



# AMOHA

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HOTEL SERVICED RESIDENCES

by  
RAHEJA  LUXURY

ADJACENT TO  
**STORII**  
BY ITC HOTELS  
**AMOHA RETREAT**  
DHARAMSHALA

 +91-8586866824

The individual units at Amoha Residences are presently under the residential use category with HPRERA registration No.- RERAHPKAP11170013 dated 7/10/2017. Further, they are proposed to attain a B&B Homestay license and further enter into operations and management service agreement with Magic Resorts Pvt. Ltd (MRPL) . MRPL shall further be entering into a management contract with the prevailing hotel operator at the time of the start of operations, hence, making these hotel serviced residences.

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INDIA'S FIRST  
WORLD'S FINEST

*Welcome Home*



**ET** THE ECONOMIC TIMES

# REAL ESTATE CONCLAVE & AWARDS'22 NORTH

AWARDING EXCELLENCE ACROSS  
THE INDIAN REAL ESTATE INDUSTRY



Economic Times  
Realty Awards 2022  
**Amoha Retreat**  
Hotel of the Year  
Commercial Project  
Non Metro  
Completed



Economic Times  
Realty Awards 2022  
**Amoha Residences by RL**  
Iconic Project of the Year  
Non Metro  
Ongoing



**FIRST HOTEL SERVICED RESIDENCES DEVELOPMENT IN THE COUNTRY**

Luxury And Comfort of a Holiday Home + Phenomenal Service Standards of a 5-star Hotel



## **OWNERSHIP BY INVITATION**

An Exclusive Community of Elite and Likeminded Residents



LOCATION THAT WILL SERENADE YOU WITH  
NATURE'S BOUNTY

| Lower Dharamshala |

| Amidst the majestic beauty of the Dhauladhar Mountains |

| Untouched Natural Beauty |

# EASE OF ACCESSIBILITY

## Superb Connectivity By Air & Road

### AIR

Kangra Airport	10-15 mins
<b>4 flights a day from the airport</b>	
Chandigarh	30 mins by air
Delhi	1 hr by air

### BY ROAD

Kangra Airport	10-15 mins
Pathankot	2 hrs
Amritsar	3.5 hrs
Jalandhar	4 hrs
Ludhiana	5 hrs
Chandigarh	5 hrs

### BY BUS/TRAIN

Beautiful highways to all major cities  
Comfortable Volvo buses ply on daily basis  
Nearest train stations- Pathankot & Amb- 2 hours by road.



# A VOYAGE IN PARADISE



Dalai Lama Temple



Tea plantations



Kareri Lake



Kangra Fort



Triund



Indrunag



Naddi



Dharamkot



Bir/Billing



# A HUB OF SPIRITUALITY



**His Holiness Dalai Lama**

A hub of religion and spirituality with 3 major Shaktipeeths: Chamunda Devi, Chintpurni and Jwalaji at short drivable distances from Amoha

Home to the Dalai Lama

Osho Rajneesh's Nisarga Ashram- is just minutes away

The Shiva temple of Baijnath at Palampur is also a day's visit, where Ravana is said to have worshipped Kailash to gain Invincible Powers.



Gyuto Monastery



Chamunda Devi Temple



Chintpurni Devi Temple



Jwala Ji Temple



Masroor Rock Cut Temple



Baijnath Temple

# FOR THE ADVENTURER AT HEART



HPCA CRICKET STADIUM



HIKING/TREKKING/ PARA GLIDING



ARMY GOLF COURSE



BIKING/CYCLING



ALL TERRAIN VEHICLE (ATV)

EXPERIENCE  
FINE LIVING  
IN THE LAP OF NATURE



BE SPOILT FOR CHOICE

Plush Villas | Independent Floors | Apartments





Artistic image

## 4 BHK VILLAS

- Personal Swimming Pool • Double Height Lobbies • Terraces • Servant Rooms
- Option Available to Convert to 3BHK



LOWER GROUND FLOOR

4 BHK VILLAS  
(3BHK option available)  
4042.2 SQFT

- |                                   |                                |
|-----------------------------------|--------------------------------|
| 1 Dining - 20'-3" x 15'-0"        | 9 Pool                         |
| 2 Bedroom 1 - 19'-5" x 13'-2"     | 10 Living - 13'-8" x 18'-9"    |
| 3 Bedroom 2 - 15'-1" x 18'-9"     | 11 Bedroom 1 - 19'-8" x 11'-6" |
| 4 Toilet 1 - 6'-3" x 7'-6"        | 12 Bedroom 2 - 17'-9" x 11'-9" |
| 5 Toilet 2 - 9'-6" x 11'-2"       | 13 Toilet 1 - 14'-3" x 6'-9"   |
| 6 Servant room - 6'-7" x 14'-2"   | 14 Toilet 2 13'-1" x 6'-9"     |
| 7 Servant Toilet - 5'-3" x 10'-5" | 15 Deck                        |
| 8 Deck                            | 16 Ensuite Wardrobe            |



GROUND FLOOR



## 2 BHK INDEPENDENT FLOORS

- Personal Plunge Pool • Furnished Wooden Deck • Contemporary Vernacular Architecture
- Views of Pine Forest / Green Valley



Artistic image

## 2 BHK

GROUND FLOOR - 2532.77 sq.ft

- 1 Living/Dining/Kitchen - 20'-9" X 22'-3"
- 2 Bedroom 1 - 21'-2" X 17'-3"
- 3 Bedroom 2 - 13'-5" X 12'-3"
- 4 Toilet 1 - 15'-3" X 17'-3"
- 5 Toilet 2 - 7'-4" X 12'-3"
- 6 Pool/Deck - 944.3 sq.ft.



## 2 BHK

LG FLOOR- 1549.59 sq.ft

- 1 Living/Dining/Kitchen - 19'-4" x 22'-3"
- 2 Bedroom 1 - 15'-3" x 14'-4"
- 3 Bedroom 2 - 15'-3" x 14'-4"
- 4 Toilet 1 - 15'-3" x 7'-5"
- 5 Toilet 2 - 15'-3" x 7'-5"
- 6 Pool/Deck - 308 sq.ft.



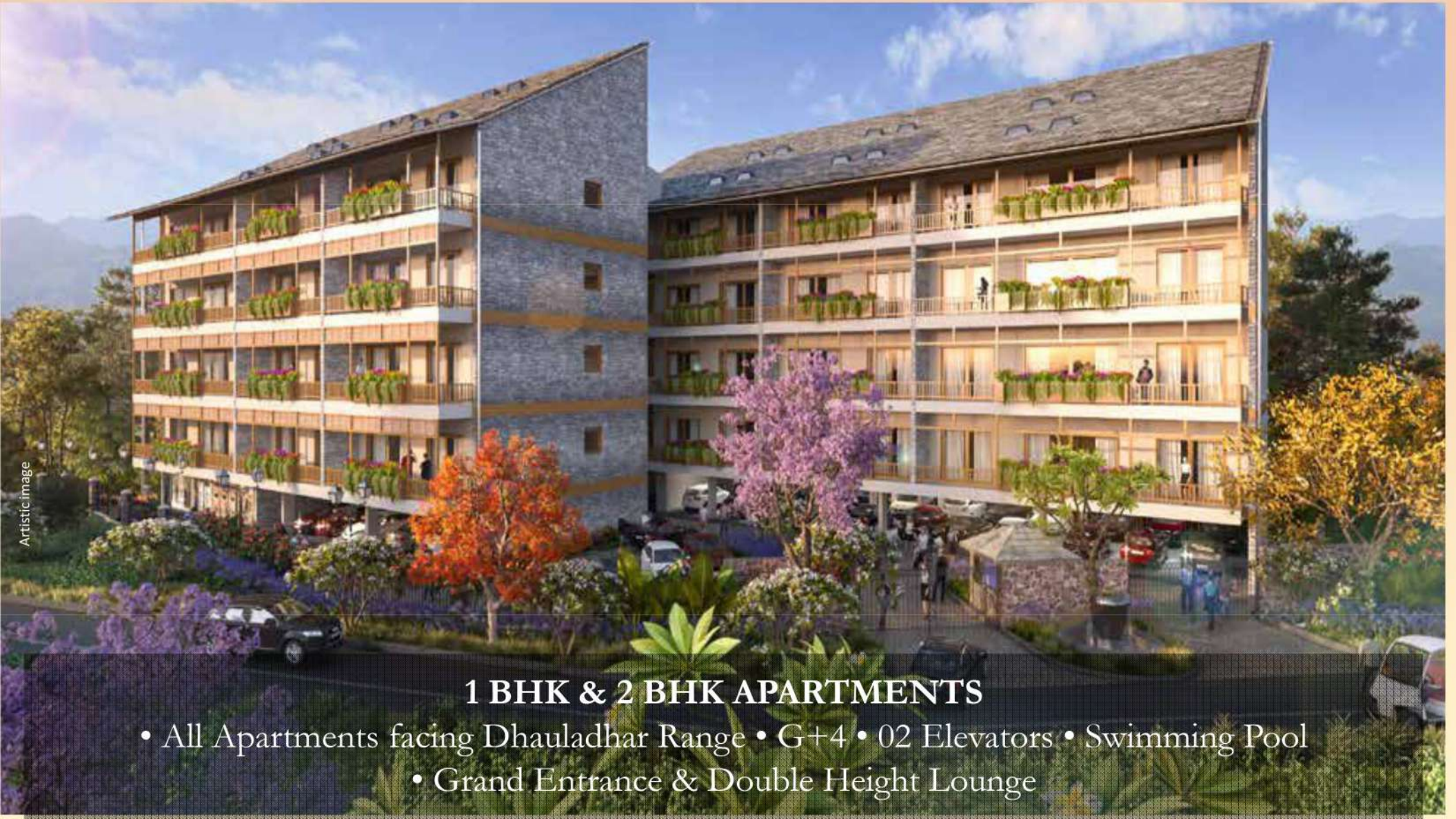
## 2 BHK

FIRST FLOOR - 1830.10 sq.ft.

- 1 Living - 20'-9" X 17'-6"
- 2 Bedroom 1 - 21'-2" X 17'-3"
- 3 Bedroom 2 - 14'-0" X 11'-4"
- 4 Toilet 1 - 7'-4" X 17'-6"
- 5 Toilet 2 - 14'-0" X 5'-9"
- 6 Pool/Deck 627.75 sq.ft.







Artistic image

## 1 BHK & 2 BHK APARTMENTS

- All Apartments facing Dhauladhar Range • G+4 • 02 Elevators • Swimming Pool
- Grand Entrance & Double Height Lounge



## 1 BHK APARTMENTS AREA - 1240.32 sq.ft.

- ① Living - 14'-8" X 28'-7"
- ② Bedroom - 12'-3" X 16'-7"
- ③ Toilet - 12'-3" X 11'-5"
- ④ Powder Room - 6'-1" X 8'-0"
- ⑤ Balcony 167.27 sq.ft.



## 2 BHK APARTMENTS AREA – 2316.93 sq.ft.

- ① Living/Kitchen - 17'-3" X 35'-3"
- ② Bedroom 1 - 12'-3" X 16'-7"
- ③ Bedroom 2 - 12'-3" X 20'-4"
- ④ Toilet 1 - 10'-2" X 14'-2"
- ⑤ Toilet 2 - 12'-3" X 11'-5"
- ⑥ Balcony 265.8 sq.ft.

# EXPERIENCE THE FINEST!



Representative image



Concierge



Housekeeping



Banquet



Laundry



Room Service



Security



Clubhouse



Gym



Children activity room



Speciality Restaurant



Yoga Pavilion



Spa

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Representative image

## STAY CONNECTED, ALWAYS!

Know About Your Unit | Reserve Your Stay | Priority Reservations at the Restaurant | Book Your Spa Appointment  
Order Housekeeping | Book a Tour | See Happening Events/Reserve Your Experience  
Laundry/Drycleaning | Book Your Valet | Income Statement

Disclaimer: App shall be provided prior to start of operation.

# SITE PLAN



- 01 VILLAS
- 02 INDEPENDENT FLOORS
- 03 APARTMENTS
- 04 HOTEL LOBBY
- 05 RESTAURANTS
- 06 BUSINESS CENTRES
- 07 PARKING
- 08 ARRIVAL
- 09 CLUBHOUSE



## COMPARISON BETWEEN BRANDED RESIDENCES, BRANDED HOTEL SERVICED RESIDENCES, TIME SHARE PROPERTIES & HOLIDAY HOMES

	Time Share	Conventional Holiday Homes	Branded Residences	Branded Hotel Serviced Residences (Amoha Residences)
Managed by a reputed brand	✗ Maybe	✗ No. Dependent on the owner or RWAs	✓ Yes	✓ Yes
Purpose	– Membership	– Holiday home property buying	– Permanent Residence	– Luxury Vacation Home + Rent Yielding Asset
Ownership	✗ No	✓ Yes	✓ Yes	✓ Yes
How long can you stay in the property bought?	✗ 2-15 days - depending on the plan	– As long as you want or own it	✓ As long as you want or own it	✓ 15-60 days in a year
Is the same unit bought available for your staying	✗ NA	✓ Yes	✓ Yes	✓ Yes or Equivalent
Type of hotel services to be enjoyed	✗ No Hotel services. Some B&B services	✗ None	✗ Management of common areas + Available on-demand	✓ All services/amenities offered by the hotel to its guests including on-demand/pay-as-you-go services like laundry, housekeeping etc.
Property can be rented out by the owner	✗ No	✓ Yes	✓ Yes	✓ The hotel rents out to its guests and owners simply enjoy great returns on their investment with ease and without any risk or discomfort.
Potential rental yield	✗ No rental	✗ Low	✗ 2-3%	✓ 5-10%
Can be sold like any other property?	✗ You don't own it so you can not sell it	✓ Yes	✓ Yes	✓ Yes
Potential capital appreciation	✗ NA	✗ Low	✗ Low-Med	✓ High

# CRAFTED BY THE BEST

## THE ARCHITECT

### ACHAL KATARIA ASSOCIATES

An alumnus of School of Planning & Architecture

Established in 1975

A stalwart of cutting edge architectural design

Over 50 projects to his credit and multiple awards for excellence in design.

## THE LANDSCAPE ARCHITECT

### JOHN PETTIGREW

An internationally acclaimed Irish Landscape Architect

His artwork reflects a deep understanding and respect for the world of nature

Renowned for some of the most prestigious projects around the world including:

**Ubud Hanging Gardens, Bali**

**Four Seasons Resort, Bali**

**Oberoi Hotel, Bali**

**Grace Estate Napa Valley, California Hill, USA**

## THE INTERIOR DESIGNER

### SITA NANDA

The first Indian to go FIT, New York

One of the country's foremost designers with the most pristine private client list

Credited with the most luxurious hospitality and development projects in the country like the Oberoi, The Taj and the Sheraton.

**Known to have designed suite at Sheraton for President Clinton at the Sheraton, The Tata Suite at the Taj for president Obama, The Presidential Suite at the Oberoi**



Imperial Hotel



Ambience Mall, Gurgaon



Ritz Carlton Mandapa (Reserve),  
Galle, Sri Lanka



Taj S.ura Residence-Crusa Shambhala,  
Estado Pargasa, Goa, India



The Taj, New Delhi - All Nites,  
Room, 50 / 100 Restaurant



IJ-Ranbigh-Palace

## **BENEFITS OF INVESTING IN AMOHA HOTEL BRANDED RESIDENCES**

### **FROM DAY1:**

- Earn 60 Points and enjoy the world-class services of the existing hotel
- Earn 7% Annualised returns during the 3 years of construction

### **POST 3-YEARS:**

- Double your points (120 pts) and double the enjoyment at the property
- Continue to earn returns- as per actual- 5 to 10%
- See your capital appreciation on resale



# CALCULATION OF POINTS SYSTEM

COLOUR ZONES		
PEAK	MED	LOW
Apr	Jan	Mar
May	Feb	Jul
Jun	Sep	Aug
Oct		Sep
Nov		
Dec		

## BLACK OUT DATES\*

20 Dec to 10 Jan

\* No complimentary stay during Black out dates


## CALCULATOR OF DAYS FOR EACH COLOUR ZONE

	Days Planned	Rate	Usage
PEAK	5	8	40
MED	15	4	60
LOW	10	2	20
<b>Total</b>			<b>120</b>

## SCENARIO BUILDING FOR POINTS CONSUMPTION

I. Less than 120 points used in a FY	No carry forwards allowed, No encashment allowed
II. How to account for stay beyond usage of 120 points available at the start of each FY.	Investors get 25% discount off the BAR (Best Available Rate of the Day) beyond the 100 points. For self-usage only.
III. Can I have someone else use my points on my behalf?	Yes; upto the exhaustion of your points for the year
IV. Can I get my friends or family benefit from 25% discount on the BAR post usage of all points	No. This can be misused and therefore not allowed
V. Can I book more than one room night for a particular date	No. One RN per unit holder per date.
VI. Discounts in ITC Amoha Resort	20% discount on F&B 15% discount on Spa
VII. Who can avail these discounts on F&B and Spa?	Unit Holder + Spouse + Parents of Unit Holder & Spouse + Children
VIII. Booking Policy	Unit Holder has to book their room atleast 14 days ahead.
IX. Cancellation Policy	In line with ITC Storii policy
X. Booking Amendment Policy	In line with ITC Storii policy

# Thanks!

 +91-8586866824

HPRERA registration No. – RERAHPKAP11170013 dated 7/10/2017 | WWW.HPRERA.IN | Promoter - M/s Magic Resorts Pvt Ltd | Project Address: Village Diktu, Maujha Jheyol, Tehsil Dharamshala, District Kangra, 176001.

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