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(SBICAP VENTURES LIMITED)

THE BEST OF SUBURBAN LIVING



*The*MELIA

SOHNA - THE BEST OF SUBURBIA AND THE CITY

- Sohna or South Gurgaon is an Idyllic retreat with sulphur water Springs, Scenic Lake and a charming bird sanctuary, just a stone throw away.
- South of Gurgaon offers you the luxury of living in a chaos-free environment – while enjoying Gurgaon's best amenities at an affordable price compared to Gurgaon.
- South of Gurgaon is well connected to Gurgaon and the National Capital by the National Highway 248A, which will also soon be revamped to a 6 Lane highway.
- The areas around the Gurgaon Sohna highway is set to emerge as the next axis of industrial and commercial development like Manesar.
- The Haryana State Industrial & Infrastructure Development Corporation (HSIIDC) has acquired about 1,700 acres of land in Roz Ka Meo, nearly 26 km from Gurgaon, to establish a new industrial township on the lines of IMT Manesar. It will be well connected by the in-progress KMP (Kundli-Manesar-Palwal) and DMIC (Delhi Mumbai Industrial Corridor).
- Coming to localized connectivity, Sohna has a proposed 60 meter wide sector road that connects 5 sectors of Sohna. It will also have a 2 km elevated road between Vatika City and Badshahpur.
- South of Gurgaon, is also rapidly accessible from Udyog Vihar, Cyber City, IFFCO Chowk, Rajeev Chowk, NH8, Subhash Chowk and Hero Honda Chowk.
- Infrastructure South of Gurgaon has many other important facilities already in place – like banks, ATMs, shops for daily needs nearby – all of which make living here extremely convenient. Hospitals like Medanta, Artemis, Paras, Fortis, Max, etc. are also located within 25-30 minutes.



SOUTH OF GURGAON

WITHIN REACH



LEGENDS

EDUCATIONAL INSTITUTIONS

- 1 Ryan International School
- 2 DPS Maruti Kurj
- 3 KIT College of Engineering
- 4 JK Business School
- 5 KR Mangalam University
- 6 Jindal Public School
- 7 Euro Kids School
- 8 GD Goenka World School
- 9 Pathways World School

LUXURY HOTELS

- 10 Fortune Select
- 11 Hilton Garden Inn
- 12 Vivanta by Taj
- 13 Crown Plaza
- 14 Park Plaza
- 15 Gateway Resort by TAJ
- 16 Westin Resort
- 17 Country Inn

HEALTHCARE

- 18 Max Hospital
- 19 Fortis Hospital
- 20 Artemis Hospital
- 21 Park Hospital
- 22 Medcity
- 23 Sarjowari Hospital
- 24 Kabliji Hospital

RETAIL ZONES

- 25 Big Bazaar
- 26 Shopper's Stop
- 27 Aditya Birla More
- 28 Ascendas OneHub

| COLOUR | DEVELOPMENT TYPE (as per Master Plan 2001) |
|--------|---|
| | Proposed Road |
| | Proposed Flyover |

Map not to scale



The Melia, located in Sector 35, Sohna-Gurgaon road, just a few minutes away from the upcoming Delhi-Mumbai Expressway. It is spread over 17 acres of land, thoughtfully designed and having the serene view of Aravalli hills, which make an ideal living for every family. The lush greenery enriches and a well-being to those who love nature. The design of these apartments are such that you will get the Aravalli view from the apartment itself and day long sunlight with fresh air.

Resting at the foothills of the Aravallis, The Melia creates a special tropical charm by bringing in the landscape into the built space for an atmosphere that is ecologically sustainable and conducive to private enjoyment. Details such as orientation and circulation within and without the built space have been harnessed with a view to creating an ideal living environment.



APARTMENT CONFIGURATION

2 BHK + STUDY | 3 BHK + DOMESTIC HELP

FEATURES

- SPACIOUS LIVING/DINING AREAS AND LARGE BALCONIES WITH SCENIC VIEW OF THE ARAVALLIS
- SPACIOUS MASTER BEDROOMS
- AIR-CONDITIONED APARTMENTS
- HIGH QUALITY IMPORTED TILES AND WOODEN FLOORING
- MODULAR KITCHEN CABINETS
- ECO-FRIENDLY DESIGN & MATERIAL USE
- WATER HARVESTING
- OUTDOOR SOLAR LIGHTING
- SOLAR WATER HEATING
- EARTHQUAKE RESISTANT, SEISMIC ZONE
- COMPLIANT STRUCTURE
- CCTV SURVEILLANCE AND RECORDING
- BOOM BARRIERS / ACCESS CONTROL
- WIFI CONNECTIVITY
- 24/7 POWER BACKUP
- FIRE PROTECTION

THE MELIA CLUB

A SPORTS ARENA FOR ALL

The Melia Club enhances the lifestyle to all the families and allows them to enjoy the sports arena for all age of people. The Club is the perfect destination for multipurpose activity.



ARTIST'S IMPRESSION

 A NIGHT GOLF PRACTICE AREA

 COFFEE SHOP & LOUNGE

 PARTY HALL

 SWIMMING POOL WITH ISLAND DECK

 FULLY FITTED GYM & YOGA CENTER


 HEALTH CLUB WITH SPA (STEAM, SAUNA, SHOWERS ETC.)

 CRICKET PRACTICE AREA

 TENNIS COURT (S)

 BADMINTON COURT (S)

 BASKETBALL COURT (S)

 TABLE TENNIS / BILLIARDS / POOL / CARD ROOM

 LIBRARY

 CHILDREN PLAY AREA / CRECHE

PROJECT APPROVED BY:

TATA CAPITAL
Home Loans
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 **ICICI Bank**

RELIANCE
Home Finance


State Bank of India

MASTER PLAN



The MELIA

THE MELIA

- 4 BHK + D. QUARTER + STUDY (TOWER I)
- 3 BHK + D. QUARTER (TOWER A, C, E)
- 2 BHK + STUDY (TOWER B, D, F, G, H)
- 1 BHK (TOWER J)
- THE MELIA CLUB

THE FIRST CITIZEN

- 1 BHK & 2 BHK UNITS (TOWER S1, S2)
- FIRST CITIZEN CLUB

2 BEDROOM APARTMENT

2 BHK + STUDY SALEABLE AREA: 1425 SQ. FT. APPROX.
CARPET AREA: 873 SQ. FT. APPROX.

CORNER



THE ABOVE SHOWN FLOOR PLAN RELATES TO UNIT 1 & UNIT 4; UNIT 3 & UNIT 6 ARE MIRROR-IMAGE OF THE ABOVE FLOOR PLAN.

2 BHK + STUDY SALEABLE AREA: 1425 SQ. FT. APPROX.
CARPET AREA: 916 SQ. FT. APPROX.

MIDDLE



THE ABOVE SHOWN FLOOR PLAN RELATES TO UNIT 2; UNIT 5 IS A MIRROR-IMAGE OF THE ABOVE FLOOR PLAN.

3 BEDROOM APARTMENT

3 BHK + DOMESTIC HELP SALEABLE AREA: 1845 SQ. FT. APPROX.
 CARPET AREA: 1180 SQ. FT. APPROX.

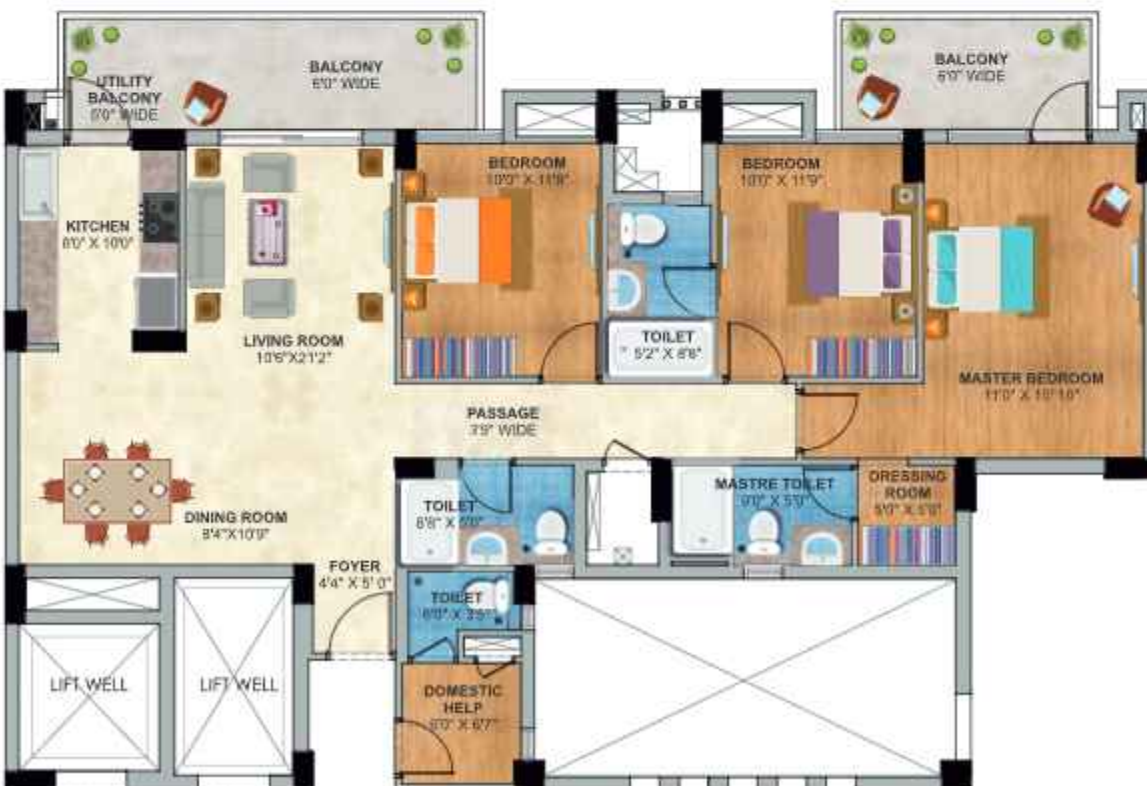


CORNER



THE ABOVE SHOWN FLOOR PLAN RELATES TO UNIT 1 & UNIT 4; UNIT 3 & UNIT 6 ARE MIRROR-IMAGE OF THE ABOVE FLOOR PLAN.

3 BHK + DOMESTIC HELP SALEABLE AREA: 1845 SQ. FT. APPROX.
 CARPET AREA: 1205 SQ. FT. APPROX.



MIDDLE



THE ABOVE SHOW FLOOR PLAN RELATES TO UNIT 2; UNIT 5 IS A MIRROR-IMAGE OF THE ABOVE FLOOR PLAN.

SPECIFICATIONS

| | WALLS | FLOORS | CEILING | DOORS | | OTHERS |
|-------------------------------|--|--|------------------------------------|--|----------------------------|--|
| | | | | INTERNAL | EXTERNAL WINDOWS & GLAZING | |
| LIVING ROOM / DINING / LOBBY | Oil Bound Distemper | Vitri Porcelain Tiles | Oil Bound Distemper | — | Aluminium/UPVC Glazing | — |
| MASTER BEDROOM | Oil Bound Distemper | Laminated Wooden Flooring | Oil Bound Distemper | Seasoned Hardwood Frames with Flush Shutter | Aluminium/UPVC Glazing | — |
| OTHER BEDROOM(s) | Oil Bound Distemper | Laminated Wooden Flooring | Oil Bound Distemper | Seasoned Hardwood Frames with Flush Shutter | Aluminium/UPVC Glazing | — |
| KITCHEN | Combination of Tiles & Oil Bound Distemper | Vitrified/ Porcelain Tiles / Ceramic Tiles | Dry Distemper/ Oil Bound Distemper | — | Aluminium/UPVC Glazing | Modular Kitchen with Granite Counter top, Stainless Steel Single Drain Board Sink with CP Fittings |
| BALCONIES / TERRACES | Weather Proof Paint | Ceramic Tiles | Weather Proof Paint | — | Aluminium/UPVC Glazing | — |
| SERVANT / UTILITY ROOM | Oil Bound Distemper | Ceramic Tiles | Oil Bound Distemper | Seasoned Hardwood Frames with Flush Shutter | — | — |
| MASTER TOILET / OTHER TOILETS | Combination of Ceramic Tiles & Oil Bound Distemper | Ceramic Tiles | Oil Bound Distemper | Seasoned Hardwood Frames with Flush Shutter | Aluminium/UPVC Glazing | High Quality CP Fittings & China Ware Fixtures |
| ENTRANCE SHUTTER | — | — | — | Seasoned Teakwood Frames with Panelled Shutter | — | — |
| AIR CONDITIONING SYSTEM | — | — | — | — | — | Split/Window AC All BR + Living & Dinning Area |
| EXTERNAL FINISH | — | — | — | — | — | High Grade Exterior Paint |
| POWER BACKUP | — | — | — | — | — | 24x7 Power Backup. |

30 glorious year of creating addresses

Silverglades is one of India's leading boutique developers, specializing in Residential Housing, Commercial, Township Projects and Golf-based leisure developments. Mr. Pradeep Jain of Silverglades in collaboration with ITC Limited developed The Laburnum and the Classic Golf Resort in Gurgaon. These projects were followed by The IVY, a Housing Project in Gurgaon and India's first gated golf community, Tarudhan Valley Golf Resort, a mere kilometre away from the Classic Golf Resort. The Pioneering efforts of Silverglades have resulted in some of the most iconic landmarks in and around Delhi NCR.

Completed projects



The Laburnum**



Classic Golf Resort**



The IVY*



Tarudhan Valley Golf Resort



The Peach Tree*



Merchant Plaza

**Mr. Pradeep Jain of Silverglades in collaboration with ITC Limited developed The Laburnum and the Classic Golf Resort in Gurgaon.

Ongoing projects



The Melia



First Citizen Towers



Silverglades Hill Homes - Kasauli



Silverglades Hightown

*Co-promoted

Disclaimer: Just in case you are looking for information regarding the projects mentioned herein, please contact the respective project office. The information is subject to change without any prior notice.

Silverglades

The Address Makers

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www.silverglades.com

Disclaimer "The finance for completion of The Melia Project has been provided by the SWAMIH Investment Fund I, an Alternate Investment Fund sponsored by Government of India and managed by SBICAP Ventures Limited. SWAMIH Investment Fund I has a first charge and mortgage on this Project"