



*A magical world awaits at*  
**River Paradise**

Villas | OctaRoyal | Cottages | Studio Apartments

•———— Marchula, Jim Corbett ————•



# 3D Render View











# Actual Site View





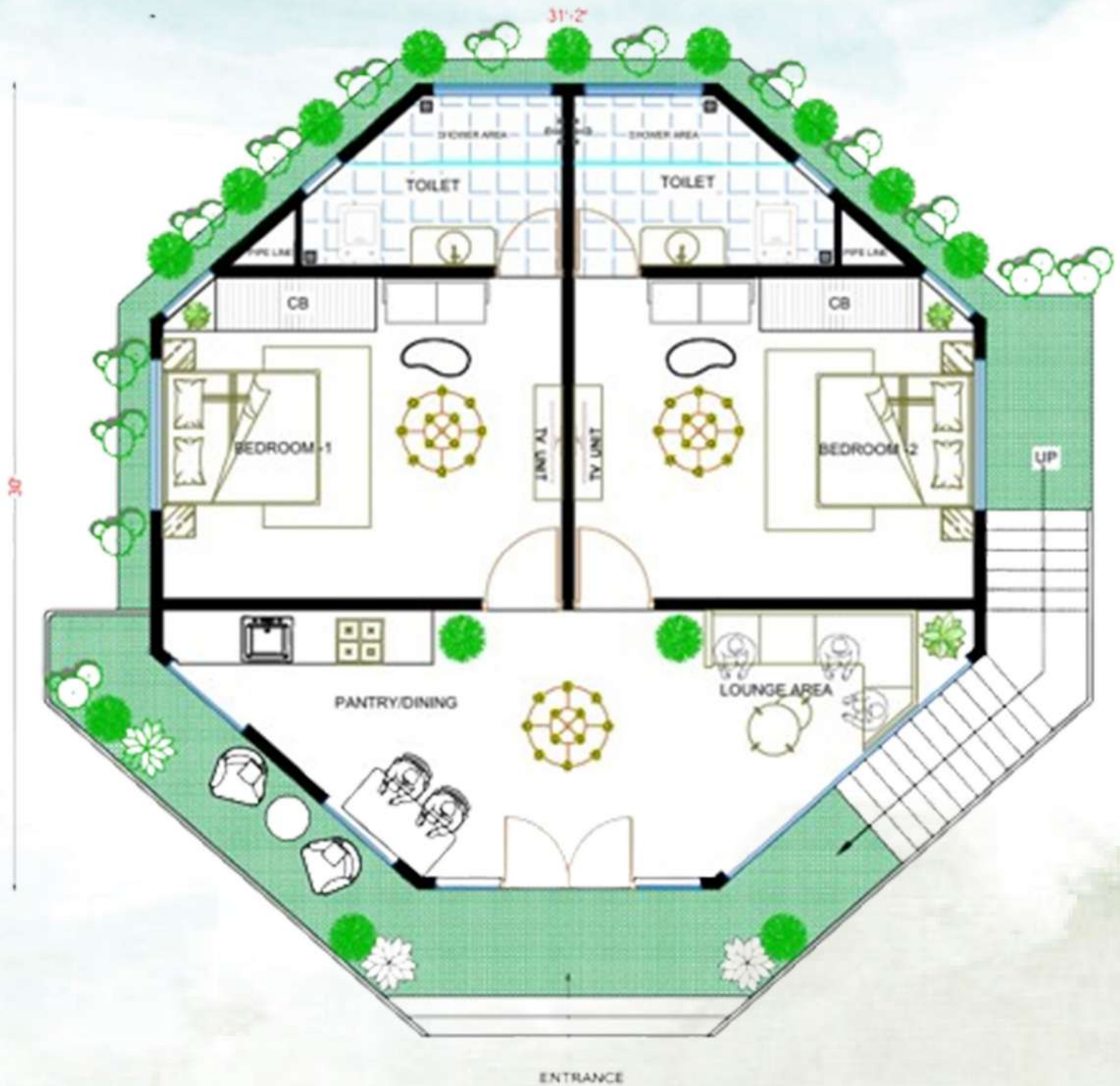




# OctaRoyal Floor Layouts

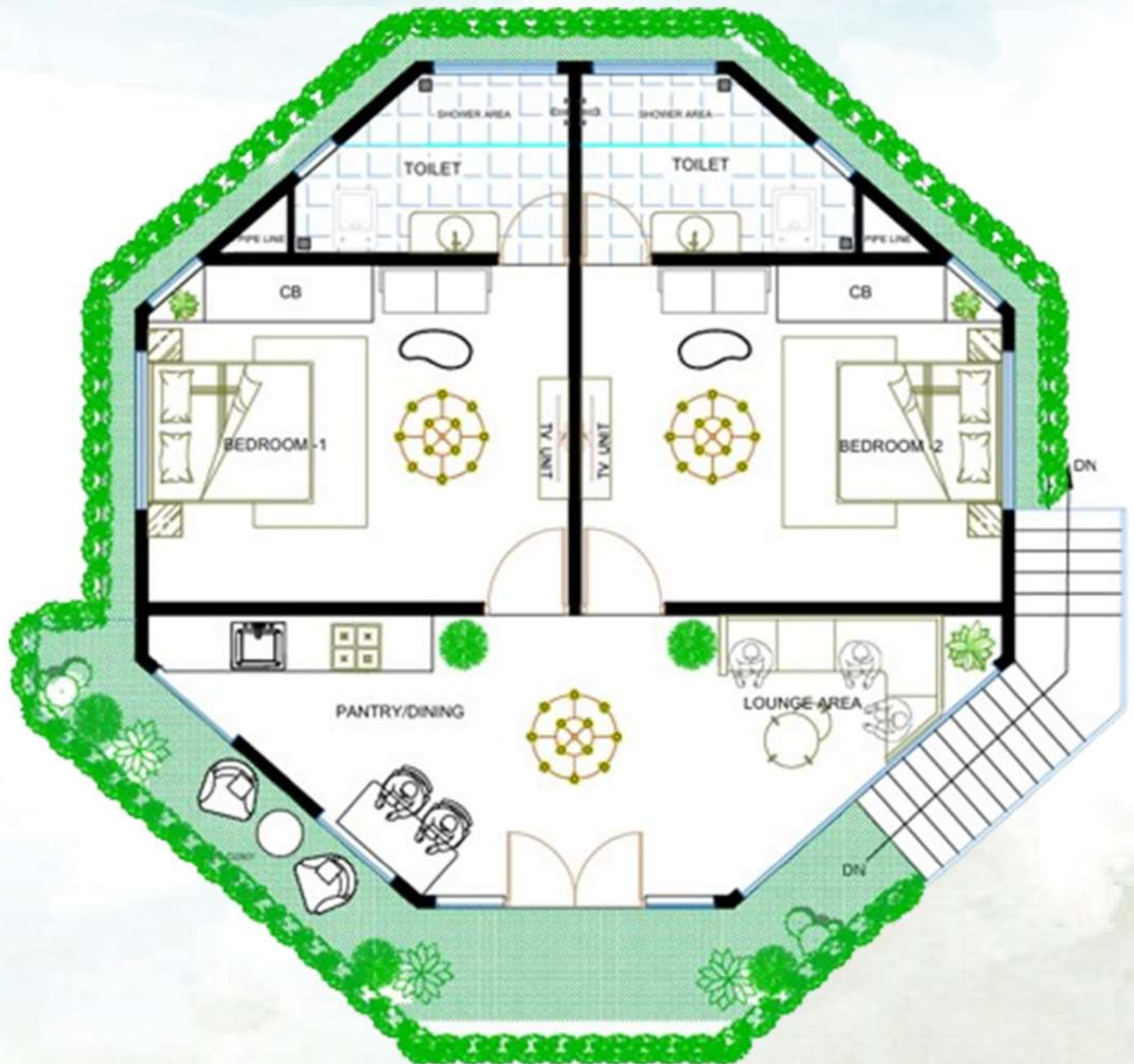


# GROUND FLOOR LAYOUT





# FIRST FLOOR LAYOUT

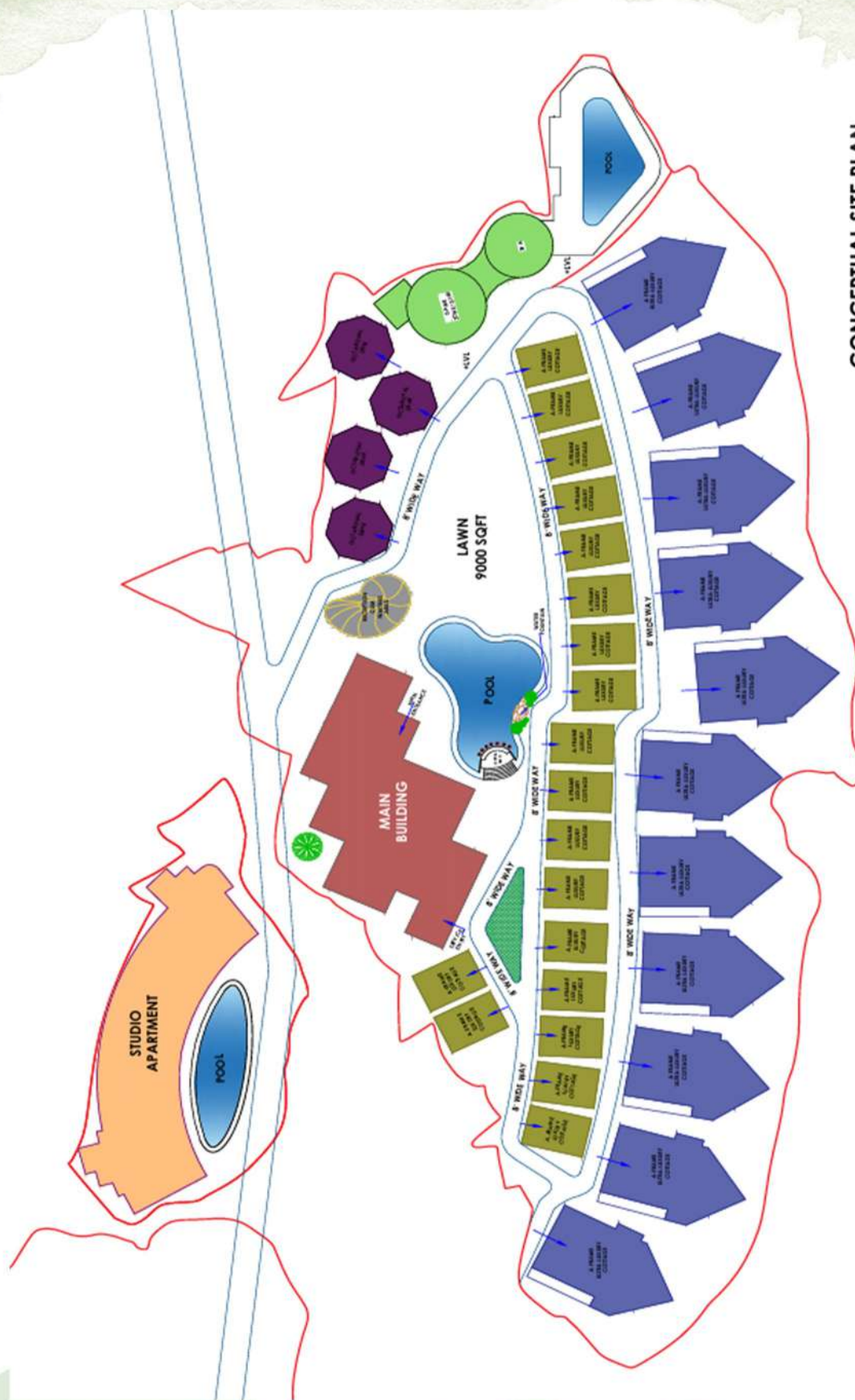






# Conceptual Site Plan





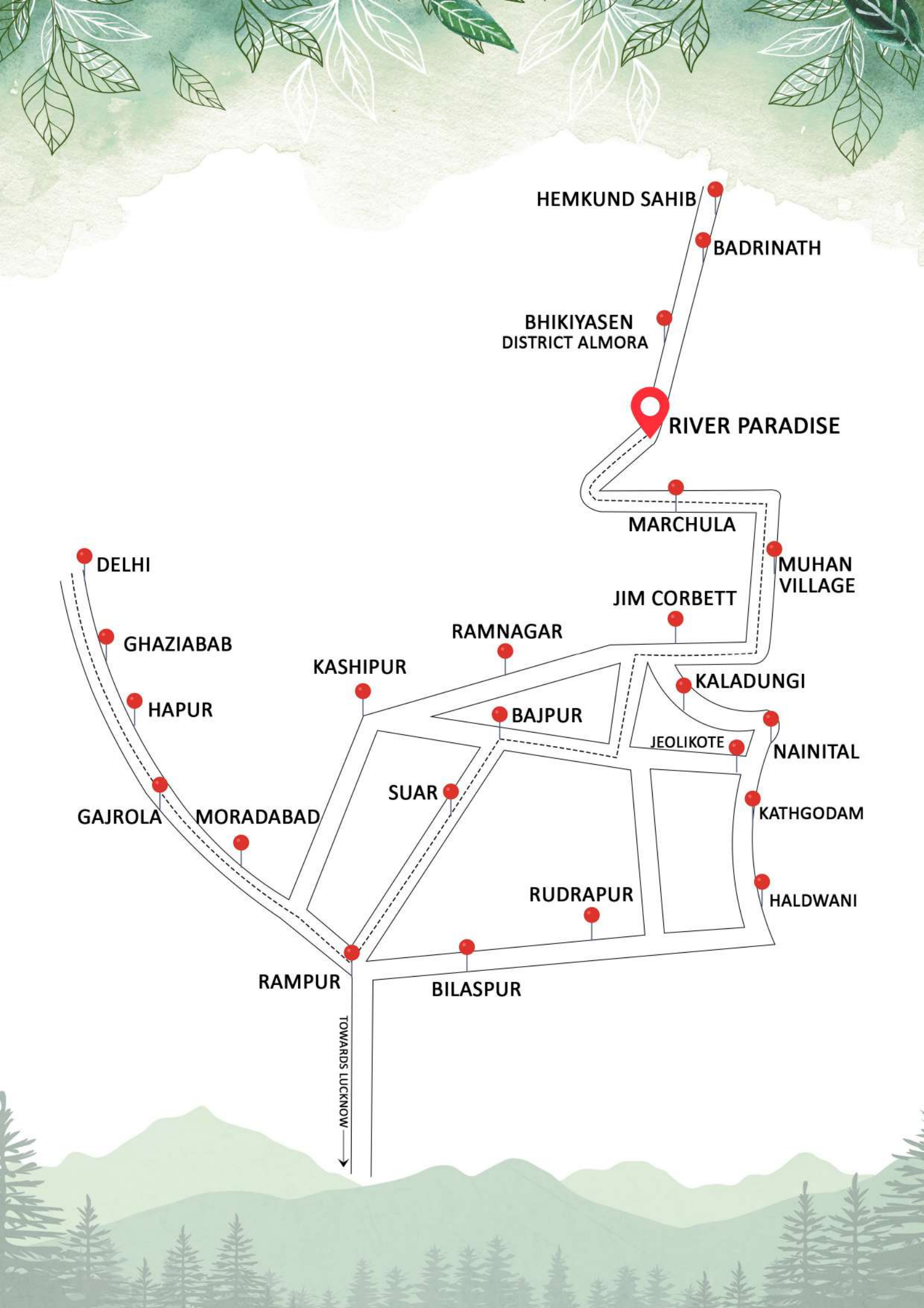
## CONCEPTUAL SITE PLAN





# Site Location Map





HEMKUND SAHIB

BADRINATH

BHIKIYASEN  
DISTRICT ALMORA



RIVER PARADISE

MARCHULA

MUHAN  
VILLAGE

JIM CORBETT

RAMNAGAR

KASHIPUR

GHAZIABAB

HAPUR

KALADUNGI

NAINITAL

KATHGODAM

HALDWANI

RUDRAPUR

BILASPUR

RAMPUR

SUAR

BAJPUR

JEOLIKOTE

MORADABAD

GAJROLA

DELHI

TOWARDS LUCKNOW  
↓





# Nearby Attractions







## Jim Corbett National Park

A popular destination for nature lovers and wildlife enthusiasts, where you can see wild animals in their natural habitat.



## Sonanadi Wildlife Sanctuary

Located on the edge of Jim Corbett National Park, this sanctuary is known for its tigers, elephants, and reptiles.



## Ramganga River

A beautiful place for picnics and spending time in nature.



## Marchula Bridge

An iron suspension bridge that offers views of the river, mountains, and Himalayan backdrop.



## Crocodile Viewpoint

An observation point along the Ramganga River where you can see a small population of Ramganga Crocodiles.



## Garjiya Temple

Garjiya Devi Temple is a hindu Devi temple located in the Garjiya village near Ramnagar, Uttarakhand, India, on the



# OCTAROYAL- PAYMENT PLAN

(AREA APPROX (2532 SQ. FT.) 8 Units - 2 BHK



## (PLAN - A)

### CONSTRUCTION LINKED PLAN (BSP Rs 2,50,00,000/-)

AT THE TIME OF BOOKING	15% OF BSP
WITHIN 45 DAYS OF BOOKING	15% OF BSP
WITHIN 90 DAYS OF BOOKING	15% OF BSP
ON COMMENCEMENT OF EXCAVATION	15% OF BSP
ON COMPLETION OF RAFTING	15% OF BSP
ON CASTING OF GROUND FLOOR	10% OF BSP
ON CASTING OF 1st FLOOR	10% OF BSP
ON OFFER OF POSSESSION	5% OF BSP + ADDITIONAL CHARGES

## (PLAN - B)

### ASSURED RENTAL PLAN @12% PER ANNUM TILL POSSESSION (BSP Rs 2,50,00,000/-)

AT THE TIME OF BOOKING	20% OF BSP
WITHIN 15 DAYS OF BOOKING	80% OF BSP
ON OFFER OF POSSESSION	ADDITIONAL CHARGES

## (PLAN - C)

### DOWN PAYMENT PLAN (BSP Rs 1,80,00,000/-)

AT THE TIME OF BOOKING	20% OF BSP
WITHIN 15 DAYS OF BOOKING	80% OF BSP
ON OFFER OF POSSESSION	ADDITIONAL CHARGES

## ADDITIONAL CHARGES

POWER BACKUP CHARGES ₹ 15,000/- PER KVA 8 KVA, MANDATORY	Rs 1,20,000/-
METER INSTALLATION CHARGES	Rs 45,000/-
INTEREST FREE MAINTENANCE SECURITY	Rs 4,00,000/-
PREFERRED LOCATION CHARGES (UPTO 10 UNITS)	FREE
CLUB MEMBERSHIP	FREE
CAR PARKING	FREE
EXTERNAL DEVELOPMENT CHARGES	FREE
INTERNAL DEVELOPMENT CHARGES	FREE
FIRE FIGHTING CHARGES	FREE

### Note:-

- \* All payments made by cheque/pay order/demand draft only to be issued in favour of "RIVER PARADISE INFRAVISION PVT. LTD." payable at par.
- \* GST and other government levies are extra, as applicable.
- \* Registration, stamp duty and misc. charges shall be payable at the time of possession.
- \* Rates & Schemes will revise time to time.
- \* Limited period offer is available.



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