

Janardan Resort Kausani

STUDIO APARTMENTS:

(65% OF THE CONSTRUCTION WORK IS COMPLETED
AND
EXPECTED TO BE DELIVERED BY NOV 2017)

OWNERSHIP ON PROPERTY SHARING BASIS

Janardan Resort Kausani is situated near the Tea Estate in Kausani. At just 1 km from main Kausani chowraha. 'Janardan Resort Kausani Apartments' are built from the ground to let its owners enjoy natural scenic beauty combined with the peace and quiet of the mountains. You will find yourself using this Apartments as a perfect vacation home - heading here with your family and friends whenever you have the time.

Janardan Resort Kausani Apartments are state of the art Apartments built with exclusivity in mind - only 3 now are available for ownership. When combined with our earn-while-you-own package, its an investment giving you more than 15% growth per year which makes it a valuable asset in your portfolio. The Apartments are nearby to Baijnath Temple, Bageshwar, Anashakti Ashram, and many more places enabling its residents to enjoy travelling while staying at the Apartments.

These beautiful Apartments are perched on a hillside, overlooking a valley with lush greenery on the property and **a great 180 deg view of Himalaya right from your bed**. Soft sunlight will greet you through the large french windows every morning. Temperature ranges from 5C to 25C on an average day, and is pleasant for most part of the year. Snowfall is expected in December to January each year.

DETAILS :

The STUDIO APARTMENT has one large room with double bed space, attached bathroom and kitchen. As the STUDIO APARTMENT are built on the same property as Janardan Resort, you have easy access to the restaurant, security, and facilities available at the commercial Resort.

Facilities available for you:-

1. Meditation
2. Security
3. Heavily Discounted Restaurant & Resort Facilities
5. Lush Greenery
6. 24 Hours hot and cold water supply
7. Trekking & Safaris
8. Daily Needs like soaps, oil, etc available from Resort daily need outlet.
8. 24 Hour Solar power Supply
9. Park/Lawn
10. Doctor on call
11. Bank/ATM in vicinity
13. laundry services
14. Tour & Travel Facility
16. Private resort garden.

Fully Furnished Apartments facilities:

1. LCD
2. Cable TV
4. Kettle
5. Toaster
6. Double Bed
7. Sofa (OPTIONAL)
8. Table (OPTIONAL)

9. Chairs (OPTIONAL)
11. Solar Water Heater
12. Generator backup in case of solar energy failure.
13. Intercom with incoming and outgoing calls.
14. Curtains

Location Advantages:-

1. Since its adjacent to Tea Estate, no construction will ever take place near the property hence preserving the natural view for generations to come.
2. 12 km from Rudhradhari Falls and Caves
3. 17 km from Baijnath Temple
4. 40 Km from Bageshwar
5. 40 km from Kafni Glacier
6. 50 Km from Almora
7. 60 km from Binsar
7. 80 km from Ranikhet
8. 90 km from Pindari Glacier
9. 100 km from Pataal Bhubaneswar
10. 117 km from Nainital
11. 400 km from Delhi

Area Statement :-

STUDIO APARTMENT	SUPER BUILTUP AREA
STUDIO APARTMENT A	: 363 SQFT : 10 persons sharing the property
STUDIO APARTMENT B	: 375 SQFT 10 persons sharing the property
STUDIO APARTMENT C	: 419 SQFT 11 persons sharing the property
STUDIO APARTMENT D	:419 SQFT 11 persons sharing the property
STUDIO APARTMENT E	:393 SQFT 11 persons sharing the property

for ground floor studio apartmnt the sale price will be 10% extra.

*Extra Charges: Regsity Charges + Court Expenses + Electricity/Water Connection Charges + Government Taxes(if any)

Payment:

An enrolment fees of Rs 10000/- is to be done.

The remaining payment is to be made, at the time of enrolment of Rs 90,000/- and you will get the registered document of the agreement of ownership.

Benefits you get under the scheme of Property On Sharing basis:

1. Your investment is safe as you are getting ownership in the property.
2. Your investment is growing with the passage of time as the property value is increasing with the passage of time.
3. In return you are getting your share of income, from the revenue generated by letting out the property to our hotel customers. The income is equally divided among the owners of the apartment.
4. The revenue generated is equal to 50% of lodging tariff on which the room is sold to the hotel guest on your request.
5. The sharing revenue can be used to book lodging in various resorts of our Company with in India at a discounted price of 20% on the published rates.
6. Enjoy direct discounts of 20% on Food items ordered from our resort's Janardan Resturant.(the discount will be announced on yearly basis.)

Resale of the property:

If ever you prefer to resale your share in the STUDIO APARTMENT , you need to take permission from the managemt of Janardan farms and Resorts(the owner of the Resort) and you will need to pay 10% of the negociated sale cost to the Janardan farms and Resorts(the owner of the Resort).

Please feel free to contact any time the undersigned for any query.

Assuring you of our best service always.

(General Manager)
Janardan Farms and Resorts
Lucknow.

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