

AMBIKA

— ORGANIC LUXURY LIVING — HILLS

Serene. Splendid. Surreal
ECO-CONSCIOUS
LUXURY
RESIDENCES





Mr. Neeraj Garg
Founder

OUR CHAIRMAN'S VISION FOR A THRIVING TOMORROW

Our primary objective as an organization is to **construct luxury** that merges **Opulence and Sophistication Seamlessly**, curating a lifestyle that Epitomizes Perfection. Throughout my journey, I firmly believe that Hard Work and Integrity have been Pivotal to my Accomplishments. Each morning, I devote an hour to prayer and meditation, grounding myself in spirituality. The prospect of assisting individuals in building their dream homes serves as a profound motivation for me. Witnessing their joy upon moving in, I genuinely feel that I am carrying out God's work by aiding people in achieving their aspirations.

OUR HEARTWARMING JOURNEY: AN ODYSSEY OF OUR LEGACY



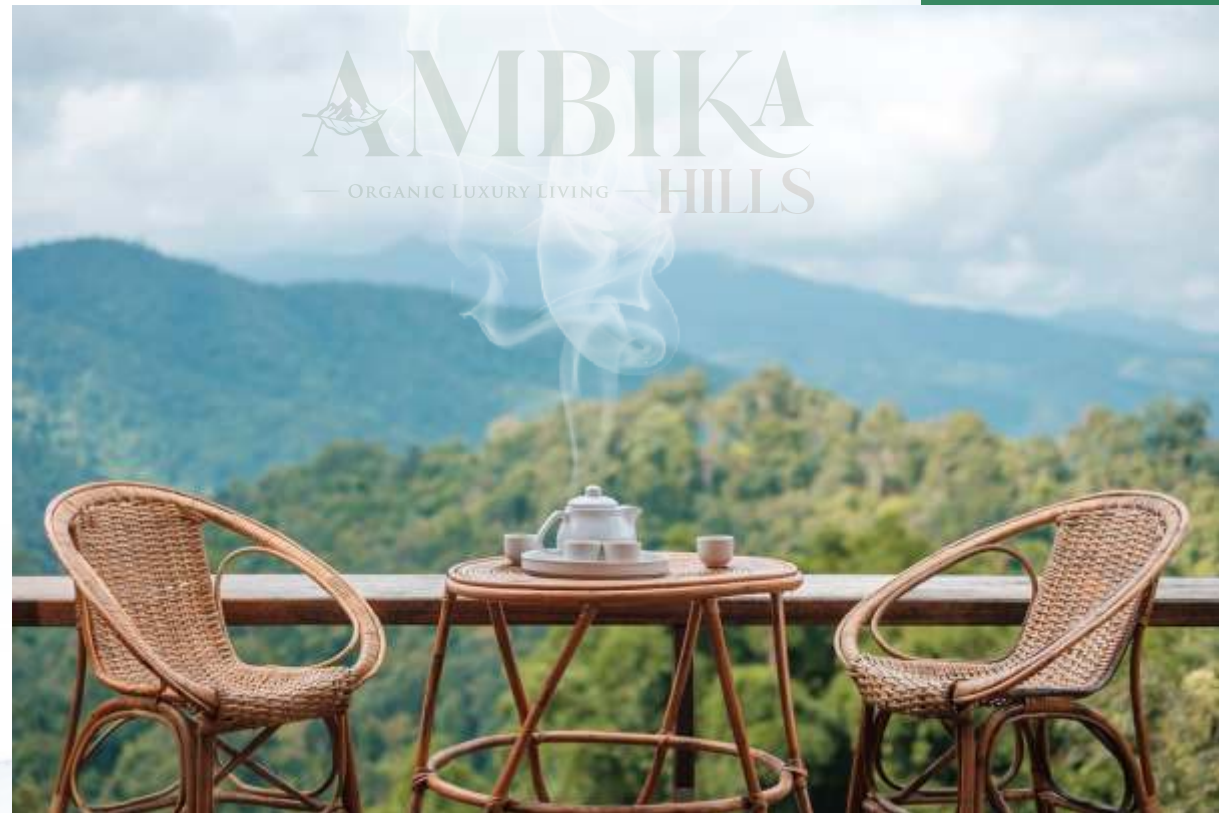
Introduced to the world in 2023, AMBIKA HILLS is redefining the landscape of luxury living, AMBIKA HILLS is distinguishing its identity by an unwavering focus on quality and an unrelenting drive to craft impeccable residential spaces. Through unceasing dedication and innovative strategies, AMBIKA HILLS is consistently shaping the trajectory of the real estate industry, combining visionary site selection with the creation of residences that epitomize grace and refinement.



DEFINING SUCCESS:


OUR GOALS

Our Goals are motivated by an Ambition to Design Extraordinary Residences that Harmonize with the Surrounding Natural Vistas. In order to preserve the Integrity of the Hillside Terrain and Provide Inhabitants with an Unmatched Lifestyle, we strive to carefully select developments that seamlessly blend into the Pristine Landscape to offer you best of all realms of Privilege.





Our vision revolves around forging a seamless union of Pristine Vistas and Exceptional Living Spaces. We aim to integrate our developments harmoniously with the Lush Green Landscapes, offering residents an immersive experience while maintaining the hills integrity. With thoughtful design, quality craftsmanship and a deep reverence for the hills, our mission is to elevate the living experience, celebrating the synergy between human habitation and majestic landscapes.

A hand is holding a black camera lens cap, which is held up to the camera. Through the circular opening of the lens cap, a family scene is visible: a man carrying a child on his shoulders, and a woman standing next to him. The background of the entire image is a lush, green mountain landscape with a small town visible in the valley. A small orange airplane is flying in the sky above the mountains. A butterfly is also visible in the sky near the top center.

ENVISIONING A ROUTE OF **PHENOMENAL PASSION**



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KUMARHATTI

A BLISSFUL SERENADE OF NATURAL SPLENDOR

Nestled amidst the captivating beauty of nature, Kumarhatti, Solan stands as the perfect place to call home. Surrounded by lush greenery and breathtaking landscapes, this serene town offers a peaceful escape from the chaos of city life. With its tranquil ambiance, Kumarhatti invites you to embrace a life of harmony and tranquility.



AMBIKA

— ORGANIC LUXURY LIVING — HILLS



A Sanctuary of Beauty & Bliss

FULLY FURNISHED
2 BHK APARTMENTS &
SKYLINE GLASS SUITES

 **AMBIKA**
— ORGANIC LUXURY LIVING — **HILLS**



A BLISSFUL SERENADE OF NATURAL SPLENDOR

Surrounded by the scenic beauty of Kasauli, AMBIKA HILLS is a landmark enveloped by the Splendid Forest Trails, Unique Valley Views & Lush Emerald Foliage on all sides.

Indulge in the Heaven of Nature's Seven Blissful Wonders like Breathtaking Mountains, Chirping Birds, Enchanting Forests, Majestic Waterfalls, Soothing Air, Bonfire Sessions & Starry Night Skies with a Home at AMBIKA HILLS.



MOVE TO THE BETTER SIGHT OF NATURE WITH KASAULI

Nestled in the enchanting embrace of Kasauli's Verdant Hills, our Residences beckons you to a haven where nature's beauty meets modernity's grace. Experience the synergy of timeless tranquility and contemporary comforts, as Kasauli's charm converges with our thoughtful development. Kasauli, being one of the Top-notch Tourist Attractions in North India due to its Religious Places, Natural Sightseeing, Ancient Structures, Ridges & Valleys has also welcomed other developments and footfall into the region.



Foreseeing a Future Proof Investment with **WORLD CLASS DEVELOPMENTS**

Being a Home to Reputed Educational institutes like Shoolni University, Government and Semi-Government Universities and Schools, our Residential Development holds the promise of a better future for the younger generation along with Best Healthcare, Convenience Stores & Healthcare Facilities for Older Generations hence ensuring a comfortable lifestyle. The Region helps you seamlessly transcend from one place to another with Connecting Roads & Advanced Infrastructure. Our Development also keeps into account the Leisure & Entertainment needs of its Residents with Notable Tourist attractions like Timber Trail, Temples, Churches, Monasteries and others.



Breathe in the Bliss of Nature

FAVORABLE WEATHER FORECAST

Altitude : Altitude: 5500 ft above sea level
Climate : Mist in clouds with chilling weather in the evenings
Summers : Summers: Minimum: 15 °C
Maximum : Maximum: 30 °C
Winters : Winters: Minimum: 2 °C
Maximum : Maximum: 20°C

AIR QUALITY INDEX

	Jan	Feb	March	May	June	Aug	Sept	Oct	Nov
Delhi	163	348	300	281	366	125	217	365	365
SITE	33	36	37	34	40	32	30	35	35

AQI - CATEGORY 0-50: GOOD | 51-100: SATISFACTORY | 101-200: MODERATE | 201-300: POOR | 301-400: VERY POOR



SECOND HOME
CURRENT
INVESTMENT
**1.4
MILLION
USD**



HPRERA-SOL2022027/P



PROMISING A HILLSIDE
PARADISE WITH A
**DREAM VACATION
HOME**



SECOND HOME
EXPECTED RISE IN
5 YEARS
**4.02
BILLION
USD**



PROJECT HIGHLIGHTS

24/7 Gated Security ●—

Power Backup ●—

Daily Needs Store ●—

Cloud Nine Restaurant ●—

Kids Play Area ●—

Health Centre ●—

●— Driver Dormitory

●— Gymnasium

●— Rooftop Swimming Pool

●— Yoga Centre

●— Badminton Court

●— Outdoor Play Area

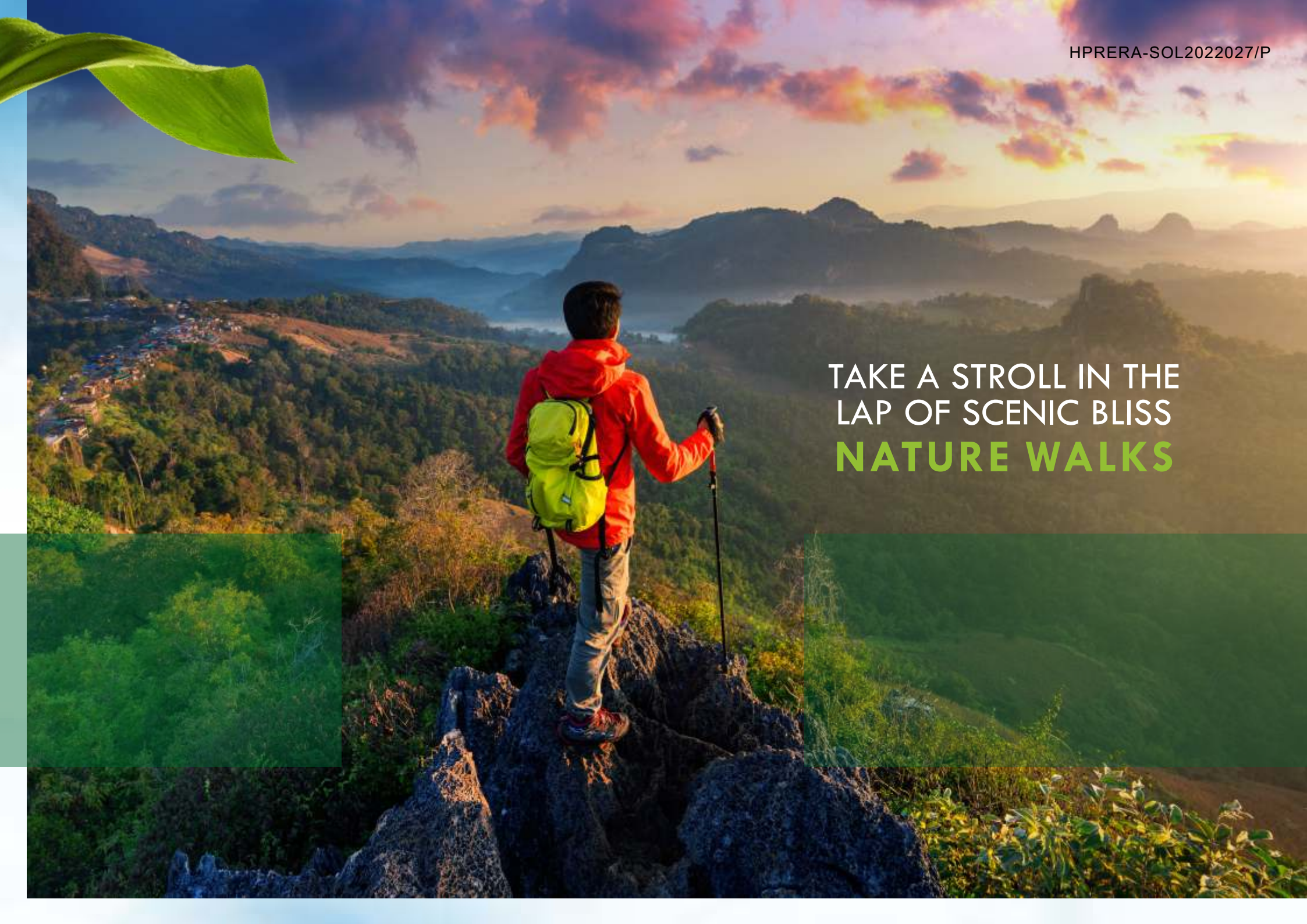
●— Lift Facility



CLUBHOUSE

Immerse yourself in the Ultimate Recreational Haven at our **OPULENT CLUBHOUSE**, where Lavish Leisurely Amenities Harmonize with the Untouched Beauty of Nature. Indulge in the heart of refined amenities and bask in the pristine surroundings that complement an experience of pure luxury and tranquility.





TAKE A STROLL IN THE
LAP OF SCENIC BLISS
NATURE WALKS



PERAMBULATE ACROSS
ENDLESS POSSIBILITIES WITH
**INVIGORATING
SPORTS ACTIVITIES**



FLOOR PLANS

TYPICAL FLOOR PLAN: BLOCK – A, B & C



NO. OF UNITS IN: BLOCK A: 20, BLOCK B: 20, BLOCK C:10

AREA DETAIL OF SINGLE DWELLING UNIT: BLOCK – A, B & C

UNIT PROTO TYPE	CARPET AREA (Excluding Walls)	COVERED AREA (Inc. Walls & Balcony)	COMMON AREA (Circulation Area)	TOTAL AREA
BLOCK-A, B & C	766.07 SQ FT	1092.00 SQ FT	159.46 SQ FT	1251.46 SQ FT

SITE PLAN



SPECIFICATIONS

FLOORING	Laminated wooden flooring in bedrooms, living/dining and lobby, kitchen/toilets/balconies will be anti-skid vitrified tiles flooring, designer wall tiles in kitchen and toilets with counter tops of exclusive granite in kitchen
WINDOWS & DOORS	Polished wood flush door and solid wood/timber/engineered door frames. Stainless steel finished hardware fittings for doors and locks of branded makes. Window frames/UPVC sections
TOILETS CP & SANITARY FITTINGS	Premium sanitary fixtures of Jaquar/Cotto or equivalent
ELECTRICAL	All electrical wiring in concealed conduits; provision for adequate light and power points. Telephone and T.V outlets in living, dining and bedrooms; moulded modular plastic switches of Legra or equivalent and protective MCB's, Geysers in all toilets
WALL/ CEILING	Finished with acrylic emulsion paint/wooden battens
PLUMBING	As per standard practice, all internal plumbing in CPVC/Composite. All external in UPVC
ELEVATOR	Elevators to be provided for access to all floors with separate elevator lobby
SECURITY	Perimeter security and Entrance Lobby security with CCTV cameras; Fire Prevention, Suppression, Detection and Alarm System as per fire norms
POWER BACKUP	Power Back-up for all Apartments, Common Areas and Services
KITCHEN	Modular Kitchen
WOOD WORK	Wardrobe would be European inspired stylish pre-laminated with highest standard hardware, Hettich or equivalent
CEILING	False Ceiling with cove lights in Drawing and Dining Room/Bedrooms/Family Lounge
OTHER	Water Treatment Plant, Rainwater Harvesting System, Sewage Treatment Plant

FULLY FURNISHED INTERIORS

HOME APPLIANCES

- ◆ Smart TV
- ◆ Digital Safe
- ◆ Geysers & Exhaust Fans
- ◆ Chimney
- ◆ Induction Plate
- ◆ Microwave
- ◆ Refrigerator
- ◆ Water Purifier
- ◆ Washing Machine
- ◆ Dishwasher
- ◆ Room Heating

FURNITURE & FIXTURES

- ◆ Double Bed
- ◆ Spring Mattress
- ◆ Bed Linen
- ◆ Curtains
- ◆ Sofa with Centre Table
- ◆ Dining Table
- ◆ Outdoor Furniture
- ◆ Decorative Lights
- ◆ Vanity with Mirror
- ◆ Crockery/Cutlery/ Cookware
- ◆ 4 Towels
- ◆ 2 Umbrellas
- ◆ Bathroom Sheets
- ◆ Steam Press

AMBIKA HILLS

— ORGANIC LUXURY LIVING —

HPRERA-SOL2022027/P

PRICE LIST & PAYMENT PLAN

2 BHK FULLY FURNISHED FLATS
1251.46 SQ. FT.

SKYLINE GLASS SUITES - FULLY FURNISHED
(AVAILABLE ONLY ON DEMAND)

BASIC SALE PRICE (TOWER WISE)	TOWER LOTUS & TULIP (1 ST & 2 ND FLOOR THE BASE PARADISE)	TOWER LOTUS & TULIP (3 RD TO 6 TH FLOOR)	TOWER ORCHID
PRICE IN INR	₹ 8200 PER SQ. FT. + GST	₹ 8500 PER SQ. FT. + GST	₹ 9000 PER SQ. FT. + GST

PLAN A:

100% DOWN PAYMENT PLAN (DPP)

BOOKING AMOUNT	20% + GST
WITHIN 60 DAYS OF BOOKING	70% + GST
AT THE TIME OF OFFER OF POSSESSION	10% + OTHER APPLICABLE CHARGES (IF ANY)

PLAN B:

CONSTRUCTION LINKED PAYMENT PLAN (CLPP)

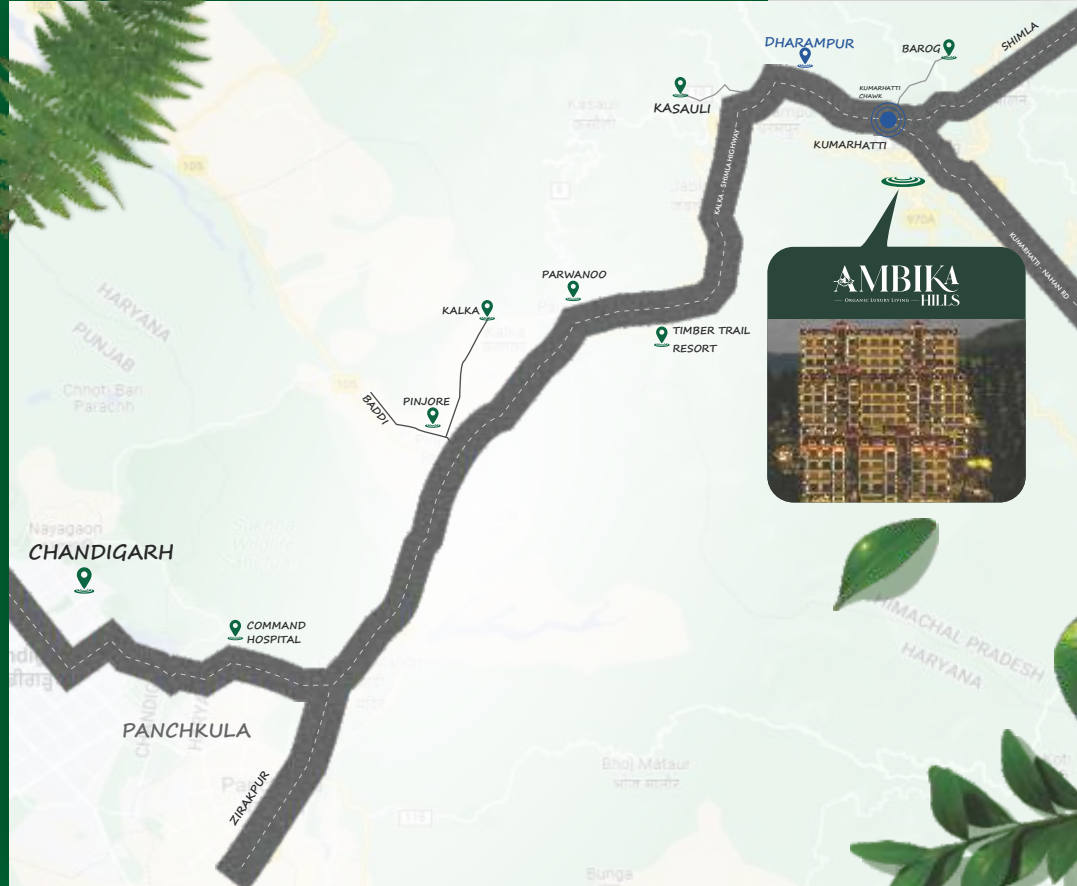
ON THE TIME OF BOOKING & AGREEMENT	20%
ON START OF CONSTRUCTION OF TOWER LOTUS/TULIP/ORCHID	15%
COMPLETION OF GROUND FLOOR	15%
COMPLETION OF THIRD FLOOR	15%
COMPLETION OF FIFTH FLOOR	15%
COMPLETION OF STRUCTURE	15%
ON OFFER OF POSSESSION	5% OF BSP +OTHER CHARGES

TERMS & CONDITIONS

- CHEQUES TO BE ISSUED IN FAVOUR OF "D WORTH BUILDERS LLP" (TERMS & CONDITIONS APPLY)
ACCOUNT No. 92102000992575, IFSC CODE- UTIB0004608 BANK - AXIS BANK LTD, KHARAR, MOHALI ,PUNJAB.
- REGISTRATION, STAMP DUTY, ELECTRICITY & WATER CHARGES AS PER GOVERNMENT NORMS.
- OTHER CHARGES INCLUDE THE FOLLOWING:

IFMS	POWER BACKUP	CLUB MEMBERSHIP	PREFERRED LOCATION CHARGES	TRANSFER FEE	CAR PARKING
₹ 1,00,000 ONE TIME+ GST	₹ 1,50,000 + GST	₹ 2,50,000 ONE TIME + GST	PLC 5% +GST	₹ 100/SQ. FT. + GST	₹ 2,50,000 + GST

PRICE LIST



LOCATION MAP

SEAMLESS CONNECTIVITY

-  SOLAN CITY
26 Minutes
-  TIMBER TRAIL
36 Minutes
-  KASAULI
39 Minutes
-  CHANDIGARH
60 Minutes
-  75 Minutes Drive From
Chandigarh International Airport
-  DELHI
5 Hours Drive



THANK YOU

AMBIKA
— ORGANIC LUXURY LIVING — **HILLS**

SITE ADDRESS:

Ambika Hills, Kumarhatti, Kasauli, Distt. Solan, Himachal Pradesh

REGISTERED OFFICE:

SCO 42, First Floor, Mohali City Center, Mohali

FOR MORE INFO, Call: +91 95397 95397