



Aalia Jungle *Lodges*





BANDARJUDH, HARIDWAR

*Aalia Wilderness
Collection introduces*

Aalia Jungle Lodges

The latest spectacular offering is Aalia Jungle Lodges. These are located between mango plantations and the neighboring world famous Raja ji Tiger Reserve.

The lodges have been created with great attention to detail and with meticulous effort. The aesthetics merge fluidly with green surroundings of pristine nature. The outside and the inside are in perfect harmony here.

Those that value a quieter pace, and the healing attributes of pure nature will find a promised paradise here.

Aalia Jungle Lodges are 4 beautifully crafted lodges on 2+ acres of land measuring 4400 sq ft (409 sq mts) with a private pool. The lodges also have 1396 sq meters of private garden space. The 4 lodges come with 2 curated interior themes to choose from.





The image used here is indicative and for representational purposes and may differ from the actuals.



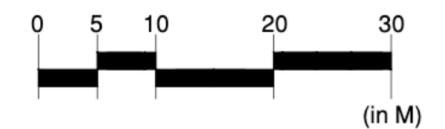
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	BUILT UP AREA (SQ.M.)	PLOT AREA (SQ.M.)	GARDEN AREA EXCLUSIVE LICENSE (SQ.M.)
LODGE 1	409	250	1396
LODGE 2	409	250	1396
LODGE 3	409	250	1396
LODGE 4	409	250	1396

COMMON AREA : 2162 SQ.M.

TOTAL PLOT AREA : 8746 SQ.M.



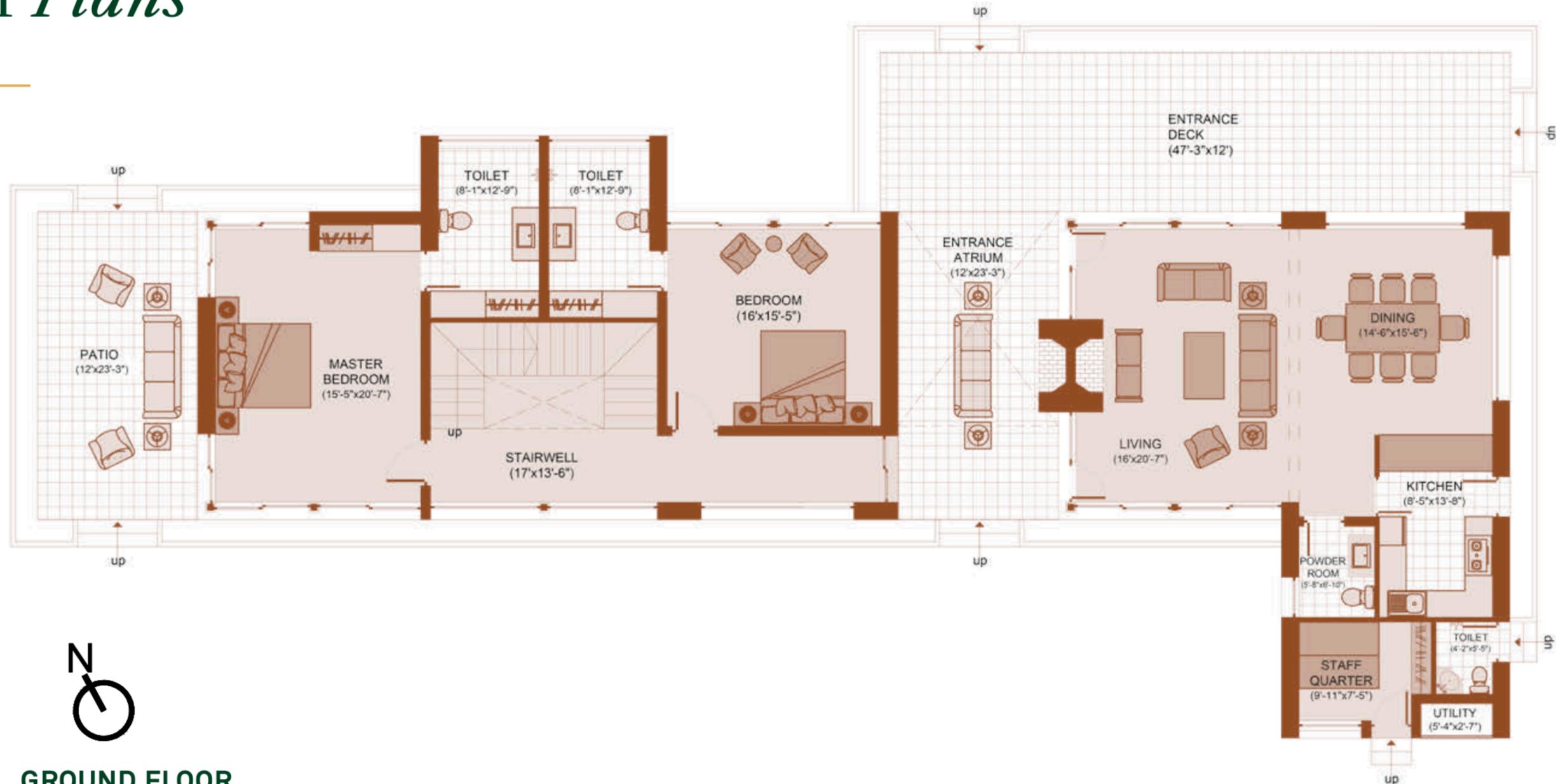


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**Total Built Up Area - 409 SQ.M.
Plot Area - 250 SQ.M.**

Floor Plans



GROUND FLOOR

**Built Up Area - 2485 SQ.FT.
Non F.A.R. Deck Area - 840.7 SQ.FT**



Total Built Up Area - 409 SQ.M.
Plot Area - 250 SQ.M.

Floor Plans



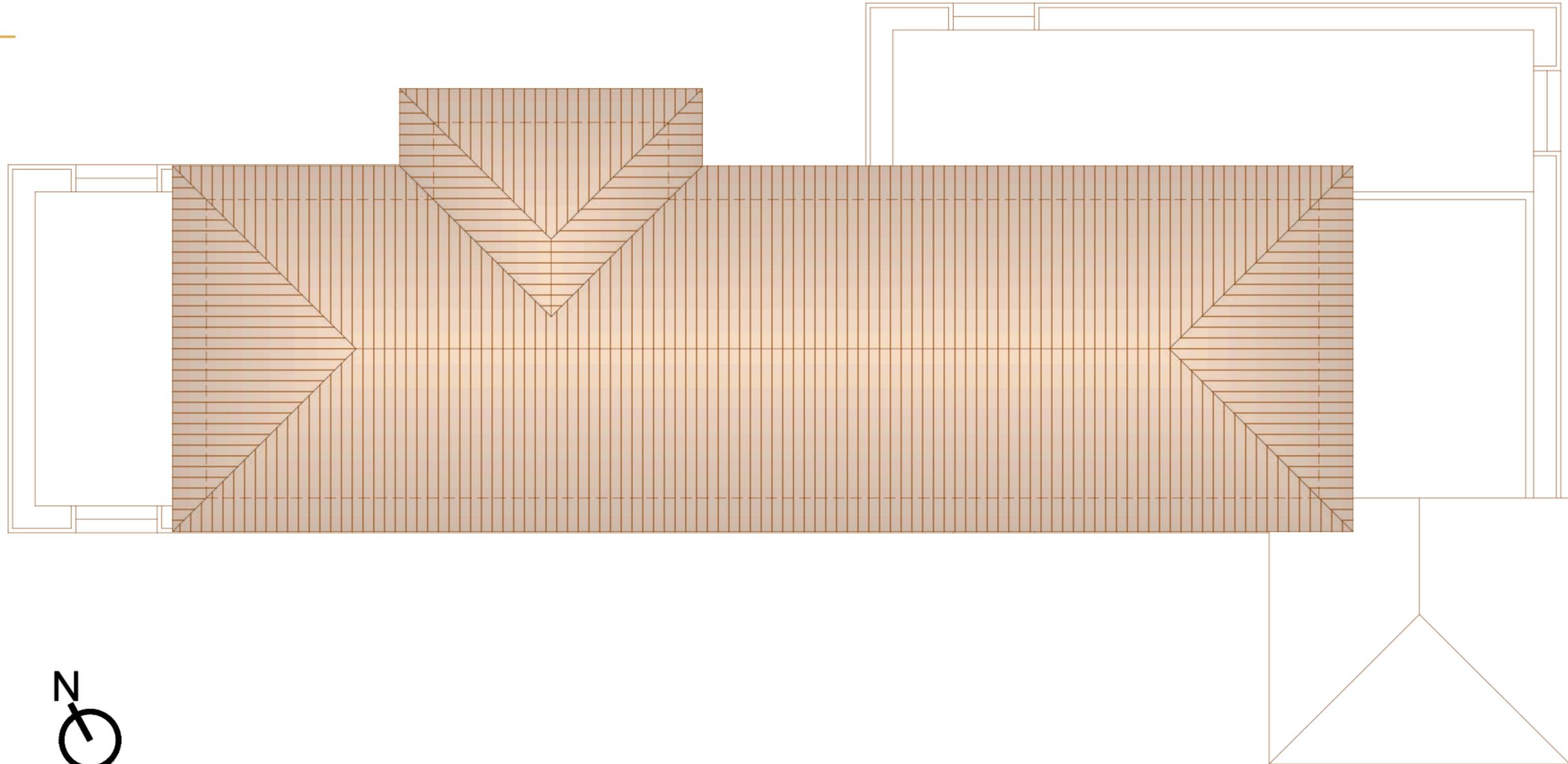
FIRST FLOOR

Built Up Area - 1915 SQ.FT.
Non F.A.R. Deck Area - 367 SQ.FT



Total Built Up Area - 409 SQ.M.
Plot Area - 250 SQ.M.

Floor Plans



ROOF



Aalia Jungle Lodge

Specifications

Foyer, Living and Dining

- POP Punning with Acrylic Emulsion paint on walls and ceiling
- Vitrified/Ceramic Tiles on Floor and Skirting
- Polished Oak Frame with Veneered Door Shutter on Main Door
- Polished Oak Frame with Veneered Flush Door Shutters (Interior)
- UPVC/Aluminium Glazed Exterior Doors and Windows
- Staircase in Wood

Bedrooms

- POP Punning with Acrylic Emulsion paint on walls and ceiling
- Tile/Laminated Flooring and Skirting
- Polished Oak Frame with Veneered Flush Door Shutters (Interior)
- UPVC/Aluminium Glazed Exterior Doors and Windows
- Laminated Wardrobes

Master Bathroom

- 3 Fixture Toilet with Glass and Dado
- Vitrified/Ceramic Tile Floor and Dado
- American Standard/Kohler/Cotto or equivalent Fixtures and Fittings
- Granite/Marble Vanity Counter Surfaces

Kitchen and Bathrooms

- Vitrified/Ceramic Tile Floor and Dado
- Imported Modular Kitchen
- Chimney and Hob in Kitchen
- Granite Counter Top Hob Backsplash in Kitchen
- Stainless Steel Sink in Kitchen
- American Standard / Kohler / Cotto or equivalent Fixtures and Fittings
- Granite / Marble Vanity in First Floor Bathroom

Domestic Facilities

- FRLS Electric Wiring and Modular Switches
- Split Air Conditioning in Living / Dining Room and all Bedrooms
- CPVC Water Pipelines
- Fans and Light Fixtures Installed
- Satellite TV provisions in all rooms

Please note:

The developers/architects reserve the right to add/delete any details/specifications/elevation mentioned if so warranted by the circumstances.



UTTARAKHAND REAL ESTATE REGULATORY AUTHORITY
FORM 'C'
[See rule 5(1)]
REGISTRATION CERTIFICATE OF PROJECT

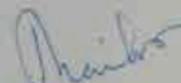
1. This registration is granted under section 5 of the act to the following project under project registration number **UKREP08230000514**
Partnership Firm / society / company / competent authority **P C Paul And Sons** having its registered office / principal place of business at
Nazibabad Road, Village Navabad, Shyampur, Haridwar, Uttarakhand Project Name **AALIA JUNGLE LODGE** and Address **KHATA NO 29 IN**
KHASRA NO - 458KA & 458KHA & KHASRA NO- 458GA, LALAWALA, MAJBATA, PARGANA & TEHSIL BHAGWANPUR, Haridwar,
Uttarakhand

2. This registration is granted subject to the following conditions, namely:-

- (i) The promoter shall enter into an agreement for sale with the allottees as prescribed by the appropriate Government
- (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17
- (iii) The promoter shall deposit seventy per cent. of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (i) of sub-section (2) of section 4.
- (iv) The registration shall be valid for a period of 04 years 01 months commencing from 01-08-2023 and ending with 13-09-2027 unless renewed by the Real Estate Regulatory Authority in accordance with the Act and the rules made thereunder.
- (v) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder.
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Date: 01-08-2023
Place: Dehradun


(Amitabha Maatra)
Member
Uttarakhand Real Estate
Regulatory Authority