



Silverglades

The Address Makers

An ISO 9001:2000 company



SUMANGALAM
Your Home Planners

1800-103-7707 (Toll Free)

FINE HOME COLLECTION

greenbay
GOLF VILLAGE

Residential Plots @ Yamuna Expressway

**Sizes - 150 – 750 sqyd.
Price - 20,000/ sqyd.**



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greenbay GOLF VILLAGE

Designed as an international standard township with integrated residential and sporting-cum-recreational areas. The 100-acre community incorporates a 9-hole golf course, premium residential plots, a full-facility clubhouse as well as futuristic developments such as Group Housing, Resort Hotel, Institutional Area and Commercial Tower. The Residential Plots, available in various sizes, give our esteemed clients the opportunity to construct the home of their dreams, while we provide all conveniences of a luxury township complete with plug-and-play infrastructural support.



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DESIGN PHILOSOPHY



The Master Plan of Greenbay has been carefully designed to make it a truly international township. The layout of residential plots are so designed to maximize views of the golf course and consolidated greens. The grand entry boulevard leads to an iconic landmark The Greenbay Club. The wide landscaped roads are embedded with planned services that enable 'plug & play' convenience for all homemakers while the creative use of low-maintenance materials has been conceptualized in the external areas. In essence, Greenbay promises to be a most rejuvenating ambience for its residents.

Piyush Prakash
Managing Director
DAAT. DA Architects Pvt. Ltd.



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THOUGHTFUL WAYS THAT CARE FOR THE ENVIRONMENT



In the Greenbay community, while all creature comforts are provided, there's an equal commitment to demonstrate social responsibility towards the environment. This care for the environment is manifest in the use of energy-conservation measures, such as solar panels for lighting common areas, as well as water harvesting and grey water irrigation systems.

Ensuring total harmony has inspired the return to India's cultural roots. Proven principles of the ancient Vastu science that engender health and happiness have been adopted in the very design concepts. In essence, to nurture peace and harmony for all.



INFRA



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PLAY



Hole: 1

YARDS	105
PAR	3



Hole: 2

YARDS	80
PAR	3



Hole: 5

YARDS	75
PAR	3



Hole: 6

YARDS	290
PAR	4



Hole: 7

YARDS	290
PAR	4



Hole: 3

YARDS	260
PAR	4



Hole: 4

YARDS	85
PAR	3



Hole: 8

YARDS	65
PAR	3



Hole: 9

YARDS	100
PAR	3



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LOCATION PLAN





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MASTER PLAN





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JOY



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DEVELOPMENT PACKAGE



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ABOUT DEVELOPER



TARUDHAN VALLEY, Gurgaon



THE LABURNUM, Sushant Lok, Gurgaon



THE IVY, Sushant Lok, Gurgaon



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PRICE LIST

Basic Sale Price (Rs. / sqyd.) - Rs. 20, 000/sq yd.

PLCs (As applicable / sqyd.)

PLC 1: Golf View Rs. 1500/sqyd.

PLC2: Lake View Rs. 500/sqyd.

PLC3: Corner / 2 Side Open Plot Rs. 500/sqyd.

PIC4 Green Area / Park View Plot Rs. 500/sqyd.



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PAYMENT PLAN

A. Development Linked Plan

Sr. No.	Stage	% age
1.	Booking amount	10 %
2.	Within 45 days of booking	10 %
3.	Within 90 days of booking or on issue of allotment letter, whichever is later	10 %
4.	On start of development work	15 %
5.	On demarcation of master layout	10 % + Electric Substation Charges
6.	On laying of sewerage services	10 % + IDC
7.	On laying of electric lines	10 % + PLC (If any)
8.	On laying of water services	10 % + Lease rent
9.	On completion of road work	10 % + Club Membership Charges
10.	On offer of possession	5 % + IFMD + Advance Maintenance Charges

B. Down payment (8 % discount on BSP)

1.	Booking amount	10 %
2.	Within 45 days of booking	77 % + PLC + IDC + Lease rent + Electric substation charges
3.	On offer of possession	5 % + IFMD + Advance Maintenance Charges + Membership Charges

Other Allied Charges

1.	Payment Head	Charges / Rate (in Rs.)
2.	Internal development charges (IDC)	Rs. 900 / sqyd.
3.	Electric Substation Charges	Rs. 500 / sqyd.
4.	One - Time Lease Rent	Rs. 600 / sqyd.
5.	Club Membership	Rs. 1,00,000
6.	Interest Free Maintenance Deposit (IFMD)	Rs. 600 / sqyd.



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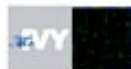
A TRACK RECORD OF EXCELLENCE

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Co-promoter of Greenbay Golf Village, the Silverglades Group is the hallmark of excellence in real estate development. Founded in 1988 by Mr. Pradeep Jain who relocated from the USA. Partnering with the ITC Group in the early 90's, Mr. Jain delivered such upscale projects as the Laburnum Condominium Complex and Classic Golf Resort. Thereafter, the Group has successfully delivered Tarudhan Valley, India's first gated golf community. Silverglades is currently in the process of delivering "The IVY", a premium housing project in Sushant Lok in partnership with Ansal API. The group recently launched the 280-acre "Imperial Golf Estate" project in Ludhiana, while the many projects in hand include a township in Mumbai, villas in Dehradun & Kasauli and an IT Park at IMT Manesar.

Under the visionary leadership of Mr. Pradeep Jain, supported by a highly competent senior management team with multi-disciplinary skills, the Silverglades Group is committed to creating best-in-class products which have withstood the test of time.



A TRACK RECORD OF EXCELLENCE



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Orris Infrastructure Pvt. Ltd.

Orris Infrastructure Pvt. Ltd., a co-promoter of Greenbay Golf Village, is one of the leading land consolidators in the Gurgaon region, possessing an asset of over 1200 acres that constitutes a landbank worth more than Rs. 2500 crores approx. at current market value, which is expected to exceed Rs. 10,000 crores in the next decade. Such a sizable consolidation is testimony to the foresight and expertise of Mr. Vijay Gupta, the Managing Director of Orris. Mr. Gupta, a 30-year-veteran of the realty market, has a proven track record of handling Sale, Leasing and Management of Land, Retail and Office Buildings, Residential and Income Generating Properties.

Orris, a zero debt group with a core team of skilled professionals, is on a fast track, executing both independent projects as well as joint ventures with reputed companies. Orris has already successfully implemented JV projects with DLF and with the Vatika group. The company is committed to building lasting customer relationships based on trust, integrity and transparency.





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Sumangalam Propmart Pvt. Ltd.

F 27 - 28, Sector-18 , Noida

Mobile : + 91 9717433811/22

Toll Free : 1800 - 103 - 7707

SMS<HOME> to 53030

E-mail: info@sumangalampropmart.com

Web : www.sumangalampropmart.com

www.greenbaygolfvillage.in