

HIMALAYA  
*Terraces*  
Kankhal, HARIDWAR



A Project by



RERA  
REGISTRATION  
APPROVED

HRDA  
MAP  
APPROVED

LOANS  
AVAILABLE FROM  
LEADING BANKS

RERA Registration No: UKREP11220000460

56 UPSCALE RESIDENCES

*Ganga* facing homes

.....one minute walk from Ganga Ghat

# About Us

**Himalaya Lifespace Developers**, is a firm of the HIMALAYA GROUP- a family run business in Uttarakhand with over 35 years of work experience. Our Business Verticals include Mining, Entertainment, Food, Education & Real Estate.

HIMALAYA GROUP has always been synonymous with trust, good business ethics, uncompromising quality standards and innovation. We take pride in setting high benchmarks in all our business fields and we seek perfection in all that we do and deliver. We are a very professional team of talented & dedicated executives, administrators, managers, designers & engineers.

In today's supremely dynamic and competitive sphere of property development, we have a vision to create innovation-led, future-focused residential habitats showcasing engineering excellence with unmatched value for money coupled with high appreciation.

**Himalaya Lifespace Developers** aims to bear the hallmark of architectural and technological innovation with exceptional passion, commitment and expertise. Our vision is based on timeless enduring values like Punctuality, Quality, Reliability, Speed and Transparency (PQRST) with superior execution capabilities.

We are committed towards developing ecologically sustainable projects with a strong emphasis on environmental sustainability, safety standards and high customer satisfaction.

Come and be a part of our journey;  
The city's most coveted RESIDENTIAL Address awaits you.

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01

# Haridwar

- The sacred city

## Uttarakhand,

is a state in the north India, often referred to as the "Devbhumi" (literally 'Land of the Gods') due to its religious significance, Hindu temples and pilgrimage throughout the state. It is also known for the natural environment of the Himalayas, Jim Corbett & Rajaji National Park.

## Haridwar,

Hari( Lord Shiva ), Dwar ( door ). Known to be a door way to God's own land - Situated on the right bank of the river Ganges, at the foothills of Shivalik ranges. It is known to be a sacred city for Hindus, hosting religious events and serves as a gateway to several prominent places of worship. Kumbha Mela is celebrated every 12 years.

## City Distances

### Rishikesh 20 kms (30 mins) ...

A spiritual & adventurous city, yoga capital of the world.

### Roorkee 31 kms (30 mins) .....

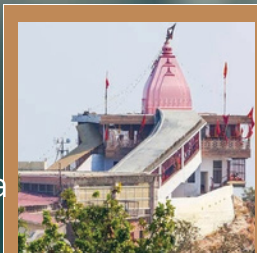
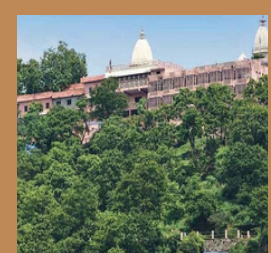
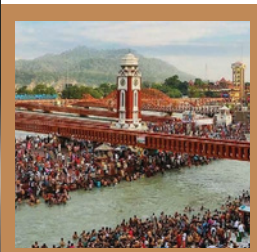
An intellectual city, Indian Army Cantonment area.

### Dehradun 53 kms (45 mins) ...

Uttarakhand's Capital city, excellent educational hub.

### Mussoorie 83 kms (90 mins) .....

A charming hill station, Queen of the Hills.



# Haridwar, gateway to gods - CHAR DHAM

## Yamunotri

Yamunotri also called Jamnotri, is a temple is dedicated to Goddess Yamuna. It is perched atop a flank of Bandar Poonch Parvat. The chief attraction includes the holy thermal springs at Janki Chatti which is 7 km



## Gangotri

Gangotri is a temple and a pilgrim town dedicated to Goddess Ganga. According to scriptures, Goddess Ganga descended here when Lord Shiva released the mighty river from the locks of his hair.



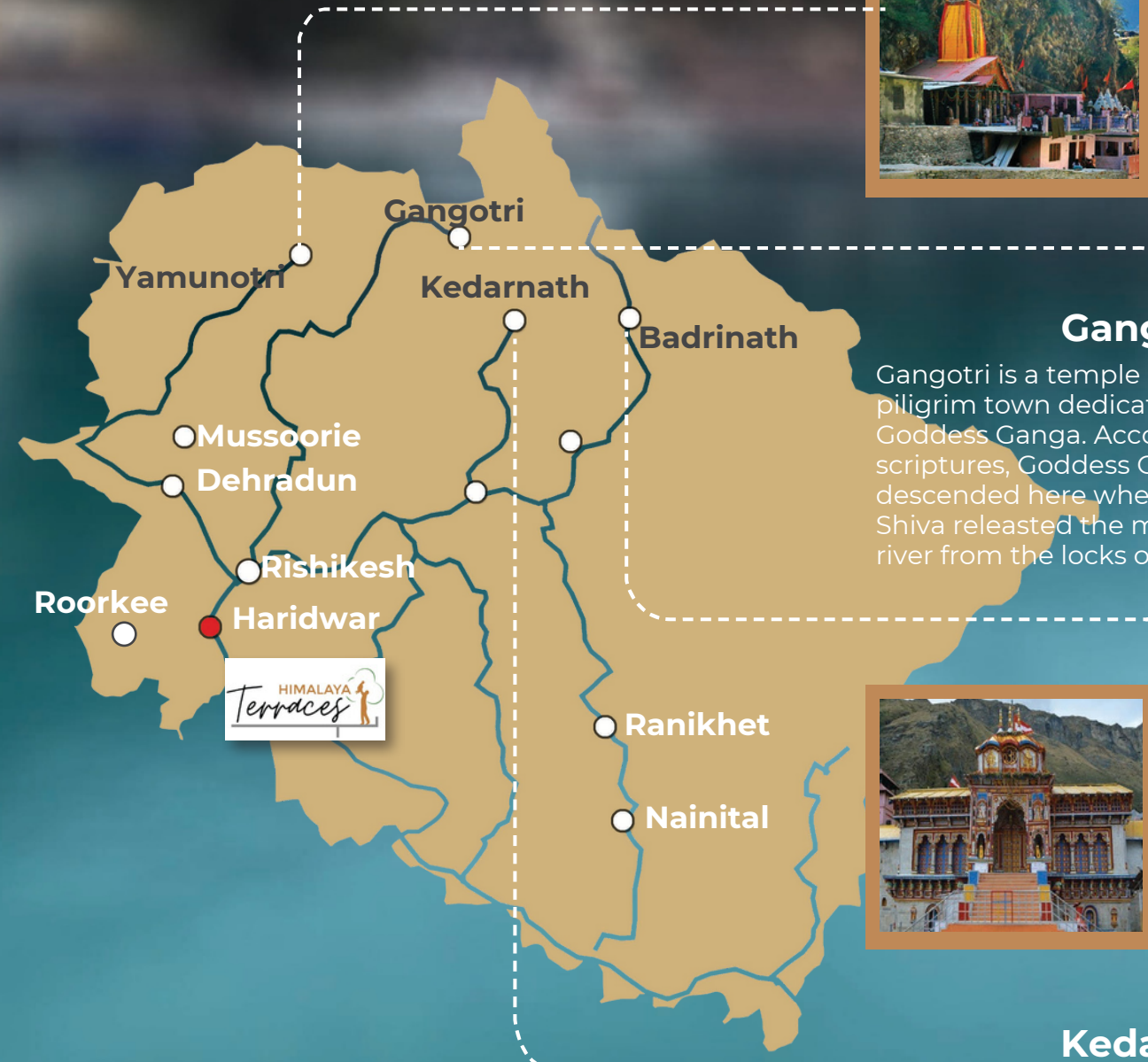
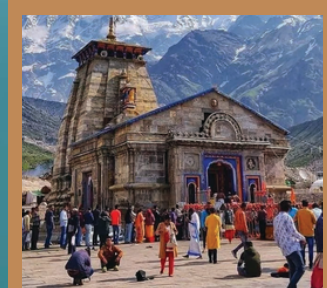
## Badrinath

Badrinarayana Temple is a Hindu temple dedicated to Vishnu. Re-established as pilgrimage by Adi Shankara in the 8th century. Badrinath is also gateway to several mountaineering expeditions.



## Kedarnath

Kedarnath is a Shiva Temple situated in a breathtaking location, near the source of Mandakini River. The town is flanked by snow-capped peaks, most prominently the Kedarnath Mountain.



# About Site

Our gracious **Upscale Residences** are situated in the foothills of the Himalayas, by the banks of Goddess Ganga, in the sacred city of Haridwar (Gateway to the Gods).

Himalaya Terraces is easily accessible by roads, rail and air to Delhi and other major cities of the country.

The Government has also announced the conversion of the Dehradun airport into an international airport soon allowing for even better accessibility.

## In close proximity are:

### - Transit Hubs:

- 1- Haridwar Railway/Bus Station -10 minutes(4.5 kms)
- 2- PROPOSED Bus Station -4 minutes (2.0 kms)
- 3- Dehradun Airport -40 minutes (40 kms)

### - Landmarks:

- 4- Singh Dwar NH 334 -4 minutes (2 kms)
- 5- Shanti Kunj -20 minutes (12 kms)
- 6- Patanjali Yogpeeth -18 minutes (14 kms)
- 7- Crystal World -20 minutes (16 kms)



HARIDWAR - Google Image

**HIMALAYAS**  
Shivalik Range

HAR ki PAURI

Rishikesh  
Dehradun  
Mussoorie

RAJAJI  
National Park

NAMAMI  
Ganga Ghats

Bijnor (UP)  
Nainital  
Jim Corbett Park

**GANGA BASIN**

### - Schools/ Colleges:

- S1- DPS Junior -3 minutes (1.5 kms)
- S2- Gurukul Kangri -4 minutes (2 kms)
- S3- Shivdale -4 minutes (2 kms)
- S4- DAV -5 minutes (2.5 kms)
- S5- Swami Hariharanand -8 minutes (3.0 kms)

### - Hospitals:

- H1- Haridwar Super speciality -2 minutes (1 km)
- H2- Aryavrat Super speciality -3 minutes (1.2 kms)
- H3- Ganga Valley -3 minutes (1.5 kms)
- H4- Ramakrishna Mission -5 minutes (2.5 kms)
- H5- Neelkanth Nethralaya -2 minutes (1 kms)
- H6- Upcoming Govt. hospital -5 minutes (2.5 kms)

### - Temples:

- T1- Ganga Ghat -0.5 minute (0.3 km)
- T2- Daksh Prajapati -1 minute (0.6 kms)
- T3- Sati Kund -2 minutes (1 km)
- T4- Mansa Devi -12 minutes (6 kms)
- T5- Har ki Pauri -12 minutes (6 kms)
- T6- Chandi Devi -15 minutes (7 kms)
- T7- Buddi Mata -1 minute (0.6 kms)

03

# About the project

**56 Upscale Residences**  
nested in the heart of Haridwar

## HIMALAYA TERRACES

The project has been designed very sensitively keeping intact the Indian ethos and the Indian way of life with all modern facilities.

It is a perfect example of living in harmony with nature with importance to Indoor, Outdoor & Inside Out spaces. Every Residence has ample terraces which bring in fresh air & light to every corner of the unit. Each space is designed immaculately keeping in mind how each space transforms with change in climate.

## TRADITION meets MODERNITY

The facade is designed as per Uttarakhand Architecture & features. Built features (stone walls, arches, intricate jaali patterns, cornices, wooden baton slits etc) indigenous to Uttarakhand adorn the facade and make it a unique building.

16 UNITS  
4BHK

16 UNITS  
3+ BHK

8 UNITS  
3 BHK

16 UNITS  
2 BHK



# 04

## Property Masterplan

### LEGEND

1. Security room
2. Garden
3. Stilt parking
4. Open parking
5. Mechanical parking
6. Reception lobby
7. Lift lobby
8. Panel room
9. Space for STP
10. Meter/OCB/Pump room

- 26 **STILT PARKING**  
 2 **OPEN PARKING**  
 2 **MECHANICAL PARKING**  
**64 TOTAL PARKING**

Himalaya Terraces Masterplan has been designed with sensitivity to Climate & Vastu Shastra guidelines\*.

- All built spaces are well lit, ventilated and airy
- Main project Entry is from North
- Boring & water features in North East
- Services like STP towards South West Corner
- All the units/ bedrooms are rectangular/ square in shape
- The overall built profile of the project is rectangular in shape



\* We do not claim to have followed all, but many principles have been adhered to while designing Himalaya Terraces.

05

# Terrace Clubhouse

**INDEPENDENT CLUBHOUSE FOR A SELECTED FEW**

**INDULGE IN AMENITIES. YOURSELF IN ROOFTOP.**

The **Terrace Club House** at 90 feet height is designed as a lush green space with breathtaking views of the Ganga, Haridwar City and the Himalayas beyond.


Drawing inspiration from the Indian way of life, our design respects the need for social spaces in our Society.

Hence, the Club House is developed as a vibrant environment with an open floor plan allowing people to interact with their neighbours as per their interests through varied activities.

SKY HIGH TERRACE **AT 90'**



**WELLNESS**




- 1. JACUZZI
- 2. STEAM
- 3. SAUNA

**RECREATION**



- 4. SUNBATHING BEDS
- 5. STAR GAZING - telescope
- 6. BONFIRE AREA
- 7. HOME THEATRE SCREEN
- 8. PARTY HALL
- 9. INDOOR GAMES

**HEALTH**



- 10. YOGA & MEDITATION DECK
- 11. OUTDOOR GYM
- 12. SAND PIT FOR TODDLERS
- 13. ACCU PRESSURE WALKWAY

UNPARALLELED VIEWS of the GANGA, HARIDWAR & HIMALAYAS beyond..



# A CLUBHOUSE FOREVERYONE

## GAMES AREA & HOME THEATRE SCREEN

Sports on screen or an engaging indoor games, our **Terrace Clubhouse** has it all.



## STEAM & SAUNA

Sweat off the stress with **Steam and Sauna** at our **Terrace Clubhouse**.

## YOGA/ MEDITATION DECK

Keep your mind, body and soul refreshed.

## BONFIRE

Bond over Bonfire with friends and family.

## STAR GAZING

Gaze into beautiful canvas of the night stars.

## JACUZZI

Relieve your stress with our roof top Jacuzzi.



## SUNBATHING BEDS

With added benefits of splendid Ganga view, Bathe in sun and absorb all the health benefits with our **Sun Beds**, only at Himalaya Terraces.



## SAND-PIT FOR TODDLERS

Our planning is included for everyone. A sand-pit area designated to toddlers are provided, for their growth and development.

## OUTDOOR GYM & ACCU PUNCTURE WALKWAY

Access health at Terrace Clubhouse, with outdoor gym and accu puncture walkway.



## WELLNESS • RECREATION • HEALTH

We care and value your health and quality time with family and friends, irrespective of age groups. Our Terrace Clubhouse is carefully designed for the same.

With wide range of roof-top amenities to engage and benefit from. Himalaya Terraces offer a Clubhouse for EVERYONE.

13 ACTIVITIES ONE PLACE



SKY HIGH AT 90 TERRACE

## Typical Floor Plan

### LEGEND

- A. Lift lobby + Staircase
- B. Common corridor
- C. 4 BHK
- D. 3+ BHK
- E. 3 BHK
- F. 2 BHK
- G. Fire Escape staircase

All the floor plans are of same type, nature and dimensions. It is an Eight Floor Building (+Stilt parking floor +Terrace Clubhouse) with Uttarakhand Facade Design.

### All the Unit plans enjoy:

- Good ventilation
- Spacious rooms
- Big terrace balconies
- Kitchen & outdoor utility
- Dedicated space for washing
- Dedicated space for AC outdoor
- BEST POSSIBLE VIEWS of Ganga & Himalayas and Haridwar & Himalayas





AREA STATEMENT

Unit Carpet Area 138.498 sqm

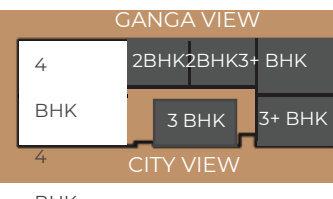
1. Living room	22'3" x11'4"	10. Master bathroom 02	6'5" x6'10"
2. Dining room	10'6" x12'2"	11. Terrace garden	5'1" x9'5"
3. Kitchen	9'8" x10'9"	12. Bedroom 03	11'4" x11'9"
4. Utility (Kitchen)	9'8" x5'11"	13. Bathroom 03	5'0" x7'10"
5. Terrace Garden	15'2" x5'11"	14. Bedroom 04	10'8" x11'9"
6. Master bedroom 01	14'7" x11'9"	15. Balcony	13'0" x5'11"
Dresser	6'0" x5'2"	16. Bathroom 04	5'0" x6'10"
7. Master bathroom 01	6'0" x8'2"	17. Passage	4'2" wide
8. Balcony	23'8" x5'11"	18. Office/ Workers room	6'2" x6'7"
9. Master bedroom 02	14'6" x11'4"	19. Space for washing	4'3" x4'0"
Dresser	4'1" x6'10"	20. VRF AC	4'10" x5'9"

KEY FEATURES:

1. Extremely spacious Unit
2. Well ventilated CORNER Unit
3. Two Master Bedrooms Set
4. Terrace/ Balcony in each space
5. Great Views from every space
6. Kitchen with outdoor utility
7. Dedicated space for washing
8. Dedicated space for AC outdoors

INCLUSIONS:

1. False Ceiling (Indoor)
2. Dress in M.Bedroom
3. Modular Kitchen
4. AC copper pipe fitting

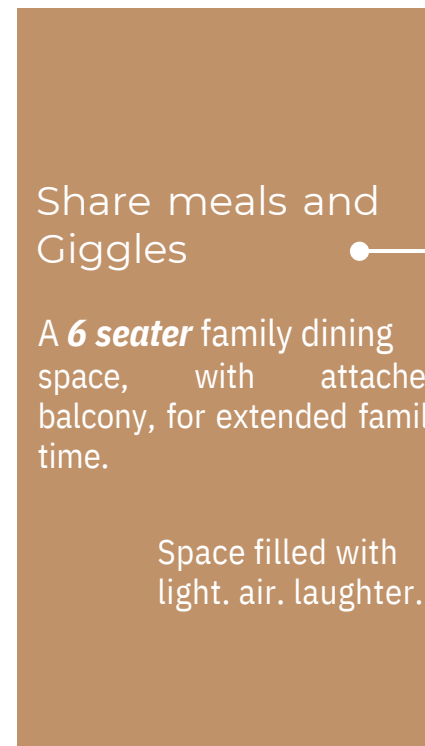


A JOYOUS LIVING

To encourage family bonding, the apartment features a spacious living room for personal time

1. Living room

amenities - other



Share meals and Giggles

A **6 seater** family dining space, with attached balcony, for extended family time.

Space filled with light. air. laughter.

2. Dining Room



6. Master Bedroom 01

Tranquil Master Bedrooms!

Master bedroom, fits a King size bed. It opens into personal balcony area, with best views of the city.



9. Master Bedroom 02

For Function For Ease

It's your world!

A King size bed, attached bathroom and a personal balcony planned to perfection.

Each of these bedrooms are provided with an attached bathroom, balcony, sufficient wardrobe storage space and a TV.

Parallel Kitchen

4 BHK Units are provided with spacious parallel kitchen along with an attached utility space for ease of funtions.

Welcoming all shades of Green

Step into the cynosure of the house - **The Green balcony**, and enjoy the scenic mountain view .

Green is the new luxury!



5. Terrace Garden



4. Utility (Kitchen)



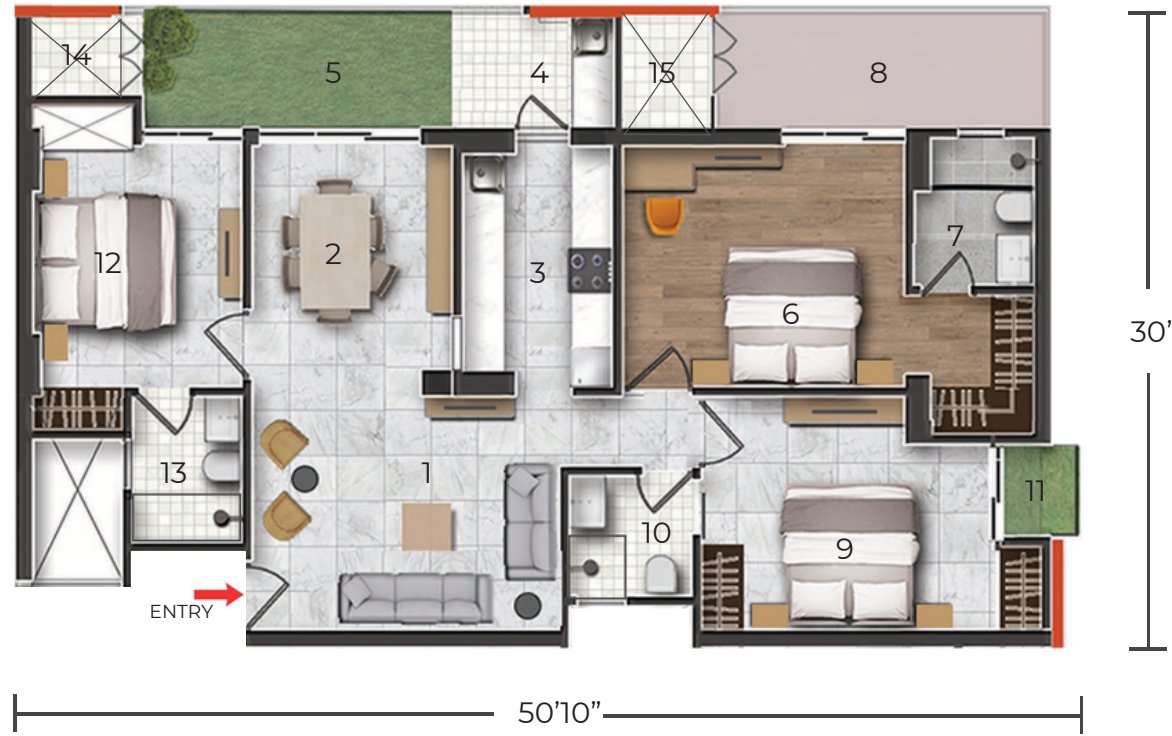
3. Kitchen

# 3+ BHK | TYPE B

3 Bedrooms + 3 Baths

Super Area 1835 sq.ft

Unit Area 1469 sq.ft



AREA STATEMENT

Unit Carpet Area 97.884 sqm



2. Dining Room



3. Kitchen

Includes nature  
Includes you  
All the wealth in the world can't buy nature.,  
and here you have more than ample.



5. Terrace Garden

1. Living room	15'0" x 11'4"	8. Balcony	16'9" x 5'11"
2. Dining room	9'10" x 12'2"	9. Bedroom 02	14'4" x 11'4"
3. Kitchen	7'4" x 11'9"	10. Bathroom 02	6'1" x 6'0"
4. Utility (Kitchen)	7'4" x 5'11"	11. Balcony	4'0" x 4'0"
5. Terrace Garden	16'1" x 5'11"	12. Bedroom 03	10'3" x 11'9"
6. Master bedroom 01	13'10" x 11'9"	13. Bathroom 03	5'5" x 7'2"
Dresser	6'0" x 6'6"	14. Space for washing	4'4" x 4'0"
7. Master bathroom 01	6'0" x 8'2"	15. VRF AC	4'10" x 5'11"

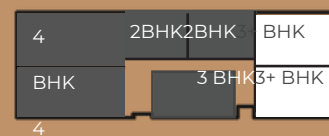
## KEY FEATURES:

1. Extremely spacious Unit
2. Well ventilated CORNER Unit
3. One Master Bedroom
4. Terrace/ Balcony in each space
5. Great Views from every space
6. Kitchen with outdoor utility
7. Dedicated space for washing
8. Dedicated space for AC outdoors

## INCLUSIONS:

1. False Ceiling (Indoor)
2. Dress in M.Bedroom
3. Modular Kitchen
4. AC copper pipe fitting

## GANGA VIEW



7. Master Bedroom 01

The theatre of dreams beckons

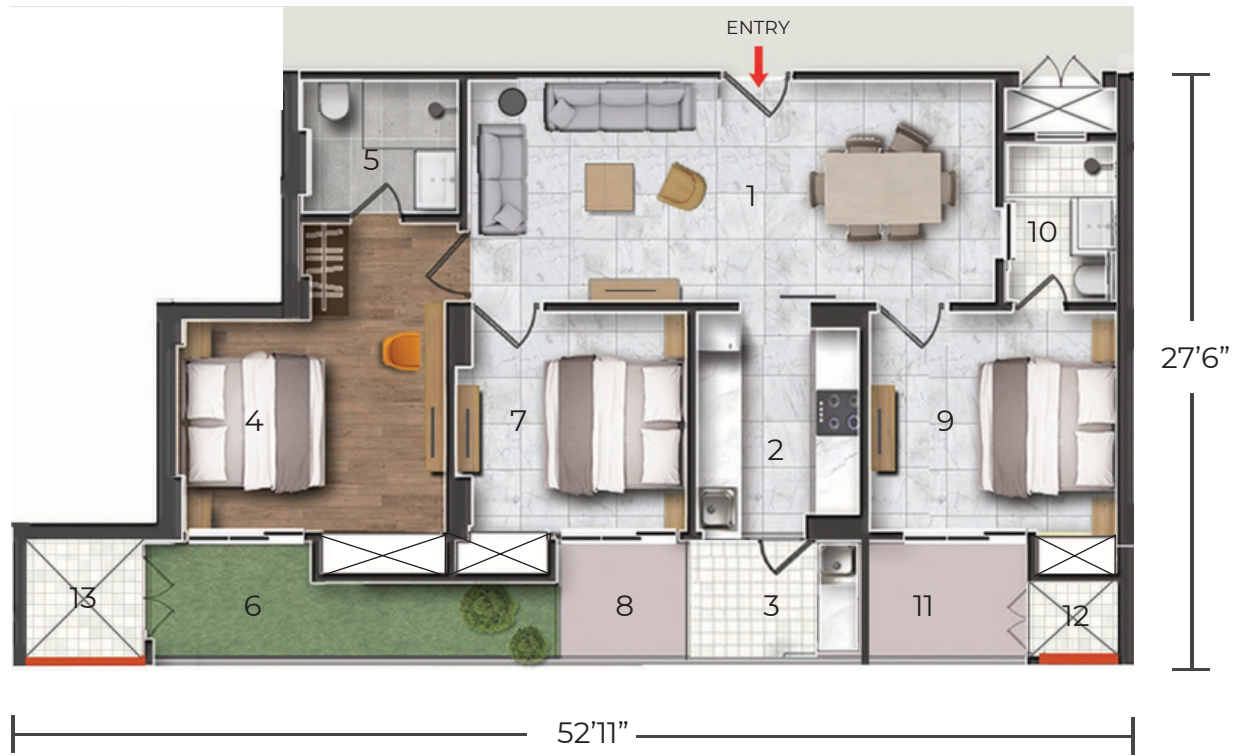
Your bedroom reflects who you are and also gifts you the space to be yourself.

# 3 BHK | TYPE C

3 Bedrooms + 2 Baths

Super Area 1565 sq.ft

Unit Area 1254 sq.ft



## AREA STATEMENT

Unit Carpet Area 80.695 sq.m

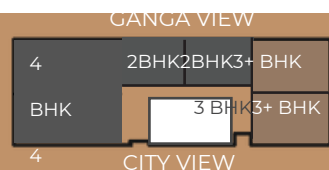
1. Living + Dining room	25'0" x 10'7"	7. Bedroom 02	11'0" x 10'5"
2. Kitchen	7'10" x 10'5"	8. Balcony	6'3" x 5'11"
3. Utility (Kitchen)	7'10" x 5'11"	9. Bedroom 03	11'10" x 10'5"
4. Master Bedroom 01	12'10" x 14'8" / 10'1"	10. Bathroom 02	5'5" x 7'8"
5. Master Bathroom 01	7'6" x 6'3"	11. Balcony	7'6" x 5'11"
6. Terrace garden	20'6" x 5'11"	12. Space for washing	4'0" x 4'0"
		13. VRF AC	4'0" x 5'11"

## KEY FEATURES:

1. Extremely spacious Unit
2. Well ventilated Unit
3. One Master Bedroom
4. Terrace/ Balcony in each space
5. Great Views from every space
6. Kitchen with outdoor utility
7. Dedicated space for washing
8. Dedicated space for AC outdoors

## INCLUSIONS:

1. False Ceiling (Indoor)
2. Dress in M.Bedroom
3. Modular Kitchen
4. AC copper pipe fitting



A fine living

Decorate your new home with love, laughter, and memories.

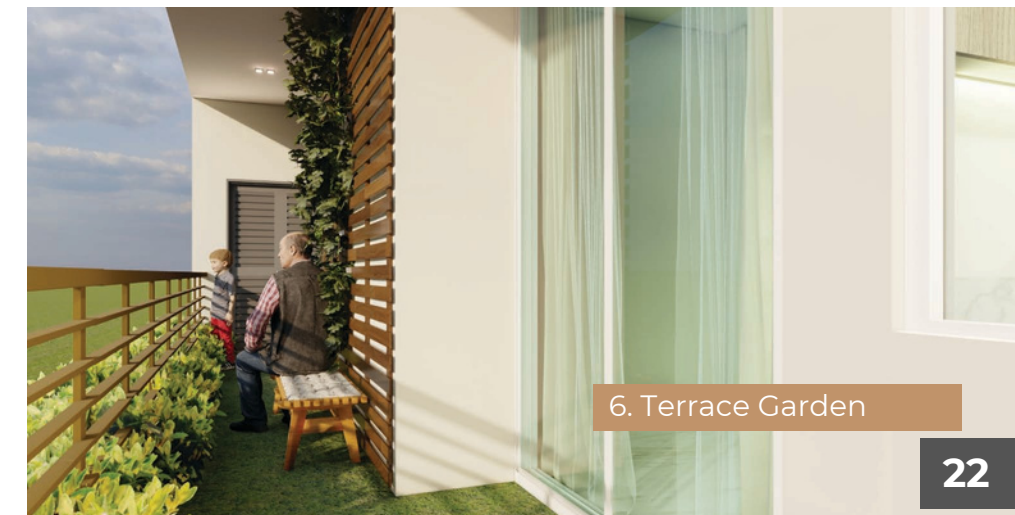
Spacious living space for entire family to gather, sit and binge watch your favourite TV shows.

Master bedroom - designed to accommodate sufficient wardrobe storage and a King size bed, a study area and TV.

Slides open into a personal Green

Balcony.

adequate airflow and ventilation gives you more room to breathe. Spacious and Open

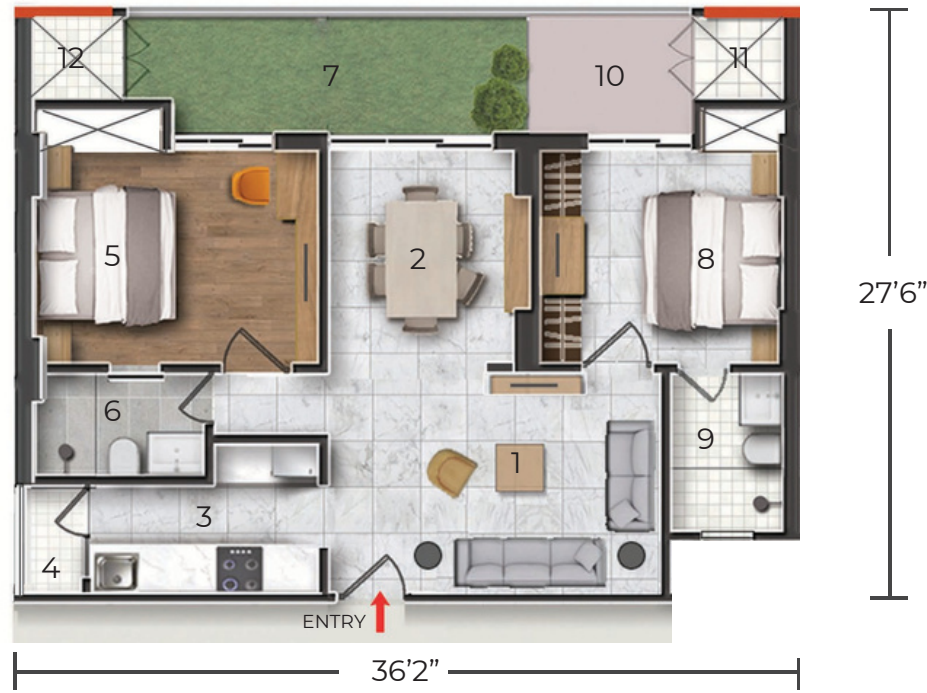


# 2 BHK | TYPE D

2 Bedrooms + 2 Baths

Super Area 1255 sq.ft

Unit Area 1005 sq.ft



Unit Carpet Area 66.482 sqm

## AREA STATEMENT

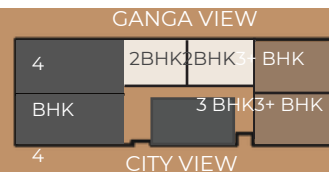
1. Living room	15'10" x 10'6"	7. Terrace garden	19'7" x 5'11"
2. Dining room	9'8" x 10'7"	8. Bedroom 02	11'7" x 10'2"
3. Kitchen	10'10" x 7'2"/5'2"	9. Bathroom 02	5'5" x 7'7"
4. Utility (Kitchen)	3'1" x 5'2"	10. Balcony	7'3" x 5'11"
5. Master bedroom 01	13'6" x 10'2"	11. Space for washing	4'4" x 4'0"
6. Master bathroom 01	8'1" x 5'0"	12. VRF AC	4'4" x 4'0"

## KEY FEATURES:

1. Extremely spacious Unit
2. Well ventilated Unit
3. One Master Bedroom
4. Terrace/ Balcony in each space
5. Great Views from every space
6. Kitchen with outdoor utility
7. Dedicated space for washing
8. Dedicated space for AC outdoors

## INCLUSIONS:

1. False Ceiling (Indoor)
2. Dress in M.Bedroom
3. Modular Kitchen
4. AC copper pipe fitting



A 6 *seater* family dining space, a large sliding door - adding more light and air into the space.

Sleek and elegantly designed Master bedroom with an attached bathroom, balcony, spacious wardrobe storage, a study and a TV.



2. Dining room



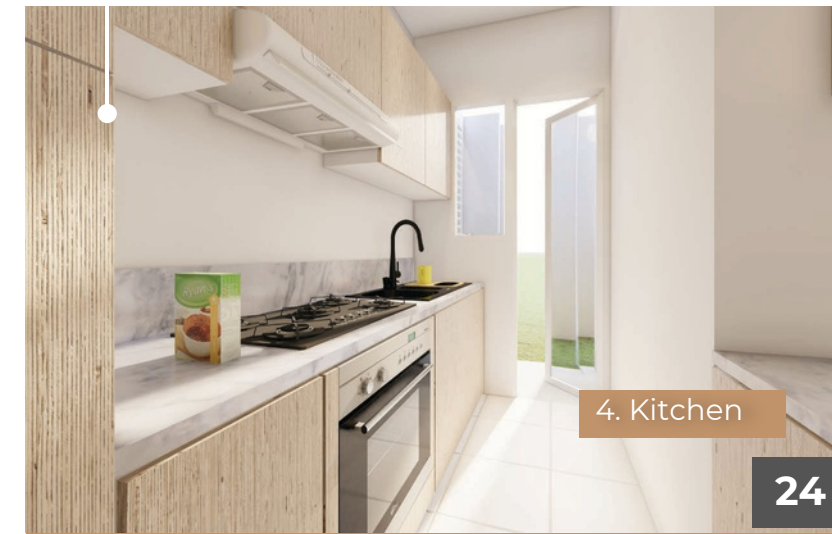
5. Master bedroom 01

Modern and well lit parallel kitchen, designed for comfort and movement. Allowing more natural light and air.

Serve delicacies with a garnish of elegance



1. Living Room



4. Kitchen

# 11 Specifications

AREA	WALLS	FLOORING	ROOF	WINDOW/DOOR	OTHER FEATURES
Living & Dining	Putty Finish & Plastic Emulsion paint	Vitrified Tiles- Marble Look	Décor False Ceiling - POP finish & painted	Décor wooden door & frame. Hardware: Godrej/ Dorset (or equivalent).	
Bedrooms	Putty Finish & Plastic Emulsion paint	Vitrified Tiles & Wood Floor in M.Bedroom	Décor False Ceiling - POP finish & painted	Décor wooden door & frame. Hardware: Godrej/ Dorset (or equivalent).	Wardrobes of W/P plyboard & laminate in M.Bedroom
Washrooms	Wall Tiles till 8' height + Plastic Emulsion paint	Anti skid Tiles	Décor False Ceiling - POP finish & painted	Décor wooden door & frame. Hardware: Godrej/ Dorset (or equivalent).	
Kitchen	Wall Tiles till 8' height & Plastic Emulsion paint	Vitrified Tiles	Décor False Ceiling - POP finish & painted	Décor wooden door & frame. Hardware: Godrej/ Dorset (or equivalent).	Exterior utility in kitchen for ventilation; granite counter top
Terrace Balconies	Putty Finish & Exterior Weather proof paint	Anti skid Tiles	Paint on plaster	UPVC white Door/Window with clear glass + mesh+ UPVC. Hardware fittings	Dedicated space for washing & AC outdoor machines.
<b>COMMON SPACES:</b>					
Reception Lobby	Putty Finish & Plastic Emulsion paint	Vitrified Tiles/ Granite	Décor False Ceiling - POP finish & painted	Décor UPVC/Aluminium door/ window with clear glass.	Reception Counter with 24 x 7 security & CCTV monitoring
Common Corridor & Lift Lobby	Putty Finish & Plastic Emulsion paint	Vitrified Tiles/ Granite	Décor False Ceiling - POP finish & painted	MS Grill Doors for Service Ducts; Décor UPVC/ Aluminium door & frame with clear glass.	Connected with Service ducts for easy maintenance.
Staircases	Putty Finish & Plastic Emulsion paint	Main: Granite; Fire Escape: Kota Flooring	Putty Finish & Plastic Emulsion paint	Décor UPVC/Aluminium door/window with clear glass. Fire Escape door & hardware.	
<b>SERVICES:</b>					
Electrical	<ol style="list-style-type: none"> <li>All wiring inside the unit will be of Havells/ Polycab/ Girish (or equivalent).</li> <li>Seperate UPCL Electricity &amp; DG Set Electricity (power back up) wiring for all units.</li> <li>Switches &amp; Switchgear of Havells/ Anchor/ C&amp;S/ Polycab (or equivalent).</li> <li>All fans will be of Havells/ Khaitan (or equivalent) with basic ceiling LED lights; decor lights are not included.</li> </ol>				
Plumbing	<ol style="list-style-type: none"> <li>All plumbings will be of Supreme/ Prince (or equivalent). This includes all Water pipelines, Rain water &amp; sewage pipelines etc.</li> <li>Washrooms- CP &amp; Ceramic fittings &amp; fixtures from Jaguar/ Kohler/ Hindware Art (or equivalent).</li> <li>Master Bedroom(s) to have an added Shower Panel.</li> <li>Kitchen- Premium quality sink of Anupam/Jayna (or equivalent). Premium Granite on counter slab.</li> </ol>				
HVAC	<ol style="list-style-type: none"> <li>All Units will be provided with AC Connections (installed Copper pipe, control wire &amp; MCB) in Bedrooms &amp; Living Area.</li> <li>Only final installation of outdoor &amp; Indoor Machine (&amp; configuration) needs to be done at designated areas.</li> </ol>				
<b>STRUCTURE:</b>					
Cement	All cement used in the complete construction of the premises will be branded- UltraTech/ ACC/ Ambuja (or equivalent).				
Bricks	All bricks used will be Quality 01				
Paint	All paint used is branded-Asian/ Berger/ Nerolac (or equivalent) paint - for both interior & exterior including Boundary walls.				
Features:	Complete Earthquake Resistant Building Structure. Wrap around terrace balcony for better protection from weather- rain/sun & good ventilation.				
<b>PUBLIC AMENITIES:</b>					
Driveway	Interlocking Pavers/ Cement Tiles. Proper marking for Parking and dedicated driveway.				
Parking	Stilt, Open & Mechanical Car parks are available. Mechanical Car Park of a branded company will be used.				
Landscaping	Within Site premises- big & small trees for proper shade and aesthetics. Garden on Ground Floor with kids play & sit out.				
Rooftop Terrace	Flooring of Kota Stone/Anti skid tiles & wooden deck as per design. Community/ Recreational Hall to have MS Pergolas.				
Elevators	High speed 02 elevators (8 person & 16 person/furniture/medical lift) with 10 stops of good brand- Otis/ schindler (or equivalent).				
Staircases	Well ventilated (General & Fire Escape), big lift/staircase lobby at every level for very comfortable human movement & waiting.				

# 12 FAQ'S: Frequently Asked Questions

## What do we mean by Super Area?

Super Built Up Area is Unit Area + Common Area which the customer pays for. The Common Areas are proportionately calculated and added to all units. It is approx. 25% of the Unit Area.

## What do we mean by Unit Area?

Unit Area is the Area which is in complete possession of the customer, which they alone use & enjoy. It includes all built area, walls, balconies etc.

## When will the possession be given?

Possession is expected to be within 36 months from the date of launch of the project; the final deadline will be 31 March 2026.

## What kind of Security will be provided?

The project will have a 24x 7 security with continuous CCTV monitoring. Only 1 Entry/ Exit point which will be guarded at all times

## What about water & power back up?

24x 7 water & Power back up will be provided

## Who will maintain the common areas? Who will pay for it?

All common areas/ services shall be maintained by the company/ designated maintenance agency. A monthly maintenance amount will be charged from all residents for the same.

## Is the price escalation free?

Yes, subject to the standard T&C, the contracted price would be escalation free.

## What if there is a delay in payment on due date? Is any interest levied for the same?

All payments MUST be made before/on the due date. Any delay will attract a penalty of 18% per annum; calculated on a daily basis for the number of days delayed.

## Is there any compensation or price rebate to the customer in case of project delay?

Yes, the customer will be entitled for a compensation of Rs. 10/- sqft monthly for any delay in the project after 31 March 2026. In case of delay due to uncontrollable factors (mentioned in Agreement) the time lost will be made up and then this charge will apply.

## Is there any other charges levied on buying the unit?

Yes, a 5% GST will be charged extra (can change as applicable); all stamp duty charges and fees during registry will be paid extra by the customer.

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### Why Us?

- 1. Ganga View Residences
- 2. Brilliant location, Heart of the city
- 3. Nearby Market, Temples, Schools, Hospitals and excellent connectivity
- 4. Great Design of the project
- 5. Well spacious units
- 6. Well ventilated, climate friendly, dedicated terraces in all units
- 7. Club House Amenities
- 8. Activities for all age groups
- 9. Good Elevation- Uttarakhand Facade
- 10. Strong promotor profile

### Our Team

**-P a n j w a n i A r c h i t e c t s :** A leading Architectural Office of Dehradun, Uttarakhand- specialising in all Architectural + Interior + Construction works. They specialise in Hospital Designing and have won numerous awards at National level.

**-L S t u d i o :** An enterprising and upcoming Architectural Design Studio in Bangalore, Karnataka - specialising in all Designing + Branding and Visualization + Architectural + Interior works.

## 56 Upscale Residences

nested in the heart of Haridwar



Note:  
 \* All Images/ Renders, Layouts/ Plans, Elevations etc are for illustration only. Variation is possible and can be done at any time in the interest of the project without informing anyone.  
 \* Project Specifications are indicative and can be changed any time without giving any notice to anyone; as deemed appropriate in the interest of the project without informing anyone.