



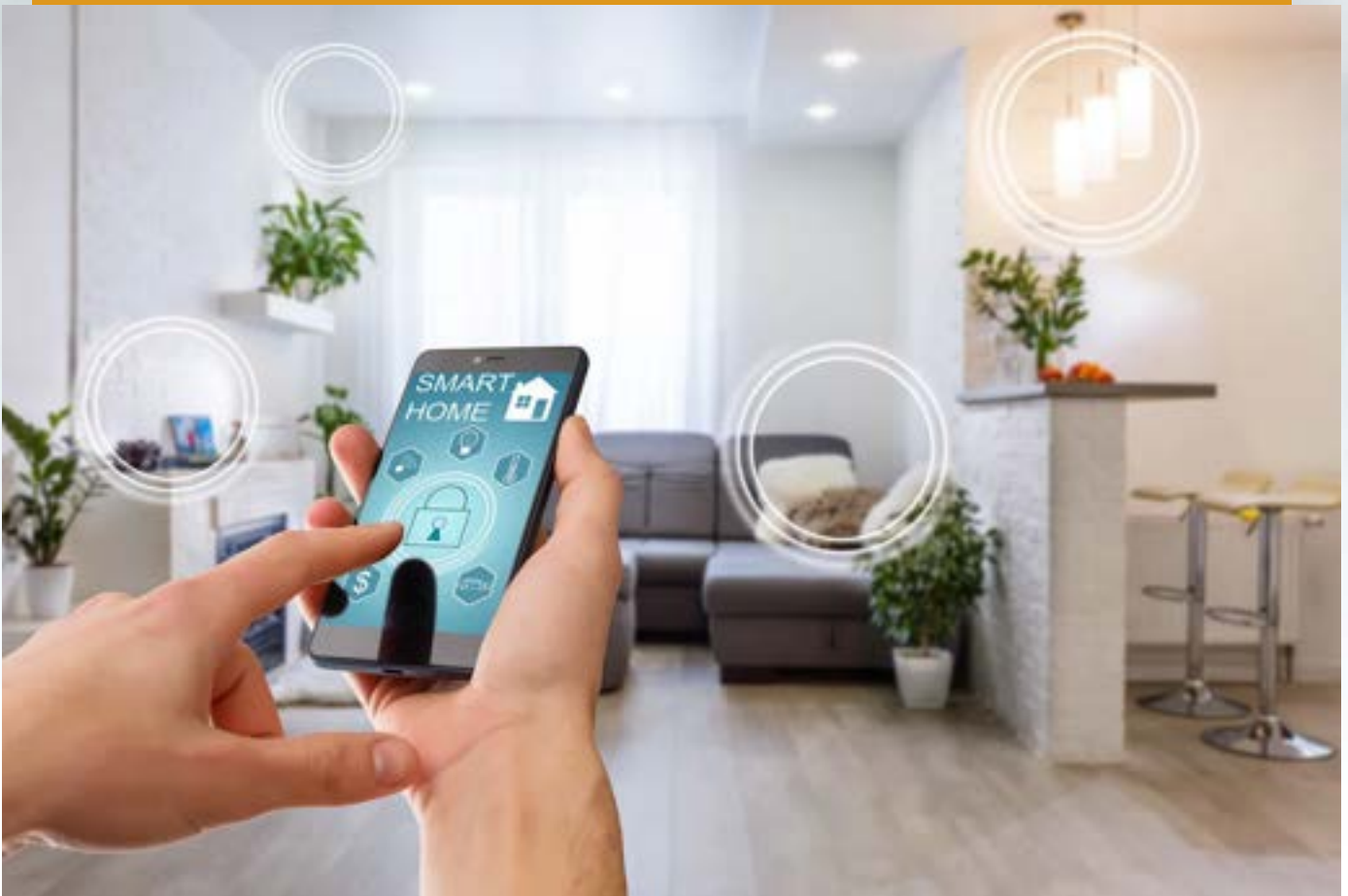
REET'S
HILL QUEEN
SMART HOMES ENABLED

'Smart Homes'
for the 'Smart You'

Introducing Tech Enabled Homes for the first time in Dehradun.

...

Welcome to the World of **Smart Living**



Where Tech meets and Comfort



REET'S
HILL QUEEN
SMART HOMES ENABLED



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Artistic Impression



REET'S
HILL QUEEN
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Artistic Impression

Luxury & Serenity on the Foothills of Mussoorie

Reet's Hill Queen is a residential project located near
the foothills of Mussoorie.

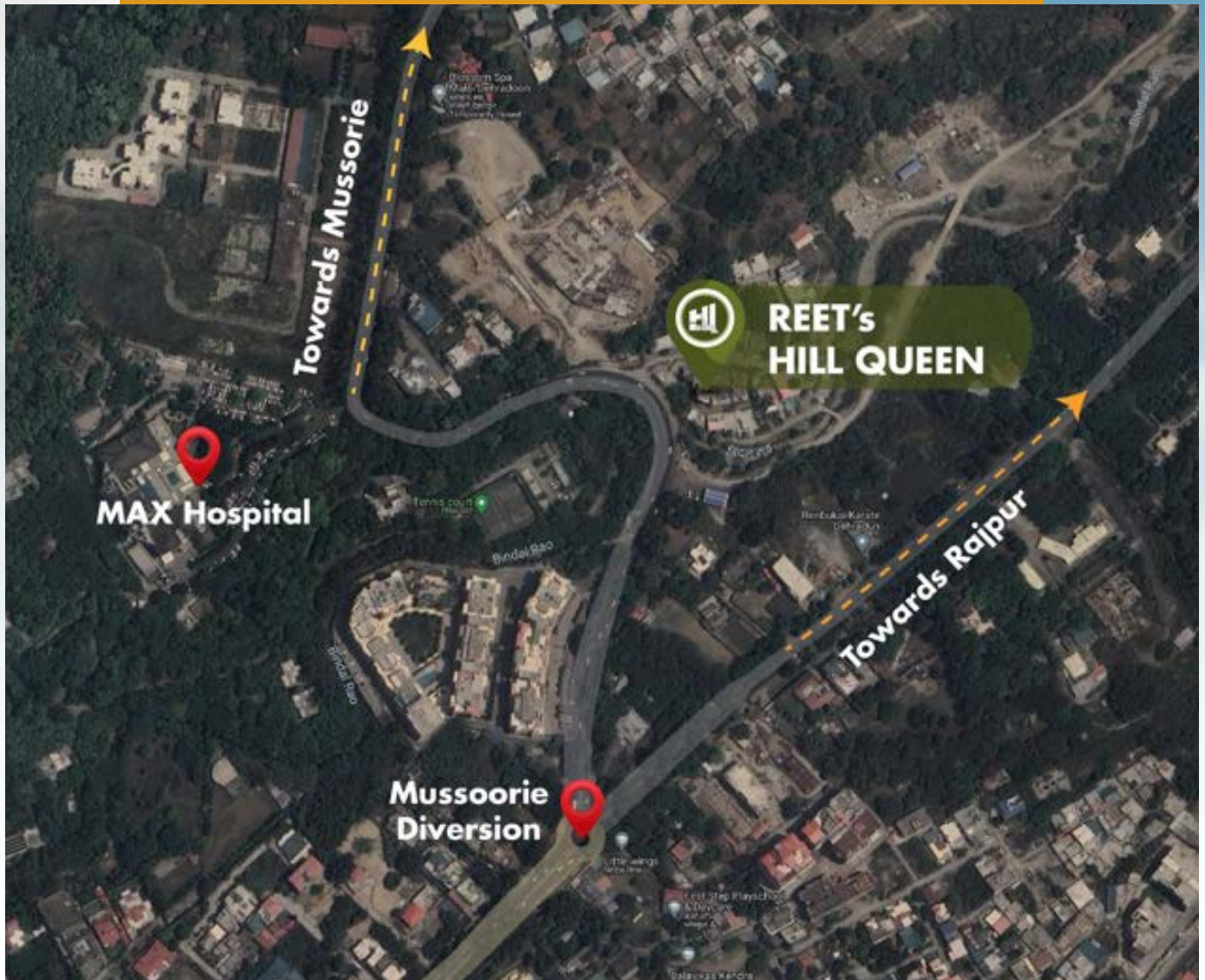
We envisioned a holistic living for you - a place where you stay in the
comfort of modern amenities yet are not far from the lap of nature.

It's **a Luxury, Ready to Move in, Smart-Enabled Second Home
Project** that has the potential of a 15-20% rental yield. An ideal
investment for customers looking to own a home in the picturesque
Doon valley.



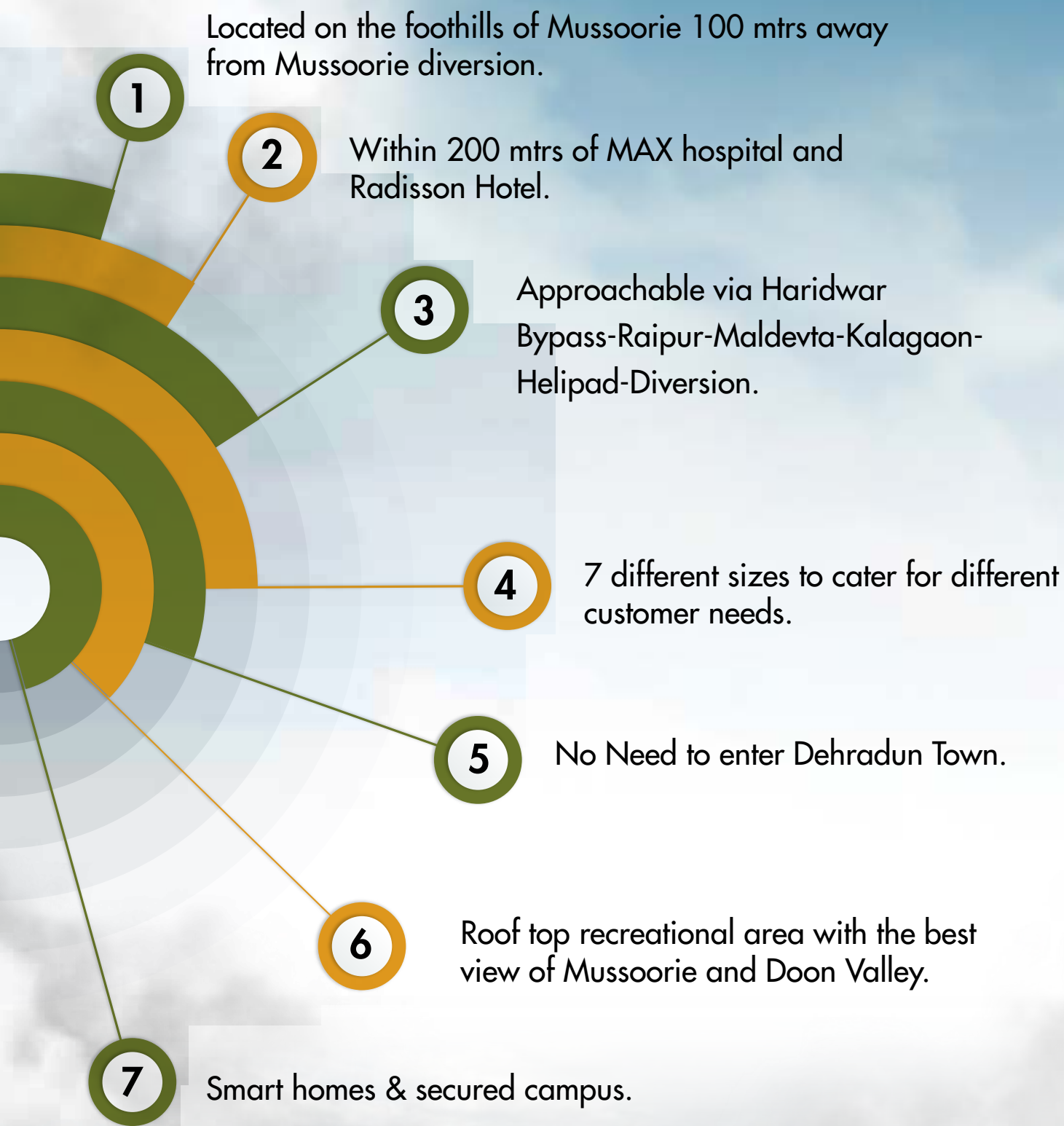
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Site Location Map



The site is bank on 100 ft road leading to Mussoorie. Located at the important tri-junction of Dehradun-Raipur-Mussoorie, the project is within 20 minutes drive from Mussoorie, 15 Minutes Drive from Raipur and 10 minutes drive from Dehradun. Colleges, Hospitals and Malls are within 1 km from RHQ.

USPs of the Project



Salient features of the Project



Our Commitment to Quality and Trust (Past 4 projects is a testimony of that).



MDDA & RERA Approved.



Possession by Apr- 24.



Appreciation on Investment is Expected to be 20-25% within a years time.



Approved by BOB , HDFC and PNB.



Pacific Mall, Several Renowned Schools & Higher Education Institutes within 2 Kms radius.



Earthquake Resistant Structure.



Verdant Surroundings.



Amenities

Roof top with best view of the Town & Mighty Himalayas





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Product

4 Variants of '2 BHK' on the Basis of Size and Design

2 BHK

S.No	Type	Location	Size (InSqFt)
1	A	All Floors	1239
2	B	All Floors	1253
3	C	All Floors	1306
4	D	All Floors	1306



REET'S
HILL QUEEN
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Layout of 2 BHK – Type A



LEGEND

	BEDROOM
	DRAWING / DINING
	TOILET
	KITCHEN
	BALCONY

Super Area 1239 sq ft



REET'S
HILL QUEEN
SMART HOMES ENABLED

Layout of 2 BHK – Type B



LEGEND

	BEDROOM
	DRAWING / DINING
	TOILET
	KITCHEN
	BALCONY

Super Area 1253 sq ft



REET'S
HILL QUEEN
SMART HOMES ENABLED

Layout of 2 BHK – Type C



LEGEND

	BEDROOM
	DRAWING / DINING
	TOILET
	KITCHEN
	BALCONY

Super Area 1306 sq ft



REET'S
HILL QUEEN
SMART HOMES ENABLED

Layout of 2 BHK – Type D



LEGEND

	BEDROOM
	DRAWING / DINING
	TOILET
	KITCHEN
	BALCONY

Super Area 1306 sq ft



Product

3 Variants of '3 BHK' on the Basis of Size and Design

3 BHK

S.No	Type	Location	Size (In SqFt)
1	A	All Floors	1543
2	B	All Floors	1747
3	C	All Floors	1924



REET'S
HILL QUEEN
SMART HOMES ENABLED

Layout of 3 BHK – Type A



LEGEND

	BEDROOM
	DRAWING / DINING
	TOILET
	KITCHEN
	BALCONY

Super Area 1543 sq ft



REET'S
HILL QUEEN
SMART HOMES ENABLED

Layout of 3 BHK – Type B



LEGEND

	BEDROOM
	DRAWING / DINING
	TOILET
	KITCHEN
	BALCONY

Super Area 1747sq ft



REET'S
HILL QUEEN
SMART HOMES ENABLED

Layout of 3 BHK – Type C



LEGEND

	BEDROOM
	DRAWING / DINING
	TOILET
	KITCHEN
	BALCONY

Super Area 1924 sq ft



Your Journey to Connect with Nature Starts here

Rooftop Garden



Plan

Construction Linked Plan (CLP)

S.No	CLP	Purpose
1	15%	At the time of Booking
2	5%	On commencement of Foundation
3	5%	On commencement of Basement
4	5%	Start of Stilt
5	5%	On Casting of First Floor
6	5%	On Casting of Second Floor
7	5%	On Casting of Third Floor
8	5%	On Casting of Fourth Floor
9	5%	On Casting of Fifth Floor
10	5%	On Casting of Sixth Floor
11	5%	On Casting of Seventh Floor
12	5%	On casting of Eighth Floor
13	10%	At the time of Plumbing
14	5%	At the time of Electric Installation
15	5%	On completion of internal Plaster
16	5%	On completion of External Plaster
16	5%	On Possession
100%		

Plan

Down Payment Plan (DPP)

S.No	DPP	Purpose
1	15%	At the time of Booking
2	80%	Within 30 days of Booking
3	5%	At the time of Possession
100%		





Celebrate the Delightful Moment

The structure is designed keeping the basics of modern architecture. Keeping in sync with the sleek lines of the facade, the apartments will have the most aesthetic interiors, superior fittings and finish. The rooms welcome you to a rhapsody of sunshine and breeze, while the views from the balconies quite take your breath away!



Living/Dining Room



Floors

Double charge matt finish tiles.

External Doors & Windows

UPVC windows with wire mesh and toughened glass. Flush doors.

Walls

Anti-Fungal VOC acrylic emulsion paint.

Internal Doors

Flush doors.

Ceiling

POP ceiling.

**A Splendid Enclave to
Entertain Guests...**

All Bedrooms

Floors

Double charge matt finish tiles.

External Doors & Windows

UPVC windows with wire mesh and toughened glass. Flush doors.

Walls

Anti-Fungal VOC acrylic emulsion paint.

Internal Doors

Flush doors.

Wardrobes

Designer wardrobes.





Kids Bedroom

Nurture Young
Dreams with
Cozy Spaces...





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Kitchen & Dining

Floor

Double charge matt finish tiles.

External Doors & Windows

UPVC windows with wire mesh and toughened glass. Flush doors.

Fixtures & Fittings

Designer counter top, Chimney.

Walls

Designer tiles up to 2 feet, above that the wall will be painted with acrylic emulsion paint.

A Perfect Place To Take On Culinary Adventures...

Bathrooms

- Floors - Anti-skid Tiles • Ventilator - UPVC.
- Fixtures & Fittings - Grohe. • Walls - Designer tiles up to ceiling.
- Internal Doors - Flush doors.



Balconies/Verandah

- Floors - Anti-skid Tiles • Walls - Water-proof exterior paint.

Homecoming Time is *Now!*



Other Charges

S.No	Particular	Charge
1	Club	1,00,000.00
2	IFMS	1,00,000.00
3	Power Back up + IDC + EDC	75,000.00
		2,75,000.00

Premium Location Charges (PLC)

- PLC charges @ 3 Lakhs will be charged for corner flats.
- PLC charges floor wise are as given under :
 - » @ 1.5 Lakhs for sixth floor.
 - » @ 2 Lakhs for seventh floor.
 - » @ 3 Lakhs for eighth floor.



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**Add.- Mussoorie Diversion Road, Near MAX Hospital,
Dehradun 248007**