



THE IMPERIAL
GOLF ESTATE
LUDHIANA

WELCOME TO PUNJAB'S PREMIER
GATED GOLF COMMUNITY IN LUDHIANA
ON A NICKLAUS DESIGN
18 HOLE CHAMPIONSHIP GOLF COURSE



Welcome to a truly regal lifestyle!

The Imperial Golf Estate offers the unique experience of luxurious living set amid the lush, velvety expanse of a magnificent, world class golf course.

Conceptualised Nicklaus Design, a company founded by the legendary golfer Jack Nicklaus, the course at The Imperial Golf Estate in Ludhiana will provide challenges for every level of player-amateur, club level or professional.

Bearing the hallmark of the world's most creative course designer, the course promises the ultimate golfing experience; the realisation of Jack's vision and passion for the greatest game of all!

In tandem with the excellence of the course, the residences at the Imperial Golf Estate will offer a world of peerless luxury, in a set of distinctive and regal styles to reflect your distinguished personality.



THE IMPERIAL
GOLF ESTATE
LUDHIANA

THE IMPERIAL GOLF COURSE

- 18-hole, par-71, Nicklaus Design championship golf course
- The Academy

THE IMPERIAL CLUB

FACILITIES FOR GOLFERS

- A luxurious lounge and trophy room
- Library, bar and cigar room
- Grill room and specialty restaurants
- Golf cart parking at the club house
- Integrated caddie facilities
- Golf bag storage
- State-of-the-art changing and locker rooms with modern toilet, shower and steam bath facilities
- Pro shop

OTHER SPORTS & RECREATIONAL FACILITIES

- Swimming pool
- Health club with multi-gym facilities
- An international quality spa

- Yoga centre with trained professional
- Table tennis, badminton, tennis and squash courts
- Soccer, cricket field & basketball court
- Children's play area
- Cards and billiards room
- Party and banqueting facilities
- State-of-the-art conferencing facilities
- Adequate surface & underground parking
- Elegantly appointed club rooms for guests

THE IMPERIAL RESIDENCES

- Imperial Residences - 400 homes
350, 500, 1000 and 2000 sq yd homes in:
 - ◆ Oak Style - Oak Manor, Oak Bungalow, Oak Villa
 - ◆ Pine Style - Pine Manor, Pine Bungalow, Pine Villa
 - ◆ Imperial Suites
- 24/7 Security - cctv surveillance, patrolling & barriers
- 24/7 Power backup
- Green Building Technology & eco-friendly systems - design, lighting & water
- Conveniences - disability access, convenience store, crèche, driver waiting area



A charmed life of
leisure and the
privilege of
membership



Residences at The Imperial

Dotted along the golf course, for splendid views of the greens, the Imperial Residences cover a mere 20% of the entire expanse of the Estate.

The homes will have generous gardens landscaped by internationally acclaimed landscape architects, and larger homes will feature the provision for a private swimming

pool, while many homes will have soothing water bodies to offer an exclusive environment of serenity and leisure for a distinguished few.

Built using ecologically responsible and climate resistant technologies, the

Imperial Residences will feature a host of luxurious attributes including palatial master bedroom suites, Jacuzzis, home theatre rooms, video door phones and intelligent lighting.

Each home is also being designed to ensure a clear distinction between private spaces and more public spaces, allowing for guests to be entertained while other family members can go about their activities without a sense of intrusion.

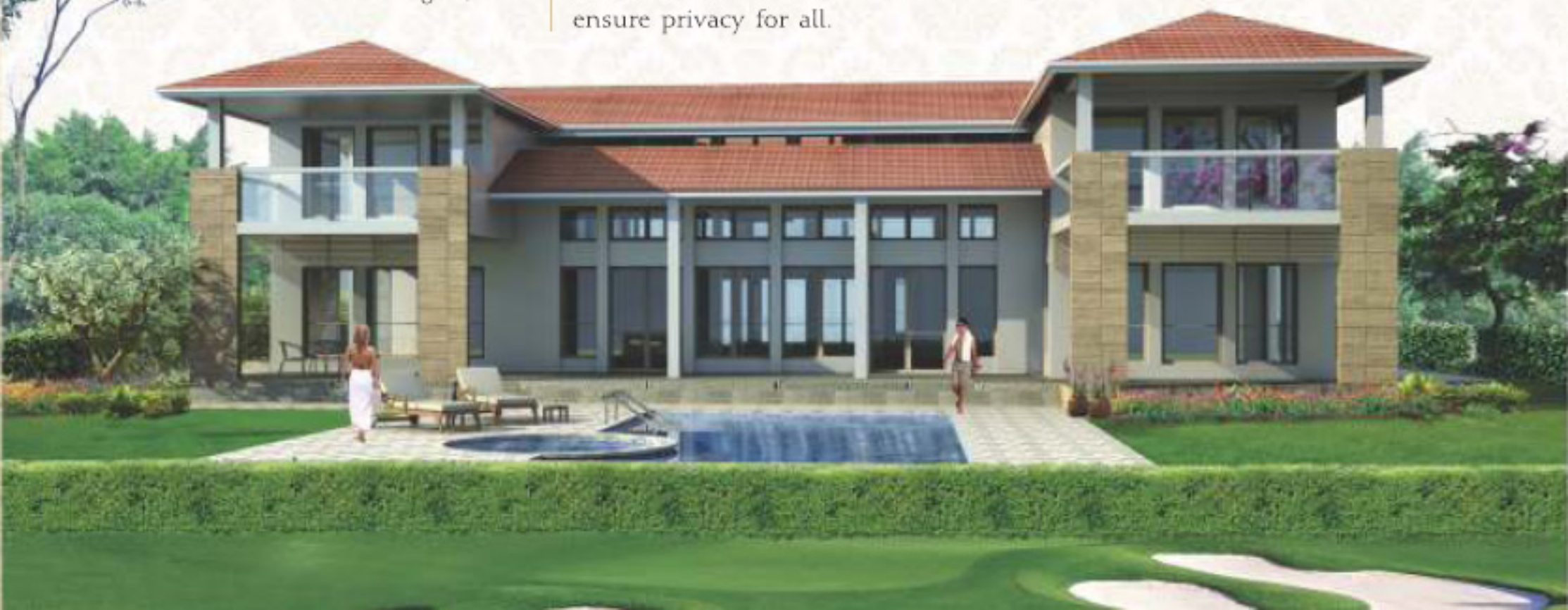
Domestic help will have separate accommodation in discrete areas to ensure privacy for all.



Set upon sprawling greens of a world class 18-hole championship Nicklaus Design course, the residences at The Imperial Golf Estate come with the privilege of membership to the golf club.

Along with the exceptional facility of a state-of-the-art, well equipped clubhouse that caters to the recreation needs of residents and their families, and a range of other sporting facilities and gourmet dining options, you can rest assured that when you live at The Imperial Golf Estate, you will feel like royalty.

Artist's Impression: The Pine Manor



Different strokes for different folks: Imperial Styles

Conceived in a range of styles to compliment your personality, the Imperial Residences are available in different sizes from approximately 350 sq yards, 500 sq yards and 1000 sq yards to 2000 sq yards. Each of the styles and finishes reflects a different mood and inspiration and a distinct interpretation of the Imperial life.

The Imperial Styles



Oak

Harking to an old-world concept of stately living, Oak style residences echo the resplendence of the elegant colonial houses in New Delhi, with their generous interior spaces, soaring ceilings, delicately wrought screens and verandahs.

In the Oak style, you can choose between Oak Villas at 500 sq yards; Oak Bungalows at 1000 sq yards; and Oak Manors at 2000 sq yards.



Pine

Pine style homes express a country-style rambling magnificence as they are more horizontally composed to offer generous indoor and outdoor environments for all types of family fun and activity.

Characterised by overhanging, pitched, tile-covered roofs, these homes express a relaxed, laid-back lifestyle encouraged by the indulgence of the setting.

In the Pine style, choose between Pine Villas at 500 sq yards; Pine Bungalows at 1000 sq yards; and Pine Manors at 2000 sq yards.



Imperial Suites

These stylish and modern state-of-the-art homes owe their inspiration to the Bauhaus movement that expressed an elegant simplicity in form and design. Unadorned functionality and minimalism are defining characteristics in this style – making these homes the perfect retreat for the modern monarch.



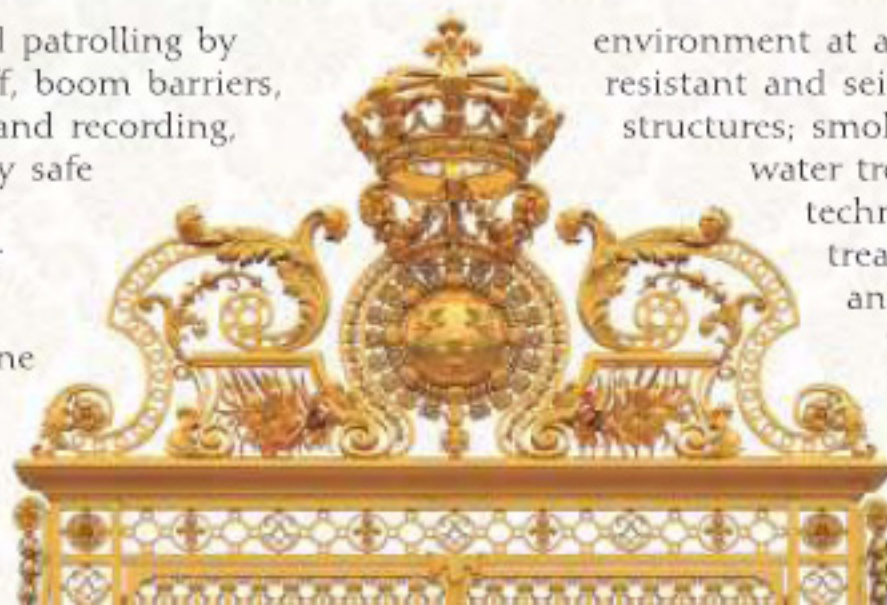
In the safety of your castle

With 24/7 perimeter vigilance and patrolling by trained and certified security staff, boom barriers, plus CCTV surveillance and recording, you are completely safe from unsolicited intrusions in your slice of paradise.

In addition, safety and hygiene systems ensure a clean healthy

environment at all times. These include earthquake resistant and seismic zone compliant building structures; smoke detectors and water sprinklers; a water treatment plant using R.O.

technology; a sewage treatment plant and storm water drainage.





The Clubhouse - Life of the estate

A befittingly luxurious centre of activity where you can engage with peers and family in an elegant environment, the Imperial Club offers a world of recreation and camaraderie for residents and their families.

Sports and recreation facilities include a swimming pool, health club, spa, gym, table tennis, badminton, tennis and squash courts along with large areas for outdoor sports and cards and billiards rooms.



How green is my estate

Built using green technology, the systems at The Imperial Golf Estate work effortlessly with nature, for a place you can truly be proud to call home.

From rain water harvesting to the use of ecologically sound design and materials and energy efficient systems The Imperial Golf Estate ensures a minimised footprint, while retaining the comfort and luxury of your regal lifestyle.



For your convenience

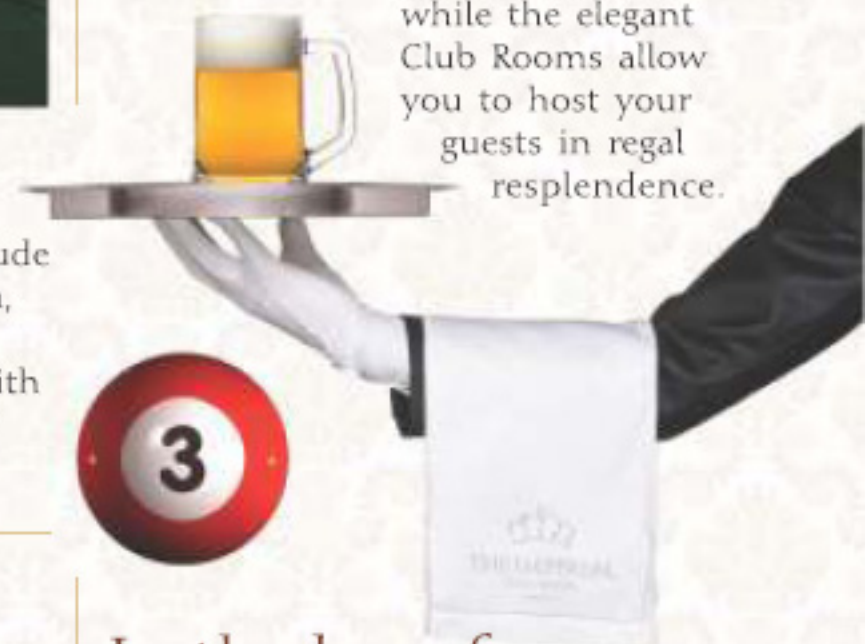
Ensconced in the exclusive luxury of your estate, you needn't worry about even the smallest of necessities.

From a well stocked convenience store, a day care facility for children and a driver waiting area, to 24/7 supply of water and power, and a disability-friendly complex every detail of your lifestyle has been catered to with care and attention.



State-of-the-art conferencing facilities, party and banqueting arrangements ensure that you can conduct both business and pleasure with finesse. Dedicated locker rooms for men and women with steam, sauna and massage rooms afford you privacy and luxury.

For golfers, the clubhouse offers a well stocked pro shop. While the aptly themed Golfer's Grill and Bar & Restaurant offer fine dining options while the elegant Club Rooms allow you to host your guests in regal splendence.



In the lap of Ludhiana's luxurious hospitality



One of Punjab's most affluent cities with a large NRI base, Ludhiana has witnessed a drastic improvement in infrastructure. Additionally, its many historical sites make it an interesting place to visit, while its strategic location and connectivity to the rest of Punjab and Himachal Pradesh make it the perfect base while travelling through this region.

With the characteristic warmth and hospitality of its people unparalleled elsewhere in the country, and its great potential for luxury, Ludhiana is a place whose time has arrived to witness a truly grand revolution in luxurious living.

Welcome to a Regal Abode

Enjoy a life of imperial privilege with a magnificent home set in the sylvan expanse of a Nicklaus Design world class championship golf course in the outskirts of Ludhiana, in Punjab.

Built to befit the lifestyle of the modern monarch, these homes reflect the grandeur of their setting, in a selection of unique and distinctive styles.

With its state-of-the-art conferencing, sporting and recreational facilities along with its elegant clubhouse, The Imperial Golf Estate offers the blissful indulgence of a royal retreat.

Discover a premium shade of Green



*Rendering part of
The Imperial Golf Estate
Master Plan*

PROMOTERS

Silverglades

The Address Makers

BCRE

BRACK CAPITAL REAL ESTATE

IIRFII

IL&FS India Realty Fund II

OUR ASSOCIATES / FACILITATORS

ARCOP

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TaylorMade



Silverglades

Silverglades with ITC Limited were co-developers of the Classic Golf Resort that introduced South Asia's first signature Jack Nicklaus golf course. This was followed by Tarudhan Valley Golf Resort, just a kilometre away from CGR, India's first gated community.

Silverglades is also known for premium Indian real estate developments like the high-end condominiums in Gurgaon, The Laburnum and The Ivy.

Brack Capital Real Estate

Brack Capital Real Estate (BCRE) is an international investment, development and management group. Over the past fourteen years, BCRE has acted as a principal in investments totaling over USD 8 billion and as a developer and investor has lead projects totaling over 40 million sq. ft. of office, retail, and residential space. The group has built a global presence with offices and teams in North America, Europe, and Asia.

IL&FS India Realty Fund II (IIRF II)

IIRF II is the second Real Estate vehicle of IL&FS Investment Managers Limited (IIML) for investing in FDI compliant real estate projects in India. IIML is one of the oldest and largest private equity fund managers in India, with over US\$ 2.8 bn under management with investments spanning General Purpose Private Equity, Infrastructure and Real Estate.

EMERALD LANDS (INDIA) PVT. LTD.

Project developed by Silverglades, BCRE, and IL&FS – India Reality Fund II

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Project Site:

Village Mullanpur & Talwandi Khurd, off Ferozepur Road, Distt. Ludhiana, Punjab

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