



Exalter Developers Pvt. Ltd.

Corporate Office: C-56/10, Ground Floor, Sector 62, Noida, U.P. 201 301 P: +91 120 4130449 E: info@exaltergroup.com

Branch Office: 19, Janakpuri, Bareilly, U.P. 243 001 P: +91 581 2301290

www.exaltergroup.com




W E L C O M E T O
A Home Away from Home





“A home, away from home,

WHERE THE BIRDS WELCOME YOU WITH CHIRPING & WHISTLING. WHERE SOFT BREEZE, CLEAR SKIES, LOFTY MOUNTAINS, & GREEN ORCHARDS, TAKE YOUR BREATH AWAY!!! ”



IT'S TRUE, LIFE IN THE HILLS
IS EXCEPTIONAL AND NOT EVERY ONE
HAS THE LUXURY TO OWN IT!!!



THE HILLS OF NAINITAL DISPLAY A
FANTASTIC COMBINATION OF
MOUNTAINS, LAKES, FLORA & FAUNA
THAT MESMERIZES YOU FROM THE DEPTHS
OF YOUR HEARTS.
WELCOME TO THIS PARADISE AND
MAKE IT YOUR HOME!



Holiday Style Living



RICH IN MYTHOLOGY, NATURAL BEAUTY AND
A WONDERFUL WEATHER THE WHOLE YEAR
THROUGH, NAINITAL IS A PERFECT PLACE TO
SPEND TIME WITH YOUR LOVED ONES IN
PEACE AND TRANQUILITY.
COME HOME AND
CREATE ABUNDANT MEMORIES!



NAINITAL IS DOTTED WITH BEAUTIFUL HOUSES AND
INHABITED BY LOVING AND FRIENDLY PEOPLE.
IT HAS A PERFECT MIX OF MODERNITY
AND OLD WORLD CHARM THAT IS ETHEREAL.
NOW IS YOUR CHANCE TO OWN THIS
BEAUTIFUL PLACE,
A HOME AWAY FROM HOME!



Holiday Style Living

THE Group

The Objective of our group is to furnish our projects with best ethics



Exalter, the word stands for the raise in glory or honour, which we aim to do in our projects. All the projects are perfect blend of elegance, luxury and classiness. Since the day of our inception, We intent to deliver best values and satisfaction to our customers by entrustment, product quality and conviction.

RUNNING PROJECT

- Exalter Himalaya View Ranikhet
- Exalter Vatika Greater Noida Road Sikandrabad
- C-249 Ved Vihar Ghaziabad
- B-13/18 DLF Ankur Vihar Ghaziabad

COMPLETED PROJECTS

- A-94 SLF Ved Vihar Ghaziabad
- A-156 SLF Ved Vihar Ghaziabad
- C-12 SLF Ved Vihar Ghaziabad
- C-59 SLF Ved Vihar Ghaziabad
- B-14/3 Ankur Vihar Ghaziabad

UPCOMING PROJECT

- Exalter Arcade Greater Noida
- Exalter Residency Lucknow
- Exalter Residency Bareilly



Mr. Ali Akbar (Managing Director)

Mr. Ali Akbar, a man of values and ethics is known in the real estate market of National Capital Region for his dedication, sincerity and honesty. By the completion of 22 years of his life, he entered into the field of real estate with the vision of success and client satisfaction. He has played a pivotal role in the growth of the Group.

Mr. Akbar is known for his ability of identifying the perfect opportunities and in implementing best construction practices by the acquisition of new materials and focusing on technology as a means to achieve quality construction. He is a dynamic young entrepreneur who has through his visualization and guidance, successfully implemented the crucial reforms in the field of real estate.

Mr. Akbar gives his maximum to preserve the comprehensive and influential quality assurance mechanism of Exalter Group while abiding to magnify the quality of services.

Capt. Pushendra Singh (Director)

Capt. Pushendra Singh is an enthusiastic forerunner with a significant career in the field of aviation. He started his career by joining Delta Air Aviation in Philippines as flying instructor in 2008. His eagerness to keep on moving in professional and personal life made him to incept Saraah Aviation Corp. Inc., a charter and cargo company, in Philippines and he worked here as Company Pilot and Vice President in 2009.

He is well known for his hands on approach on every aspect, is it dealing with clients, bankers or investors. He has the uncanny ability to accurately predict or forecast what the market will do. Now, he is establishing himself as a visionary with an impressive foresight, leading the Exalter Group to new horizon. Capt. Singh's revolutionary business plans, innovative marketing strategies and friendly nature with employees have been some of the reasons why the group has continued to go from one benchmark to another.

THE *Project*



WELCOME TO

A Home Away from Home

Welcome to a place where the sun plays hide and seek with the clouds, and where the moonlight tiptoes into your window.

Welcome to a place where a thousand unspoken words enrich the soul.

Welcome to abundance of beauty, of nature, of a life free from cares.

Yes, overlooking the hills of Nainital, Exalter Group's project, Mountain View is the realization of your dream of owning a Home on the Hills. The location where amidst the serenity, peace and tranquility of the Himalayas rests the perfect place to rediscover life, far from deadlines, meetings and daily commutes and capture those moments of unadulterated joy you've been missing so far.

Mountain View comprises of luxury studio, 1/2/3 bhk apartment with all its facilities & amenities.

The project is located at Shyamkhet- Bhowali, Nainital of Kumaon Region. Shyamkhet is at 1706 m above sea level. It is set in a valley containing lakes surrounded by Mountains, Tea garden & Green forest.

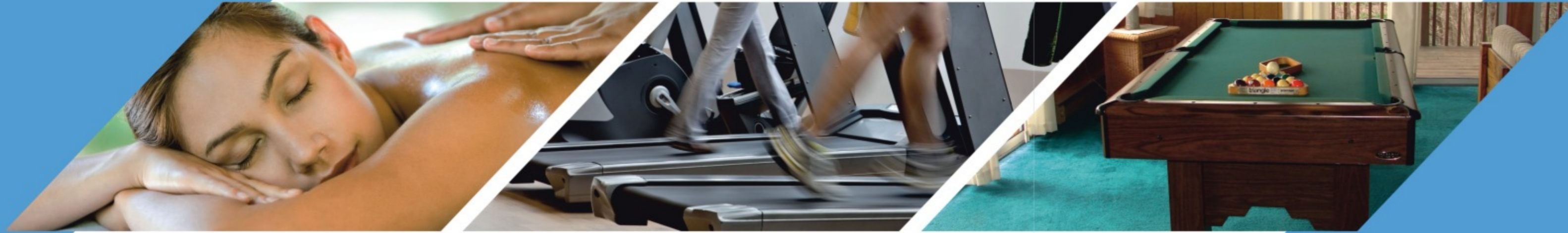
The place gets snowfall in winters & has pleasant weather round a year. A religious landmark for many. Close proximity to tourist spot like Nainital, Bhimtal, Saattal, Naukuchiatal, Mukteshwar, Jim Corbett, Almora, Ranikhet, Kausani.

Mountain View is your invitation for a retreat, to an Unmatched dwelling at a panoramic location.

Your home, away from home!

Holiday Style Living





THE *Facilities*

- ▼ Gated Community
- ▼ 24 hr Security Surveillance
- ▼ 24 hr Power Backup
- ▼ 24 hr Water Supply
- ▼ Clubhouse
- ▼ Health Club
- ▼ Kids Play Area
- ▼ Parking facility for all residents
- ▼ Spa and Yoga Centre





INTERIOR VIEW

Type I

Studio Apartment (A)

Super Area: 450 sq. ft.



ENTRY

Holiday Style Living

Type II

Studio Apartment (B)

Super Area: 400 sq. ft.



▲
ENTRY

Type III

1 BHK

1 BED + 1 TOI

Super Area: 585 sq. ft.



▲
ENTRY



Type IV

2 BHK

2 BED + 2 TOI

Super Area: 885 sq. ft.



Type V

2 BHK+STUDY

2 BED + 2 TOI + STUDY

Super Area: 1265 sq. ft.



Holiday Style Living

Type VI

3 BHK

3 BED + 2 TOI

Super Area: 1325 sq. ft.



THE Accessories

Fully Furnished Accessories
for Studio & 1/2/3 BHK Apartments



- Double Bed with Mattress, Bedsheet, Pillows & Blanket
- Sofa with centre table
- Study Table
- One Table & Two Chair for Balcony/Terrace
- LCD 32" with cable connection
- Curtains with rods
- Night Lamp on a Corner Table (corner Electric shade with table)
- Digital Wall Clock
- Room Heater
- Designer Light Fitting & Fans
- Refrigerator
- Microwave
- Induction cooktop
- Tea /Coffee Maker
- Toaster
- Crockery
- Ash Tray
- Towel Rack in Bathroom
- Hair Dryer



THE Specifications



Structure:
Earthquake resistant R.C.C structure



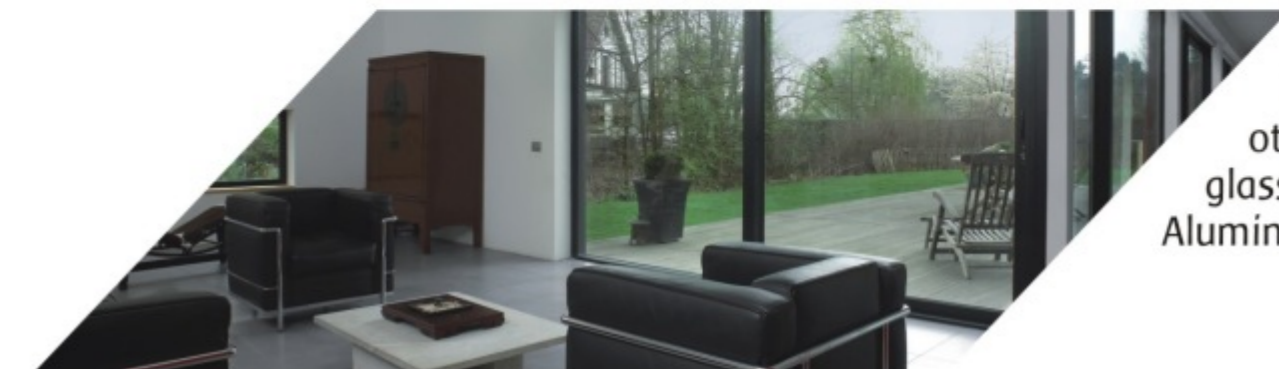
Flooring:
Vitrified tiles of (size 2'X2') Kajaria or Equivalent in Drawing, Dining, kitchen passage, & Bed Rooms. Laminated wooden flooring in Master Bedroom and Dress room. Antiskid ceramic tiles in toilets & Balconies



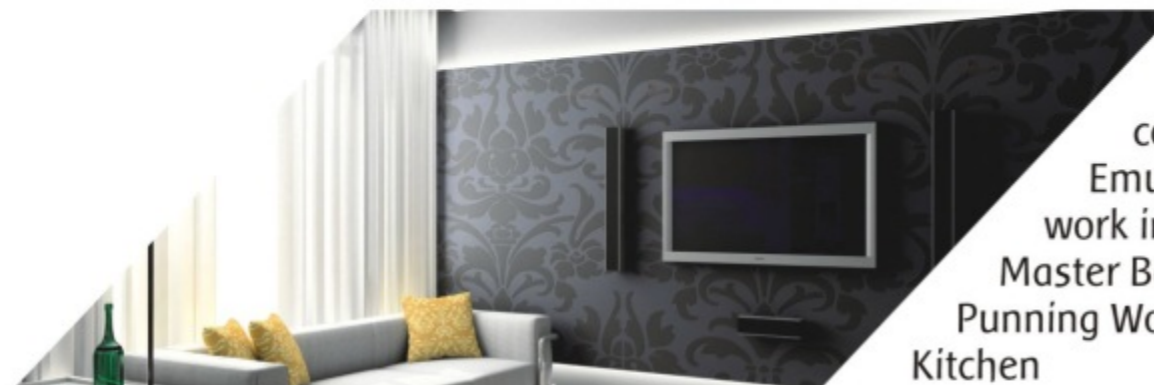
Electricals:
Modular electric switches, Lights in False Ceilings, Fans in Drawing room, Dining room & in all Bedrooms.



Kitchen:
'Modular kitchen equipped with individual RO System. Working platform with Granite top with double bowl Stainless Steel Sink, designer Ceramic Tiles upto 2 ft. ht. above working platform.



Door & Windows:
Decorative solid hard wood entry door & other skin moulded paneled doors., Clear glass with powder coated Aluminum/UPVC Frames.



Interior Wall Finish:
Designer concept Paint with combination of texture & rich Plastic Emulsion. Designer POP (false ceiling) work in Drawing room, Dining room & Master Bedroom. Designer POP Punning Work in all other Bedrooms & Kitchen



Modular Wood Work:
Cupboards in all bedrooms. Complete wood work in Kitchen



Toilet:
Designer toilets with Ceramic tiles upto 7 ft. ht. Branded WC Washbasin (Hindware or Equivalent), GI pipe & fitting for plumbing, PVC pipe & fitting for drainage, CP Fittings (Marc or Equivalent), Shower panel, Geyser




External:
Permanent Texture Finish, Udaipur Green on Stairs & Steps, MS railing on Stairs, Balcony & Terrace.





THE *Site View*

 Mountain View

Beautiful... Serene... Exotic...
The Perfect Place for Holiday Style Living

Holiday Style Living

THE Master Plan

TOWER 3

Type I	Studio A	450 Sqft
Type II	Studio B	400 Sqft

TOWER 2

Type III	1 Bed+1 Toi.	585 Sqft
Type IV	2 Bed+2 Toi.	885 Sqft

TOWER 1

Type V	2 Bed+2 Toi.+Study	1265 Sqft
Type VI	3 Bed+2 Toi.	1325 Sqft



Note:- All Above features & Layouts are tentative and are subject to change without any prior notice. There are purely conceptual and constitute no legal offering
Balconies are subject to change as per elevation drawings.

THE Location



Situated at one on the prime location of Shyamkhet-Bhowali, Nainital.

- 200m from Nainital Bank
- 300m from Hotel Traveller Inn
- 500m from Bhowali Hospital
- 1 km from St. Andrew's School
- 1 Km from Bhowali Market
- 300m from Hotel Traveller Inn
- 11 km from Nainital
- 7 Km from Bhimtal.
- 60 Km from Jim Corbett
- 40 km from Ranikhet Almora
- 90 km from Kausani

*Map not Scale

- Pantnagar Airport 42km
- Kathgodam Railway Station 27km
- Delhi to Bhowali 285km
- Road Route Nearest Railway Station Rail Route

Holiday Style Living