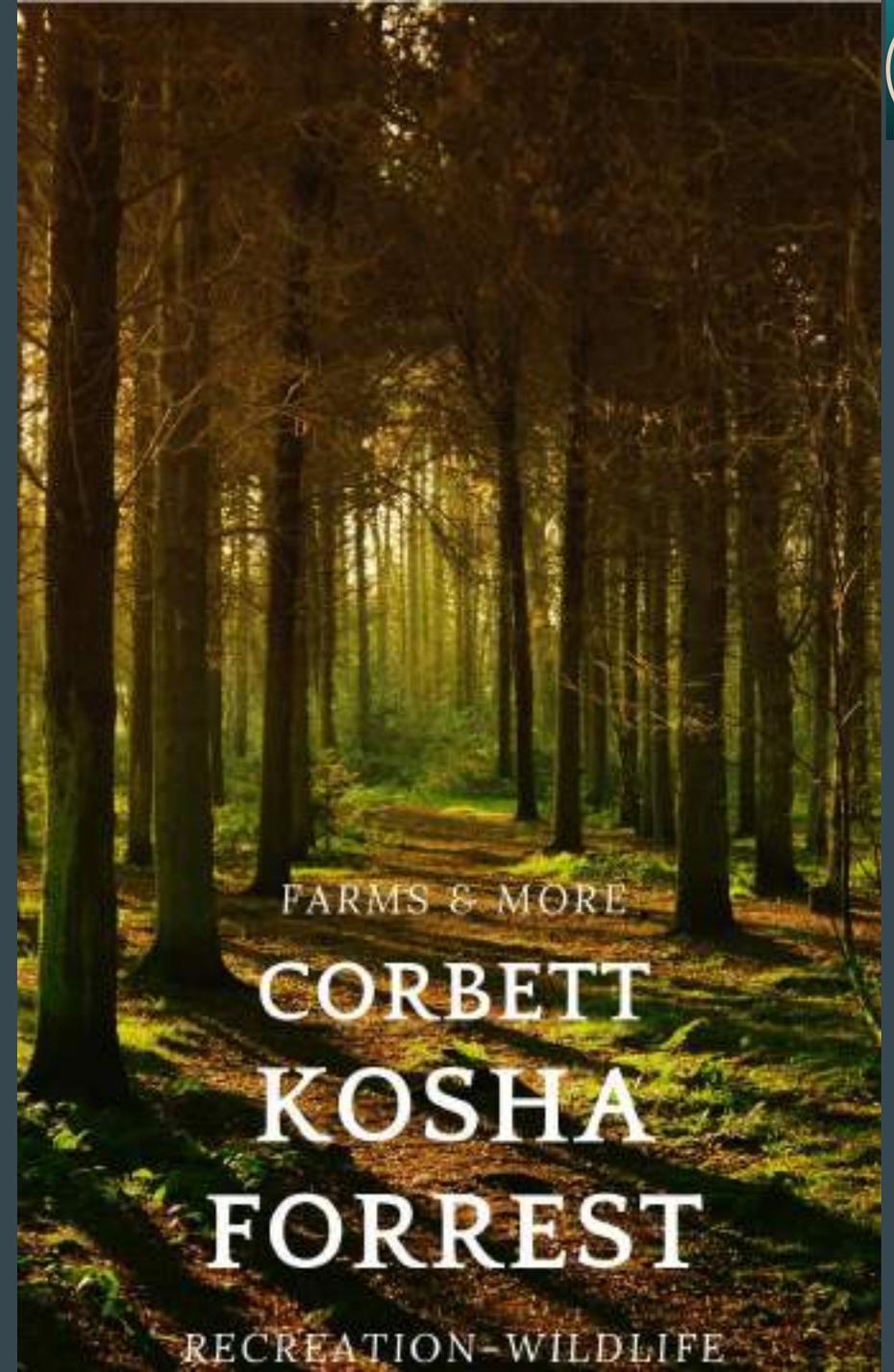


LIVE YOUR DREAM.....

Own a Wellness home in Forest  
Vicinity @ 14.99 Lacs \*

CORBETT  
KOSHA  
FORREST

Kaladhungi, Nainital, Uttarakhand



FARMS & MORE

CORBETT  
KOSHA  
FORREST

RECREATION-WILDLIFE





CORBETT FALL (few minutes away)



## Discover Tranquility

.....to backpack your thoughts of solitude

The tranquility of the Forest and mountains is an open invitation for you to live life in harmony with nature. The fresh air rejuvenates you with every breath, life is good!

.....to capture a picture frame of emotions

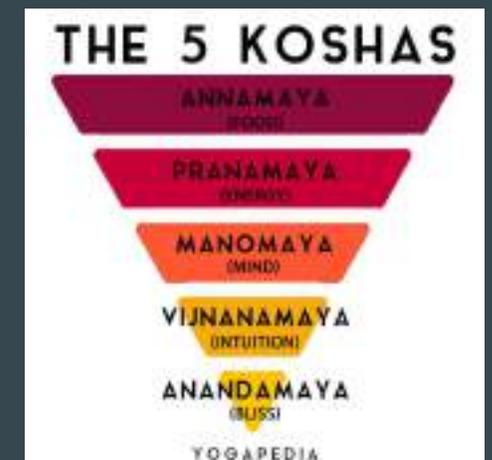
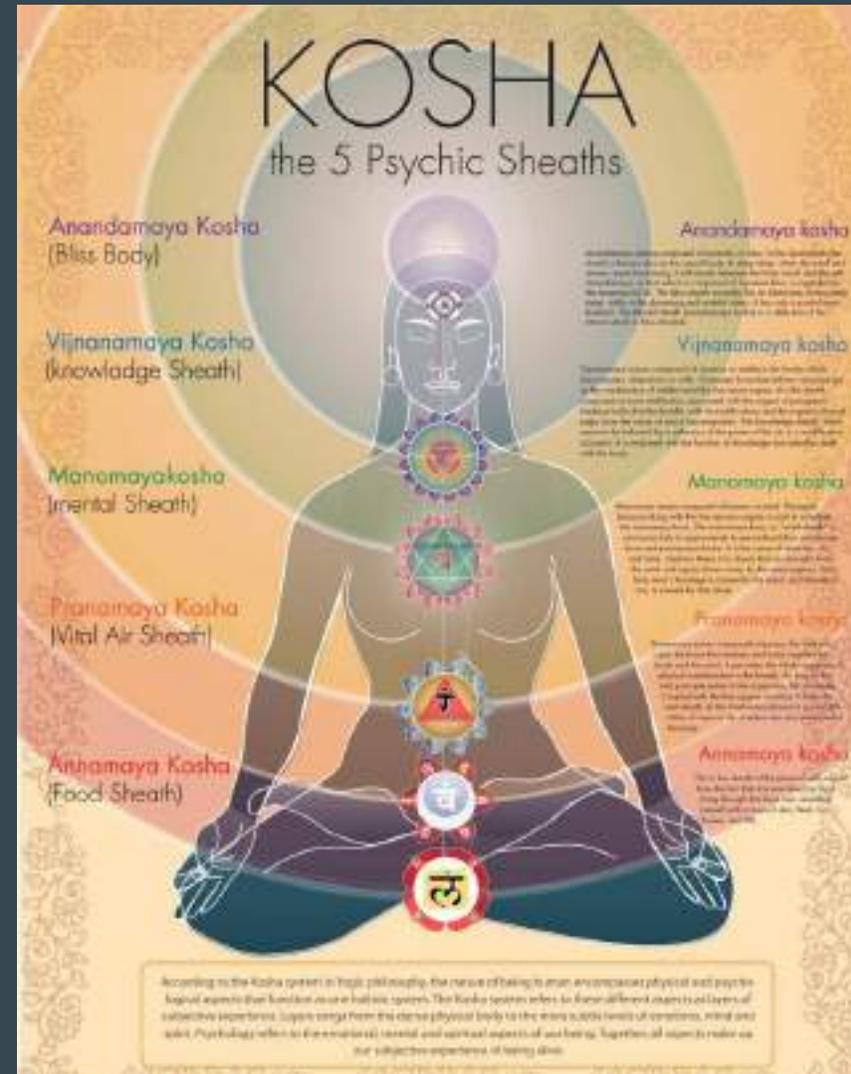
# WELLNESS

## Growing Connections between Wellness, Lifestyle and Leisure

In ancient India, holistic living was a way of life. People inherently understood the balance of nature, the ways of the Universe and how the elements affected not just their physical health, but their mental well-being. It was understood that if they achieved harmony within, they would be at peace with their surroundings. On the fast track to progress, our world changed as did we; but deep within us we have always understood and upheld the beliefs and principles of our ancestors. To seek harmony, to balance themselves again, to be one with their surroundings, Indians have been known to 'retreat' to the peace and quiet of the mountains... to the stillness of the hills and the natural flow of the rivers.

This is the very philosophy which brought Kosha – Forrest and Himalayas into being. More than ever before the New Age individual moving on today's fast track recognises the need to retreat, find holistic remedies, and rejuvenating locales. At Kosha we have tried to recreate the synergy of mind body and intellect not just through the natural Himalayan locales and the proximity to the mountains and the river, but through the rejuvenating and ancient processes and philosophies of Ayurveda, Yoga and Vedanta combined with contemporary international therapies which enhance and augment the original.

Kosha believes that each individual is unique. So too are the programmes and experiences that we offer. Individual needs and requirements are assessed prior to the start of your chosen programme, through a personal consultation with our Ayurveda and wellness consultants. This is an intrinsic part of assisting the individual on his/her private journey to understanding the self.



# at a distance that hardly matters

## How to Reach- By Train

Nearest railway station – Ramnagar.

Daily availability of trains from Delhi



## How to Reach- By Car

It's about 4 hours' drive from Delhi

Taxis are easily available from Ramnagar and Pant Nagar



## How to Reach- By Air

Nearest domestic Airport is Pant Nagar

Air India flight- Daily



- From DELHI : **250** kms
- From NOIDA : **220** kms
- From NAINITAL : **50** kms
- From KATHGODAM : **50** kms
- From HALDWANI : **35** kms

- From CORBETT FALLS : **5** kms
- From BAREILLY : **140** kms
- From HARIDWAR: **188** kms
- From DEHRADUN : **230** kms
- From MORADABAD : **95** kms

# Concept



*Actual Site Photograph*



ALL PLOTS ARE CONNECTED TO ROAD, WITH A PANORAMIC VIEW OF PLUSH GREENERY



WE ARE CREATING BEAUTIFUL, AFFORDABLE AND NATURE FRIENDLY FARMS & COTTAGES AROUND THE DENSE FOREST OF JIM CORBETT, UTTARAKHAND.



THE ORIENTATION OF ALL PLOTS ENSURES BEAUTIFUL VIEW OF MAGNIFICENT MOUNTAIN RANGE, FOREST & WE WILL TAKE CARE OF YOUR EVERY NEED.

## Environment Friendly Houses





# Farms - Villas - Cottages

Relax yourself  
own a farm  
at  
CORBETT  
*KOSHA FORREST*





# THE INTERIORS



CLUB  
HOUSE



GATED  
COMMUNITY



CLOSE TO  
NATURE



RECREATION

WILDLIFE

YOGA &  
MEDIATION



SPA  
THERAPY



SWIMMING  
POOL

WELLNESS

SAUNA/  
STEAM



GYMNESIUM



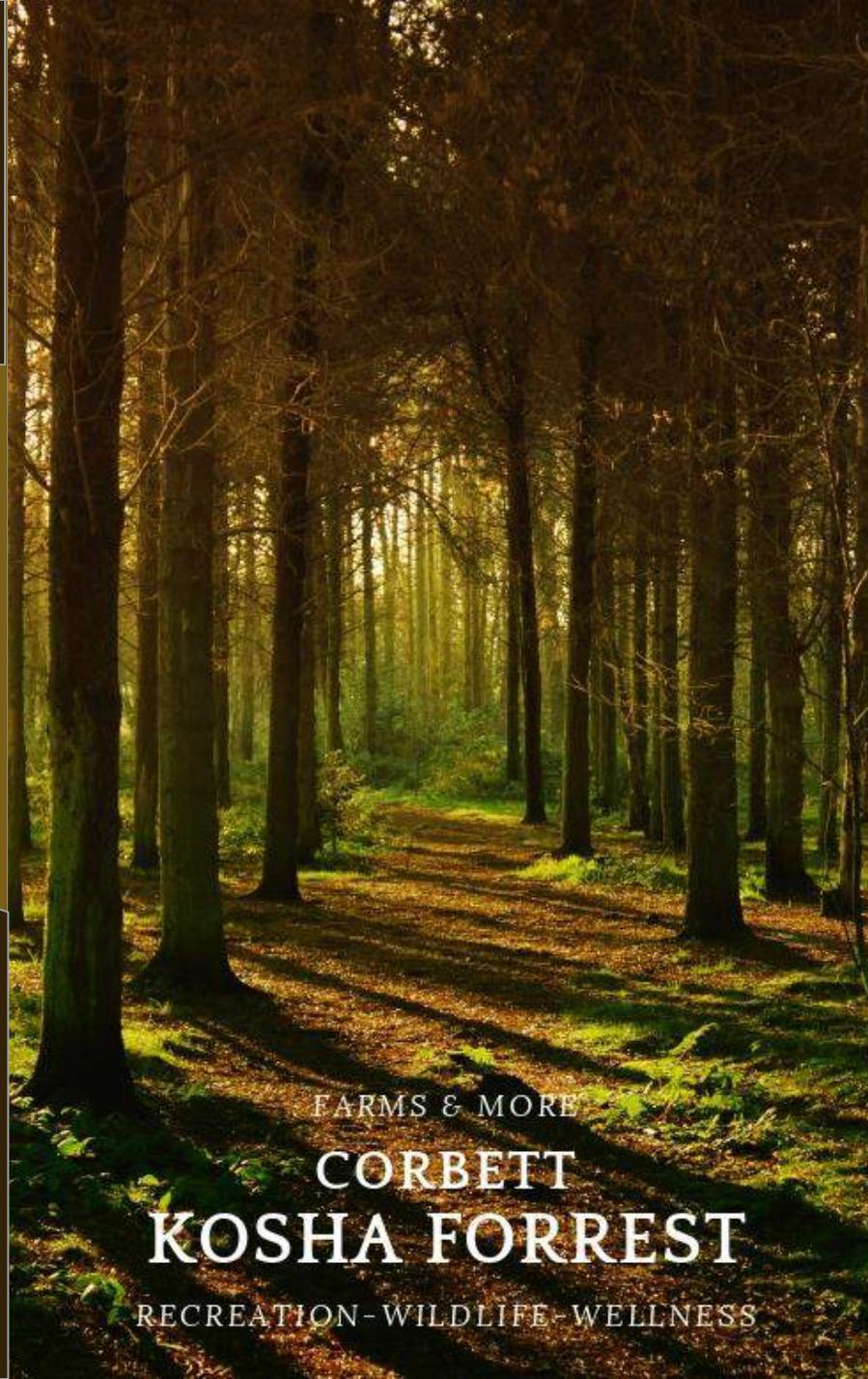
JACUZZI



Stage 1 -  
Own a Farm  
Land

Stage 2 -  
Construct  
your Villa,  
Fam House,  
Cottage

Stage 3 -  
Earn from  
your  
property  
(TIMESHARE)



FARMS & MORE

CORBETT

**KOSHA FORREST**

RECREATION - WILDLIFE - WELLNESS

## FARMHOUSE

- 3 Hrs from Delhi  
(through proposed New Highway)
- 1 Hrs to Nainital
- 20 Min from Nearest  
Railway Station
- 1.2 Hrs drive from Nearest  
Airport

SIZE

250  
SQ YDS

PRICE

14.99  
LAKHS\*

## AMENITIES

- FOREST Vicinity
- MOUNTAIN View
- GATED Community
- CLUB House
- 24\*7 Electricity
- 24\*7 Security
- 2 minutes walk to the river

# a breathtaking view





## why we chose this site

- This land has a fantastic 360° view of the mountains, Forest and lush greenery.
- The land rests next to Jim Corbett Forest and is surrounded by a beautifully natural landscape.
- A private road connect leads to Corbett Koshā Forrest.

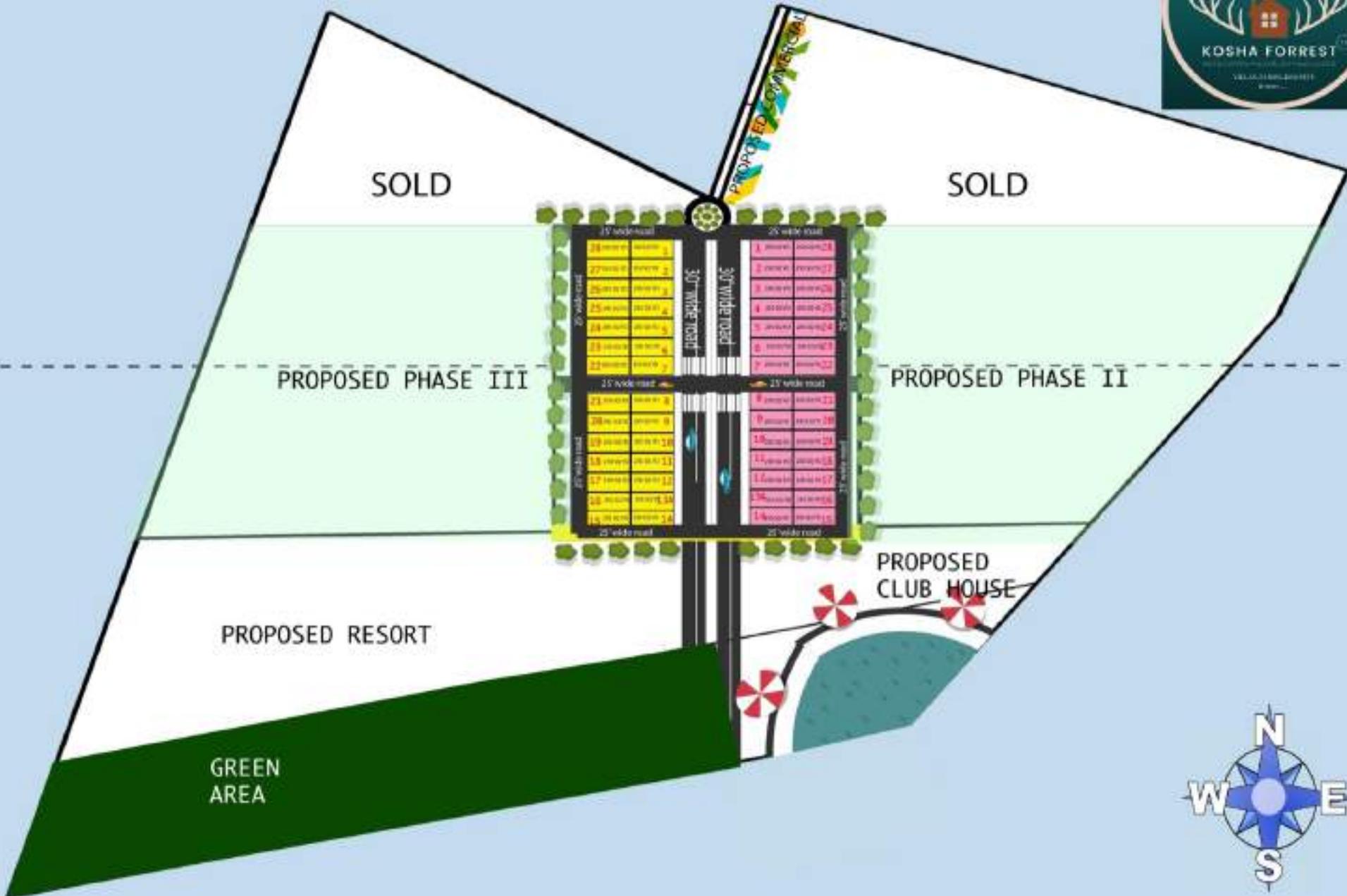


## the objective, dream, desire

- Koshā aims to fulfill the desire in most of us of having a luxury stay or owning a small cottage at a picturesque place.
- The endeavor is to create a community of Workation, seasonal vacationers who have similar lifestyles & social ecosystems
- Its technically feasible, economically viable & emotionally assuring when 25-30 people are building a home community with all facilities rather than a single person going there to build a cottage on an isolated land.

# LAYOUT





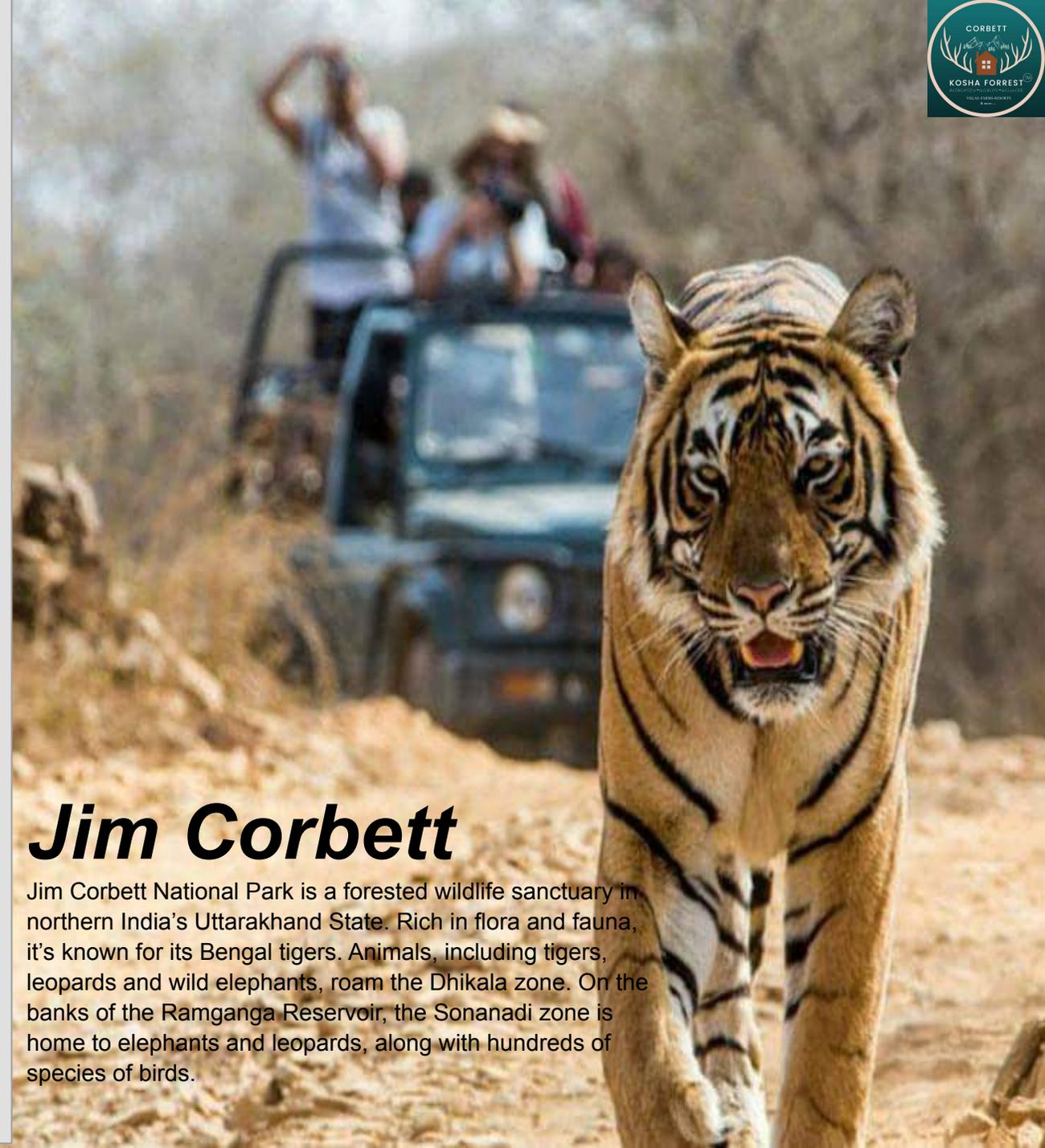
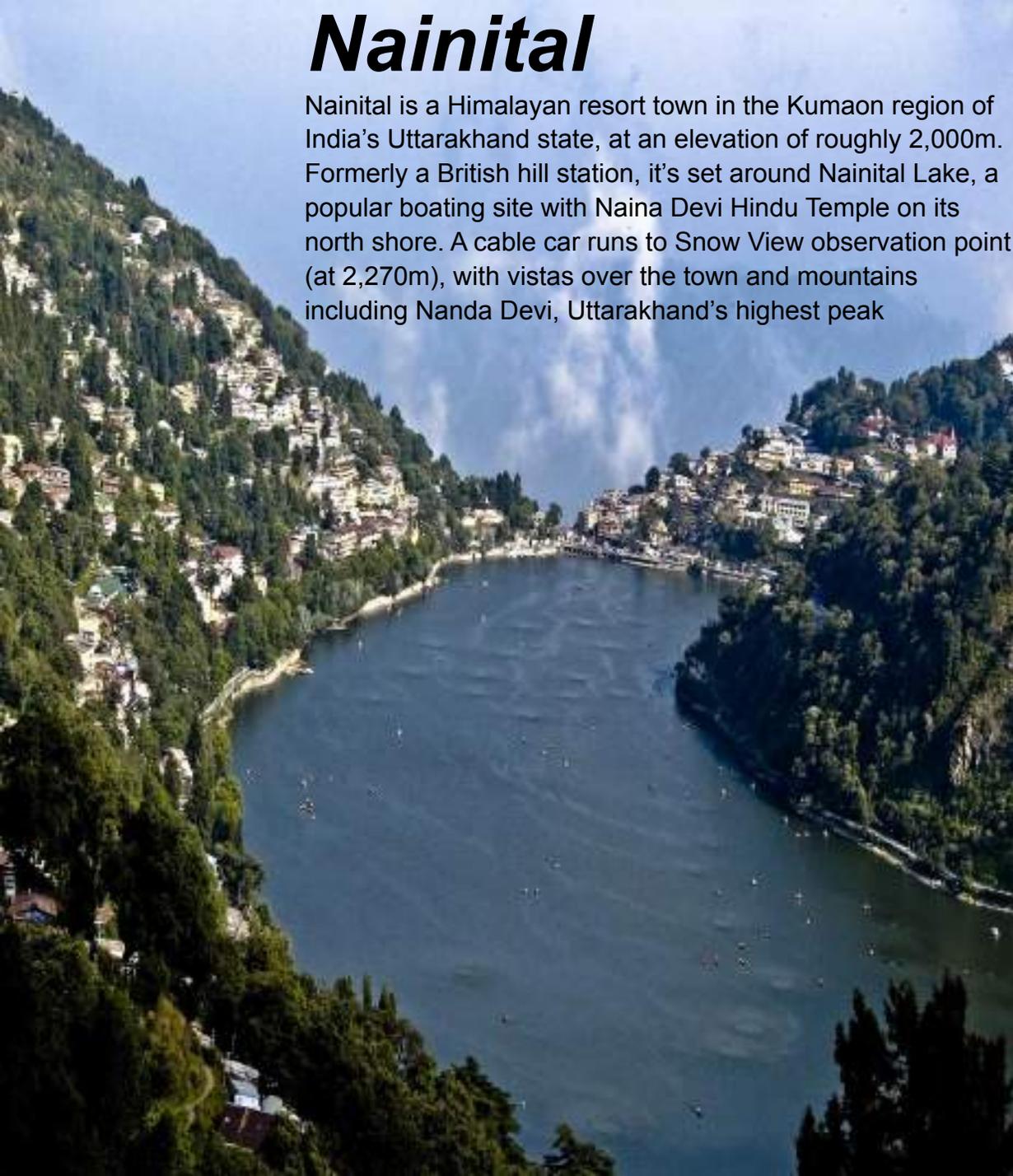
# Construction Cost

Get your Farm House/Villa/Cottage Constructed  
@ ₹ 2000/sq ft\* ONLY



# Nainital

Nainital is a Himalayan resort town in the Kumaon region of India's Uttarakhand state, at an elevation of roughly 2,000m. Formerly a British hill station, it's set around Nainital Lake, a popular boating site with Naina Devi Hindu Temple on its north shore. A cable car runs to Snow View observation point (at 2,270m), with vistas over the town and mountains including Nanda Devi, Uttarakhand's highest peak



## Jim Corbett

Jim Corbett National Park is a forested wildlife sanctuary in northern India's Uttarakhand State. Rich in flora and fauna, it's known for its Bengal tigers. Animals, including tigers, leopards and wild elephants, roam the Dhikala zone. On the banks of the Ramganga Reservoir, the Sonanadi zone is home to elephants and leopards, along with hundreds of species of birds.

## ***Garjiya Devi Temple***

Garjiya Devi Temple is a noted Devi temple located in the Garjiya village near Ramnagar, Uttarakhand, India, on the outskirts of the Corbett National Park. It is a sacred Shaktishrine where Garjiya Devi is the presiding deity. There is also a statue of LakshmiNarayan of 9th century, made from black granite.



## ***Corbett Falls***

Small, scenic waterfall nestled in a forest setting, accessible by car or on foot.



# The Timeshare Option - (be a Resort Owner)

The target market for timeshare ownership is the growing masses of the middle aged baby boomers who want the advantages of owning a resort property without the headaches.

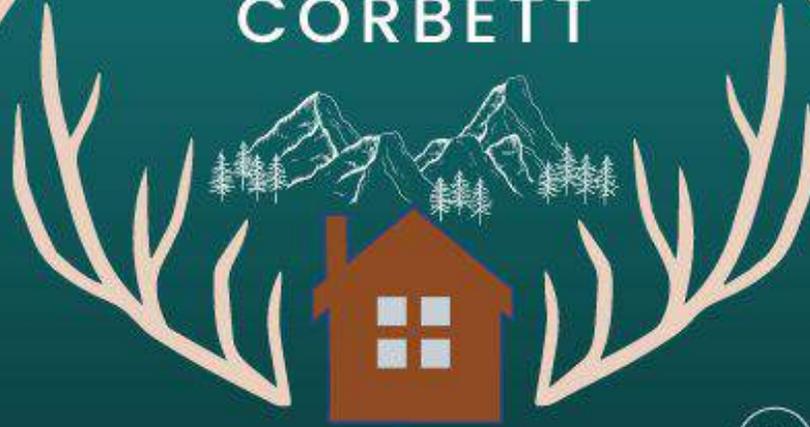
- People purchase timeshares for one or more of four reasons:
- Flexibility over when, where, and how they vacation.
- Economics-Owners report they save money over the long term.
- Certainty about the availability and quality of popular resorts.
- Safety and secure environments for family vacations.



**OWN & EARN**

The Major concern to the owners of the Vacation Home/Cottages/Villas is their *annual maintenance fees* and hassles to maintain the property.

CORBETT



KOSHA FORREST<sup>TM</sup>

*RECREATION~WILDLIFE~WELLNESS*

VILLAS-FARMS-RESORTS

& more.....