



Serenity
&
Solace
(Himalayan Blessed Residences)



Investment Proposal

Executive Summary



We present a high-potential real estate investment opportunity in **Mukteshwar-Shahar Phatak**, a fast-developing hill town in the Almora district of Uttarakhand, India. This proposal outlines the opportunity to invest in and sell residential and tourism-oriented plots in this scenic and increasingly popular destination.

Mukteshwar-Shahar Phatak offers ideal conditions for second homes, eco-resorts, and wellness retreats, making it a hotspot for real estate growth. Investors can expect substantial appreciation in land value and strong demand for plots due to limited availability, favorable climate, and tourism-driven infrastructure development.



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Project Overview



- **Land Size Available:** 3.5 acres approx
- **Plots Size:** 200–299 sq. yds
- **Ownership Type:** Freehold with clear title
- **Type :** Residential
- **Target Audience:** NRIs, urban professionals, eco-tourism investors, retirees





Location Highlights

Town: Shahar Phatak , District Almora, Uttarakhand.

Altitude: Approx. 6,000 feet above sea level.

Connectivity: 1.5-2 hours drive from Nainital; Nearest railway station: Kathgodam (approx. 2 Hrs.); Nearest airport: Pantnagar.

View: The great Himalayan Range (Nanda Devi, Trishul peaks), valleys, and forested areas.

Nearby Attractions: Mukteshwar Dham Temple, Neem karoli ji ka Kainchi Dham , Nainital, Dol Ashram, Chauli ki Jali, Bhalu Gaad Waterfalls, Kasar Devi Temple.



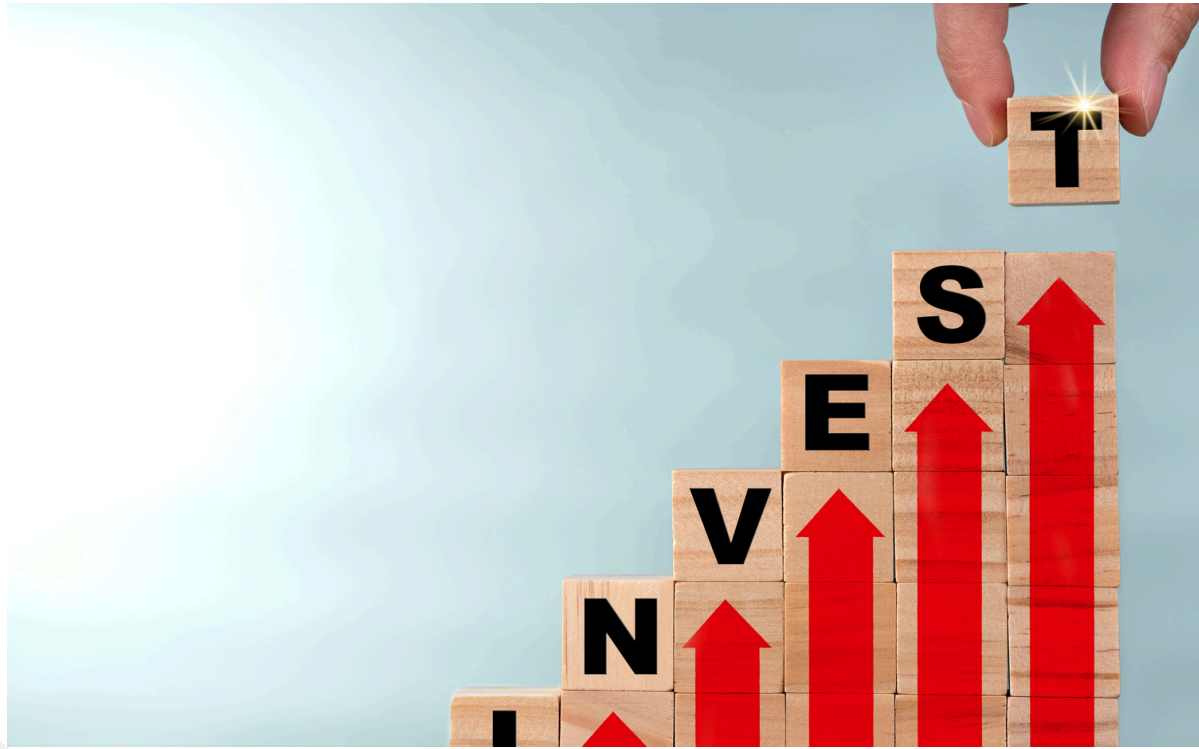
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Market Opportunity



- **High ROI Potential:** Historical appreciation of land at ~12–20% annually.
- **Limited Supply:** Government restrictions on forest. and agricultural land conversion limit new inventory.
- **Tourism Boom:** Over 30% year-on-year increase in domestic tourism in Nainital / Almora region.
- **Growing Demand:** For second homes, homestays, wellness retreats, boutique resorts.





Investment Model

Direct Plot Sale Model

- Sell plots to individuals on per sq.yards basis.
- **Payment plan:** 6 months.
- **Expected margin:** 25%–40% depending on development and location.

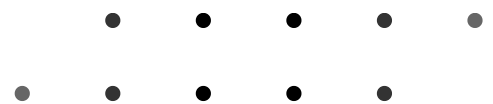


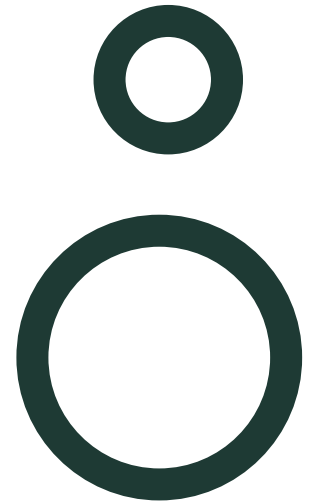
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Development & Infrastructure Plan

- Internal Roads (15-17 feet wide).
- Water Supply*
- Electricity Connection*
- Perimeter Fencing and Security.
- Plantation and Landscaping.
- Optional add-on: Clubhouse, Yoga Center, Café.





Analysis

Strengths:

- Scenic Location, Panoramic view, Himalayan view.
- High-value market with Limited Supply
- Favorable Climate year-round

Opportunities:

- Eco-tourism & Wellness retreat Market
- Long-term Rental and Homestay model
- Strategic Partnerships with Travel firms



Exit Strategies

- Long-term holding for capital appreciation
- Partnership with hospitality chains for lease income

Call to Action

We are currently offering early-stage plots at a pre-launch rate with flexible investment structures. Partner with us to capitalize on one of India's most promising hill station real estate opportunities.

Contact for Investment Deck & Site Visit:

☎ *Call on:* +91-7827973593

✉ *Mail us on:* reachus.serenity@gmail.com

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Serenity & Solace, EPO 831, 8th floor, Emaar Emerald Plaza, Sector 65,
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Site Address:

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