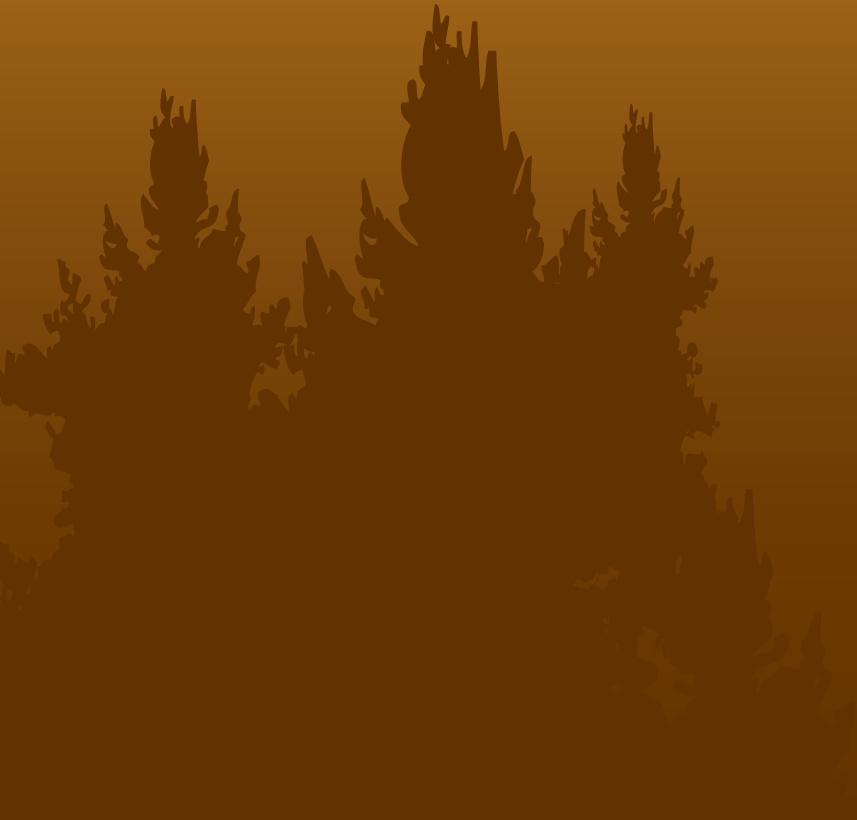


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SAMATARA
PRIVATE ESTATE, SHIMLA



The premium North Indian mountain destination, the ideal testament to natural beauty and heritage. To some 'The Summer Capital' of the country, to many the treasured 'The Queen of The Hills'

WELCOME TO SHIMLA.





Live securely within a community you call your own.
Surrounded by a haven of tranquility set amidst your own
private forest, floating down the slopes of Himalayas,
embodying the understated brilliance of a gated community;

SAMATARA – A PRIVATE HAVEN





Surrounded by magnificent ancient forests, be serenaded by towering mountains, gushing streams and breathtaking meadows, with nature knocking on your front door.

NESTLED IN THE WOODS



SITE

View of the Site



Hike through timeless trails that meander through the ancient foliage, indulge in the sport of fishing in the streams that surround you, unwind in your very own back yard while glancing at the natural wonders you have come to call your own.

OUTDOOR LIVING





A PICTURE PERFECT SETTING

Actual views from the site





This is an artist rendition and is not to scale



YOUR OWN MOUNTAIN OASIS

Actual views from the site

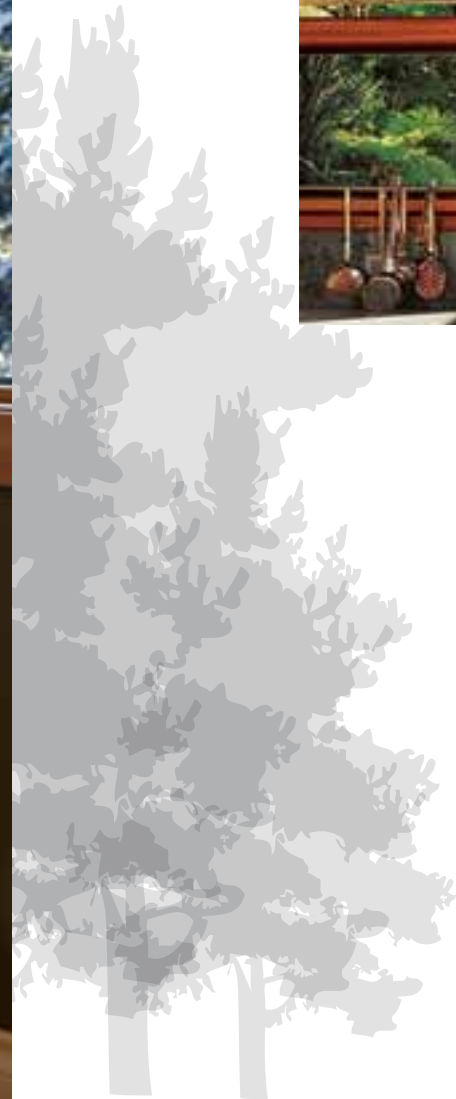


A NATURAL LIFESTYLE





ETERNAL VISTAS



LOCAL INFORMATION



SITE MAP



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

KEY PLAN



This is an artist rendition. Map not to scale.

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

SPECIFICATIONS

VILLA INTERIORS

LIVING / DINING	FLOOR	Laminated Wooden Floor
	WALL FINISHES	Plastic Emulsion, Wooden Cornice
	CEILING	Oil Bound Distemper
	DOORS	Flush Doors with Veneer / Laminate/ Molded Skin Door / Panel Door (Ironmongery / Accessories in Brass / SS)
	WINDOWS	UPVC

BED ROOMS	FLOOR	Laminated Wooden Floor
	WALL FINISHES	Plastic Emulsion, Wooden Cornice
	CEILING	<ul style="list-style-type: none"> Oil Bound Distemper Wooden Ceiling in Attic
	DOORS	Laminated Flush Doors (Ironmongery / Accessories in Brass/SS)
	WINDOWS	UPVC (Double Glazing)

STAIRCASE (INTERNAL)	FLOOR	Natural Stone / Marble
	WALL FINISHES	Plastic Emulsion with Natural Stone Dados along the length.
	CEILING	Oil Bound Distemper
	WINDOW	UPVC
	OTHERS	Wooden Balustrades

KITCHEN / UTILITY	FLOOR	Anti Skid Ceramic Tiles
	WALL FINISHES	Ceramic Tiles up to 2 feet above the counter, Plastic Emulsion Paint elsewhere
	CEILING	Oil Bound Distemper
	COUNTER	Polished Granite Counter With SS Sink (Double Bowl with Single Drain Board).
	DOORS	Laminated Flush Doors (Ironmongery / Accessories in Brass/SS)
	WINDOW	UPVC
	OTHERS	Fully Fitted Modular Kitchen With Hob and Chimney.

BATH ROOMS	FLOOR	Anti Skid Ceramic Tiles
	WALL FINISHES	Ceramic Wall Tiles upto 7ft High
	CEILING	Oil Bound Distemper
	DOORS	Laminated Flush Doors (Ironmongery / Accessories in Brass/SS)
	OTHERS	<ul style="list-style-type: none"> Shower Enclosure (Master Bedroom) Mirror

VILLA EXTERIORS

ROOF	MS Truss With Metal Deck Roofing with Insulations
EAVES	Powder Coated Designed Profile (Metal Sheet)
WALL FINISHES	Weather Resistant Antifungal Paint
BANDS(ON FACADE)	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 hr Water Supply
POWER BACK UP	<ul style="list-style-type: none"> Common Services: Power Backup Villas: 5 KVA Inverter
LIGHTING PROTECTION SYSTEM	Earth Pit and Lightning 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	<ul style="list-style-type: none"> Electrical Provisions for Heaters Fireplace in Living\ Dining area
FIRE FIGHTING SYSTEMS	Fire Extinguishers at Appropriate Locations
SECURITY	Gated Development with Security Guards
SERVICE ROOMS	Rooms for Drivers / Utility Room (subject to availability)

TRANQUILITY REDEFINED

With Tranquillity being its literal translation, SAMA as a brand, has come to stand as a hallmark for a secure environment, tailor-made, to suit one's modern-day luxury lifestyle demands.

The portfolio of the SAMA brand has evolved, over the years, owing to the success of its erstwhile projects that now stand as a testament to excellence, exclusivity and well deserved merit.

Adding yet another feather to its already flourishing plume, the group proudly brings forth SamaTara (Under the Tranquil Stars). Designed

by the renowned architect Mohit Gujral, these Luxury Homes are a sought-after development, in the form of elegant private estates in the majestic expanse of the North-Western Himalayas, in Shimla – The Queen of the Hills.

Idyllically appointed a stone's throw away from the renowned Tara Devi temple, SamaTara, offers its prospective inhabitants, the priceless gift of being surrounded by prehistoric forests in the security of their homes, within a community they can be proud to call their own.

SAMARAYA
LUXURY RESORT HOMES, GOA

SAMAVANA
LUXURY RESORT HOMES, KASAULI

Disclaimer — Furniture layout shown in the brochure are indicative of how the unit maybe used. No furniture, landscape amenities or accessories shown in the visuals are provided with the villa. All floor plans, layout plans, specifications, dimensions, design, measurment, and location are indicative and are subject to change as maybe decided by the company or Competent Authority. Revision, alteration, modification, addition, deletion, substitution or recast if any may be necessary during construction.

 SAMATARA
PRIVATE ESTATE, SHIMLA

Within Municipal Limits of Shimla. All Permissions Obtained.
No Sec. 118 Approval Required.

PROPERTY LINKERS

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S.C.O. NO.: 105, Distt. Shopping Complex,
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Near P.R. Residency Hotel, Amritsar - 143001

Mobile: +91-9417292777, 9988991234
Phone: +91-183-2502220

B.O
Shop No. 82, S.F. Nehru Shopping Complex,
Opp. Novelty Sweets, Amritsar - 143001

Phone: +91-183-3255577

B.O
Opp. Central Jail, Near Meera kot Chowk,
Amritsar - 143001

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