

YOUR PRIDE OF PLACE,
AMIDST THE ABODE OF STARS.



AMADEUS



“We believe in promising more than the customer expects, and delivering more than we promise. Our work ethic emanates from the hard earned insight that to give our esteemed customers unparalleled standards of sublime luxury, we must willingly sacrifice our own luxuries and comforts, and labour incessantly out there, passionately supervising the creation of our masterpieces, from start to finish. Excellence, in its true essence, is a journey that begins one step ahead of the existing benchmark.”

A handwritten signature in black ink, appearing to read 'Aniel Kuumar Saha', with a stylized flourish above the name.

Aniel Kuumar Saha
CMD





Artistic impression of proposed Elevation

Beyond the defined confines of luxury. And way above the benchmarks of status, that the movers and shakers so proudly flaunt. Get ready to discover an exquisitely sublime world of refined indulgences for the rare few, who have carved their own niche, in the upper echelons of society.

Amadeus. Ultra premium residences, imbued with the finest epitomes of evolved sophistication. So opulently upscale, that to have pride of place here, is to belong in an intimately exclusive gallery of lustrous stars...



AMADEUS



An artistic rendering of a modern building's entrance at night. The scene is illuminated with a mix of warm and cool tones. A large, curved waterfall cascades from the upper level into a pool. A dark red SUV is parked in the foreground, its headlights on. The building's facade is a combination of glass and vertical slats, with interior lights glowing through. A woman in a dress is walking on the right, and several people are visible near the entrance. The sky is dark with some stars visible in the upper right corner.

Welcome to the high life...

Imagine sipping your favourite Chardonnay, or Shiraz, in a spectacularly manicured rooftop garden 35 floors up in the sky, with its own swimming pool, lounge & bar and luxuriant, full-grown trees.

Imagine being welcomed in a grandiose lobby befitting an international luxury hotel in your apartment tower.

Imagine finding superlative lifestyle indulgences that you would gladly travel miles for, right at your doorstep.

Imagine living the celebrity life in your spacious, sun-kissed and airy apartment that has enough room to accommodate your towering stature.

It's all coming together, for the very first time, in the Vastu compliant yet decidedly global address called Amadeus. Translated literally, 'God's beloved'.

Arrive in style!

The spectacular neo-grand arrival lounge with valet at Amadeus.

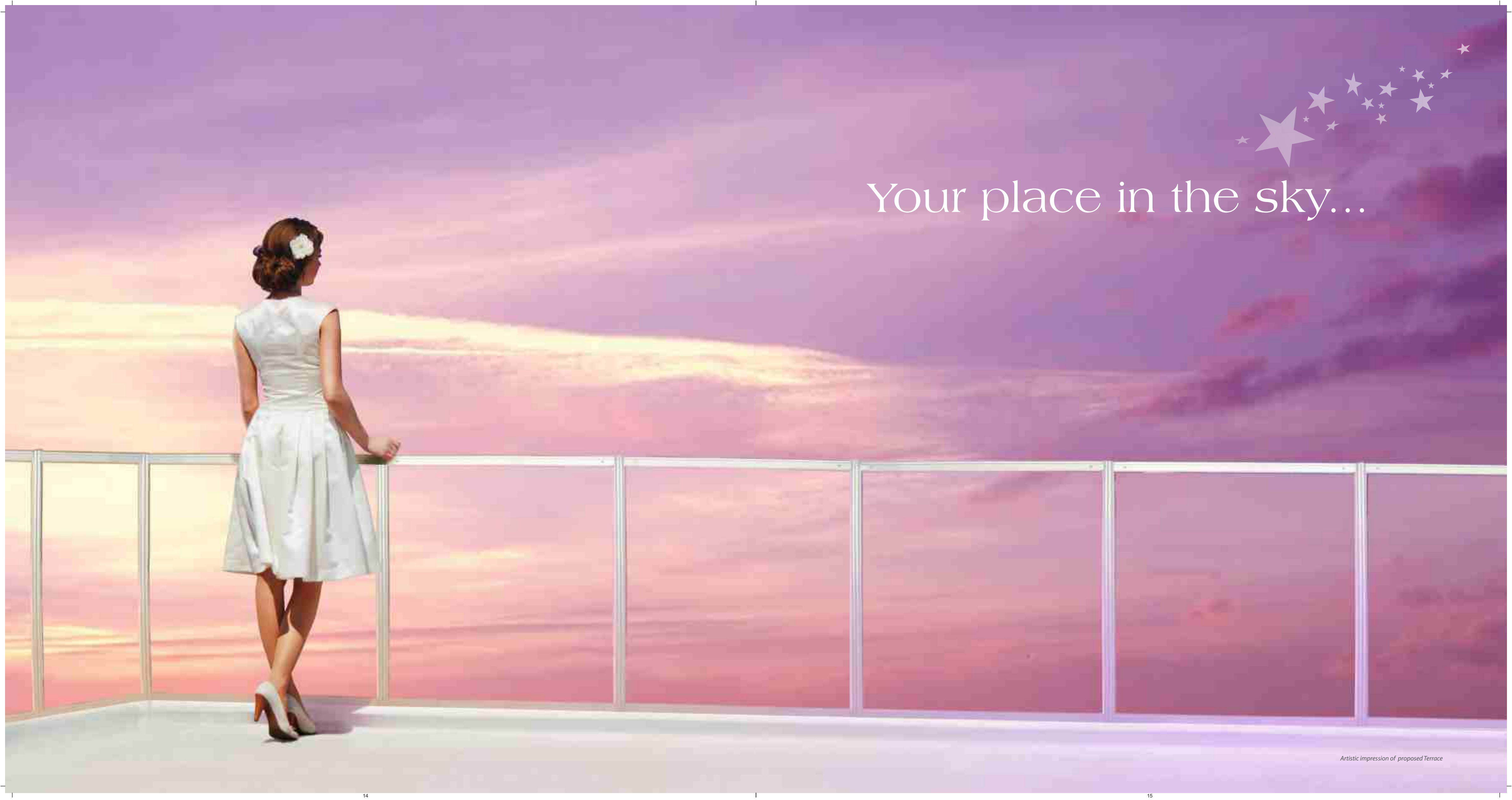
Artistic impression of proposed Drive-off Area



A gallery of glittering advantages

- Awarded Asia's Best Real Estate Project to Look Out For in the Super Highrise Eco-Friendly Condominium category by WCRC Leaders Asia, Excellence Award 2014 – validated & evaluated by Ernst & Young.
 - Modern architectural design by world-renowned Architect Hafeez Contractor
- International level soft and hard landscaping with water bodies and fountains designed by famous Landscape Consultants, LSG (VA, USA) and GSA (Green Space Alliance)
 - State-of-the-art green features designed and implemented by Green Horizons
- Earthquake Resistant Structure with pile foundation, designed by well known structural engineering firm Mahimtura Associates (Mumbai) and vetted by IIT-Powai (Mumbai)
- Building awarded IGBC Green Homes Pre-certified Platinum rating
 - Vastu compliant architecture
- Optimum space utilisation with cross-ventilation and 100% naturally lit spaces with effective and practical apartment layout design
 - Lobbies at the entrance of towers with dedicated concierge service
 - Fire fighting system as per latest norms
 - No hidden charges, no escalation
 - Guaranteed timely delivery





Your place in the sky...



A haven for luxuriant living

- 320 super luxury apartments spread over 3 towers, in 3,000, 3,500 and 4,600 sq. ft. sizes
- High-tech, energy efficient VRV air-conditioned apartments
- Option for home automation for all apartments*
- Option for customisation of all apartments*
- Flooring* will consist of Italian marble, wooden flooring and vitrified tiles

Living it up!

The sprawling living-cum dining area, bedecked with a nouveau-classic design theme lives up to the high standards of the discerning cognoscenti.

Artistic impression of proposed Living Room

*Available on additional cost



A haven for luxuriant living

- Modular wardrobes of standard make in all the bedrooms
- Teak-finish, polished cupboards in each bedroom
- UPVC/ anodised aluminum/ powder coated external door and window systems
- Dedicated potable water treatment plant for the entire complex

Luxuriate in space...

The sheer scale and unbridled aesthetics with extra high about 11 feet ceilings give each apartment a decidedly mansion like persona.

Artistic impression of proposed Bedroom



Stir up an Appetite!

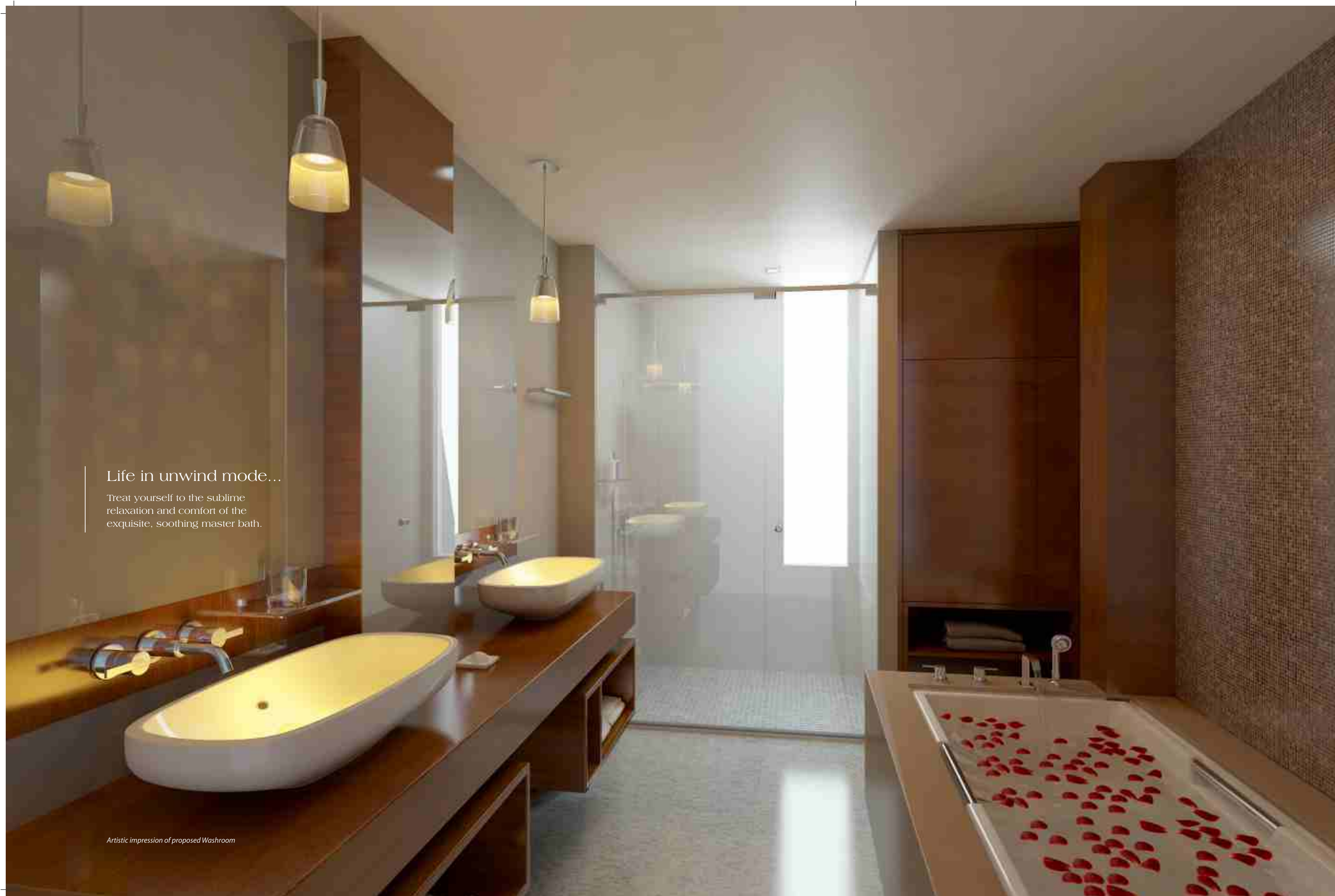
Indulge in gastronomical adventures, in the commodious, contemporary, fully equipped kitchen, designed for those who live to cook, eat, and entertain.

Artistic impression of proposed Kitchen



A haven for luxuriant living

- Fully equipped modular kitchen with hob and chimney
- RO water system in kitchen
- Provision for piped natural gas connection in each apartment



Life in unwind mode...

Treat yourself to the sublime relaxation and comfort of the exquisite, soothing master bath.

Artistic impression of proposed Washroom



A haven for luxuriant living

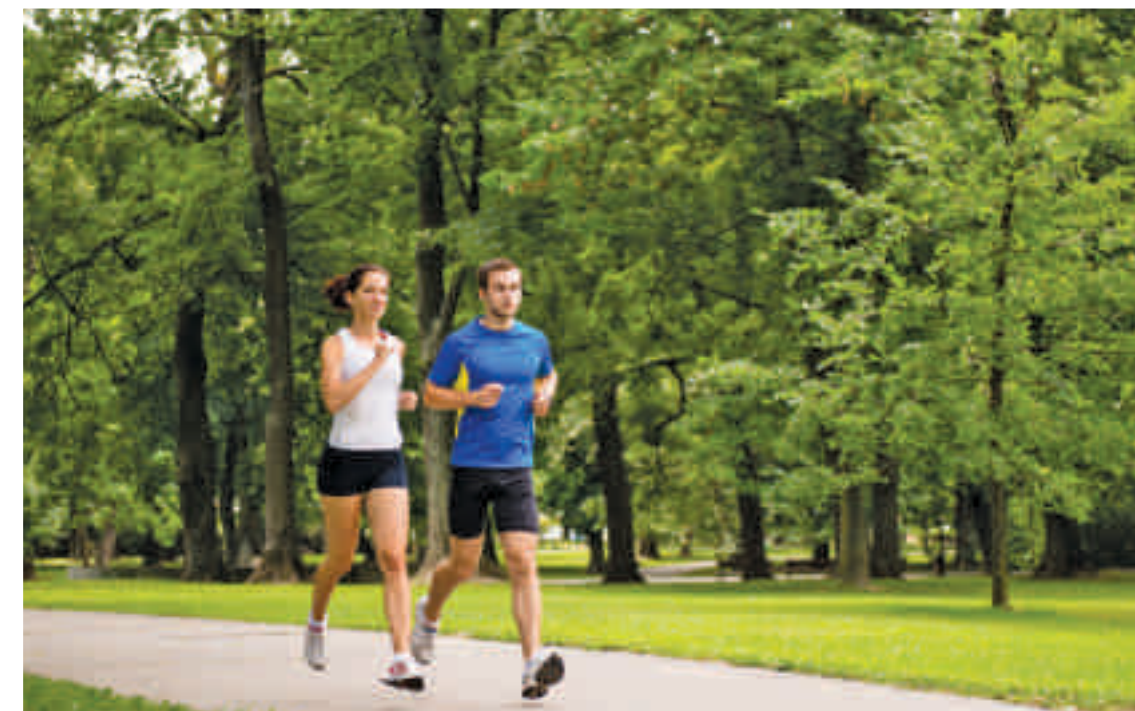
- Doors of hardwood frame with polished skin moulded door shutter
- Water supply through CPVC/ GI pipes, painted with anti-corrosion paint
- Regular maintenance services by dedicated maintenance agency



Life meets lifestyle

- Well-manicured exteriors — planned elevated walkways and jogging tracks
- No surface car parking
- 3-tier security systems with electronic surveillance
- 4 levels of landscaped garden and park area covering a total of 16,000 m² (4-acres) including 5,000 m² (91.62%) green cover
- Park on the roof with intensive landscaping and 1,400 m² of private sky gardens for select apartments
- 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
- Designated covered parking spaces for residents and standalone visitor's parking – totaling over 950 parking spaces
- State-of-the-art gymnasiums/fitness centers and innovatively designed club house with space to allow residents to host exclusive and private events
- VRV air-conditioning for common area facilities of the buildings such as lobby, gymnasium/ fitness centers, clubhouse etc.
- High-speed elevators for residents and separate service elevators for staff and servants
- Sports facilities include a tennis court and a basketball (half) court
- Swimming pool & a lap pool on the roof exclusively for residents





Artistic impression of proposed Terrace Garden

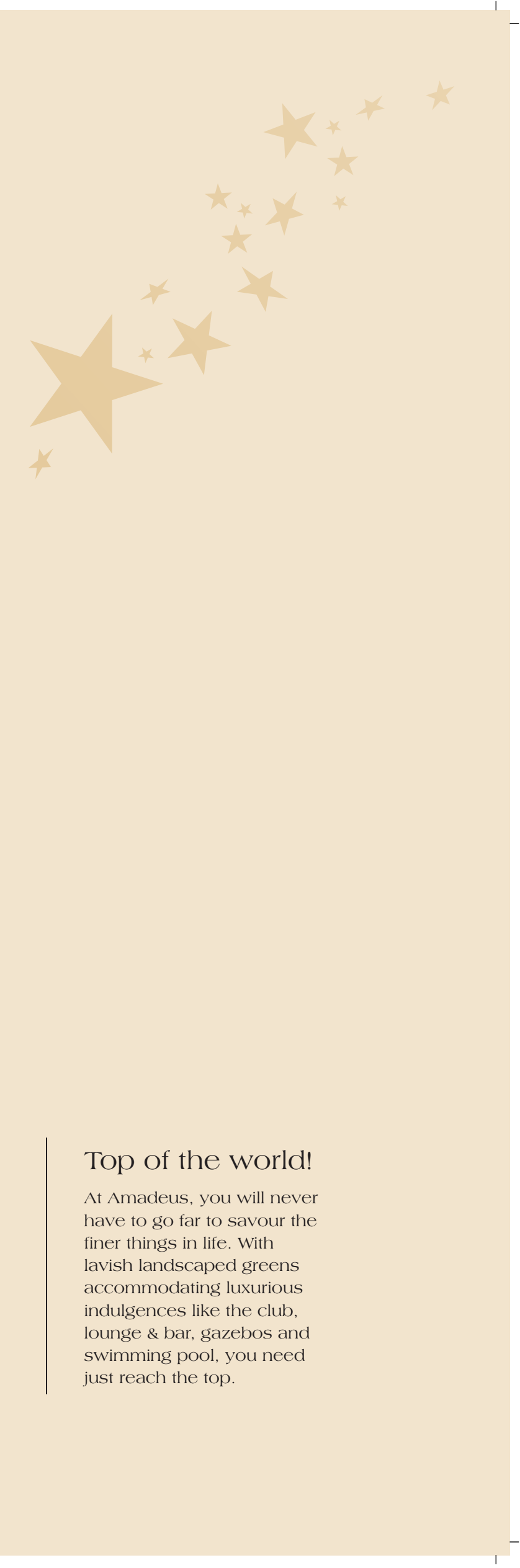


Terrace Garden

High above the exhaustive throng of life, a sanctuary of blooming trees, picturesque walkways and relaxing zones await the select few who have acquired the transcendent world of indulgences.

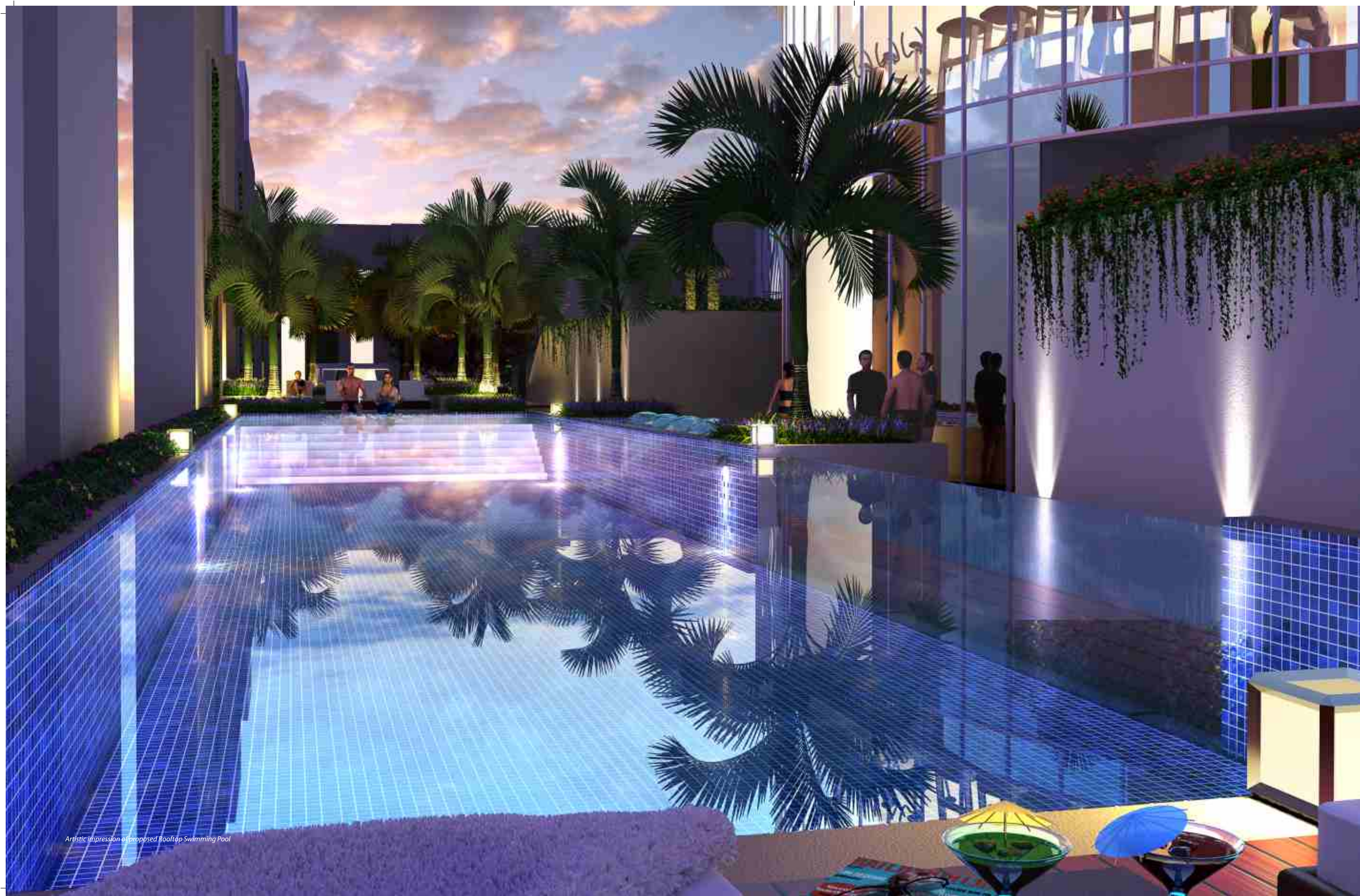


Artistic impression of proposed Terrace Garden



Top of the world!

At Amadeus, you will never have to go far to savour the finer things in life. With lavish landscaped greens accommodating luxurious indulgences like the club, lounge & bar, gazebos and swimming pool, you need just reach the top.



Artistic Impression of proposed Rooftop Swimming Pool



Take the plunge!

The turquoise swimming pool and a state-of-the-art gym are just some of the premium amenities that make up the superlative Amadeus experience.



Artistic impression of proposed Tennis Court & Play Area

Rooftop Lounge

Whether you are in a mood for a quiet drink or an exuberant celebration, the rooftop lounge and club area is the ideal venue for a night out, right at home!



Artistic impression of proposed Rooftop Lounge & Bar



The great outdoors

A view of the tropical sky garden over the entrance lobby, overlooking the tennis court and kids play area.



Bird's Eye View

It's never lonely at the top at Amadeus. The residents of this elite address get the velvet rope access to 4-levels of manicured greens, rooftop club and swimming pool and aesthetic architectural styles.

Artistic impression of proposed Elevation's Bird's Eye View

The Green Palette

We, at SAHA Groupe believe that each of us is responsible for a greener and a healthier tomorrow for all of us. Amadeus was conceptualized in correspondence with this deep-seated corporate ethos, making it a green construct in innovative design and functionality.

Green Features at Amadeus

SITE PLANNING

- Retaining natural topography & vegetation of site
- Reduced Heat Island Effect
- 950 covered parking slots, including visitors' parking

WATER EFFICIENCY

- Rain-water harvesting on both roof & non-roof areas
- Water-efficient landscape design
- Automatic smart-irrigation systems
- Waste-water treatment & re-use

ENERGY EFFICIENCY

- CFC-free equipment – VRV air-conditioning
- Energy Star rated equipment
- Distributed power generation
- Energy metering for tenants

INDOOR ENVIRONMENTAL QUALITY

- Tobacco smoke control
- 100% natural day lighting in all apartments
- Enhanced fresh air ventilation
- Low VOC materials, paints & adhesives
- Cross ventilation in all apartments

INNOVATION & DESIGN

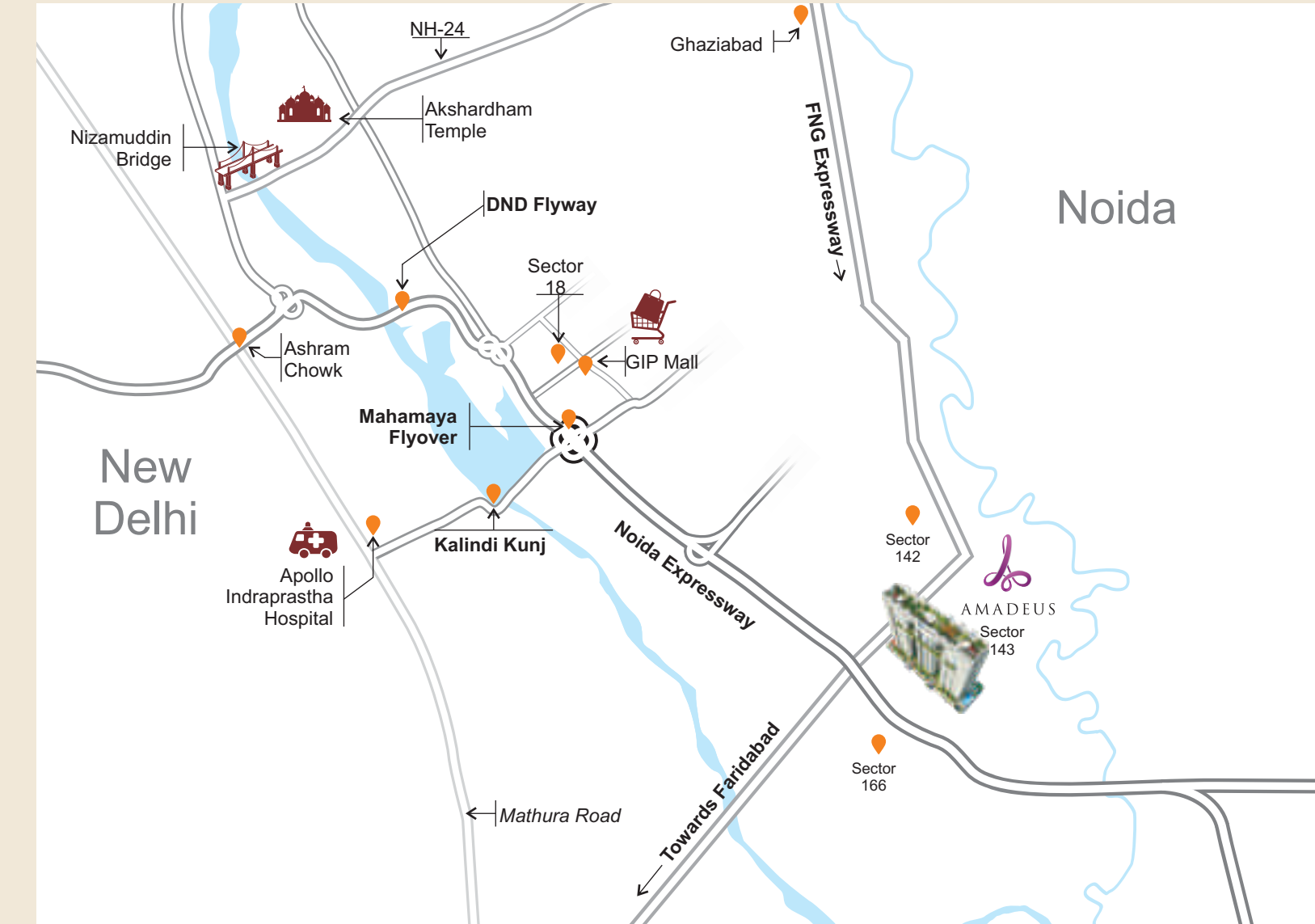
- 4 levels of vertical gardens & parks
- 91.62% cumulative green coverage on rooftop garden, private sky/terrace gardens, podium gardens & ground floor gardens
- Emphasis on design at the apartment & project level ensures seamless functioning of all features in harmony
- Home automation option available to the apartment owners includes automatic climate control, shading & lighting control

The Neighbourhood

- Sector 143 — 0 kms from the Noida-Greater Noida Expressway and from the proposed FNG Expressway
- 200-m frontage along 75-m wide sector road, which provides easy accessibility to DND Flyway and Yamuna Expressway
- Proposed metro link within 2 km radius from the site
- Easy connectivity to healthcare services such as Max Hospital, Fortis, Escort Heart Institute, Apollo Indraprastha Hospital, Kailash and Indo-Gulf Hospitals
- Close proximity to educational institutions such as Jamia Millia Islamia University, Amity School, Amity University, Mahamaya University as well as to Greater Noida Educational City
- Reputed schools in the vicinity include The Shriram Millennium School, Lotus Valley School, Genesis Global School, DPS Expressway, and Step-by-Step World School
- Nearby attractions include Night Safari Park, Buddh International Circuit (F1 Track), Worlds of Wonder Amusement & Water Park, Sector 18 Commercial & Retail District, Noida City Centre, Noida Golf Course, Botanical Garden

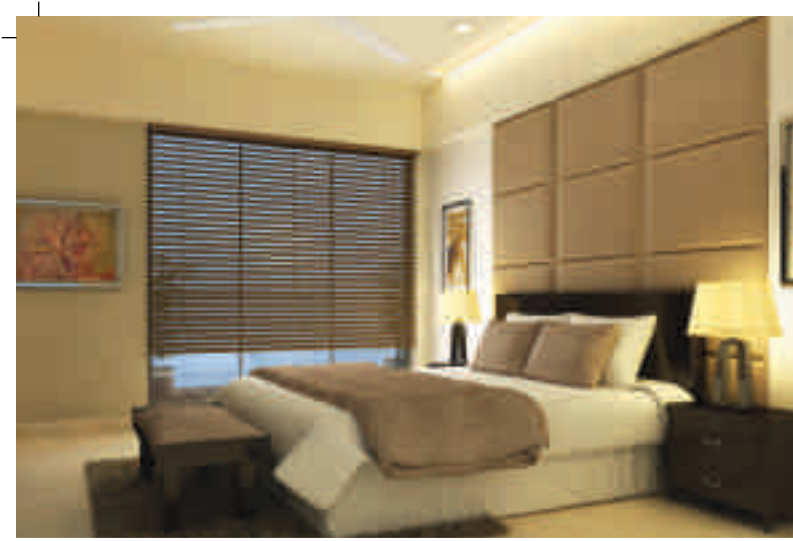


Location Map



Land Mark	Distance from Amadeus	Travel Time*
Mahamaya Flyover	10.0 kms	12 mins
Kalindi Kunj	13.0 kms	20 mins
Noida Expressway	<1.0 kms	3 mins
Upcoming Metro Station (Sec-143)	2.0 kms	5 mins
Airport	40.0 kms	50 mins
New Delhi Railway Station	25.0 kms	35 mins

*Time calculated during no traffic time band



Artistic impression of proposed Bedroom, Washroom, Basketball Court & Play Area

Specifications

Standard Apartment Features

1. Electrical copper wiring, modular range of switches, sockets, MCBs
2. Water supply through CPVC/ GI pipes, painted with anti-corrosion paint
3. State-of-the-art, energy efficient VRV/ VRF air-conditioning
4. Geysers/ water heaters of Racold or equivalent make in washrooms and kitchen
5. Teak finish polished cupboards in each room
6. Ample electrical points for lighting, TV and telephones in each room
7. UPVC/ anodised aluminium external door and window system
8. Fittings in doors and windows will be of high quality Indian/ foreign makes
9. Water-resistant textured paint finish/ stone cladding on exterior surface
10. False ceiling to complement aesthetic sense of the apartment
11. Modular cupboards in all bedrooms

Living, Dining, Family lounge, Passage

1. POP punning with plastic emulsion of appropriate colour
2. Flooring would be a mix of imported marble/ vitrified tiles/ laminated wood
3. Doors of hardwood frame with polished skin moulded door shutters
4. Elegantly designed entrance door of veneered and polished flush shutter/ moulded skin door
5. Latest energy efficient VRV/ VRF air-conditioning
6. LED general lighting fixtures and video door phone

Bedroom

1. POP punning with running plastic emulsion/ oil bound distemper of appropriate colour
2. Flooring would be of imported marble/ stone/ vitrified tiles/ laminated wood
3. Doors of hardwood frame with polished skin moulded door shutters
4. Built-in termite resistant cupboards with designer shutters in dressing area
5. Latest energy efficient VRV/ VRF air-conditioning
6. LED general lighting fixtures

Kitchen

1. Designer modular kitchen with hob
2. Electric chimney with exhaust fan
3. RO system
4. High quality granite/ imported marble countertops
5. Double bowl stainless steel sink
6. Dado of glazed/ ceramic tiles up to 2 feet height above kitchen counter in appropriate colour and print
7. Provision for piped gas supply
8. Imported marble/ ceramic tiles/ vitrified tiles flooring
9. Premium range ceramic tiles up to 8 feet height on walls

Washroom

1. Imported or premium high quality Indian make chinaware
2. Single lever Jaquar, Kohler, Roca or equivalent CP fittings
3. Provided accessories include towel rack and rod, coat hook, health faucet, soap dish etc.
4. Dado of glazed/ ceramic tiles up to door height in appropriate colour and design
5. Imported marble/ anti-skid ceramic tile flooring
6. Premium range ceramic tiles up to ceiling height
7. Shower glass enclosure
8. Doors of hardwood frame with polished/ painted skin moulded door shutter
9. Internal designer flush door shutters with seasoned hardwood frame up to 8 feet height, external powder coated aluminum/ UPVC door-window shutters

Balconies

1. Imported marble/ ceramic tile flooring
2. Glass railing with stainless steel handrail

Optional Upgrades

1. Customization options available for individual apartments at additional cost (exclusive of BSP) – for cupboards, door & window shutters, flooring, mood lighting and interior paints.
2. Option for various stages of home automation, subject to a certain minimum number of orders.
3. These are time bound offers. Orders once placed cannot be revoked.

Green Features

1. Electric car charging stations
2. Light pollution reduction
3. Concrete roads to minimize Heat Island Effect
4. High SRI roof for maximum solar reflectance and to minimize heat gain into the building
5. A guideline book for every tenant about salient features on the LEED certified building and measures to be followed while doing interior fit-out
6. Water saving up to 40%
7. Use of low-flow plumbing fixtures, dual flushing cisterns, low-flow urinals and taps
8. Use of recycled water in flushing and horticulture and HVAC cooling tower make-up
9. Water efficient landscaping by use of drip irrigation
10. Rainwater harvesting systems to charge the ground water aquifer
11. Drought resistant species, xeriscaping to reduce landscape water requirement
12. Up to 27% energy savings when compared to conventional buildings
13. Use of high energy efficiency VRV based air-conditioning (better than BEE 5-star)
14. Reduction in lighting load by up to 40% by using of next generation lighting in the form of LEDs & T5s
15. Use of CFC-free (CFC causes ozone depletion) refrigerants in air-conditioning
16. Dedicated waste collection and sorting facility
17. Use of lightweight AAC block work for better thermal insulation
18. Roof insulation to minimize heat ingress through roof
19. High performance solar reflective low-E Double Glass Unit complying with ECBC and LEED requirements, so as to maximise light and minimise heat gain
20. Dedicated smoking areas
21. Use of low-VOC paints, sealants, adhesives
22. Windows with high Visible Light Transmittance (VLT) to maximise daylight into the building



Artistic impression of proposed Sky Garden

Typical Unit Plan

Type-A
4,600 sq. ft.
427.35 sq. mt.

4 BHK

Tower B



Key Plan

SLNo	ROOM AREA	LENGTH	WIDTH
		M	M
1	ENTRANCE LOBBY	4.25	1.985
2	LIVING	6.05	4.315
3	DINING	4.27	4.8
4	FAMILY	4.27	4.79
5	KITCHEN	4.13	3.47
6	STORE	1.5	2.5
7	STORE	1.085	1.27
8	POWDER TOILET	1.8	1.5
9	BEDROOM	3.6	4.2
10	DRESS	2.4	2.1
11	TOILET	2.4	2.1
12	PUJA	1.8	1.5
13	BEDROOM	4.2	5.75
14	TOILET	3	2.47
15	DRESS	3	2.1
16	BEDROOM	4.2	4.6
17	TOILET	2.1	2.77
18	DRESS	1.985	2.885
19	BEDROOM	4.2	3.77
20	TOILET	2.7	1.8
21	SERVANT ROOM	2.605	2.175
22	SERVANT ROOM	2.605	2.175
23	SERVANT TOILET	1.16	2.1
24	SERVANT TOILET	1.33	2.1
25	UTILITY / FAMILY LOUNGE BALCONY	1.8 WIDE	
26	BALCONY	2.7 WIDE	

1 metre = 3.28 feet



Unit Plan



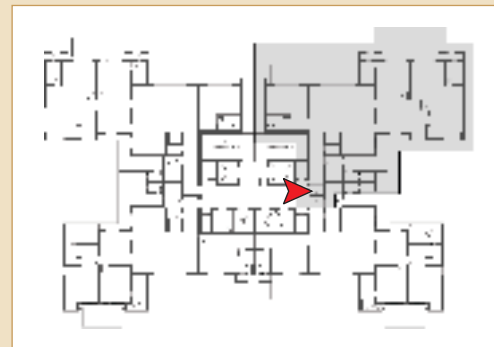
Note: 3D view as per entry to the apartment

Typical Unit Plan

Type-B
3,500 sq. ft.
325.18 sq. mt.

4 BHK

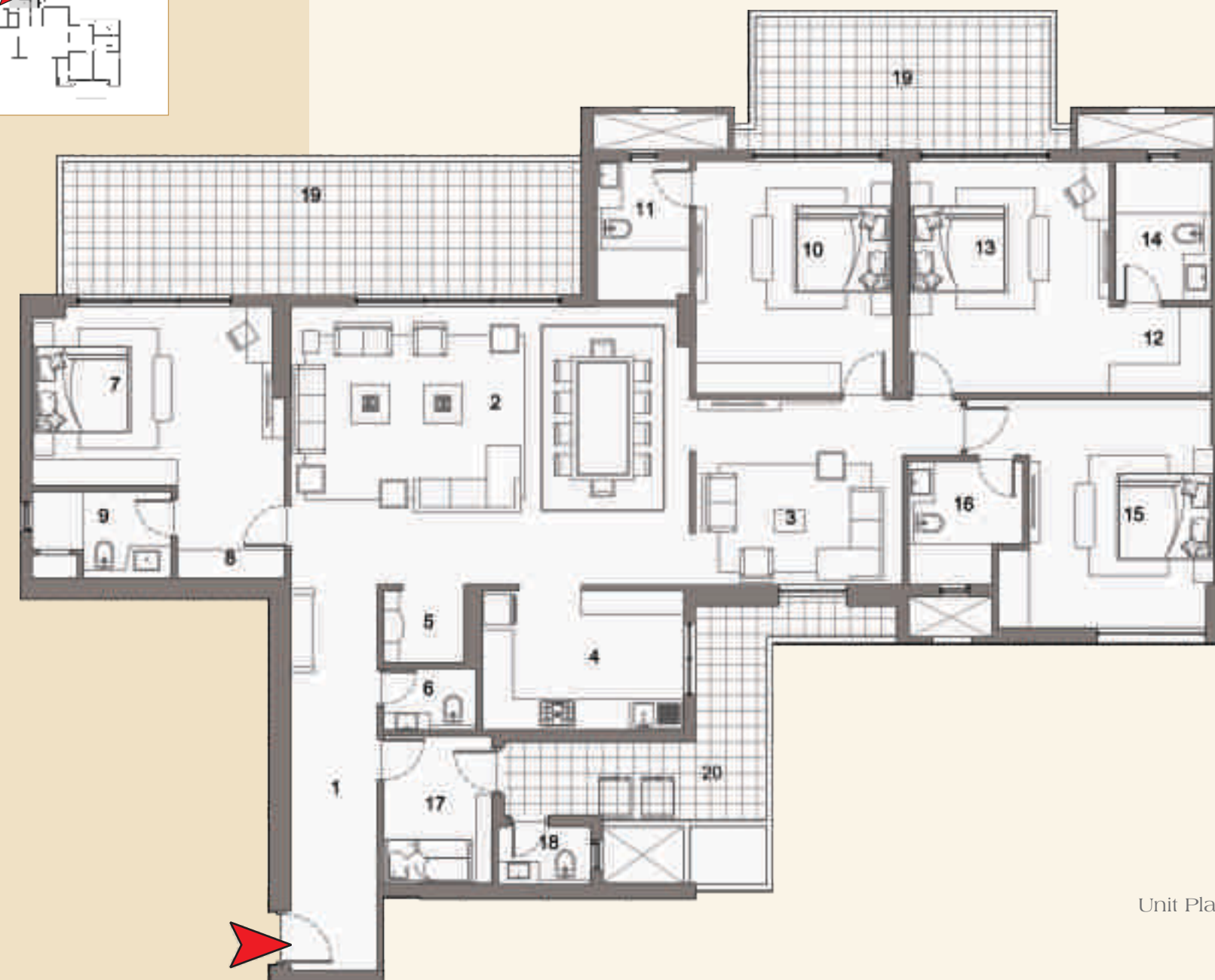
Towers A & C



Key Plan

SL No	ROOM AREA	LENGTH M	WIDTH M
1	ENTRANCE LOBBY	1.685	7.49
2	LIVING & DINING	7.73	5.4
3	FAMILY	4.015	3.6
4	KITCHEN	3.9	2.7
5	PUJA	1.565	1.385
6	POWDER TOILET	1.8	1.2
7	BEDROOM	4.895	3.47
8	DRESS	2.08	1.8
9	TOILET	1.685	2.7
10	BEDROOM	3.9	4.5
11	TOILET	2.7	1.685
12	DRESS	1.965	1.685
13	BEDROOM	3.9	4.5
14	TOILET	1.85	2.7
15	BEDROOM	3.6	4.43
16	TOILET	1.8	2.4
17	SERVANT ROOM	2.1	2.885
18	SERVANT TOILET	1.8	1.125
19	BALCONY	2.7 WIDE	
20	UTILITY	1.5 WIDE	

1 metre = 3.28 feet



Unit Plan

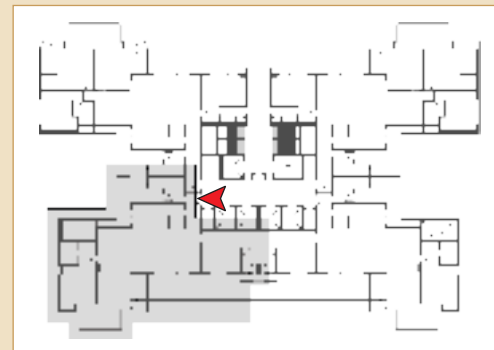


Note: 3D view as per entry to the apartment

Typical Unit Plan

Type-C
 3,000 sq. ft.
 278.71 sq mt. | **3**BHK

Towers A & C



Key Plan



Unit Plan

SL No	ROOM AREA	LENGTH M	WIDTH M
1	ENTRANCE LOBBY	1.685	4.14
2	LIVING & DINING	7.73	4.8
3	FAMILY	3.615	3.785
4	KITCHEN	3.9	2.7
5	PUJA	1.565	1.385
6	POWDER TOILET	1.8	1.2
7	BEDROOM	3.885	4.2
8	DRESS	1.97	2.515
9	TOILET	1.8	2.4
10	BEDROOM	3.615	4.315
11	TOILET	1.8	2.7
12	BEDROOM	4.41	4.45
13	DRESS	1.915	1.635
14	TOILET	1.8	2.7
15	SERVANT ROOM	2.1	2.885
16	SERVANT TOILET	1.8	1.125
17	BALCONY	2.7 WIDE	
18	UTILITY	1.5 WIDE	

1 metre = 3.28 feet



Note: 3D view as per entry to the apartment



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, Mr Aniel Kuumar 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, The Meghdutam, and 52nd Avenue of MMR SAHA (under construction). 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.

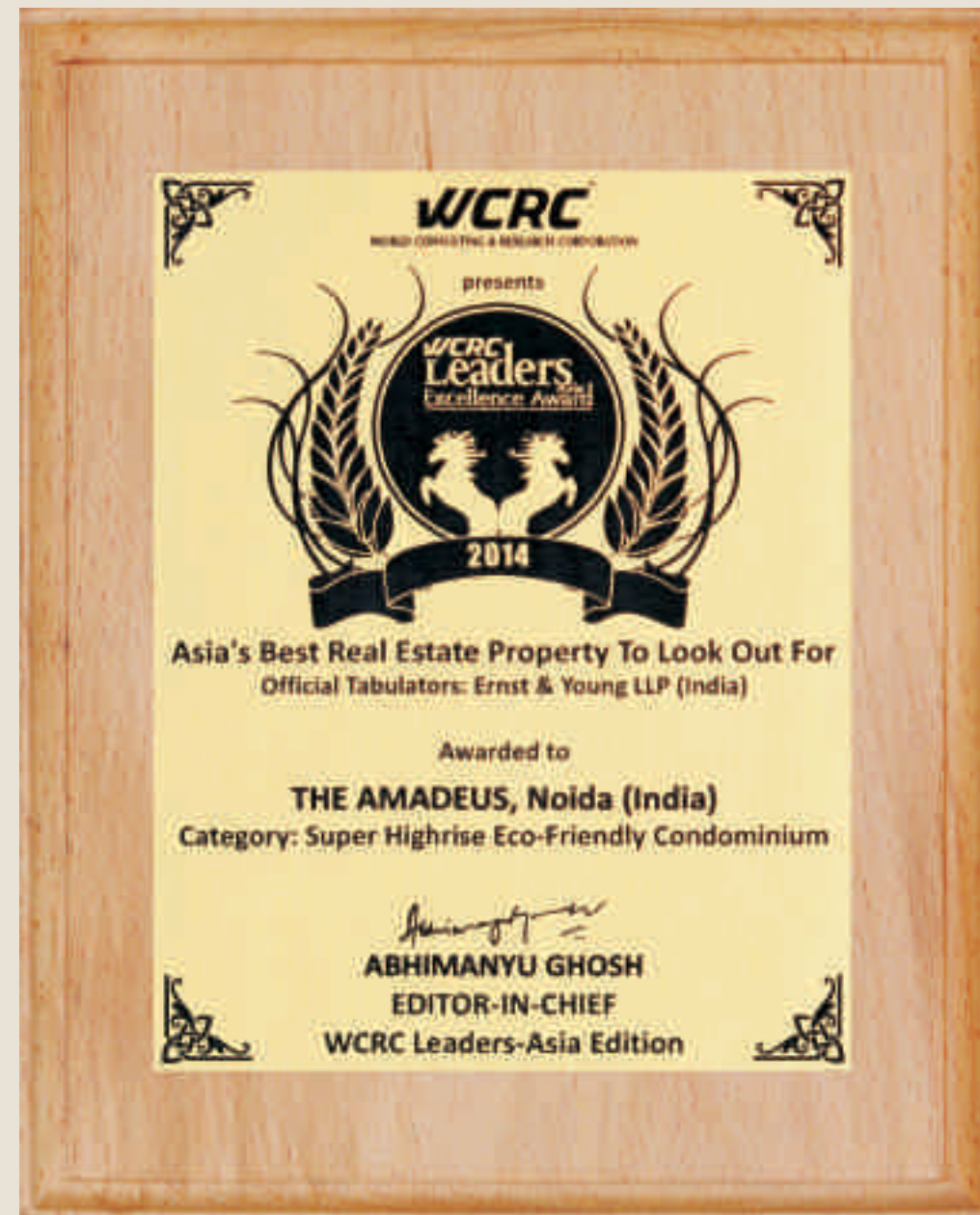
One key member spearheading the Groupe's quest for building masterpieces, Mr A K Sirohi is a seasoned administrator and financial expert with in-depth knowledge and expertise of the industry. Mr Sirohi had an illustrious carrier with UP Government (1978 – 2010), has served NOIDA Authority as Financial Advisor (6-Years) and Greater NOIDA Authority as, General Manager – Finance (6-Years). Besides, he has also worked in Delhi Vidyut Board and National Highways Authority of India (NHAI). He possesses on job experience of about eighteen years on all aspects of Real Estate & Infrastructure development.

Mr Aunirban Saha, with a 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 in the vibrant enthusiasm of youth, academic wisdom and hands-on experience to the company.

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.

Today, with the world facing environmental ravages on an unprecedented scale, there is this surging global consciousness for sustainable development. SAHA Groupe is committed to this vital need of today as a responsible, sustainable organization, 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.

Industry Recognition



WCRC Leaders Asia, Excellence Award, 2014 has awarded Amadeus as Asia's Best Real Estate Project To Look Out For in the Super Highrise Eco-Friendly Condominium category. This award, validated and evaluated by Ernst & Young is part of the WCRC Leaders - Asia initiative to award exclusive projects and properties, based on research conducted by iBrands360 and on jury decision.





SAHA Infratech Pvt. Ltd.

Registered Office : N-101, B-Block, Munshilal Building, Connaught Circus, New Delhi-110001

Corporate Office : 6th Floor, Matrix Tower, Sec- 132, Expressway, Noida- 201301, India. Ph : +91 120-6119600

info@sahadevelopers.com | www.sahadevelopers.com/amadeus

CIN : U45200DL2012PTC238062

Disclaimer: All Rights Reserved.

This brochure contains material protected under the Copyright Laws in India. Any unauthorized reprint or use of this material is prohibited.

No part of this brochure may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system without express written permission from the SAHA Infratech Private Limited. For private circulation only.

All images are artistic renditions or stock shots only and are indicative of the final proposed project. All specifications are liable to change without notice.