



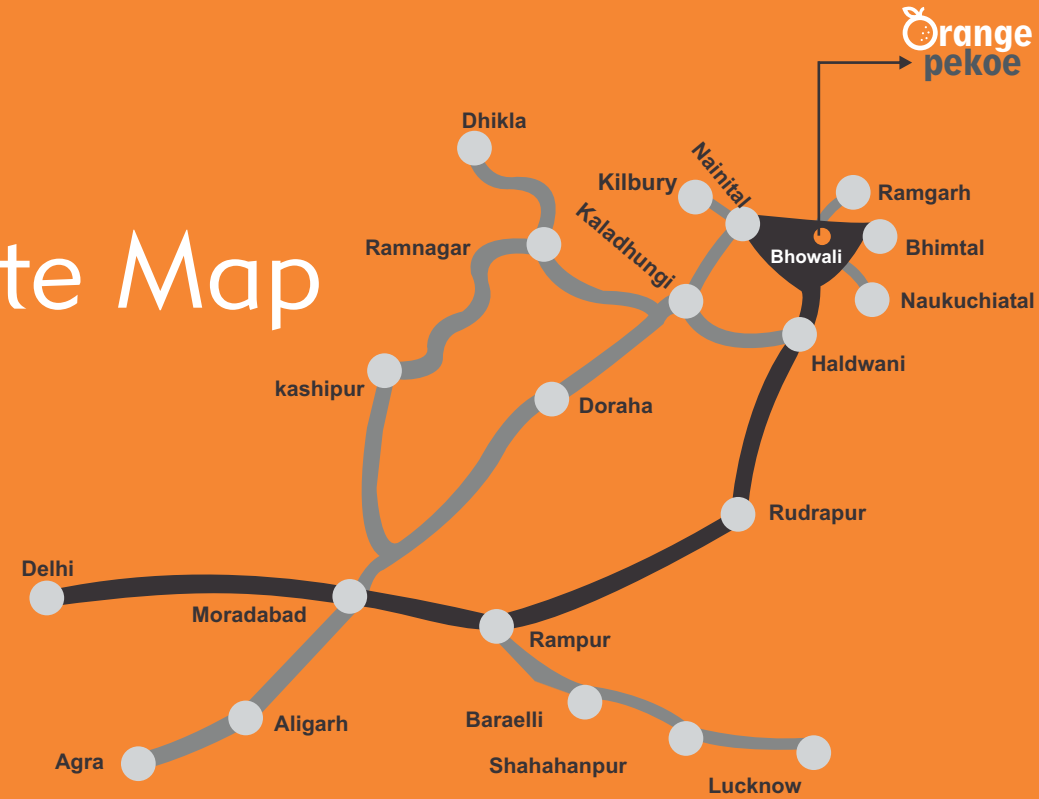
Orange Pekoe Developers

Head Office :
Agrawal House, Near Degree College,
Nainital Road, Haldwani, Uttarakhand-263139
Ph.: +91-9568000001, 9837019394

Branch Office :
Noida: First Floor, Horam Market, Opp. Nirula's Restaurant, Sector 15, Noida.
Ph.:+91-9990715500, 9818046670
Bareilly : 6 F Block, G. Tibrinath Comercial complex, Nainital Road, Bareilly.
Ph.:+91-9359100531

Site Office :
Orange Pekoe, Village Shyamkhet, Bhowali, Distt. Nainital
Ph.:+91-8859225500, 8859226600

Route Map



redefine living...

Developed by : Pacific Communications 09873688569

About the Project



Its time to realize your dream of owning a home on the hills. A location where amidst serenity, peace and tranquility of Himalayas, rests the perfect place to rediscover life away from hustle bustle of big cities.

Orange Pekoe is located at Shyamkhet-Bhowali in Kumaon region. Shyamkhet is set in a valley containing lakes and surrounded by mountains, tea gardens and forest greens, with snowfall in the months of December to February. For rest of the year, the weather is quite pleasant. In recent years, Shyamkhet has become one of the most promising investment destination in the state of Uttarakhand. The project comprises of 1, 2 & 3 BHK Apartments with super area ranging from 510 sq. fts. to 1250 sq. fts.

What makes this project more special is its proximity to Nainital and Bhimtal, which are at a distance of mere 12 kms and 7 kms respectively. The Kainchidham Temple in Bhowali has a special importance in each and every devotee's life who comes here for a visit. It is also very close to Ghorakhal, a small town in Bhowali, which is very famous for its Sainik School and Golu Devta Temple.



Actual Project Photographs



Luxury Apartments, Bhowali - Nainital



Orange
pekoe
Luxury Apartments, Bhowali - Nainital

*These are architectural views only & original may differ.



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Security

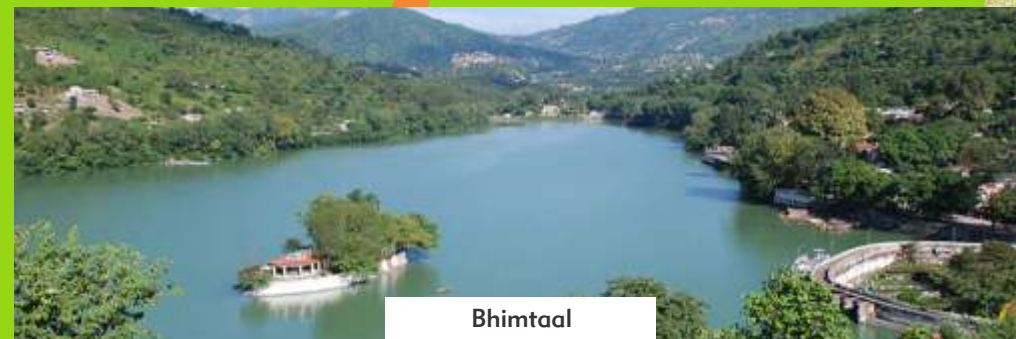
- Club House
- 100% power backup
- Fully manned gated security
- CCTV security surveillance with fire and smoke alarm through SMS from anywhere in the world (Optional)
- Top quality flooring in all rooms
- Modular kitchens with built in hobs and chimneys
- RO systems
- Natural mineral water supplied from source at site
- Exclusive top of the line bath fittings and accessories
- Rain water harvesting

Project Highlights

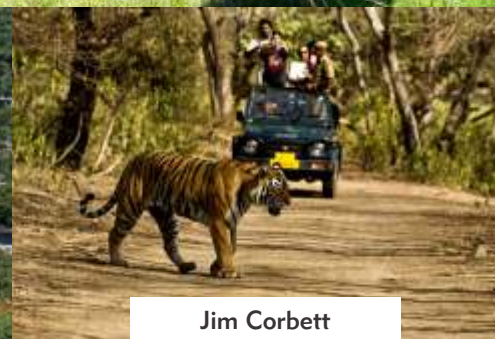


- Full view of the Himalayan range
- 11 Kms. from Nainital
- 7 Kms. from Bhimtaal
- 376 Kms. from State Capital, Dehradun
- One to Two hours traveling distance from Corbett, Ranikhet, Almora and Mukteshwar
- Pantnagar Airport 48 kms.
- Nearest Railway Station, Kathgodam is 30 kms.

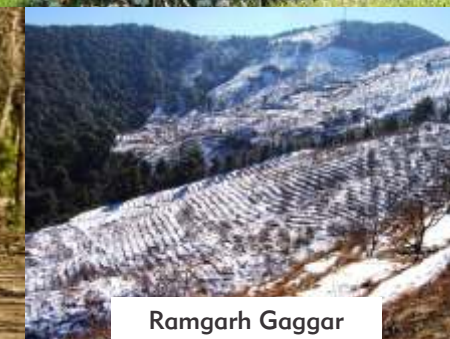
For complete relaxation
holiday home
for family & friends



Bhimtaal



Jim Corbett



Ramgarh Gaggar

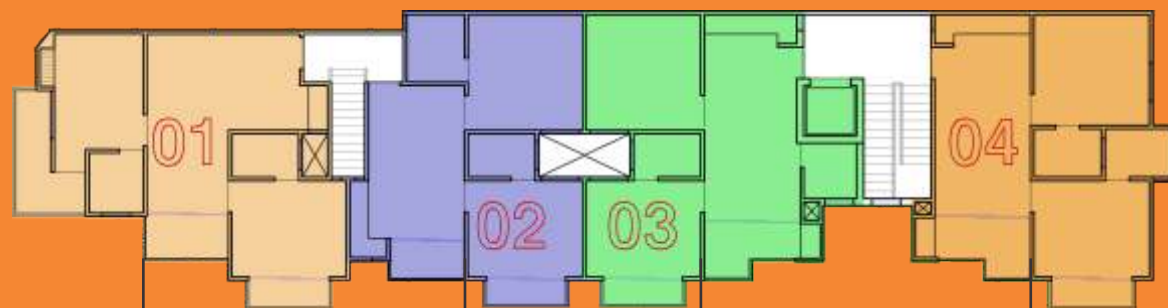


Golu Devta Mandir



Kainchi Dham Temple

2 BHK Floor Plans (Ground Floor)



Super Area : 1100 sq. ft.



Super Area : 920 sq. ft.



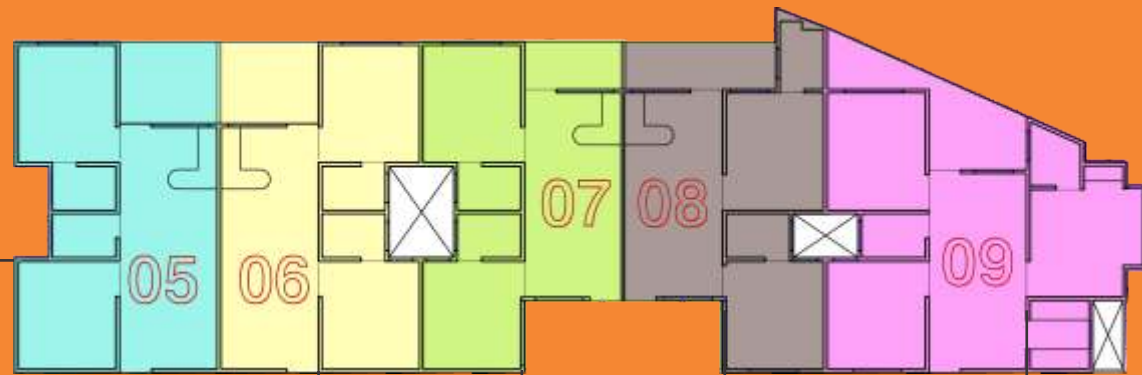
Super Area : 1050 sq. ft.



Super Area : 1025 sq. ft.



2/3 BHK Floor Plans (Second Floor)



Super Area : 1000 sq. ft.



Super Area : 1000 sq. ft.



Super Area : 900 sq. ft.



Super Area : 950 sq. ft.



Super Area : 1250 sq. ft.

Unit - 1 Super Area : 665 sq. ft.



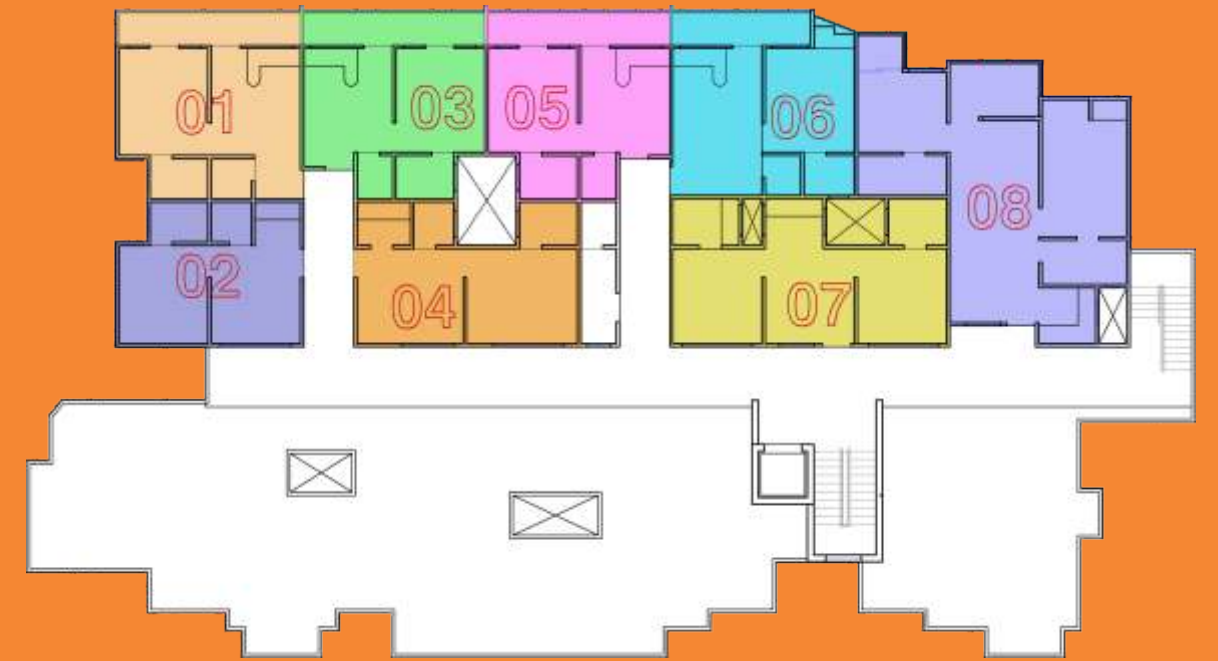
Unit - 2 Super Area : 510 sq. ft.



Unit - 3 Super Area : 630 sq. ft.



Unit - 4 Super Area : 590 sq. ft.



1 BHK Floor Plans

(Third Floor)



Unit - 5 Super Area : 620 sq. ft.



Unit - 6 Super Area : 665 sq. ft.



Unit - 7 Super Area : 755 sq. ft.



Unit - 8 Super Area : 1130 sq. ft.



Specifications

| | |
|---|---|
| Structure | R.C.C. Framed Structure |
| Bed Rooms, Living Room & Lounge | |
| Floors | Vitrified Tiles |
| External Doors and Windows | Aluminum/UPVC Wooden Frame with pre fabricated flush doors |
| Walls | Internal : Acrylic Emulsion over POP punning External : Long lasting Weather shield paint |
| Internal Doors | Laquor Polish/ Enamel painted flush doors |
| Toilets | |
| Floors | Anti-skid Tiles |
| Fixtures and Fittings | Granite counter top, Under vanity counter, Rain Shower in master bedroom toilet |
| Walls | Tiles in cladding up to 7', Balance walls painted in Acrylic Emulsion over POP punning |
| Modular Kitchens | |
| Floors | Vitrified Tiles |
| Fixtures and Fittings | Granite top with sink |
| Walls | Ceramic Tiles 2'-0" above counter, Balance walls painted in Acrylic Emulsion over POP punning |
| Others | Woodwork in all rooms |
| Balconies/ Verandah | |
| Floors | Vitrified Tiles |
| Railings | SS Railings as per design |
| Stairs/Corridors | |
| Floors | Marble/Kota or equivalent |
| Walls | Acrylic Emulsion |
| Furniture & Furnishing | |
| Double Bed with full furnishing and LED in bedrooms. | |
| Sofa with centre table and dining table with chairs in drawing/dining room. | |
| Curtains with Curtain rods in every room. | |
| Electronic Chimney, Induction Cooker, R.O. & Refrigerator in Kitchen. | |



Luxury 1,2 & 3 Bedroom Apartments

Living Cum Dining Room, Modular Kitchen, + Bedrooms + Toilets, Lawns & Balcony

Price

As applicable at the time of booking

Down Payment Plan

| | |
|---|-----|
| At the time of Booking | 20% |
| The completion of civil structure/Registration (3 months appx.) | 40% |
| The completion of finishing of the Apartment | 20% |
| On final offer of Possession | 20% |

Construction Linked Plan

| | |
|---------------------------------------|-----|
| At the time of Booking | 15% |
| Within 30 days of Confirmed Allotment | 10% |
| At the time of Excavation | 10% |
| On Completion of Ground Floor | 10% |
| On Completion of First Floor | 15% |
| On Completion of Superstructure | 10% |
| On Completion of Flooring | 15% |
| On Registration of Apartment | 20% |
| On Final Offer of Possession | 15% |

Down Payment Plan (Discount 5%)

+ Free of Cost Inclusions 'worth more than Rs. 2 Lakhs'

1. No Parking fee
2. No Membership fee for club facilities
3. No Electricity or Water meter installation charges
4. No Power Backup installation charges

Payment Plans



Terms & Conditions

1. Prices are subject to revision in future at the sole discretion of the Company.
2. Prices ruling on the date of booking and acceptance by the company shall be applicable.
3. Prices are firm and escalation free for booked Apartments with regular payments.
4. Stamp duty, Registration, Property Tax and other related charges shall be payable additionally.
5. Housing project would be completed in 18 months from the date of booking.
6. Prices, Terms & Conditions stated herein are not exhaustive and merely indicative.
7. All specifications, numbers & area are tentative and may be varying by $\pm 3\%$.