



A magical world awaits at
River Paradise

Villas | OctaRoyal | Cottages | Studio Apartments

•———— Marchula, Jim Corbett ————•



3D Render View







Actual Site View





Studio Floor Layouts





SUPER AREA - 750 SQFT

Studio Apartment Specification

A decorative horizontal line with a central ornate flourish.

BEDROOM CUM LIVING ROOM



Flooring: Wooden floor planks.



Ceiling: POP False Ceiling with interior emulsion point brand Asian, Berger or equivalent.



Bed: King size bed with 2 sides tables.



Partition: Glass Partition.



Study Area: Study Table with book shelves and chair.



Sofa: 3 seater sofa with coffee table.



Wardrobe: Wardrobe with sliding door and locker inside.



TV unit: TV wall panel with drawers.



Door: Flush door Duco / Melamine finish.



Soft Furnishes: Curtain, Carpets, Cattress, Quit, Bedsheet with two Pillow.

KITCHENETTE



Dado: Ceramic tiles cladding on walls as per architectural design.



Kitchen Counter: Granite/Nano stone and stainless steel sink.



Cabinets: Modulated Kitchen cabinets with laminate finish, Kitchen accessories, Cutlery etc.



Water Supply: Provision of hot and cold water supply through Geyser.



Kitchen Appliances: Chimney, Induction, Electric cooker, Microwave oven, Refrigerator and Water purifier.

BALCONY



Flooring: Anti skid wooden ceramic tile plank 200X1200 mm using brand Kajaria, Somany, imported or equivalent.



Ceiling: Water resistance exterior point brand Asian, Berger, imported or equivalent.



Walls: Water resistance exterior point brand Asian, Berger, imported or equivalent.



Railing: Toughened glass railing.



Sliding Door: UPVC/ Powder coated aluminium frame with the toughened glass sliding door.



TOILET



Flooring: Anti skid 300X300 mm floor tile brand using Kajaria, Somany, imported or equivalent.



Ceiling: Waterproof PVC false ceiling.



Partition: Bath area Glass Partition.



Wall: Ceramic 600X1200 mm wall tile brand using Kajari, Somany, imported or equivalent.



Door: Waterproof UPVC/powder coated aluminium door.



Sanitary Fitting: Wash basin with hot and cold faucets, water closet, shower with hot and cold faucets, drain trap brand using Jaquar, Kajaria kerovit, imported or equivalent.



Water Supply: Provision of hot and cold water supply through geyser.



ELECTRONICS APPLIANCES



Led TV: Samsung 32 inch Crystal 4k Smart TV.



Air Conditioner (1.5 Ton): Brand Voltas, Samsung, Videocon, imported or equivalent.



Chimney: Brand Kaff, Faber, Elica, imported or equivalent.



Induction: Brand Prestige, Bajaj, imported or equivalent.



Electric Cooker: Brand Prestige, Bajaj, imported or equivalent.



Microwave Oven: 20 L capacity microwave oven brand LG, Haier, Morphy or equivalent.



Refrigerator: 653 L capacity refrigerator brand Samsung, Godrej, imported or equivalent.



Geyser (5 Units): 10 L capacity geyser brand Bajaj, Havells, imported or equivalent.



Ceiling Lights: Cob or panel light brand Havells, Philips, Wipro, imported or equivalent.

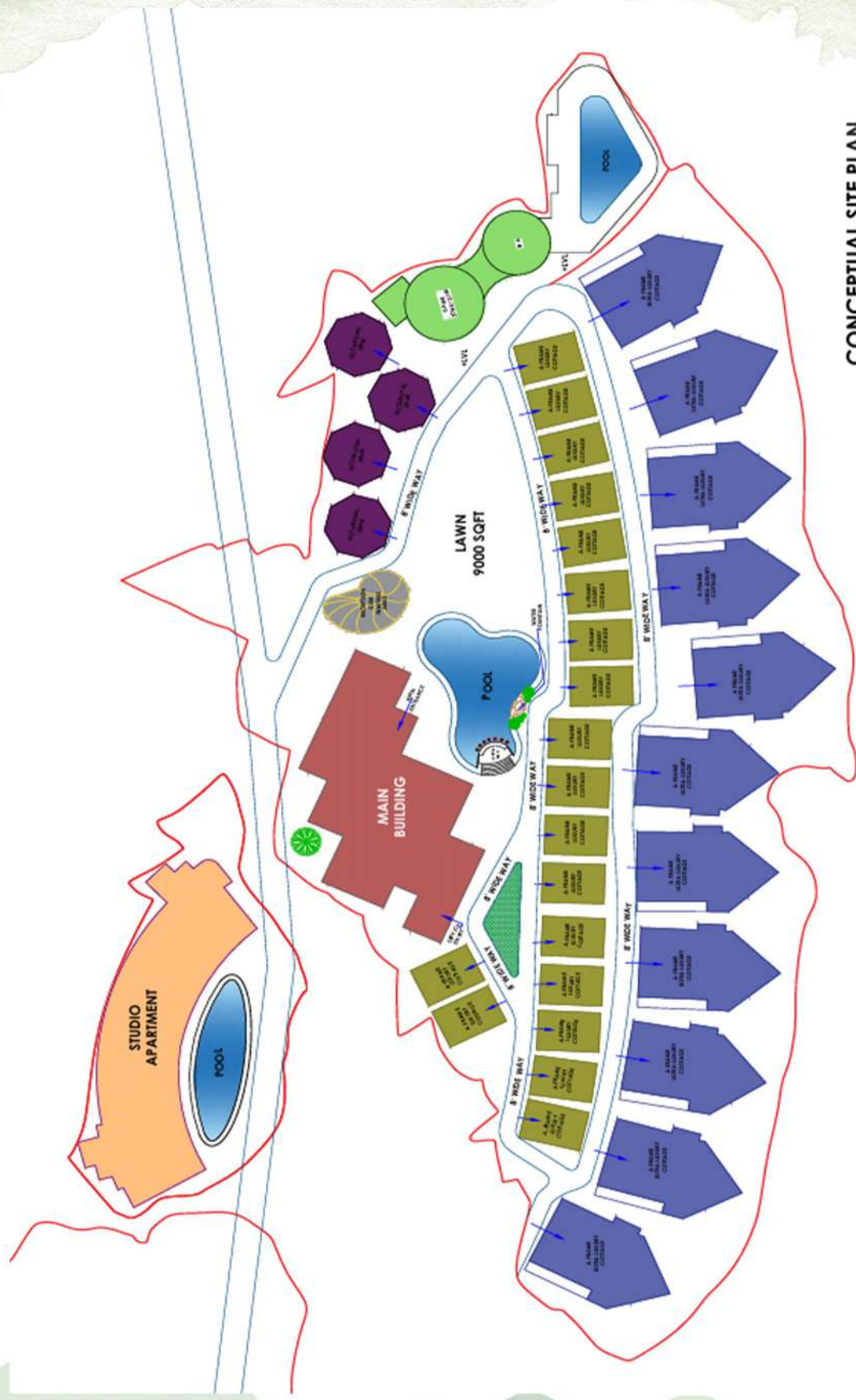


Water Purifier: Brand Pureit, Livpure, Aquaguard, imported or equivalent.



Conceptual Site Plan



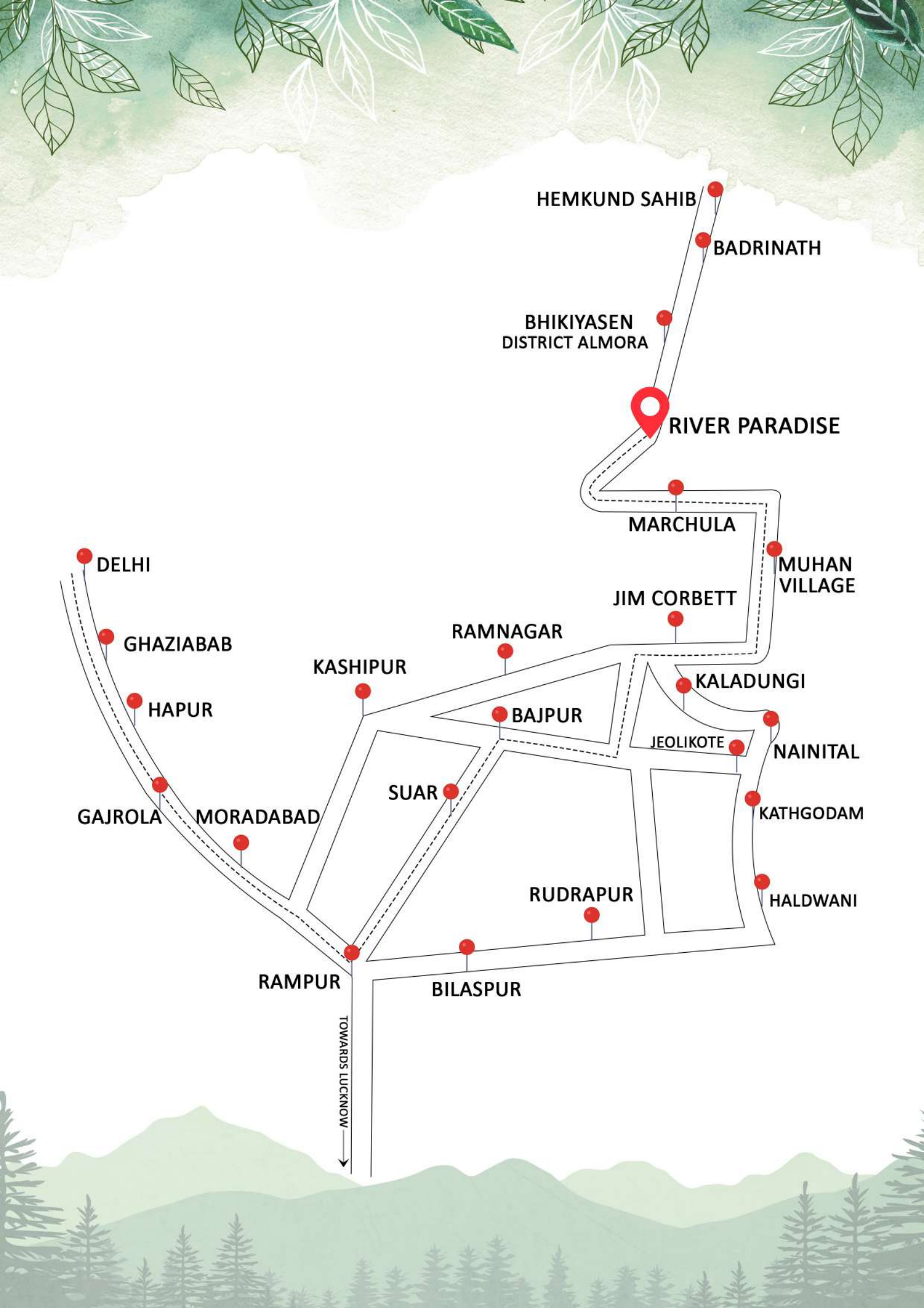


CONCEPTUAL SITE PLAN



Site Location Map





HEMKUND SAHIB

BADRINATH

BHIKIYASEN
DISTRICT ALMORA



RIVER PARADISE

MARCHULA

MUHAN
VILLAGE

JIM CORBETT

RAMNAGAR

KASHIPUR

DELHI

GHAZIABAB

HAPUR

GAJROLA

MORADABAD

SUAR

BAJPUR

KALADUNGI

JEOLIKOTE

NAINITAL

KATHGODAM

HALDWANI

RUDRAPUR

BILASPUR

RAMPUR

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

STUDIO APARTMENT - PAYMENT PLAN

(AREA APPROX (750 SQ. FT.) 40 Units)

(PLAN - A)

CONSTRUCTION LINKED PLAN (BSP Rs 55,00,000/-)

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	10% OF BSP
ON COMPLETION OF RAFTING	10% OF BSP
ON CASTING OF GROUND FLOOR	10% OF BSP
ON CASTING OF 1st FLOOR	10% OF BSP
ON CASTING OF 2st 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 55,00,000/-)

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 42,50,000/-)

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 3 KVA, MANDATORY	Rs 45,000/-
METER INSTALLATION CHARGES	Rs 35,000/-
INTEREST FREE MAINTENANCE SECURITY	Rs 1,00,000/-
PREFERRED LOCATION CHARGES	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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+91 870 076 3204



info@angeronaglobal.com



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