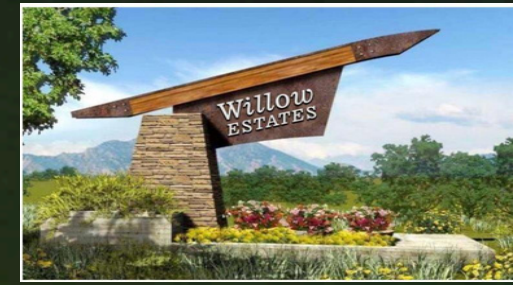




DEMIURGE



# WILLOW ESTATES

NATURE IS CALLING

Premium Residential Plots in Rishikesh  
RERA Approved: UKREP10240000584



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.

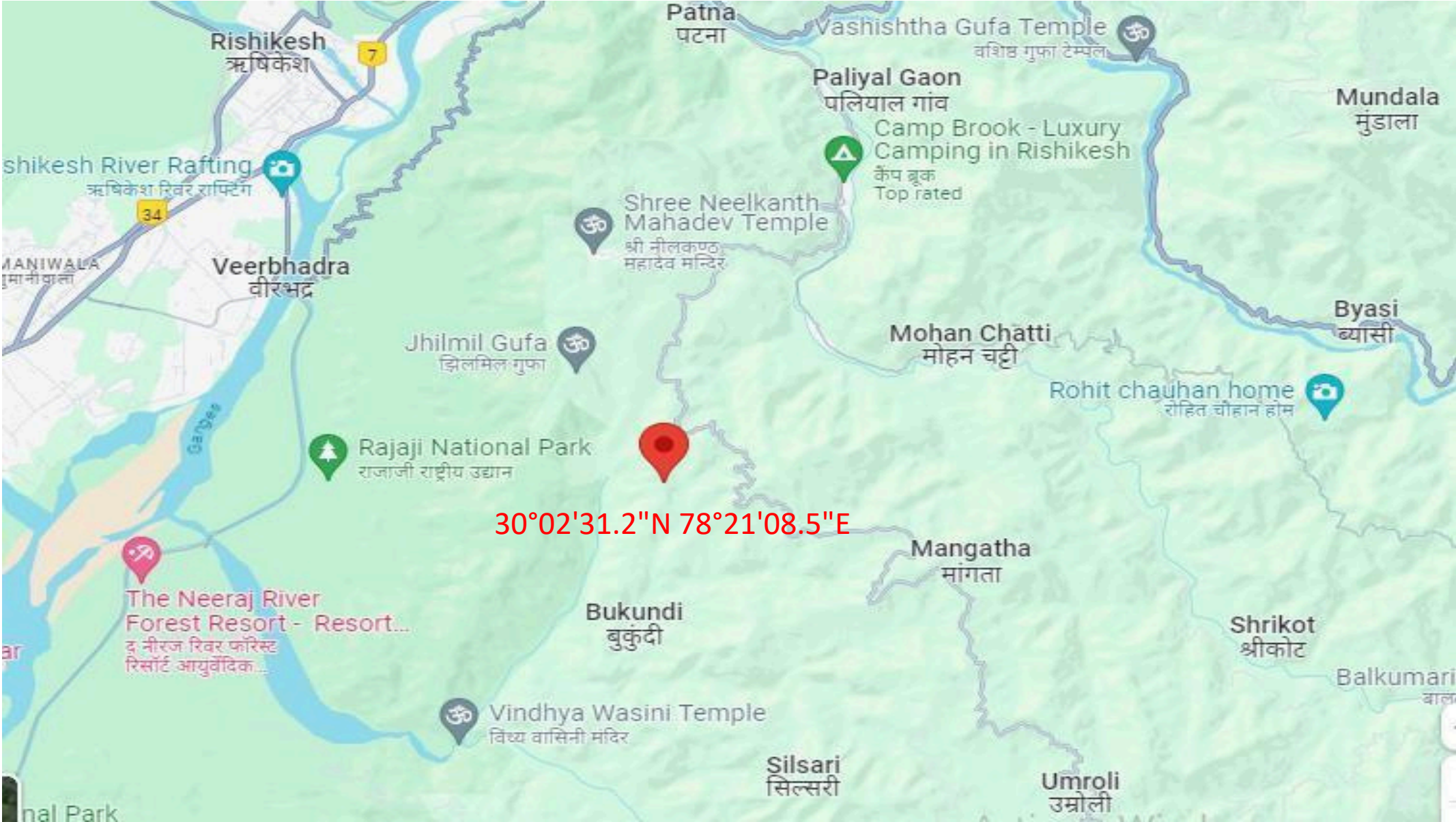
So invest now and take the first concrete step to build your dream future home in hills & gain tidy returns.

# 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, likely due to 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 of the image, with a white line pointing to a small white circle on the riverbank.

**RIVER VIEW**



PHASE 3

PHASE 2

PHASE 1

GOVT LA

P.W.D.

SPLASH POOL

TRAIL

ENTRANCE

ENTRANCE SIGNAGE

GUARD ROOM

SPACE FOR HOTEL

WATCHING/  
REST BATHING

P.W.D. ROAD

FOREST TRAIL/  
BOARDWALK

STAR GAZING DECK/  
LOOKOUT POINT

INTROSPECTION SPACE/  
HAMMOCKS IN WOODS

ROCK GARDEN/  
OBSERVATORY SPACES

LOOKOUT POINT /  
YOGA PAVILLION

TRAIL

CLUB



# Price Details

|  |                            |
|--|----------------------------|
| <b>Basic Price</b>                         | <b>Rs.35000 PER SQ.YD.</b> |
| <b>Inaugural Discount (First 50 Plots)</b> | <b>Rs.1000 PER SQ.YD.</b>  |
| <b>Net Price</b>                           | <b>Rs.34000 PER SQ.YD.</b> |

## PRIME LOCATION CHARGES (PLC)\*

|                   |           |
|-------------------|-----------|
| <b>VIEW PLC</b>   | <b>5%</b> |
| <b>CORNER PLC</b> | <b>5%</b> |
| <b>PARK PLC</b>   | <b>5%</b> |

## OTHER CHARGES

|                                      |                                   |
|--------------------------------------|-----------------------------------|
| <b>EDC</b>                           | <b>Rs. 1,000.00 PER SQ. YD.</b>   |
| <b>IDC</b>                           | <b>Rs. 500.00 PER SQ. YD.</b>     |
| <b>CLUB MEMBERSHIP** (Mandatory)</b> | <b>Rs. 1,00,000.00 (One Time)</b> |

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

## NOTE:

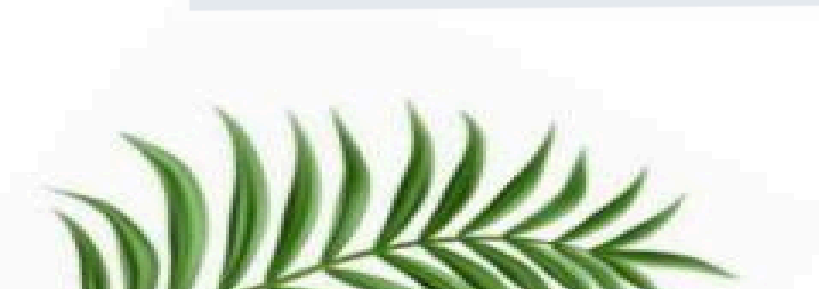
\* If Two PLC is applicable than 7.5 % and if all three PLC is applicable than 10%

\*\* Club Membership is Compulsory  
Registration & Stamp Duty Shall be Extra

# PAYMENT PLAN



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



# Account Details



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

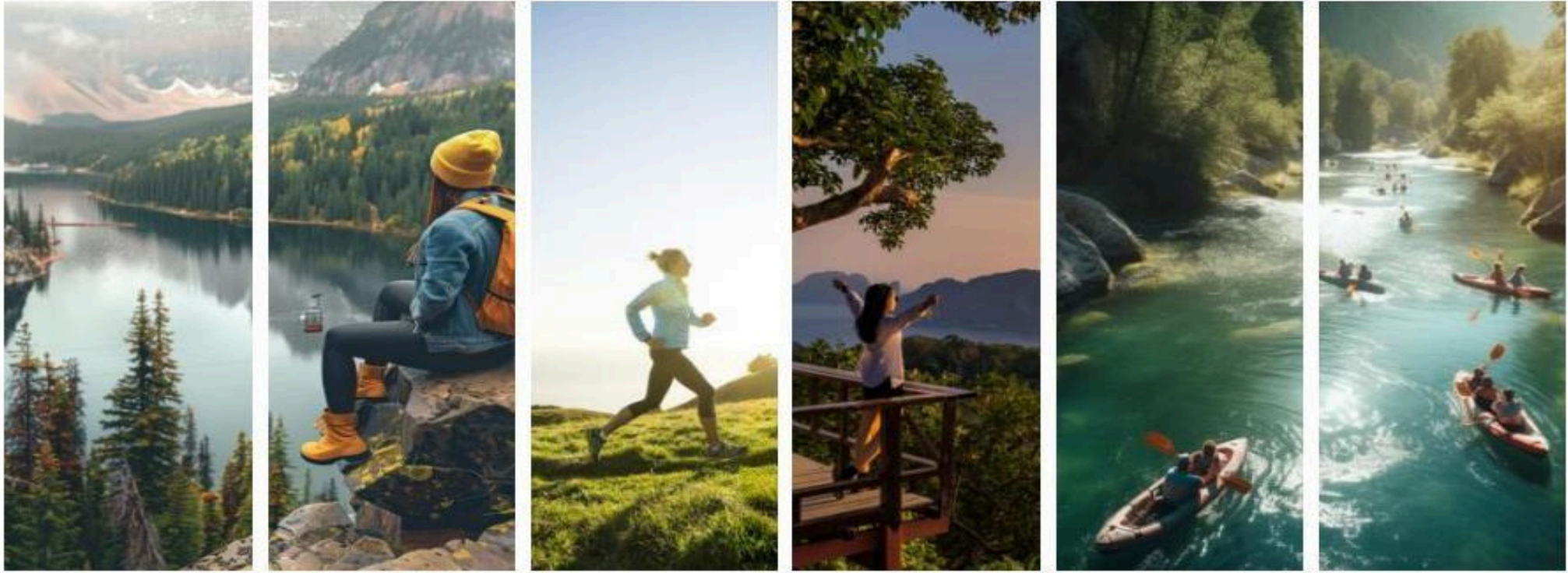
**Account Number : 922020006206210**

**IFSC Code : UTIB0000361**

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



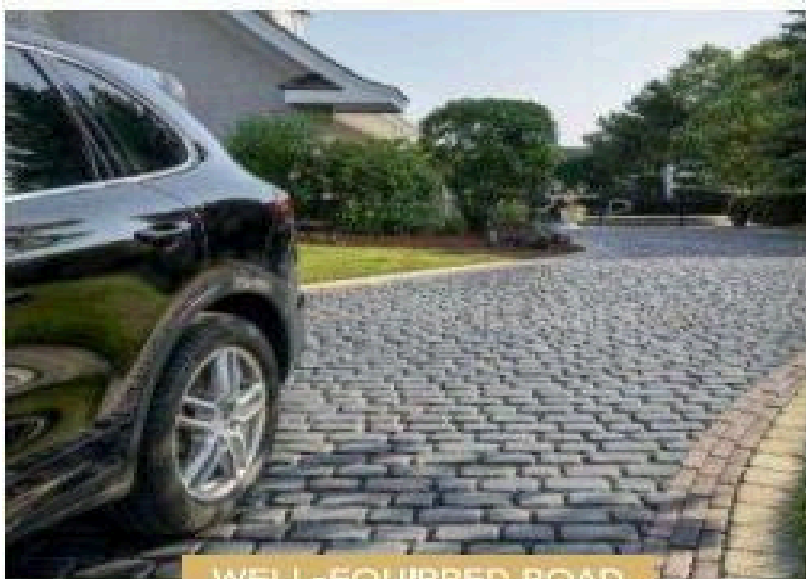
# CLIMATE POSITIVE ENVIRONMENT



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

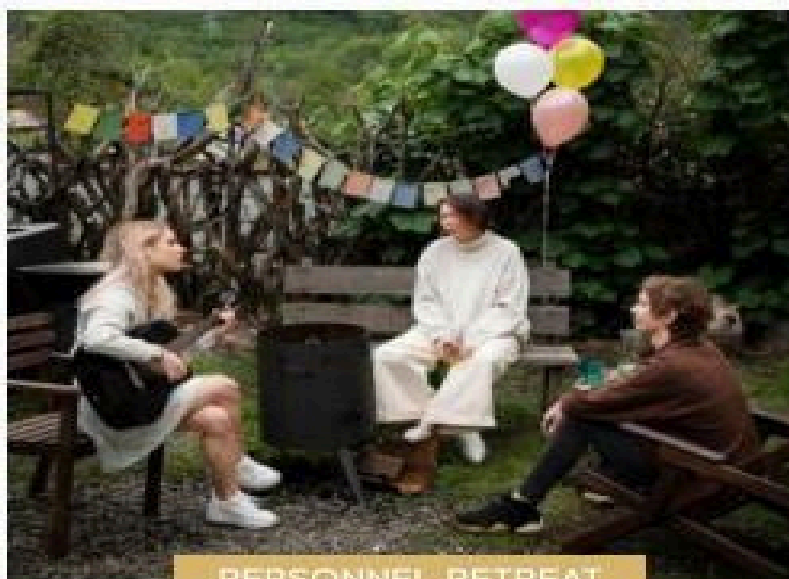
- Native Trees comprising Deodar, Sal, Rhododendron, Himalayan Oak, Indian Chestnut, Himalayan Birch, Banj Oak, Blue Pine & Chir Pine.
- Over 3,000+ trees from more than 30+ species are veritable paradise

- 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



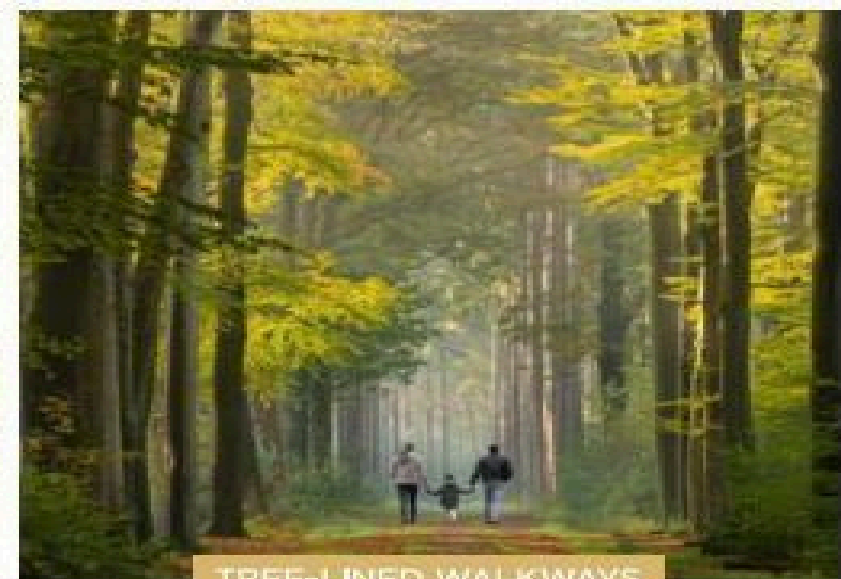
#### WELL-EQUIPPED ROAD

Cherish the luxury of clear and sasy navigation



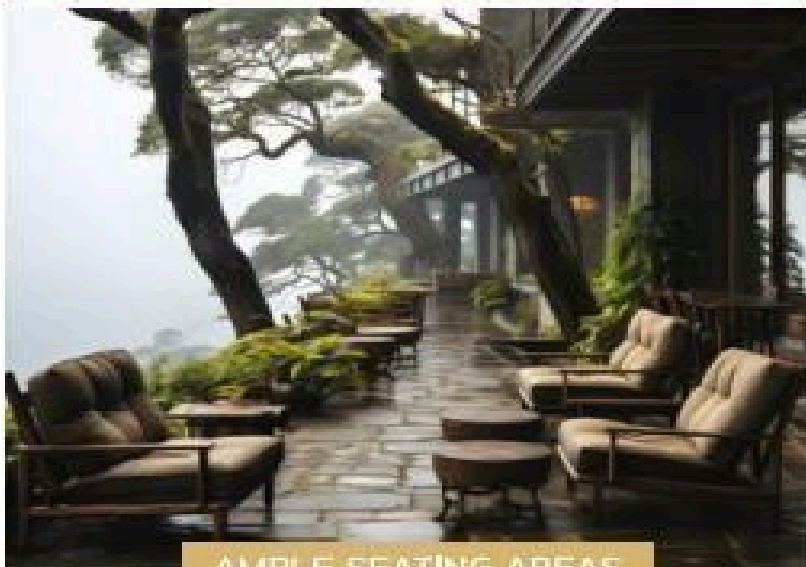
#### PERSONNEL RETREAT

Prominently highlights your refreshing lifestyle in nature



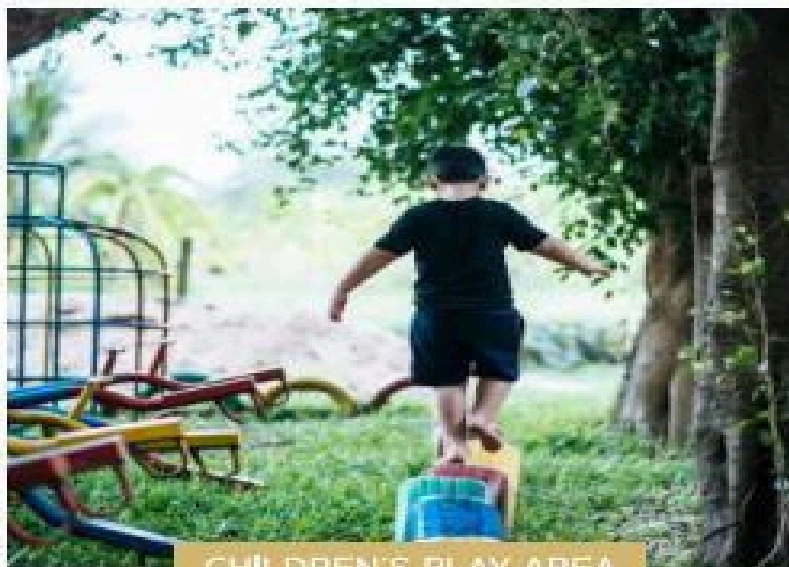
#### TREE-LINED WALKWAYS

Jog an extra mile with nature for company



#### AMPLE SEATING AREAS

Sit back and enjoy refreshing views all day long



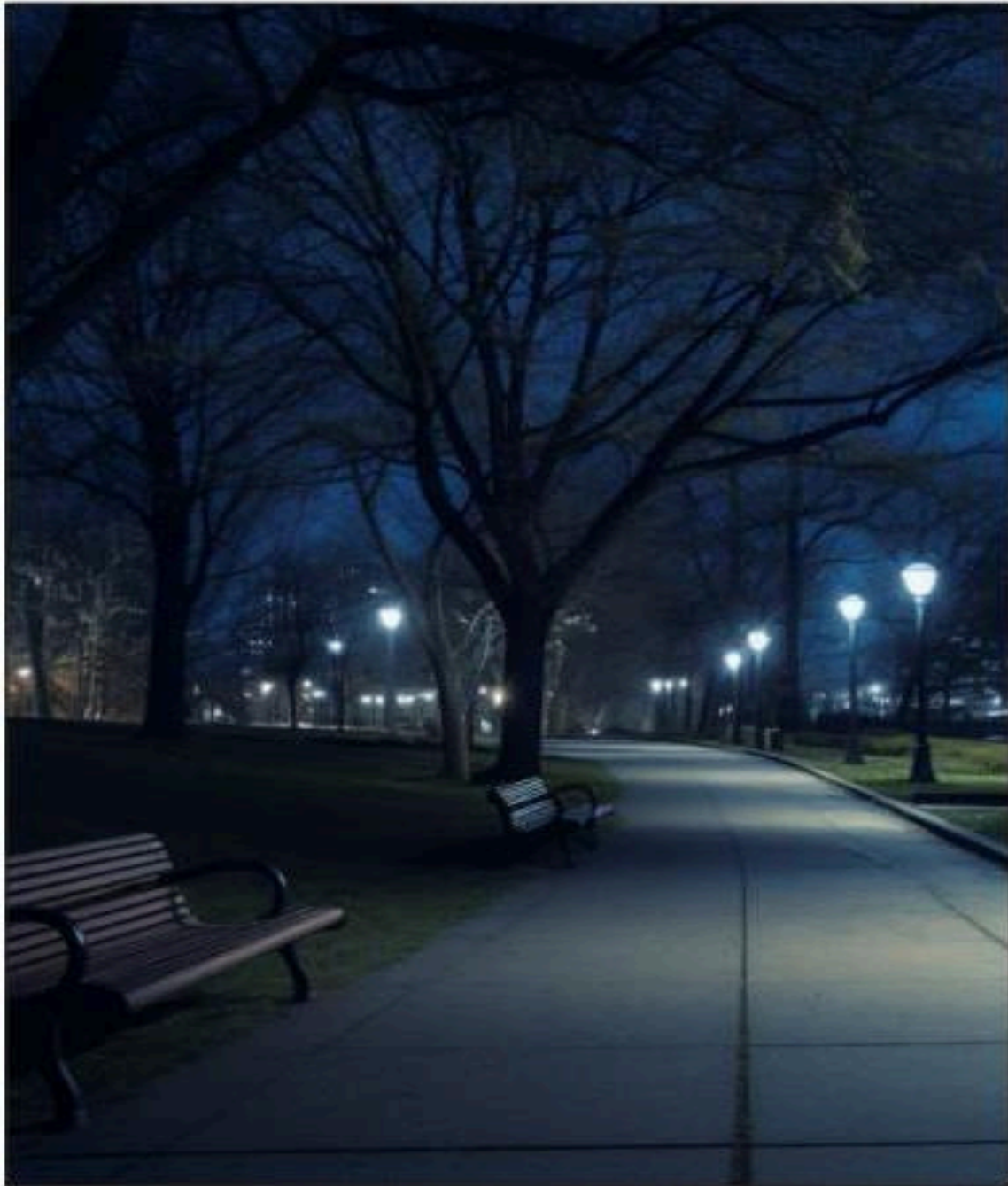
#### CHILDREN'S PLAY AREA

Give your kids a break from gadgets



#### VIBRANT OUTDOOR

**Premium Residential Plots in Rishikesh**  
**RERA Approved: UKREP10240000584**



## 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.

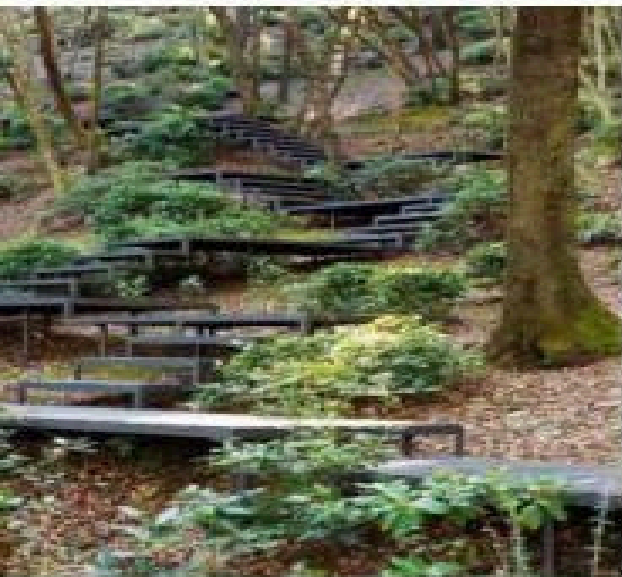




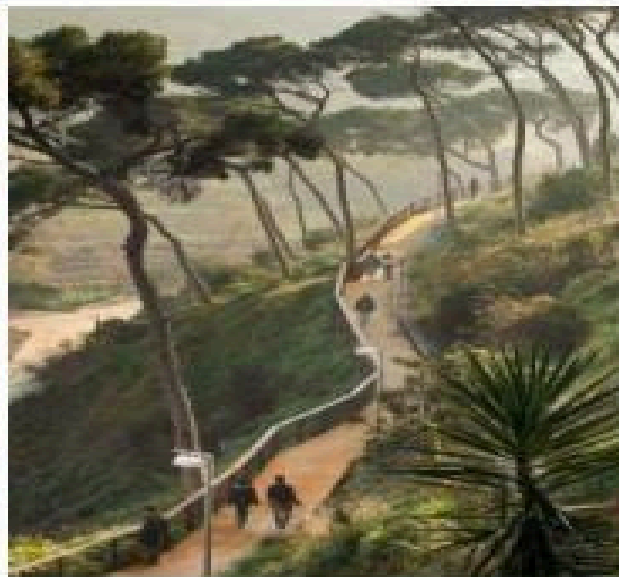
STAR GAZING POINT



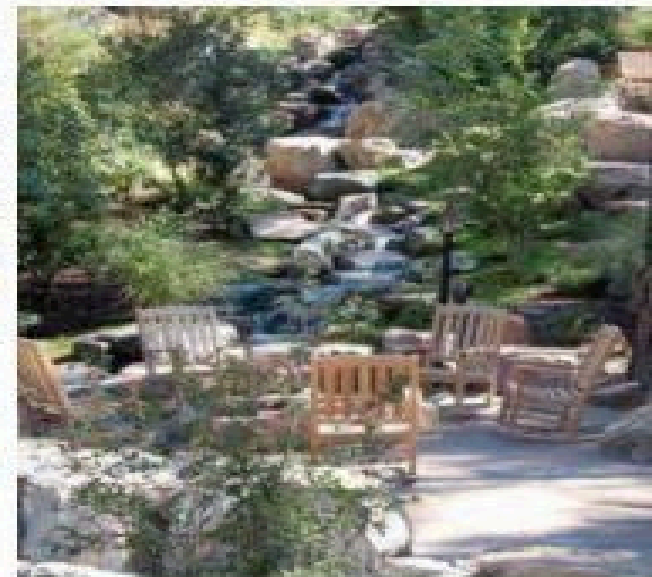
HAMMOCKS IN WOODS



TRAIL



TREE HOUSE

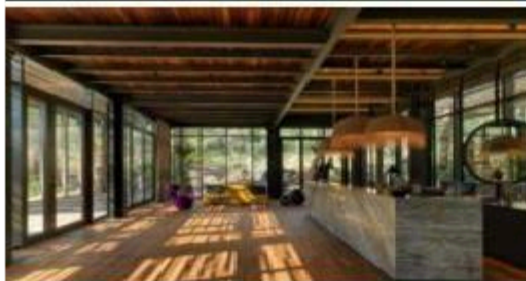
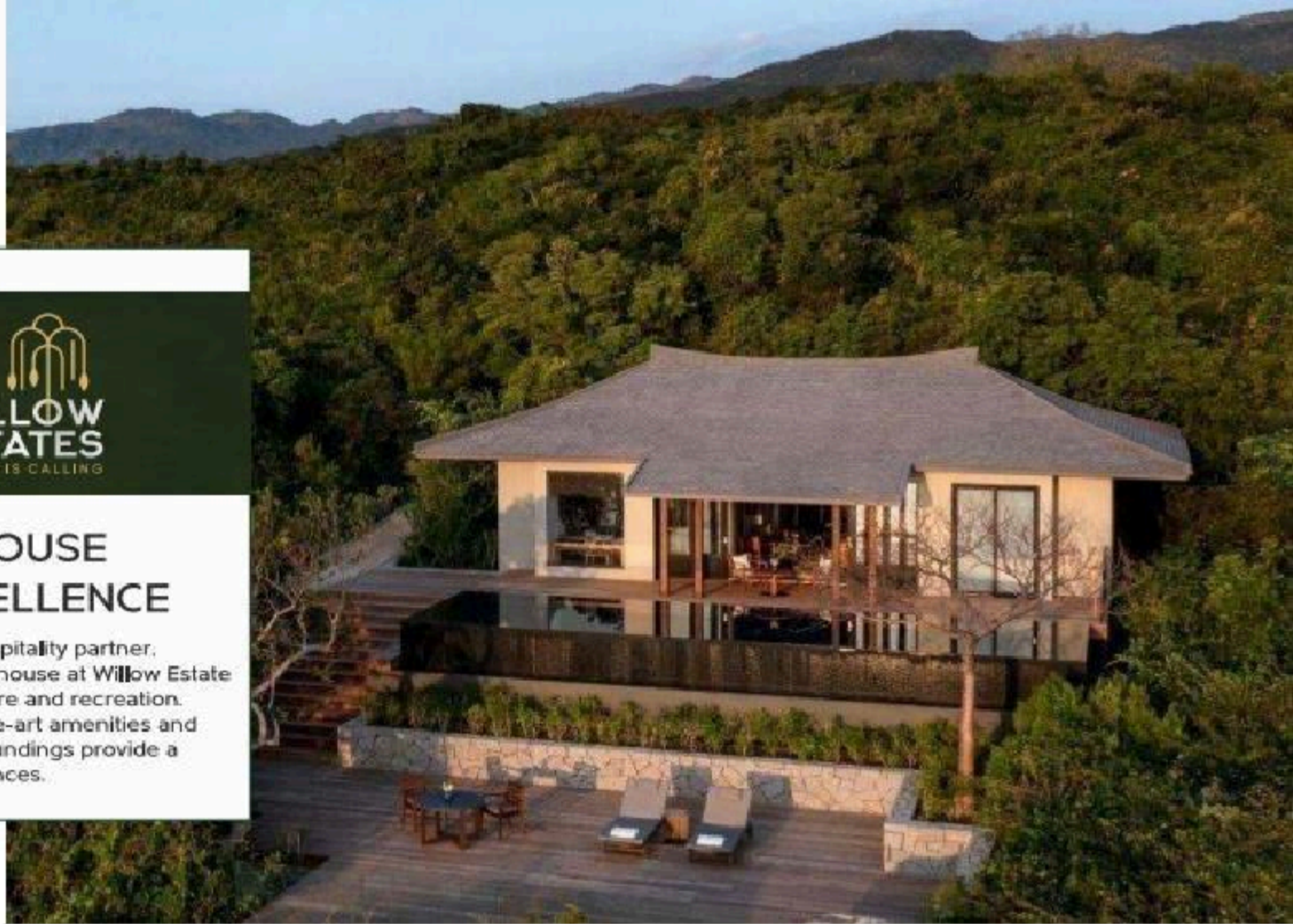


Premium Residential Plots in Rishikesh  
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## A CLUBHOUSE PAR EXCELLENCE

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 WaterfallSwarg 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

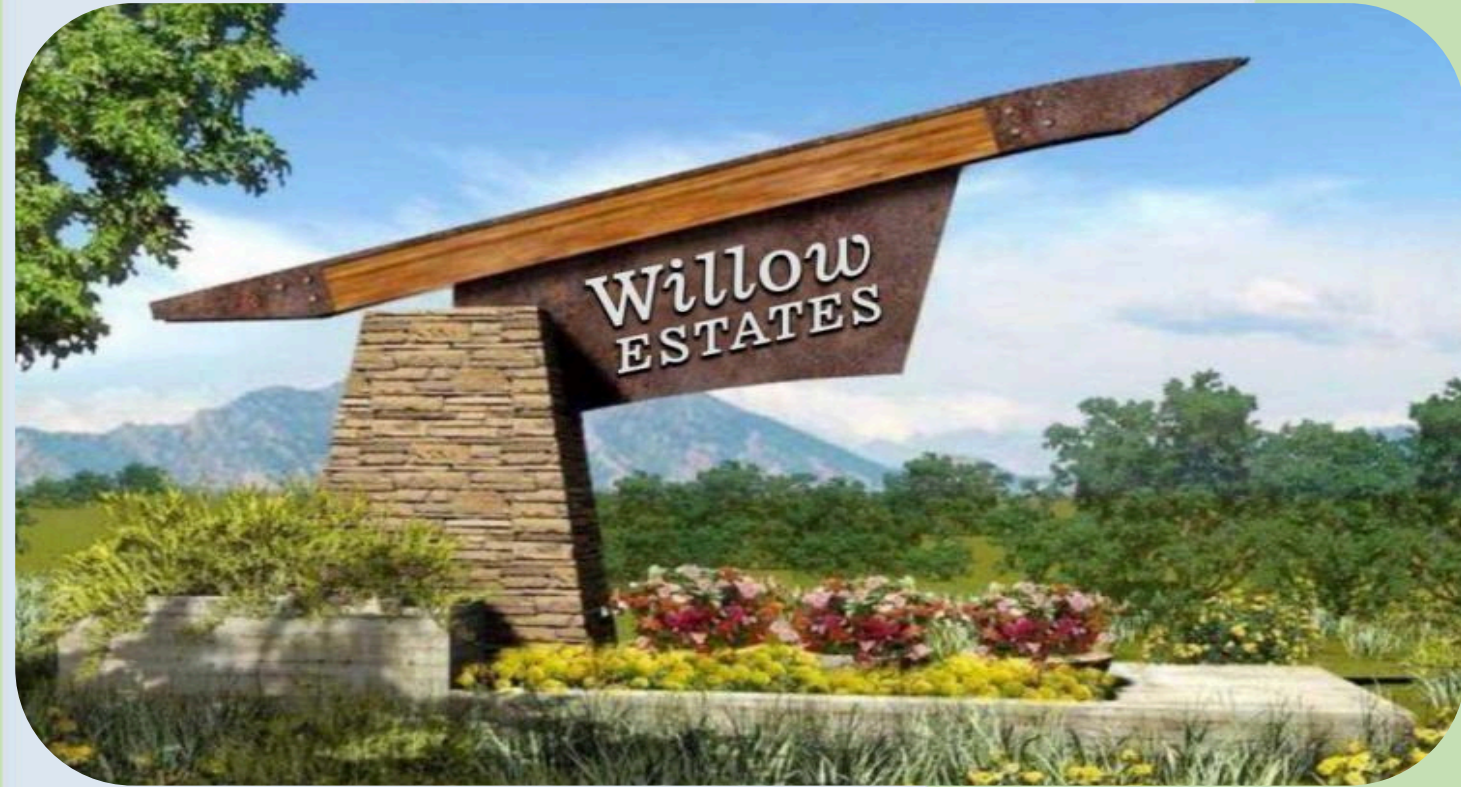


# Actual Images



# Actual Images





**Thank You**