



Exalter Developers Pvt. Ltd.

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WELCOME TO  
*A Home Away from Home*





*“A home, away from home,*

WHERE THE BIRDS WELCOME YOU WITH CHIRPING & WHISTLING. WHERE SOFT BREEZE, CLEAR SKIES, LOFTY MOUNTAINS, & GREEN ORCHARDS, TAKE YOUR BREATH AWAY!!! ”

IT'S TRUE, LIFE IN THE HILLS  
IS EXCEPTIONAL AND NOT EVERY ONE  
HAS THE LUXURY TO OWN IT!!!



THE HILLS OF NAINITAL DISPLAY A  
FANTASTIC COMBINATION OF  
MOUNTAINS, LAKES, FLORA & FAUNA  
THAT MESMERIZES YOU FROM THE DEPTHS  
OF YOUR HEARTS.  
WELCOME TO THIS PARADISE AND  
MAKE IT YOUR HOME!





RICH IN MYTHOLOGY, NATURAL BEAUTY AND  
A WONDERFUL WEATHER THE WHOLE YEAR  
THROUGH, NAINITAL IS A PERFECT PLACE TO  
SPEND TIME WITH YOUR LOVED ONES IN  
PEACE AND TRANQUILITY.  
COME HOME AND  
CREATE ABUNDANT MEMORIES!



NAINITAL IS DOTTED WITH BEAUTIFUL HOUSES AND  
INHABITED BY LOVING AND FRIENDLY PEOPLE.  
IT HAS A PERFECT MIX OF MODERNITY  
AND OLD WORLD CHARM THAT IS ETHEREAL.  
NOW IS YOUR CHANCE TO OWN THIS  
BEAUTIFUL PLACE,  
A HOME AWAY FROM HOME!



# THE Group

The Objective of our group is to furnish our projects with best ethics



**Exalter**, the word stands for the raise in glory or honour, which we aim to do in our projects. All the projects are perfect blend of elegance, luxury and classiness. Since the day of our inception, We intent to deliver best values and satisfaction to our customers by entrustment, product quality and conviction.

## RUNNING PROJECT

- Exalter Himalaya View  
Roorkee
- Exalter Vastika Greater Noida  
Road Shroddhast
- C-249 West West Ghaziabad
- B-14/3 DLF Ankur Vihar  
Ghaziabad

## COMPLETED PROJECTS

- A-94 SLF Ved Vihar Ghaziabad
- A-156 SLF Ved Vihar Ghaziabad
- C-12 SLF Ved Vihar Ghaziabad
- C-59 SLF Ved Vihar Ghaziabad
- B-14/3 Ankur Vihar Ghaziabad

## UPCOMING PROJECT

- Exalter Arcade Greater Noida
- Exalter Residency Lucknow
- Exalter Residency Bareilly

### Mr. Ali Akbar (Managing Director)

Mr. Ali Akbar, a man of values and ethics is known in the real estate market of National Capital Region for his dedication, sincerity and honesty. By the completion of 22 years of his life, he entered into the field of real estate with the vision of success and client satisfaction. He has played a pivotal role in the growth of the Group.

Mr. Akbar is known for his ability of identifying the perfect opportunities and in implementing best construction practices by the acquisition of new materials and focusing on technology as a means to achieve quality construction. He is a dynamic young entrepreneur who has through his visualization and guidance, successfully implemented the crucial reforms in the field of real estate.

Mr. Akbar gives his maximum to preserve the comprehensive and influential quality assurance mechanism of Exalter Group while abiding to magnify the quality of services.

### Capt. Pushpendra Singh (Director)

Capt. Pushpendra Singh is an enthusiastic forerunner with a significant career in the field of aviation. He started his career by joining Delta Air Aviation in Philippines as flying instructor in 2008. His eagerness to keep on moving in professional and personal life made him to incept Saraah Aviation Corp. Inc., a charter and cargo company, in Philippines and he worked here as Company Pilot and Vice President in 2009.

He is well known for his hands on approach on every aspect, is it dealing with clients, bankers or investors. He has the uncanny ability to accurately predict or forecast what the market will do. Now, he is establishing himself as a visionary with an impressive foresight, leading the Exalter Group to new horizon. Capt. Singh's revolutionary business plans, innovative marketing strategies and friendly nature with employees have been some of the reasons why the group has continued to go from one benchmark to another.



*Holiday Style Living*

# THE *Project*



WELCOME TO

## *A Home Away from Home*

Welcome to a place where the sun plays hide and seek with the clouds, and where the moonlight tiptoes into your window.

Welcome to a place where a thousand unspoken words enrich the soul.

Welcome to abundance of beauty, of nature, of a life free from cares.

Yes, overlooking the hills of Nainital, Exalter Group's project, Mountain View is the realization of your dream of owning a Home on the Hills. The location where amidst the serenity, peace and tranquility of the Himalayas rests the perfect place to rediscover life, far from deadlines, meetings and daily commutes and capture those moments of unadulterated joy you've been missing so far.

Mountain View comprises of luxury studio, 1/2/3 bhk apartment with all its facilities & amenities.

The project is located at Shyamkhet- Bhowali, Nainital of Kumaon Region. Shyamkhet is at 1706 m above sea level. It is set in a valley containing lakes surrounded by Mountains, Tea garden & Green forest.

The place gets snowfall in winters & has pleasant weather round a year. A religious landmark for many. Close proximity to tourist spot like Nainital, Bhimtal, Saattal, Naukuchiatal, Mukteshwar, Jim Corbett, Almora, Ranikhet, Kausani.

Mountain View is your invitation for a retreat, to an Unmatched dwelling at a panoramic location.

*Your home, away from home!*



*Holiday Style Living*



# THE *Facilities*

- Gated Community
- 24 hr Security Surveillance
- 24 hr Power Backup
- 24 hr Water Supply
- Clubhouse
- Health Club
- Kids Play Area
- Parking facility for all residents
- Spa and Yoga Centre



INTERIOR VIEW

*Type I*

Studio Apartment (A)

Super Area: 450 sq. ft.



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## Type II

### Studio Apartment (B)

Super Area: 400 sq. ft.



## Type III

### 1 BHK

1 BED + 1 TOI

Super Area: 585 sq. ft.



# Type IV

2 BHK

2 BED + 2 TOI

Super Area: 885 sq. ft.



# Type V

2 BHK+STUDY

2 BED + 2 TOI + STUDY

Super Area: 1265 sq. ft.



Type VI

3 BHK

3 BED + 2 TOI

Super Area: 1325 sq. ft.

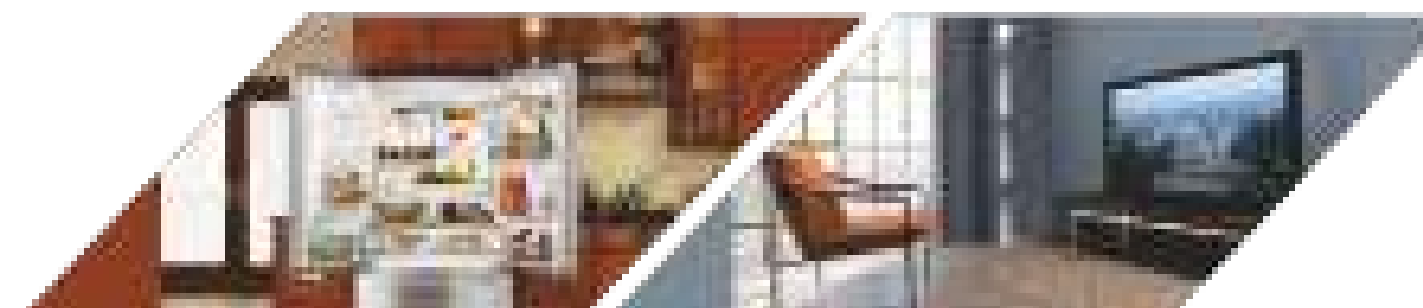


ENTRY



## THE Accessories

Fully Furnished Accessories  
for Studio & 1/2/3 BHK Apartments



- Double Bed with Mattress, Bedsheet, Pillows & Blanket
- Sofa with centre table
- Study Table
- One Table & Two Chair for Balcony/Terrace
- LCD 32" with cable connection
- Curtains with rods
- Night Lamp on a Corner Table(corner Electric shade with table)
- Digital Wall Clock
- Room Heater
- Designer Light Fitting & Fans
- Refrigerator
- Microwave
- Induction cooktop
- Tea /Coffee Maker
- Toaster
- Crockery
- Ash Tray
- Towel Rack in Bathroom
- Hair Dryer

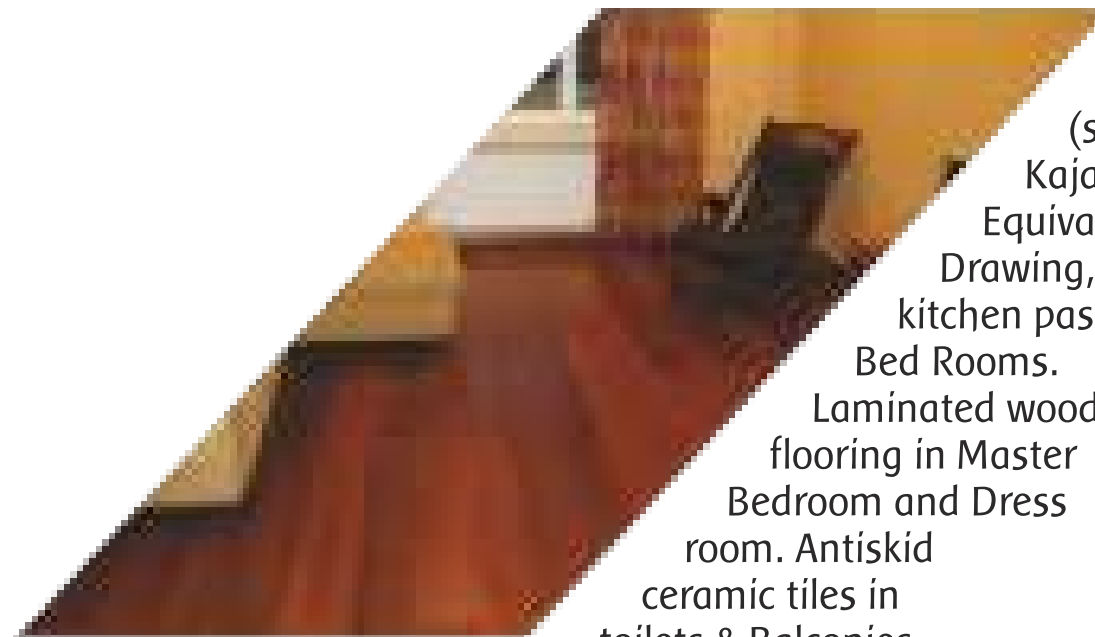


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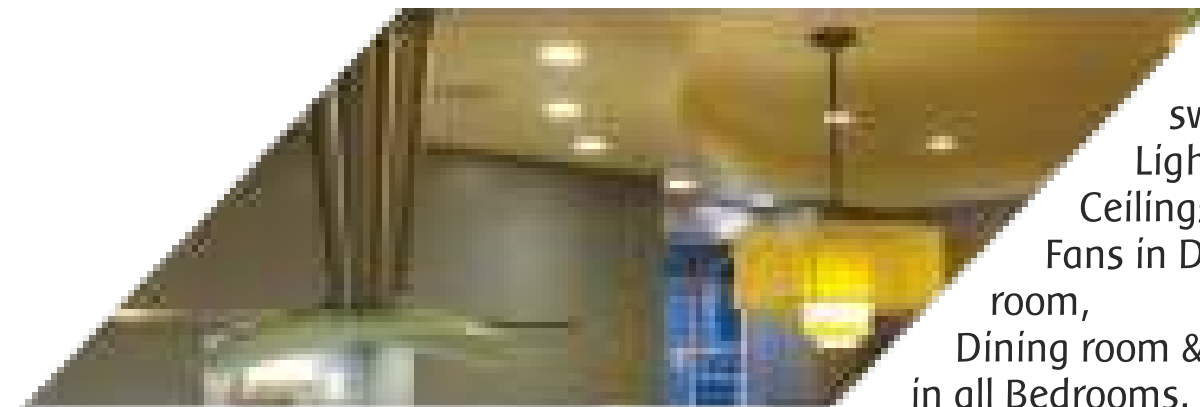
# THE Specifications



**Structure:**  
Earthquake resistant R.C.C structure



**Flooring:**  
Vitrified tiles of (size 2'X2') Kalaria or Equivalent in Drawing, Dining, kitchen passage, & Bed Rooms. Laminated wooden flooring in Master Bedroom and Dress room. Antiskid ceramic tiles in toilets & Balconies



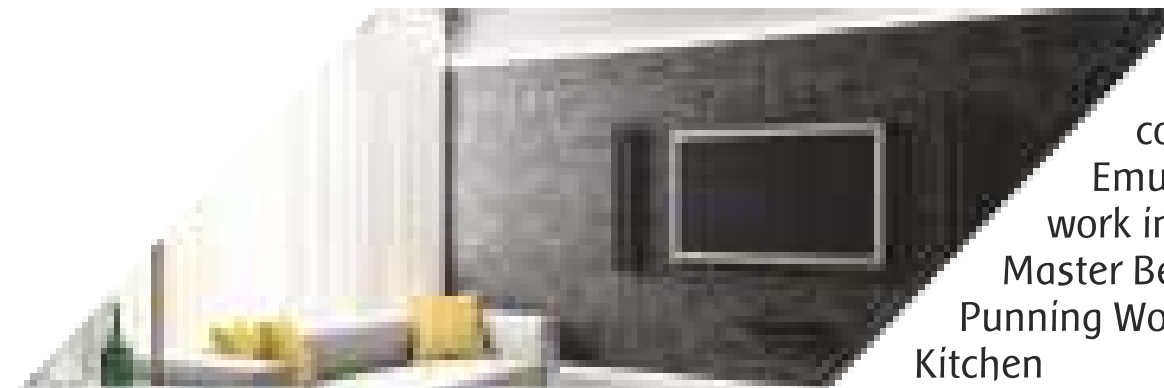
**Electricals:**  
Modular electric switches, Lights in False Ceilings, Fans in Drawing room, Dining room & in all Bedrooms.



**Kitchen:**  
Modular kitchen equipped with individual RO System. Working platform with Granite top with double bowl Stainless Steel Sink, designer Ceramic Tiles upto 2 ft. ht. above working platform.



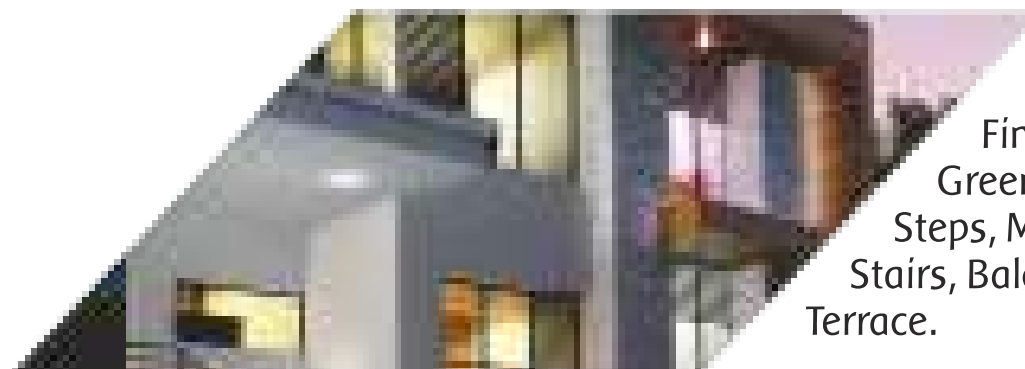
**Door & Windows:**  
Decorative solid hard wood entry door & other skin moulded paneled doors., Clear glass with powder coated Aluminum/UPVC Frames.



**Interior Wall Finish:**  
Designer concept Paint with combination of texture & rich Plastic Emulsion. Designer POP (false ceiling) work in Drawing room, Dining room & Master Bedroom. Designer POP Punning Work in all other Bedrooms & Kitchen



**Toilet:**  
Designer toilets with Ceramic tiles upto 7 ft. ht. Branded WC Washbasin (Hindware or Equivalent), GI pipe & fitting for plumbing, PVC pipe & fitting for drainage, CP Fittings (Marc or Equivalent), Shower panel, Geyser



**External:**  
Permanent Texture Finish, Udaipur Green on Stairs & Steps, MS railing on Stairs, Balcony & Terrace.



**Modular Wood Work:**  
Cupboards in all bedrooms. Complete wood work in Kitchen





# THE *Site View*



Mountain View



*Beautiful... Serene... Exotic...*  
The Perfect Place for Holiday Style Living

*Holiday Style Living*

# THE Master Plan

## TOWER 3

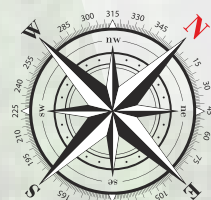
|         |          |          |
|---------|----------|----------|
| Type I  | Studio A | 450 Sqft |
| Type II | Studio B | 400 Sqft |

## TOWER 2

|          |              |          |
|----------|--------------|----------|
| Type III | 1 Bed+1 Toi. | 585 Sqft |
| Type IV  | 2 Bed+2 Toi. | 885 Sqft |

## TOWER 1

|         |                    |           |
|---------|--------------------|-----------|
| Type V  | 2 Bed+2 Toi.+Study | 1265 Sqft |
| Type VI | 3 Bed+2 Toi.       | 1325 Sqft |



Note:- All Above features & Layouts are tentative and are subject to change without any prior notice. There are purely conceptual and constitute no legal offering  
Balconies are subject to change as per elevation drawings.



# THE Location

Situated at one on the prime location of Shyamkhet-Bhowali, Nainital.

- 200m from Nainital Bank
- 300m from Hotel Traveller Inn
- 500m from Bhowali Hospital
- 1 km from St. Andrew's School
- 1 Km from Bhowali Market
- 300m from Hotel Traveller Inn
- 11 km from Nainital
- 7 Km from Bhimtal.
- 60 Km from Jim Corbett
- 40 km from Ranikhet Almora
- 90 km from Kausani



\*Map not Scale

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