

SAMA



As you get closer to the hills,
tranquility, like a close friend,
slides in next to you,

The wind whispers my name.

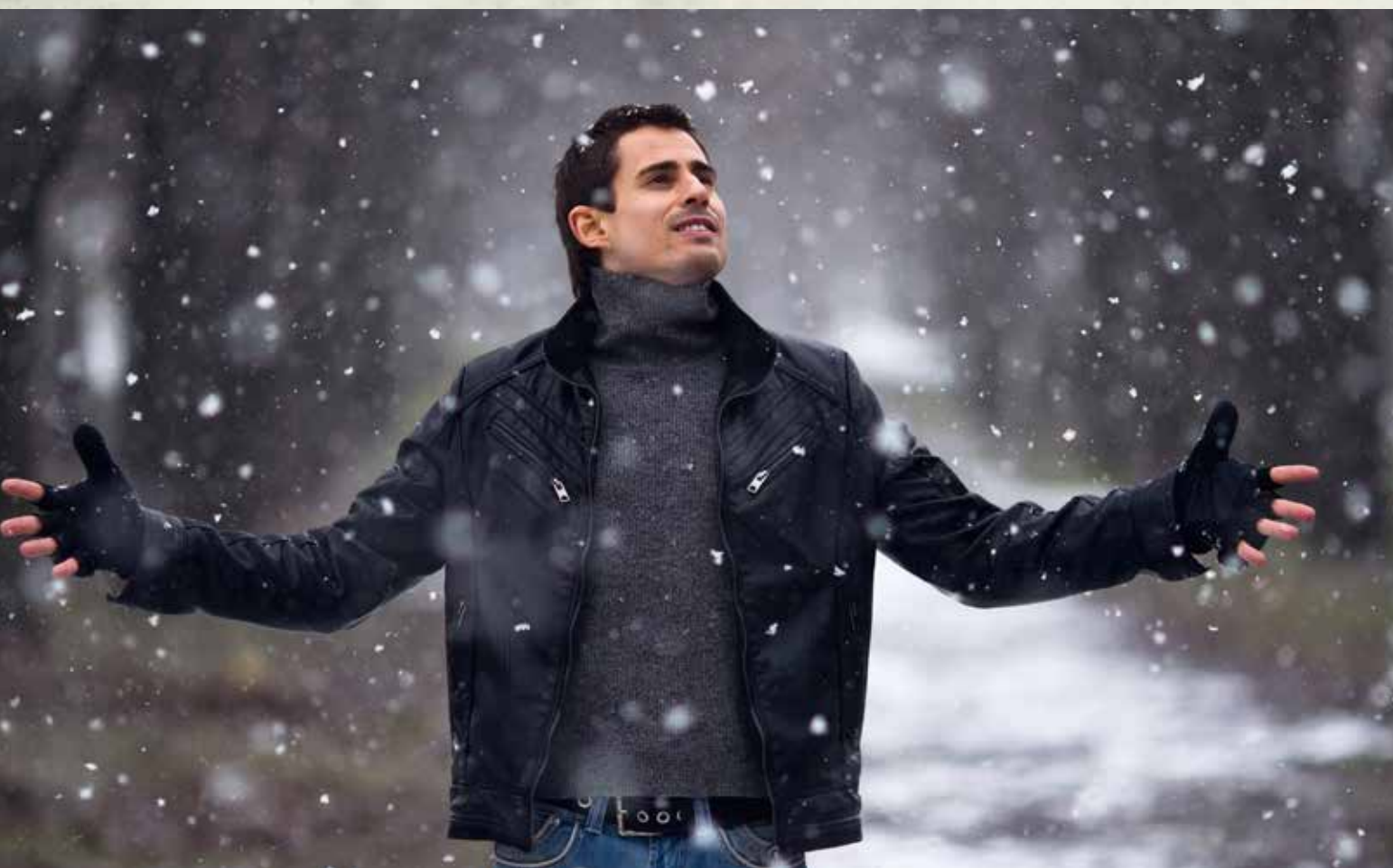
The pine trees bend a little to greet me.

Flowers seem to dance in welcome.

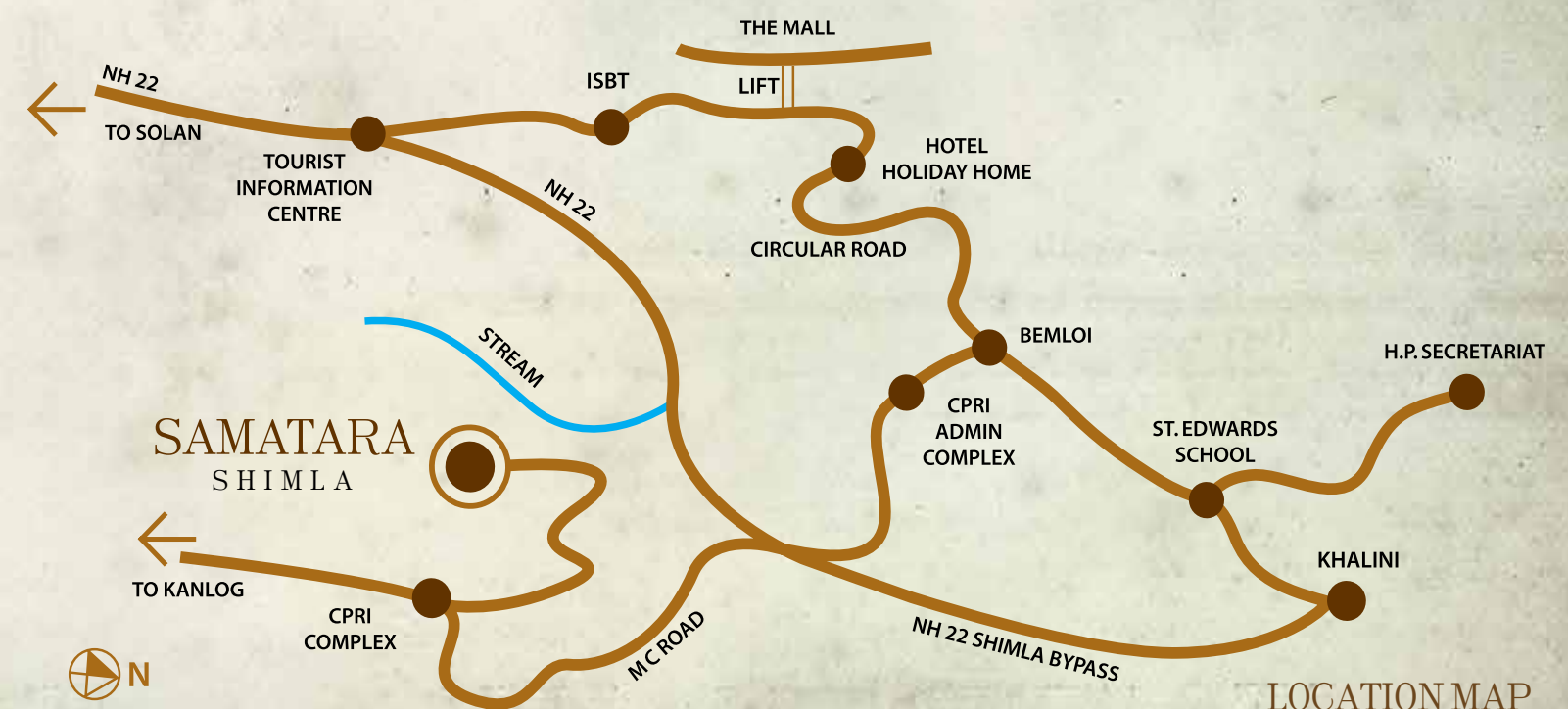
The distant peaks, bathed in sunshine,
hold out the promise of a carpet of snow.

Samatara.

It's a life of tranquility under the stars.



 **SAMATARA**
SHIMLA





She entices me. She surprises me. She can make me jump for joy, or spend hours in quiet contemplation.

She reveals wondrous beauty at every turn. She has so many wonderful facets to her. Shimla. She is “The Queen of the Hills,” and rightly so.

And in a most special spot is Samatara, an exclusive cluster of luxury homes designed by the renowned Mohit Gujral. This is an estate like no other, combining everything one needs to live the modern life and old-world charm. Securely located within a private forest offering breathtaking views of The Himalayas, gurgling crystal clear streams and misty meadows, Samatara is a way of life whose time has come.



SITE MAP

This is an artist rendition and is not to scale. Tentative site plan subject to change.

KEY DISTANCES

THE LIFT	3.2 kms
HP SECRETARIAT	2.9 Kms
RAILWAY STATION	4.5 Kms
AIRPORT	24 Kms
CHANDIGARH	117 Kms
DELHI	370 Kms





Joy has found
its own special place.



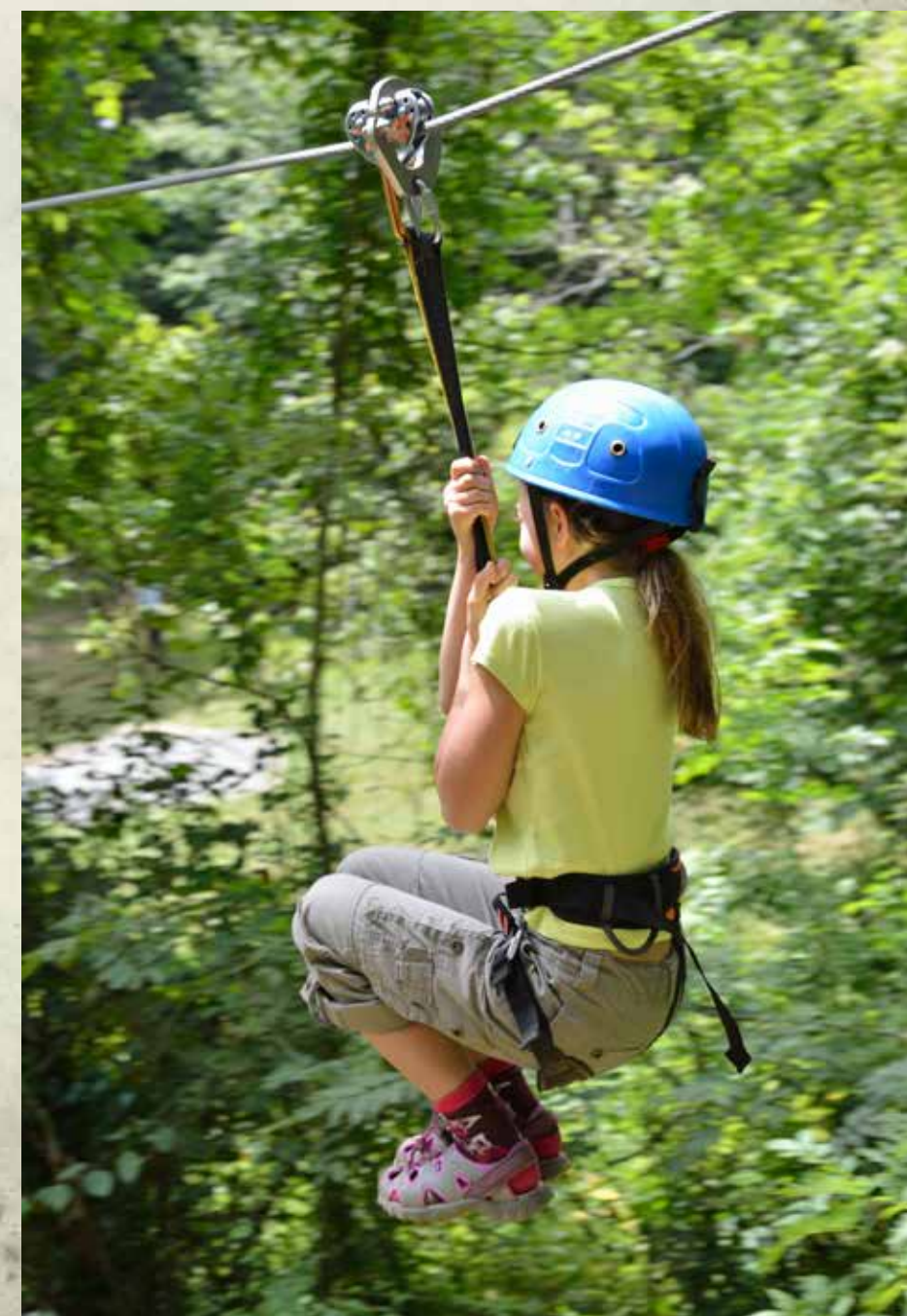
Samavana and Samatara.

Where life is
the natural high.





Life spaces for an
exclusive lifestyle.



Proposed specifications* for Townhouse at Samatara, Shimla

LIVING /DINING	Floor Wall Finishes Ceiling Doors	Laminated Wooden Floor Plastic Emulsion, Wooden Cornice Oil Bound Distemper Flush Doors with Veneer/Laminated/ Molded Skin Door/Panel Door (Ironmongery/ Accessories in Brass/SS) UPVC
	Windows	
BEDROOMS	Floor Wall Finishes Ceiling	Laminated Wooden Floor Plastic Emulsion, Wooden Cornice Oil Bound Distemper Wooden Ceiling in Attic
	Doors	Laminated Flush Doors (Ironmongery/ Accessories in Brass/SS)
	Windows	UPVC (Double Glazing)
STAIRCASE (INTERNAL)	Floor Wall Finishes	Natural Stone/Marble Plastic Emulsion with Natural Stone Dados along the length
	Ceiling	Oil Bound Distemper
	Windows Others	UPVC Wooden Balustrades
KITCHEN /UTILITY	Floor Wall Finishes	Anti Skid Ceramic Tiles Ceramic Tiles up to 2 feet above the counter, Plastic Emulsion Paint elsewhere
	Ceiling Counter	Oil Bound Distemper Polished Granite Counter with SS Sink (double Bowl with Single Drain Board)
	Doors	Laminated Flush Doors (Ironmongery/ Accessories in Brass/SS)
	Window Others	UPVC Fully Fitted Modular Kitchen with Hob and Chimney
BATHROOMS	Floor Wall Finishes Ceiling	Anti Skid Ceramic Tiles Ceramic Wall Tiles upto 7 ft. High Oil Bound Distemper
	Doors	Laminated Flush Doors (Ironmongery/ Accessories in Brass/SS)
	Window Others	UPVC Shower Enclosure (Master Bedroom) Mirror



Townhouse Exteriors

Roof	MS with Metal Deck Roofing with insulation
Eaves	Powder Coated Designed Profile (Metal Sheet)
Wall Finishes	Weather Resistant Antifungal Paint
Bands (on Façade)	Wooden
Railing (Bal./Ver.)	MS & Wood Combination
Deck (Living/Front)	Anti Skid Tiles/Stone
Deck (Entry-Side)	Green/Paved

Landscape Finishes

Road	Concrete Finish / Concrete Pavers
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General Infrastructure

Structure	Earthquake Resistant Framed Structure
Water	24 hrs Water Supply
Power Backup	Common Services Power Backup Villas : 5 KVA Inverter
Lightning protection System	Earth Pit and Lightening Arresters
Hot Water Distribution System	Geysers at appropriate Locations
Electrical & Communication	Modular Switches, Fans and Light Fixtures with Distribution through MCB's, Satellite TV (only conduiting), Telephone/Intercom, Wi-fi enabled campus
Heating	Electrical provisions for heaters Fireplace in Living/Dining area
Fire Fighting System	Fire Extinguishers at Appropriate Locations
Security	Gated Development with Security Guards
Service Rooms	Rooms for Drivers/Utility Room (subject to availability)

*All floor plans, specifications and images in this brochure are indicative and are subject to change as decided by the company or by any competent authority in the best interests of the development. Soft furnishing, cupboards, kitchen cabinets, furniture and gadgets are not part of the offering.

Views from the Samavana site, Kasauli.



Views from the Samatara site, Shimla.



Chandigarh: SCO 190, 191, 192, Sector 8C, Chandigarh - 160 009
Delhi: Ground Floor, DLF Centre, Sansad Marg, New Delhi - 110 001
Kasauli Site Address: Village Shagrilla P.O. Kuthar Sub Tehsil Krishnagarh (Kuthar),
District Solan, Himachal Pradesh - 173206
Shimla Site address: Old Beerkhana, Kanlog, Shimla Himachal Pradesh - 171001
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