

**PRESENTING AN  
INVESTMENT THAT YIELDS  
THE BEST**

**04.02.2022**

**UTTARANCHAL CLUB**

# LOCATION

- BAIL PARAO
- RAMNAGAR
- DISTRICT - NAINITAL
- UTTARAKHAND - 244715

# LOCATION - ADVANTAGE

- VERY CLOSE TO JIM CORBETT NATIONAL PARK, A HIGH DEMAND TOURIST DESTINATION
- SURROUNDED BY 250 HOTELS & RESORTS
- AROUND 60 KM FROM MAJOR HILL STATIONS OF KUMAON SUCH AS NAINITAL, BHIMTAL, BHOWALI, RANIKHET ETC
- 4.5 HOURS DRIVE FROM DELHI/ NCR WITH EXCELLENT ROADS AND CONNECTIVITY.
- NEAR DENSE FOREST

# WHY IS IT IMPORTANT

- COVID-19 WAVE & LOCKDOWNS = THE IMPORTANCE OF CLEAN & OPEN LIVING SPACES
- FRESH AIR, CLEAN WATER ORGANIC HARVEST OWN KITCHEN GARDEN CAN KEEP YOU IN GOOD HEALTH
- INDUSTRY LEADERS ARE ADVOCATING MOVING TO SMALLER CITIES & TOWNS
- INDIAN BILLIONAIRE AND FOUNDER OF ZERODHA, NITIN KAMATH, SAYS ITS TIME TO PACKUP AND MOVE FROM INDIA'S LARGE CITIES TO FARM LIFE

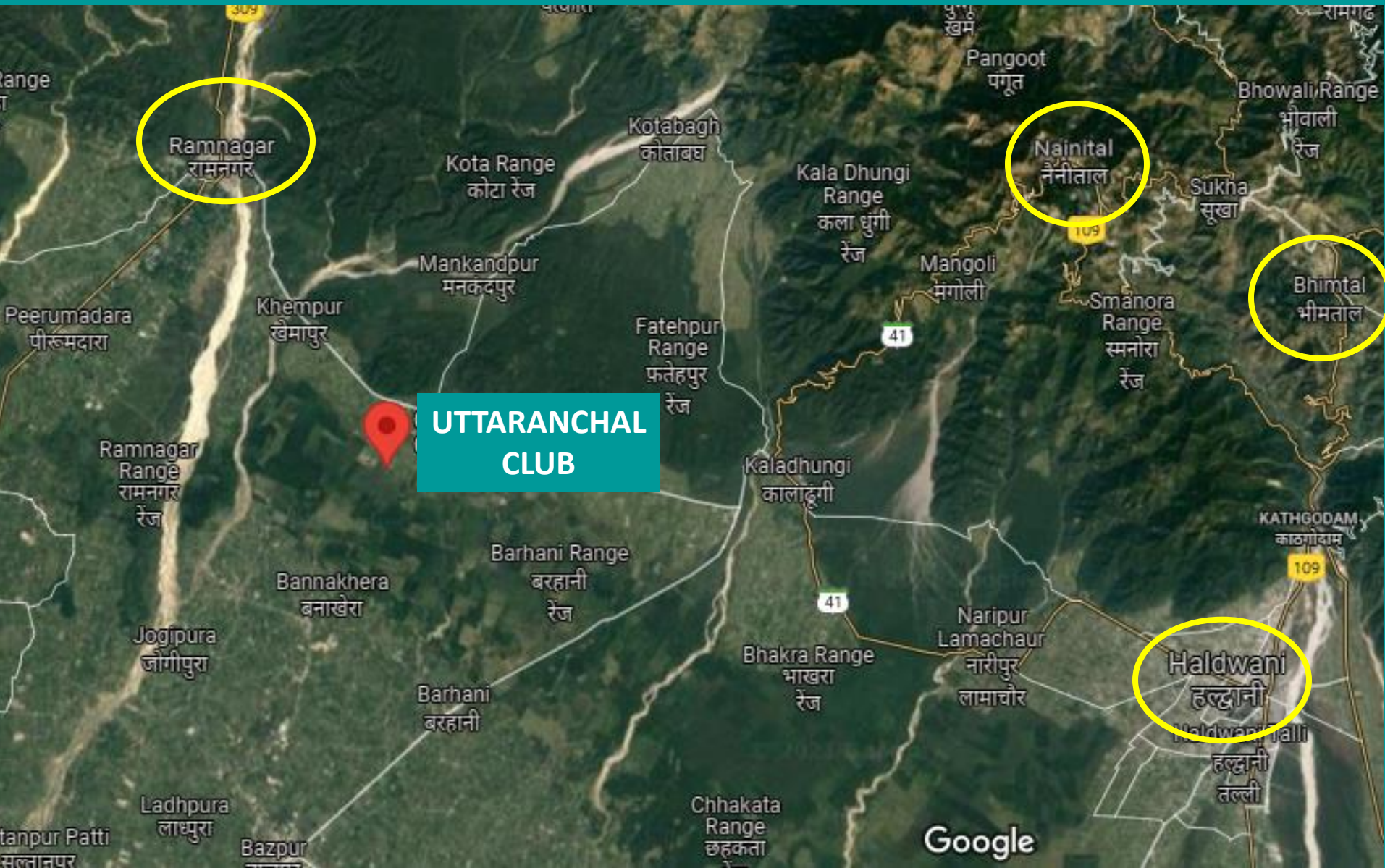
## GROWING IMPACT DUE TO

- DEEP PENETRATION OF HIGH-SPEED INTERNET
- POSSIBLE TO MANAGE WORK FROM ANYWHERE
- INCREASED DEMAND OF FARM COMMUNITY

# PROJECT BRIEF

- UTTARANCHAL CLUB IS NATURE'S PARADISE REDEFINED
- SPREAD OVER AN AREA OF 6.5 ACRES OF LUSH GREENERY
- LOCATED AT CORBETT NATIONAL PARK & IS VERY CLOSE TO THE WILD LIFE SANCTUARY
- IT IS ONE OF THE FINEST AND THE MOST LUXURIOUS SPA RESORT IN CORBETT
- ENJOY THE TRANQUILITY AND SERENITY ENVELOPING ALL OF JIM CORBETT

# GOOGLE LOCATION



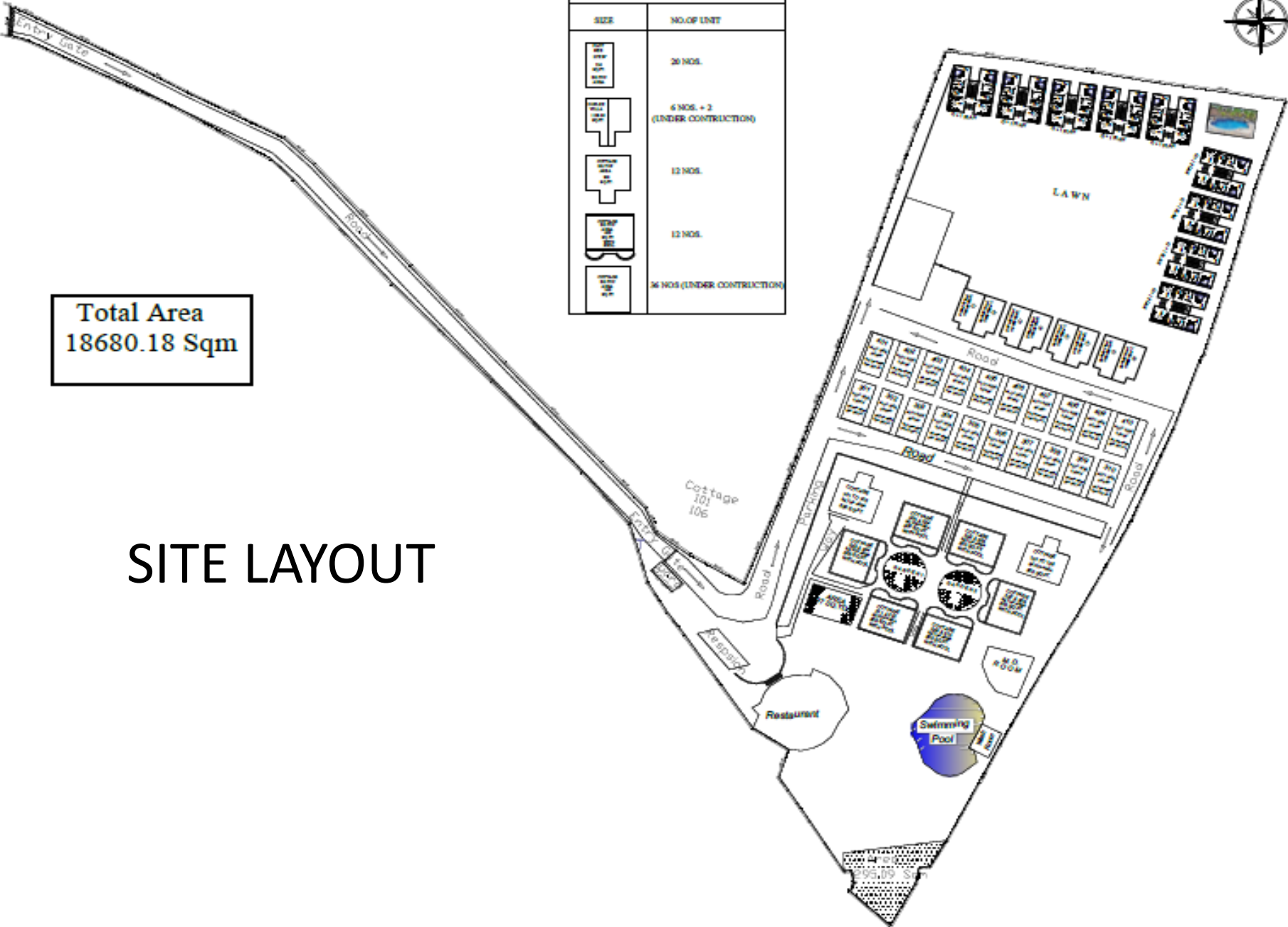


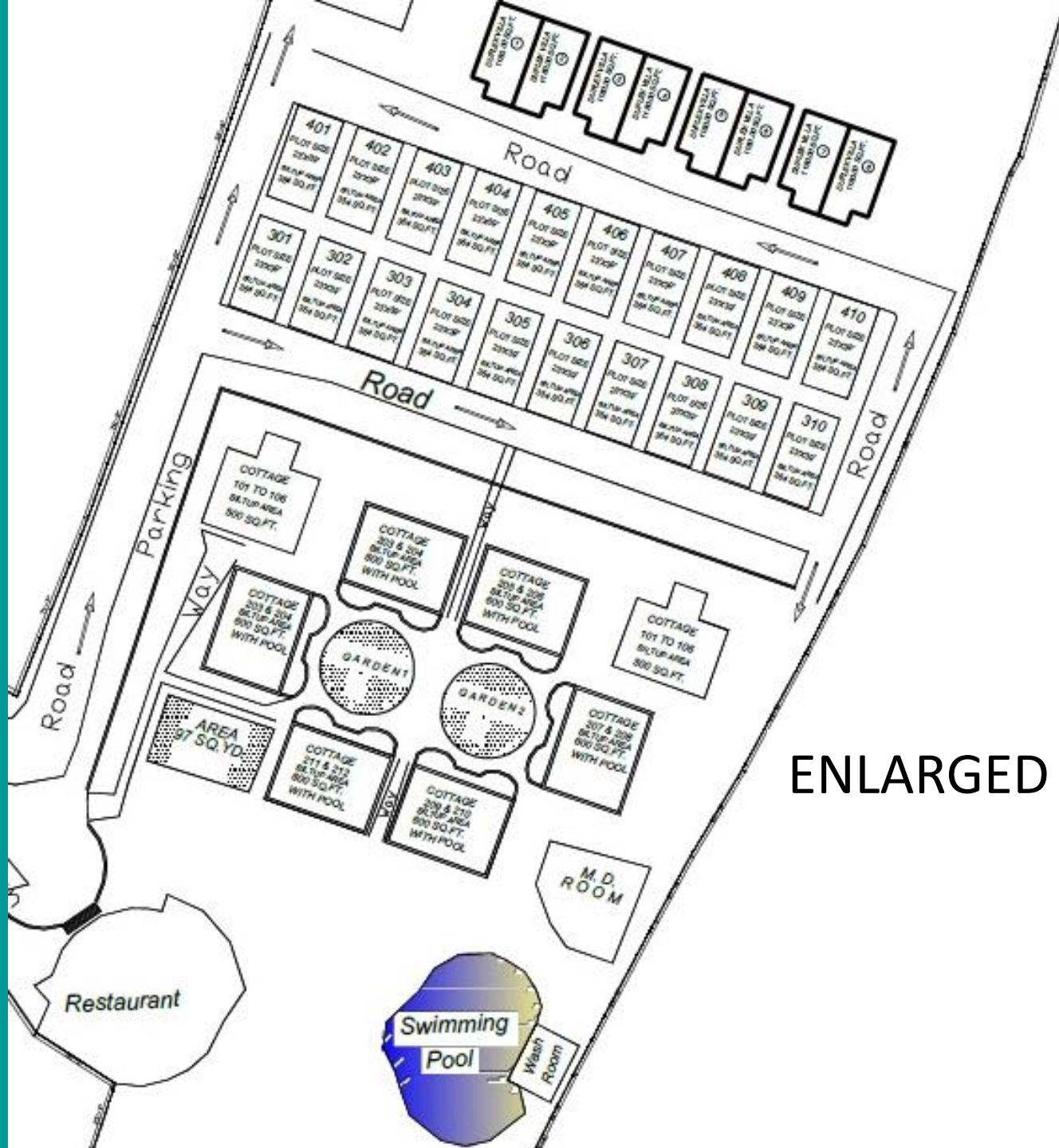


| READY TO MOVE |                                    |
|---------------|------------------------------------|
| SIZE          | NO. OF UNIT                        |
|               | 20 NOS.                            |
|               | 4 NOS. + 2<br>(UNDER CONSTRUCTION) |
|               | 12 NOS.                            |
|               | 12 NOS.                            |
|               | 36 NOS (UNDER CONSTRUCTION)        |

Total Area  
18680.18 Sqm

# SITE LAYOUT





ENLARGED VIEW

# PRODUCT BIFURCATION

- TOTAL AREA – 6.5 ACRES
- TOTAL UNITS – 44 + 6
  - 12 DELUXE ROOMS
  - 12 PRESIDENTIAL SUITE WITH SWIMMING POOL
  - 20 ROW COTTAGES
  - 6 DUPLEX VILLA - GROUND + 1 CONSTRUCTION
- ALL ARE FULLY CONSTRUCTED & FULLY OPERATIONAL
- REGISTRY IS IMMEDIATE ON 100% PAYMENT

# SIZES

| TYPE               | SUPER      | BUILT UP   |
|--------------------|------------|------------|
| DELUXE ROOM        | 650 SQ FT  |            |
| PRESIDENTIAL SUITE | 750 SQ FT  |            |
| ROW COTTAGE        | 100 SQ YDS | 354 SQ FT  |
| DUPLEX VILLA       | 200 SQ YDS | 1180 SQ FT |

# PROPERTY AMENETIES

- GATED COMMUNITY
- 24X7 GUARDS AND CCTV
- COMMON AREA
- MAINTENANCE
- FITNESS CENTRE WITH GYM /  
WORKOUT ROOM
- LUXURIOUS SPA
- CONFERENCE HALL
- RESTAURANT
- TABLE TENNIS, SNOOKER,  
CARROM
- AYURVEDA NATUROPATHY
- SWIMMING POOL
- CHILDREN PLAY AREA

FULLY FURNISHED  
& OPERATIONAL  
ACCOMMODATION



## VILLAS



Double Bed + Mattress + 2 Pillows + cover + quilt



T.V.



Electric Kettle



Curtain



Steam Press



A.C. Split + Fan + Tubelight



Study Table + Chair



Central Table



Towel + Hand Towel



Electrical Hot Plate



Bed Side Lamp



Towel Rack



Crookery + Utensil + Tea Set



Gyser



Small Microwave



Soap Dispenser



Dustbin



Fitting Jaquar Equivalent to Jaquar



washroom Exhaust Fan



Chimney



Rugs



Fridge



Chandeliers



Sofa cum bed



Wall mount fire Place heater



locker



## COTTAGE



Double Bed + Mattress + 2 Pillows + cover + quilt



T.V.



Electric Kettle



Curtain



A.C. Split + Fan + Tubelight



Study Table + Chair



Central Table



Towel + Hand Towel



Bed Side Lamp



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Rugs



Small Fridge



## PRESIDENTIAL SUITE



Double Bed + Mattress + 2 Pillows + cover + quilt



T.V.



Electric Kettle



Curtain



A.C. Split + Fan + Tubelight



Study Table + Chair



Central Table



Towel + Hand Towel



Bed Side Lamp



Towel Rack



Crockery + Utensil + Tea Set



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Soap Dispenser



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washroom Exhaust Fan



Ruga



Small Fridge



Sofa cum bed



Chandeliers



Electrical Hot Plate



Small Microwave



Steam Press



## STUDIO APARTMENT



Double Bed + Mattress + 2 Pillows + cover + quilt



T.V.



Electric Kettle



Curtain



A.C. Split + Fan + Tubelight



Central Table



Towel + Hand Towel



Towel Rack



Soap Dispenser



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Gyser



washroom Exhaust Fan



Small Fridge



# ACTUAL PICTURES





PRESIDENTIAL  
SUITES

DELUXE  
ROOMS

COTTAGES

DUPLEX VILLAS













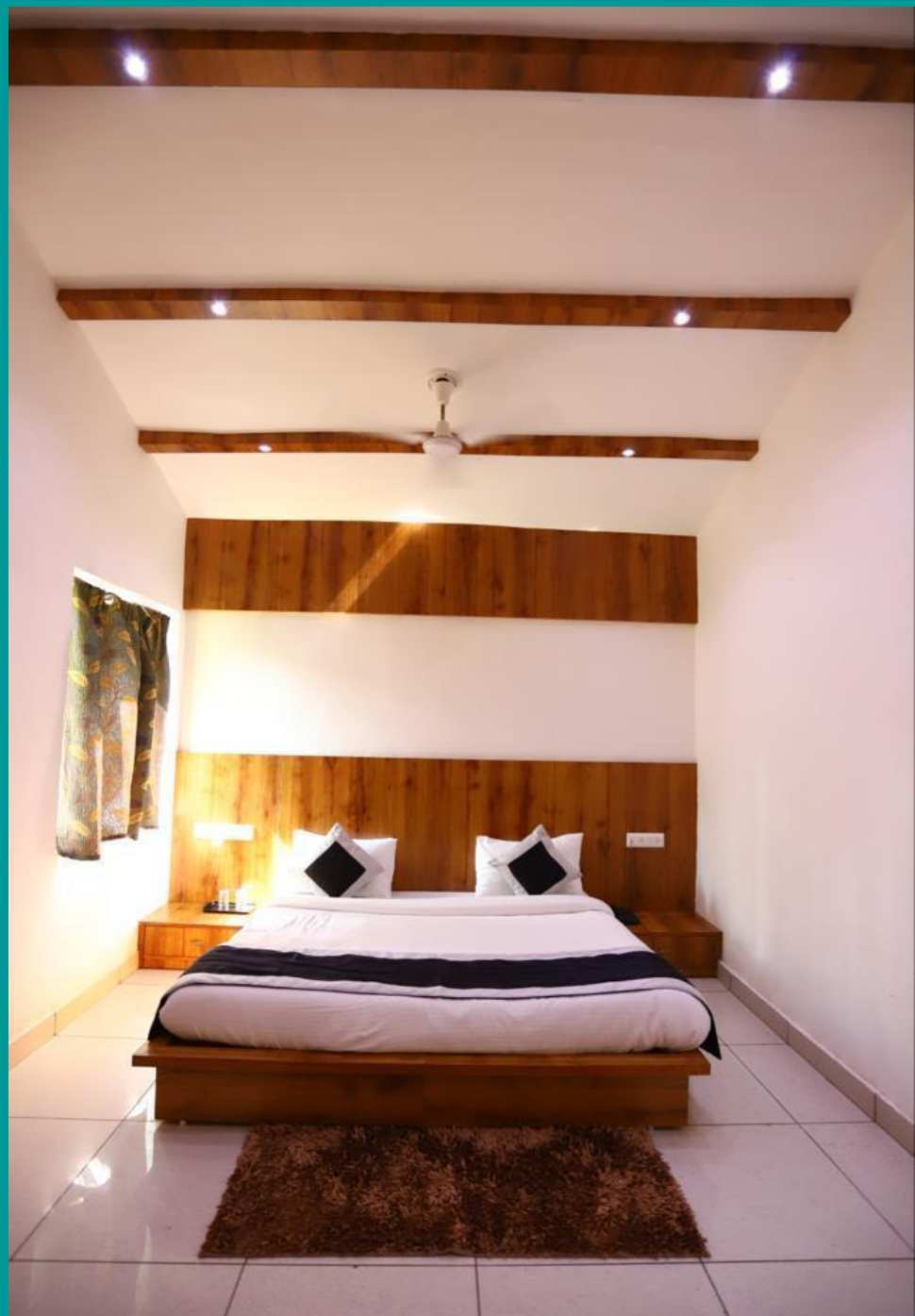
## INTERIOR VIEWS











## **EXISTING AVERAGE ROOM TARIFFS**

- **DELUXE ROOMS - RS. 3500 PER NIGHT**
- **PRESIDENTIAL SUITE WITH SWIMMING POOL - RS. 6500 PER NIGHT**
- **ROW COTTAGES - RS. 4500 PER NIGHT**
- **DUPLEX VILLA – RS. 8500 PER NIGHT**
- **FOOD + TAXES EXTRA**

# PRICELIST

- **DELUXE ROOM – RS. 27.5 LACS**
- **COTTAGE – RS. 35 LACS**
- **PRESIDENTIAL SUITES – RS. 50 LACS**
- **DUPLEX VILLA – RS. 65 LACS**
- RS.1 LAKH CLUB MEMBERSHIP CHARGES
- EDC RS.100/- PER SQFT
- RS.30,000/- ELECTRICITY & WATER CONNECTION

# PLC CHARGES

- UNITS 201-202, 207-208 – 7%
- UNITS 203-206, 209-2012 – 10%
- UNITS 301-310 – 7%
- UNITS 401-410 – 3%
- DUPLEX VILLAS – 7%

# ASSURED INCOME & OFFERS

- **7% PER YEAR LEASE GUARANTEE FOR 4 YEARS**
- **AFTER 4 YEARS AS PER A PRE-DECIDED REVENUE SHARING MODEL**
- **30 NIGHTS FREE STAY – TO BE REDEEMED AS 6 NIGHTS/ 7 DAYS FOR 4 TIMES IN AN YEAR**
- MIN. TARIFF WILL BE CHARGED IN CASE OF EXTRA STAY
- TERMS & CONDITIONS APPLY

# PAYMENT PLAN

- 10% ON BOOKING
- 80% WITHIN 30 DAYS OF BOOKING
- 10% WITHIN 60 DAYS OF BOOKING
- REGISTRY IS IMMEDIATE ON 100%  
PAYMENT



# RTGS DETAILS

**A/C NAME : CORBET NATURECRAFT LLP**

**AC NO : 5151656735**

**IFSC : CBIN0285097**

**BANK : CENTRAL BANK OF INDIA**

**HAPPY SELLING!!!**