



EXALTER GROUP

PRESENTS



THE OBJECTIVE OF OUR GROUPS IS TO
FURNISH OUR PROJECTS WITH BEST ETHICS



EXALTER, THE WORLD 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.

AN ORGANISATION BUILT ON TRUST

Exalter Group is a result of an entrepreneurial vision that started the saga in the demesne of real estate by providing independent and builder house site to people at affordable prices in entire National Capital Region and North India. **Exalter Group** is just another tale of this successful saga. The passion, fortitude and commitment towards supremacy have taken the Group so far. Today, the Group is catering the needs of all genres by building commercial and residential buildings.

Exalter Group has laid on the foundation of innovative thinking backed up with customer centric approach, something that makes us stand different in the crowd. The experienced professionals of the Group have always strived for standard quality, robust engineering, in-house research, obdurate business ethics, undying values and transparency in all spheres of business conduct.

The management at **Exalter Group** has a dormant energy and confidence owing to professionalism that has resulted in desirable working efficiency. We take it as a responsibility to provide unsurpassed real estate solutions by adding value to your lifestyle and without making a hole in your pocket. We are known for maintaining on impressive portfolio of diversified real estate assets with current interests in huge area of holiday homes, primarily located in Ranikhet and Nainital.

GROUP PROJECTS

COMPLETED

- ▲ 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
- ▲ C-249 Ved Vihar (Ghaziabad)
- ▲ B-13/18 DLF Ankur Vihar (Ghaziabad)

RUNNING

- ▲ Exalter Himalaya View
Ranikhet Almora
- ▲ Exalter Mountain View
Shyamkhet-Bhowali Nainital

UPCOMING PROJECTS

- ▲ Exalter Green View L Zone,
New Delhi
- ▲ Exalter Mountain View-2
Shyamkhet-Bhowali Nainital
- ▲ Exalter Residency Bareilly



THE SERENE & PRISTINE BEAUTY OF THE
HIMALAYA'S BECKONS YOU...

ABOUT HIMALAYA VIEW

Himalaya View is located in Majkhali, the only place in Ranikhet where you can experience snowfall. The project comprises of Luxury Villas, 1 / 2 BHK Apartments & Studios with best of amenities and facilities.

The project is in close proximity to educational institutes, Golf course, Cantonment area, Chaubatia apple garden, war museum & adventure sports camps.

You can enjoy the singing of birds, snowfall, and a panoramic eye soothing view of Himalayan range at any moment of the day.

The place is also a religious landmark for many who are seeking for inner peace. Close vicinity includes Kalika temple, Mythical Jhula Devi temple.



FALL IN LOVE WITH THE SERENE & PRISTINE
BEAUTY OF RANIKHET

ABOUT RANIKHET

Ranikhet gets its name, which mean Queen's meadow in English, from a legend that an Indian queen visited the site and built herself a palace here, though no palace exists in the area.

In 1869, the British established the headquarters of the Kumaon regiment here and used the station as a retreat from the heat of the Indian summer.

Ranikhet is a cantonment town and is the home for the Kumaon (KRC) & Naga regiment and is maintained by the Indian Army.

Located along an elevation of 1800m, Ranikhet is a gorgeous densely forested cantonment town in the Almora district of Uttarakhand in the Kumaon hills. Ranikhet is a Picturesque getaway faraway from the hurly-burly of regular life. Ranikhet vicinity includes the famous Jageshwar temple which is believed to be the site of first of all twelve Jyotirlingas. The temple is dedicated to Lord Shiva.

The best of the pristine snow covered beauty can be seen from Haidakhan temple which gives the view of full series of Himalayas like Nanda Devi, Pancha Chooli, and more.



Safe



Open Space



Accessible



Civic Pride



Development



Quality of Life



Natural Shorelines



PROJECT HIGHLIGHTS

- ▶ Luxury Villas
- ▶ 1/2 BHK Apartments
- ▶ Studio Apartment
- ▶ Resort Style Living
- ▶ Uninterrupted view of Himalayan Range from every Unit
- ▶ Impeccable style & design
- ▶ Green Community
- ▶ Ample natural light
- ▶ Ranikhet Golf-course is one of the highest Golf-course's of Asia is at a close distance
- ▶ Smoke/Dust free environment
- ▶ Hi-tech Security

- ▶ Power Backup
- ▶ Welcome amenities
- ▶ 24 x 7 Open Cafeteria with room service
- ▶ 24 hours coffee shop
- ▶ Party lawn with Amphitheater
- ▶ Medicine cabinet
- ▶ Wi-Fi- access in common areas
- ▶ Intercom facility in each apartments
- ▶ Ample car parking
- ▶ 80% open space with well spread landscape and amenities
- ▶ Rainwater harvesting
- ▶ On-site management
- ▶ Itinerary





PROJECT FACILITIES

- ▣ Club
- ▣ Spa
- ▣ State-of-the-art Fitness Centre
- ▣ Cafeteria-24x7 service at your door step
- ▣ Billiards/Snooker
- ▣ Sauna & Steam Room
- ▣ Lounge cum Reading Room
- ▣ Yoga & Meditation

INDOOR ACTIVITIES

OUTDOOR ACTIVITIES

- ▼ Open Air Theatre with Fire Pit
- ▼ Party Lawn
- ▼ Elder Zone
- ▼ Children's Park
- ▼ Tennis Court
- ▼ Swimming Pool
- ▼ Basketball Court





FULLY
FURNISHED
LUXURY
STUDIO
APARTMENT

Unit Plan
Luxury Studio
Super Area - 540 Sq.ft.
Built up Area - 530 Sq.ft.



ENTRY





FULLY
FURNISHED
STUDIO
APARTMENT

Unit Plan
Studio
Super Area - 451 Sq.ft.
Built up Area - 428 Sq.ft.



ENTRY



1 & 2 BHK APARTMENT



UNIT PLAN
1 BHK + 1 TOILET
SUPER AREA - 631 SQFT.
BUILT UP AREA - 592 SQFT.

Drawing & Dining
1 Bedroom
1 Toilet
Kitchen
Balcony



UNIT PLAN
2 BHK + 2 TOILETS
SUPER AREA - 950 SQFT
BUILT UP AREA - 818 SQFT.

Drawing & Dining
2 Bedrooms
2 Toilets
Kitchen
Balcony



WHERE DREAMS COME TRUE...

5 STAR LUXURY
INTERNATIONAL
VILLAS



UNIT PLAN
1 BHK + 2 TOILETS VILLA
SUPER AREA - 900 SQFT (100 Sq.Yds)
BUILT UP AREA - 796 SQFT.



Drawing & Dining
1 Bedroom
2 Toilets
Kitchen
Terrace

GROUND FLOOR



1 BHK VILLA



FIRST FLOOR



UNIT PLAN
1 BHK + 2 TOILETS VILLA
SUPER AREA - 1233 SQFT (137 Sq.Yds)
BUILT UP AREA - 830 SQFT.



GROUND FLOOR



FIRST FLOOR



UNIT PLAN
2 BHK + 2 TOILETS VILLA
SUPER AREA - 1350 SQFT (150 Sq.Yds)
BUILT UP AREA - 1060 SQFT.



Drawing & Dining
2 Bedrooms
2 Toilets
Kitchen
Terrace

GROUND FLOOR



2 & 3 BHK VILLA



FIRST FLOOR



UNIT PLAN
3 BHK + SERVANT ROOM + 4 TOILETS VILLA
SUPER AREA - 1800 SQFT (200 Sq.Yds)
BUILT UP AREA - 1495 SQFT.



Drawing & Dining
3 Bedrooms
Servant Room
4 Toilets
Kitchen
Terrace
Balcony

GROUND FLOOR



FIRST FLOOR





SITE PLAN



- ### APARTMENT

 - 2 BHK
(2 BED + 2 TOILETS)
(950 Sq.ft.)
 - 1 BHK
(1 BED + 1 TOILET)
(631 Sq.ft.)
 - Luxury Studios
(540 Sq.ft.)
 - Studios
(451 Sq.ft.)
- ### VILLAS

 - Villa Type-B
(200 Sq.yd.)
 - Villa Type-C
(150 Sq.yd.)
 - Villa Type-D
(100 Sq.yd.)
 - Villa Type-E
(137 Sq.yd.)
- ### LEGENDS

 - Entry Gate
 - Parking Lot
 - Round About
 - Water Body
 - Circular Maze
 - Sculpture
 - A) Basket Court
B) Badminton Court
 - Elder Zone
 - Tot Lot
 - Open air theater (with fire pit)
 - Sloppy Greens
 - Club
-Spa
-Cafeteria
-Gymnasium
-Board Game
-Lounge cum Reading room
-Sauna & Steam Room
-Swimming Pool
 - Paved Pathway
 - Driveway 20ft. wide
 - Driveway 15ft. wide
 - Approach Road
 - Ayurvedic Garden
 - Party Lawn
 - Gate
 - View Point
 - Yoga & Meditation

IMPORTANT: All information, Condition are only Indicative & some of them can be changed at the discretion of the builder/architech, these are concepts & constitute no legal offering.





SPECIFICATIONS AND ACCESSORIES

STRUCTURE

Earthquake resistant R. C. C. structure

EXTERNAL

Permanent Texture Finish, Udaipur Greens on stair & Steps, MS Railing on Stairs, Balcony & Terrace

FLOORING

Vitrified tiles of (size 2' X 2') Kajaria or Equivalent in Drawing, Dining, Kitchen Passage & Bed Rooms

Laminated Wooden flooring in Master Bedroom and Dress room.
Anti-skid ceramic tiles in Toilets & Balconies

DOORS & WINDOWS

Decorative solid hard wood entry door & other skin molded paneled doors. Clear glass with powder coated Aluminum/UPVC Frames.

KITCHEN

Modular kitchen equipped with individual RO System. Working platform with Granite top with double bowl Stainless Steel Sink, Designer Ceramic Tiles up to 2 ft. ht. above working platform.

TOILET

Designer toilets with Ceramic tiles up to 7 ft. ht. Branded WC Washbasin (Hind Ware or Equivalent), GI pipe & Fitting for Plumbing, PVC pipe & fitting for drainage, CP Fittings, Towel rack (Marc or Equivalent), Shower Panel, Geyser and with attached Jacuzzi for something extra in all Villa's & Luxury Studios.

INTERIOR WALL FINISH

Designer concept paint with combination of texture & rich Plastic Emulsion. Designer POP work in Drawing room, Dining room & Master Bedroom. Designer POP Punning Work in all other Bedrooms & Kitchen

ELECTRICAL

Modular Electric Switches, Lights in False Ceilings, Fans in Drawing room & Dining room

MODULAR WOOD WORK

Cupboards in all bedrooms. Complete wood work in Kitchen

ACCESSORIES

Double Bed with mattress, Bed sheet, pillows & blanket in each bedroom, Room Heater & Ash tray.

Table & Chair for Balcony/ terrace, Curtains with Rods, Sofa with centre table, Digital Wall Clock, Night lamp with Corner table, Dinning Table, Towel rack in bathroom.

Refrigerator, Microwave, Induction Cooktop, Tea/Coffee Maker, Toaster, Crockery.

Hair Dryer, Designer Light Fittings & Fans LCD 32' with cable connection.



ROAD MAP TO (HIMALAYA VIEW) RANIKHET Distt. Almora, Uttarakhand

- ### LOCATION ADVANTAGE
- ▲ Situated at one of the most prime locations of Ranikhet
 - ▲ All essential services like School, Hospital, Bank, Market etc. nearby
 - ▲ 10 mins drive to Golf Course
 - ▲ 5 mins drive to Kalika temple
 - ▲ 1 km Rani Jheel
 - ▲ 4 km Haidakhan Temple
 - ▲ 10 km Jhula Devi
 - ▲ 11 km from Chaubatia Orchid (Apple Garden)
 - ▲ 12 km Sun Temple (Katarmal-Almora)
 - ▲ 15 km Binsar Mahadev Temple
 - ▲ 35 km from Almora
 - ▲ 48 km from Kaushani
 - ▲ 50 km from Nainital
 - ▲ 96 km from Jim Corbett Park

in the heart of nature

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