



ARMED FORCES WELFARE ORGANISATION PRESENTS



Himalaya Facing Villas in Ranikhet

HEAVENLY LOCATION

MAJKHALI, RANIKHET

Ranikhet, meaning Queen's Meadows or Queen's Land, is a charming hill station located at an elevation of 6132 feet above sea level, in the Almora district in North Indian state of Uttarakhand. Nestled in the midst of the great Himalayas, this British era hill station is also a cantonment town, home to the Kumaon Regimental Centre and Naga Regiment, maintained by the Indian Army.

Offering a panoramic view of the majestic snow clad Himalayas, ranging from Bhagirathi peak in the west to the Nanda Kot in the east, Ranikhet is a coveted tourist spot for the admirers of natural beauty. The charming and majestic views of the pine trees, lush green forests, delicate plant life and attractive wild life, the scented mountain breeze, the fresh and pure, the singing of birds, the breath taking view of the Himalayas, all add to the heavenly, pure and serene environment of Ranikhet.

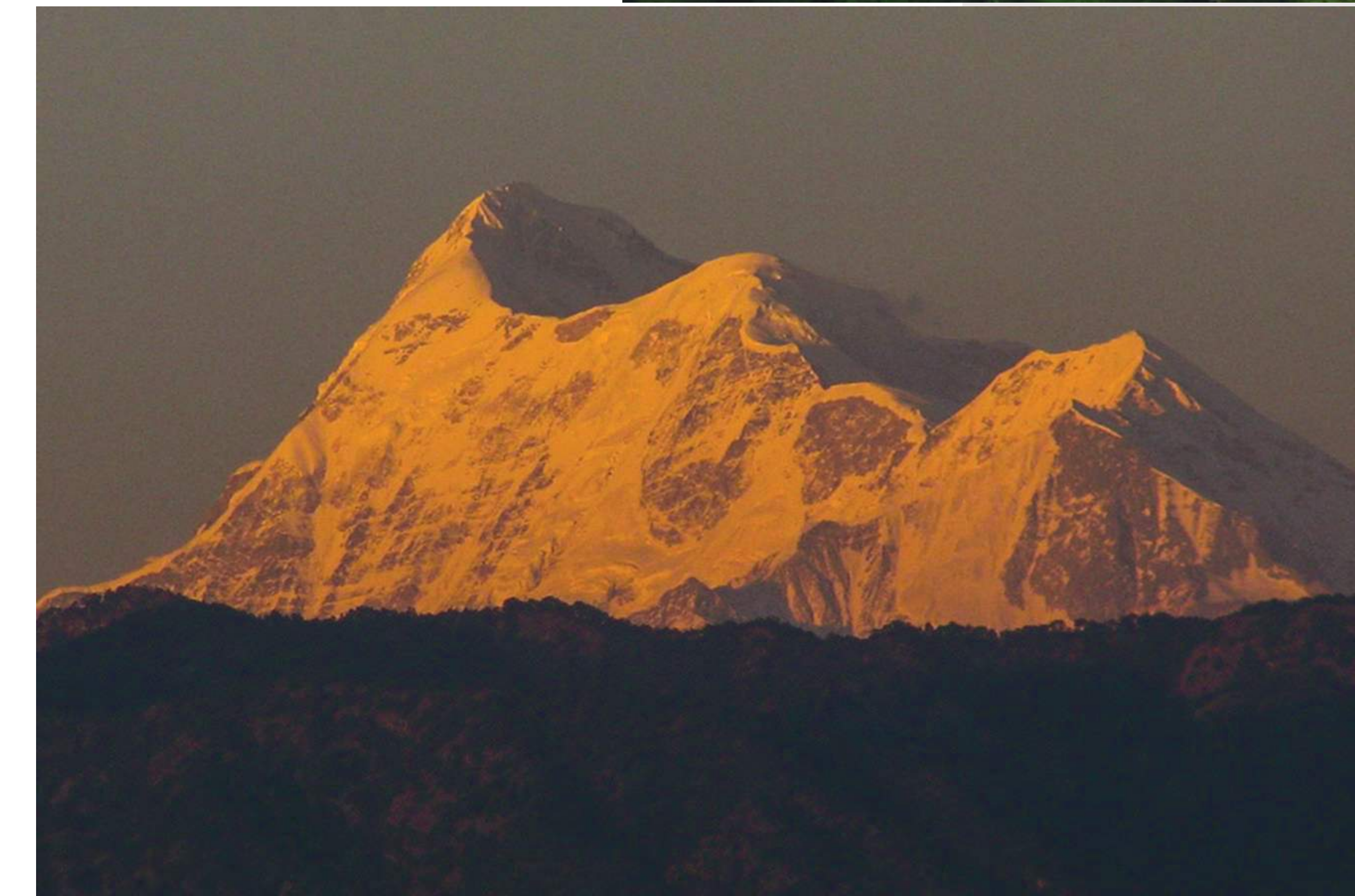


RAKSHA PARADISE

LUXURY LIVING IN NATURE'S EMBRACE

Raksha Paradise, your long cherished Dream Vacation Home, is coming up on a prime patch of land at Majkhali, a serene and beautiful hamlet 12 kms from Ranikhet. Set in the picturesque Himalayan region, Raksha Paradise offers a unique blend of Plots & Villas . The project comprises of all modern day amenities and facilities, promising you of a modern lifestyle amidst Peace and Tranquility.

Located bang on NH-87, Raksha Paradise is seamlessly connected to Delhi and other important tourist places of North India. Equipped with a large sized Yoga Hall, Meditation Center, Restaurant, Club House, Billiards Room and various outdoor facilities, coupled with the magnificent view of snow capped Himalayas, Raksha Paradise is sure to be an iconic development in the serene Kumaon Hills.



WHERE
SERENITY
MEETS
OPULENCE





RAKSHA PARADISE

A LEGACY OF LUXURY LIVING





PROJECT ELEVATIONS



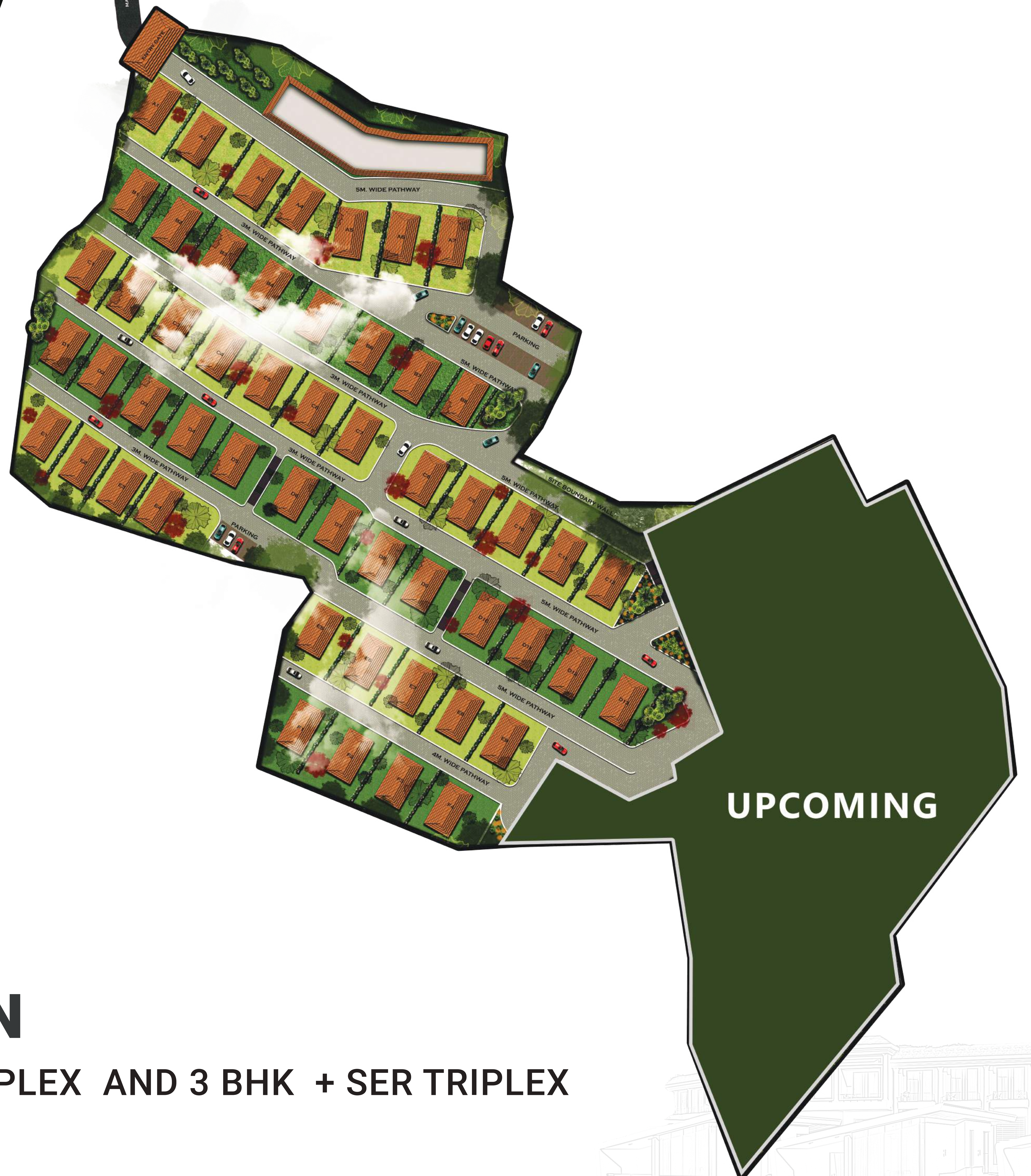
“ Raksha Paradise is a gated residential project at a premium location majkhali, ranikhet, offers 2BHK Duplex Villa, 3BHK + Servant Duplex Villa & 3BHK + Servant Triplex Villa's.



WHERE YOUR LIFESTYLE IS DEFINED
BY **LUXURY AND SERENITY!**

3D ELEVATIONS OF RAKSHA PARADISE

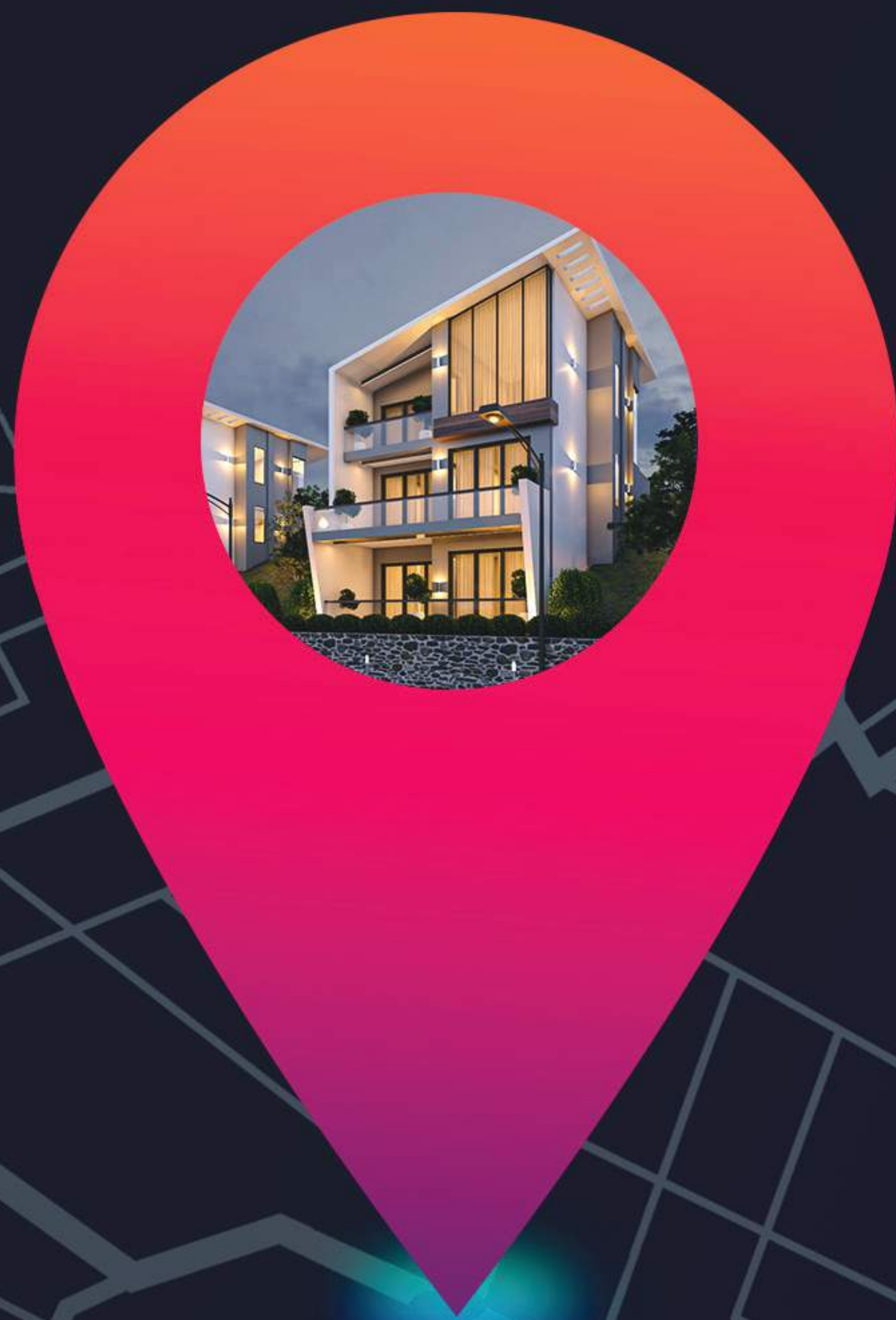
MASTER PLAN



SITE PLAN

3 BHK + SER DUPLEX AND 3 BHK + SER TRIPLEX

LOCATION ADVANTAGES



NEAREST CONNECTING POINTS



BY ROAD

NH-87 (BANG ON IT)



BY RAIL

**KATHGODAM RAILWAY
STATION (88 KMS)**



BY AIR

PANTNAGAR AIRPORT (115 KM)

IMPORTANT LANDMARK DISTANCES

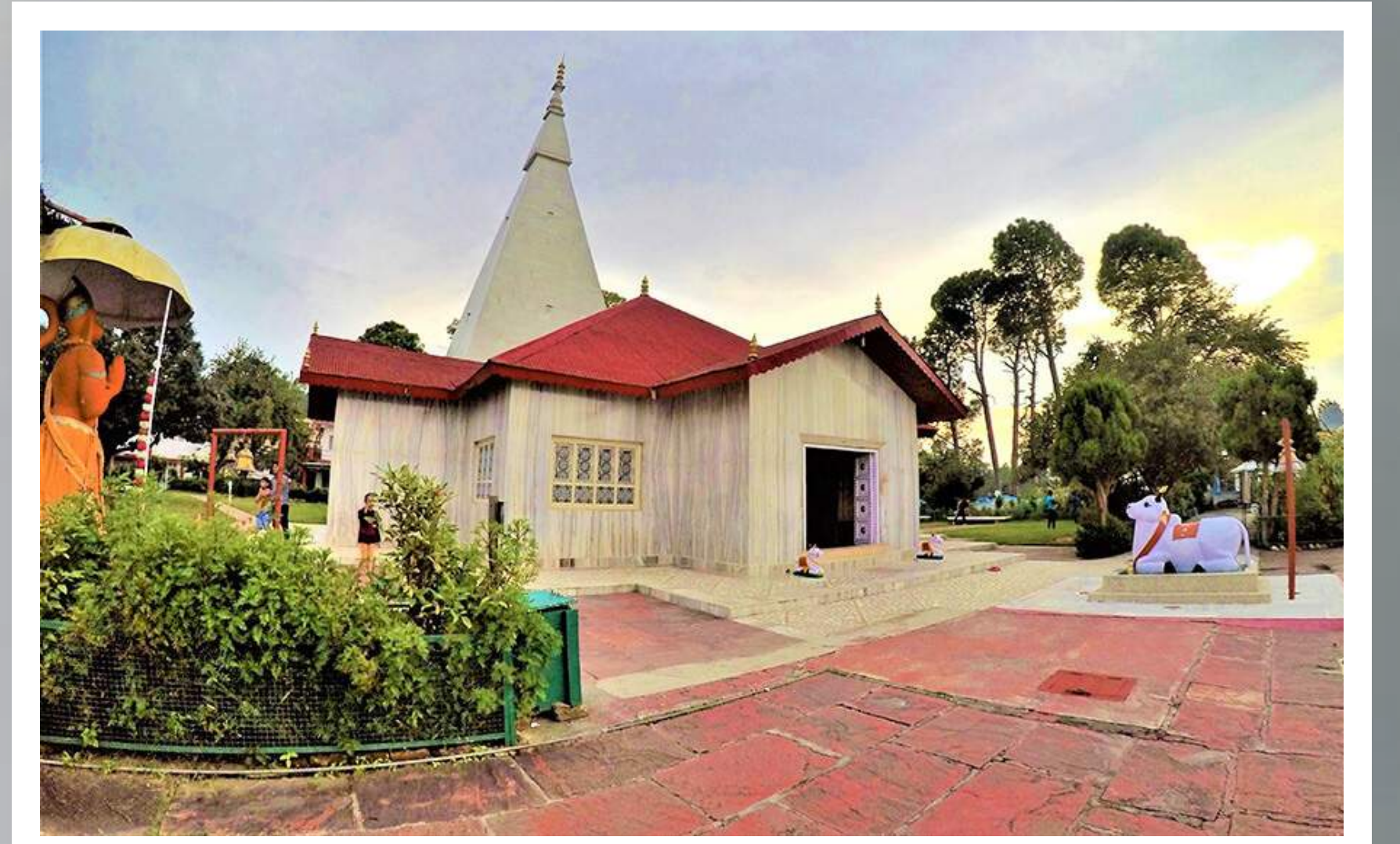
DELHI	376 KMS
NAINITAL	67 KMS
MUKTESHWAR	83 KMS
KAUSANI	48 KMS
BINSAR	46 KMS
ALMORA	36 KMS

ATTRACTIONS NEAR

RAKSHA PARADISE

ATTRACTIONS

RANIKHET GOLF COURSE	6 KMS
KUMAON REGIMENTAL CENTRE	12 KMS
ASHOK HALLS BIRLA GIRLS HIGH SCHOOL	0 KMS
HAIRAKHAN TEMPLE	15 KMS
KAINCHIDHAM TEMPLE	50 KMS
GD BIRLA BOYS SCHOOL	15 KMS
BINSAR	45 KMS
DUNAGIRI TEMPLE	50 KMS
DWARAHAT	36 KMS



HAIKAKHAN TEMPLE



DUNAGIRI



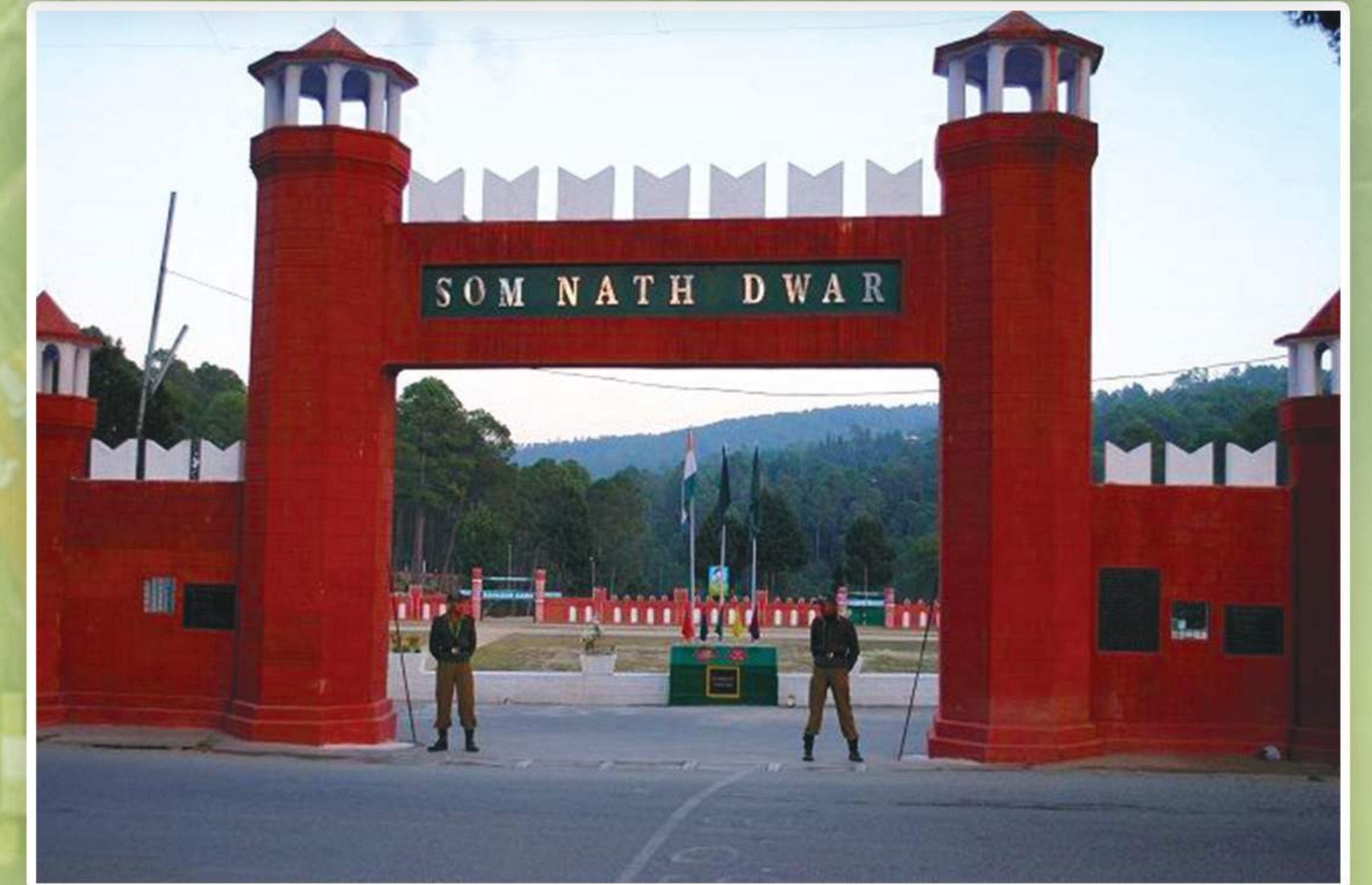
BINSAR



KAINCHIDHAM TEMPLE



THE KUMAON REGIMENTAL CENTRE



The Kumaon Regiment is one of the oldest infantry regiments of the Indian Army. The regiment traces its origins to the 18th century and has fought in every major campaign of the British Indian Army and the Indian Army, including the two world war. and is one of the highest decorated regiments of the Indian Army

SPORT ACTIVITIES NEAR

RAKSHA PARADISE



BIRD WATCHING



TREKKING



PARAGLIDING

RANIKHET GOLF COURSE

FLORA & FAUNA OF
**RAKSHA
PARADISE**

Majkhali, Ranikhet is nestled in the sylvan surroundings inhabited by pine (*Pinus roxburghii*), oak (*Quercus*), buransh (*Rhododendron arboreum*) and deodar (*Deodar Cedar*) forests that host a large variety of fauna, such as leopards, rhesus monkeys, pine martens, Himalayan langur, dhole, rabbits, barking deer, sambar, and more.



3 BHK + SER TRIPLEX VILLA

SIZE: 3000 SQ. FT. ON 250 SQUARE YARD PLOT

Ground Floor Built Up Area	910 Sq.Ft.
First Floor Built Up Area	970 Sq.Ft.
Stilt Floor Plan Super Built Up Area	790 Sq.Ft.
Parking Area	183 Sq.Ft.
Extended Balcony Area	137 Sq.Ft.
Super Built Up Area (Including Extended Balcony & Parking Area)	3000 Sq.Ft.





**ENTRY LEVEL
(FIRST FLOOR)**

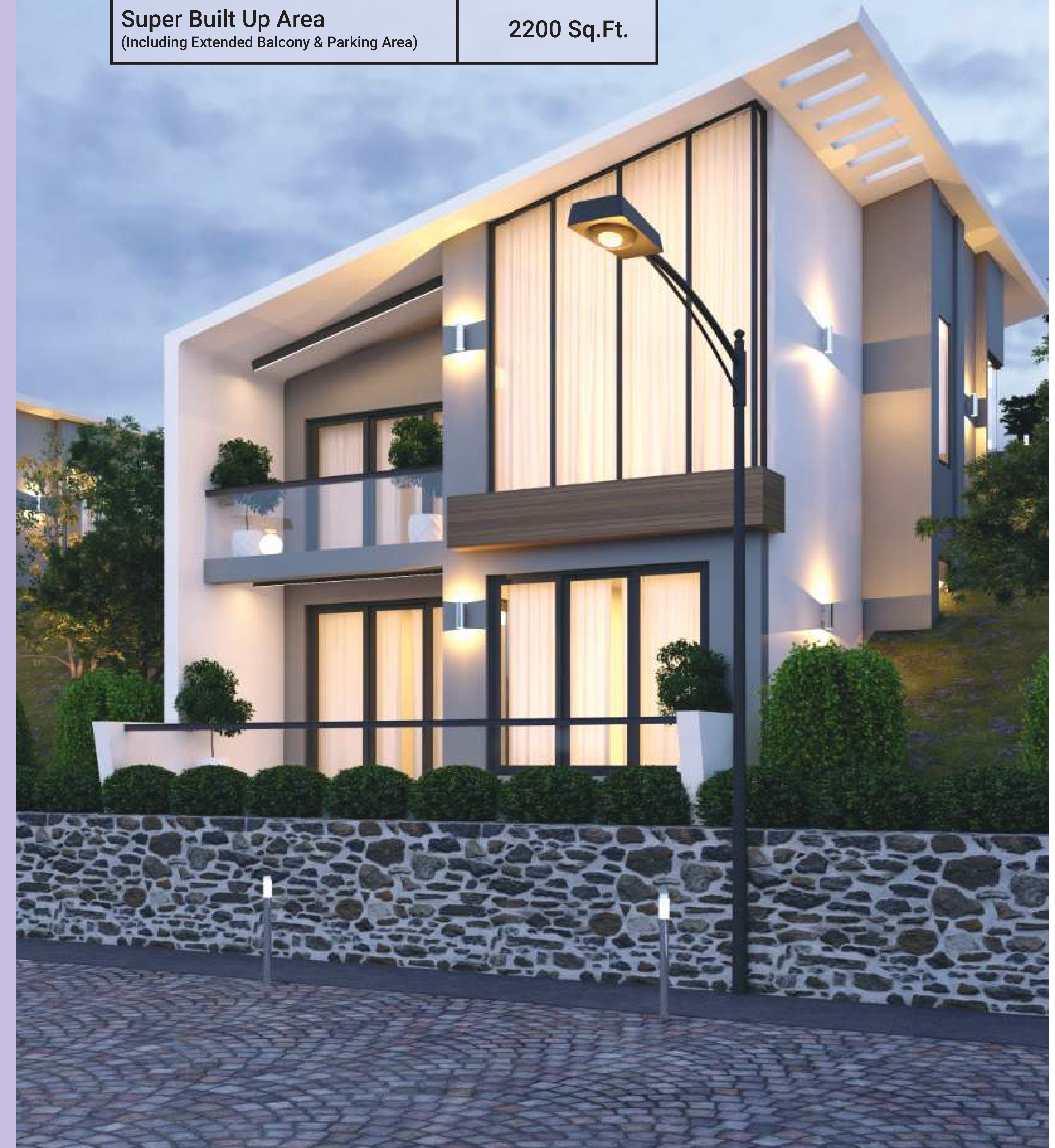


**LOWER LEVEL
(GROUND FLOOR)**

3 BHK+SER DUPLEX VILLA

SIZE: 2200 SQ. FT. ON 250 SQUARE YARD PLOT

Ground Floor Built Up Area	910 Sq.Ft.
First Floor Built Up Area	970 Sq.Ft.
Parking Area	183 Sq.Ft.
Extended Balcony Area	137 Sq.Ft.
Super Built Up Area (Including Extended Balcony & Parking Area)	2200 Sq.Ft.



3 BHK + SER TRIPLEX VILLA FLOOR PLAN'S

STILT FLOOR



LOWER LEVEL (GROUND FLOOR)



ENTRY LEVEL (FIRST FLOOR)



Y O G A



Sports For Everyday life..

Raksha Paradise: Where Sports and Wellness Define Your Lifestyle!

ACTIVITIES

- Yoga & Meditation Hall.
- Lawns & Green Spaces.
- Children's Play Area.
- Badminton Court.
- Open Area with Fire Pits.
- Nature's Trail.
- Trekking.
- Jogging Track.

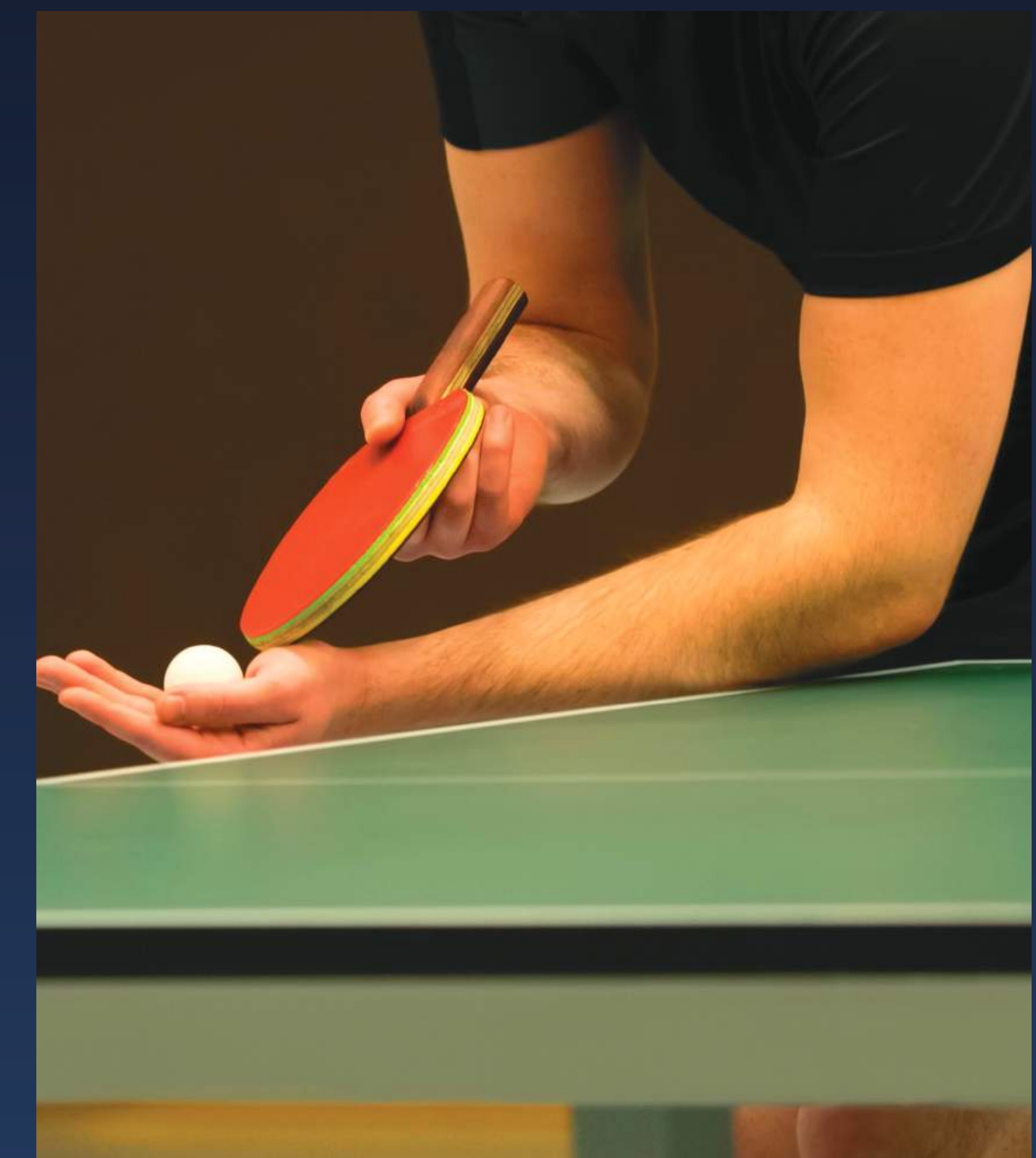
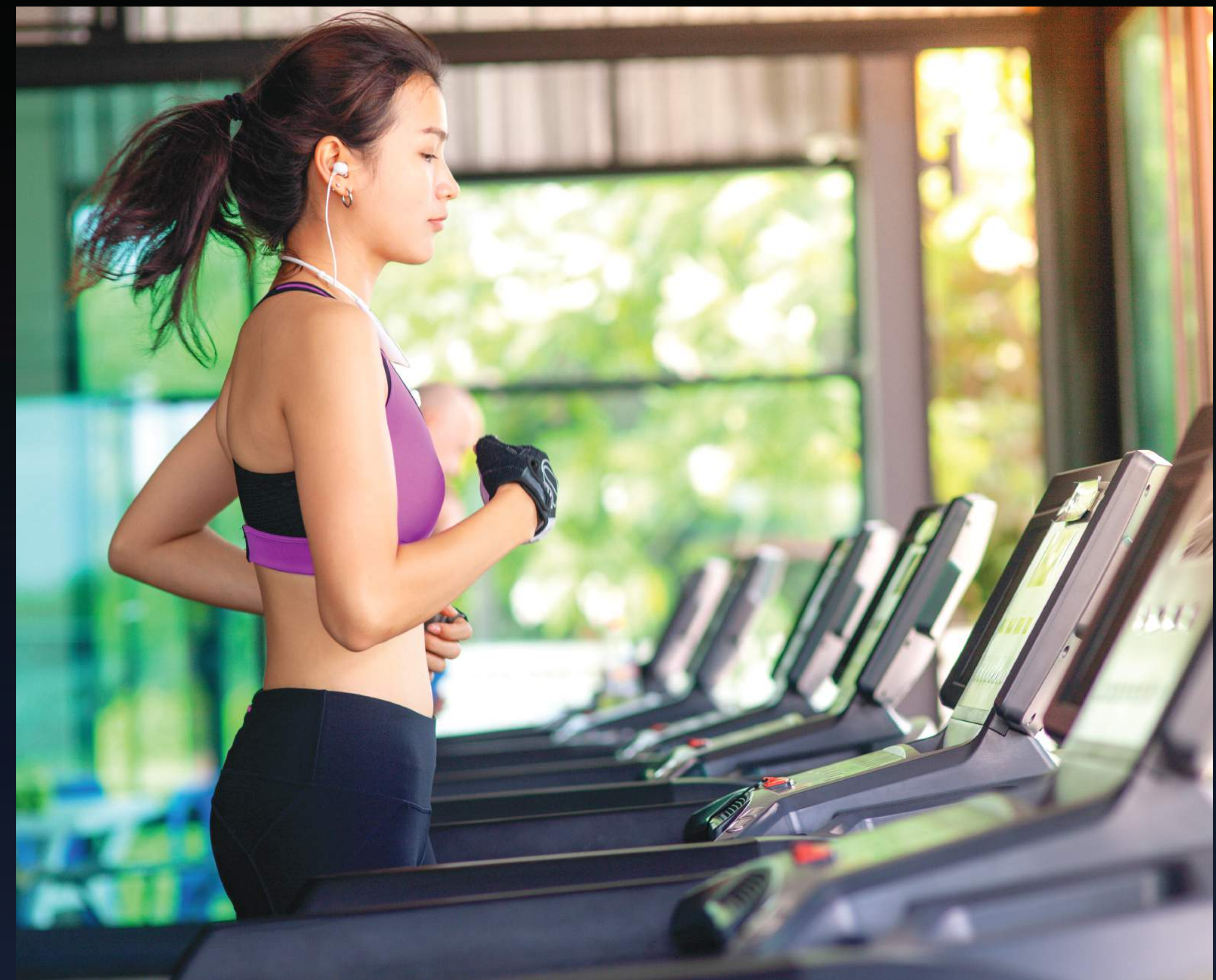


INDOOR BLISS, EVERY DAY'S A STAYCATION

At Raksha Paradise, we offer an abundance of happiness, enriching your life beyond measure. Here, you and your loved ones will discover countless opportunities to create cherished lifelong memories, all thanks to our captivating landscaping and rejuvenating amenities.

Indoor Amenities

- Club
- Spa
- Gymnasium
- Billiards Room
- Table Tennis Area
- Yoga & Meditation Hall
- Lounge & Reading Room



SPECIFICATIONS

Master Bedroom & Other Bedrooms:

Flooring	Laminated Wooden Flooring
Walls	POP Punning with Oil Bound Distemper
Ceiling	False Ceiling and POP Punning with Oil Bound Distemper
Door	Mirandi Door Frame with Veneer finished Melamine Polish
Windows/ Glazing	UPVC
Electrical	Lights in False Ceiling with Modular Switches

Kitchen:

Flooring	Vitrified Tiles
Wall	Vitrified Tiles with 2' height above kitchen platform
Ceiling	Oil Bound Distemper
Door	Mirandi Door Frame with Veneer finished Melamine Polish
Windows/ Glazing	UPVC
Electrical	Modular Electrical Switches
Fixtures & Fittings	Chrome Plated Fittings
Platform	Pre-polished Granite Platform with stainless steel Sink

Others:

Ceiling Roof	Shingles on roof Top
Entry Floor Ceiling	Wooden Rafters

Balcony:

Flooring	Ceramic Decorative Tiles
Wall	Weather proof paint
Handrail	SS Railing with Glass



Toilet:

Flooring	Ceramic Tiles
Wall	Ceramic Tiles upto 7" height
Ceiling	False Ceiling with Oil Bound Distemper
Door	Mirandi Door Frame with Veneer finished Melamine Polish.
Windows/ Glazing	UPVC with Matching Fitting.
Electrical	Modular Electrical Switches .
Sanitaryware/CP Fitting	CP Fittings, European Styles Sanitary With Branded Chrome Plated Fittings .

NOTES:

1. The Color and design of tiles can be changed without any prior notice.
2. Variation in color and size of vitrified tiles/granite/mica may occur.
3. Area in all categories of Villas may vary up to $\pm 3\%$ without any change in cost. However, in case the variation is beyond $\pm 3\%$, charges are applicable.
4. Specifications brands may vary as per the company/architectural needs/availability of material
5. Brand names:
 - Tiles – AGL / SOMANY / KAJARIA or equivalent
 - Oil Bound Distemper– Asian Paint / Berger Paint or equivalent
 - Electric Wires & Switches – Havells or equivalent. MCB – L&T / Havell's or equivalent.
 - Toilet Sanitary/CP Fittings – ROCA/Kohler or equivalent



ARMED FORCES WELFARE ORGANISATION

NEWLY LAUNCHED PROJECTS



Raksha Paradise
Majkhali, Ranikhet



Raksha The Lake County
Naukuchiatal, Uttarakhand

OUR DELIVERED PROJECTS



AFNOE, Dwarka, New Delhi



Raksha Enclave, Omega2, Greater Noida



Raksha Retreat Cottages, Bhimtal, Nainital



Raksha Towers, Vihaan Greens,
Gr Noida West



Raksha Towers, Park Serene, Gurgaon



Raksha Addela, Gr Noida West



Raksha Towers, Micasa, Sec68, Gurgaon



Raksha Towers, Victoria, Sec-70, Gurgaon



ARMED FORCES WELFARE ORGANISATION

Raksha Resorts & Builders Pvt Ltd

Office Address : J-25, Jorbagh Lane (BK Dutt Colony), New Delhi - 110003

Site Address : Majkhali, Ranikhet, Uttarakhand - 263652

+91 9212302333

| care@afwo.in

| www.rakshaparadise.com