

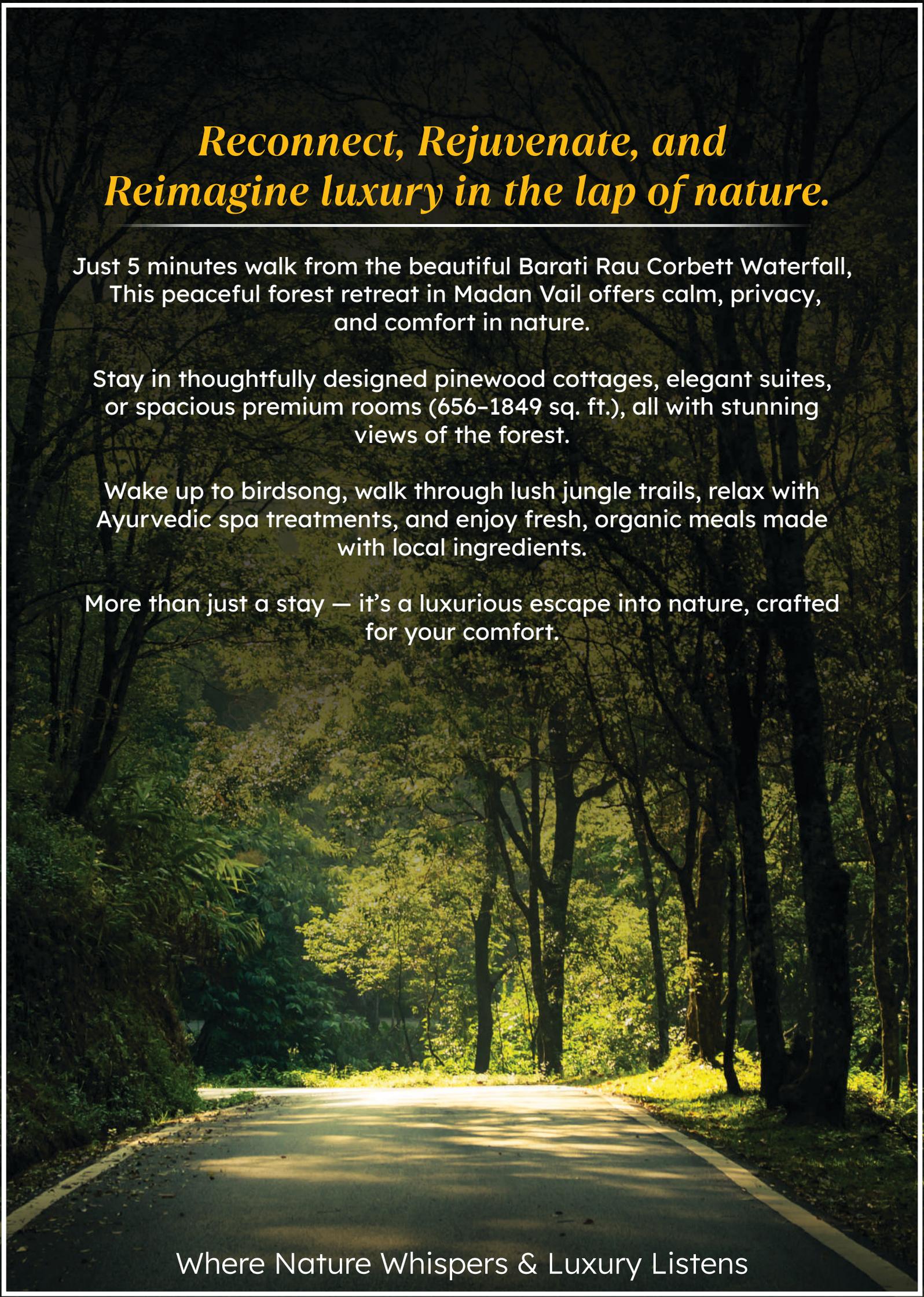
# ADVAITAM

by **vserve**  
group

*Where Nature Silences the Noises*

*Forest view Resort by Vserve*

Jim Corbett, Ramnagar



*Reconnect, Rejuvenate, and  
Reimagine luxury in the lap of nature.*

Just 5 minutes walk from the beautiful Barati Rau Corbett Waterfall, This peaceful forest retreat in Madan Vail offers calm, privacy, and comfort in nature.

Stay in thoughtfully designed pinewood cottages, elegant suites, or spacious premium rooms (656–1849 sq. ft.), all with stunning views of the forest.

Wake up to birdsong, walk through lush jungle trails, relax with Ayurvedic spa treatments, and enjoy fresh, organic meals made with local ingredients.

More than just a stay — it's a luxurious escape into nature, crafted for your comfort.

Where Nature Whispers & Luxury Listens

# Site Plan

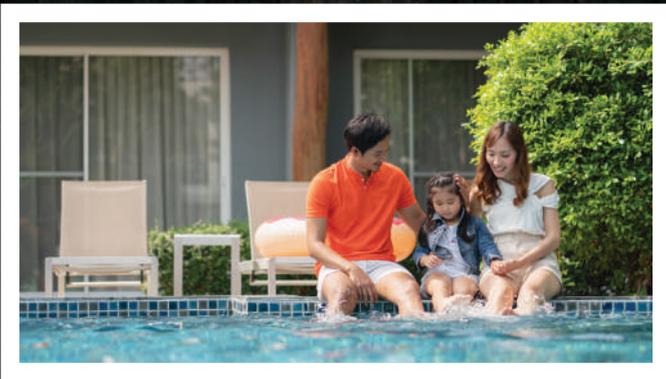


- 01 RECEPTION BLOCK
- 02 CONFERENCE HALL / RESTAURANT ABOVE
- 03 PREMIUM ROOM BLOCK
- 04 EXECUTIVE ROOM BLOCK
- 05 FAMILY SUITE BLOCK
- 06 HUT TYPE-I (RECTANGULAR)
- 07 HUT TYPE-II (ROUND)
- 08 CLUB
- 09 POOL
- 10 KIDS POOL
- 11 GOLDEN TINTS
- 12 THE TRANQUIL PAVILION
- 13 SMALL LAWN
- 14 BIG LAWN
- 15 KIDS LAWN
- 16 SEATING KIOSK
- 17 PARKING
- 18 BACK END SERVICE/ STAFF ACCOMMODATION
- 19 SERVICE LANE
- 20 SERVICE

# Accommodation Types

## 01 Pine Wood Cottages

Cozy, nature-inspired stays crafted from pinewood, offering warmth and charm amidst the forest.

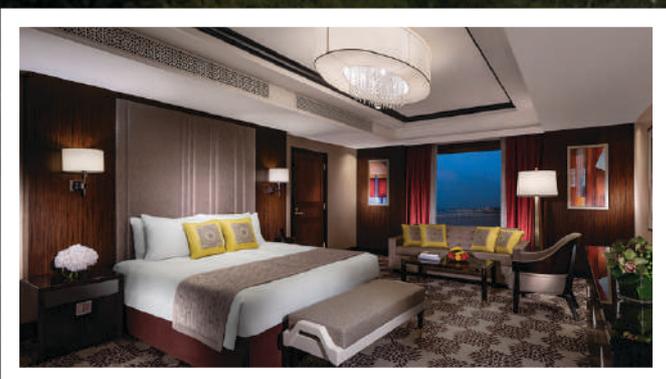
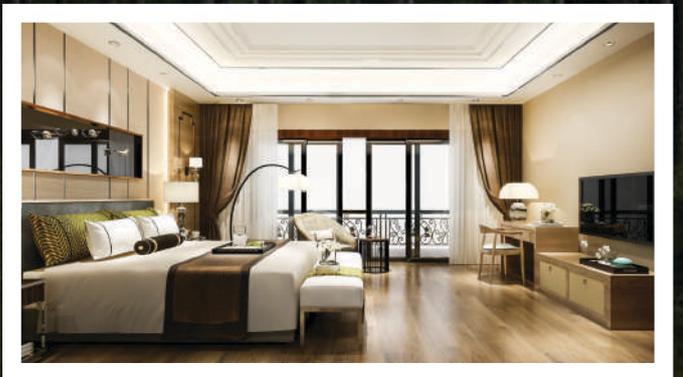


## 02 Family Suites

Spacious and thoughtfully designed for families, combining comfort, privacy, and stunning green views.

## 03 Premium Rooms

Elegant spaces with modern amenities and panoramic forest views for a refined yet peaceful stay.



## 04 Executive Rooms

Perfect for solo travelers or couples seeking style and convenience in a serene natural setting.

Note: Images shown are for reference only and may differ from the actual site.

A dark, atmospheric photograph of a forest path. The path is a narrow, light-colored trail that winds through a dense forest of tall, thin trees. The lighting is low, creating a moody and somewhat mysterious atmosphere. The trees are mostly dark green and brown, with some lighter green foliage visible in the background. The overall tone is dark and naturalistic.

# FLOOR PLANS

# Premium Room



6'-0" WIDE PASSAGE

**ALL AREA IN SQ.FT**

Carpet area	Balcony Area	Wall Area	Unit Built up Area	Super Area
321	67	47	435	656

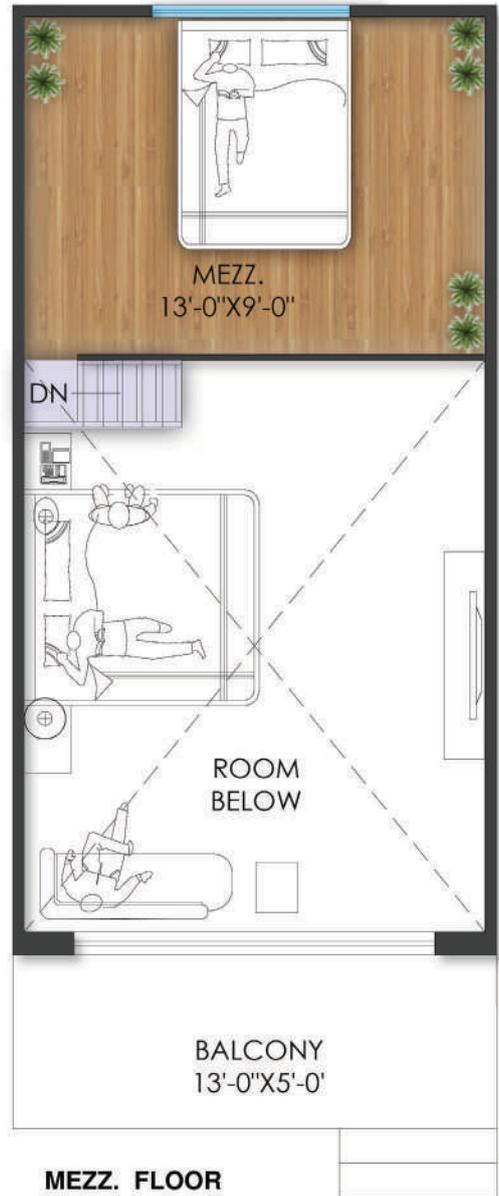
# Executive Room



## ALL AREA IN SQ.FT

Carpet area	Balcony Area	Wall Area	Unit Built up Area	Super Area
359.3	70	64	493	743

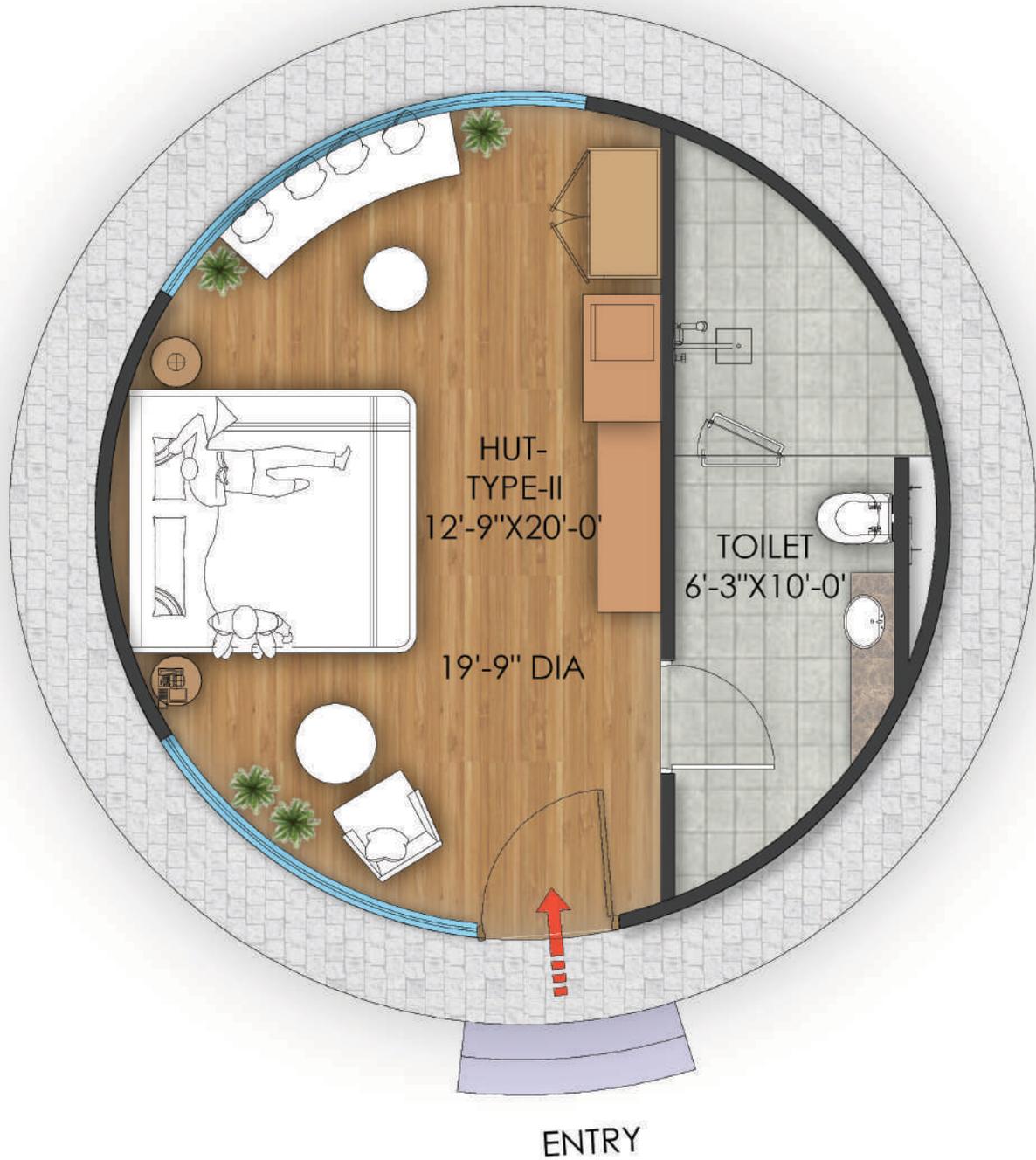
# Hut Type-I



**ALL AREA IN SQ.FT**

Carpent area	Balcony Area	Wall Area	Unit Built up Area	Super Area
462.52	25	34	522	787

# Hut Type-II



**ALL AREA IN SQ.FT**

Carpet area	Balcony Area	Wall Area	Unit Built up Area	Super Area
286		19	305	460

# Family Suites



## ALL AREA IN SQ.FT

Carpets area	Balcony Area	Wall Area	Unit Built up Area	Super Area
781	246	199	1226	1849

# *Professionally Managed By 5 Star Hospitality Chain*

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High Return on Investment  
Ensuring Higher Occupancy  
Peace of Mind



A dark, moody photograph of a forest path. The path is a light-colored dirt road that curves through a dense forest of tall, thin trees. The lighting is low, creating a sense of mystery and tranquility. The text 'WORLD CLASS AMENITIES' is overlaid in a white, serif font, centered on the image.

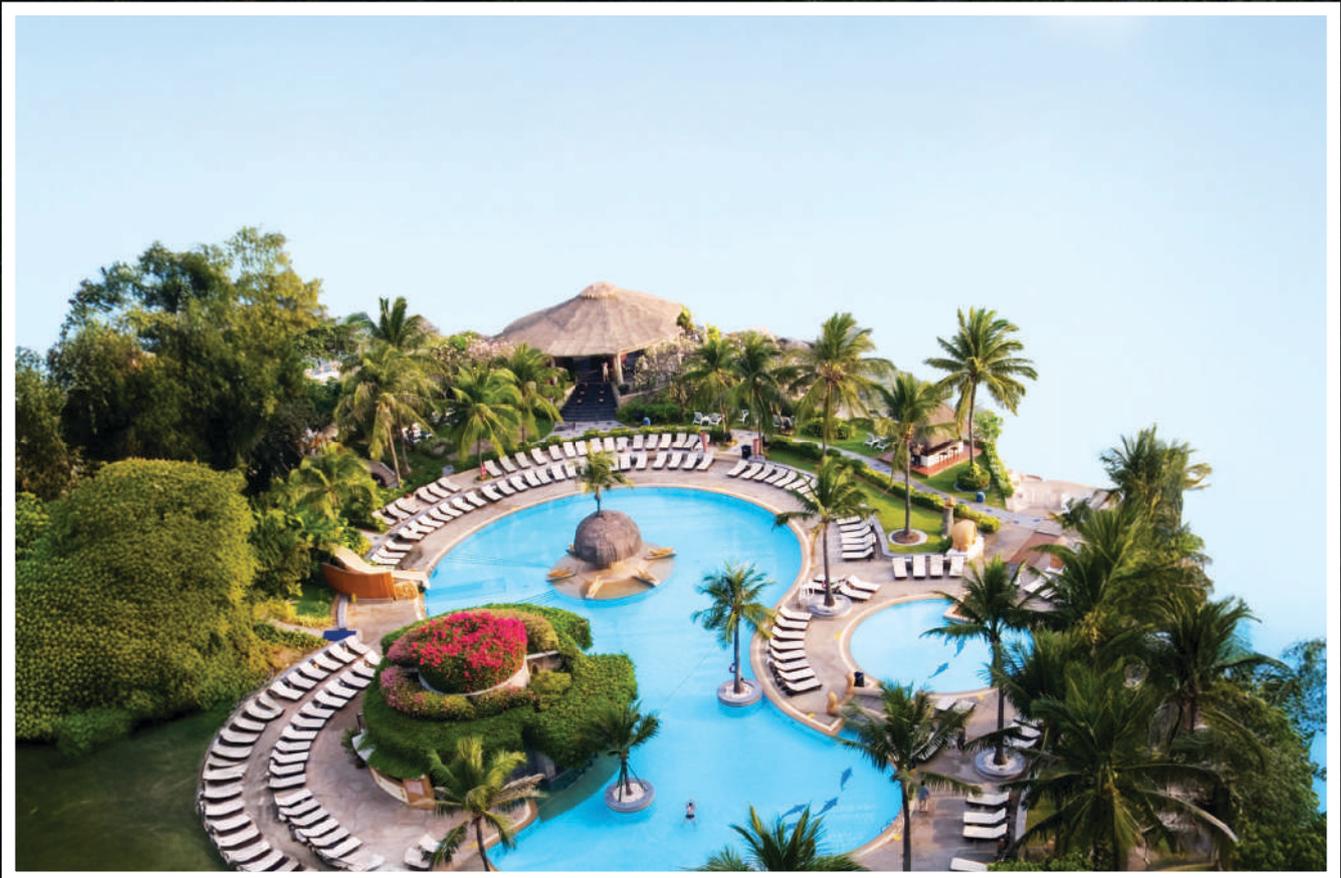
WORLD CLASS  
AMENITIES

# PLUNGE POOL

A private dip, a world away



# Curated Poolside Fun For Families & Groups



## Club House



# Well-Equipped Conference Hall



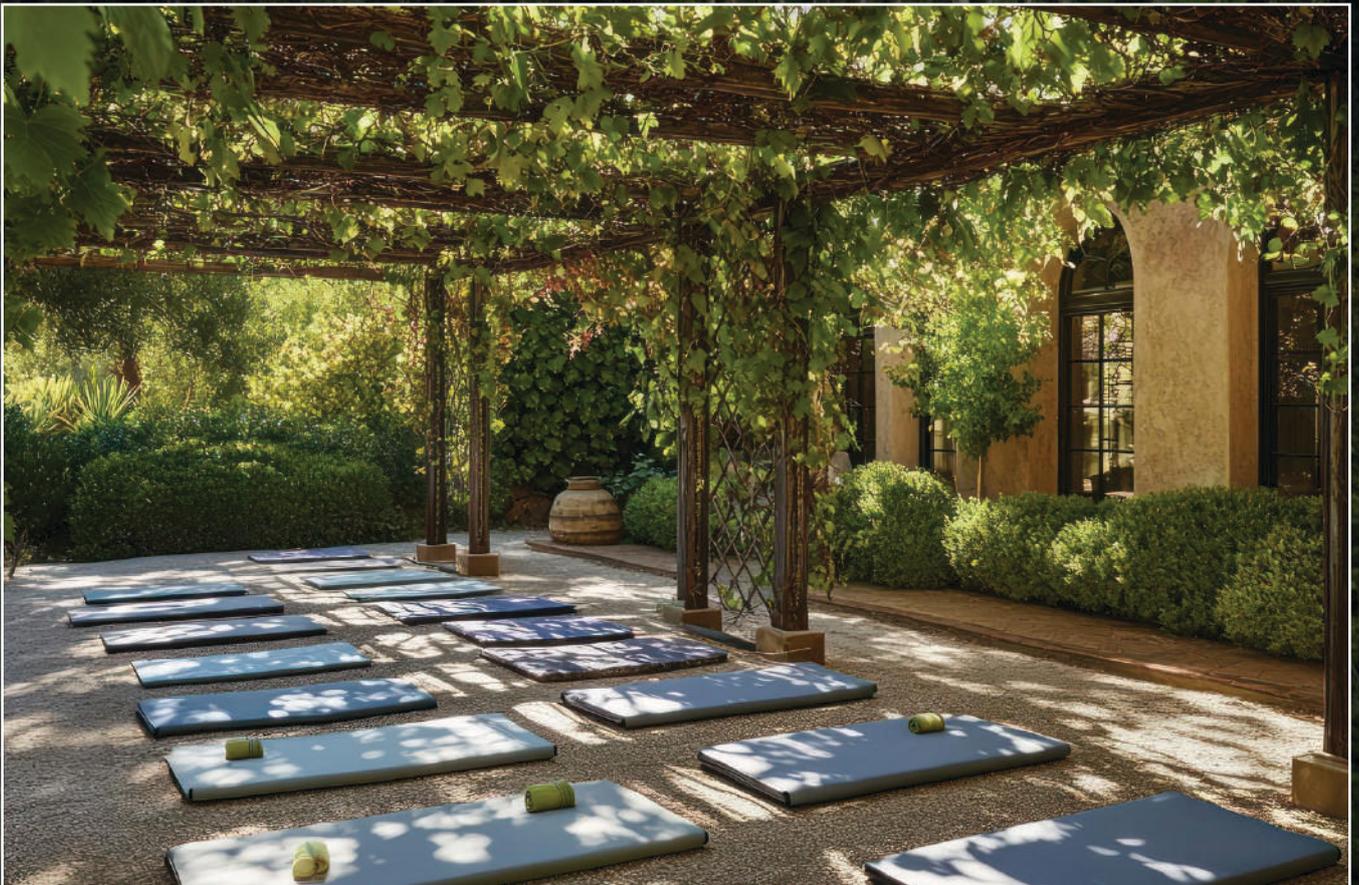
# Fine-Dining Restaurant



# Rejuvenating Spa



# Wellness Courtyard



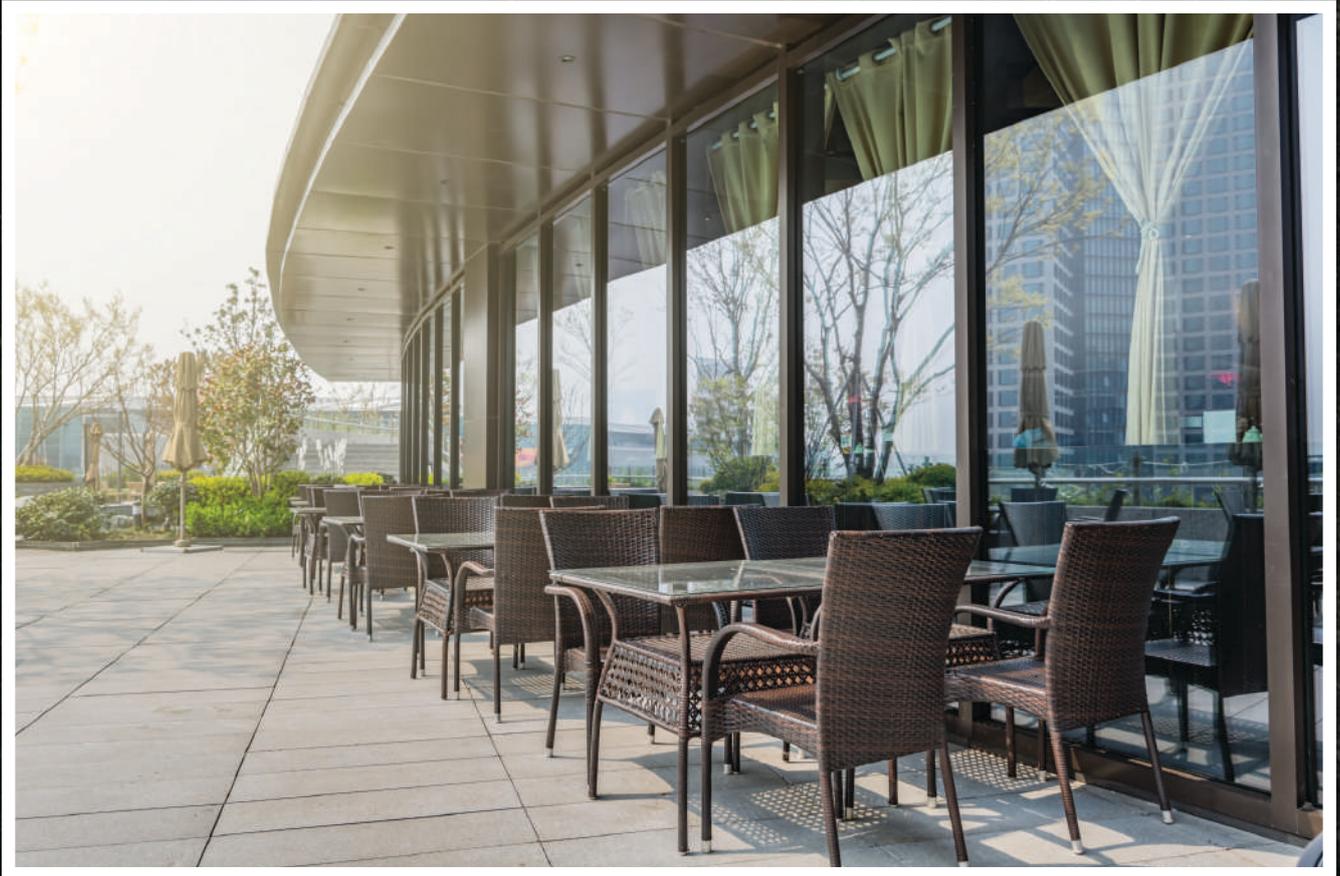
# Children's Play Area



# Lush Lawn



# Open Terrace Restaurant

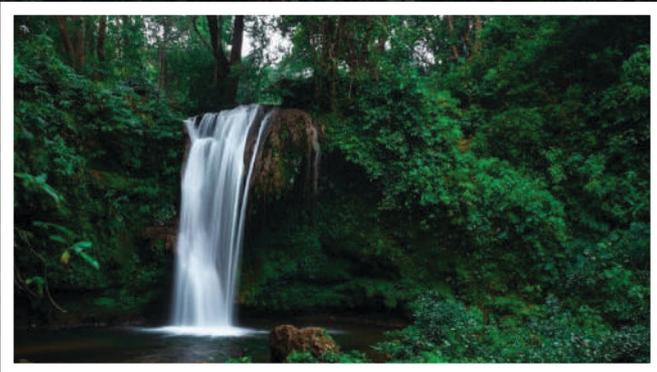


# Celestial Stargazing



# *Proximity to*

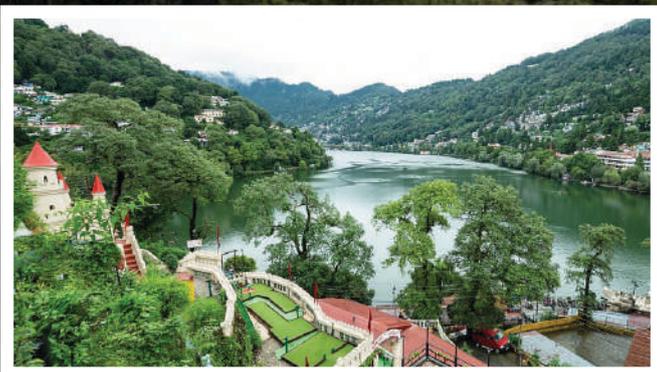
Barati Rau  
Waterfall  
5 Mins Walk



Corbett Falls  
10 Mins Drive



Jim Corbett  
National Park  
15 Mins Drive



Nainital  
1 Hour Drive

# Pricing

Property Type	Numbers	Launch Price (each unit)	
Premium Rooms	54	Rs. 65,00,000	
Executive Rooms	32	Rs. 75,00,000	
Pine Wood Cottages	9	Rs. 90,00,000	
Family Suites (2 rooms with Drawing)	4	Rs. 1,50,00,000	
Total	99		

## Terms & Conditions:

1. Registry, Stamp Duty, GST or any other taxes shall be payable by Allottee / Buyer / Owner, as per Govt. norms as applicable from time to time till the ownership of Unit
2. Prices can be revised without any notice at the Company's discretion
3. Areas mentioned above are tentative & may vary +/- 10%
4. All Cheques /DD to be drawn in favor of "Vserve Proptech Pvt. Ltd."

# Payment Plan

## Down Payment Plan

Stage	Percentage of Deal Value to be paid
At the time of Booking	10%
Within 45 days of Booking	80%
At offer of Possession	10%

Assured Return of 12 % till offer of possession from the date of 90% payment

## Time Linked Plan

At the time of Booking	10%
Within 45 days of Booking	40%
At the completion of structure	25%
At offer of Possession	25%

Assured Return of 10 % till offer of possession from the payment

## *Key Pointer / Benefit for Investors*

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1. Professionally managed by 5 Star Hospitality Chain
  2. \*12 % Assured Annual Return till offer of possession
  3. \*7% Annual Return Assurance from offer of Possession
  4. Revenue Sharing of 40% of Net Room Revenue from 4<sup>th</sup> year onwards
  5. 12 nights free stay every year (saleable / transferrable)
  6. \*One Big Free Event for 2 nights (only rooms) equivalent to 198 free room nights
  7. \*One Big Event 50 rooms for 2 nights/ 3 days (only Rooms) equivalent to 100 room nights for Premium & Executive Room Owners
  8. \*Buy back option after 5 years
  9. 20 % discount on F & B
-

# A Hospitality Venture By



## A Multi-Vertical Powerhouse Driving Innovation Across Industries

Founded in 2009, Vserve Group is a dynamic conglomerate with a presence across diverse sectors: digital marketing, recruitment, real estate, food, lifestyle, and hospitality. Built on a foundation of innovation, agility, and excellence, the Group has consistently evolved to meet changing market needs.

### 2009 – The Vision Takes Root

Vserve Group is conceptualized with a mission to build a future-ready, multi-domain enterprise.

### 2010 – Vserve Digital

Vserve enters the digital marketing space, laying the foundation for multi-vertical growth.

### 2014 – Meaty Delight

Launch of the fresh meat and seafood brand, redefining hygiene and quality standards in the food sector.

### 2022 – Vserve Hiring

Revolutionizing recruitment with tech-enabled, precision-driven hiring solutions.

### 2023 – Vserve Real Estate

Expands into Dubai's property market with advisory-led real estate solutions.

### 2024 – AssetX

Introduces a smart proptech platform for investors, channel partners, and enterprises.

### 2024 – Vserve Living

Debuts premium property management and holiday home solutions.

### 2024 – Trippido

Ventures into travel and hospitality with curated, experience-first journeys.

2025 – A NEW CHAPTER BEGINS IN HOSPITALITY.



Resort by  
Vserve



# ADVAITAM *Resort by Vserve*

Jim Corbett, Ramnagar

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group

**CONTACT US**

We're just a call or visit away. Whether you're planning an investment, exploring a partnership, or simply have a query, we're here to help!

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**Angerona Consulting Private Limited**



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## **RESORT LOCATION**

Madan Vail, Ramnagar, Near Barati Rau Waterfall