



*The Leaf*  
FARMS AND RESORTS

**WHERE EVERY LEAF  
WHISPERS A  
STORY OF SERENITY.**



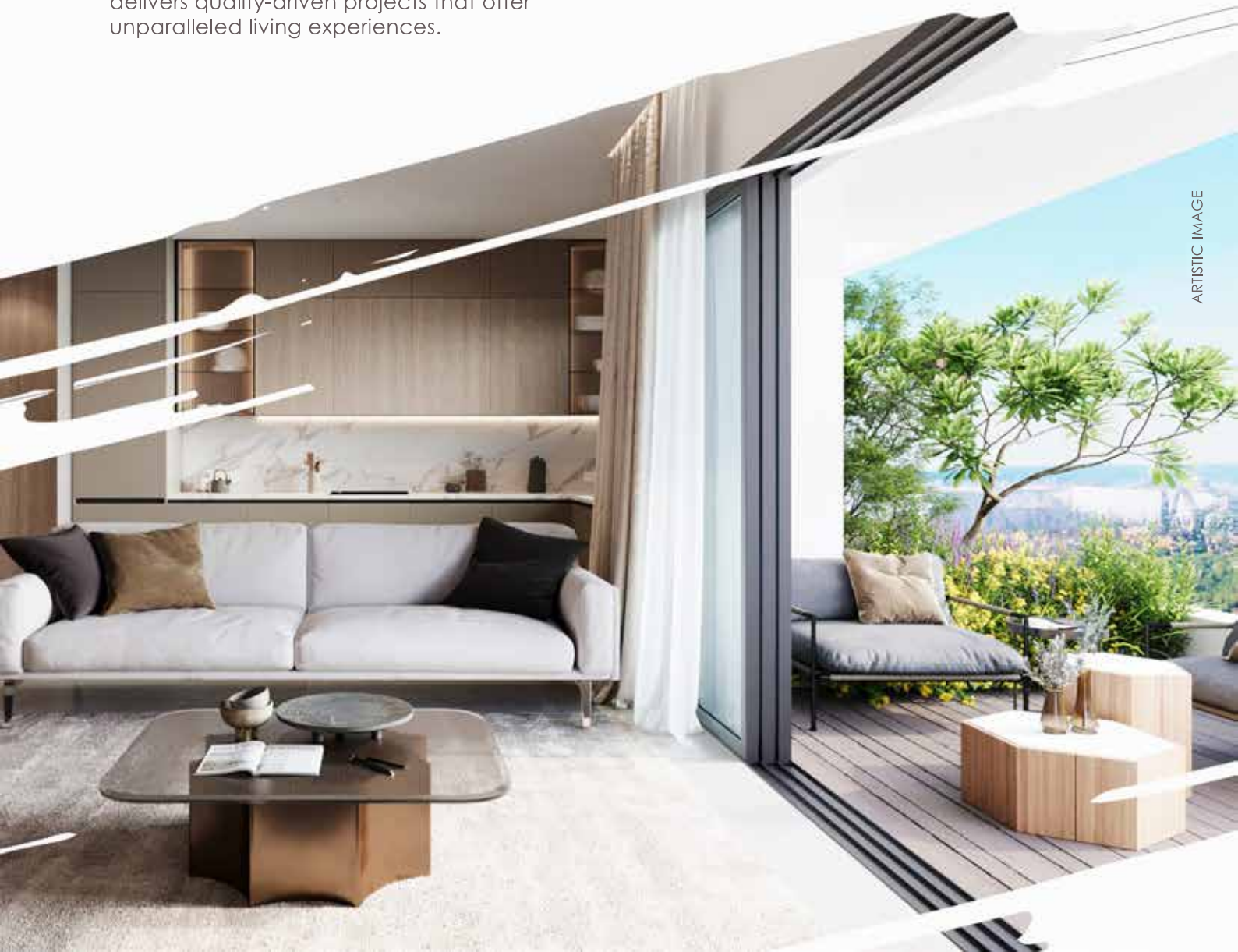


## A GRAND SENSE OF LIFE INSPIRED BY NATURE'S EMBRACE!

At Silver Lining, we redefine **Sig-Nature-Living**  
by blending nature and luxury.

With over a decade of **Expertise in Villas, Farmhouses, Resorts and Industrial Projects**, we ensure a seamless combination of green living and premium comfort.

Backed by a **top-tier management** team, leading consultants in **construction, architecture and hotel management**. Our customer-centric approach delivers quality-driven projects that offer unparalleled living experiences.



ARTISTIC IMAGE

## A LEGACY OF EXCELLENCE IN DEVELOPMENT

With over 10 years of experience, Silver Lining leads in premium real estate development. We focus on strategic land aggregation, selecting prime locations for world-class resorts and residential retreats, ensuring quality, sustainability and customer satisfaction.

### OUR VISION: TO DELIVER #YOUROWNPRIVATERESORT IN NATURE

Guided by our vision for sustainable resort-style living, each project is thoughtfully crafted to bring this vision to life. We guarantee hassle-free land acquisition, seamless legal processes and strategic development, ensuring a smooth journey from start to finish. Our commitment to excellence is reflected in the creation of nature-inspired communities, featuring world-class amenities, five-star hospitality and in-house resort management, all designed to elevate the lifestyle of our customers.

### ONGOING & UPCOMING DEVELOPMENTS

4 ONGOING & UPCOMING PROJECTS, EACH SPANNING **100 ACRES**

LAND BANK: APPROX. **5,00,000 SQ. YARDS** FOR ONGOING PROJECT

LUXURY RESORTS & CLUBHOUSES: APPROX. **5,00,000 SQ. FT.** UNDER DEVELOPMENT

FUTURE EXPANSION: **5,00,000 SQ. YARDS** DEVELOPMENT IN THE PIPELINE FOR UPCOMING PROJECTS

## OUR ONGOING SIGNATURE PROJECTS





## A Legendary Partnership for Nature-Inspired Living!

We are honoured to welcome the iconic Bollywood superstar Mr. Sanjay Dutt as the Brand Ambassador of The Silver Lining Group. His inspiring journey, resilience and larger-than-life persona perfectly resonate with our vision of crafting timeless retreats that blend luxury with nature's serenity.

With immense gratitude, we extend our heartfelt thanks to Mr. Dutt for joining the Silver Lining family. His association adds prestige and strength to our commitment to redefining modern living.

Here's to a remarkable journey ahead!

SANJAY DUTT





### A Key Note From The Celebrity Desk!

"I am truly honoured to be part of this transformative journey with Silver Lining for The Leaf. Nestled amidst the untouched beauty of nature, along the Dehradun Extension (Delhi-Dehradun highway), The Leaf is more than just a property; it is a sanctuary that seamlessly combines luxury, tranquillity, and sustainable living. This project reflects my own values of resilience, grounded living and a profound connection with nature.

I eagerly look forward to being a part of this exquisite resort and welcoming others to experience this serene escape from the chaos of urban life."

Within The Leaf, **THE DUTT'S RESORTS** boasts a fully operational, state-of-the-art clubhouse, inspired by none other than Mr. Sanjay Dutt himself.





LAUNCHING



# *The Leaf*

FARMS AND RESORTS

## About Us

**First-of-its-Kind Resort Based Farmhouses  
Where Every day Feels Like a Holiday!**

Reviving Your Precious Dream of Owning a Home in Nature-Inspired Living amidst an Iconic location.

The Leaf isn't just a place to live; it's a lifestyle designed for those who dream big and want to live closer to nature without losing the convenience of city connectivity. Just 2-2.5 hours from Delhi, it's where the charm of the Himalayas meets modern comforts; making it the perfect destination for independent living with resort based amenities and secure investments. Surrounded by lush Greenery, it's an ideal choice for a balanced lifestyle and a profitable investment.

## INVEST, OWN & EARN

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## AN INVITING, SMART GRAND ENTRANCE



ARTISTIC IMAGE

- ✦ A METICULOUSLY CRAFTED ENTRANCE GATE MADE FROM BESPOKE, HAND-CHISELED STONE.
- ✦ A SECURE, EXCLUSIVE GATED COMMUNITY FOR UTMOST PRIVACY AND PEACE OF MIND.
- ✦ ELEVATED COMPOUND WALLS FOR PROTECTION AND CLEAR BOUNDARIES.
- ✦ FACES A 40-FT WIDE INTERNAL ROAD, FEATURING A BOULEVARD.
- ✦ CONTEMPORARY PROJECT BLENDING WOOD, CONCRETE AND GREENERY.
- ✦ A SPRAWLING 10-ACRE TOWNSHIP OFFERING AMPLE SPACE AND TRANQUILITY.
- ✦ A RANGE OF LUXURIOUS AMENITIES, INCLUDING A STATE-OF-THE-ART CLUBHOUSE, WELLNESS CENTER AND RECREATIONAL SPACES FOR ALL.
- ✦ CONTINUOUS 24/7 SURVEILLANCE TO GUARANTEE SAFETY AND SECURITY FOR ALL RESIDENTS.

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# UNDERSTANDING PRIVATE RESORT LIFESTYLE LIVING



The concept is based on innovation around customers revenue making model-recurring revenue social stability and status, the private resorts experience is the height of group holidays. Perfect for milestone celebrations, weddings, multi-generation getaways and corporate Retreats, each destination is staffed with a full team dedicated to all aspects of a bespoke trip.

Catering to Exclusive people private spaces who want to experience a luxury resort setting in complete seclusion, private resorts' guests have access to amenities rarely found at farm houses such as in house spa with private Jacuzzi, sauna and in house dining and private pavilions for anything from sunrise yoga to weddings.

## RESORT AMENITIES

- 🍃 24X7 ASSISTANCE & SECURITY
- 🍃 OPEN POOL & BAR
- 🍃 ROUND-THE-CLOCK DINING
- 🍃 24X7 CONCIERGE SERVICE
- 🍃 ALL ROOMS WITH FIREPLACE
- 🍃 KITCHEN LOUNGE PRIVATE DECK
- 🍃 SPA/SAUNA THERAPY
- 🍃 TELESCOPIC OBSERVATORY ZONE
- 🍃 BUTLER ON CALL
- 🍃 HOUSE KEEPING
- 🍃 REVENUE MANAGEMENT
- 🍃 HOSPITALITY MANAGEMENT
- 🍃 SUSTAINABLE PRIVATE LIVING
- 🍃 USE OF AI TECHNOLOGY –  
SELF CHECK IN - DELIVERY OF FOOD
- 🍃 RECEPTION / RESTAURANT CAFE  
/BANQUET
- 🍃 STP PLANT / WASTE MANAGEMENT  
CLEAN ENERGY
- 🍃 NON - INTRUSIVE LIGHTING THAT  
DOESN'T DISTURB WILDLIFE
- 🍃 DOCTOR ON CALL
- 🍃 ACTIVITES FOR ALL AGES
- 🍃 RETAIL AND ESSENTIAL THERAPY



# A CLUBHOUSE PAR EXCELLENCE



Managed by a hospitality partner, the luxurious clubhouse at The Leaf is a haven of leisure and recreation. Inside, state-of-the-art amenities and world-class surroundings provide a variety of indulgences.

- ✦ MULTIPURPOSE HALL
- ✦ OPEN-AIR WEDDING VENUE
- ✦ OPEN GYMNASIUM
- ✦ SPA CENTRE
- ✦ SWIMMING POOL
- ✦ KIDS' PLAY AREA
- ✦ CIGAR & BAR ROOM
- ✦ INDOOR GAMES
- ✦ RESTAURANT
- ✦ PRIVATE POOL
- ✦ YOGA AND MEDITATION
- ✦ GAZEBO
- ✦ OPEN LIVE BARBEQUE KITCHEN



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## FEATURES

**Robust Infrastructure:** EV provision, metro water, sewage, elevated pebble stone roads and tree-lined avenues.

**Outdoor Amenities:** Benches, pet-friendly parks and children's play areas.

**Eco-Friendly Design:** Community gardens, vertical greens and preliminary first-aid assistance.

**Kids & Elder Centric Spaces:** Every pocket is equipped with a club that comes with curated amenities to cater to the needs of all age groups. Now, Community lifestyle becomes the new normal.

## MULTIGENERATIONAL AMENITIES



Social Planning  
for Everyone



Recreational Spaces  
for all ages



Tie-up with  
Hospitality Partner



Vehicular service to  
nearest landmark



Travel Safety  
at night



Community  
Gardens



Surveillance for  
Children & Seniors



Friendly  
Workspaces



Preliminary First  
Aid Assistance



Pet-Friendly  
Parks



Indoor & Outdoor  
Games



Gadget-Friendly  
Premises





## ADVENTURE & ENTHUSIASM AT EVERY CORNER



Engage in spirited adventures like badminton and cycling or conquer towering rock walls with your indomitable spirit. The tranquil water features add a touch of serenity to the electrifying ambience, promising an exhilarating experience for a lifetime.

### EXCITING ACTIVITIES INCLUDE:

- ROCK CLIMBING
- REJUVENATING THERAPIES
- PRIVATE DECKS
- AMPITHEATER
- WATER BODY
- GAZEBO
- MULTIPURPOSE COURT
- FAMILY SPLASH POOL
- SIT-OUT AREA



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# CULINARY EXPERIENCES

A 2 acre culinary and socializing zone with reflective water channels, pergolas and alfresco dining areas, tailor-made for romantic evenings.

- OPEN-AIR CAFE
- ROOFTOP RESTAURANT
- EATERY ZONE
- OPEN BAR
- LIVE KITCHEN
- CABANAS



ARTISTIC IMAGE

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# MORE THAN JUST MAJESTIC BEAUTY. TURN THE PAGE TO DISCOVER A DAY IN THE LAP OF NATURE.

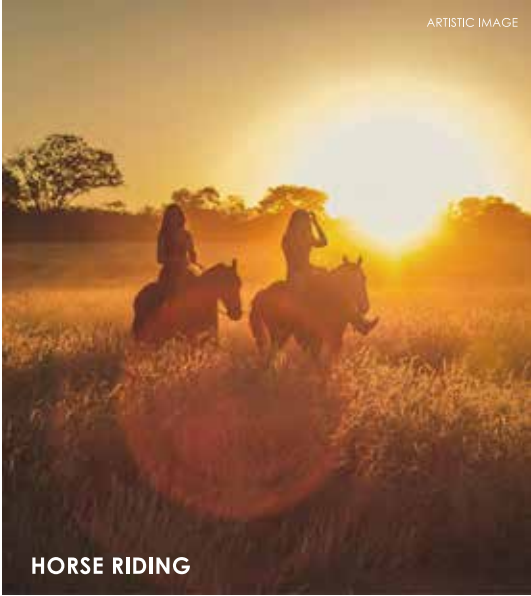


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# FAMILY-FRIENDLY ACTIVITIES



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# DAYS WELL SPENT. DAYS LIKE THESE.

6:00 AM

Start your day with a refreshing morning walk along the serene nature trails.

8:00 AM

Rejuvenate with a calming yoga session at the pavilion.

09:00 AM

Enjoy a hearty breakfast at the clubhouse.

10:00 AM

Spend some "me time" at your private deck or Sunbath at the Lawn.

11:00 AM

Plan your evening for a music concert at the amphitheatre or explore the nearby city.

01:00 PM

Engage in sports activities or take a dip in the family splash pool.

02:00 PM

Relish a delicious lunch at the on-site restaurant.

03:00 PM

Unwind in the hammocks or embark on a thrilling jungle safari (Raja ji National Park).

05:00 PM

Let the kids enjoy fun activities or take a soothing stroll through the aromatic garden.

06:00 PM

Gather around for a cozy bonfire or a delightful barbecue experience.

07:00 PM

Savour evening snacks paired with mocktails and delectable treats.

08:00 PM

Delight in a fine dining experience or dinner at the rooftop restaurant.

09:00 PM

Immerse yourself in the beauty of the night sky at the stargazing observatory.

10:00 PM

End your day with music, dance or unwind at the club with cigars, hookah or premium drinks.

## LUXURIOUS ACCOMMODATIONS

Enjoy spacious ultra-luxurious accommodation featuring modern amenities at club.

## DINING EXPERIENCE

Savour world-class cuisine at our exclusive restaurant and bar, complete with a live kitchen showcasing exotic flavours.

## HEALTH & WELLNESS

Stay fit at our state-of-the-art gym, practice yoga amidst verdant landscapes, or unwind with healing therapies at our spa centre.

## ORGANIC FARMING

Participate in sustainable living by enjoying fresh organic fruits and vegetables from our farms.



# EFFICIENT SITE PLAN



- |                      |                     |
|----------------------|---------------------|
| A MAIN ENTRY         | K CABANA            |
| B WALKING TRACK      | L YOGA & MEDITATION |
| C LANDSCAPE          | M GAZEBO            |
| D POOL DECK          | N MOUND             |
| E SWIMMING POOL      | O KIDS PLAY AREA    |
| F BAR COUNTER        | P OPEN GYM          |
| G SCULPTURE PLATFORM | Q SIT-OUT AREA      |
| H LAWN               | R CABANA            |
| I CAFE BURRITO       | S FLOWER BED        |
| J PAVED AREA         | T WATER BODY        |

**DISCLAIMER** The area of the unit mentioned against each category is tentative and indicative, and the floor sizes/areas of each category may vary depending upon the location and layout of the particular unit. The final price shall be determined on the basis of the final floor plan, and the price for the unit shall be ascertained accordingly. In case of any variation in the unit to the extent of 1-20%, an enhancement or reduction in the total price shall be made accordingly. The views shown in the picture may vary over a period of time and do not guarantee the same. All intending purchasers are bound to inspect all plans and approvals, visit the project site, and apprise themselves of all plans and approvals and other relevant information. Nothing in this brochure is intended to substitute for the intending purchaser's review of the actual plans and approvals obtained from time to time. The relationship between the Developer and the actual customers will be governed strictly by the agreements to be executed from time to time. The relationship between the Developer and the actual customers will be governed strictly by the agreements to be executed from time to time and not on the terms of this brochure. All details and prices quoted are indicative and have been calculated on the basic rate.





# POWER & Prestige



FREE HOLD LAND | FULLY PAID UP LAND





# CLIMATE-POSITIVE ENVIRONMENT



## PICTURE YOUR FUTURE HOME IN A CLEAN, POLLUTION-FREE ENVIRONMENT IN THE LUSH GREEN FOOTHILLS OF NATURE.

**Sustainable Features:** Energy-efficient resort and its amenities.

**Clean Air:** Enhanced air quality with AQI display kiosks and oxygen parks.

**Three-Layered Plantation:** Over 3,000 trees and 5,000 buffer trees for shade and temperature control.

**Green Spaces:** 4.5 acres of landscaped greenery, including native Himalayan trees, Surrounded by Mango orchards.

Thoughtfully planned with plantations that represent natural essence and promote healing and rejuvenation. The greenery includes plants with health benefits, inspired by the serene hills of Dehradun, creating a perfect blend of nature, wellness and a touch of urban elegance.

Over **22000 Sq. yard** of green spaces, spread across for socializing and recreation.

Over **3,000+ trees** from more than 30+ species are veritable paradise.

**Streamlined Green Resort** based farmhouse in the nature in set-up pattern.

Subscribe to a healthier, **Pollution-free lifestyle.**





# YOUR PREFERENCES, OUR PRIORITY



## INTEGRATED SPATIAL PLANNING

Thoughtfully designed spaces for comfort and efficiency.



## DECENTRALIZED AMENITIES

Dedicated parks and vertical greens in each cluster, adding 75% to the greenery.



## SOLAR STREET LIGHTS

Energy-efficient, pedestrian-friendly lighting enhances safety and showcases scenic views.



## WALKABILITY

A 2-minute walk to clubs, parks and amenities ensures convenience.

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# DELHI TO DEHRADUN/MUSSORIE COMPARISON



Post-COVID, the desire for green living and tranquil escapes has surged, making second homes in nature a necessity rather than just a luxury. With health and rejuvenation at the forefront, urbanites are embracing properties in serene landscapes as part of a nature-driven lifestyle, a shift toward peaceful, green living.

The **Delhi-Saharanpur-Dehradun Expressway (NH-72A)**, stretching 210 km, is a picturesque gateway to these retreats, surrounded by scenic water bodies, trees, and lush greenery. This expressway reduces travel time between Delhi and Dehradun from 6–7 hours to just 2 to 2.5 hours, ensuring nature is more accessible than ever.

Delhi's connection to Hills is strong, with 70% of luxury real estate investments in the hills coming from NCR. Delhi's love for nature has evolved into a lifestyle choice, where the need for a peaceful retreat is now intertwined with everyday living.

## THE INVESTMENT RESURGENCE

**Nearly 40%**

of domestic tourists Drive to hills from NCR.

**Approx. 14 lakh**

Delhiites visit the hills every weekend.

**₹1–2 lakh**

is the average spending per trip by Delhiites.

**AQI below 70**

ensures a pollution-free and refreshing retreat.

**1 Acre Per 3 Pax**

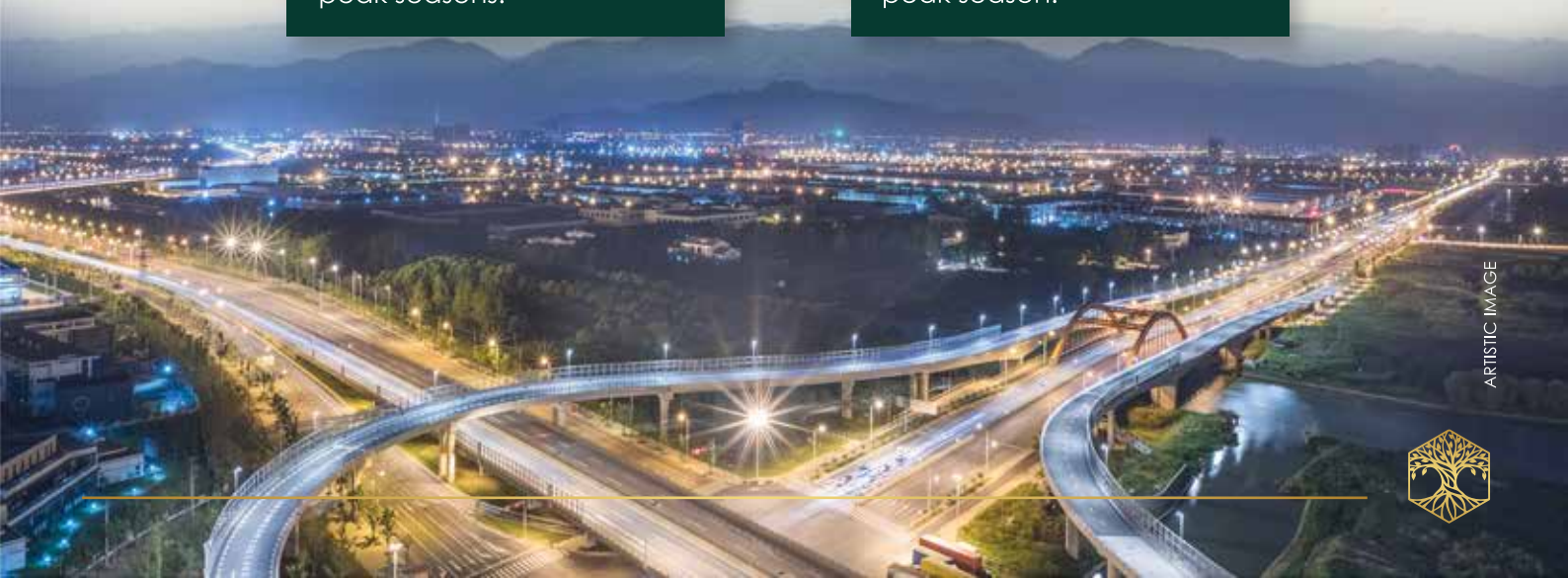
is the impressive green space ratio in hills.

**₹40,000/ Night**

is the average price during peak seasons.

**Approx. 50 lakh**

Delhiites visit during the peak season.





## WHY CHOOSE OUR LEASING OPTION?

### 3x Transformation:

Your property becomes a sought-after rental, creating reliable passive income.

### 3x Leasing Attraction:

Celebrity-driven appeal and versatile spaces attract high-value tenants, boosting demand.

### 3x Return:

Strong interest in nature-based properties guarantees high-yield returns.

### 3x Visibility:

Positioned as a dream destination, it captivates both tourists and investors.

### 3x Growth:

Increasing property value ensures sustained, profitable growth.



## MULTIPLY YOUR INVESTMENTS MANY FOLD!

Introducing a unique leasing feature for **#YourOwnPrivateResort** as a passive income generator. Our in-house leasing team provides you with the opportunity to significantly grow your investment, turning your second home into a high-demand rental asset. With The Dutt's Resort association, your property exudes luxury, exclusivity and top-notch standards, making it even more desirable.

When you're not using your second home (for example, living just 5 days out of 365 days a year), you can still benefit by leasing it out. The celebrity appeal enhances its visibility, ensuring higher demand and premium returns.

With our transparent pricing and dedicated leasing service, you can truly own, earn and live whenever you choose, while your investment works for you. Whether you're there or not, we ensure steady returns on your investment.

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# A NATURE-WRAPPED LEGACY LIFESTYLE AWAITS YOU



The NH-72A Delhi-Dehradun Highway offers a serene escape for those seeking tranquillity. Rich in vibrant cultural heritage, the region is dotted with ancient temples, historic landmark and traditional hill architecture, showcasing its deep-rooted history and charm.

Strategically located along the Delhi-Dehradun Highway (Dehradun Extension), The Leaf provides seamless connectivity to social infrastructure, schools, transportation facilities, hospitals, recreational hubs and major cities. This makes it an ideal destination for a balanced lifestyle, blending nature with convenience.

## SOCIAL INFRASTRUCTURES NEARBY



**RAJAJI NATIONAL PARK**  
17 Km - 20 Mins Approx.

**QUANTUM UNIVERSITY**  
18 Km - 20 Mins Approx.

**DEHRADUN**  
30 Km - 35 Mins Approx.

**DELHI**  
220 Km - 2.5 Hrs. Approx.

**SAHARANPUR  
RAILWAY STATION**  
40 Km - 50 Mins Approx.

**HARIDWAR / RISHIKESH**  
(Crystal World Water Park & Patanjali Yogpeeth)  
48 Km - 55 Mins Approx.

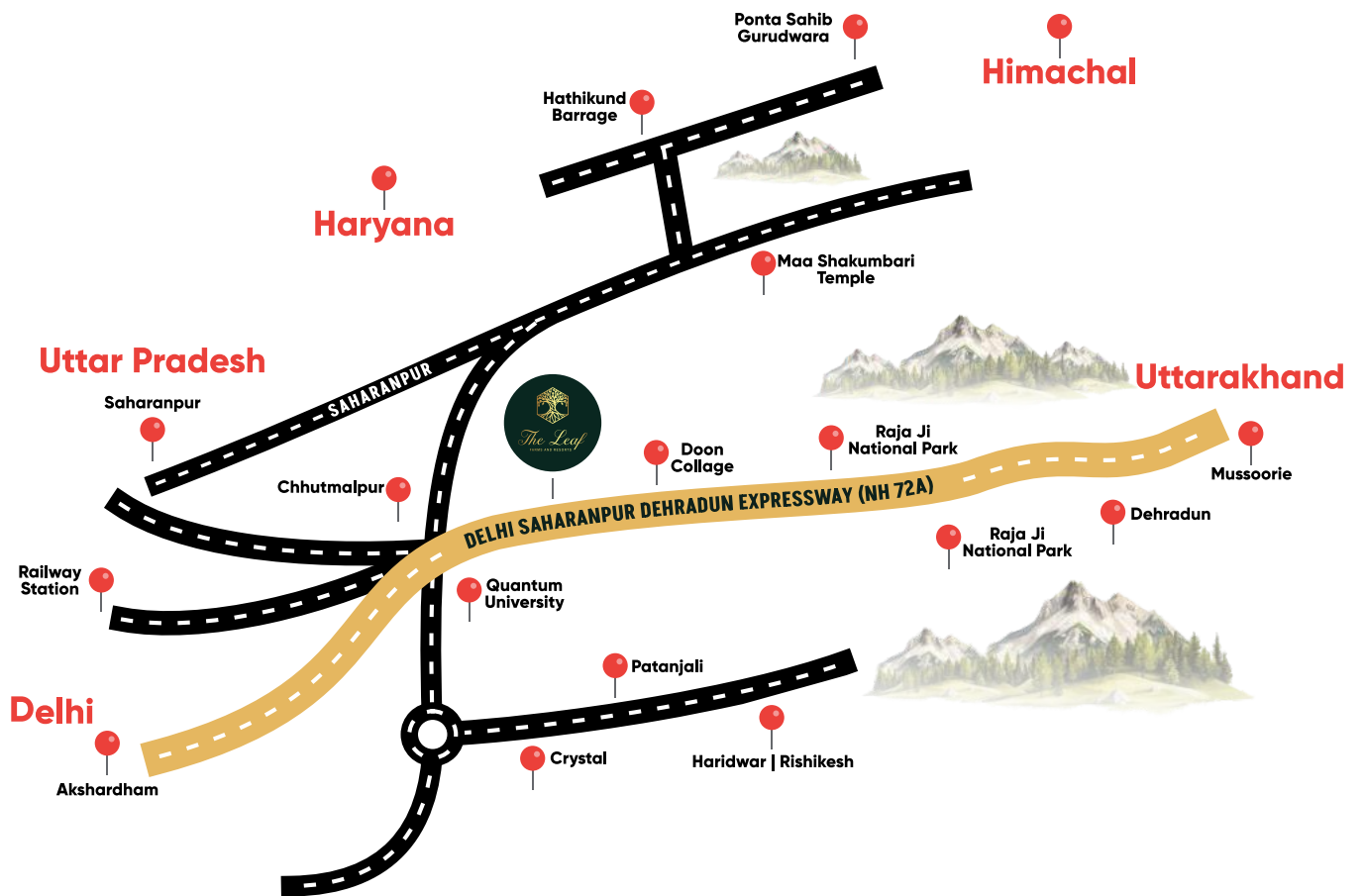
**MUSSOORIE**  
(QUEEN OF HILLS)  
70 Km - 2 Hrs. Approx.

**MAA SHAKUMBHARI  
DEVI TEMPLE**  
35 Km - 50 Mins Approx.





# LOCATION MAP



## EASY ENTRY ACCESS

Seamless Entry to the Project on the Delhi-Saharanpur-Dehradun Highway Strategically Positioned Right Next to the Toll Plaza

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**SIG-NATURE-LIVING**  
**#YourOwnPrivateResort**  
**AWAITS!**





A PROJECT BY



**THE LEAF SITE ADDRESS :**  
DELHI - SAHARANPUR - DEHRADUN HIGHWAY, CHHUTMALPUR, BEHAT  
DISTRICT SAHARANPUR, UTTAR PRADESH 247662

**CORPORATE OFFICE :**  
1-B GF, HAUZ KHAS, NEAR PANSHEEL PARK CLUB, DELHI - 110017

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