



## INDIA'S LARGEST RESORT STYLE HOLIDAY HOME TOWNSHIP



### • Key Features

- River Side Residences & Development.
- 4 Hours from Delhi-NCR.
- Surrounded by Reserve Wildlife Forest.
- Luxury Resorts with 5 star Amenities.
- Upto 15% Assured Return.
- Pollution Free Air & Natural Living.
- Plots and Developed Land.
- Plot size :-500, 1000, 2500, 5000 Yards.
- Total land: 600+ Acres.

### • Near by Attractions



Nainital  
2 Hours



Haridwar  
2 Hours



Kainchi Dham  
2.5 Hours



Rishikesh  
3 Hours



Delhi NCR  
4 Hours



Amangarh Tiger  
Reserve - 10 Min

## • Project Snapshot

- Phase 1 - 70 Acres.
- Resort managed by 5 - Star Hospitality Chain.
- Plot Size: 500, 1000, 2500, 5000 sq yards.



## 5 Star Resort & Destination Wedding Zone

Approx 200 Villa's Community, Fine-Dine Restaurant , Pubs & Bars , Discs & Clubs  
Swimming Pool , Party Hall , Lush Green and Landscaped Garden.

## 35+ Premium Amenities

1. Gated Township
2. 3-Tier Security
3. Fully Equipped Club House
4. Volleyball Court
5. Badminton Court
6. Lawn Tennis Court
7. Indoor Swimming Pool
8. Wellness Center
9. Fitness Centre
10. Yoga Centre
11. Meditation Centre
12. Open-Air Theatre
13. Temple
14. Indoor Games (Chess, Snooker, etc.)
15. Projector Room for Corporates
16. Box Cricket Arena
17. Archery Arena
18. Bonfire Area
19. Indoor Celebration Hall
20. Mud Spa
21. Internal Movements By Golf Cart
22. Riverside Cycling & Jogging Tracks
23. Horse Riding
24. Kid's Play Zone
25. Dart Shooting Range
26. Air Gun Shooting Arena / Range
27. In-House Mini Theatre
28. Artificial Lake & Water Bodies
29. Boating & Kayaking
30. Water Sports
31. SPA Center
32. 24 x 7 Medical Facility
33. Multi-Deck Watch Tower
34. Basketball Ground
35. Star Gazing Deck
36. Commercial Space
37. EV Charging Station

## • Opportunities

- Pollution Free Resort Style Green Holiday Homes.
- Dual Benefit - Rental Income + Long-Term Appreciation.
- Limited availability near a world-famous wildlife destination.
- Constant tourist inflow throughout the year ensures consistent ROI.
- Strategic location with strong business and leisure appeal.