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Willow
ESTATES

A NATURE-WRAPPED, LEGACY LIFESTYLE AWAITS YOU IN
THIS WELL-CONNECTED NEIGHBOURHOOD



PREMIUM RESIDENTIAL PLOTS
AT RISHIKESH, UTTARAKHAND

IDEAL FOR INDEPENDENT HOMES AND GAINFUL INVESTMENT

I N T R O D U C I N G



IMAGINE YOUR FUTURE HOME AND ADDRESS IN A POLLUTION-FREE, CLEAN ENVIRONMENT

Contrary to popular belief that good plots are found outside the city, Willow Estate is lush green, gated, plotted development found inside Uttarakhand at Rishikesh rapidly progressing, well-connected neighbourhood.

This pollution-free, clean environment provides the ideal green setting for a healthy lifestyle in the backdrop of the Himalayas. It is close to all conveniences such as social infrastructure, schools, transportation & recreational facilities, hospitals, personnel retreats, and everything essential.

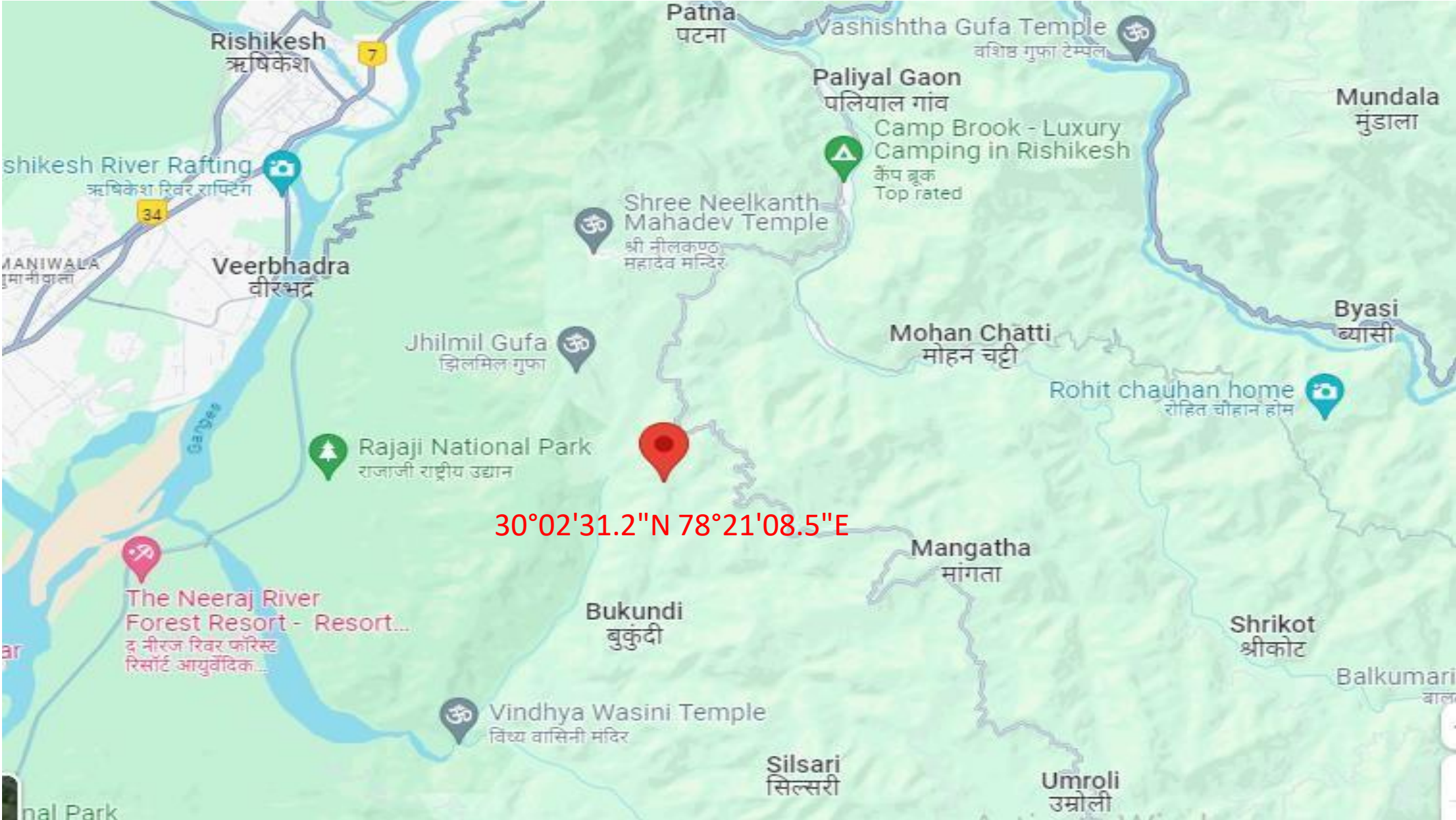
So invest now and take the first concrete step to build your dream future home in hills & gain tidy returns.

Project Details

- Total Land Area : 8.6 Acre**
- Open Area : 7 Acre Green spaces**
- Total no. of Plots : 169**
- Plot Sizes : 120 & 160 Sq. Yrd.**
- Unit Available : 100 Plots**



Project Location





PROJECT SITE

PROJECT SITE



An aerial photograph of a lush green valley with a river winding through it. The river is light brown, suggesting sediment. The surrounding hills are covered in dense green forest. In the distance, more mountains are visible under a clear sky. A white callout box with the text "RIVER VIEW" is positioned in the center, with a vertical line pointing to a small circle on the riverbank.

RIVER VIEW



PHASE 3

PHASE 2

PHASE 1

GOVT LA

SPLASH POOL

TRAIL

ENTRANCE

ENTRANCE SIGNAGE

GUARD ROOM

SPACE FOR HOTEL

CLUB

TRAIL

LOOKOUT POINT / YOGA PAVILLION

ROCK GARDEN / OBSERVATORY SPACES

INTROSPECTION SPACE / HAMMOCKS IN WOODS

STAR GAZING DECK / LOOKOUT POINT

FOREST TRAIL / BOARDWALK

PVD ROAD

WATCHING / REST BATHING

PVD

Price Details

Basic Price	Rs.35000 PER SQ.YD.
Inaugural Discount (First 50 Plots)	Rs.1000 PER SQ.YD.
Net Price	Rs.34000 PER SQ.YD.

PRIME LOCATION CHARGES (PLC)*

VIEW PLC	5%
CORNER PLC	5%
PARK PLC	5%

OTHER CHARGES

EDC	Rs. 1,000.00 PER SQ. YD.
IDC	Rs. 500.00 PER SQ. YD.
CLUB MEMBERSHIP** (Mandatory)	Rs. 1,00,000.00 (One Time)

Cheque / DD in favour of "DEMIURGE VENTURES AND CONTRACTORS PVT. LTD.,"

NOTE:

* If Two PLC is applicable than 7.5 % and if all three PLC is applicable than 10%

** Club Membership is Compulsory

Registration & Stamp Duty Shall be Extra

PAYMENT PLAN



SPECIAL PAYMENT PLAN (10-40-25-25)	
At The Time of Booking	10%
Within 45 Days From Date of Booking	40%
Plot Marked and Road Work	25%
On Offer of Possession(Within 24 Months)	25%



Account Details



**CHEQUE/DD in favor of “DEMIURGE VENTURES
AND CONTRACTORS PVT. LTD.”**

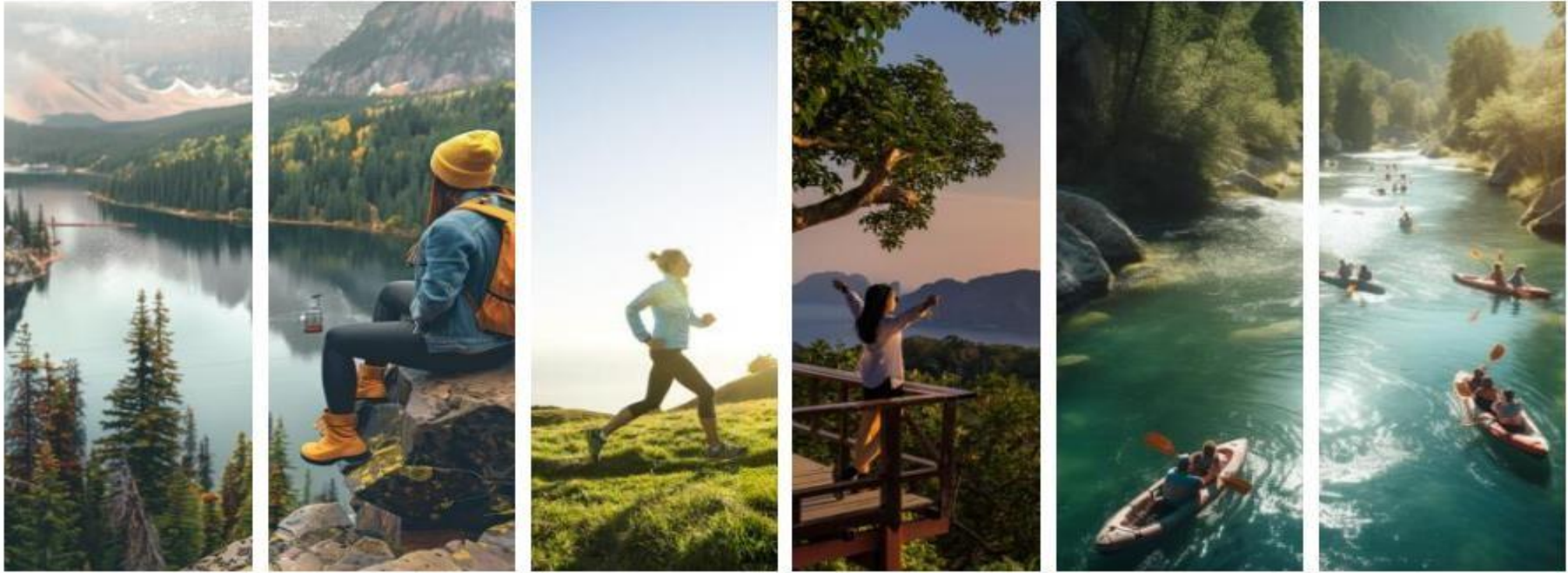
Account Number : 922020006206210

IFSC Code : UTIB0000361

Branch : Sector-18, Noida (UP)-201301



CLIMATE POSITIVE ENVIRONMENT



LANDSCAPE IS PLANNED TO REPRESENT NATURAL ESSENCE, FEATURING HILLS, HOLY, AND HOLIDAYS WITH A TOUCH OF URBAN LANDSCAPE.

- Native Trees comprising Deodar, Sal, Rhododendron, Himalayan Oak, Indian Chestnut, Himalayan Birch, Banj Oak, Blue Pine & Chir Pine.
- Over 3,000+ trees from more than 30+ species are veritable paradise

- 5+ km of total road length with avenue plantation
- Streamlined Green Plots on the hills in set-up pattern
- Subscribe to a healthier, pollution-free lifestyle



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



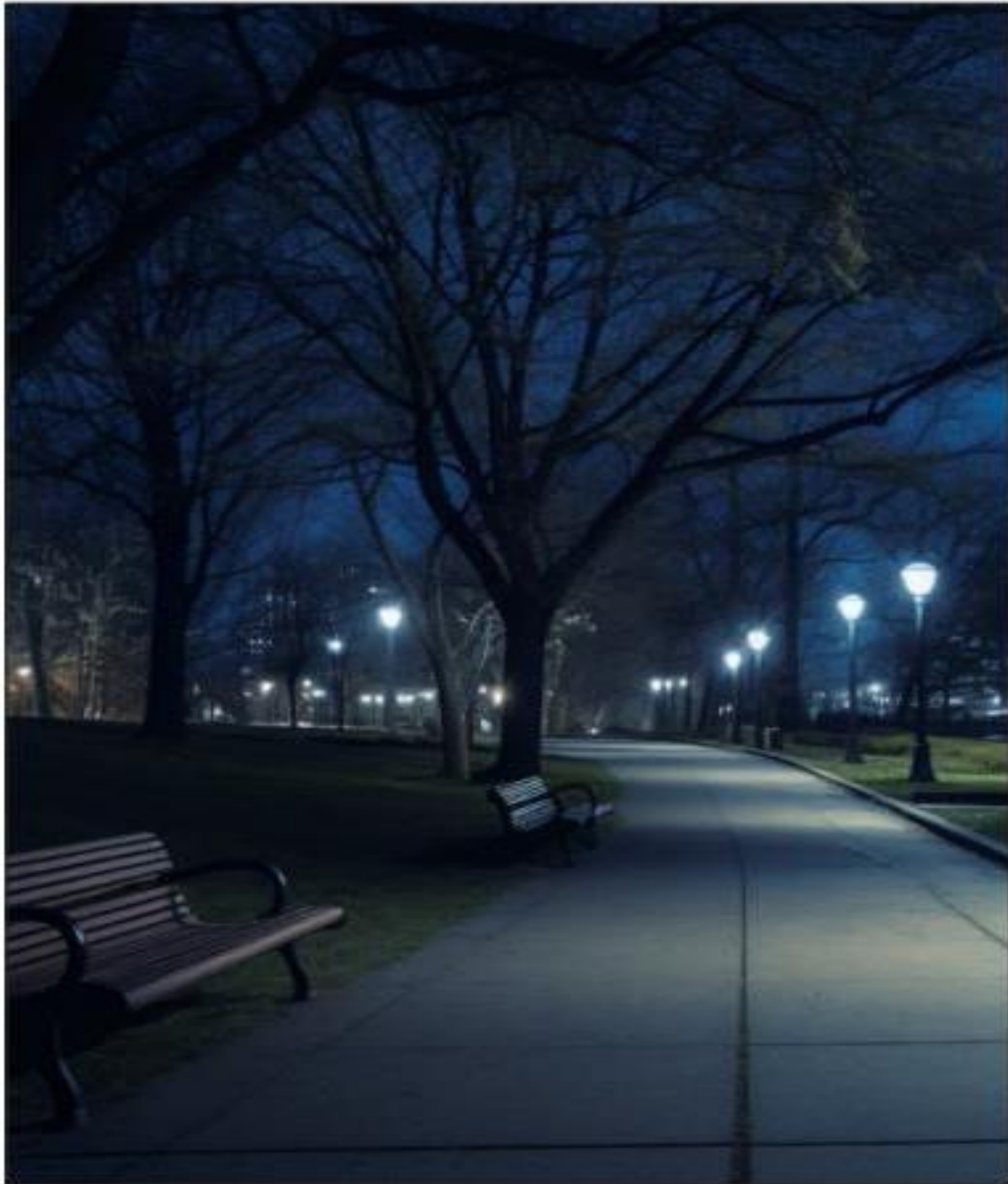
CHILDREN'S PLAY AREA

Give your kids a break from gadgets



VIBRANT OUTDOOR

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



SOLAR STREETLIGHTS

Ensures pedestrian safety, energy efficient and brightens up the scenic views

UTAMOST SAFETY & SECURITY

promises to be a safe and secure environment to raise a family and is just a stone's throw away from a vibrant resident community of nearly a thousand families.

- Solar Streetlights
- CCTV around the property

WHEELCHAIR-FRIENDLY FEATURE

The entire property has thoughtfully provided ramps running parallel to stairs to enable the physically challenged to easily and safely navigate the site.



STAR GAZING POINT



HAMMOCKS IN WOODS



TRAIL



TREE HOUSE

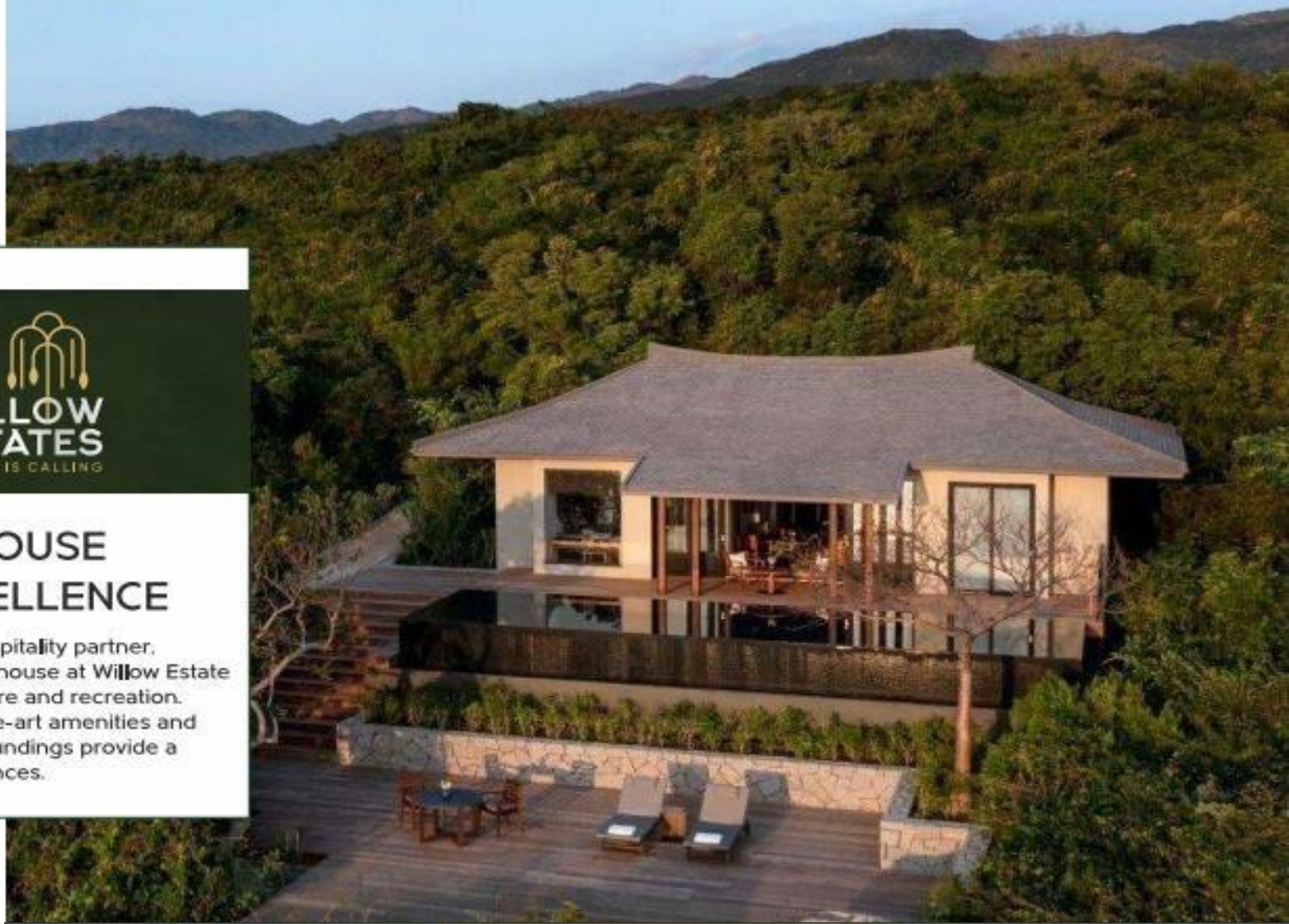


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ROCK GARDEN
Go to Settings to activate W



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



RECREATION



Triveni Ghat Rishikesh

Parmarth Niketan Ashram

Ram Jhula

The Beatles Ashram,
Rishikesh

Lakshman Jhula

Shree Neelkanth
Mahadev Temple

The Divine Life Society
(Sivananda Ashram)

Gita Bhawan, Rishikesh

Gurdwara Sri Hemkunt
Sahib, Rishikesh UK

Terah Manzil Mandir

Patna Waterfall Swarg Ashram

Rishikund

Neergarh Waterfall Road

Vashishtha Gufa Temple

Omkarananda Ashram
Himalayas

Lakshman Temple

Rajaji National Park

Swami Dayananda Ashram,
Sri Gangadhareswar Trust

Muni Ki Reti

Chamba

Dehradun

Haridwar

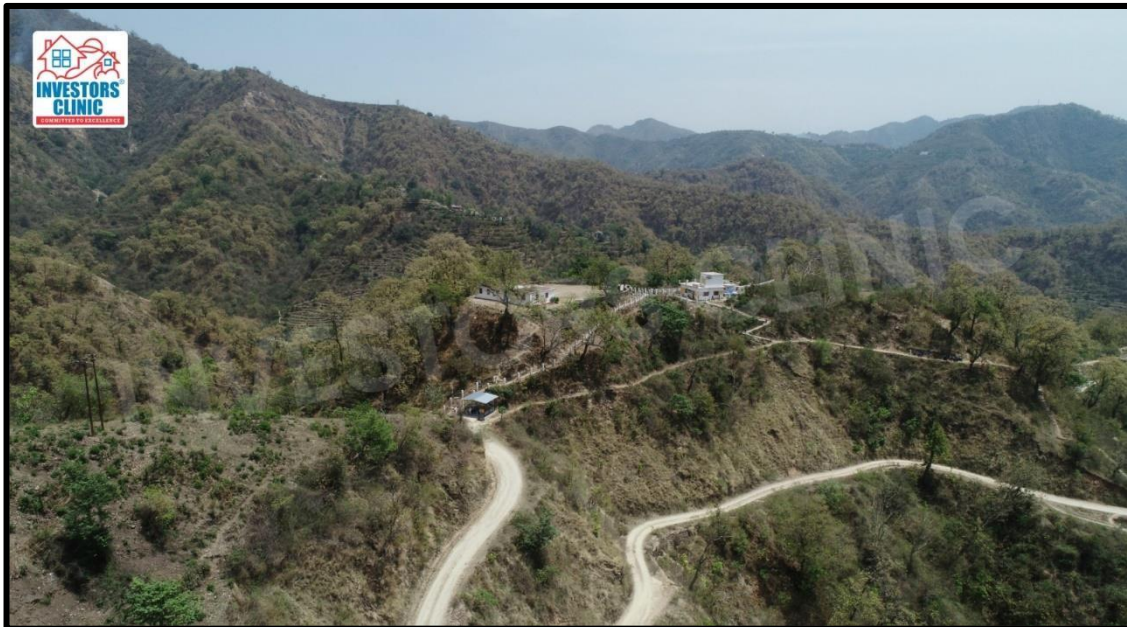
Delhi



Actual Images



Actual Images



Actual Images





Thank You