



AURAMAH VALLEY

Private Hillside Residences



Imperial

Realty & Developments

Dear friends,

Let us take you to a land where bliss mingles with serenity. The lush embrace of nature envelops you as the bird song fills the air. Comfort surrounds you while worries flee. Welcome to Auramah Valley, your personal retreat from rushed modernity. Designed for exclusive tastes and situated in a locale that the British Raj called "home", Auramah Valley is a holistic haven that breathes luxury, rest and rejuvenation right from the moment you step foot on the green grassy lawns.

Luxury residences, nurturing balanced natural living. Allow your inner self to soar. Minute details ensure that every little need of yours is taken care of. Stunning natural landscape, a host of relaxing activities to refresh the senses, and elite gentry as your neighbors will make Auramah Valley your home of choice. With extensive experience in Private Business Aviation and being the pioneer and leader in Aviation Hospitality in India, The imperial Holding Group now brings you the same level of experience on ground.

I look forward to handing you the key to your personal patch of heaven at Auramah Valley!

Your sincerely

*Manav Singh
Chairman
Imperial Holding Group*



Shimla Glorious Again !



The Ideal Escape



Spread across 75 bigas of terraces, troughs and valleys, and surrounded by 300 bigas of pine forest, Auramah Valley is an ideal home - a perfect hideaway. The concept of Auramah Valley stems from countryside living, the privilege of having a home in the Himalayas, living amidst nature and yet indulging in extreme luxury.



Surrounded by pine forests
Country side living
All amenities of a city life



*Auramah Valley Your abode
of holistic living*



Live Every Moment Treasure Each Day



Each day at Auramah Valley is the start of a new discovery. Daybreak brings the chirping of birds with a range of new things waiting to be experienced, explored and enjoyed. Discover a sanctuary for yourself in the naturally comfortable environs of Auramah Valley and let your soul soak in the fresh air of the hills.



Live in bliss.

Breathe enriched pine air
Breath taking views
Tranquil environment yet luxurious living



**AURAMAH VALLEY**
Private Hillside Residences

Entrance To Blossom Hill

Entrance To Forest Hill

BLOSSOM HILL

4 Bedroom Super Luxury Duplex's

**Parking
Clinic
Power Station**

**"Stable"
The Club House**

Tennis Court

2 Bedroom Luxury Apartments

Open Amphi Theater

FOREST HILL

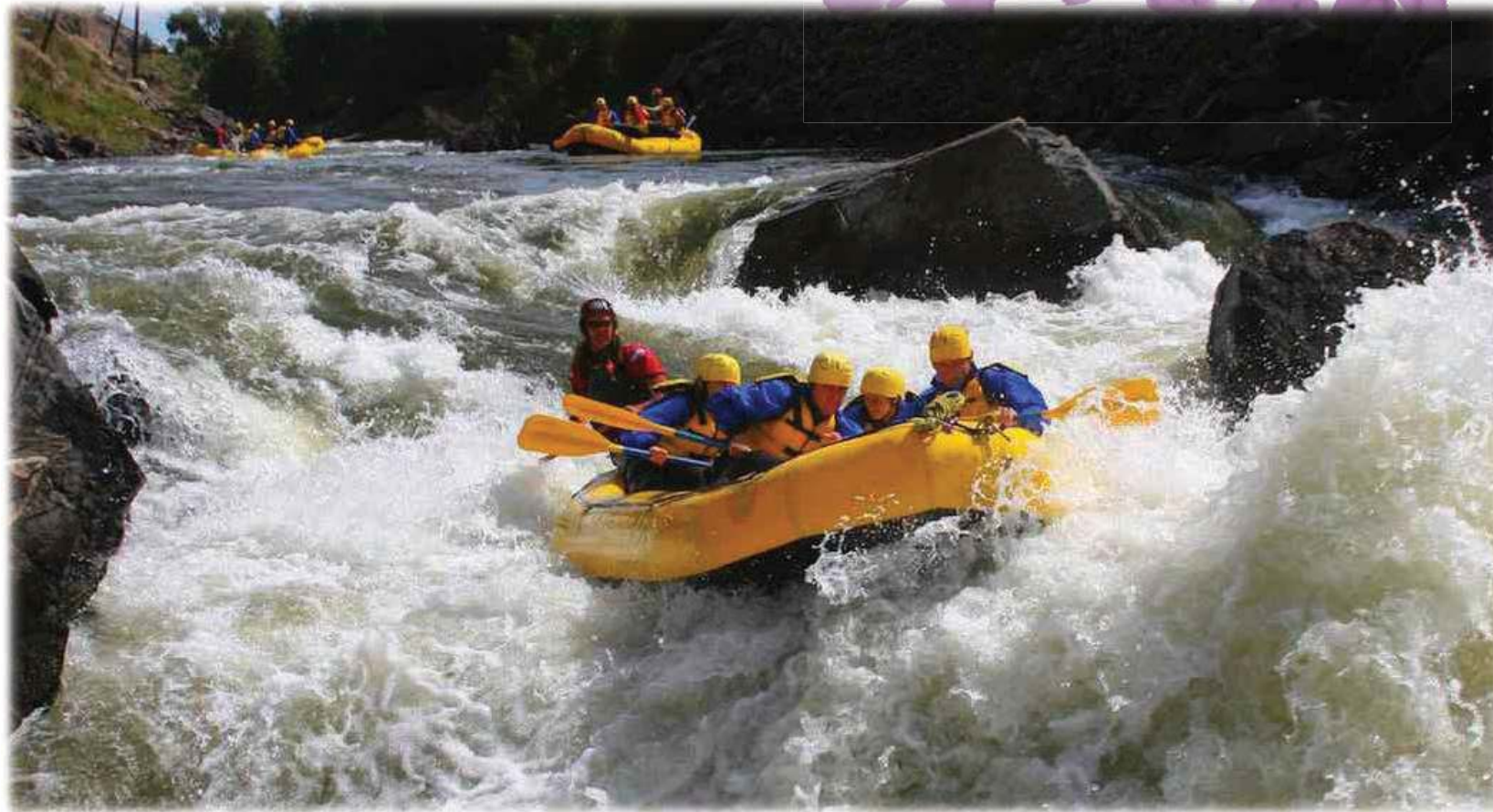
Water Treatment Plan

Signature Villa's

FOREST WALKING PATH



The Envious Destination



The redesigned Naldhera Golf Course, one of the oldest and most scenic golfcourses in India, is a mere 3 minutes away. A 40 minute drive from there will take you to the majestic Satluj River for Grade V river rafting. Soak in the aroma of the deodar forest, picnic in an apple orchard, Ski at Kufri or Narkanda or if you'd like visit an old church. At Auramah Valley you can be in close proximity to the infrastructure and services of Shimla while indulging in all these activities to your hearts content.



Enrich your life in nature's plenty

**Close proximity to Naldhera Golf Course
Satluj River 40 minutes away
18 Kilometer from Shimla**



Healthy Living



As you take your holistic steps towards life, you appreciate living healthily. Venture into the organic farms with your wicker basket, and pluck the freshest fruits and vegetables. Give them to the waiting farmer, pay your dues and enjoy your meal cooked in spring water. It's the healthiest way to live life to the fullest.



*Eat and drink
from nature's basket*



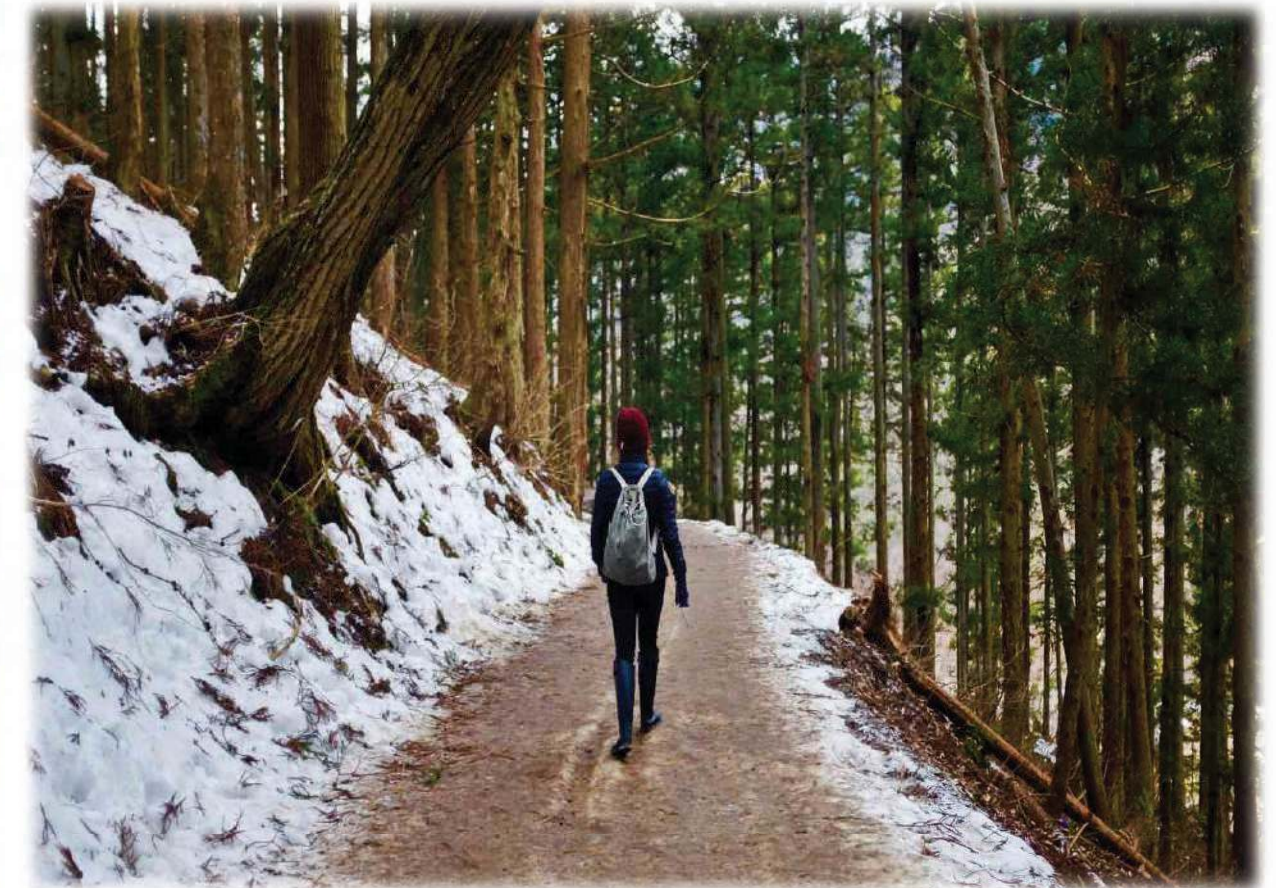
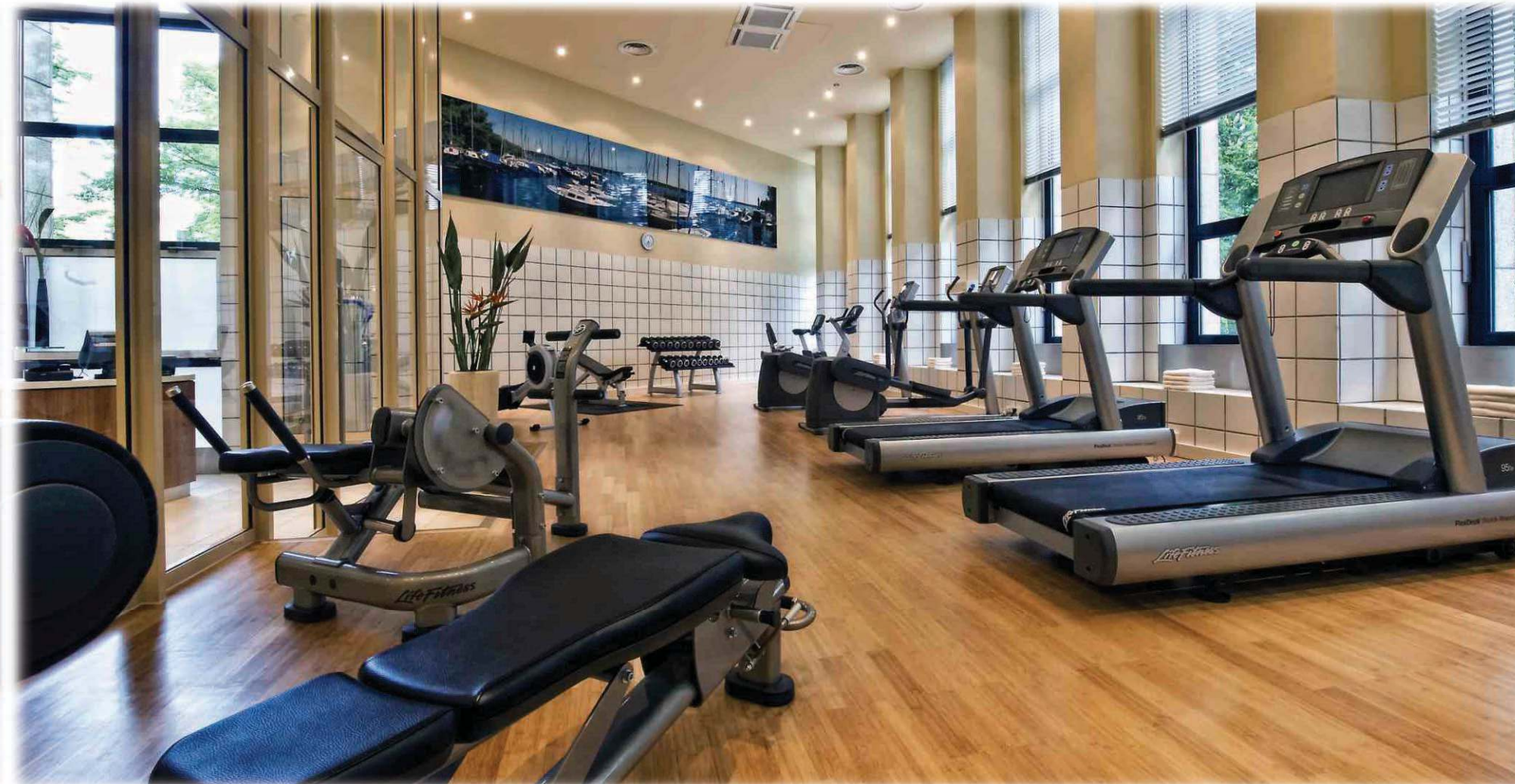
Fitness and Wellness



At Auramah you live in a walkable community and stay physically active. Health-related events, such as medical check ups, talks on healthy living, blood pressure screenings and the like are regularly conducted.



Love life keep fit



Senior Living



All amenities such as 24 hour medical care, a club house with many facilities, high quality construction and finishing and house keeping services, ensure that our seniors have a seamless life. With wheelchair access, fresh air at 6100 feet and the opportunity to spend time wrapped in nature, Auramah Valley is a great place to settle down after retirement.

The helicopter service ensures that you reach not just in style, but in the blink of an eye. Drown your senses in the breath taking views, completely unwind in the spa or play golf in the redesigned Naldehra golf course, which is merely three minutes away. Auramah Valley is the only high end senior living in the Himalyas.

Thoughtful Services



* Easy bill payment – Pay your electricity, telephone bills, etc. without leaving the comfort of your home.

* Home office – Executive Secretary to take care of your emails, admin work etc.

* Shuttle bus service – To make it easier to move around in the premises & in the city.

* Maintenance – Well-trained electricians, plumbers, etc. are available on call through out the day.

* Safety lockers in every apartment.



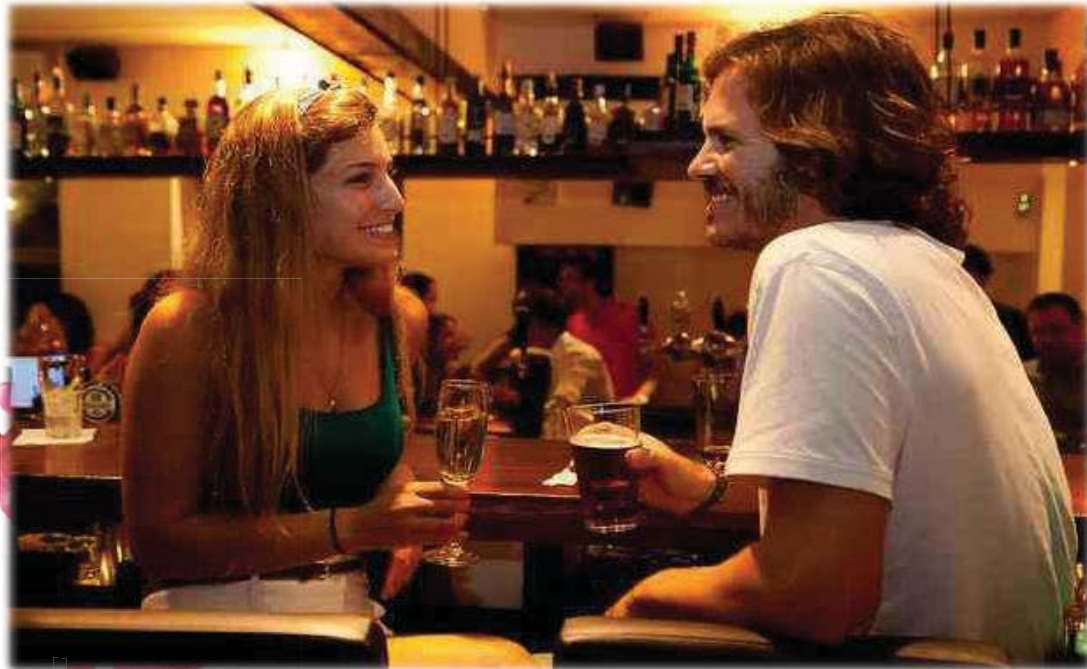
Medical Services



- * Regular check-ups – to monitor your health and other health services you may require on a day to day.
- * Tie-up with leading hospitals in Delhi, Chandigarh and Shimla – to provide you with all the necessary medical assistance.
- * On call doctors and specialized staff to ensure that you do not need to step out of Auramah Valley for any minor health issue.
- * 24x7 ambulance facility – For any unforeseen emergencies. These are available by road and also by air (helicopter).



The Stable



The Bar



Club House



Gold Class Movie Theater

The clubhouse at Auramah Valley may have a stiff upper lip, but it's got a soul that is warm and welcoming. You can begin your evening in the billiards room or in the leisurely card rooms. If you'd like to go a different route, we've got a refreshing pool for your use or you may seek solace and seclusion in the library. Enjoy the finest malt or watch a movie in the auditorium and as the sun goes down. Call it a day with dinner cooked on the deck overlooking the valley. It's perfection at your fingertips.



Unwind In Style

Aurrah



Aurrah, the spa is designed with the sole purpose of helping you to relax and indulge your senses, to help rejuvenate the soul. Head to the spa and let yourself be pampered like the royalty that lived in these hills. From traditional massages to exotic therapies, there's something to indulge everyone.



Indulge your senses soak in the calm

- Heated Pool
- 4 massage rooms
- Steam and Sauna
- Unisex Salon
- Quiet room with water beds



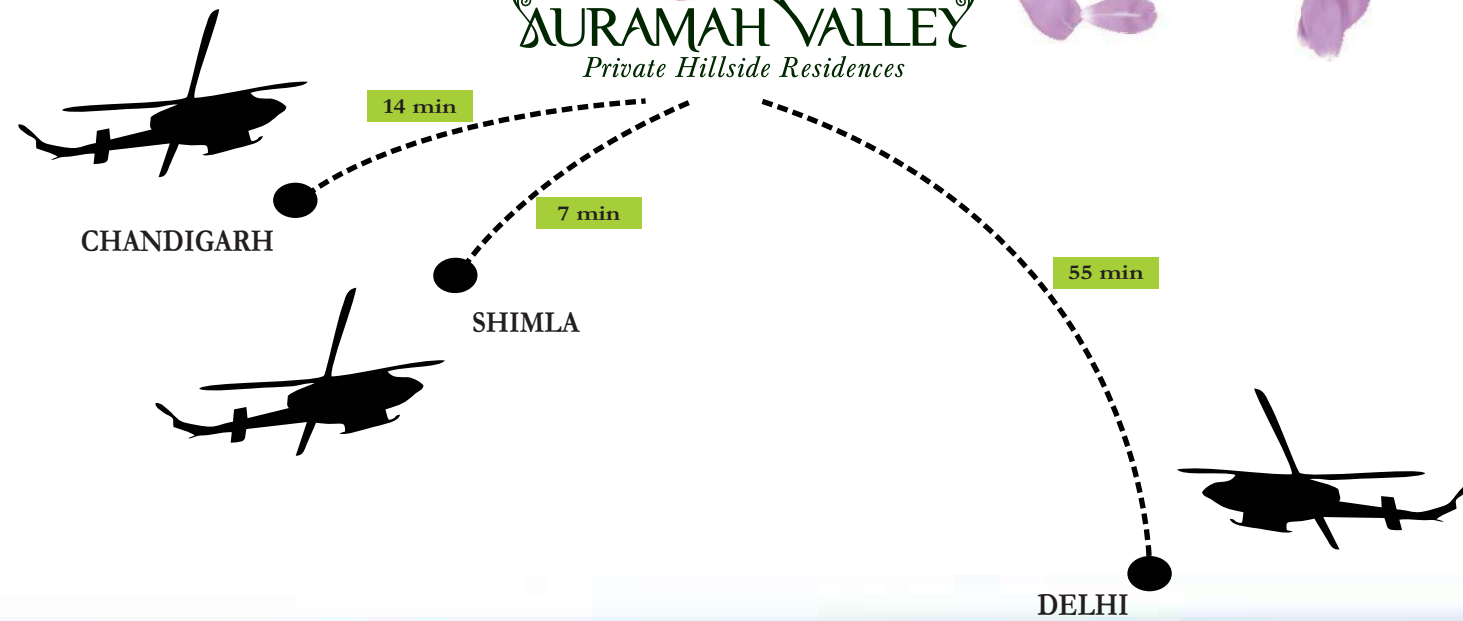
SPA



Heated Pool

The High Life

AURAMAH VALLEY
Private Hillside Residences



No airline service in your city?

We will send an aircraft that will fly you to Auramah Valley. Arrive at your dream nest on the exclusive helicopter service provided by Auramah Valley. Fly from Shimla airport in 7 minutes, from Chandigarh in 30 minutes or in one and a half hours from Delhi.



*Your dream is closer
than you think*

Pickup and drop any where in North India
Medical evacuation to Chandigarh

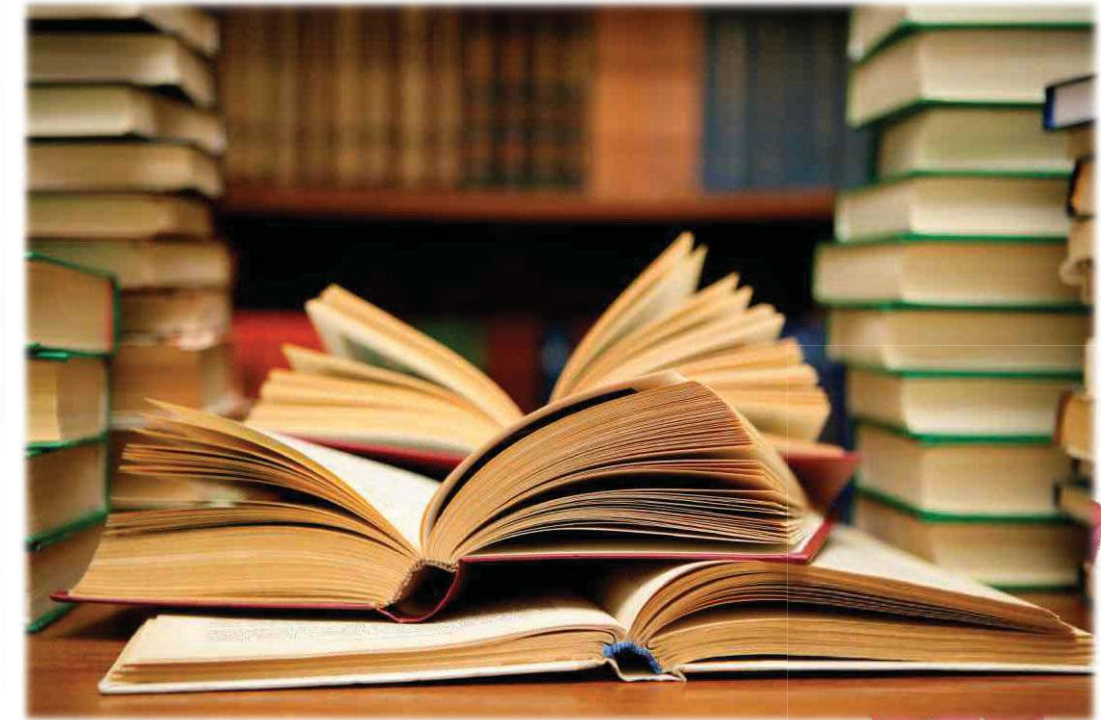
Efficient Security



- * CCTV Cameras – Even though Himachal is a very peaceful state, we still provide 24 hrs security.
- * Well-equipped fire security systems – Fire fighting vehicles are available at Auramah Valley.
- * Intercom facility – To ensure convenient living any time of the day or night.
- * State of the art locks and control systems to prevent any break-ins or thefts.
- * Single gated entry with guards and intercom set up in each unit with 24 hour tracking.



Features



- * The apartments are equipped with grab rails, anti-skid tiles and emergency switches. Lifts in the senior living block, as well as 24 hour attendants are available.
- * Wheelchair friendly, with flat interiors.
- * In-house maintenance staff, dining facility and well-lit roads.
- * An emergency response system is fitted in the drawing/dining room, master bedroom and master toilets.
- * Auramah Valley also has a temple where social and spiritual events like satsangs can be held.
- * Restaurants are located on site and there is a convenience store open to all residents.
- * 24-7 Helicopter services are available.
- * Some other facilities include a library, club area with a cards room, cinema hall, gym, fitness center and pool.
- * Cultural events and festivals to keep the seniors busy and active run through out the year.
- * A clinic with support staff, doctors and an ambulance service, both by road and by helicopter.
- * Walking tracks, water bodies and trees all around.
- * Designated areas are created for children to play.
- * Concierge service in the club for your admin requirements.
- * 65% of the area is left open with green spaces and plenty of room for picnics and outdoor activities.

Highlights

Auramah Valley offers luxury living in the form of world - class 2 bedroom apartments, 4 bedroom super luxurious duplex's and five bedroom signature villa's.

Salient features to name a few are:

- * Strategically located in Shimla, Himachal Pradesh.
- * The most unique and luxurious project of any hill station in India, with all modern amenities and a helicopter service.
- * Close proximity to Shimla, Naldhera Golf Course and the Satluj River.
- * Well connected with the airport and a four lane expressway (under construction).
- * Airport pick and drop by helicopter or SUV.
- * Earthy exteriors in complete harmony with nature.
- * Interiors are dipped in luxury. A rare blend of rich, opulent life in nature.
- * Elevators with emergency alarms.
- * Classic lighting system to beautify and illuminate the entire development to enhance your living experience.
- * Every home is placed in a manner to help you fully enjoy the views.
- * Facilities like Spa and Clinic are a part of the project. All other basic amenities available within the premises.

Frequently Asked Questions

Q - Where is Auramah Valley located ?

Ans - Auramah Valley is located 22 kilometres ahead of Shimla and 3.5 Kilometres from the Naldehra Golf Course.

Q - How many homes are you making ?

Ans - We are making a total of hundred and ninety apartments, forty - four bedroom duplex's, and twenty - five bedroom villas.

Q - Will there be a club and what facilities would it have ?

Ans - Auramah Valley will have a large, state of the art clubhouse, with a spa, heated swimming pool, gymnasium, indoor and outdoor restaurant as well as a cigar lounge, cards room and a movie theatre. There will also be a secured play area for children, along with a tennis and basketball court.

Q - Who are the residents of Auramah ?

Ans - In Auramah Valley we carefully select our residents. In fact each and every resident goes through an interview process. We want to ensure that all residents come from a similar value system so that Auramah Valley is a happy and cohesive community.

Q - Who is constructing this project and what is their experience ?

Ans - Auramah Valley is being constructed by TCC (Tensing Construction Company), the best contractor of Himachal Pradesh. It is a government approved company and an A grade contractor, constructing over a millio square feet in Himachal alone. TCC is well known for its quality and ability to maintain timelines.

Q - How much of the project is already complete ?

Ans- As of June, 2016, twenty four apartments, four duplex's and a villa have been delivered. The clubhouse construction has started and the structure is expected to be complete by November, 2016.

Q - What is the quality of construction and interior material being used ?

Ans - We use cement and steel from India's top three manufacturers. Our interiors are from the best brands such as Kohler, Havells, Somy, Nitco, Modi guard, Berger Paints among other similar companies. We only use the best of the best materials.

Q - How will you ensure abundant water supply ?

Ans- At Auramah Valley we have made several provisions to ensure abundant water supply. We have a large rainwater harvesting plant which can store over 10,00,000 litres of water. We also have sewage treatment plants which will recycle 99% of the water, which can then be used for irrigation purposes. Besides this we have tube wells and our own source of water from the stream, which is only 2 kilometres below Auramah Valley.

Q - What are the provisions for electricity ?

Ans- We have been sanctioned over 2 megawatts of electricity by the government. From our transformers the electricity will run to individual homes where it will be metered, however the residents will be paying the bill directly to the electricity department.

Q - Is there a department store close to Auramah Valley ?

Ans - Yes, there is department store inside Auramah Valley with all basic requirements.

Q - Do you provide staff quarters ?

Ans - The two bedroom apartments have shared staff quarters in close proximity to the apartment. The duplexes and the villas have staff quarters within their premises.

Q - What is the helicopter service and who can use it ?

Ans - Auramah Valley has an aviation club for residents who will own a helicopter through a membership programme. Members will have the option of using the helicopter to pick and drop them off from anywhere in North India at a nominal charge. The flying time from Chandigarh airport to Auramah Valley is twenty minutes.

Q - Who will look after my apartment when I'm not there ?

Ans - We have a complete housekeeping team and at least one person will be dedicated to your block. This person will be responsible for cleaning, dusting and carrying out minor repairs of your residence regularly. You will never have any concern on the upkeep and security of your place.

Q - How do you cope with Medical Emergencies?

Ans - We have a 24*7 functional clinic, and scheduled doctor visits every day. There is also a helicopter service that can take you to a hospital in Chandigarh in case of an emergency. Auramah Valley has tie ups with top hospitals across North India.

OWNERSHIP

Q - How can I purchase a home if I am a Non-Himachali ?

Ans - Auramah Valley is a Govt. of Himachal, Town and Country Planning approved project. As per the Himachal Land and Tenancy Act any Indian National can purchase a home in an approved project after obtaining the section 118 permission from the state government. Auramah Valley will help you attain the section 118 permission which usually takes 3-4 months.

Q - Is there an option to get a home loan ?

Ans- Yes, Auramah Valley is approved by a number of banks who provide home loans to our buyers.

HOME OPTIONS

Q - What are the various residential options ?

Ans - We have the following options-

Two Bedroom Apartment- Measuring approximately 1200 square feet in carpet area. It has 2 bathrooms, a large size kitchen, living and dining room as well as large balconies. All rooms have abundant natural lighting. The apartment block is fitted with an elevator. We also provide the option to furnish the apartment with a modular kitchen, modular cupboards, as well as loose furniture and fixtures.

Four Bedroom Duplex- The four bedroom duplex measures approximately 3200 square feet. On the lower floor there is a lobby with a large living room and dining room which opens to a lawn or a deck overlooking the valley. The large kitchen is also on this floor, along with the guest bedroom, which also has a large balcony. The upper floor leads to the master bedroom suite, which has the bedroom, a large bathroom with a separate area for a jacuzzi and a large gazebo. There are two more rooms on this floor with attached large bathrooms. The interiors are of the highest quality and the duplex is delivered completely finished, excluding the electricals and furniture. Upon request a modular kitchen and modular cupboards can be provided at an additional charge.

The Villa - The four bedroom villa has two floors. It is approximately 4500 square feet, and comes with three guest rooms, with attached large bathrooms. The master bedroom suite has a spa, a bedroom, a bath, a study and a balcony. The upper floor has high ceilings with wood cladding.

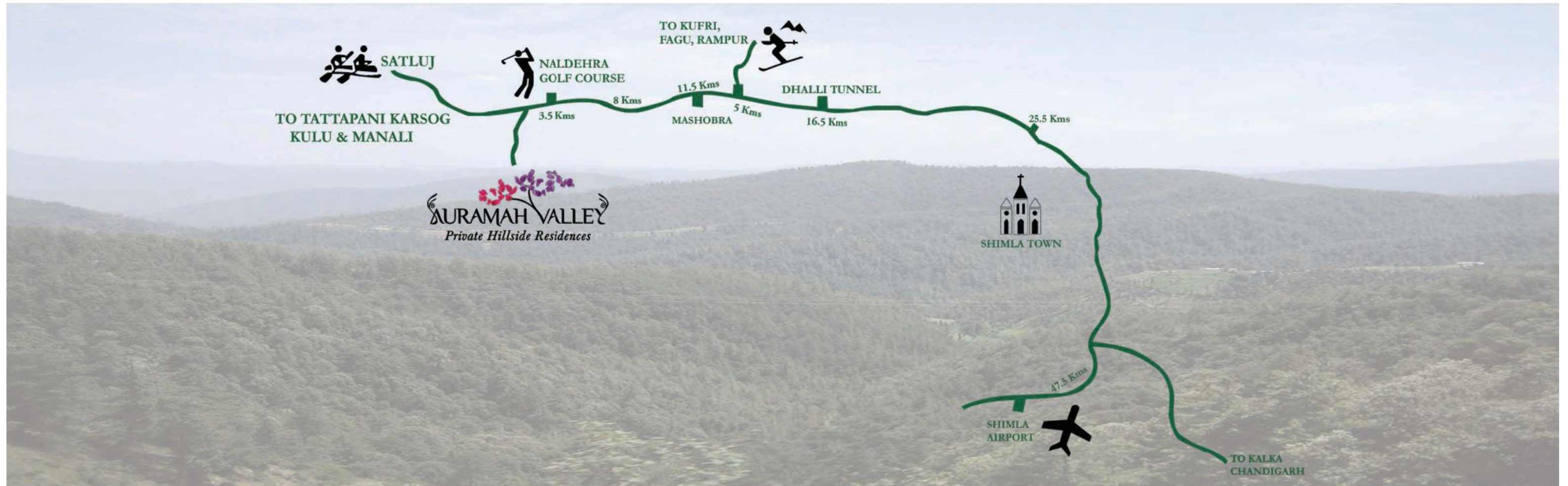
The Villa comes with its own private lawn and independent car park. We also have the option of a 5500 square foot Villa which has its own private pool, movie theatre and a play area. The Villa's come with their own private lawn and an independent car park.



Imperial

Realty & Developments

Developed under the banner of the Imperial Realty and Developments, Auramah Valley is part of a large scale plan to introduce luxury living to Himachal. Imperial Realty and Developments is part of the 900 crore Imperial Holding Group, that has a number of highly successful business interests including Imperial Air, India's largest Private Air Charter Company, A number of aviation and airline support companies and interests in technology businesses. The group has the largest land base and is developing 1200 luxury residences in four locations, and then upmarket boutique hotels in Himachal. The mission of the group is to provide you, the discerning customer, a luxurious home, complete with all amenities and features right in the midst of nature's bounty, making healthy, holistic living, a reality in the modern world.



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