



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

Villas | OctaRoyal | Cottages | Studio Apartments

•———— Marchula, Jim Corbett ————•



# 3D Render View











# Actual Site View









# Villa Floor Layouts



# Villa Ground Floor Layouts



# Villa First Floor Layouts





# Villa Specification

## GROUND FLOOR



# ENTRANCE & LIVING AREA



**Flooring:** Imported wooden floor planks.



**Ceiling:** POP False/Gypsum Ceiling with interior emulsion, paint brand Asian, Berger or equivalent.



**Sofa:** 5-6 seater premium imported sofa with coffee.



**Bar Cabinet:** Bottle cabinet with bar counter and 4 bar.



**Dining table:** Circular dining table with 6 dining chairs.



**TV unit:** TV wall panel with drawers.



**Indoor Game:** Pool table facing bar unit.



**Door & Staircase:** Toughened glass door or UPVC sliding door with lock system. Circular mild steel staircase.



**Front Porch and Side Entrance:** Wooden tile plank 200X1200 mm.



# KITCHENETTE



**Flooring:** Imported wooden floor planks.



**Ceiling:** POP False/Gypsum Ceiling with interior emulsion, paint brand Asian, Berger or equivalent.



**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.



# MASTER BEDROOM



**Flooring:** Imported wooden floor planks.



**Ceiling:** POP False / Gypsum Ceiling with interior emulsion, paint brand Asian, Berger or equivalent.



**Sofa:** 2 seater premium imported 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.



**Bed:** King size bed with mattress, bedsheet, 2 pillows and quilt having two bed side tables.





# TOILET (1st & 2nd FLOOR)



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



**Ceiling:** Waterproof PVC false ceiling.



**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 jail brand using Jaquar, Kajaria kerovit, imported or equivalent.



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



# DECK AREA



**Flooring:** Wooden tile plank 200X1 200 mm using brand Kajaria, Somany, imported or equivalent.



**Railing:** Toughened glass/Mild steel iron railing.



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



**Pool:** Swimming pool with ceramic/ porcelain pool tiles using brand Kajaria, Somany, imported tile or equivalent.



**Water Fountain:** Water fountains on both sides of villa.



**Swing Chair:** Set of 2 waterproof swing hanging chairs.



# Villa Specification

## FIRST FLOOR



# BEDROOM 1 & 2



**Flooring:** Imported wooden floor planks.



**Ceiling:** Wooden ceiling with polish/paint finish



**Sofa:** 2 seater premium imported 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.



**Bed:** King size bed with mattress, bedsheet, 2 pillows and quilt having two bed side tables.





# BEDROOM 1 - BALCONY



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



**Railing:** Toughened glass/Mild steel iron railing.



**Sliding Door:** UPVC/ Powder coated aluminium frame.



**Bar Cabinet:** Bottle cabinet with bar counter and 4 bar.



**Outdoor Dining:** Waterproof outdoor dining table with 4 chairs.

# BEDROOM 2 & SIDE BALCONY



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



**Railing:** Toughened glass/Mild steel iron railing.



**Sliding Door:** UPVC/ Powder coated aluminium frame.

# ELECTRONICS APPLIANCES



**Led TV (4 Units):** Samsung or equivalent 55 inch Smart TV with home theater for living area and 43 inch Smart TV for all 3 bedrooms.



**Air Conditioner 2 Ton (5 Units):** Brand Voltas, Samsung, Videocon, imported or equivalent.



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



**Cooktop Hob:** 4 burner hob brand Prestigue, Bajai, imported or equivalent.



**Electric Cooker:** Brand Prestigue, Bajaj, imported or equivalent.



**Microwave Oven:** 28 L capacity microwave oven brand LG, Haier, Morphy Richards imported or equivalent.



**Refrigerator:** 653 L capacity double door refrigerator brand Samsung, Harier or equivalent.



**Geyser (5 Units):** 20 L capacity geyser brand Bajai, Havells, imported or equivalent.



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



**Electricals:** For Wiring, Switch and sockets using brand Havells, Polycab, Anchor, Wipro, legrand or equivalent.



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



# CORRIDOR



**Flooring:** Imported wooden floor planks.



**Ceiling:** Wooden ceiling with melamine polish or equivalent.

# WALLS



**Interior Walls:** Using Pine wood or equivalent wall cladding with polish in all interior walls



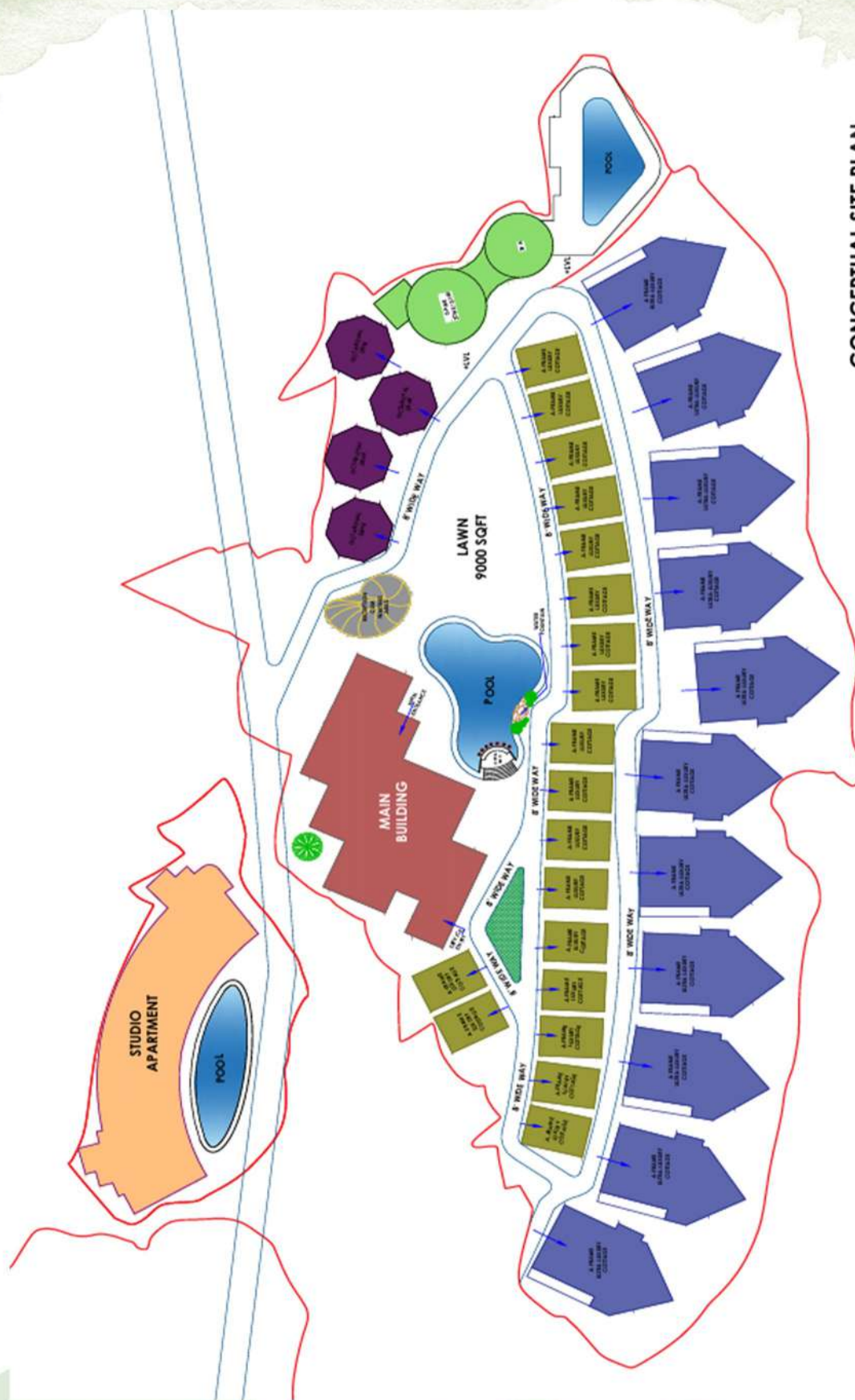
**Exterior:** Using glass facade for entrance and back wall.



# Conceptual Site Plan







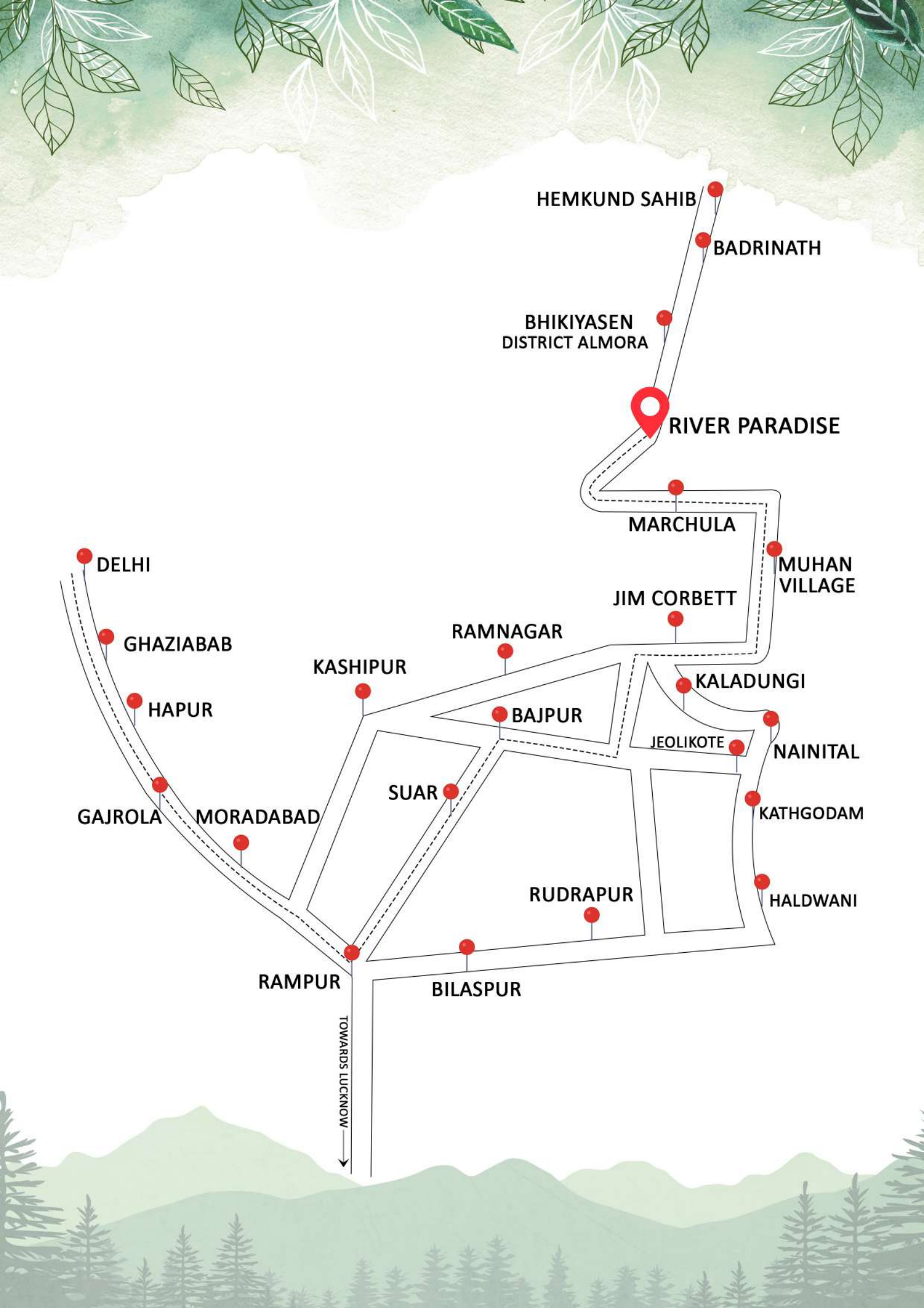
## CONCEPTUAL SITE PLAN



# Site Location Map







HEMKUND SAHIB

BADRINATH

BHIKIYASEN  
DISTRICT ALMORA



RIVER PARADISE

MARCHULA

MUHAN  
VILLAGE

JIM CORBETT

RAMNAGAR

KASHIPUR

KALADUNGI

NAINITAL

KATHGODAM

HALDWANI

RUDRAPUR

BILASPUR

RAMPUR

SUAR

BAJPUR

GHAZIABAB

HAPUR

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



# ULTRA LUXURY VILLA - PAYMENT PLAN

(AREA APPROX (4225 SQ. FT.) 12 Units (Ground + First Floor) - 3 BHK)



## (PLAN - A)

### CONSTRUCTION LINKED PLAN (BSP Rs 3,50,00,000/-)

|                               |            |
|-------------------------------|------------|
| 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  |

## (PLAN - B)

### ASSURED RENTAL PLAN @12% PER ANNUM TILL POSSESSION (BSP Rs 3,50,00,000/-)

|                           |                    |
|---------------------------|--------------------|
| 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 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 |

## ADDITIONAL CHARGES

|  |               |
|--|---------------|
| POWER BACKUP CHARGES ₹ 15,000/- PER KVA<br>10 KVA, MANDATORY | Rs 1,50,000/- |
| METER INSTALLATION CHARGES                                   | Rs 50,000/-   |
| INTEREST FREE MAINTENANCE SECURITY                           | Rs 5,00,000/- |
| 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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