

A HAVEN OF PRIVACY,  
LUXURY AND NATURE



**MAX**  
ESTATES

222 RAJPUR  
DEHRADUN

A HOME IN THE VALLEY



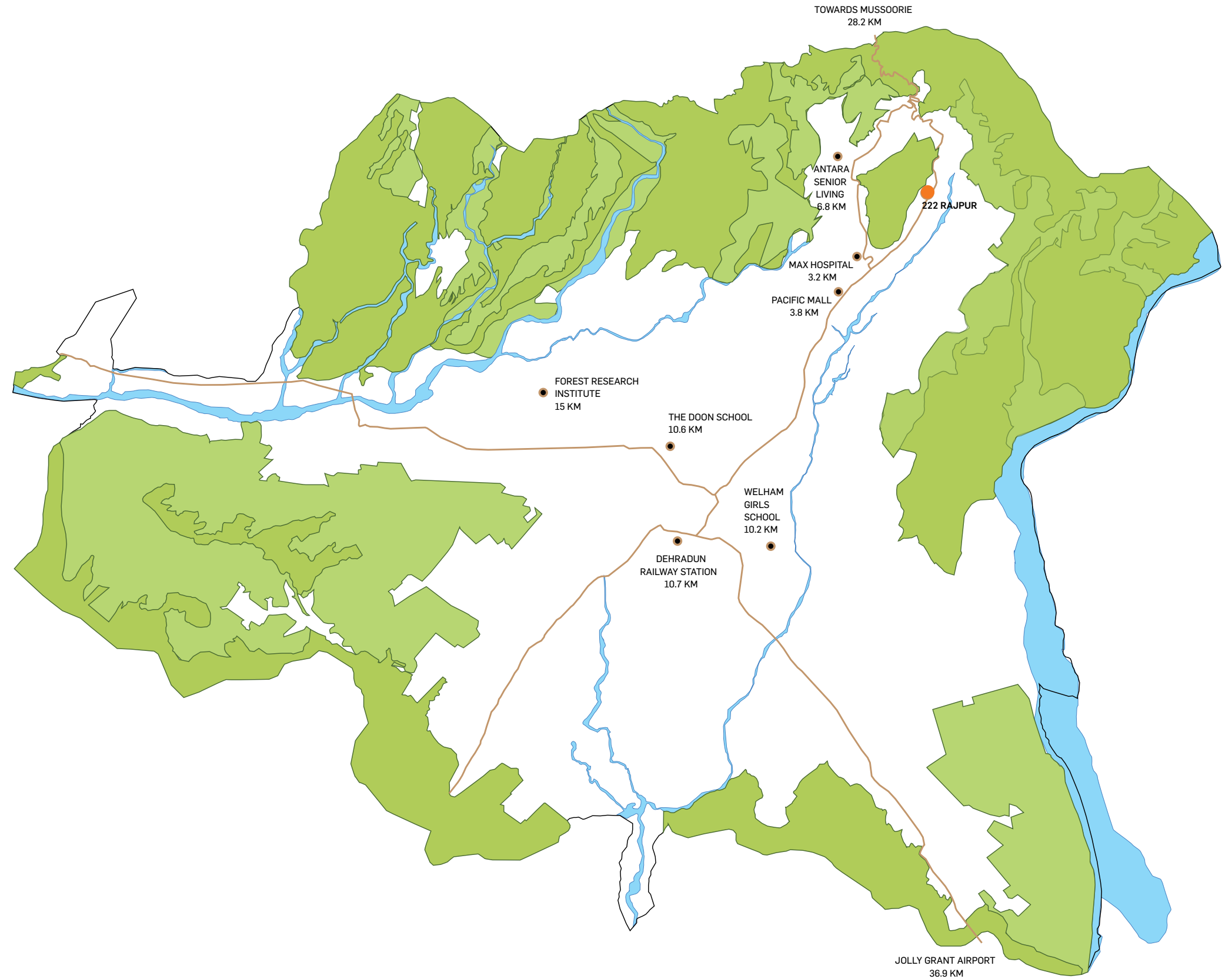
## 222 RAJPUR, DEHRADUN

222 Rajpur offers high-design residences for a select few who prize quality and durability, and truly value their real-estate investment. Designed for discerning nature lovers, this community places carefully designed architecture in the heart of nature. Abutting the Malsi Reserve Forest, and oriented to panoramic views of the Mussoorie Hills, 222 Rajpur offers a calm and soulful retreat on the most exclusive residential location in Dehradun.



## DEHRADUN

Anchored by venerable institutions such as the Indian Military Academy, the Forest Research Institute of India, and home to India's most exclusive private academies - the Doon School, Welham Girls' School and the Woodstock School, Dehradun offers a tranquil retreat from the intensity of Indian cities. Nestled in the natural embrace of the Malsi Reserve Forest, home to a verdant expanse of lychee orchards, and oriented to views of the Mussoorie Hills, 222 Rajpur offers all the amenities of a sophisticated urban enclave. With immediate access to the super-speciality Max Hospital, located only minutes away, 222 Rajpur offers an exclusive residential haven in the capital city of Uttarakhand.



### FAR ENOUGH, CLOSE ENOUGH.

Max Super Speciality Hospital	6 minutes   3.2 km
Pacific Mall	8 minutes   3.8 km
Malsi Reserve Forest	9 minutes   4.6 km
Antara Senior Living	15 minutes   6.8 km
Welham Girls School	23 minutes   10.2 km
The Doon School	24 minutes   10.6 km
Dehradun Railway Station	24 minutes   10.6 km
Indian Military Academy	25 minutes   15 km
Forest Research Institute	35 minutes   15 km
Mussoorie	45 minutes   28.2 km
The Woodstock School	70 minutes   27 km
Jolly Grant Airport	75 minutes   36.9 km



# DEHRADUN WELCOMES YOU

Enjoy a residence that offers all the luxuries and conveniences of metropolitan life within the beautiful valley of Dehradun.

## GET THERE

**By Air:** With over twelve daily flights from Delhi, Dehradun is perfectly accessible. A short drive to the Jolly Grant airport, a mere 25 km away will connect the green valley of Dehradun to almost any location in India.

**Railways:** Dehradun enjoys excellent rail connectivity with daily trains such as the Shatabdi Express, Jan Shatabdi Express and Nanda Devi Express connecting you to Delhi. Moreover, Dehradun is connected by rail to Mumbai, Kolkata, Lucknow, Trivandrum, Vadodara and Varanasi.

**Drive:** By road it takes only 4 hours from Delhi or 3.5 hours from Chandigarh by the NH7.

## SHOPPING

Dehradun's largest mall, Pacific Mall, is located a mere 8 minutes away from 222 Rajpur. Among the many other shopping options, Paltan Bazaar is considered the very economic heart of Dehradun and a perennial favourite with shoppers. With other shopping choices such as Crossroads, Ashley Hall, City Junction, Parsvanath Eleganza and Vikas Cine Mall, you will be spoilt for choice.

## LEISURE

Leisure in Dehradun spans a broad spectrum of activities. Make no mistake, the city's wide array of boutique resorts, spas, shopping areas and restaurants will put you on top of the world. Add to this movie-watching options such as PVR Cinemas and Glitz Cinemas and golf courses such as the DSOI Golf Course and FRIMA Golf Club and your day will be pampered, rejuvenated and entertained to say the least.

## DINING OUT

Dehradun has a bit of everything for those who want to enjoy a fancy evening of wining and dining. The Four Points By Sheraton is perfect for a cocktail. Or, if you'd like a taste of global cuisines, try the Lemon Tree Hotel, President Hotel or Seyfert Sarovar Portico, for dinner and drinks. Needless to say, other options abound from — Antara Club, Punjab Grill and China Kings to Udipi and Vatika; from Lhasa and The Orchid to Tibetan Market, Black Pepper Bar & Restaurant and My Wife's Place amidst plenty others.

## ATTRACTIONS

### Mind rolling Monastery

Clement Town, Dehradun

### Robber's Cave

8 kms from Dehradun Bus Stand

### Tibetan Buddhist Temple

Clement Town, Dehradun

### Malsi Deer Park

Mussoorie Road, Dehradun

### Rajaji National Park

Ansari Road, Dehradun

### MDDA Park

Rajpur Road, Dehradun

### Clock Tower

Paltan Market, Dehradun

### Jaspal Rana Shooting Range

Village Mazhon, Dehradun

### The Museum

Haridwar Road, Dehradun

### Tiger View Jungle Camp

Goolar Khalla, Dehradun

### Dehradun Golf Academy

Garhi Cantt, Dehradun

### FRIMA Golf Club

Clutter Buck Road, Dehradun

## INSTITUTIONS

### Indian Military Academy

NH 72, Dehradun

### Wadia Institute of Himalayan Geology

GMS Road, Ballupur Chowk, Dehradun

### Forest Research Institute

Kaulagarh Road, Dehradun

## WEEKEND GETAWAYS

### Sahastradhara | 30 minutes, 15.3 km

Sahastradhara, which literally means 'thousand fold spring,' is a famous tourist spot in Dehradun.

### Mussoorie | 45 minutes, 33.6 km

Situated in the foothills of the Himalayas, Mussoorie is known as the Queen of the Hills.

### Lal Tibba | 1 hour 34 minutes, 37.3 km

The highest peak in Mussoorie, popular for its romantic sunsets and sunrises.

### Rishikesh | 1 hour 35 minutes, 45 km

The holy city of Rishikesh, in the base of the Himalayas, holds deep cultural and spiritual significance.

### Haridwar | 1 hour 50 minutes, 53 km

A sacred site on the Ganges a little over one hour by train or road.

### Chakrata | 3 hour, 87.2 km

Embellished by sun-kissed Himalayan ranges, this mystical hill station features some of the most ravishing waterfalls.

### Nagtibba | 3 hour 55 minutes, 119 km

An inviting weekend trek near Mussoorie.



## INTIMATE CONTACT WITH NATURE

222 Rajpur is a premier residential community located adjacent to the Malsi forest, on the most exclusive address in Dehradun. Spread across 5 acres, 222 Rajpur offers 22 bespoke residences to those discerning homeowners who value privacy and desire a life of tranquility within a beautiful natural setting.



- T TOWNHOUSES
- C COURTYARD VILLAS
- F FOREST VILLAS

 PHASE 2 DEVELOPMENT AREA



# MASTER PLAN 222 RAJPUR, DEHRADUN

NOTE: THIS IS AN ARTIST RENDITION AND IS NOT TO SCALE. TENTATIVE SITE PLAN IS SUBJECT TO CHANGE.

## AMENITIES

A haven of privacy, luxury and nature

Immersion into the Malsi Reserve Forest

Spectacular views of the Mussoorie Hills

Exclusive entry from Rajpur Road

Tree lined boulevards

Terraced community gardens

Round the clock security

Power backup and uninterrupted water supply

Private lychee orchard

Pedestrian walkways

Playscapes

Forest view pavilion

24 hour site management



views of the malsi forest



interior view

## RESIDENCES

Max Estates presents an array of residences at 222 Rajpur - townhouses, courtyard villas and forest villas. All residences are carefully planned to ensure a seamless flow of space, light and view. Spectacular views of the Malsi Reserve Forest and Mussoorie Hills can be enjoyed from the terraces and balconies as well as the high ceilinged, light filled rooms. Taking advantage of the natural beauty of the site, the architecture at 222 Rajpur encompasses both indoor and outdoor living. Materials and construction technology have been selected for resilience and environmental harmony. The singular focus of the design of the residences stems from the core values of Max Estates - the wellness of our residents.



## TOWNHOUSE

The Townhouse Residences are designed around a stunning double height sky court located in the heart of the residence, covered with a double glazed premium skylight. The sky court offers scale and volume while connecting the public and private spaces of the home and improves circulation. Offering a private front and back garden, the townhouse seamlessly connects with the larger community and greens.



skylit courtyard, townhouse  
each townhouse has a sky lit atrium,  
to allow light and space.





## TOWNHOUSE

**Units** 14

**Plot size range** 220-250 sq.m.

**Built up area** 3990 sq.ft.<sup>2</sup>

**Carpet area** 3047 sq.ft.<sup>2</sup>

**Balcony area** 195 sq.ft.<sup>2</sup>

4 spacious bedrooms

Fully fitted modular kitchen

Built in cabinetry and custom woodwork

Sky court

VRF system for HVAC

Private garden

2 car parking within premises

Energy efficient LED lighting

Generous ceiling height (10.5 ft)

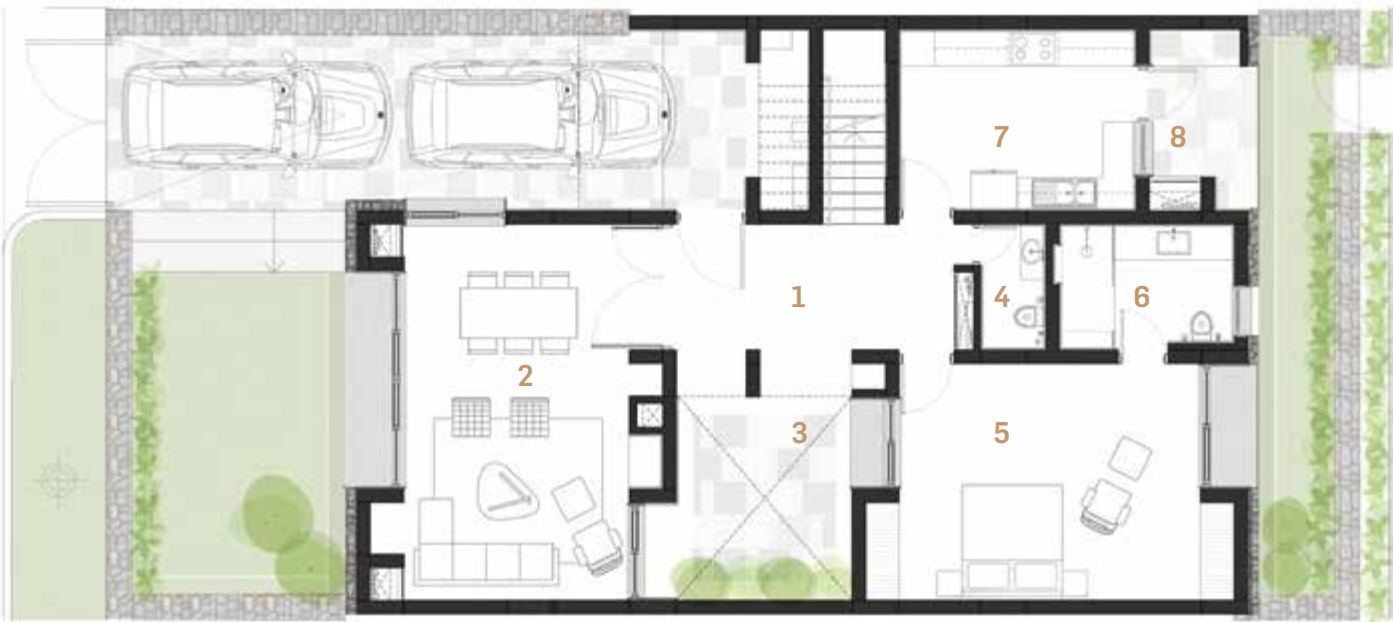
Maintenance free facade

Insulated premium windows

Perlato marble flooring

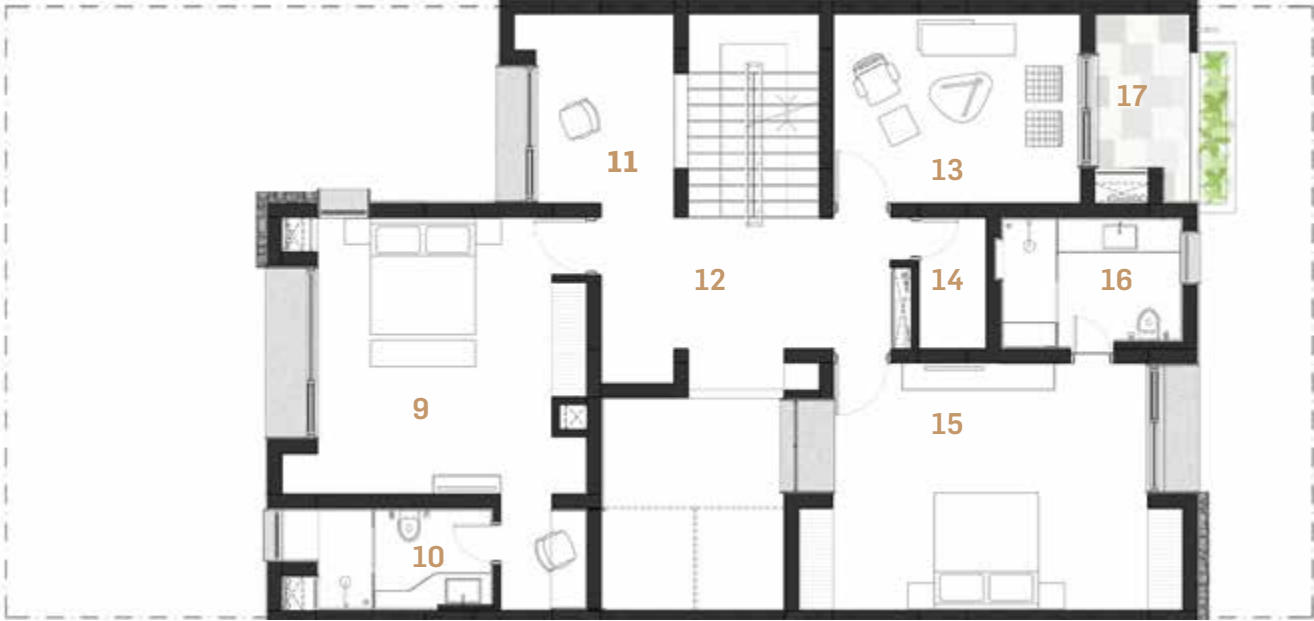
# GROUND FLOOR PLAN | TOWNHOUSE

<b>1</b> Entry Lobby	159 sq.ft.	18'4" x 7'6"	<b>6</b> Bathroom 1	70 sq.ft.	10'6" x 7'6"
<b>2</b> Living/Dining Room	324 sq.ft.	13'9" x 22'	<b>7</b> Kitchen	143 sq.ft.	14'1" x 10'10"
<b>3</b> Courtyard	145 sq.ft.	10'6" x 11'6"	<b>8</b> Kitchen Patio	56 sq.ft.	6'3" x 10'6"
<b>4</b> Powder Room	26 sq.ft.	4'3" x 7'6"			
<b>5</b> Bedroom 1	269 sq.ft.	17'10" x 14'			



# FIRST FLOOR PLAN | TOWNHOUSE

<b>9</b> Bedroom 2	236 sq.ft.	13'4" x 15'8"	<b>14</b> Store	28 sq.ft.	4'3" x 7'6"
<b>10</b> Bathroom 2	58 sq.ft.	10'2" x 5'11"	<b>15</b> Master Bedroom	283 sq.ft.	17'10" x 14"
<b>11</b> Study	80 sq.ft.	7'10" x 10'9"	<b>16</b> Master Bathroom	70 sq.ft.	10'2" x 7'6"
<b>12</b> Lobby	142 sq.ft.	16'5" x 7'6"	<b>17</b> Balcony	49 sq.ft.	5'3" x 10'6"
<b>13</b> Family Lounge	147 sq.ft.	14'1" x 10'10"			





## TERRACE FLOOR PLAN | TOWNHOUSES

<b>18</b> Terrace	882 sq.ft.		<b>21</b> Utility	43 sq.ft.	6'7" x 10'6"
<b>19</b> Bedroom 4	151 sq.ft.	14'1" x 10'10"	<b>22</b> Lobby	75 sq.ft.	11'6" x 7'6"
<b>20</b> Bathroom 4	54 sq.ft.	7'3" x 7'6"	<b>23</b> Balcony	49 sq.ft.	5'3" x 10'6"



living & dining room, *townhouse*

*a walk from the kitchen to the living room, a walk from the bedroom to the terrace has been carefully choreographed with light & view.*





**a haven of privacy, luxury  
and nature**

*Private lychee orchards, terraced  
community gardens & pedestrian  
walkways exclusively reserved for  
the residents.*

# COURTYARD VILLAS

The Courtyard Villas open up to the southern solar orientation with a large open courtyard. By providing a separate staff entry and exit, the private living spaces are allowed to flow from interior to exterior. The courtyard was designed with the intent to provide residents an intimate, distinct and pleasurable seating area to overlook the natural landscape surrounding the villas.





interior view

## COURTYARD VILLAS

**Units** 5

**Plot size range** 364-565 sq.m.

**Built up area** 4197 sq.ft.<sup>2</sup>

**Carpet area** 3276 sq.ft.<sup>2</sup>

**Balcony area** 130 sq.ft.<sup>2</sup>

4 spacious bedrooms

Staff bedroom & bathroom with separate entry

Private garden on all sides

Fully fitted modular kitchen

Built in cabinetry & custom woodwork

VRF system for HVAC

2 car parking within premises

Energy efficient LED lighting

Generous ceiling height (10.5 ft)

Maintenance free facade

Insulated premium windows

Perlato marble flooring

Landscaped terrace

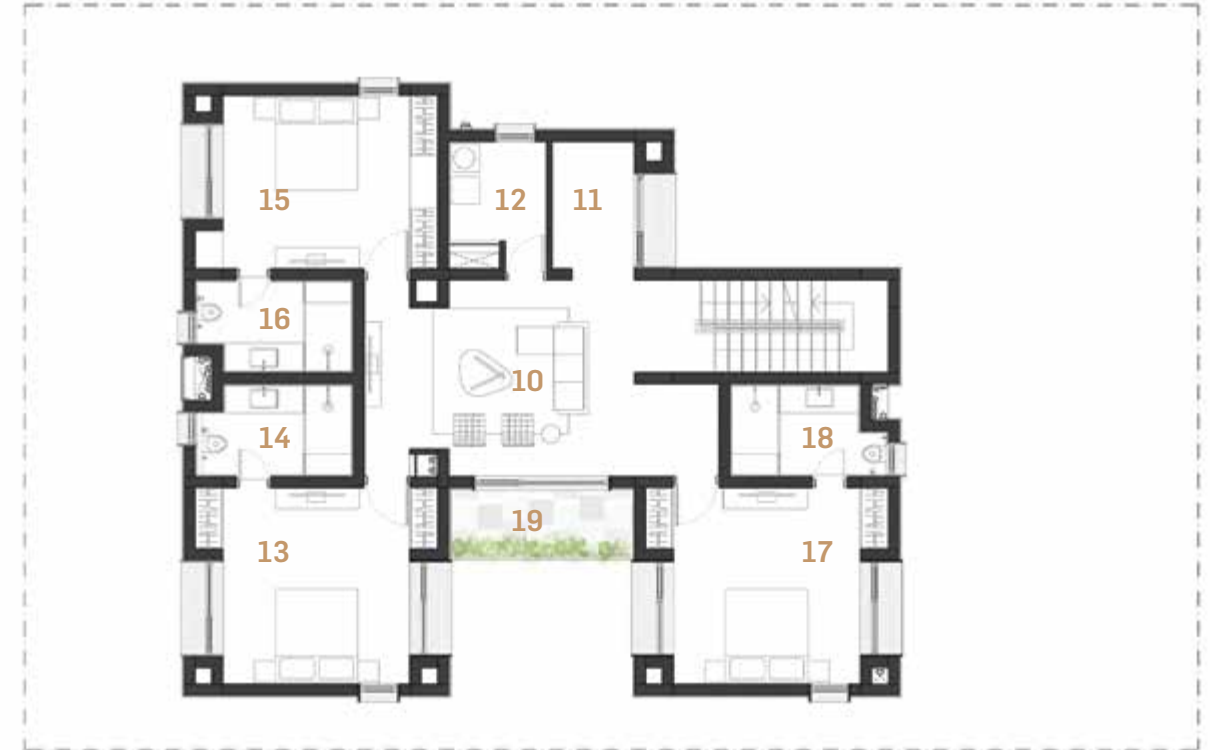
## GROUND FLOOR PLAN | COURTYARD VILLAS

<b>1</b> Entry Lobby	86 sq.ft.	13'7" x 7'8"	<b>6</b> Kitchen	194 sq.ft.	15'3" x 12'4"
<b>2</b> Lounge	226 sq.ft.	13'7" x 14'	<b>7</b> Staff Bedroom	97 sq.ft.	11'3" x 8'10"
<b>3</b> Living/Dining Room	312 sq.ft.	13'4" x 21'5"	<b>8</b> Staff Bathroom	43 sq.ft.	5'3" x 8'10"
<b>4</b> Bedroom 1	194 sq.ft.	15'3" x 12'4"	<b>9</b> Courtyard	235 sq.ft.	13'3" x 18'9"
<b>5</b> Bathroom 1	65 sq.ft.	11'6" x 6'7"			



## FIRST FLOOR PLAN | COURTYARD VILLAS

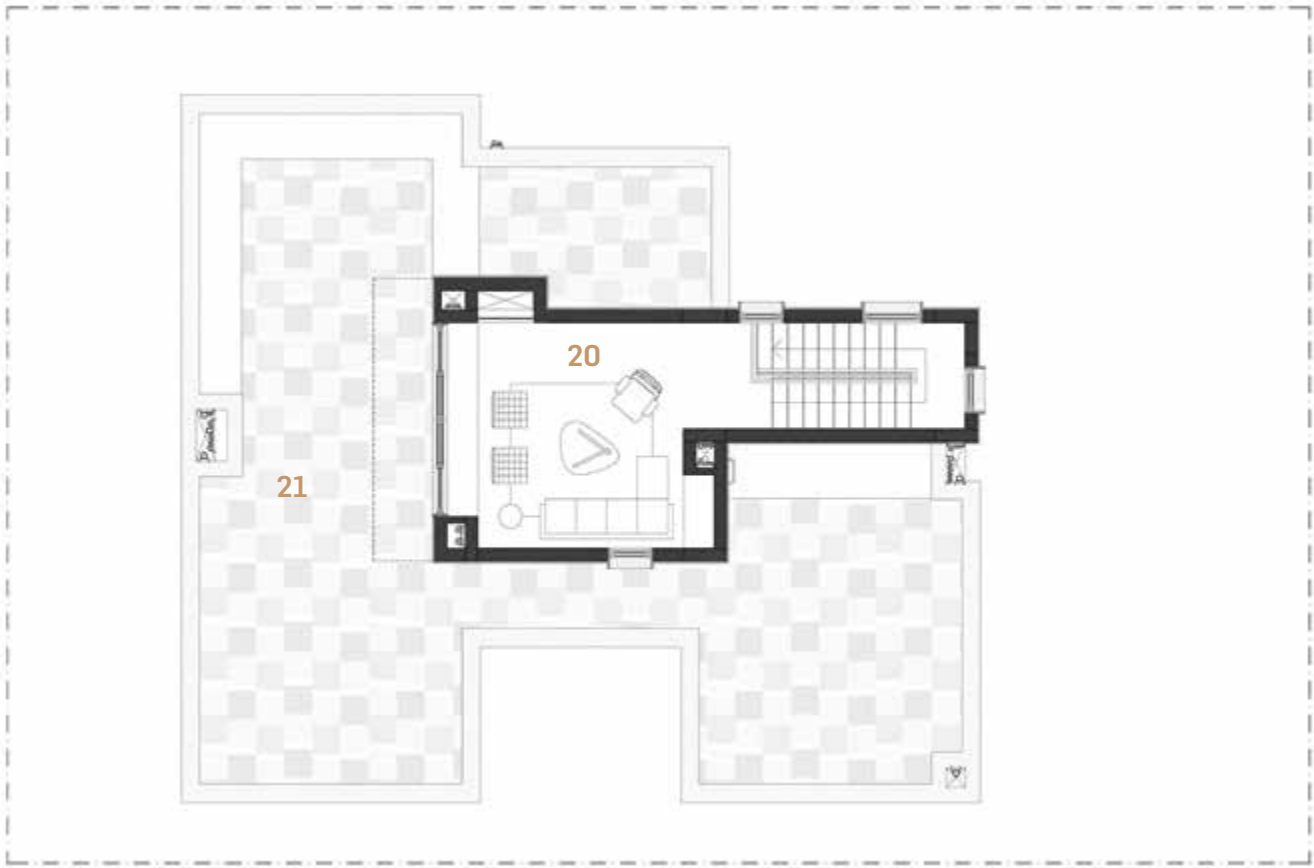
<b>10</b> Family Lounge	291 sq.ft.	19'3" x 14'	<b>15</b> Bedroom 3	226 sq.ft.	15'3" x 12'4"
<b>11</b> Study/Puja Room	54 sq.ft.	5'11" x 9'1"	<b>16</b> Bathroom 3	65 sq.ft.	11'3" x 6'7"
<b>12</b> Laundry	54 sq.ft.	6'11" x 7'1"	<b>17</b> Bedroom 4	204 sq.ft.	13'3" x 14'
<b>13</b> Bedroom 2	226 sq.ft.	13'4" x 14'	<b>18</b> Bathroom 4	65 sq.ft.	11'3" x 6'7"
<b>14</b> Bathroom 2	65 sq.ft.	11'3" x 6'7"	<b>19</b> Balcony	65 sq.ft.	13'3" x 4'10"



# TERRACE | COURTYARD VILLAS

20 Lounge 207 sq.ft. 15'2" x 14'

21 Terrace 1171 sq.ft.



COURTYARD VILLA

# TERRACE | COURTYARD VILLAS

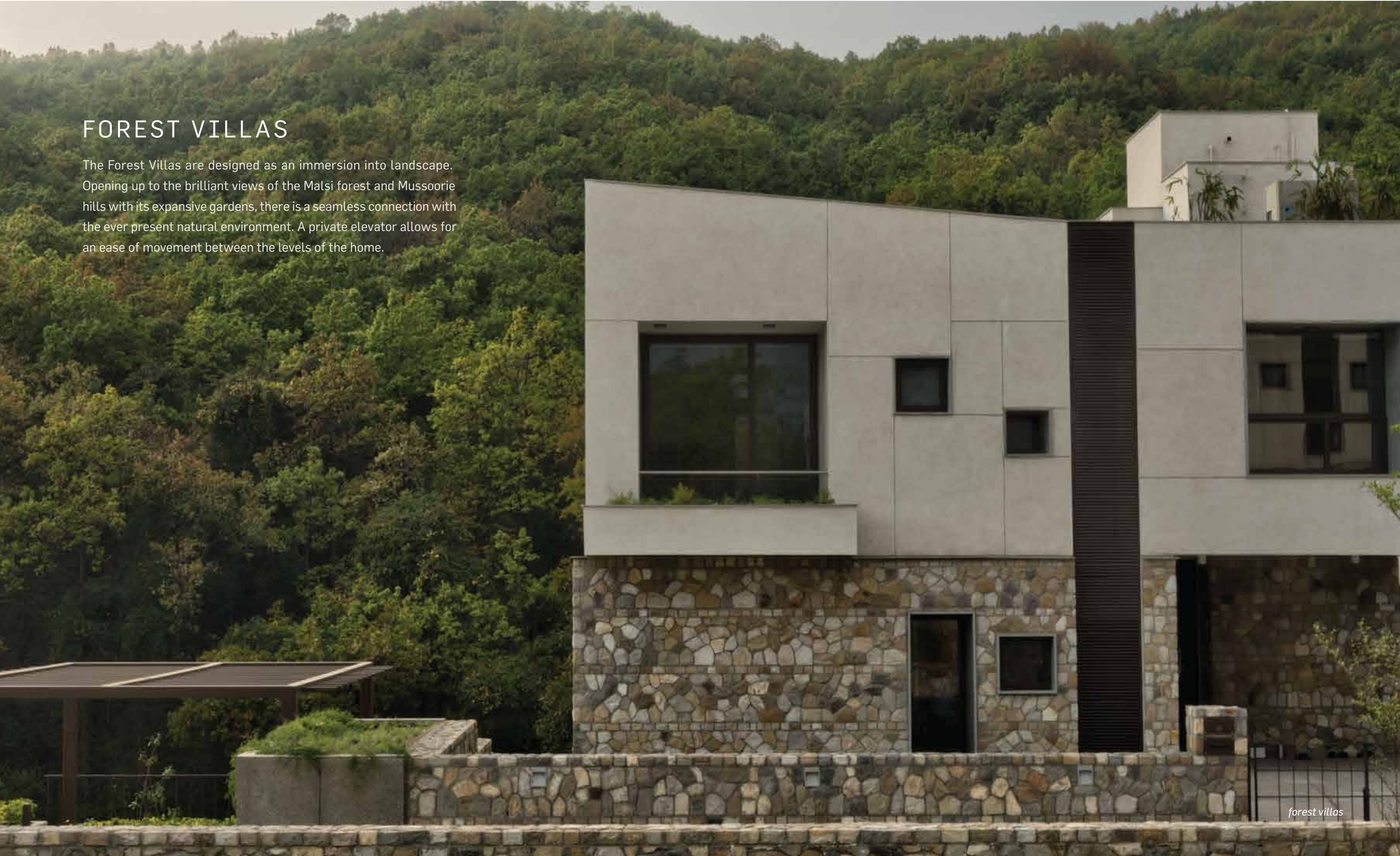
20 Lounge 207 sq.ft. 15'2" x 14'

21 Terrace 1171 sq.ft.



# FOREST VILLAS

The Forest Villas are designed as an immersion into landscape. Opening up to the brilliant views of the Malsi forest and Mussoorie hills with its expansive gardens, there is a seamless connection with the ever present natural environment. A private elevator allows for an ease of movement between the levels of the home.



# FOREST VILLAS

**Units** 3

**Plot size range** 435-499 sq.m.

**Built up area** 5757 sq.ft.<sup>2</sup>

**Carpet area** 4105 sq.ft.<sup>2</sup>

**Balcony area** 620 sq.ft.<sup>2</sup>

Uninterrupted view of Malsi Reserve Forest

4 spacious bedrooms

Private elevator

Staff bedroom & bathroom with separate entry

Lower ground floor with terraced garden

Fully fitted modular kitchen

Built in cabinetry & custom woodwork

VRF system for HVAC

Private garden on all sides

2 car parking within premises

Energy efficient LED lighting

Generous ceiling height (10.5 ft)

Maintenance free facade

Insulated premium windows

Perlato marble flooring

Landscaped terrace



street view, *Courtyard villas*  
spectacular view of the malsi reserve forest



## UPPER GROUND FLOOR PLAN | FOREST VILLAS

<b>1</b> Entry Lobby	228 sq.ft.	12'4" x 18'7"	<b>5</b> Staff Room	150 sq.ft.	13'8" x 10'8"
<b>2</b> Living/Dining Room	441 sq.ft.	16'11" x 25'6"	<b>6</b> Staff Toilet	43 sq.ft.	7'9" x 6'8"
<b>3</b> Kitchen	193 sq.ft.	13'8" x 14'			
<b>4</b> Powder Room	32 sq.ft.	5'9" x 5'3"			



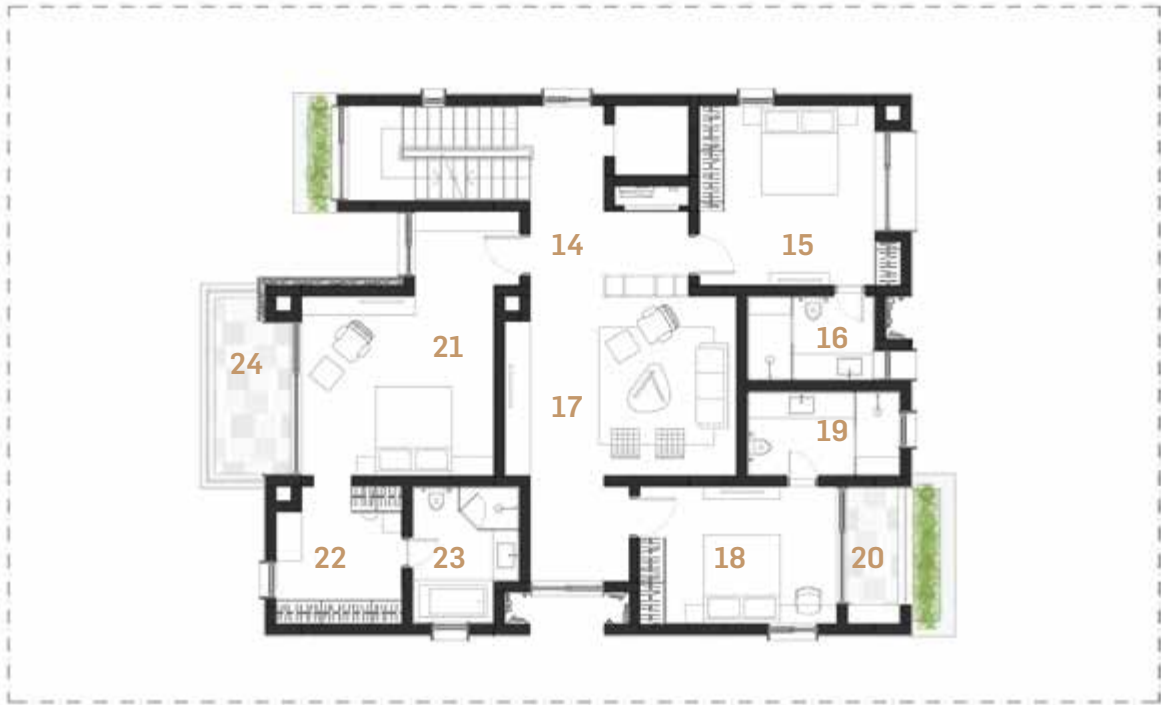
## LOWER GROUND FLOOR PLAN | FOREST VILLAS

<b>7</b> Utility Room	32 sq.ft.	5'10" x 5'10"	<b>11</b> Walk in Closet	108 sq.ft.	9'10" x 10'9"
<b>8</b> Store Room	43 sq.ft.	8'2" x 5'10"	<b>12</b> Bathroom 1	75 sq.ft.	8'4" x 10'9"
<b>9</b> Family Lounge	237 sq.ft.	13'11" x 13'11"	<b>13</b> Laundry Room	47 sq.ft.	5'5" x 11'5"
<b>10</b> Bedroom 1	204 sq.ft.	15' x 14'			



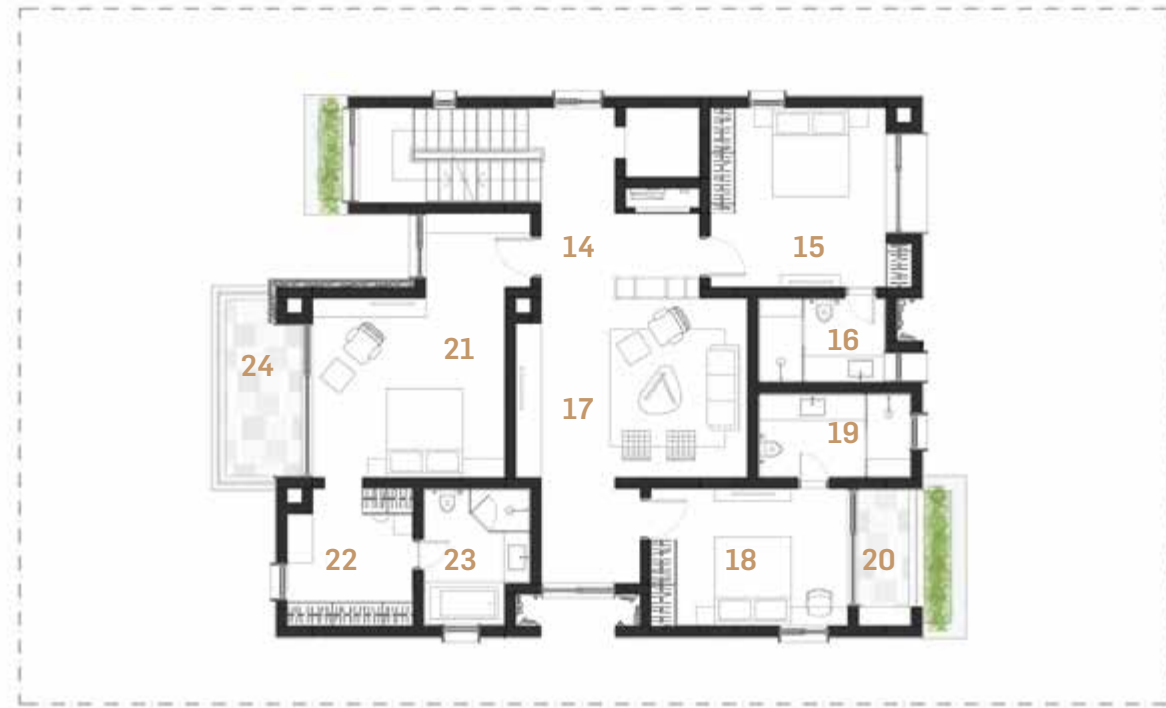
FIRST FLOOR PLAN | FOREST VILLAS

<b>14</b> Lobby	129 sq.ft.	5'10" x 14'10"	<b>20</b> Balcony 1	44 sq.ft.	4'5" x 10'9"
<b>15</b> Bedroom 2	215 sq.ft.	13'8" x 14'	<b>21</b> Bedroom 4	258 sq.ft.	15' x 14'
<b>16</b> Bathroom 2	64 sq.ft.	10' x 6'7"	<b>22</b> Walk in Closet	97 sq.ft.	9'10" x 10'9"
<b>17</b> Family Lounge	312 sq.ft.	18' x 13'11"	<b>23</b> Bathroom 4	54 sq.ft.	8'4" x 10'9"
<b>18</b> Bedroom 3	161 sq.ft.	15'4" x 10'9"	<b>24</b> Balcony 2	84 sq.ft.	5'10" x 13'7"
<b>19</b> Bathroom 3	75 sq.ft.	11'11" x 6'7"			



## FIRST FLOOR PLAN | FOREST VILLAS

<b>14</b> Lobby	129 sq.ft.	5'10" x 14'10"	<b>20</b> Balcony 1	44 sq.ft.	4'5" x 10'9"
<b>15</b> Bedroom 2	215 sq.ft.	13'8" x 14'	<b>21</b> Bedroom 4	258 sq.ft.	15' x 14'
<b>16</b> Bathroom 2	64 sq.ft.	10' x 6'7"	<b>22</b> Walk in Closet	97 sq.ft.	9'10" x 10'9"
<b>17</b> Family Lounge	312 sq.ft.	18' x 13'11"	<b>23</b> Bathroom 4	54 sq.ft.	8'4" x 10'9"
<b>18</b> Bedroom 3	161 sq.ft.	15'4" x 10'9"	<b>24</b> Balcony 2	84 sq.ft.	5'10" x 13'7"
<b>19</b> Bathroom 3	75 sq.ft.	11'11" x 6'7"			



## TERRACE FLOOR PLAN | FOREST VILLAS

<b>25</b> Terrace	1535 sq.ft.
-------------------	-------------





interior view, forest villas





AT MAX ESTATES  
OUR MISSION IS  
TO OFFER SPACES WITH  
THE UTMOST ATTENTION  
TO DETAIL, DESIGN  
AND LIFESTYLE

# PROPOSED SPECIFICATIONS

## RESIDENCES

Generous ceiling height of 10.5ft

All residences have been designed to have their own private gardens

Views from every residence have been carefully curated to capture the stunning natural landscape

Provision for 2 car parking spaces in every residence

Public areas such as kitchen, staff rooms, service and utility have been separated from the private living spaces

All residences offer a bedroom on the ground floor for easy accessibility

## STRUCTURAL DESIGN

All residences have been constructed using RCC flat slab for an efficient structural system, greater floor to floor heights, beam-less clear ceilings and larger window openings.

The frame structure with a superior slab thickness of 170mm allows for a flexible interior flow of spaces while providing better sound insulation between floors.

Structure built using only primary steel sources (no secondary/recycled steel) to ensure consistent quality, durability, maximum safety and stability of all homes.

Structural design adheres to Seismic Zone 4.

## SAFETY & SECURITY

24 hour site management and round the clock security.

The community is secured with 24x7 monitoring by security agents, CCTV cameras and RFID-based security system for resident car recognition.

All residences have been provisioned for installation of CCTV cameras, as a resident may require.

## SUSTAINABILITY

The community features its own sewage treatment plant, as well as its own rainwater collecting pits. Firefighting lines laid across the development to further enhance safety for residents.

All residence facades have been designed in a grit finish and local random rubble stone to provide for a durable and long lasting facade with minimum maintenance.

## SANITARY FIXTURES

### Water Closets

Western style, ceramic EWC of Kohler or equivalent brand shall be provided in all bathrooms.

### Health Faucets

Health faucets of Jaquar or equivalent brand shall be provided in all bathrooms.

### Faucets

All faucets shall be CP, heavy body metal fittings of Jaquar or equivalent brand. Hot water connection shall be provided to the shower and wash basin in each bathroom and to the sink in the kitchen.

### Bathroom Accessories

Towel rings &, toilet paper holders in all bathrooms, towel racks and soap dish - all of Jaquar or equivalent brand shall be provided.

### Cockroach Traps

A detachable stainless steel cockroach trap with lid of Chilly or equivalent brand shall be provided in all bathrooms.

### Washing Machine Point

One cold water inlet and drainage outlet for a washing machine shall be provided in the Utility.

### Hand Showers

Hand showers of Jaquar or equivalent brand shall be provided in all bathrooms except powder room.

### Wash Basins

Ceramic wash basins of Kohler or equivalent brand shall be provided in all bathrooms. All basins shall be provided with CP waste coupling & CP bottle trap of standard make.

### Overhead Showers

Showers of Jaquar or equivalent brand shall be provided in all bathrooms except the Powder room.

### Kitchen Sink

Stainless steel sink with drain board.

### Plumbing

All water supply lines and drainage lines shall be in PVC pipes.

## ELECTRICAL

### Wiring

All wiring shall be of Finolex or equivalent brand, concealed in PVC conduits.

### Switches & Sockets

All switches shall be of Legrand or equivalent brand.

### Telephone & Data

Telephone and Fibre to the home (FTTH) points shall be provided.

### Television

Television points shall be provided.

### Light Fixtures

High quality, energy efficient LEDs will be provided in all rooms.

### External Light Fixtures

Bollard lights and uplighters will be provided.

### Power & Backup

100% power backup will be provided to all residences.

## HVAC

Air Conditioning, Centralised VRF system, with individual units in rooms.

## PAINT

All internal paint in washable, lead-free plastic emulsion.

No external paint shall be provided over exterior grit finish facade or stone masonry.

## DOORS & WINDOWS

### Frames & Shutters

Door frames in solid teak wood. Door shutters in solid core flush door with both side natural wood veneer.

### Mosquito Screens

Mosquito screens in-built in all façade/external windows.

### Finish

The internal door shutters and frames shall be provided with melamine / PU matt finish.

### Windows

Window frames in powder coated aluminum with double glazed units.

### Hardwares

All hardware shall be in brush finished stainless steel. The main door shall be provided with a security lock of Godrej or equivalent brand. All other doors will be provided with mortise lock or tubular or cylindrical lock.

### Door Stoppers

Door stoppers shall be provided for the Main door and bedroom doors.

## ELECTRO-DOMESTIC EQUIPMENTS

### Hob

A 4-burner cooking hob with electrical ignition shall be provided in the kitchen.

### Microwave

A microwave of Siemens or equivalent brand shall be provided in the main kitchen.

### Oven

An oven of Siemens or equivalent brand shall be provided in the main kitchen

### Chimney

A 60 cm electric chimney with SS coated metal filters shall be provided in the kitchen.

### Heated Water System

Energy efficient remotely operated heat pumps with capacity of 100 litres

## CABINATORY & FURNITURE

### Kitchen

Floor & wall mounted cabinets complete with drawers and exterior grade shutters shall be provided.

### Wardrobes

4 module wardrobes with overhead storage (modular) shall be provided.

### Basic Materials

All woodwork for modular units shall be in good quality MDF panels with laminate.

### Finishing

Natural shade laminate finish on exteriors.

### Hardware

All hardware shall be in brush finished stainless steel of Hettich or equivalent brand with soft close system for the drawers in wardrobes and telescopic channels.

### Bathrooms

Mirror with backing ply and edge trim, with vanity counter.

*\*Note: All floor plans, areas, layouts specifications and images in this brochure are indicative and are subject to change as decided by the company or by any competent authority in the best interests of the development. Soft furnishing, furniture and gadgets are not part of the offering. All Maps and Photographs are Artistic conceptualization and are not a Legal Offering. The Developer reserves the right to alter/amend the area, layout plans, elevation, specifications and amenities. All specifications above are subject to change, decisions taken from time to time by the developer shall be final and binding. In the specifications mentioned above, the developer may use equivalent brands as per his discretion.*

## PAYMENT PLAN

### PAYMENT SCHEDULE

on booking

within 45 days of booking

on offer of possession

### DOWN PAYMENT PLAN (DPP)

10% of Basic Sales Price

85% of Basic Sales Price

5% of Basic Sales Price + IBMS  
+ stamp duty & registration charges

*\*Notes :*

- 1. The yearly simple interest payable on IBMS shall be determined by the company as per the applicable rates on 'One Year' Fixed Deposit accepted by State Bank of India at the close of each financial year on 31st March.*
- 2. Stamp duty & Registration charges shall be payable along with the last installment as applicable.*
- 3. Any other taxes/cesses/levies/charges etc., as and when demanded by any Government / statutory authority, are payable by the Buyer on demand.*
- 4. Price and Payment Plan indicated above are applicable as on date of the application and are subject to revision from time to time at the sole discretion of the Company.*
- 5. Any other statutory charges which may be imposed by the authorities from time to time will also be payable by the customers at actuals.*





## VIR.MUELLER ARCHITECTS | NEW DELHI

The Vir.Mueller team is comprised of talented architects from across the world, well versed in critical issues pertaining to design and construction. Founded in 2003 by partners Christine Mueller and Pankaj Vir Gupta, the office of Vir.Mueller Architects combines architectural research, education, and practice. Prior to establishing the firm, both partners worked for renowned architectural offices in the United States, Europe, and India.

We strive to create timeless aesthetic relationships, evoking the spirit of contemporary culture, ecology & technology.

According primacy to the process of design, our work evolves as a response to the particular character of each program, site and budget. At every scale, we emphasize the integrity of material and craftsmanship, establishing a fundamental relationship between the physical environment, and the art of making architecture. The professional work of Vir.Mueller Architects has been widely published and awarded – in North America, in Europe, and in India.

## MAX GROUP

The Max Group is a leading Indian multi-business conglomerate with interests in the Life Insurance, Healthcare, Real Estate and Senior Living industries. In FY2019, the Group recorded consolidated revenue of Rs. 24,134 Cr. It currently has a total customer base of 9 million, around 340 offices spread across India, an agency strength of ~46,000 and employee strength of more than 27,000. The Max Group comprises three holding companies, namely Max Financial Services, Max India and Max Ventures & Industries. The Group's investor base includes marquee global financial institutions such as New York Life, KKR, IFC Washington, Vanguard, Ward Ferry, Briarwood Capital, Ellipsis Partners, Nomura, Aberdeen, First State Investments, Indgrowth Capital Fund, India Insight Value Fund, First Voyager, Eastspring, Target Asset Management, Baron and Doric Capital. The Max Group is led by its Founder and Chairman Mr. Analjit Singh.

## MAX ESTATES

Established in 2016, Max Estates Limited is the real estate arm of Max Group with the vision to bring the Group's values of Sevabhav, Excellence and Credibility to the Indian real estate sector.

The mission of Max Estates is to offer spaces for commercial use with utmost attention to detail, design and lifestyle. With a team consisting of engineers, architects, planners and specialists, and collaborations with global leaders in design, master planning, landscape and sustainability, Max Estates is committed to delivering a truly unique quality of excellence and lifestyle to all our customers.

Max Estates is a subsidiary of Max Ventures and Industries Limited (MVIL).



Max Towers, Noida

Ultra Luxury Project of the Year  
(Commercial) ET Now Star of  
the Industry Awards'2019



222 Rajpur, Dehradun

Villa Project of the Year  
Realty+ Excellence Awards North'2019



Site office  
222 Rajpur Road  
Dehradun 248009  
Uttarakhand  
T 8899118222  
E [sales@maxestates.in](mailto:sales@maxestates.in)  
[www.222rajpur.co.in](http://www.222rajpur.co.in)

Corporate office  
Max Towers, L12,  
C-001/A, Sector - 16B,  
Noida - 201 301  
T 0120 4743222  
[www.maxestates.in](http://www.maxestates.in)  
RERA Registration No. UKREP08170000001