



# **ABOUT SHIKHAR**

We at Shikhar Group work to mould dreams into reality and build homes for you to love. Our work in Uttarakhand over the past three decades has emphasised respecting the roots we come from. Thousands have been locally employed while barren lands now host lush green estates. We ensure sustainable roots which can foster communities you can be proud to be a part of.



# MANOJ JOSHI Chairman Shikhar Group

A twofold development of interest has been witnessed in the Indian real estate sector – the desire to live in comfort without compromising on connectivity, and the need to be cognizant of sustainable growth for the future. The projects we work on embody this ethos of balancing the two. This allows us to build properties like no other, solidifying its foundations in our homeland of Uttarakhand.

The state is much more than a seasonal tourist destination. Having had first-hand experience of its diversity, our experiences have underlined the effort to establish its reputation as becoming 'home' to people all around the country. Our employment efforts are focused on the locals to ensure the economy we contribute to is a stable one. Rather than developing in a manner that makes an organisation forget its roots, Shikhar Group has done its best to honour them in every way we can. ??



## SATTAL BIRD WATCHING



Sattal Lake provides a famous spot for tourists who seek solace in nature. A wide variety of birds frequent the region, and allow enthusiasts to be at the perfect location for casual observation as well as photography. ??



66 SPARKLING WATER LUSH GREENS, WELCOMING ROADS

## **KEY DISTANCES**

3.5 KMS SATTAL **BHIMTAL GOLU BABA TEMPLE NAUKUCHIA TAL** KAINCHI DHAM TEMPLE NAINITAL KATHGODAM RAILWAY STATION PANTNAGAR AIRPORT **HALDWANI** DELHI

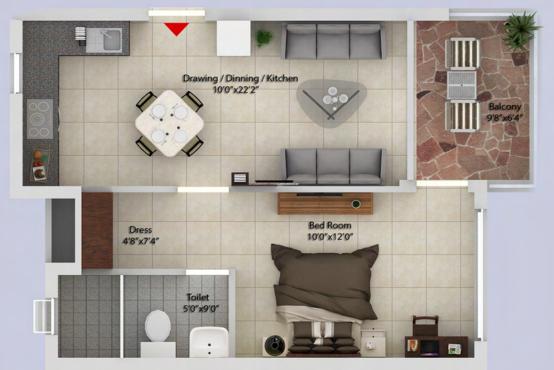
5 KMS 5 KMS 8 KMS **14 KMS 15 KMS 24 KMS** 80 KMS 28 KMS 290 KMS













#### STUDIO APARTMENT

- Carpet Area = 280.43 sq.ft.
- Super Area = 510.00 sq.ft.

#### **1BHK APARTMENT**

- Carpet Area = 452.62 sq.ft.
- Super Area = 810.00 sq.ft.





#### **2BHK TYPE-1 APARTMENT**

Super Area = 1070.00 sq.ft.

Carpet Area = 617.00 sq.ft



SATTAL, NAINITAL



## **2BHK TYPE-2 APARTMENT**

Super Area = 1422.00 sq.ft.

Carpet Area = 778.37 sq.ft



SATTAL, NAINITAL



#### **2BHK TYPE-3 APARTMENT**

Super Area = 1744.00 sq.ft.

• Carpet Area = 1009.50 sq.ft



## MASTER PLAN



PROPOSED SITE PLAN SUNNY LAKE GREENS AT NAINITAL



# Experience the true beautiful



#### **SPECIFICATIONS**

Flooring & Tiles:	Vitrified tiles Size: 2'*2'shall be provided in living/ bedroom and dining.
	Anti-skid ceramic tiles shall be provided in kitchen, toilet, store and
	balcony.
	Exterior veranda, balcony, terrace in anti-skid ceramic tiles.
Kitchen:	Stainless steel sink of reputed brand.
	CP fittings of reputed brand.
	Kitchen platform to be finished in granite stone.
	• 2'-0' high dado over the platform in kitchen.
Toilet:	Ceramic wall tiles up to 7 feet.
	All sanitary items of reputed brand.
	All CP fittings of reputed brand.
Electric Fittings:	Adequate power and light points with modular switches shall be provided.
	with provision for geysers of reputed brand.
Door &Windows:	Windows of UPVC of reputed brands
	<ul> <li>Flushed door both sides laminated of reputed brand.</li> </ul>
	Door frames shall be provided of Sal wood.
Plumbing	CPVC pipes shall be used for plumbing work.
Lobby & Staircases	Lobby floor and staircase combination of one or more of marble/ granite/ vitrified tiles
Super Structure:	<ul> <li>The building structure has been designed to ensure structure safety as per latest IS codes.</li> </ul>
Internal wall finish:	<ul> <li>Acrylic washable distemper over wall care putty.</li> </ul>

#### **AMENITIES**

- 50 Acres Township
- Premium & Spacious Apartments
- 24x7 Security
- Power Supply & Back-Up
- Kid's Play Area
- Card Room
- Library
- Gym
- Purified Water Supply
- Indoor Games
- Broadband Internet
- Doctor on-call
- Sun-facing Apartments
- In House Maintenance
- Driver & Maid Dorms





### **OUR DELIVERED PROJECTS**



#### **PINE GREENS**

- Bhowali
- Type APARTMENTS & VILLAS



**HOTEL PINE CREST** 

- Bhowali
- Type Hotel



**NIRVANA AT SUNNY LAKE** 

- Bhimtal
- Type Villas



**VALLEY VIEW COTTAGES** 

- Bhimtal
- Type Villas



#### THE ETHERIA

- Dhanachuli
- Type Villas



**RAKSHA RETREAT** 

- Sattal
- Type Villas



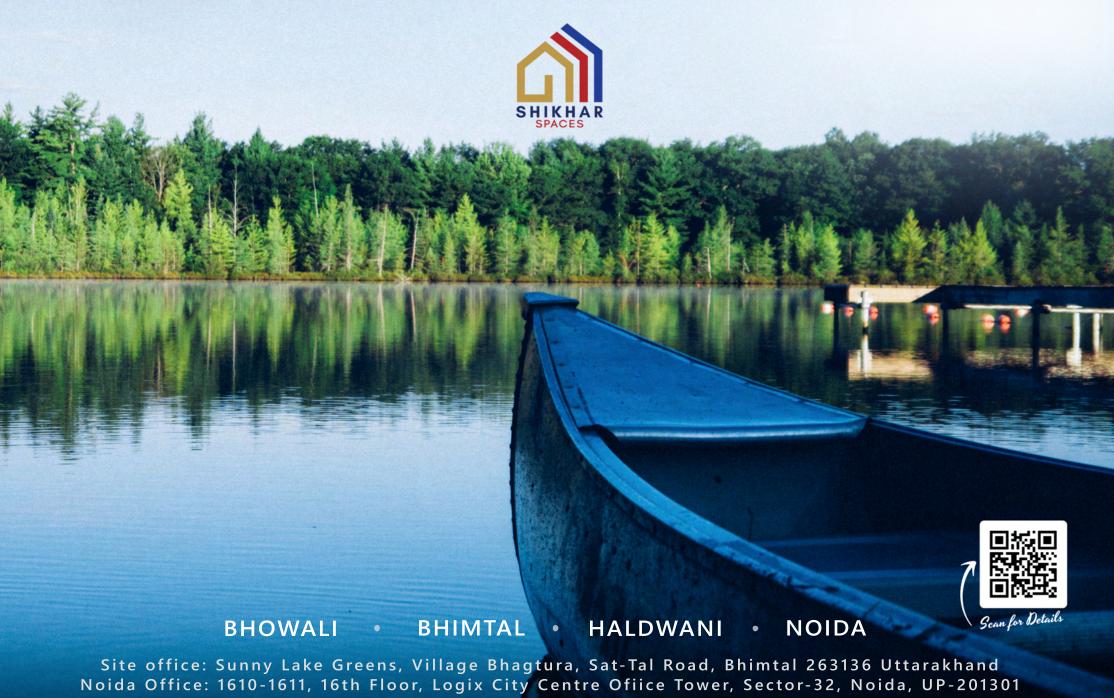
#### **SUNNY LAKE PHASE 1**

- Bhimtal
- Type APARTMENTS



#### **GOLUDHAR**

- Bhimtal
- Type Villas



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