

THE ROYAL NATURE'S

MUKTESHWAR, NAINITAL (UK)

In our Eco Friendly Project on Hill. The Royal Nature's Unleash and rejuvenate your lifestyle. It is our privilege to have the opportunity to brief you about and extremely exiting investment opportunity of buying our Eco-Friendly right in the lap of Nature, Surrounded by dense forest and tall Himalayan range in Mukteshwar, Nainital. Free hold Himalaya view and Lush Green Valley View Plot available in a fully developed society in Nainital. We don't offer readymade project, We customize them for you. Book your dream home in the lap of Himalaya. The Royal nature's has 180o panoramic view of forest covered valley and the Mighty Himalayan Peaks (Best view between September to February) with Mukteshwar city view.

PLOT

CONSTRUCTION

FARMING

RESORTS



Benefits of The Royal Nature's

- ★ Gated society with Affordable price.
- ★ Lush Green Valley View.
- ★ Sweeping view of Snow clad Himalaya's.
- ★ Best location for your Holiday and Second Home.
- ★ Nature by Nature.
- ★ Great weather throughout the year with temperature ranging from 4oc to 23oc.
- ★ Area Suitable for all mountains fruit like Apple, Peach, Plum Etc.
- ★ Situated on Kathgodam, Bhimtal to Mukteshwar State Highway.
- ★ Close to world famous Mukteshwar Dham Temple.
- ★ Very strategic location.
- ★ Snowfall every year from December to March.
- ★ 40 Naali paid up land, on spot registry of plot.
- ★ Limited plot of 200 square yard and 300 square yard.
- ★ Project at the Height of 7400 ft above sea level.
- ★ Amazing surrounding Nature for Peace and Healthy life.
- ★ Spread over 2 Acres of land with Gated Society.
- ★ Nearby market is Dhanachuli Band and Bhatolia (In 5 minute drive from site).
- ★ All Essential facilities Such as Bank, ATM, School, Hospital, Petrol pump and Market located nearby.
- ★ Every plot connected to Road.
- ★ Enjoy a hustle free, opulent lifestyle in Mukteshwar, Nainital.
- ★ Our idea is to initially hand over plot, then construct a house, followed by landscaping with kitchen garden and fruit tree's.
- ★ Surrounded by many hotels and Resort like. Lemon tree, Te-aa-ro-ha, Justa Etc.
- ★ Tremendous resale potential.
- ★ Natural Water Swale Close to site.

The Images of Actual Site



Valley view



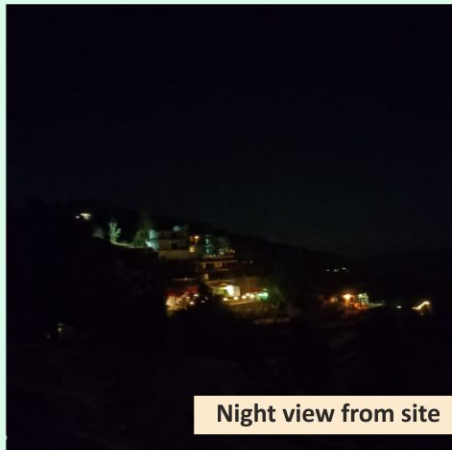
Lush green valley



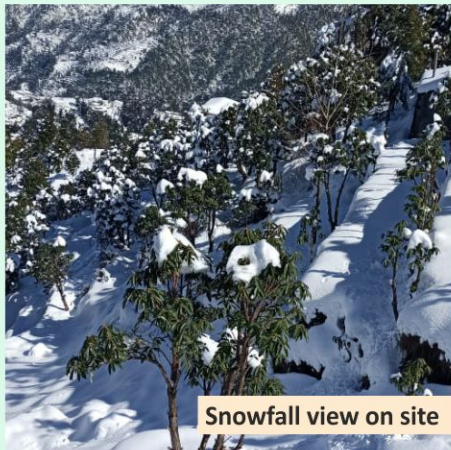
Fruit tree



Himalayan view from site



Night view from site



Snowfall view on site



Road development on site

Near by Tourist Attraction's



Feature of The Royal Nature's



16ft. Internal Road



Gated society



Fence 8ft.



Water



CCTV Camera



24x7 Security



Street Solar Light



Guard Room

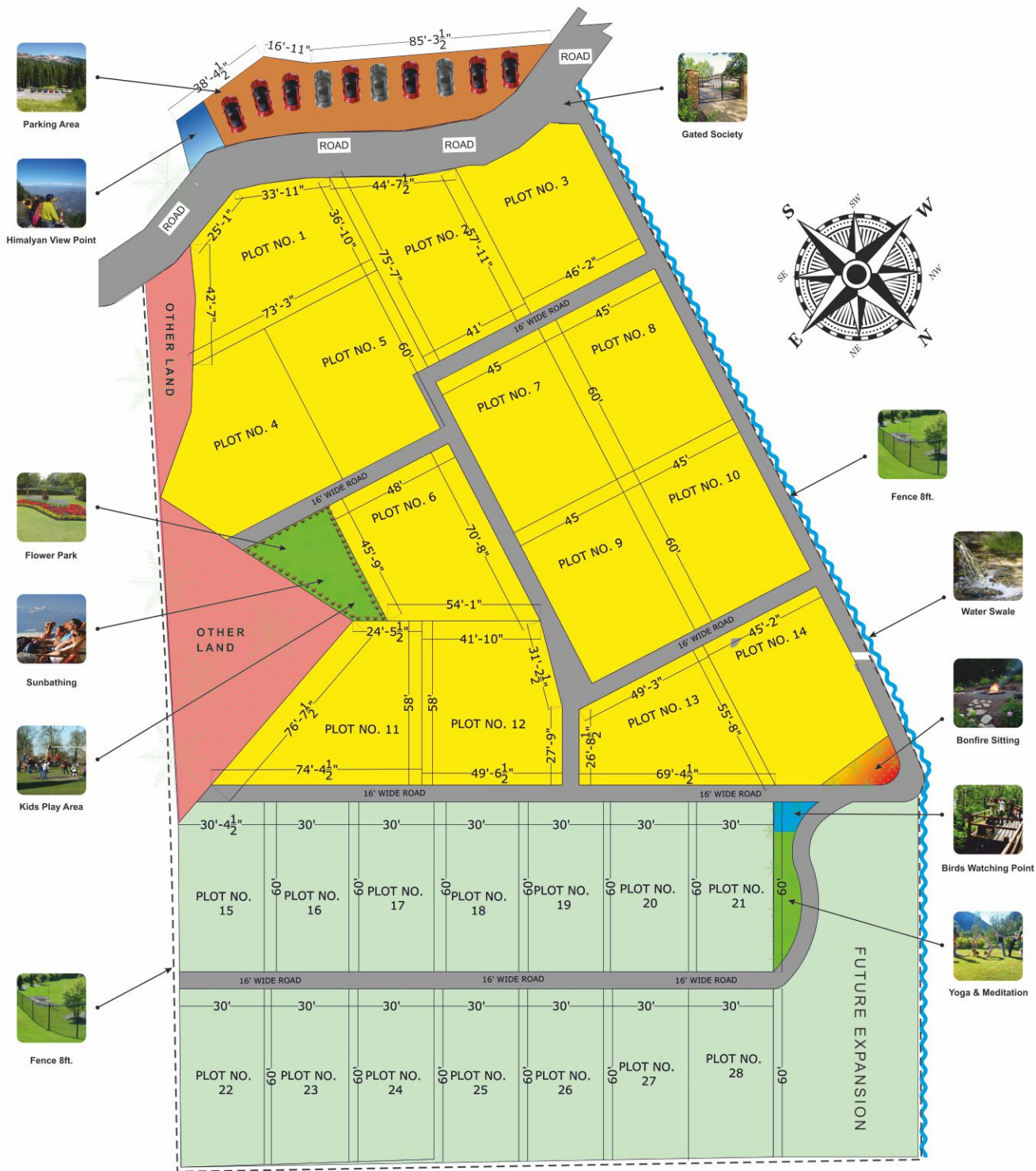
Things to do

- ★ Parking Area
- ★ Flower Park
- ★ Bonfire Sitting
- ★ Kids Play Area
- ★ Sunbathing
- ★ Birds Watching Point
- ★ Yoga, Meditation
- ★ Himalyan View Point



Site Project Layout

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P.N.	AREA IN SQ.FT.	AREA IN NALI
1	2700 SQ.FT.	1.25 NALI
2	2700 SQ.FT.	1.25 NALI
3	2700 SQ.FT.	1.25 NALI
4	2700 SQ.FT.	1.25 NALI
5	2700 SQ.FT.	1.25 NALI
6	2700 SQ.FT.	1.25 NALI
7	2700 SQ.FT.	1.25 NALI
8	2700 SQ.FT.	1.25 NALI
9	2700 SQ.FT.	1.25 NALI
10	2700 SQ.FT.	1.25 NALI
11	2700 SQ.FT.	1.25 NALI
12	2700 SQ.FT.	1.25 NALI
13	2160 SQ.FT.	1.0 NALI
14	3240 SQ.FT.	1.5 NALI
15	1800 SQ.FT.	.83 NALI
16	1800 SQ.FT.	.83 NALI
17	1800 SQ.FT.	.83 NALI
18	1800 SQ.FT.	.83 NALI
19	1800 SQ.FT.	.83 NALI
20	1800 SQ.FT.	.83 NALI
21	1800 SQ.FT.	.83 NALI
22	1800 SQ.FT.	.83 NALI
23	1800 SQ.FT.	.83 NALI
24	1800 SQ.FT.	.83 NALI
25	1800 SQ.FT.	.83 NALI
26	1800 SQ.FT.	.83 NALI
27	1800 SQ.FT.	.83 NALI
28	1800 SQ.FT.	.83 NALI

A BLOCK (300sq.yd) B BLOCK (200sq.yd)

TOTAL LAND AREA = 40 NAALI



MARAJ INFRA
COMMITTED TO PEOPLE

Presents

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MUKTESHWAR, NAINITAL (UK)

Price list & payment
Down payment plan

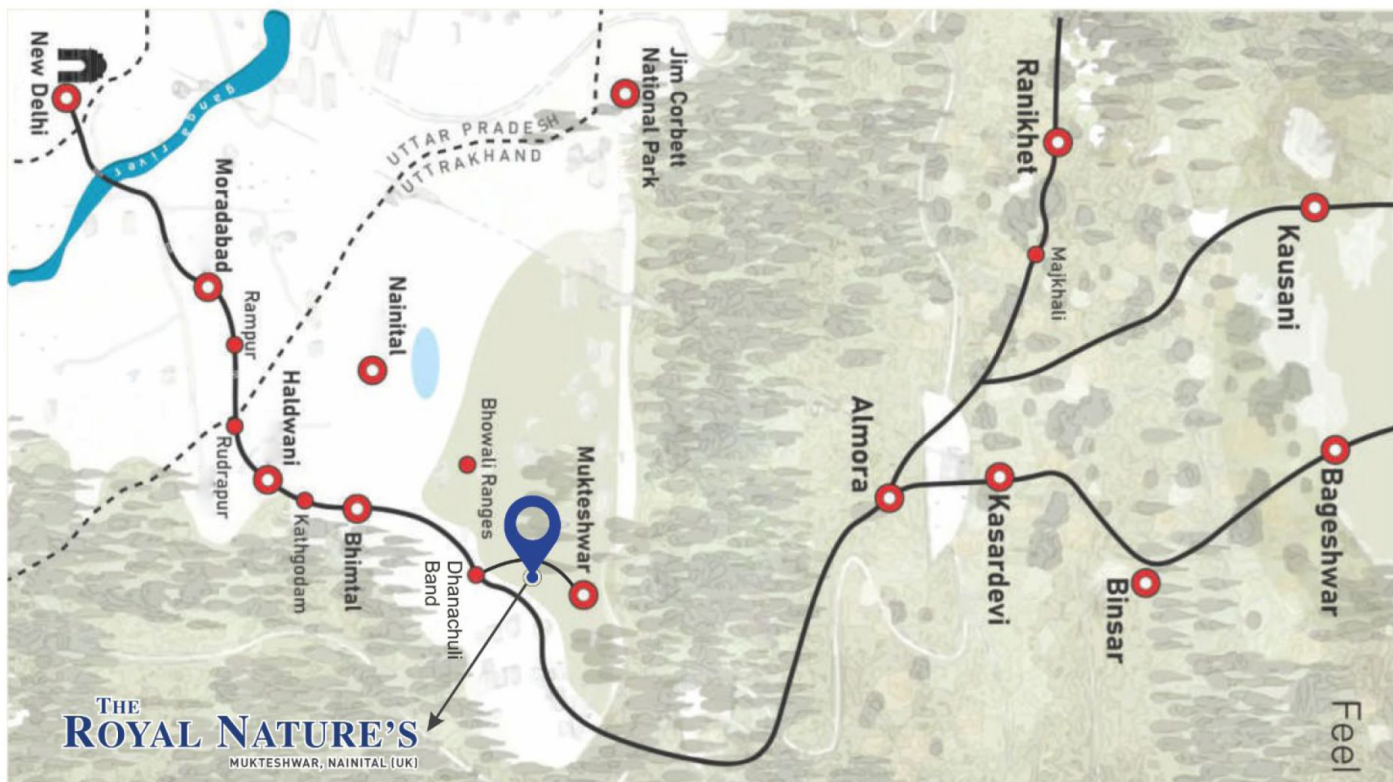
(A Block) Rs 36,00,000/- (300 sq. yards)	
Schedule	Amount
Booking Amount	25 %
Within 30 days from the Date of booking	25 %
Within 60 days registry from the Date of booking	50 %

(B Block) Rs 24,00,000/- (200 sq. yards)	
Schedule	Amount
Booking Amount	25 %
Within 30 days from the Date of booking	25 %
Within 60 days registry from the Date of booking	50 %

Other Charges	
EDC (External Development Charges)	10%
PLC (Preferential Location Charges)	10%

- Note:
- Indicated above are subject to revision at the discretion of the company.
 - Prices ruling on the date of booking and its acceptance by the company shall be applicable.
 - Cheque /draft/RTGS/IMPS should be drawn in favour of "Maraj Infra Pvt. Ltd".

Site Connectivity



Distance From The Royal Nature's			
Delhi	327km.	Nainital Lake	40km.
Haldwani	50km.	Ranikhet	78km.
Kathgodam Railway Station	45km.	Almora	72km.
Bhimtal	29km.	Jim Corbett	87km.
Bhateliya Market	6km.	Binsar	65km.
Bhowali	32km.	Dhanachuli Band	01km.

CAR

The drive from New Delhi to The Royal Nature's is around 327 km and takes roughly 6-7 hours on a recently built 6-lane highway with great views of the countryside and transcendent lush greenery through the forests and the hills.

TRAIN

The nearest railway station is located 45 km from the site in Kathgodam, at the foothills of the Kumaon hills. Kathgodam railway station has good connectivity from all major railway stations in India, with daily trains coming in from various parts of the country. The short drive up to the site is an experience in itself.

AIR TRAVEL

The nearest airport to Mukteshwar is located 75km from the site in Pantnagar. Direct, daily flights to Pantnagar operate from major metros. The second nearest airport with daily flight connectivity is Bareilly airport. The drive from Pantnagar or Bareilly to the Royal Nature is a beautiful and scenic hill drive. Delhi International Airport is the closest international airport to our site.