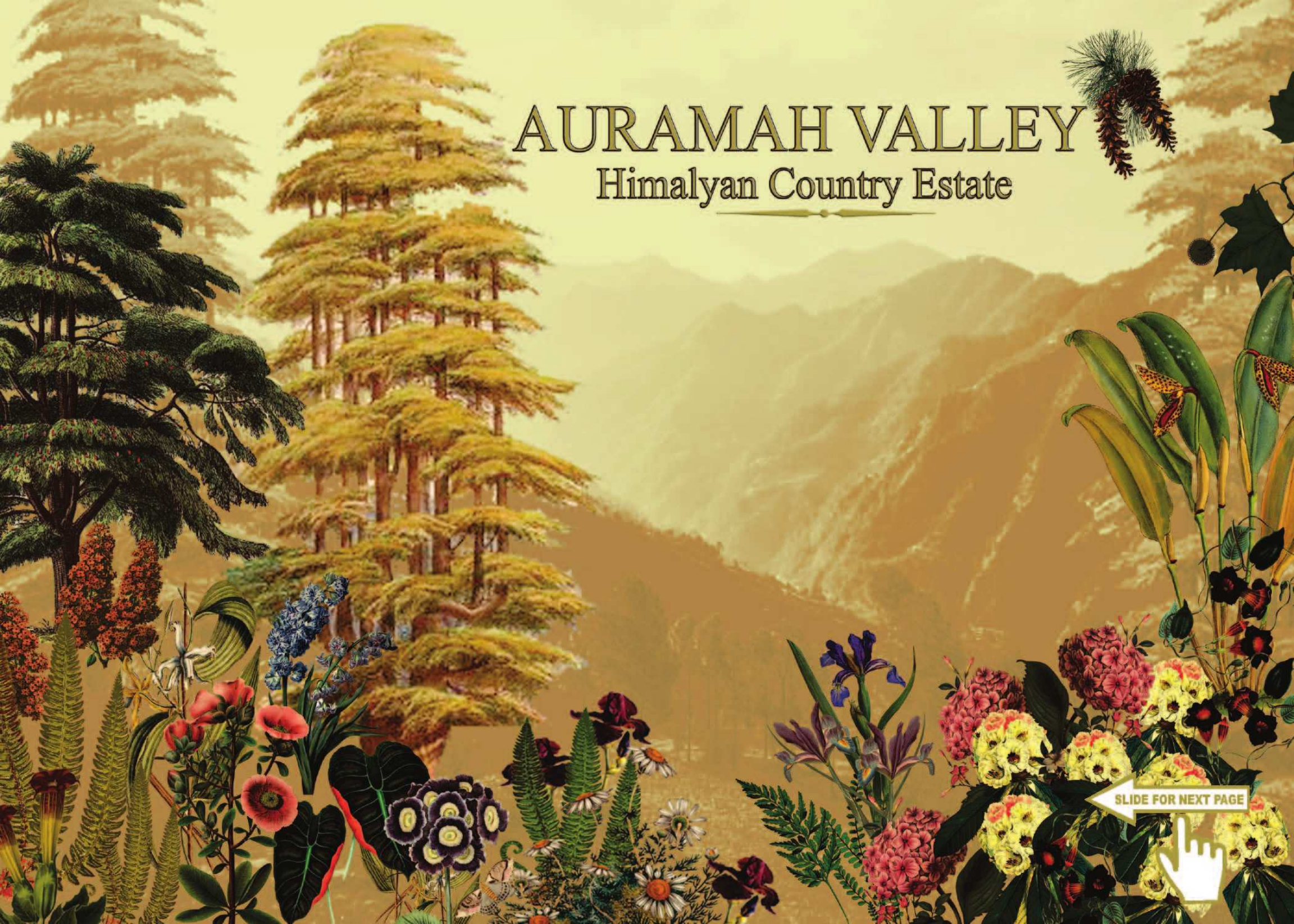


AURAMAH VALLEY

Himalyan Country Estate



SLIDE FOR NEXT PAGE





Auramah Valley

By Imperial Realty

The Imperial Holding Group, (IHG), was incorporated in 1997 by Mr. Manav Singh. Imperial Realty and Developments is part of the 900 crore IHG which has a number of business interests including Imperial Air, India's largest air charter company, a series of aviation and airline support companies and e-commerce and technology businesses.

With extensive experience in aviation and hospitality in India, IHG brings the same experience, quality and luxury in what is now the largest Real Estate development in the state of Himachal Pradesh – Auramah Valley Himalayan Country Estate.

Designed for a discerning eye, the estate offers a variety of exclusive residences and services set in a serene Himalayan landscape.

Welcome to Auramah Valley, where we provide you with comfort, security and facilities with minute detailing to ensure every little need of yours is taken care of at your personal mountain retreat



Manav Singh
Chairman
Imperial Holding Group

Who we are

Nestled at 6300 ft, The Auramah Valley Himalayan Country Estate comprising luxury villas, independent Duplexes and spacious Apartments, is set amidst swathes of protected pine groves in close proximity to the heritage city of Simla with its old world charm.

Our large estate, which include swathes of Forest Department pine groves is the largest private land bank in Himachal Pradesh.

The Auramah vision started many years ago from a quaint chalet, developing into a luxurious 16 acre Estate, surrounded by a 75 acre forest, incorporating modern day state of the art amenities to suit contemporary lifestyles in the natural serene Himalayan environment.

The estate is spread on rolling hills with uninterrupted views of the greater Himalayas. It offers comfort, style, privacy, security, maintenance and the finest club house in the mountains





The Ideal Location



- 22 kms from Simla
- 10 kms from Mashobra
- 3.5 kms from the Naldehra Golf Course



Whether you drive up your own vehicle or fly to Chandigarh, the Auramah Estate is the most accessible locations for a home.

Close to the highway yet far away from its noise and pollution, set on a beautiful hill, its ridges and flat lands offer beautiful views of the Himalayas. The valleys at Auramah are wide and airy giving a sense of vastness.

The Abode

Apartments

2 BEDROOM LUXURY APARTMENTS

- Ground Floor with lawn - 1500 Sq. ft.
(lawn 300 Sq. ft)
- First to Third Floor - 1500 Sq. ft.
- Penthouse 3 Bedroom Duplex - 2125 Sq. ft)

Duplexes

4 BEDROOM SUPER LUXURY DUPLEX

- 4 Bedroom With Lawn - 3000 Sq. ft
- 4 Bedroom Penthouse - 4200 Sq. ft

Signature Villas

SIGNATURE VILLA

- 4/5 Bedroom Villa - 5500 Sq. ft.



The Master Plan



Entrance to Blossom Hill

BLOSSOM HILL

Parking
Clinic
Power Station

2 Bedroom
Luxury Apartment

"Stable"
The Club House

4 Bedroom
Super Luxury Duplex's

Entrance to Forest Hill

Tennis Court

Open Amphi Theater

FOREST HILL

Signature Villa's

FOREST WALKING PATH

Water Treatment
Plan



Auramah Luxury Apartments



- Each apartment block is christened with a botanical name (Daisy, Iris, Jasmine etc).
- An apartment block has 2 apartments on each floor with an option of joining them and creating a beautiful 4 bedroom dwellings.
- All apartments have spacious bedrooms with en-suite facilities, large windows with abundant natural light.
- Bathrooms and kitchens are fitted with Kohler fittings and high quality floor and wall tiling.
- We provide the option to furnish your apartment with a modular kitchen, cupboards and cabinets.
- The large living space opens out into generous balconies, largest in the industry.
- Each block has an elevator and shared staff quarters.
- Common areas are planted with beautiful climbers, shrubbery and seasonal flowers and slate is used for cobbling the paths and stairs.



Open Plan Kitchen

- **High quality water proof cabinets**
- **German - Hettich hardware**
- **Anti skid high quality tiles**
- **Wall tiling till the ceiling**
- **At an additional cost we fit out the kitchen with cooking equipment**



- Our apartment balconies are the largest in the industry - across India.
- Beautiful, uninterrupted views of the horizon

Covered - Spacious Balconies



**Well fitted neutral
palette bathrooms
with kohler fittings
and abundant water.**

Well Equipped Bathrooms



**Large airy bedrooms
with wooden floors
and big bay windows**



Duplexes at Auramah



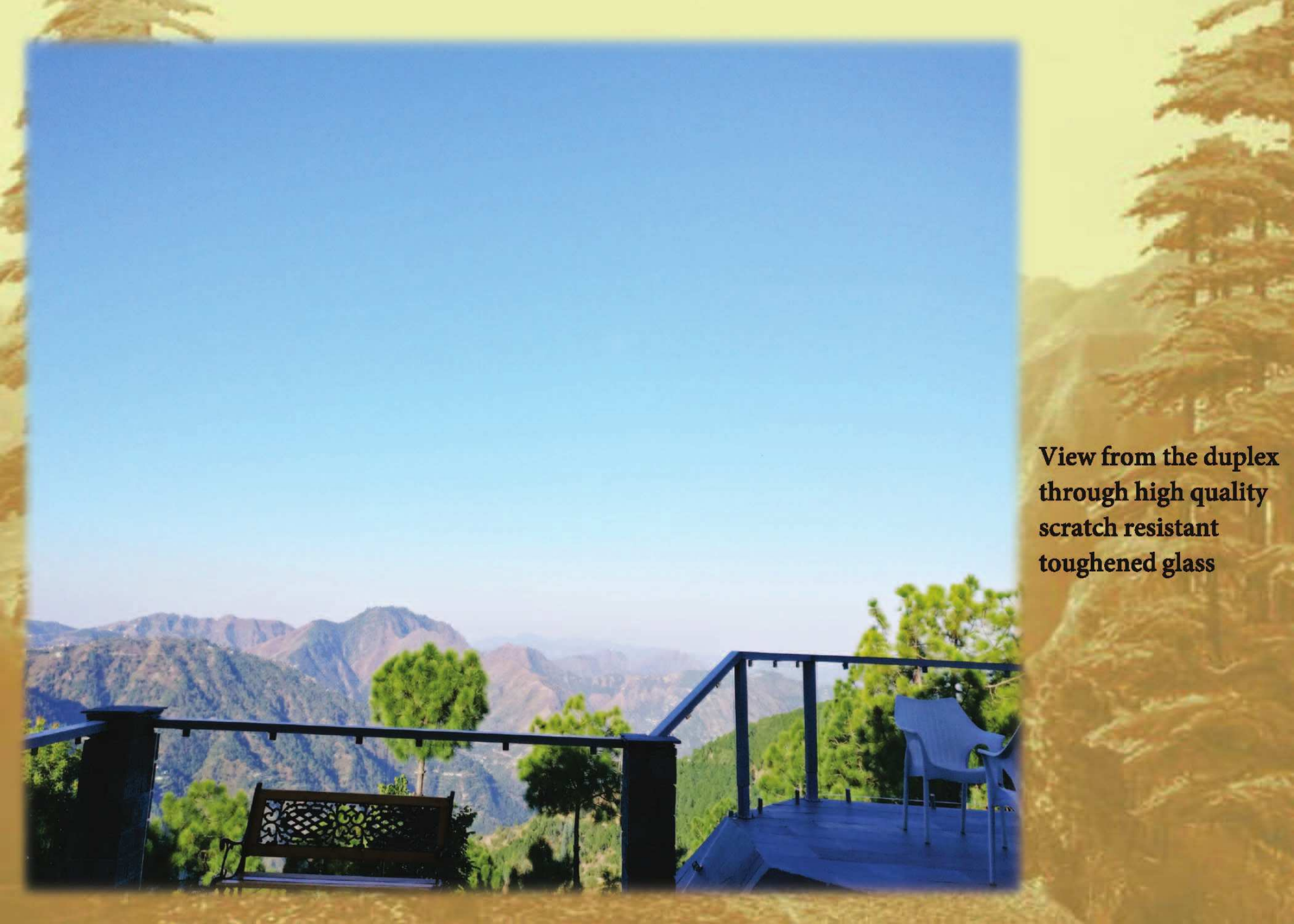
The entrance to Forest hill with pine groves running through



Each duplex block christened after a bird, has two 4 bedroom garden duplexes and two 4 bedroom duplexes with a studio penthouse with independent entrances and staff quarter.

All duplexes have a lobby area merging into the large living room with a dining area opening out into a deck or lawn overlooking the valley. The large kitchen and guest bathroom are on the lower floor as well.

The upper floor leads to the master bedroom suite, which has a bathroom with a jacuzzi area and a gazebo. There are two more en suite bedrooms on this floor all designed to take advantage of the natural mountain light



**View from the duplex
through high quality
scratch resistant
toughened glass**



The Auramah Signature Villas



The Safari Chalet



The Pagoda Villa



- The Villas are the epitome of Luxury.
- Each has large rooms and a master bedroom suite.
- Each has stunning views from spacious living areas and private lawns.
- The villas come with their own parking and staff quarters.
- An option of a 6000 sq .ft villa with its own private pool, movie theatre and play area is also on offer
- We offer an option of using real Canadian oak for the floorings of your villas



Stable

The Auramah Club House



- Designed by Thailand's renowned Architects, The Stable offers state of the art facilities while retaining the old world charm of a club.
- With an area covering around 25, 000 sq.ft. the Stable will be one of the finest clubs in the Himalayas, befitting the Auramah Valley Himalayan Country Estate.
- Facilities include a Salon with well trained manicurists, pedicurists, foot massages to separate facial areas and hair saloons , treatment rooms,
- A world class SPA for ladies and gentlemen with changing rooms, massage rooms, relaxing rooms, steam, sauna, ice bath.
- A double height, heated swimming pool with a swim to Jacuzzi, overlooking the valley and surrounded by the stable pine..





Large Dining room with 4 private dining rooms, as well as an out door dining area.

A well appointed lounge Bar, with an open area and glass floor overlooking the pool

- ✦ **Cards Room**
- ✦ **Pool, and board games**
- ✦ **Gold Class Movie Theatre**
- ✦ **Gymnasiums**
- ✦ **Sunken high tea lounge**
- ✦ **20 Studio apartments**



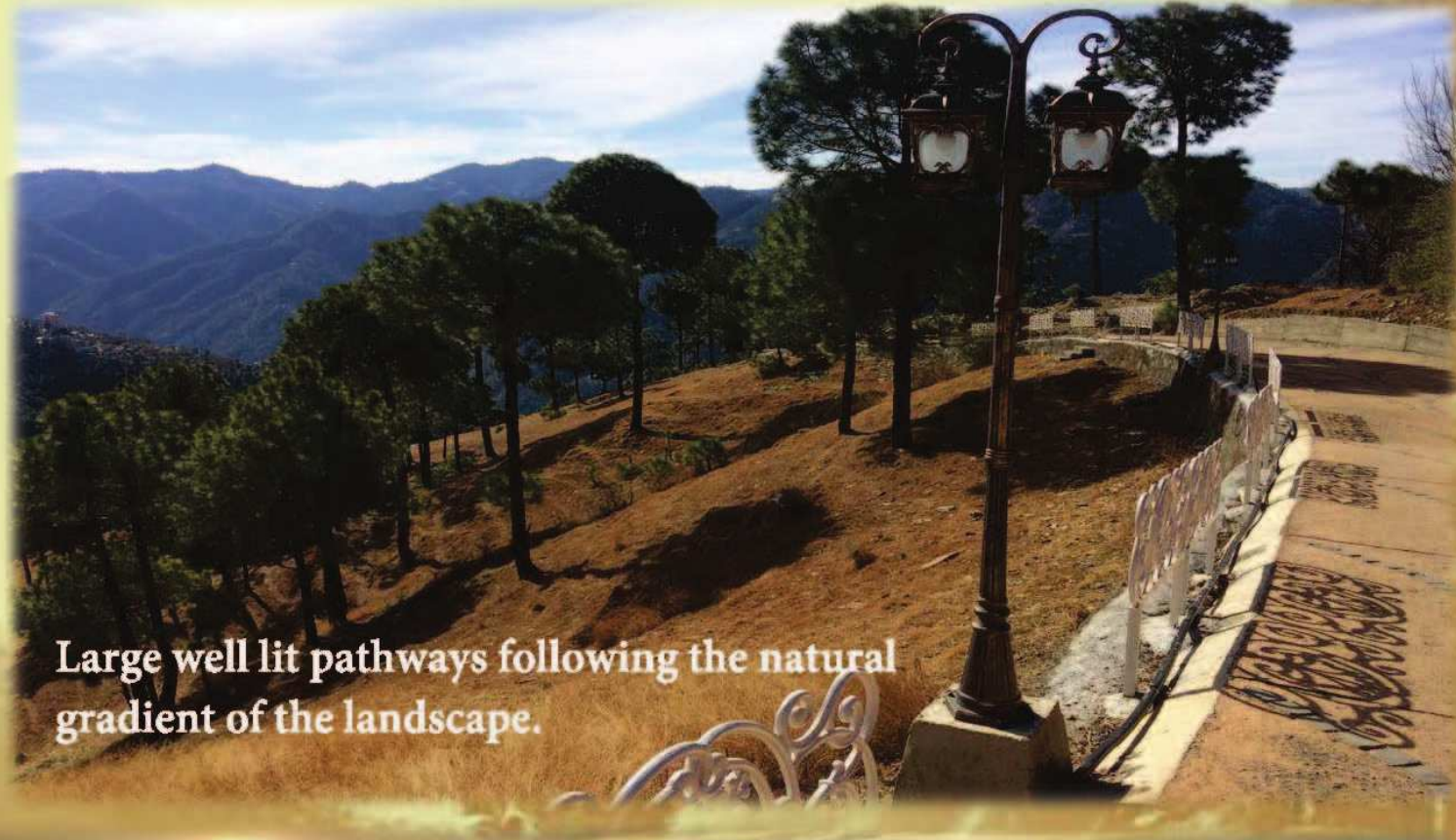
Facilities at The Auramah Valley Himalayan Country Estate

- **Helicopter** - The Estate will have its own helicopter service from Simla and Chandigarh.
- **Health and wellness** - the Estate clinic will be easily accessible from all resident blocks with 24 hr on duty Nurses, ambulance services by road and helicopter,
- **Reflexologists and yoga instructors**
- **A separate quiet mediation and prayer area**
- **Common grounds and pathways** - the Estate is interspersed with well paved pathways, lit by street lighting especially designed in Turkey, vintage cast iron railings, comfortable benches , and common areas maintained by in house gardeners supervised by a horticulturalist.
- **Tuck shop** - the Estate tuck shop will stock all essential kitchen, bath and pantry goods, from fresh farm vegetables, fruits, herbs and spices to pottery and linen.

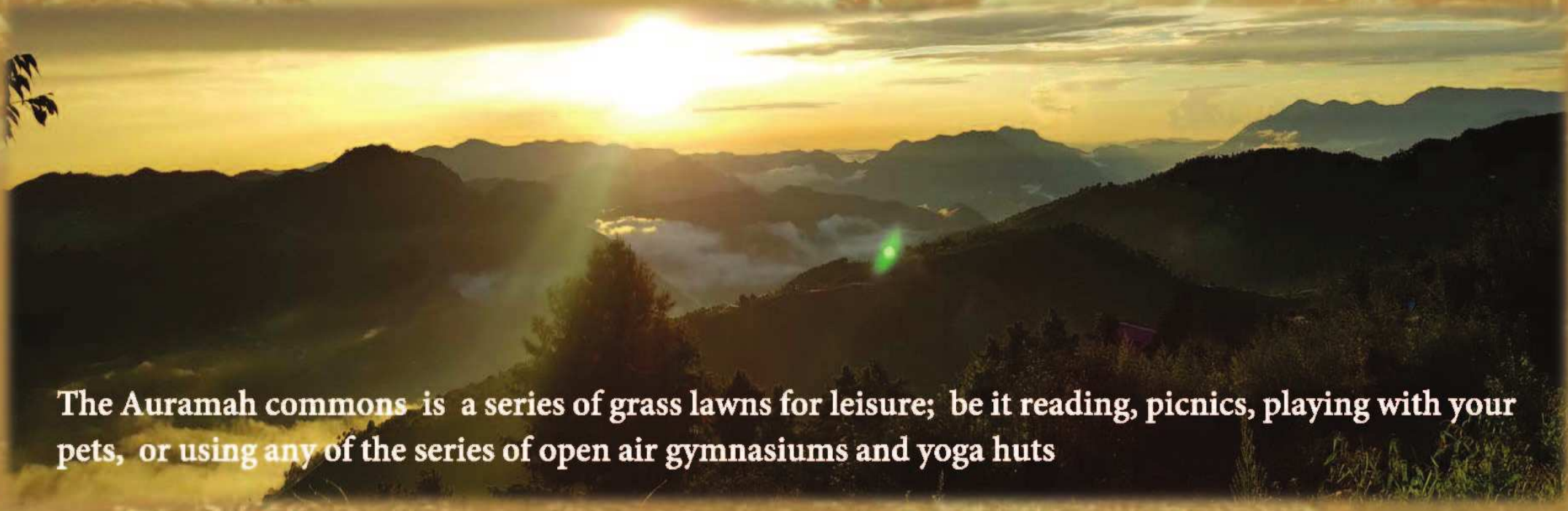




The Auramah Commons



Large well lit pathways following the natural gradient of the landscape.



The Auramah commons is a series of grass lawns for leisure; be it reading, picnics, playing with your pets, or using any of the series of open air gymnasiums and yoga huts



Services and Security

The Auramah Valley Himalayan Country Estate

- **Maintenance** - the estate has a well trained housekeeping team with at least one person dedicated to your block who will be responsible for cleaning, and coordinating with the maintenance team whenever required.
- **Security** – the Auramah Home guards provide 24x7 security of your home and loved ones and are facilitated by HD – CCTV viewed from a command post
- **Water** – to ensure abundant water supply we have water available from the perineal stream below the Estate. Large rainwater harvesting and filtration plants with a daily capacity to produce 100,000 liters of clean water. Sewage treatment plant to recycle 99% of the water to be reused for the gardens and landscaping.
- **Electricity** – the estate has being sanctioned over 2 megawatts of power by the State Government



Construction and Quality of The Auramah Valley Himalayan Country Estate

- **Contractors** - The estate is being constructed by Tensing Construction Company, (TCC), a government approved contractual firm. Constructing over a million square feet in the Himachal state, TCC is an A grade team reputed for its quality, professionalism and ability to deliver at set timelines.


- **Steel Structures** – the estate is supplied Steel structures from 2 of India's top firms – Everest industries and Interarch.

- **Tiles, fittings and paint** – skid proof tiles from Somany, Koheler fittings for bathrooms, brass hardware and hettich fittings, and paint ware from Berger paints.

We ensure that we only use super brands.

- **Electrical wirings** – All fireproof wire havells

- **Elevators suppliers** - Otis



Pine groves running through the estate.
Perfect for morning runs, picnics or just a
stroll with your pets

Construction Methods at The Auramah Valley Himalayan Country Estate



- **Hybrid steel construction** - At Auramah Valley we use the most advanced, western style of steel construction. Though it is an expensive method of building, it allows us to deliver our homes in 7 months, with a much higher quality structure and finish than a traditionally constructed building.
- **Earthquake resistant construction** - Your home at Auramah has been designed to be earth quake resistant. This is made significantly more resistant because of the sturdy steel structure.
- **Endurance and Insulation** - We provide high quality insulation in our walls and the same in the windows. This ensures your home has warmth in winter and coolness in summer. In addition it reduces costs incurred by electrical appliances for heating or cooling. Such buildings also have a longer life and require less maintenance.



**We offer interior
styling options as
well for your
mountain retreat**

Life and leisure at the Auramah Valley Himalayan Country Estate

As a master or mistress of your personal lodge there is ample privacy, natural light, amenities and space in your homes for living a beautiful life free from stress and pollution.

The maintenance and security staff provide you with day to day care .

For those who wish to entertain or celebrate an occasion the clubhouse spoils you for choice .

The forests and walks through groves of sunlit trees and a stream down below offer an array of places for picnics, bird watching or simply a routine daily stroll with family children or pets.

Open air gyms and yoga spaces , the clubs health, beauty and fitness facilities, the library and satsang rooms take care of all your daily requirements for living holistically in your estate.

Golf ing, mountaineering , hiking, visiting heritage, rural and urban centers are within convenient reach from Auramah.





Zero Debt Enterprise

Auramah Valley, a development of Imperial Reality and Developments, is a zero debt enterprise. We oversee the evolution of your Himalayan estate personally and have invested our own capital to achieve it.

RERA Certified Project

Auramah Valley has been certified by the Real Estate Regulatory Authority (RERA) of Himachal Pradesh. This ensures the legitimacy of Auramah valley, delivery of your homes on the promised quality and time, thereby further guaranteeing your peace of mind.

Safe for Non- Himachali Auramah Residents

Since Auramah Valley is a Government of Himachal Pradesh Town and Country Planning approved project, any Indian national can purchase a home after obtaining section 118 from the state as per the Land and Tenancy Act. Auramah Valley Himalayan Country Estate will help you attain this aforementioned permission.



Heritage rural countryside around the Estate



Charming Himachali rural landscapes and villages surround the Auramah Estate and one drives past some quaint hamlets along with groves of protected forests to reach the estate.

Heritage city of Simla and Naldhera Golf Course



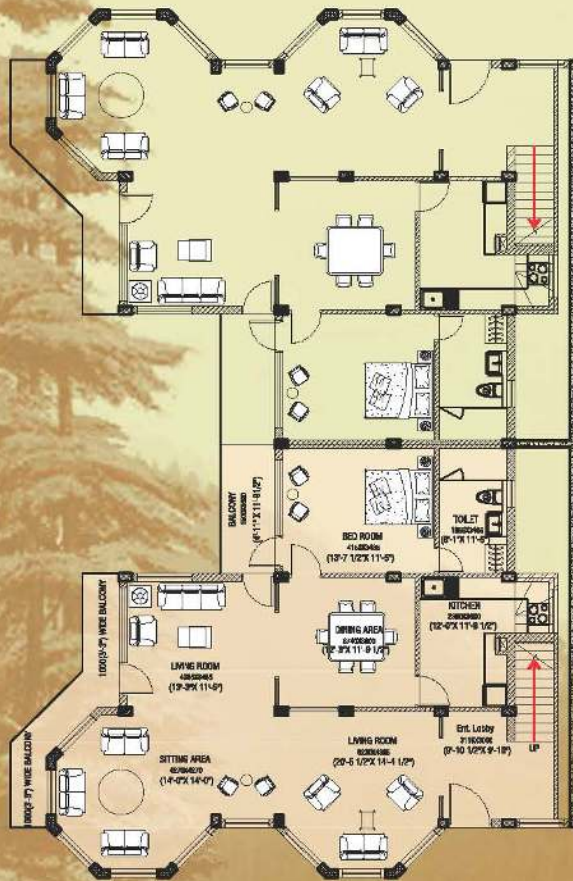
The capital Simla is a charming drive away through cedar groves and Mashobra. The city abounds in heritage museums, Edwardian buildings line the mall, some hosting quaint cafes, some antique books, some Chinese leather craftsmen while others Himachali woolens. Victorian castles like Bantony castle, Gordon castle and the Vice Regal lodge share space with stately palace hotels such as Woodville and Wildflower hall. The walks around Simla are quite and lush and hotels with fine dining restaurants find place with hill bakeries all under the gaze of the small Jakku Temple. For golf enthusiasts the Naldera Golf Course built by Lord Curson is a short half an hour away set amidst cedar groves.



Come visit the estate and stay in the midst of it at 'The Chalet', from where the Auramah vision began and understand for yourself the uniqueness of the estate, the area, the walks and countryside.

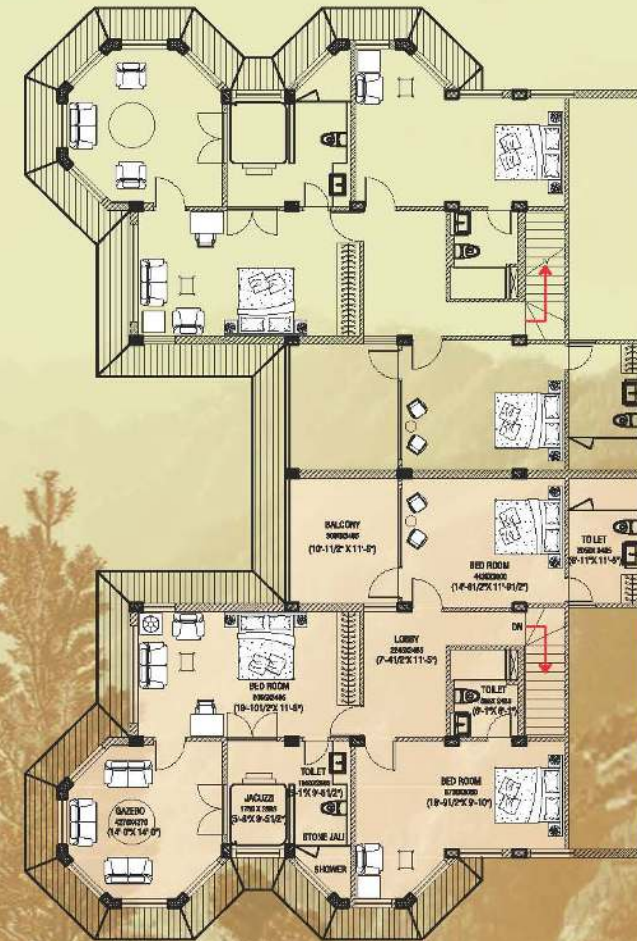


Auramah Valley Floor Plans



GROUND FLOOR PLAN

GROUND FLOOR			
S.NO.	AREA NAME	AREA (SQM.)	AREA (SQFT.)
1	LAWN AREA	133.8	1440.2
2	BALCONY AREA	13.4	144.2
3	CARPET AREA	110	1184
4	BUILT UP AREA	136.8	1472.5



FIRST FLOOR PLAN

FIRST FLOOR			
S.NO.	AREA NAME	AREA (SQM.)	AREA (SQFT.)
1	BALCONY AREA	10.7	115.2
2	CARPET AREA	106.6	1147
3	BUILT UP AREA	135.8	1461.8

AURAAMAH VALLEY
NALDEHRA, HIMACHAL
PRADESH, INDIA

DUPLEX TYPE - 1
PHASE - III A

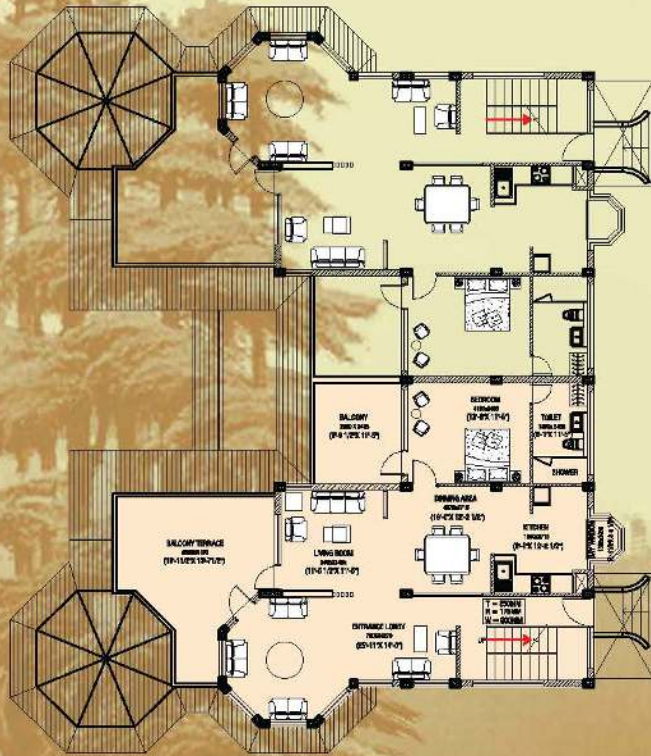
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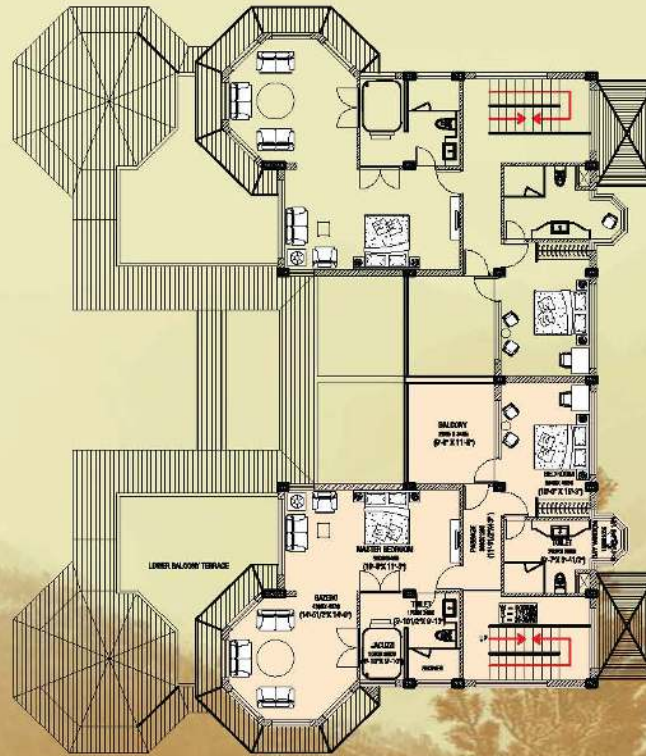
Architects :
4th DIMENSION
ARCHITECTURE • INTERIORS • PLANNING
SCALE: 1:200 @A4
p://www.4d-arch.com

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SECOND FLOOR PLAN



THIRD FLOOR PLAN



ATTIC FLOOR PLAN

FIRST FLOOR			
S.NO.	AREA NAME	AREA (SQM.)	AREA (SQFT.)
1	BALCONY AREA	37	398.3
2	CARPET AREA	100	1076
3	BUILT UP AREA	149.7	1611.4

FIRST FLOOR			
S.NO.	AREA NAME	AREA (SQM.)	AREA (SQFT.)
1	BALCONY AREA	11	118.4
2	CARPET AREA	88.5	953
3	BUILT UP AREA	112	1205.6

FIRST FLOOR			
S.NO.	AREA NAME	AREA (SQM.)	AREA (SQFT.)
1	BALCONY AREA	28.7	308.9
2	CARPET AREA	50	538
3	BUILT UP AREA	94	1011.8

AURAAMAH VALLEY
NALDEHRA, HIMACHAL
PRADESH, INDIA

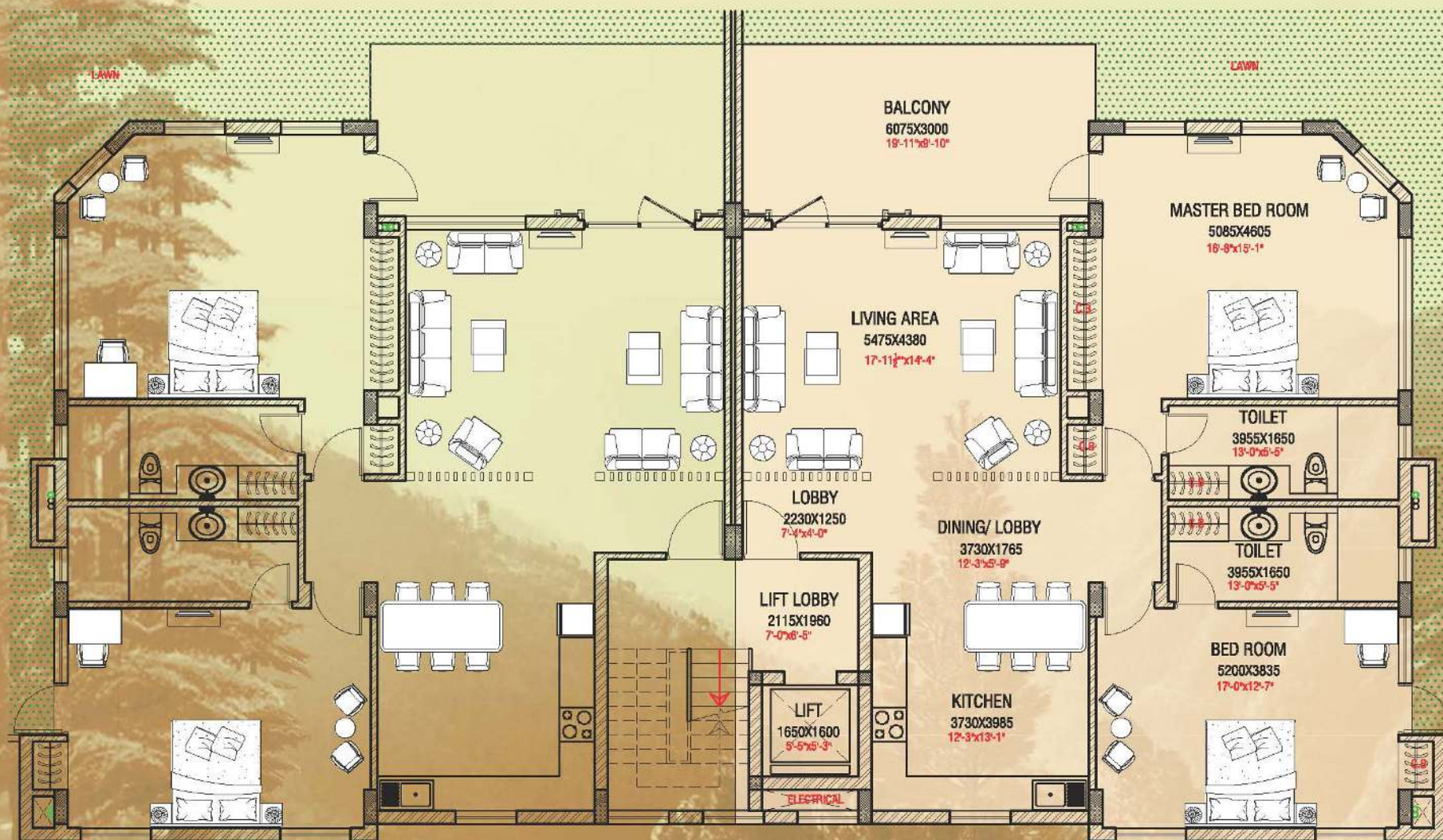
DUPLEX TYPE - 1
PHASE - III A

Date :-
24/ May / 2017
Scale- 1:250 @A4



Architects :
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GROUND FLOOR PLAN

AREA			
S.NO.	AREA NAME	AREA (SQM.)	AREA (SQFT.)
1	LAWN	70.6	759.9
2	BALCONY AREA	18.0	193.8
3	CARPET AREA	110.7	1191.6
4	BUILT UP AREA	150	1618.5

AURAAMAH VALLEY
NALDEHRA, HIMACHAL
PRADESH, INDIA

2BHK JASMINE BLOCK
PHASE - I

Date :-
24/ May / 2017
Scale- 1:100 @A4



Architects :
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SCALE: 1:100 @A4

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Thank you

Auramah Valley

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AURAMAH VALLEY

Himalayan Country Estate