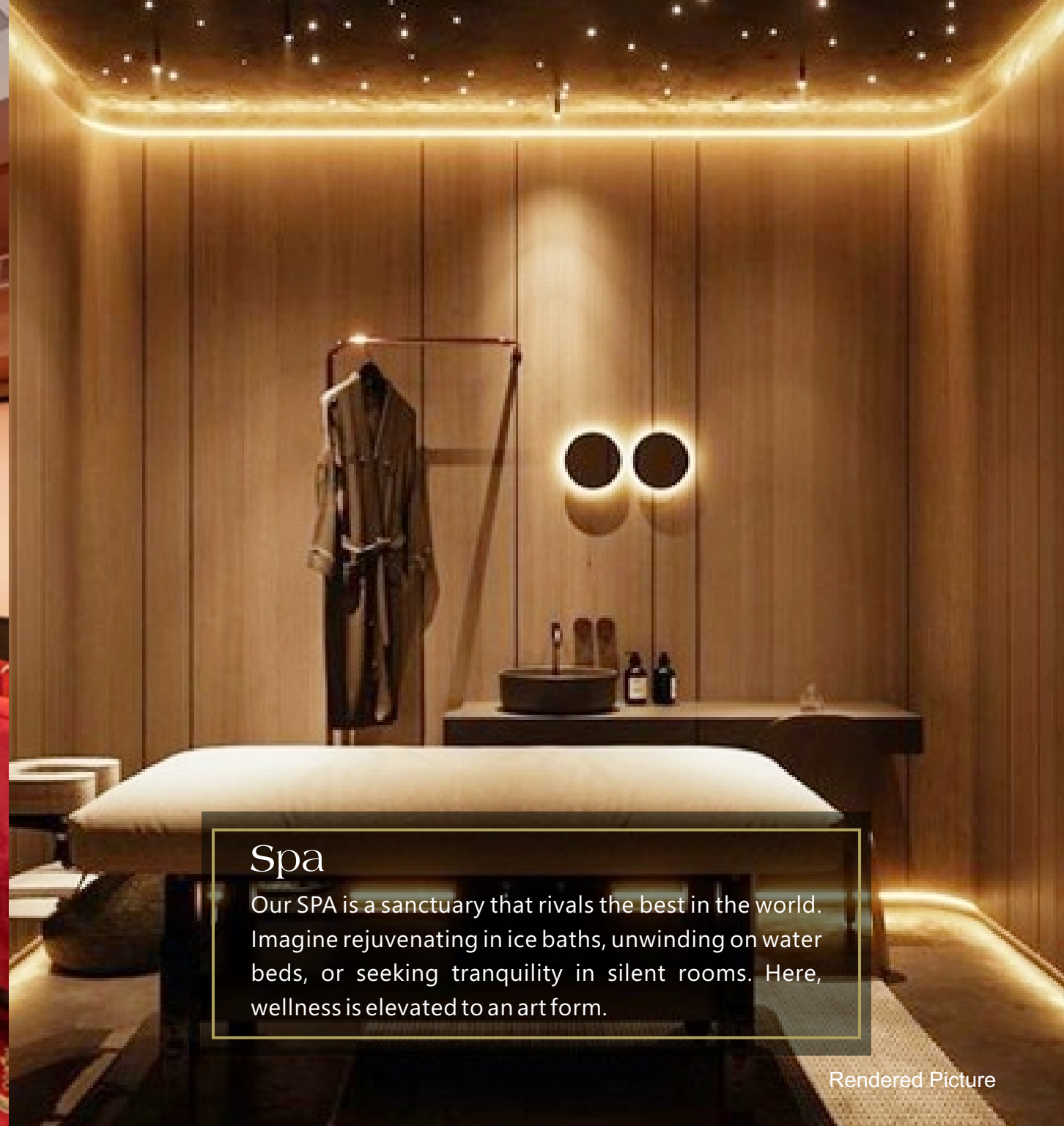
Actual Picture



Movie Theatre

Experience the epitome of cinematic luxury in our gold class cinema hall, where every movie night becomes a dazzling affair of opulence and immersive entertainment.

Actual Picture



Spa

Our SPA is a sanctuary that rivals the best in the world. Imagine rejuvenating in ice baths, unwinding on water beds, or seeking tranquility in silent rooms. Here, wellness is elevated to an art form.

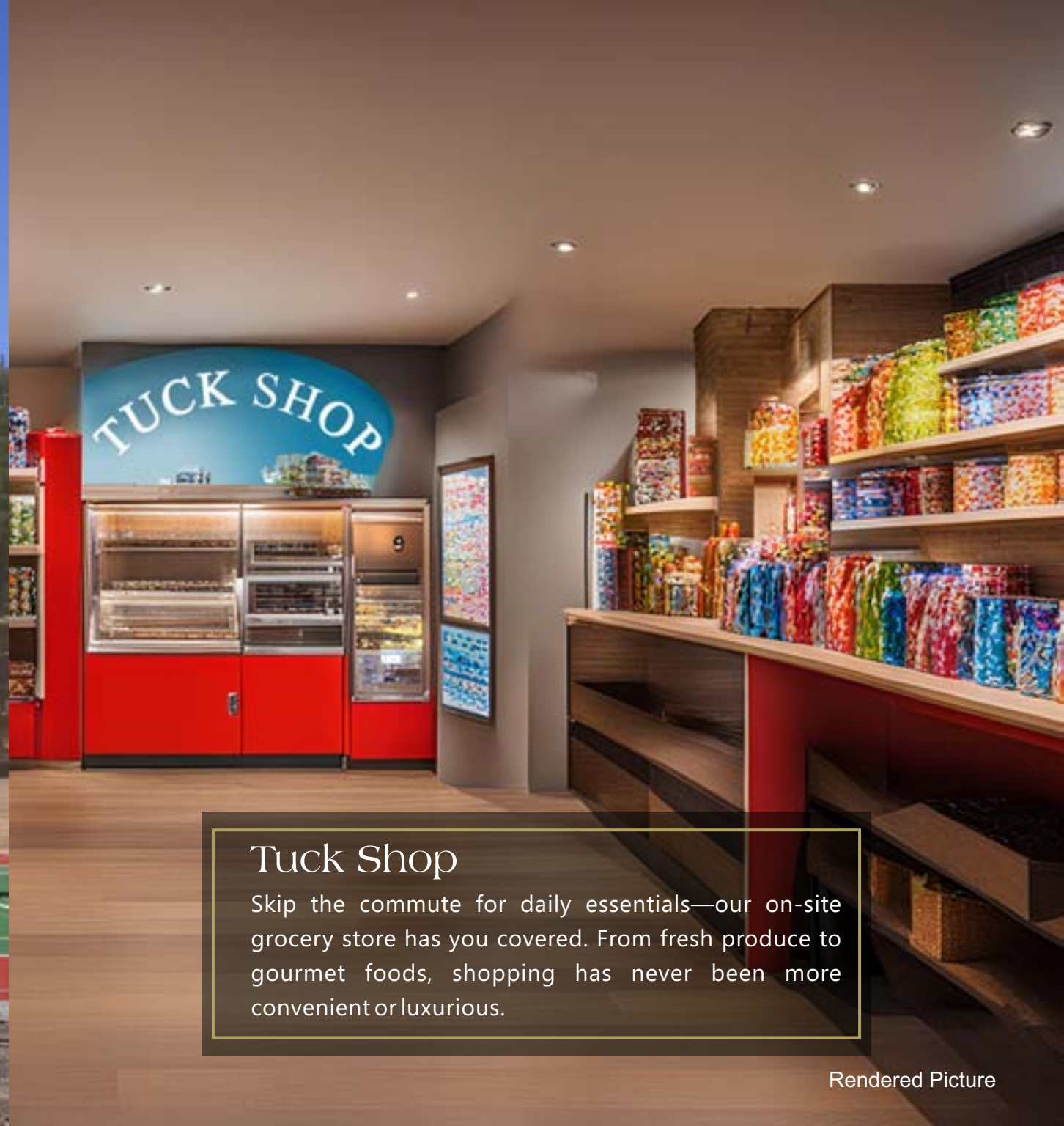
Rendered Picture



Helicopter Service

Elevate your arrival with our dedicated helicopter service, ensuring a seamless and grand entrance to the captivating world of Auramah Valley.

Actual Picture



Tuck Shop

Skip the commute for daily essentials—our on-site grocery store has you covered. From fresh produce to gourmet foods, shopping has never been more convenient or luxurious.

Rendered Picture



Tennis Court

Serve up a game-changer at 6300 ft with our stunning tennis court amidst breathtaking mountain views, where your love for the sport reaches new heights.

Actual Picture



Boca Mario and FnB

Expect nothing but outstanding cuisine at Boca Mario, where every dish is a masterpiece created by the highly acclaimed Chef Satish. It's a culinary journey that celebrates both classic and contemporary tastes.

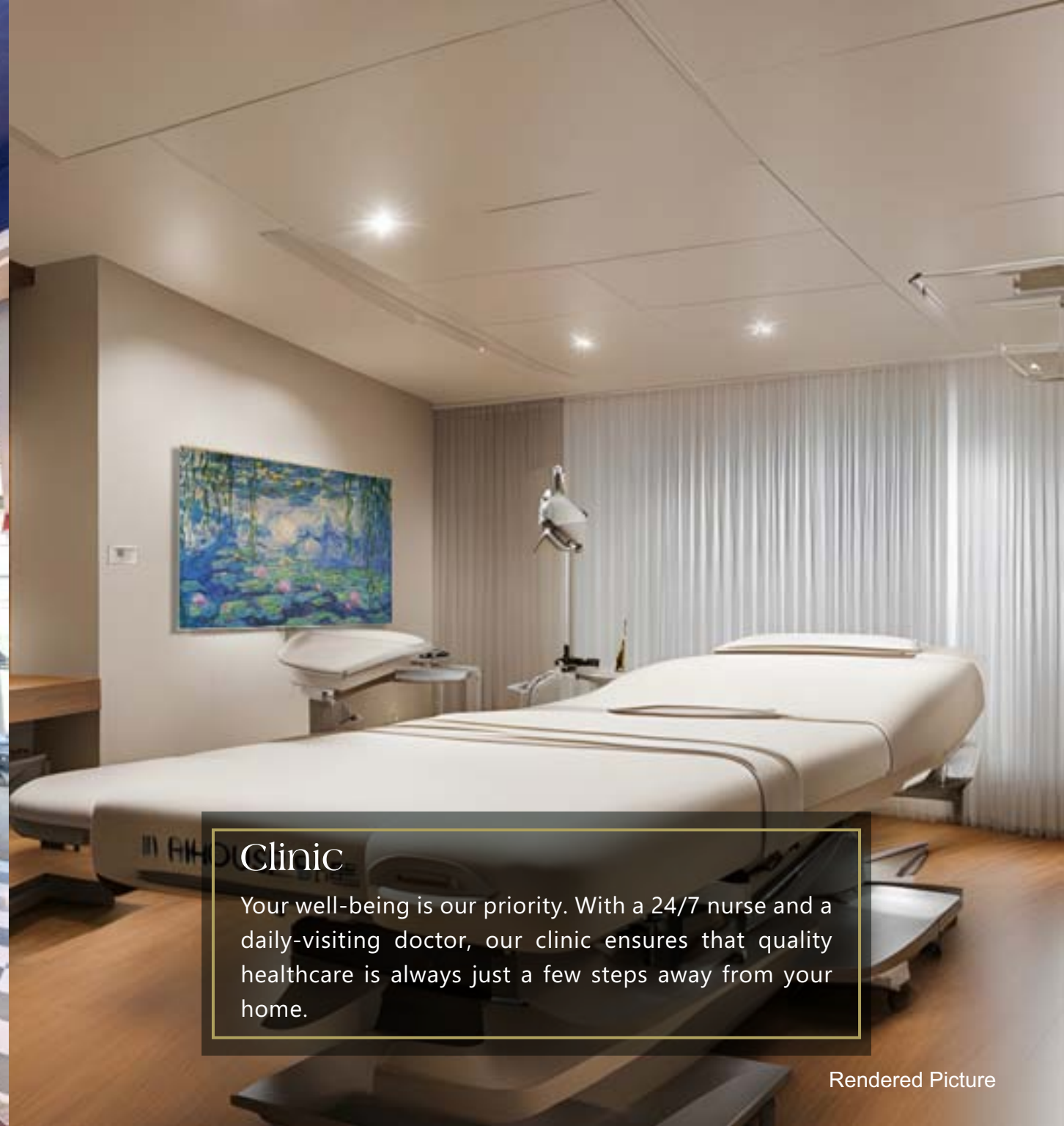
Actual Picture



Game Area

Step into a world of endless entertainment in our games area. With a range of offerings for kids and adults alike, it's the community's social heartbeat.

Actual Picture



Clinic

Your well-being is our priority. With a 24/7 nurse and a daily-visiting doctor, our clinic ensures that quality healthcare is always just a few steps away from your home.

Rendered Picture

Sustainability

We're committed to minimizing our environmental footprint. Our buildings are designed to be energy-efficient, and we employ sustainable practices that not only save you money but also protect our beautiful surroundings.



Artistic Impression of Rain Water Harvesting



Artistic Impression of EV Charging Stations



Actual Picture of the Auramah Valley Security Team

24/7 Security

Rest easy knowing that Auramah Valley is in the safest state of India. Women and children roam freely with not a worry in the world. Despite that, Auramah employs state-of-the-art security measures, including 24/7 security, CCTV surveillance and a gated community. Your safety is our utmost priority.

Actual Picture of Our FnB Team, Lead by Chef Satish

Professional Hospitality

Our hospitality team consists of seasoned professionals from the Oberoi and Taj hotels, ensuring that you experience the highest standards of service, from housekeeping to dining. You may come back to your home after a few months, and you will feel like you never left it.



Concierge Services

Whether you're booking a spa appointment or need help planning a local excursion, our concierge service is on hand to attend to your every need, making your life hassle-free.

Actual Picture of Maintenance Team



Actual Picture of Concierge Service Team

Maintenance

Say goodbye to the worries of property maintenance. Our team takes care of everything, from landscaping to repairs, ensuring that your home always remains in pristine condition.



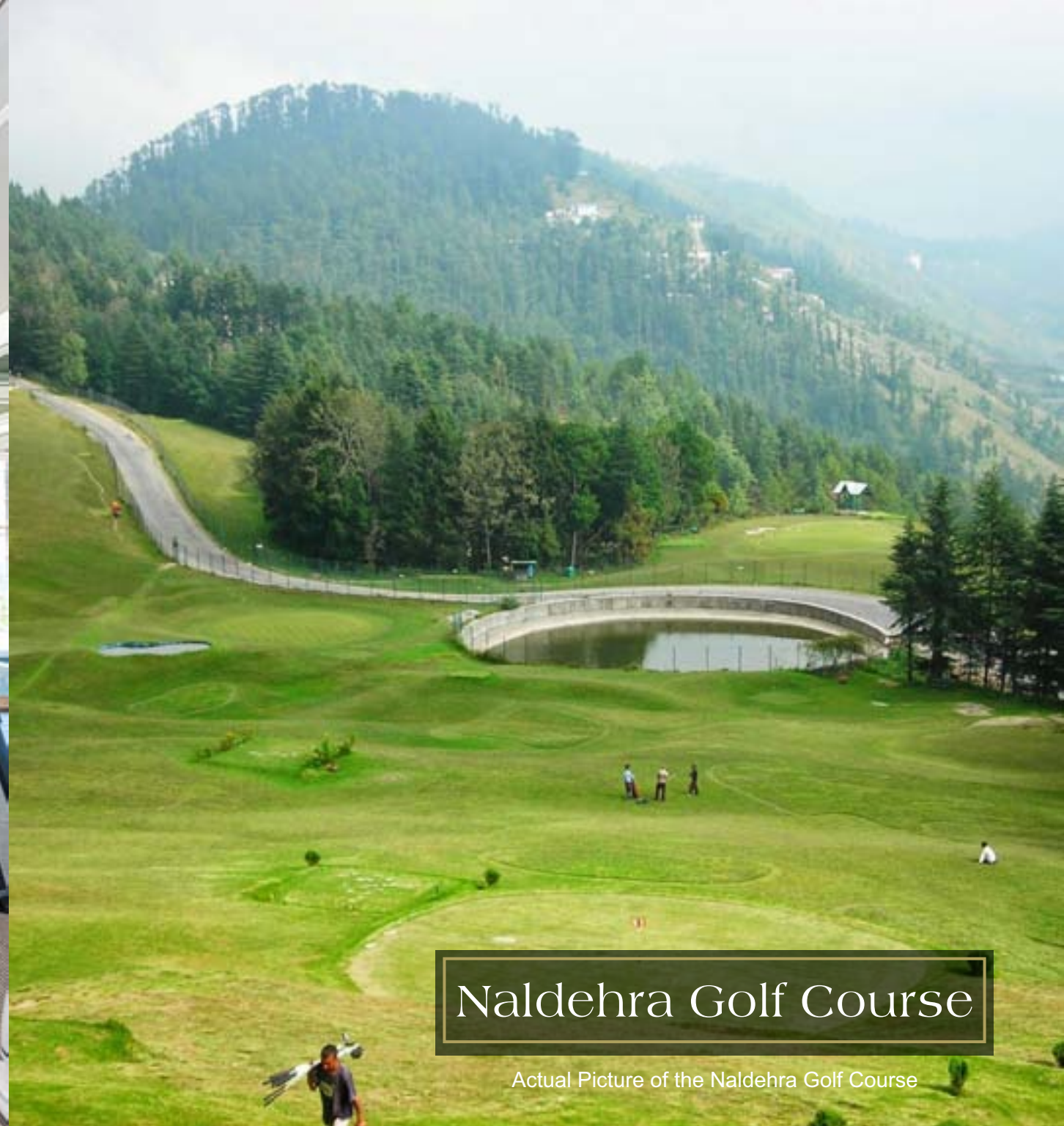
Hotel Suite

Actual Picture of the Hotel Suite



Gymnasium

Actual Picture



Naldehra Golf Course

Actual Picture of the Naldehra Golf Course

Floor Plan: 2 BHK



2BHK APARTMENTS

Area	(sq.ft.)
Super Built-Up	1670
Carpet with Balcony	1500

Floor Plan: 3 BHK



3BHK APARTMENTS

Area	(sq.ft.)
Super Built-Up	2470
Carpet with Balcony	2150

Floor Plan: 4 BHK



4BHK APARTMENTS	
Area	(sq.ft.)
Super Built-Up	3350
Carpet with Balcony	2647

Floor Plan: 6 BHK



6BHK APARTMENTS	
Area	(sq.ft.)
Super Built-Up	4939
Carpet with Balcony	3993

RERA Certificates

FORM-C
[Rule-5(1)]

Sr. No.: 0059

Real Estate Regulatory Authority
(Government of Himachal Pradesh)

Project Registration Certificate

Regd. No.: RERAUPSHPC220006 Date of Issue: 21/04/2019
Valid upto: 1/02/2020

This registration certificate is granted under section 5 of the Real Estate (Regulation and Development) Act, 2016 to:

1. **Sh. Manvirinder Singh** son of **Sh. Late Mukhinder Singh**, Village/Town **Shimla**, Tehsil **Shimla(Urban)**, District **Shimla**, State **Himachal Pradesh** for developing land as **Residential Project** at Village / Town **Tikkar**, Tehsil **Shimla(Rural)**, District **Shimla**, State **Himachal Pradesh**.

2. Name and Type of the Project: **Auramah Valley Phase-II (Residential)**.

3. Project Control No. Issued by Competent Authority: **MM/SH/LC/272019** - Validity of license from **06/06/2019** to **06/06/2020**.

4. The registration is granted subject to the following conditions, namely:

- The promoter shall enter into an agreement for sale with the allottee as prescribed by the State Government (Phase-I) downloaded from RP 0036 website.
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be or the common area as per section 17 of Real Estate (Regulation and Development) Act, 2016.
- The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land shall be used only for that purpose as per sub-section (2) of clause (2) of sub-section (2) of section 18 of the Real Estate (Regulation and Development) Act, 2016.
- The registration shall be valid for a period of 18.0 years commencing from **06/06/2019** and ending with **06/06/2037** unless extended by the Authority in accordance with the Act and the rules made thereunder.
- The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder, and
- The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the Real Estate (Regulation and Development) Act, 2016.

5. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Place: Shimla

(Sandeep Kumar, IAS)
Designated Officer
Real Estate Regulatory Authority
Govt. of Himachal Pradesh

FORM-C
[Rule-5(1)]

Sr. No.: 0019

Real Estate Regulatory Authority
(Government of Himachal Pradesh)

Project Registration Certificate*

Regd. No.: RERAUPSHPC210005 Date of Issue: 21/04/2019
Valid upto: 1/02/2020

This registration certificate is granted under section 5 of the Real Estate (Regulation and Development) Act, 2016 to:

1. **Sh. Manvirinder Singh** son of **Sh. Late Mukhinder Singh**, Village/Town **Shimla**, Tehsil **Shimla(Urban)**, District **Shimla**, State **Himachal Pradesh** for developing land as **Residential Project** at Village / Town **Tikkar**, Tehsil **Shimla(Rural)**, District **Shimla**, State **Himachal Pradesh**.

2. Name and Type of the Project: **Auramah Valley Phase-II (Residential)**.

3. Project Control No. Issued by Competent Authority: **MM/SH/LC/272019** - Validity of license from **06/06/2019** to **06/06/2020**.

4. The registration is granted subject to the following conditions, namely:

- The promoter shall enter into an agreement for sale with the allottee as prescribed by the State Government (Phase-I) downloaded from RP 0036 website.
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be or the common area as per section 17 of Real Estate (Regulation and Development) Act, 2016.
- The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land shall be used only for that purpose as per sub-section (2) of clause (2) of sub-section (2) of section 18 of the Real Estate (Regulation and Development) Act, 2016.
- The registration shall be valid for a period of 18.0 years commencing from **06/06/2019** and ending with **06/06/2037** unless extended by the Authority in accordance with the Act and the rules made thereunder.
- The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder, and
- The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the Real Estate (Regulation and Development) Act, 2016.

5. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Place: Shimla

(Sandeep Kumar, IAS)
Designated Officer
Real Estate Regulatory Authority
Govt. of Himachal Pradesh

FORM-C
[Rule-5(1)]

Sr. No.: 0062

Real Estate Regulatory Authority
(Government of Himachal Pradesh)

Project Registration Certificate

Regd. No.: RERAUPSHPC190006 Date of Issue: 21/06/2019
Valid upto: 1/02/2020

This registration certificate is granted under section 5 of the Real Estate (Regulation and Development) Act, 2016 to:

1. **Sh. Manvirinder Singh** son of **Sh. Late Mukhinder Singh**, Village/Town **Shimla**, Tehsil **Shimla(Urban)**, District **Shimla**, State **Himachal Pradesh** for developing land as **Residential Project** at Village / Town **Tikkar, Prithvi**, Tehsil **Shimla(Rural)**, District **Shimla**, State **Himachal Pradesh**.

2. Name and Type of the Project: **Auramah Valley Phase-II (Residential)**.

3. Project Control No. Issued by Competent Authority: **MM/SH/LC/190017** - Validity of license from **20/10/2017** to **20/10/2020**.

4. The registration is granted subject to the following conditions, namely:

- The promoter shall enter into an agreement for sale with the allottee as prescribed by the State Government (Phase-I) downloaded from RP 0036 website.
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be or the common area as per section 17 of Real Estate (Regulation and Development) Act, 2016.
- The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land shall be used only for that purpose as per sub-section (2) of clause (2) of sub-section (2) of section 18 of the Real Estate (Regulation and Development) Act, 2016.
- The registration shall be valid for a period of 18.0 years commencing from **20/10/2017** and ending with **20/10/2037** unless extended by the Authority in accordance with the Act and the rules made thereunder.
- The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder, and
- The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the Real Estate (Regulation and Development) Act, 2016.

5. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Place: Shimla

(Tara, IAS)
Designated Officer
Real Estate Regulatory Authority
Govt. of Himachal Pradesh

TRANSPARENCY

Our legal team ensures complete transparency in every transaction, giving you the peace of mind that comes with knowing your investment is secure. We are RERA approved and strictly adhere to the standards.

FREEHOLD HOME

Owning a freehold property at Auramah Valley provides you with complete ownership rights, allowing you to pass down a legacy for generations to come.

AWARDS WON



DEVELOPER OF THE
YEAR 2016



GOLDEN BRICK
AWARD 2017



GOLDEN BRICK
AWARD 2018



ULTRA LUXURY
LIFESTYLE PROJECT
OF THE YEAR 2018



BEST PROJECT IN
NON-METRO
(LUXURY) 2019



QUALITY
ASSURANCE
2021



MOST ADMIRER
UPCOMING PROJECT
OF THE YEAR 2021

LONG-TERM VALUE

Investing in Auramah Valley is investing in an asset that has already appreciated and will continue to appreciate over time, thanks in part to the high quality construction, facilities, services, location, continuous upgrades and enhancements to community facilities and services.



CORPORATE OFFICE
6th Floor, 8 Square Building, Plot No. 8,
Sector 125, Noida, Uttar Pradesh - 201303

SHIMLA OFFICE
Village Tikkar, P.O. Durgapur, Naldehra,
Shimla, Himachal Pradesh - 171007

 **1800-12000-1236**



www.auramahvalley.com



Some images are an artistic impression and subject to change. All Specifications, designs, conditions are only indicative and some of these can be changed at the discretion of the builder. These are purely conceptual and constitute no legal offerings. 1 sp. mt. = 10.764 sq. ft.