

Meghdutam ENCORE

CRAFTED BY SAHA

A High-Tech Lifestyle befitting the High-Tech You !



Meghdutam Encore

Surrounded 24X7 by technology, the young achievers of today love the thrill of being in control... of being able to dictate the rules that govern their surroundings...

Presenting the future of rarified living, a realm of luxury inspired by the new breed of smart fashionistas...

21st Century intelligent designer homes imbued with the benefits of digital living.

Meghdutam Encore. Internationally styled, ultra-modern, automated luxury residences.

Finally a Home that is as Hi-Tech as your Life!





Discover New-Age Luxury

Project Highlights

- Project Designed by Renowned Architect Hafeez Contractor
- Project Designed to Meet USGBC Gold Rating Standards
- Optimum Space Utilisation with Cross-Ventilation and 100% Naturally Lit Spaces
- Innovatively Designed Gymnasium (1161 sq.ft.), Clubhouse and Multipurpose Community Hall (2036 sq.ft.)
- Designated Covered Parking Spaces for Cars (with Option of Stacking), Motor-bikes and Bi-cycles
- 42% of the Total Open Area is Green, which Measures 3042 sq. m.
- International Level Soft and Hard Landscaping with Water Bodies & Fountains by Famous S. Bose Landscape Consultants (LLC)
- Well Manicured Exteriors-Planned Elevated Walkways & Jogging Tracks
- Unobstructed Garden View from Maximum Apartments
- Uninterrupted 24/7 Power Supply with Power Back-Up
- Round-The-Clock Water Supply & Wi-Fi Internet Broadband Connectivity
- Automation Upgrades for Apartments Available
- Customisation Package for Apartments Available
- Energy Savings of upto 32%

Rendering - Elevation



Rendering - Entrance Podium

Beyond the Barriers of Conventional Imagination

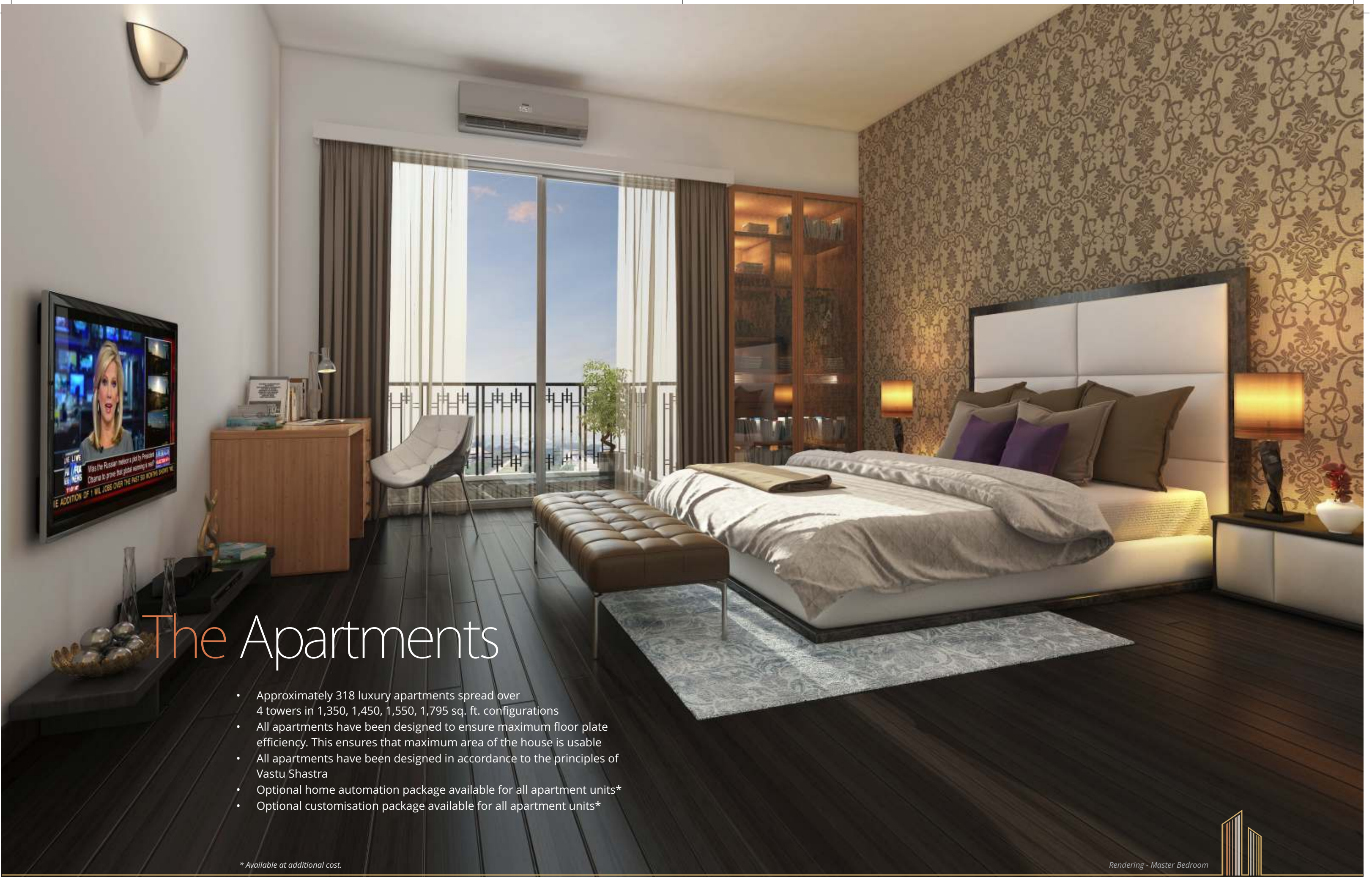
- Optimum space utilisation with adequate ventilation and naturally lit spaces
- Apartments have effective design and practical layout
- Fire fighting system as per latest norms
- No cost or time overrun
- Smart Building with Intelligent BMS
- Automation of common areas ensure energy savings
- Regular maintenance services by an experienced & dedicated maintenance agency
- Dedicated water treatment plant for the entire complex

The Building

- Modern Architectural design by world renowned Architect Hafeez Contractor
- International Level Soft and Hard Landscaping with water bodies & fountains by famous S. Bose Landscape Consultants (LLC)
- Earthquake Resistant Structure designed by well known structural firm CE CON Engineering
- Designed as per USGBC LEED Gold Standard Requirements
- Vastu compliant architecture



Rendering - Swimming Pool

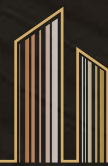


The Apartments

- Approximately 318 luxury apartments spread over 4 towers in 1,350, 1,450, 1,550, 1,795 sq. ft. configurations
- All apartments have been designed to ensure maximum floor plate efficiency. This ensures that maximum area of the house is usable
- All apartments have been designed in accordance to the principles of Vastu Shastra
- Optional home automation package available for all apartment units*
- Optional customisation package available for all apartment units*

** Available at additional cost.*

Rendering - Master Bedroom





Rendering - Rear elevation as visible from Sports City, Greater Noida (West)

The Future of Rarified Living

Amenities on Offer

- Well-manicured exteriors - planned elevated walkways and jogging tracks with no surface car parking
- 2-tier security systems with electronic surveillance
- 42% of the total Open Area is green, which measures 3042 sq. m.

- Unobstructed garden view from maximum apartments
- Uninterrupted 24/7 power supply with power back-up, round-the-clock water supply and Wi-Fi internet broadband connectivity
- Gymnasiums and innovatively designed club house
- Dedicated elevators for residents
- Sports facilities include a badminton court, half basketball court & cricket net in complex. More sports facility in Sports City Master Plan
- Swimming pool exclusively for residents
- Dedicated car, motor bike and bi-cycle parking spaces for residents
- Seperate parking for visitors





Rendering - Dining Area

Beyond Opulent Aesthetics

Indoor Environmental Quality

- Natural day-lighting in all habitable areas of the apartments
- Use of low VOC materials, paints & adhesives
- Adequate ventilation in all apartments

Innovation & Design

- Two levels of green coverage including podium gardens & ground floor gardens
- Emphasis on design at the apartment & project level ensures seamless functioning of all features in harmony
- Home automation option available* to the apartment owners includes shading & lighting control with automatic climate control, security, IAQ and Power management

Standard Fixtures



FIXTURES

	STANDARD FIXTURES	CUSTOMISATION UPGRADES
FLOORING	Flooring will consist of laminated wood and vitrified tiles	Imported Marble flooring in place of vitrified tiles
KITCHEN	Base cabinet with under counter without internal shelf	<ul style="list-style-type: none"> • Full Modular Kitchen with hob and chimney • RO Water system
BEDROOM	Cupboard niche in bedrooms	Modular wardrobe in bedrooms.
AIR CONDITIONERS	-	5 star energy rated Split A/C - Toshiba or equivalent make-
	<ul style="list-style-type: none"> • UPVC/ anodized aluminium/ powder coated external door and window systems • Doors of hardwood frame with polished skin moulded door shutter • Provision for piped natural gas connection in each apartment • Water supply through CPVC/ GI pipes, painted with anti-corrosion paint 	<ul style="list-style-type: none"> • Standard Starter Package for home automation including lighting and dimming, climate control and power management available • For Premium Starter Package refer the Automation Arcade provided separately

Customisation Upgrades



FIXTURES		
	STANDARD FIXTURES	CUSTOMISATION UPGRADES
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• For full detail of customisation refer the fixtures segment provided separately

Actual Images of Show Apartment

3 BHK+3 TOILETS
1,550 sq. ft.



Guest Toilet



Kitchen & Dining



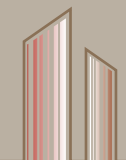
Master Bedroom



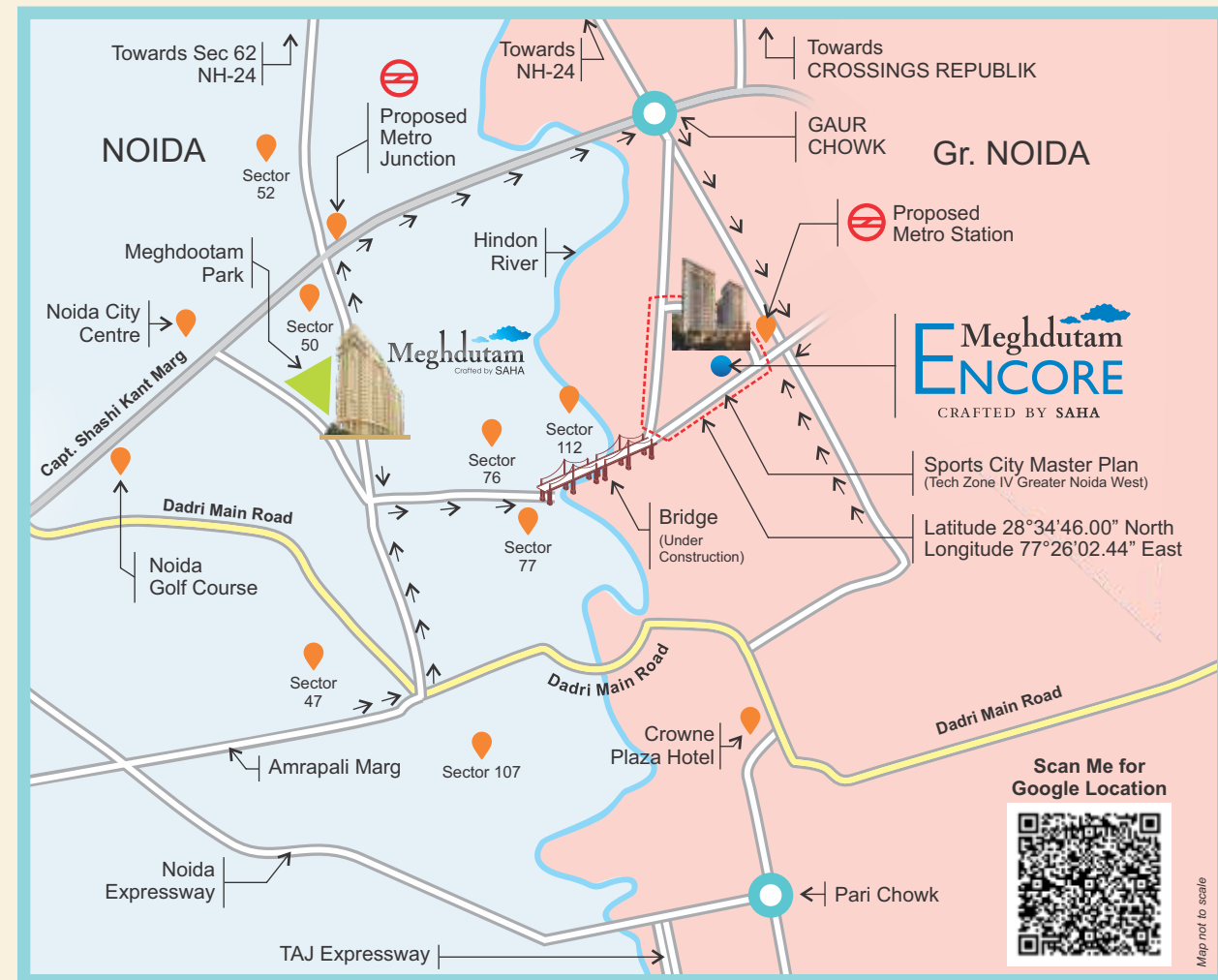
Kids Bedroom



Dinning & Family Lounge



Location Map



LOCATION ADVANTAGES

- Part of low density housing master complex
- Easy Access via New Bridge Connecting Noida and Greater Noida.
- 6 Kms from Meghdutam, Crafted by SAHA.
- 0 Km from Retail Complex of the Sports City
- Located Along 60-m Wide Sector Road.
- Easy Access via FNG, Sector-79, Noida & Gaur Chowk.
- Distance to Greater Noida, Sec-52 Metro Station -800 mtr., Taxi Stands 50 mtr.
- Part of the **Sport City** Master Plan, Allowing Easy Access to Sports Facility

Proposed Facilities of Sports City

1. Golf Course (9 hole)
2. Multipurpose Playfield
3. Tennis Court
4. Swimming Centre
5. Pro-shops/ Food & Beverage
6. IT Centre/ Media Centre
7. Indoor Multipurpose Hall
8. Gymnastics
9. Badminton
10. Table Tennis Court
11. Squash Court
12. Basketball Court
13. Volley Ball Court
14. Rock Climbing
15. Cricket Academy
16. Indoor Stadium
17. Play Field

Distances (in Kms)

Region	Category	Facility	Distance (Kms)	
DELHI	Attraction & Facilities nearby	IG International Airport	41.6	
		DND	21.2	
		Kalinidi Kunj	18.4	
DELHI	Attraction & Facilities nearby	Akshardham Temple	30.3	
		CP	15.0	
GREATER NOIDA	Attraction & Facilities nearby	Night Safari		
	Retail Businesses	Gaur City Centre Mall	4.7	
		Ansal Plaza	18.8	
		Omaxe Connaught Place	18.7	
		Pari Chowk	18.5	
	Hospitals	Fortis Hospital	10.5	
		Yatharth Wellness Hospital & Trauma Centre	21.1	
		Max Multi Specialty Hospital	13.9	
		Sharda Hospital	17.9	
			Kailash Hospital, Greater Noida	17.6
	Universities	Bennett University	28.2	
		Sharda University	18.0	
		Galgotias University	20.4	
		Birla Institute of Management Technology	20.8	
Shiv Nagar University		20.0		
Army Institute of Management & Technology		15.5		
International Maritime Institute		18.4		
APEEJAY Institute of Architecture & Planning		24.6		
Greater Noida Medical University	24.4			
Noida Institute of Engineering & Technology	20.2			
Gautam Buddha University	26.7			
Schools	DPS, Greater Noida	17.0		
	St. Joseph's School	18.3		
	Somerville School	19.3		
	G.D. Goenka Public School	20.9		
	APEEJAY International School	17.0		
	Ryan International School	18.0		
	Vishwa Bharti Public School	17.2		
	Jaypee Public School	20.5		
	Jesus & Mary Convent School	18.1		
	Samsara The World Academy	23.6		
Cambridge School	17.0			
The Shriram Millennium School	19.1			
Hotels	Crowne Plaza, Greater Noida	11.0		
	Radisson Blu, Greater Noida	20.0		
NOIDA	Attraction & Facilities nearby	Noida Sec-62	23.9	
	Retail Businesses	DLF Mall of India	17.8	
		The Great India Place	14.9	
		Noida City Centre	11.0	
		52nd Avenue, Sec-52	9.1	
		Spectrum @Metro, Sec-70	10.7	
	Hospitals	Jaypee Hospital	19.0	
	Universities	Amity University	18.3	
Schools	Mayoor School	17.4		
	Fr. Agnel School	00		
	Gaur International School	5.8		
	Step by Step School	18.9		
	Genesis Global School	19.2		
	Shiv Nadar School	22.0		
	Somerville International School	18.9		
Delhi Public School	17.8			
Gautam Buddh Nagar				
YEIDA Yamuna Expressway Industrial Development Authority	Attraction & Facilities nearby	Buddh International Circuit (F1 Track)	33.4	
YEIDA	Universities	Noida International University	33.9	
GHAZIABAD	Retail Businesses	Shipra Mall, Indirapuram	13.2	

Site & Landscape Plan



Architect
Hafeez
Contractor
Principal Architect

CE CON
Engineering
Structural Engineer

S. BOSE
Landscape Consultants

[RdD]
Rationale de Design
Sustainability
Consultants

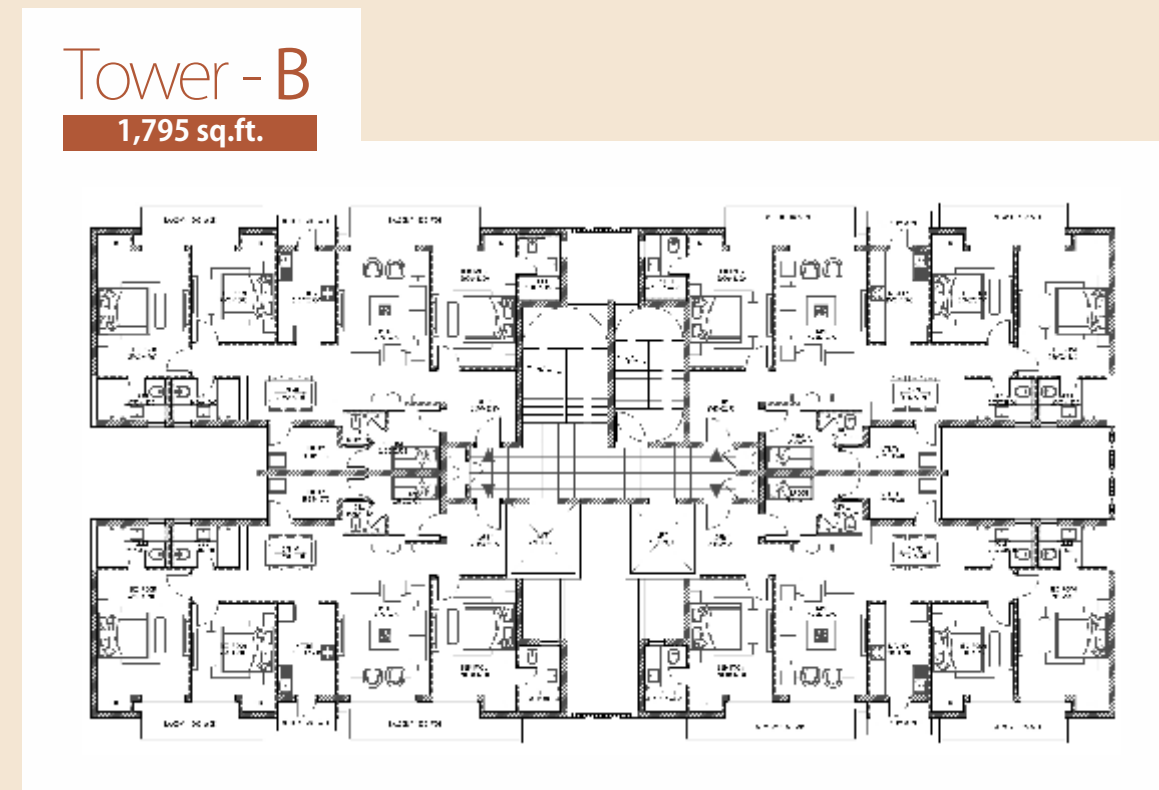
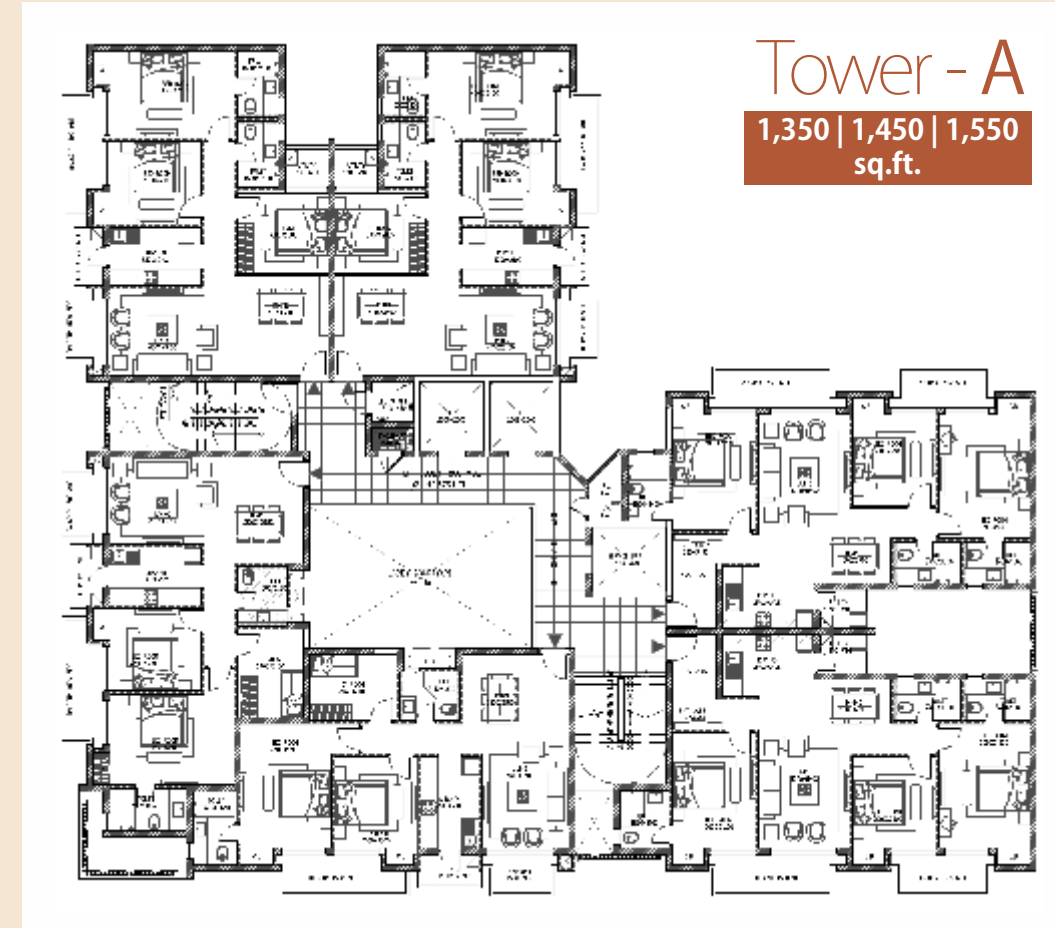
SAHA
GROUPE
Palm Developers
Pvt. Ltd. -
SAHA Groupe
In-house Construction

PROION
Consultants
MEP Services

LEGEND

- | | | | |
|------------------------|--------------------------|----------------------------|---------------------|
| 1. Entry/exit plan | 2. Security Cabin | 3. Feature Wall | 4. Waterbody |
| 5. Multi Purpose court | 6. Pergola | 7. Amphitheatre | 8. Shaded seating |
| 9. Hibiscus Garden | 10. Connecting Pathway | 11. Party Lawn | 12. Preteen Area |
| 13. Tot lot | 14. Tree Court | 15. Drop Off | 16. Elder's Seating |
| 17. Round About | 18. Interactive Fountain | 19. Swimming Pool and Deck | 20. Badminton Court |

Block Plans



125.41 sq.mt.
(1,350 sq.ft.)

2.5 BHK + 2 TOILETS

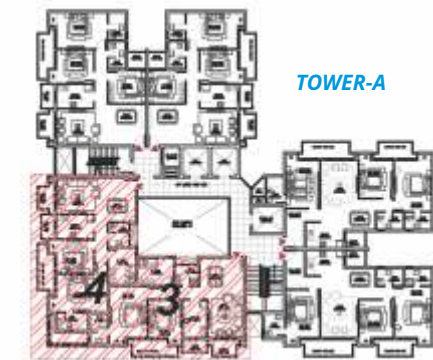
Unit Plan

UNITS 3 & 4 - Tower A



Type	Built-up Area						Common Area		Total Built-up Area		Dwelling Units	Tower
	Carpet Area		External Wall Area		Balcony Area		Common Area		Saleable Area			
	Sq. ft.	%	Sq. ft.	%	Sq. ft.	%	Sq. ft.	%	Sq. ft.	%		
2.5BHK + 2T	863.27	63.95	112.16	8.31	133.90	9.92	240.66	17.83	1350	100	64	A&D

Loading = 17.83%



KEY PLAN



3D illustration of Standard Apartment

S. No.	Room Area	Length	Width
		M	M
1.	Living	3.15	4.50
2.	Dining	3.85	2.515
3.	Kitchen	2.10	3.30
4.	Bedroom 2	3.00	3.30
5.	Toilet 2	2.15	1.80
6.	M. Bedroom	3.30	4.50
7.	M. Toilet	1.50	2.65
8.	Study Room	3.15	2.40
9.	Utility	1.20 Meter Wide	
10.	Balcony	1.50 Meter Wide	

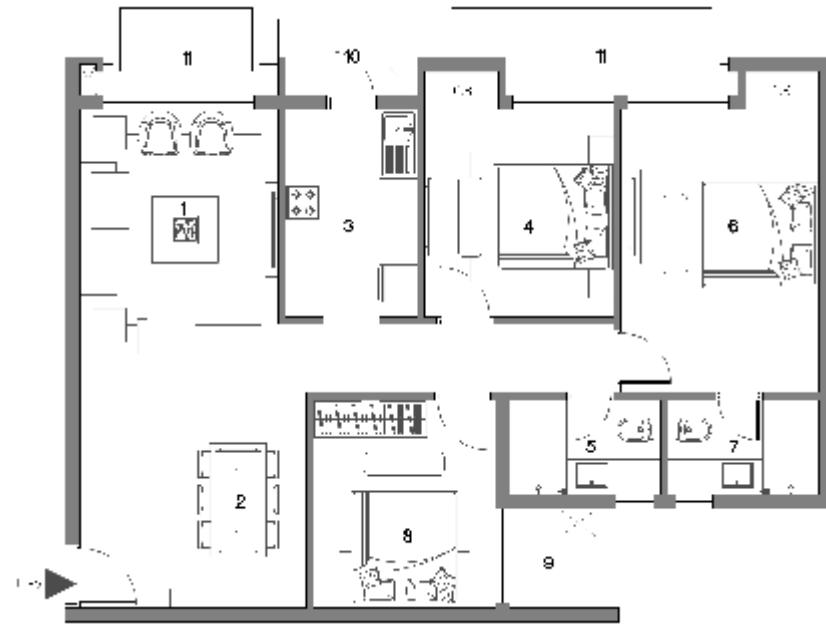
Note : 1 Meter = 3.28 feet

134.70 sq.mt.
(1,450 sq.ft.)

3 BHK + 2 TOILETS

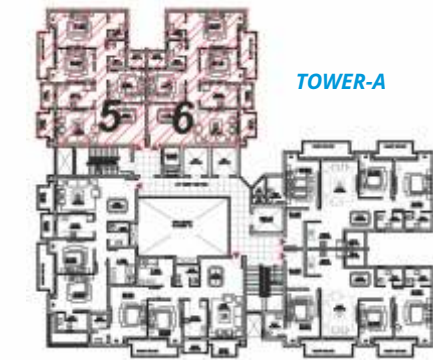
Unit Plan

UNITS 5 & 6 - Tower A



Type	Built-up Area						Common Area		Total Built-up Area		Dwelling Units	Tower
	Carpet Area		External Wall Area		Balcony Area		Common Area		Saleable Area			
	Sq. ft.	%	Sq. ft.	%	Sq. ft.	%	Sq. ft.	%	Sq. ft.	%		
3BHK + 2T	900.95	62.13	101.18	6.98	160.06	11.04	287.81	19.85	1450	100	64	A&D

Loading = 19.85%



KEY PLAN

S. No.	Room Area	Length	Width
		M	M
1.	Living	3.15	4.50
2.	Dining	3.60	3.415
3.	Kitchen	2.10	3.30
4.	Bedroom 2	3.00	3.30
5.	Toilet	2.40	1.50
6.	M. Bedroom	3.15	4.50
7.	M. Toilet	2.40	1.50
8.	Bedroom 3	2.815	3.30
9.	Balcony	1.50 Meter Wide	
10.	Utility	1.20 Meter Wide	
11.	Balcony	1.50 Meter Wide	

Note : 1 Meter = 3.28 feet



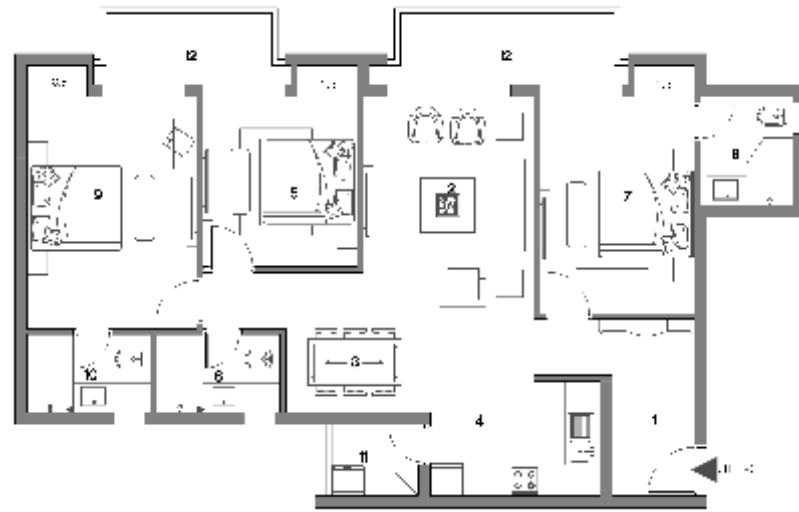
3D illustration of Standard Apartment

143.99 sq.mt.
(1,550 sq.ft.)

3 BHK + 3 TOILETS

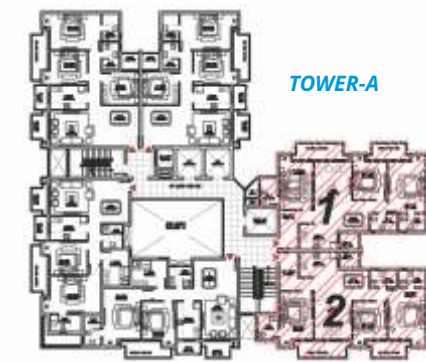
Unit Plan

UNITS 1 & 2 - Tower A



Type	Built-up Area						Common Area		Total Built-up Area		Dwelling Units	Tower
	Carpet Area		External Wall Area		Balcony Area		Common Area		Saleable Area			
	Sq. ft.	%	Sq. ft.	%	Sq. ft.	%	Sq. ft.	%	Sq. ft.	%		
3BHK + 3T	985.01	63.55	136.81	8.83	159.20	10.27	268.98	17.35	1550	100	60	A&D

Loading = 17.35%



KEY PLAN

S. No.	Room Area	Length	Width
		M	M
1	Foyer	1.585	3.43
2	Living	3.30	5.40
3	Dining	1.50	2.70
4	Kitchen	3.30	2.23
5	Bedroom 2	3.00	3.30
6	Toilet	2.40	1.50
7	Bedroom 3	3.00	4.20
8	Toilet	1.80	2.10
9	M. Bedroom	3.30	4.50
10	M. Toilet	2.40	1.50
11	Utility	1.80 Meter Wide	
12	Balcony	1.50 Meter Wide	

Note : 1 Meter = 3.28 feet

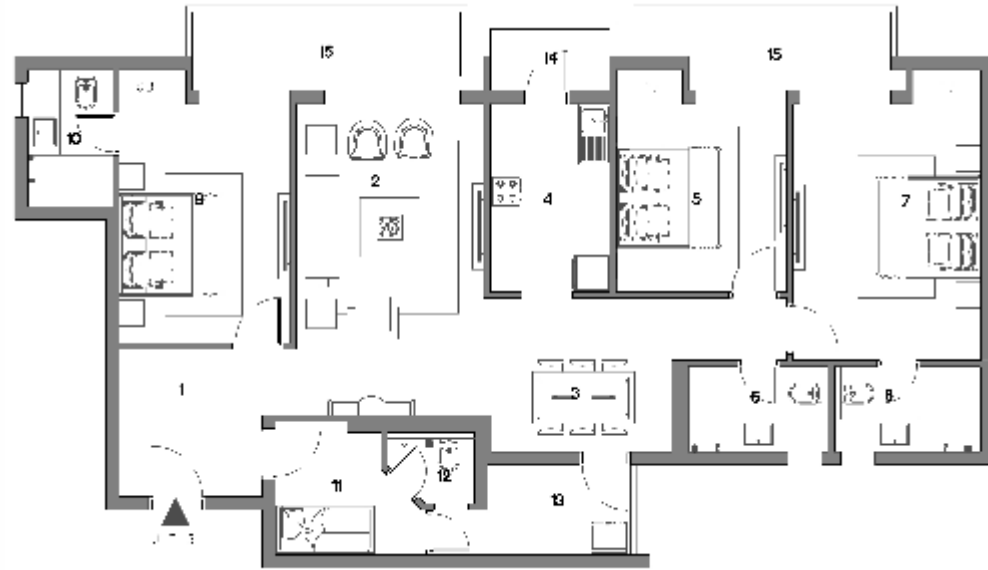


3D illustration of Standard Apartment

166.76 sq.mt.
(1,795 sq.ft.)

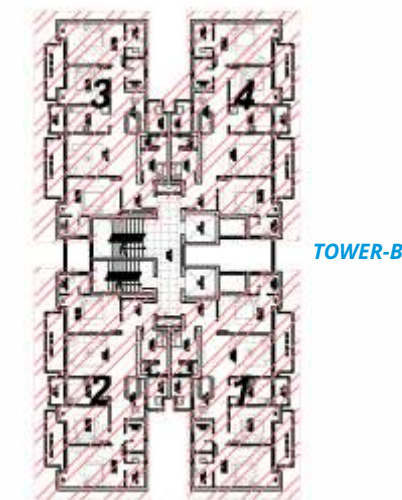
3 BHK + 3 TOILETS + SERVANT ROOM

Unit Plan Tower B



Type	Built-up Area						Common Area		Total Built-up Area		Dwelling Units	Tower
	Carpet Area		External Wall Area		Balcony Area		Common Area		Saleable Area			
	Sq. ft.	%	Sq. ft.	%	Sq. ft.	%	Sq. ft.	%	Sq. ft.	%		
3BHK + 3T + Serv. Room	1117.30	62.25	135.84	7.57	219.80	12.25	322.06	17.94	1795	100	128	B&C

Loading = 17.94%



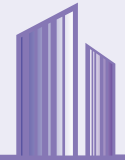
KEY PLAN



3D illustration of Standard Apartment

S. No.	Room Area	Length	Width
		M	M
1	Foyer	2.145	2.515
2	Living	3.30	5.465
3	Dining	3.16	2.70
4	Kitchen	2.10	3.30
5	Bedroom 2	3.00	3.30
6	Toilet	2.40	1.50
7	M. Bedroom	3.30	4.50
8	M. Toilet	2.50	1.50
9	Bedroom 3	3.00	4.20
10	Toilet	1.50	2.40
11	Servant Room	2.35	2.15
12	Servant Toilet	1.00	1.36
13	Utility	1.50 Meter Wide	
14	Utility	1.20 Meter Wide	
15	Balcony	1.50 Meter Wide	

Note : 1 Meter = 3.28 feet



Passion. Vision. Innovation.

In a world striving to rise up to conventionally acknowledged benchmarks of excellence, visionaries who dare to look beyond are rare indeed. That's why, while there may be many great artists, there are but a few maestros.

One such inspired visionary and a much-respected architect-entrepreneur, Arch Aniel Kumar Saha has been instrumental in the creation of some of the Delhi NCR's most elite residential landmarks - ATS Greens I, ATS Greens II, ATS Village, ATS Greens Paradiso Phase- I, Meghdutam Residences and Penthouses, and upcoming projects - Amadeus, Meghdutam Encore, Eminence, Yuvraj (Bareilly), Panchvati (Dehradun). His obsession for creating not just stunning structures, but masterpieces has led him to seek out and join hands with acclaimed and equally passionate professionals from the real estate space to create SAHA Groupe. As an appropriate recognition of Mr. Saha's pioneering work in the real estate development of Noida, he has been awarded 'Excellence in Real Estate Innovation and Leadership' at the WCRC (World Consulting and Research Corporation) Leaders Asia Excellence Awards, 2014.

Mr Aunirban Saha, BE in Electronics and Instrumentation (BITS-Pilani, Dubai), MSc in Financial Mathematics (University of Leeds) and MS in Real Estate Development [Sustainable Development] (New York University), brings the vibrant enthusiasm of youth, academic wisdom and hands-on experience to the company. Drawing upon his exhaustive exposure in Sustainable Development in the international arena, he is responsible for redefining the quality paradigm, by incorporating first-in-class sustainable, environment friendly innovations in each of the company's projects. He is also the company's quality warden, overseeing SAHA Groupe's in-house construction facilities.

This dynamic team's collective vision translates into a powerful mission statement - to transform the word 'luxury' from an intangible cliché, to a tangible customer experience, beyond the customers' expectations, and within committed deadlines. The Groupe is among the first in Delhi-NCR to embrace the RERA guidelines to ensure complete transparency in all customer transactions.

In today's world, the unprecedented scale of environmental ravages has made development with a green agenda a dire necessity. As a responsible, innovation driven organisation, SAHA Groupe is playing a vital role in spearheading the incorporation of sustainable innovations with its new project launches in both residential and commercial spaces. In the long run, SAHA Groupe wants to be a pioneer in actual sustainable research, committed to delighting its customers with a lifestyle of luxury and indulgence, whilst minimising environmental impact.



MORE Projects (Ongoing)

Amadeus



Rera No. UPRERAPRJ9195

Eminence



Rera No. UPRERAPRJ11733 (PHASE 1)

Yuvraj



Applied for Rera No.

Panchvati



Rera No. UKREP02180000185