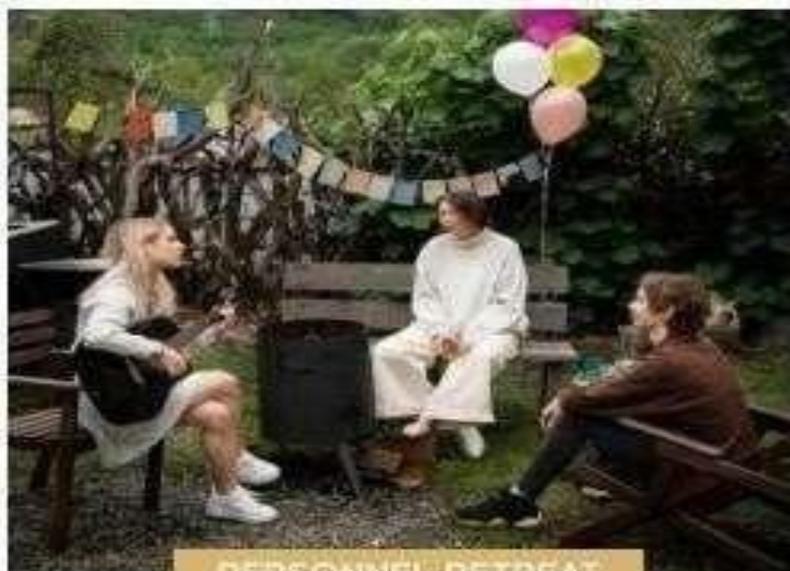






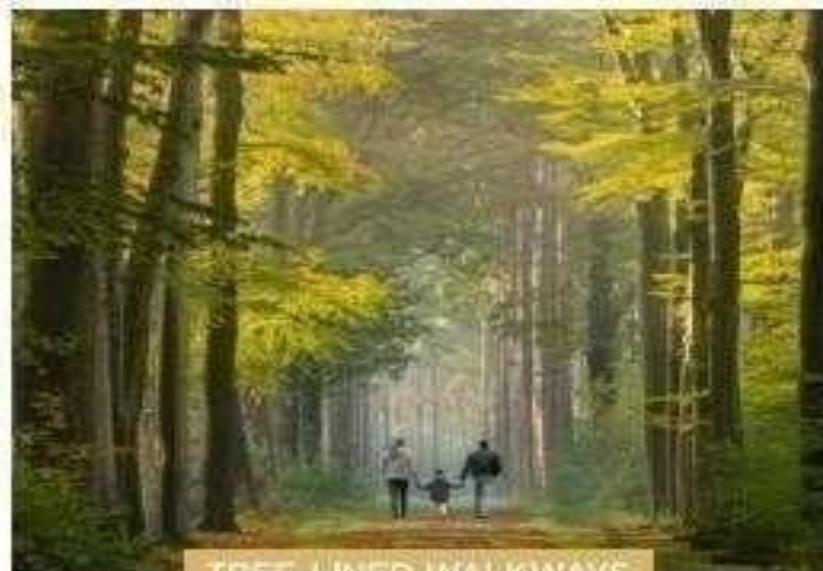
WELL-EQUIPPED ROAD

Cherish the luxury of clear and sasy navigation



PERSONNEL RETREAT

Prominently highlights your refreshing lifestyle in nature



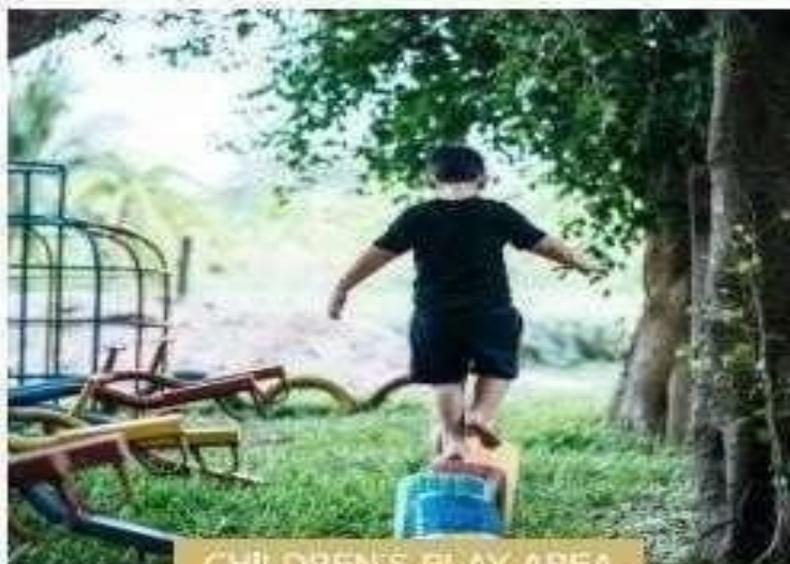
TREE-LINED WALKWAYS

Jog an extra mile with nature for company



AMPLE SEATING AREAS

Sit back and enjoy refreshing views all day long



CHILDREN'S PLAY AREA

Give your kids a break from gadgets



VIBRANT OUTDOOR

Outdoor Court Run, dribble, sass, jump, shoot. A big hi-five to sport. Activate Windows



STAR GAZING POINT



HAMMOCKS IN WOODS



TRAIL



TREE HOUSE

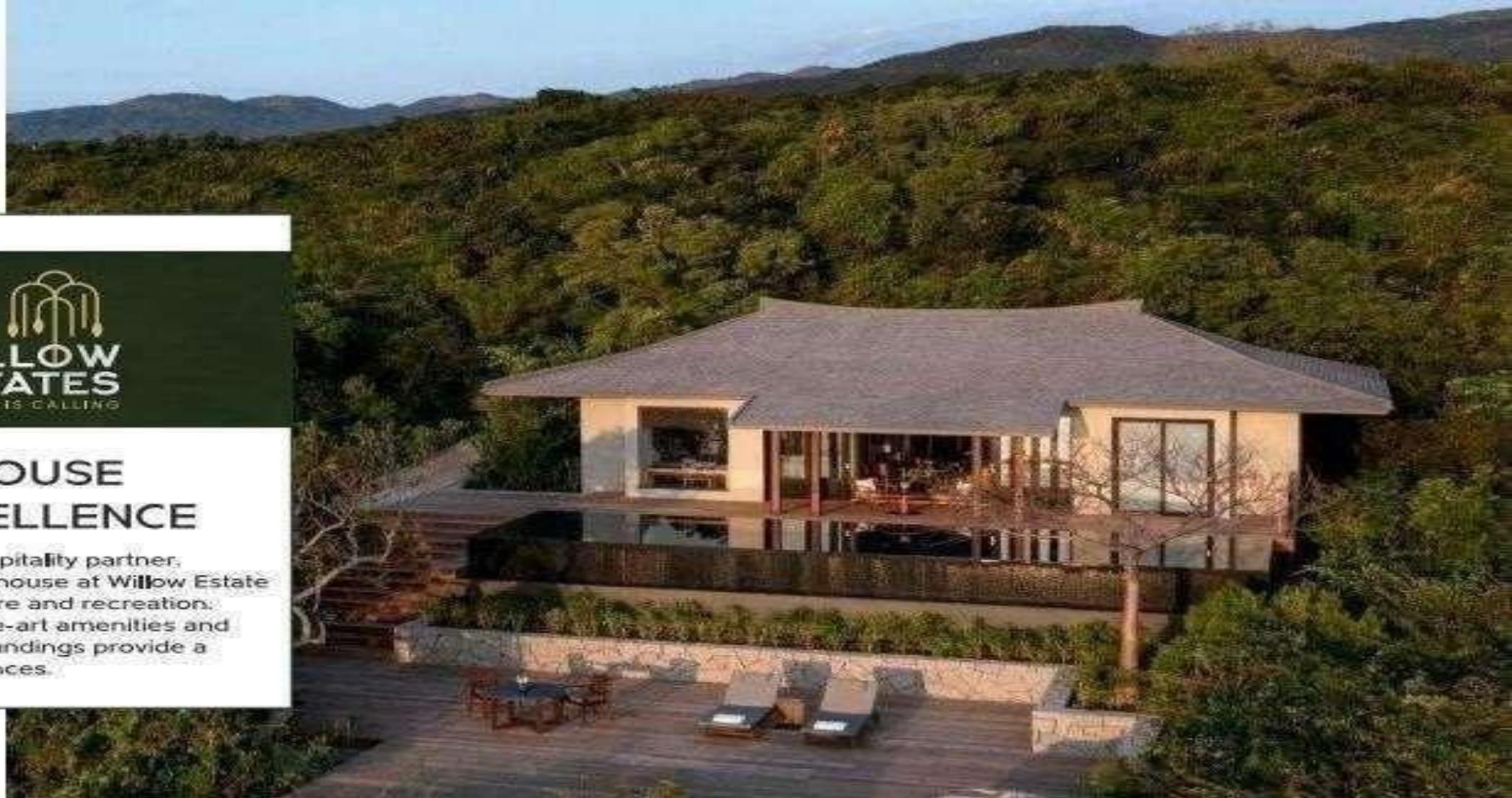


Activate Windows
ROCK GARDEN
Go to Settings to activate W



A CLUBHOUSE PAR EXCELLENCE

Managed by a hospitality partner, the luxurious clubhouse at Willow Estate is a haven of leisure and recreation. Inside, state-of-the-art amenities and world-class surroundings provide a variety of indulgences.



CLUB HOUSE INTERIOR



CLUB HOUSE EXTERIOR



LOCATION ADVANTAGES

1. Proximity to Spiritual Destinations:

- ❑ Just a short drive from the renowned Neelkanth Temple, a significant pilgrimage site.
- ❑ Close to the Patanjali Wellness Centre, offering holistic health and wellness services.

2. Access to Recreational Hotspots:

- ❑ Located near popular camps and resorts, including the luxurious Anand One, ideal for weekend getaways.
- ❑ Laxman Jhula is only a 35-minute drive, offering iconic views and adventure activities.

2. Natural Retreats Nearby:

- ❑ The serene Garud Chatti Waterfall is just 30 minutes away, perfect for nature lovers and trekkers.

3. Convenient Connectivity:

- ❑ Easy access to key spiritual, wellness, and recreational spots, making it an ideal location for both residents and visitors.

LOCATION ADVANTAGES

- **Near by Neelkanth Temple**
- **Near by Patanjali Wellness Centre**
- **Near to All famous camps and Resort like Anand one**
- **Laxman Jhula 35 minutes Drive.**
- **Garud Chatti water fall 30 minutes Drive.**
- **Natraj Chowk 45 minutes Drive**
- **Rishikesh Railway Station 45 minutes Drive**
- **Jolly Grant Airport, Dehradun 60 minutes Drive.**
- **Hari ki Pauri, Haridwar 60 minutes Drive.**





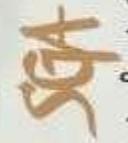
STUDIO APARTMENT DETAILS

- Area of Studio – 1.5 Acres
- Structure – Stilt + 4 Floor
- 13 Studio Apartment Each Floor
- Total – 52 Studio Apartments
- Size - 555 Sq.ft.

Willow
ESTATES
 NATURE IS CALLING
JULEDI MASTER PLAN
 AT BISHIKESH



STUDIO APARTMENTS



VIEW ELEVATION









STUDIO- FLOOR PLAN

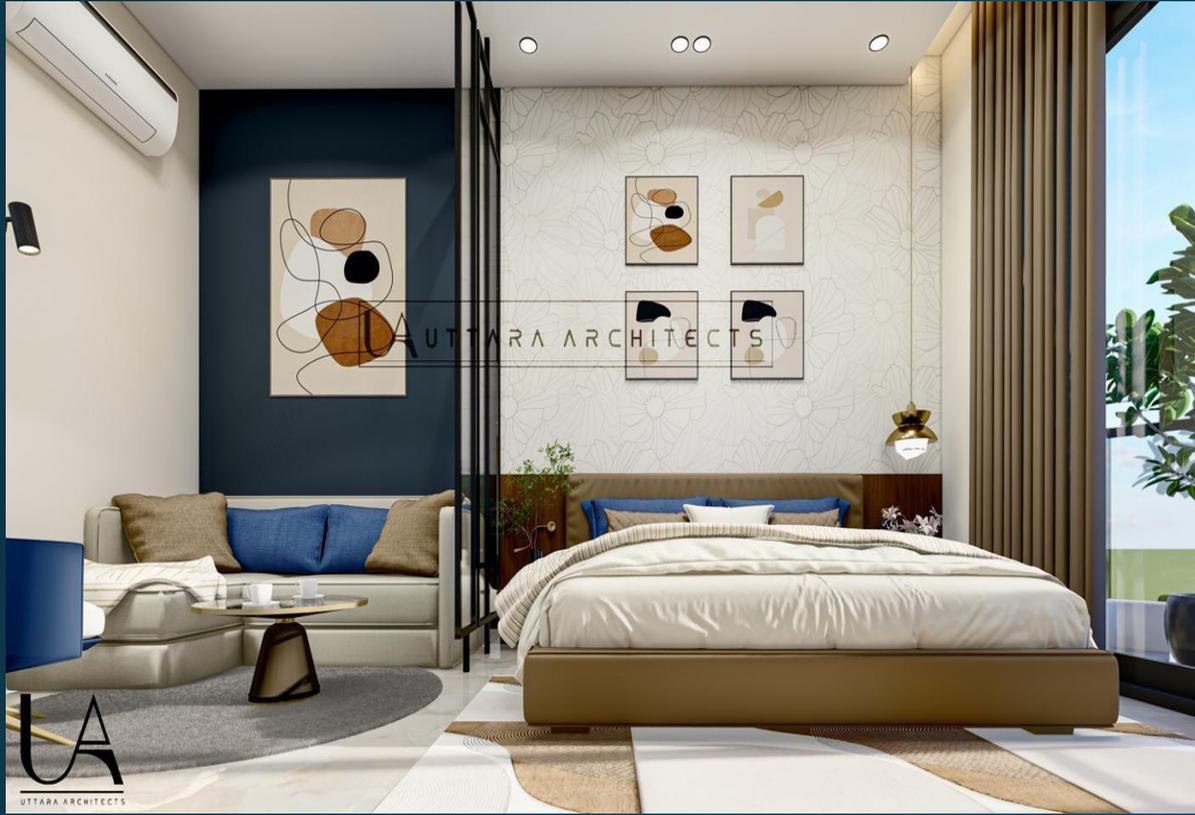


STUDIO- LAYOUT



STUDIO-LAYOUT





STUDIO



STUDIO





SITE
IMAGE





SITE
IMAGE



STUDIO APARTMENT SPECIFICATIONS

- FLOORING : VITRIFIED TILES
- WALL : ACRYLIC EMULSION
- CEILING : FALSE CEILING WITH CONCEALED LIGHTING
- EXTERNAL DOOR : UPVC WITH GLAZING
- INTERNAL DOOR : FLUSH DOOR WITH VINNER
- PANTRY : MODULAR WITH GRANITE TOP & SINK
- TOILET : ANTI SKID TILES, DESIGNER WALL TILES
- SANITARY FITTINGS : BRANDED ISI MARK CP FITTINGS AND CHINAWARE
- BALCONY : ANTI SKID TILES WITH RAILING
- COMMON AREA : VITRIFIED TILES FLLORING
- LIFT LOBBY : VITRIFIED TILES WITH STONE FASCIA
- LIFT : 2 Nos. 13 PASSENGER
- STAIRCASE : STONE FLOORING WITH RAILING

FURNITURES AND FIXTURES

1. KING SIZE BED WITH MATTRESS AND PILLOWS
2. BED SIDE TABLES
3. SOFA SET
4. CENTER TABLE
5. STUDY DESK WITH CHAIR
6. WARDROBE WITH LUGGAGE RACK
7. COFFEE TABLE
8. LED TV RUNNER
9. OUTDOOR FURNITURE IN BALCONY
10. AIR CONDITIONER
11. SMART LED TV 40"
12. CEILING FAN
13. CURTAIN WITH ROD
14. DESIGNER LIGHTS
15. UNDER COUNTER FRIDGE
16. CHIMNEY AND COOK TOP
17. STAINLESS STEEL SINK
18. GEYSER
19. EXHAUST FAN
20. WASH BASIN WITH VANITY
21. TOWEL RACK AND TOILET ACCESSORIES
22. ELECTRIC PRESS
23. ELECTRIC KETTEL
24. IRONING BOARD
25. ELECTRONIC SAFE
26. BASIC CROCKERY

STUDIO - PRICE LIST (Pre Launched)

Area (In SFT)	Carpet Area (In SFT)	BSP (In SFT)
555	321 without Balcony	8990/- SFT
	393 with Balcony	+1000/- SFT CAPEX
PRIME LOCATION CHARGES (PLC)*		
VIEW PLC		Rs. 500.00 PER SFT
OTHER CHARGES		
EDC+IDC		Rs. 500.00 PER SFT.
FFC		Rs. 500.00 PER SFT.
CLUB MEMBERSHIP**		Rs. 1,00,000.00
POWER BACK UP (2 Kva)		Rs. 60,000.00
DUAL METER CHARGES		Rs. 25,000.00

NOTE:

** Club Membership is Compulsory
Registration & Stamp Duty Shall be Extra

STUDIO – PAYMENT PLAN

FLEXI - 50:25:15:10	
STAGE OF PAYMENT	PERCENTAGE
AT THE TIME OF BOOKING	10%
WITHIN 30 DAYS	40%
ON CMPLTION OF STRUCTURE	25%
ON COMPLETION OF FLOORING	20%
ON REGISTRY / POSSESSION	05%

ACCOUNT DETAILS

Account Details



**CHEQUE IN FAVOUR OF - DEMIURGE VEN AND CON P L
COLLECTION ACCOUNT**

BANK NAME - HDFC BANK

ACCOUNT NUMBER - 99999278250103

IFSC CODE - HDFC0000893



SITE ADDRESS

❖ SITE ADDRESS:

Yamkeshwar Block, Village- Juledi,
Dist.Pauri Garhwal, Near Neelkanth Temple,
Rishikesh