

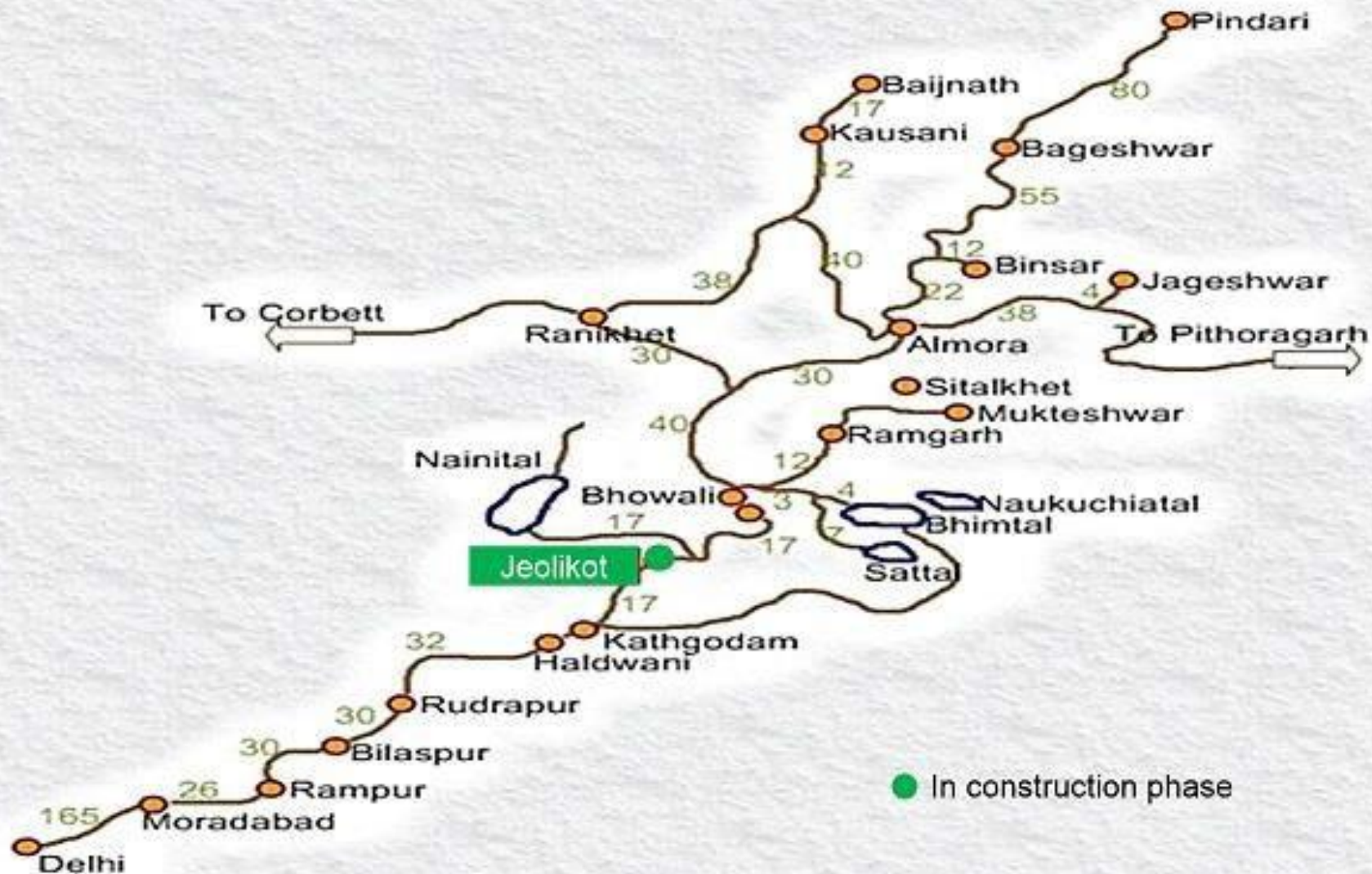


TERELI
ESTATES



Mountain Breeze Resort *A home in Nature*

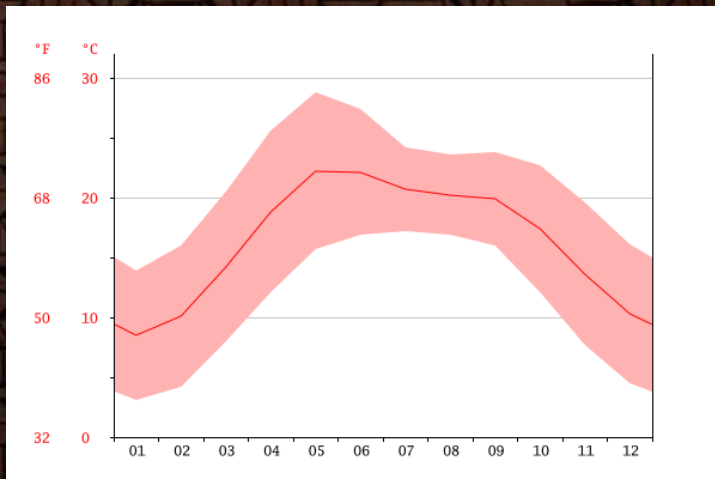






The Jeolikot Climate

month	1	2	3	4	5	6	7	8	9	10	11	12
mm	68	43	46	19	52	198	503	403	237	115	6	21
°C	8.5	10.1	14.2	18.8	22.2	22.1	20.7	20.2	19.9	17.4	13.6	10.3
°C (min)	3.1	4.2	8.0	12.1	15.7	16.9	17.2	16.9	16.0	12.1	7.7	4.5
°C (max)	13.9	16.0	20.5	25.6	28.8	27.4	24.2	23.6	23.8	22.7	19.6	16.1
°F	47.3	50.2	57.6	65.8	72.0	71.8	69.3	68.4	67.8	63.3	56.5	50.5
°F (min)	37.6	39.6	46.4	53.8	60.3	62.4	63.0	62.4	60.8	53.8	45.9	40.1
°F (max)	57.0	60.8	68.9	78.1	83.8	81.3	75.6	74.5	74.8	72.9	67.3	61.0



- *Pleasant climate all year round*
- *Just below the snow line*
- *At an average temperature of 22.2 °C, May is the hottest month of the year. At 8.5 °C on average, January is the coldest month of the year.*



Jeolikot – Gateway to Nainital

- *Untouched and unspoilt beauty*
- *Magnificent hills and Dense Natural Forest surroundings*
- *The most accessible hill station*
- *16 kms from Railhead Kathgodam And Nainital*
- *Rapidly becoming first choice for prime hill real-estate*





- *16 kms from Nainital and Kathgodham (railhead)*
- *70 kms from Jim Corbett National Park*
- *40 kms from Pantnagar Airport*



Unique Selling Points

"A visit will inspire you"

- *Best possible location vis-à-vis proximity to railhead, hospitals, schools, markets, mall, natural beauty, view, best hill climate*
- *Adjacent to Natural Forest with beautiful treks*
- *Adjacent to the National Highway yet peaceful*
- *Best branded property in entire area*
- *Birding destination*
- *International quality services with 100% power back-up*
- *Management tie-up with Cygnett Hotels & Resorts*
- *Spa, gym, restaurant, bar, banquet, valet, room-service, game-zone, laundry, etc.*

Bird Sightings in Jeolikot

GREAT BARBETS



CANARY FLYCATCHER



HIMALAYAN BULBULS



WATER REDSTARTS



GREYHEADED WARBLERS



WHISITLING THRUSH



LONGTAILED MINIVETS



SCIMITAR THRUSH



BLUE THROATED BARBETS



BLUE WHISTLING THRUSH



JUNGLE OWL



WHITE THROATED THRUSH



CROWNED THRUSH



Views from the site



Towards North-East



Towards North



Rivulet in the West



View in Winter

04/09/2015 16:35

Site Layout

- 63 Fully Furnished serviced apartments
- Studios, One BHK and Two BHK
- Indoor and Outdoor recreation facilities
- Elegant and durable finishes
- Game zone, Spa & gym
- Great view from every apartment
- Swimming pool





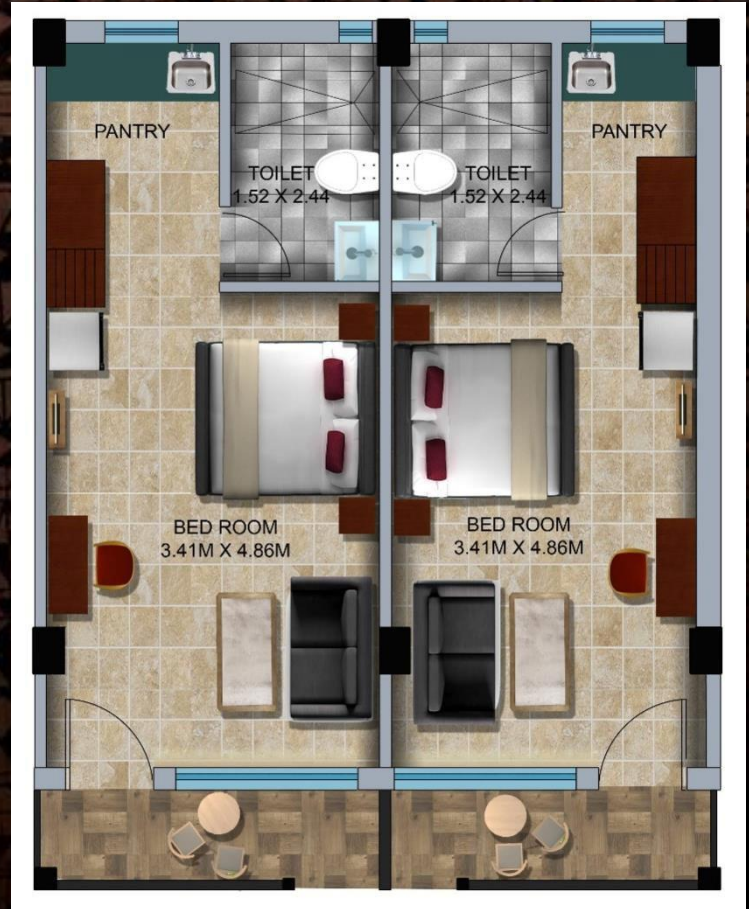
Apartment Specifications

"A visit will inspire you"

- *Laminated permanent finish doors and UPVC windows*
- *Weather proof electronic locks with 400 entries memory*
- *Anti-skid vitrified tiles and laminated wooden floors*
- *Elegant washrooms with floor to ceiling tiles, single lever fittings, shower partitions, 24 hr running hot & cold water*
- *Modular kitchen with chimney*
- *Fully furnished bedroom, balcony and living space with curtains, light fixtures, false ceilings, art work, 43" LED TV, electronic safe, hangers, towels and linen as per 4 star standards.*
- *CCTV cameras, 24x7 security, smoke detectors*
- *Management and maintenance by Cygnett Hotels & Resorts*



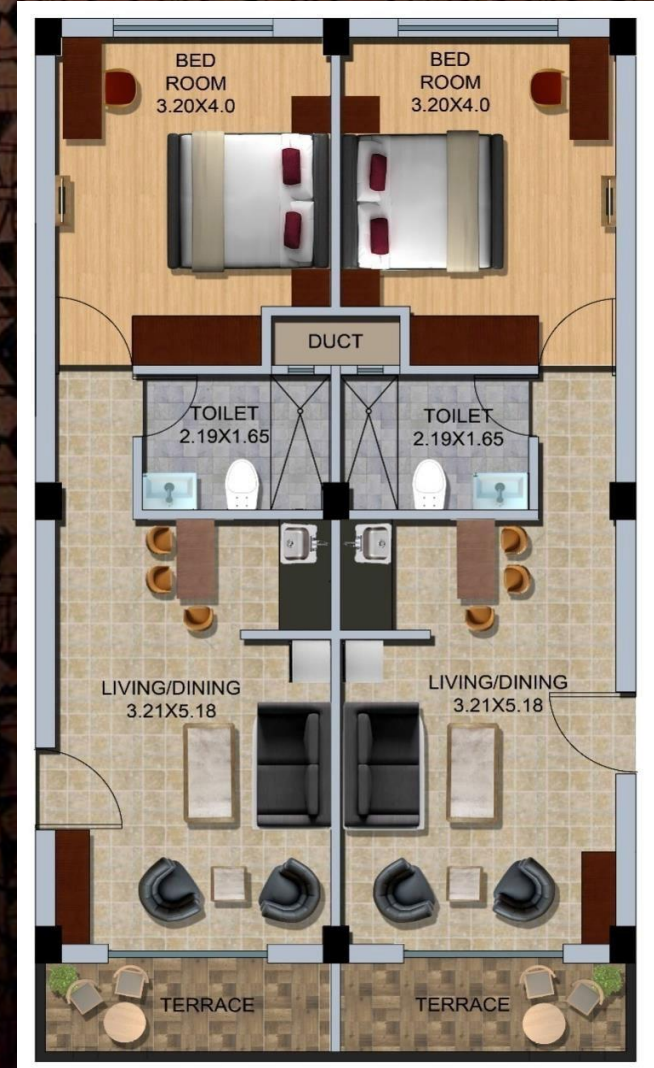
Layouts of rooms - Studio (383 sft)



This layout shows two units



Layouts of rooms - 1BHK (547 sft)



This layout shows two units



Layouts of rooms - 1BHK (765 sft)





Layouts of rooms - 2BHK (1149 sft)





Mountain Breeze





Reception





Restaurant





Banquet



Activities



Gym



Cycling



Flying Fox & Rappelling

*Table Tennis, Carrom, Chess
X-box, Playstation,
Jungle treks, Camping
Bamboo & Rope bridges*



Financials

- *Sale rate is inclusive of taxes, IFMD, CAM, EDC, car parking and furnishings*
 - *Studio (383 sft) - INR 28 Lacs*
 - *1BHK (547 sft) - INR 40 Lacs*
 - *1BHK (765 sft) - INR 52 Lacs*
 - *Duplex (1149 sft) - INR 75 Lacs*
 - *Club Membership - INR 1 Lac (Affiliated with Lucknow Golf Club and Lucknow Palms Club and more affiliations with other clubs is in process)*
- *Studios and One BHK available in B & A5 blocks*
- *Management tie-up for ten years with Cygnett Resorts. (Commercial Operations started on 15th May, 2019)*
- *Expected average annual return of INR400/- per sq.ft. for initial five years and substantial increase in next five*
- *14 days free stay per annum.*
- *Cygnett membership card for discounts throughout their other properties including Jeolikot*
- *Free maintenance and upkeep during resort operation*



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