



**MOUNTAIN
MAJESTY**
KANATAL



Live the View.
FEEL THE CALM.



Why

Mountain Majesty Kanatal?

Escape the ordinary. Nestled in the serene hills of Kanatal, Uttarakhand, Mountain Majesty is a premium residential retreat offering fully-furnished studios, elegant suites, and spacious villas designed to harmonize with nature's grandeur while delivering modern comfort and lifestyle.

Located in the snowfall zone of Kanatal, Mountain Majesty is a freehold residential development offering long-term ownership, privacy, and security within a gated mountain community.



Kanatal: Hidden Himalayan Gem

Located in Gunogi Village, Tehri Garhwal, at high elevation with panoramic views, this destination is more than a hill station — it's a lifestyle choice. Surrounded by forests, apple orchards, and crisp mountain air, Kanatal offers peace, pristine vistas, and year-round temperate climate.

Quick Facts:

.78 km
from Dehradun

.38 km
from Mussoorie

.300 km
from Delhi

.8,500 ft
Elevated (approx.)



Modern Comfort, Himalayan Soul

The architecture and interiors are conceived to bring the outdoors in – natural light, clean lines, quality materials, and a restrained palette that lets the landscape take center stage.



Focus on:

Unobstructed views

Functional spaces

Comfort without clutter



Studios – 600 Sq. Ft.

Thoughtfully designed for comfort and style, our spacious 600 sq. ft. studios offer cozy interiors, modern amenities, and stunning valley views —perfect for a peaceful mountain retreat.



Premium Suites – 1,150 Sq. Ft.

Spacious and refined, our 1,150 sq. ft. premium suites feature elegant furnishings, private balconies, and panoramic mountain vistas for a truly elevated stay experience.



Luxury Villas – 300 Sq. Yards (2,650 Sq. Ft.)

Experience true exclusivity in our expansive luxury villas, spread across 300 sq. yards (2,650 sq. ft.), crafted for families and groups seeking space, privacy, and unmatched scenic beauty in the serene hills of Kanatal.



GROUND FLOOR



FIRST FLOOR



The Offerings

Studios | Suites | Villas (Fully Furnished)

Studio Apartments – 600 sq. ft.

Starting from ₹48 Lakhs | Possession in 12 Months

1 BHK Luxury Suites – 1,150 sq. ft.

Starting from ₹95 Lakhs | Possession in 12 Months

4 BHK Luxury Villas – Approx. 2,500 sq. ft. built-up on 300 sq. yd. plot

Starting from ₹2.30 Cr | Possession in 15–18 Months



Price Plan

Prices

Basic Studio	48 Lakhs*	Additional Charges	
Basic Suite	95 Lakhs*	Car Parking	1,50,000/-
Basic Villa	2.30 Cr.*	Club Membership	1,50,000/-
		IDC	50,000/-
		Elec. Installation Charges	25,000/-

Down Payment Plan with 5% Rebate on the Basic Price

On Booking	10%
Within 30 Days of Booking	15% of Sales price less booking amount
Within 60 Days of Booking	80% of Sales price + Car parking + club membership
On Intimation of possession	5% of Sales price + IDC + Elec. Inst. Charges + Stamp Duty & Registration Fee

Installement - Payment Plan

S. no	Linked Stages	S. no
1.	On Booking	10%
2.	On Start of Construction	15%
3.	On casting first floor roof	15%
4.	On casting second floor roof	15%
5.	On casting third floor roof	15%
6.	On Start of plaster	15% + Parking
7.	On Start of Flooring	10% + Club Membership
8.	On offer of possession	10% + IDC + Elect. Inst. Charges + Stamp duty & Registration charges

Notes

- Booking amount is 10%.
- In case of any development charge by Govt. agencies, the same would be recovered in pro-rata basis from the applicant/Allottee.
- Stamp Duty/ Registration Charges shall be payable with the last installment based on prevailing rates.
- Prices are subject to revision at the sole discretion of the company.
- Sales Price = (Basic Price) × Area of Apartment
- In the interest of maintaining high standards, all floor plans, layout plans, area, dimensions and specifications are indicative and are subject to change as decided by the company or by any competent authority.

Specification Chart*

Areas	Walls	Floor	Celling	Doors	Window	Others
structure	Earthquake resistant framed structure with brick filler walls					
Living Room	POP punning with acrylic emulsion paint	Imported marble	POP punning with acrylic emulsion paint	Wooden with acrylic	UPVC/powder coated aluminium window frames and shutters	Light fittings and fixtures, fan, provision for fixing
Master Bedroom	POP punning with acrylic emulsion paint	Wooden laminated flooring vitrified tiles	POP punning with acrylic emulsion paint	Moulded door shutters with polish, external doors: UPVC/ powder coated aluminium doors.	-	Light fittings and fixtures fan
Kitchen	Ceramic Tiles	Anti-skid Tiles	POP punning with acrylic emulsion paint	-	-	Modular kitchen
Balconies	Weather proof paint	Anti-skid Tiles	Weather proof paint	External doors: UPVC/powder coated aluminium doors	-	-
Toilets	Ceramic Tiles/ vitrified Tiles	Ceramic Tiles/ vitrified Tiles	Acrylic emulsion paint	Moulded door shutters with paint/polish	UPVC/powder coated aluminium window frames and shutters	Jaguar/Hindware
Electrical	Concealed copper wiring with modular plate switches, centralized cabling system for cable TV and telephones					
Lifts	8 passenger lift in each block, vitrified tiles/marbel in lift lobby					
Lifts	wi-fi connectivity, building with access control, club with fully equipped unisex gym fitted, shower, steam and changing areas, pool table and table tennis room, provision for mini cafe, power back up for entire project including common areas					



* In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change as decided by the company or by any competent authority.

Designed to Enhance Every Day

Clubhouse for community gatherings



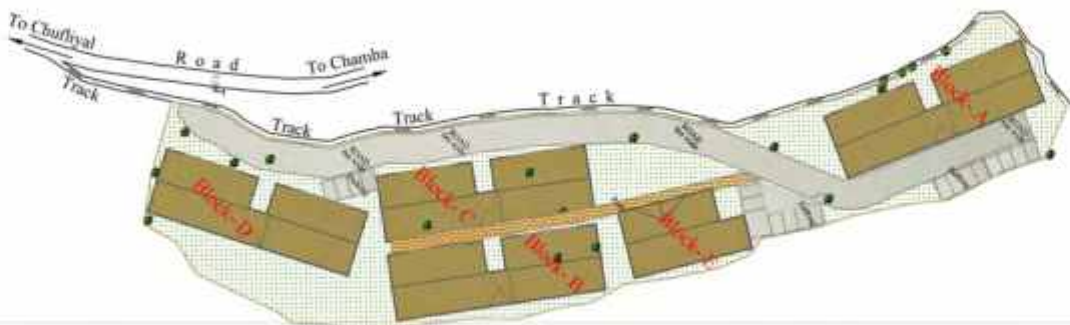
Pathways for morning walks



Forest views from every corner



Smart connectivity & utility planning



Discover Kanatal's Natural Playground

Each season brings new experiences — from gentle summer breezes to snow-covered winters.

**Forest Trails &
Trekking Routes**



**Surkhanda Devi
Temple**



**Tehri Lake &
Adventure Sports**



**Apple Orchards
& Photo Spots**



Gallery



Snowfall on Site



Site Map





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