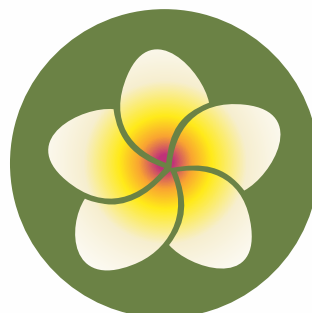


Financed By
SWAMIH INVESTMENT FUND-I
(SBICAP VENTURES LIMITED)

THE BEST OF SUBURBAN LIVING



*The*MELIA

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"

SOHNA - THE BEST OF SUBURBIA AND THE CITY

- Sohna or South Gurgaon, is an Idyllic retreat with sulphur-water Springs, a scenic lake, and a charming bird sanctuary just a stone's 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.
- The south of Gurgaon is well connected to Gurgaon and the National Capital by the National Highway 248A, which has been revamped to a 6-lane highway.
- The areas around the Gurgaon-Sohna highway are 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 is well connected by the KMP (Kundli-Manesar-Palwal) and DMIC (Delhi-Mumbai Industrial Corridor).
- Coming to localised connectivity, Sohna has a proposed 60-metre-wide sector road that connects 5 sectors of Sohna. It has a 2 km elevated road between Vatika City and Badshahpur.
- South of Gurgaon, it is also rapidly accessible from Udyog Vihar, Cyber City, IFFCO Chowk, Rajeev Chowk, NH8, Subhash Chowk, and Hero Honda Chowk.
- The infrastructure of South of Gurgaon has many other important facilities already in place, like banks, ATMs, and 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 Kunj
- 3 KIIT 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 Crowne 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 Sanjeevani 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 2031)
	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 + D. QUARTER | 4 BHK + D. QUARTER + STUDY

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 CABINETRY
- 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.



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:





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

* ALL IMAGES, PLANS / AREAS AND SIZES ARE TENTATIVE AND SUBJECT TO CHANGE

MASTER PLAN



TheMELIA



THE MELIA

2 BEDROOM APARTMENT

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

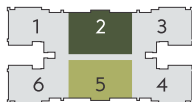
CORNER



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.

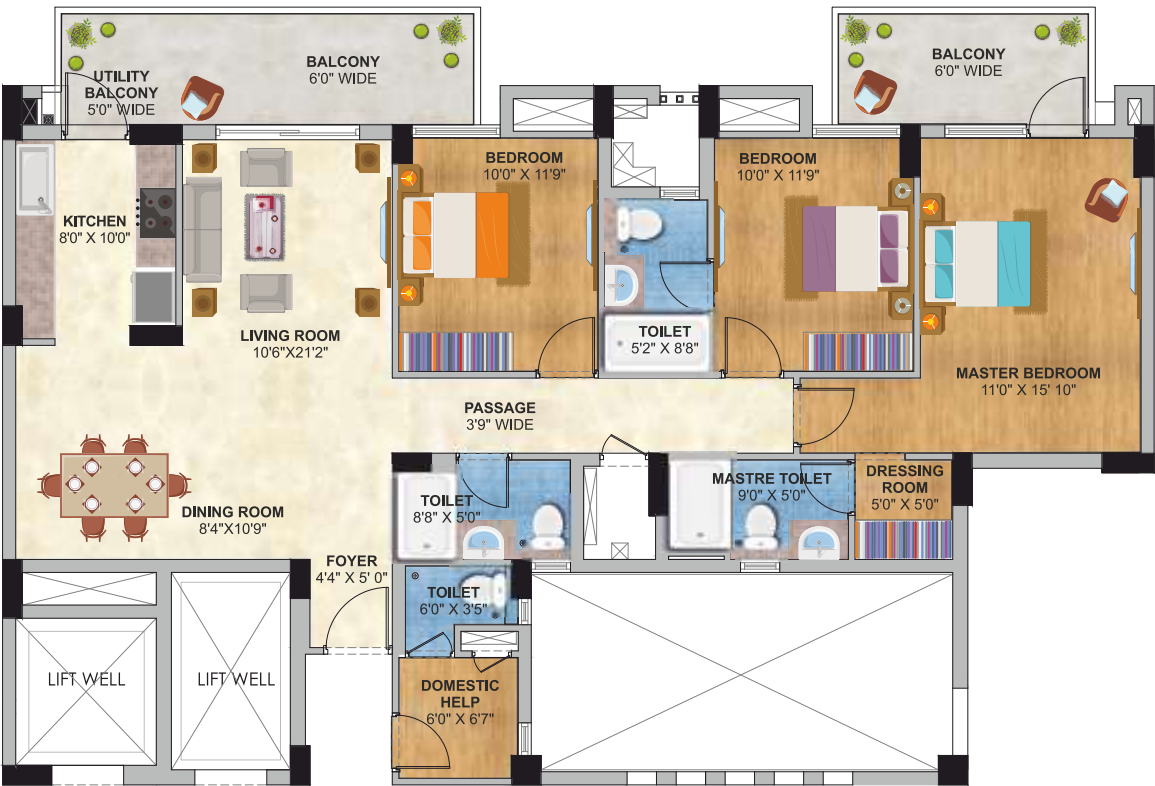
3 BEDROOM APARTMENT

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



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.



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

Disclaimer: Carpet Areas* mentioned herein are on tentative basis and are subject to modification based on actual construction at site and methodology of calculation of area stipulated by law. 1 square meter = 10.764 sq. ft.

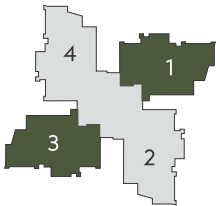
4 BEDROOM APARTMENT

4 BHK + D. QUARTER + STUDY SALEABLE AREA: 2435 SQ. FT. APPROX.
CARPET AREA: 1579 SQ. FT. APPROX.



THE ABOVE SHOWN FLOOR PLAN RELATES TO UNIT 1; UNIT 1 & UNIT 3 ARE IDENTICAL.

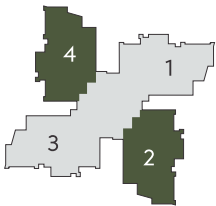
TYPE A



THE ABOVE SHOWN FLOOR PLAN RELATES TO UNIT 4; UNIT 4 & UNIT 2 ARE IDENTICAL.

4 BHK + D. QUARTER + STUDY
SALEABLE AREA: 2435 SQ. FT. APPROX.
CARPET AREA: 1616 SQ. FT. APPROX. (UNIT 2)
CARPET AREA: 1614 SQ. FT. APPROX. (UNIT 4)

TYPE B



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.
*Co-promoted

Ongoing projects



The Melia



First Citizen Towers



Silverglades Hill Homes - Kasauli



Silverglades Hightown

Silverglades

The Address Makers

Ph.: +91 92509-33999, E-Mail: info@orionrealtors.com

www.orionrealtors.com/the-melia-in-sohna.html

Disclaimer: Facilities/layouts/specifications/renderings/information contained herein are indicative and subject to change as maybe required by the authorities/ developer and cannot form part of any offer or contract.

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