

SGI



Build your dream home  
in Nature's heavenly hamlet.



  
**NATURE'S  
NIRVANA**





# Discover healthy living in Nature's verdant beauty.

Nature's Nirvana is your opportunity to enjoy family life nestled in the hidden jewel of the Kumaon region – **Talla Ramgarh**.

Conceived as a gated project, Nature's Nirvana offers plots of different sizes to match a wide spectrum of lifestyle needs and aspirations. The project is conveniently located with easy access to all urban amenities, yet remote enough to enjoy peaceful and pristine living.



**Gated Property Project**



**Community Park**



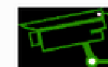
**Open Gymnasium**



**Fruit Orchard**



**Bonfire Places by the River**



**24x7 Watch Guard & CCTV**



**Availability of Spring Water**



## About the Location

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**Talla Ramgarh,  
Uttarakhand  
Dist. Nainital**





*Divided into two parts, Malla (Upper Part) and Talla (Lower Part), Ramgarh is a heavenly hamlet with its verdant orchards of Apples, Apricots, Peaches and Pears that have earned it the moniker "Fruit Bowl of Kumaon".*

From unobstructed views of the snow laden Himalayas to the incredible lush greenery, Ramgarh is known for its pristine natural beauty and its tranquility. Once the cantonment of the British army, Ramgarh has a rich legacy of old colonial buildings, rustic bungalows and old rest houses, coexisting with the traditional Kumaon architecture.





# Connectivity and Key Attractions

## Nearby Attractions

- Fruit Orchards
- Bhalugaad Waterfalls
- Tagore Top
- Ashrams
- Museums
- Bell Temple and much more

## CONNECTIVITY

- **By FLIGHT:** Pantnagar Airport (76 km)
- **By TRAIN:** Kathgodam Railway Station (46 km)
- **By ROAD:** Connected to all major towns and cities by motorable highways.





While it is away from the hustle bustle of the city, it has easy access to the amenities of modern living through its connectivity by motorable roads to all major nearby towns, such as Bhimtal, Nainital, Almora, Mukteshwar and Nathuakhan.












# The Project

Plot sizes  
start at:

-  100 Sq. Yard
-  150 Sq. Yards
-  200 Sq. Yards
-  250 Sq. Yards

## Project Features:

-  Gated Property Project
-  Community Park
-  Open Gymnasium
-  Bonfire Places by the River
-  24x7 Watch Guard & CCTV
-  Availability of Spring Water
-  Fruit Orchard





# Price list

Price Per Sq. Yard (in INR)

<b>BSP</b>	<b>20,000</b>
<b>PLC River Facing</b>	<b>1,000</b>
<b>PLC Corner</b>	<b>1,000</b>

- Prices are exclusive of GST.
- Water and Electricity charges will be additional and as per owner requirement.
- Registration and mutation costs are to be paid by the buyer at the time of registry and mutation.
- The cheque has to be drawn in favor of **"AAZ Progressive Pvt. Ltd."**

Disclaimer: The price list and payment plan for the plots are at the sole discretion of the promoters and may be changed without any prior notice. T&C apply.

## FLEXI PAYMENT PLAN

### 3 Months

At Booking	25%
Within 45 Days	45%
Next 45 Days	30%
Registry within 90 Days	

**CALL NOW**

## DOWN PAYMENT PLAN

### 1 Month

At Booking	75%
Next 10 Days	25%
Registry within 30 Days	

**CALL NOW**





# Elevate your living at Nature's Nirvana.

Exclusively Marketed By



## Company Address

B-23, 1st Floor, Block B, Greater  
Kailash I, Greater Kailash, New  
Delhi, 110048

## Phone & Website

1800-121-8156  
[www. casaconsultancy.in](http://www.casaconsultancy.in)



### Disclaimer:

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Any information of special interest should be obtained through independent verification & inquiry. T&C Apply.