

SAMAVANA - I
KASAULI

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Contents

- Overview of Real Estate Market & Vacation Homes – India & Kasauli (HP)
- Homestays – A Lucrative Business Proposition & Investment Opportunity
- Impact Of Pandemic On Vacation Homes
- A Quick Tour Of Kasauli
- Location Map And Key Distances
- The Project Site Plan
- Key Features & Highlights Of The Project
- The Clubhouse
- Price List & Payment Plans
- Image Gallery



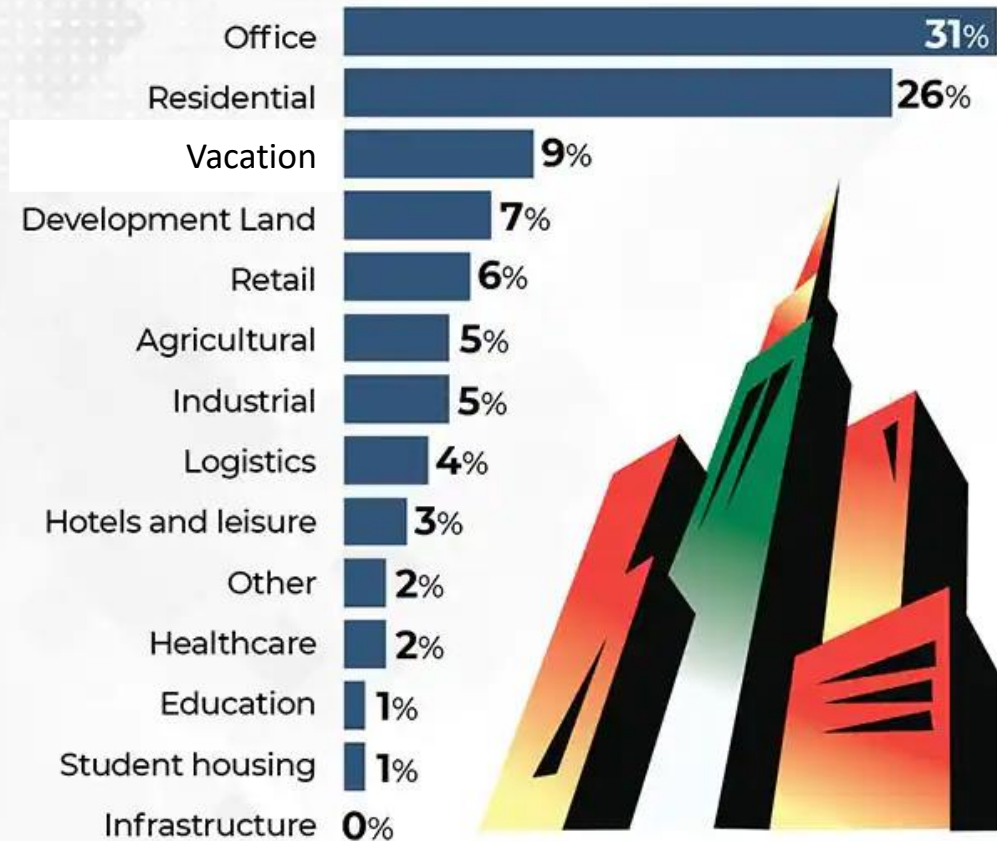
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1. Overview of Real Estate Market & Vacation Homes – India & Kasauli (HP)

Real Estate Market – Overview India

- The pandemic-triggered residential mini-boom is expected to continue through 2021. Knight Frank estimates this demand to fuel price rises of up to seven percent this year for key markets globally.
- One out of five Indian UHNWIs plan to buy new home in 2021
- 46 percent of them are interested in environmental, social and governance (ESG) - focused property for investments.
- Many are interested in upgrading the family home or investing in a vacation home which can accommodate many members, the Vacation investment portfolio is larger than retail and agriculture at present.
- The vacation portfolio is larger than (Education, Student Housing, Healthcare, Hotels and Leisure combined)

PROPERTY INVESTMENT PORTFOLIO OF INDIANS



Source: The Wealth Report Attitudes Survey 2021



Real Estate Market Analysis – Vacation Homes In Kasauli

- Himachal Pradesh is a top destination for travel with tourists, investors and second home buyers across North India.
- The state offers breathtaking natural flora and fauna, and nature's bounty is plentiful in the state.
- The presence of the majestic Himalayas the state is also home to substantial modern infrastructure, work conditions and there seems to be something to accommodate everyone's wishes and desires.
- Kasauli is at the top of the list, with great connectivity to major cities like Chandigarh & Delhi.
- Kasauli has excellent road connectivity and also lesser tourists comparatively to hill stations this makes the destination best for working remotely for many professionals, and also the town has the largest potential growth for Vacation home Investments.





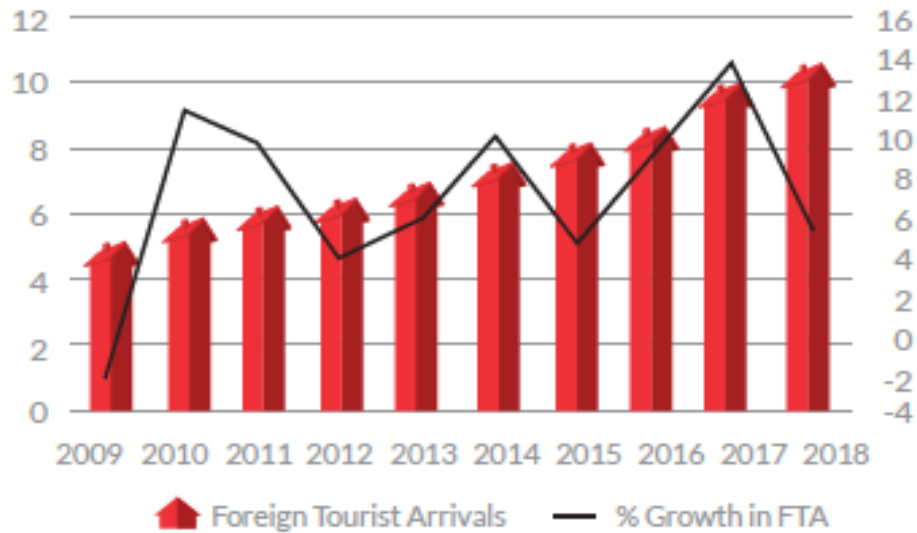
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2. Homestays – A Lucrative Business Proposition & Investment Opportunity

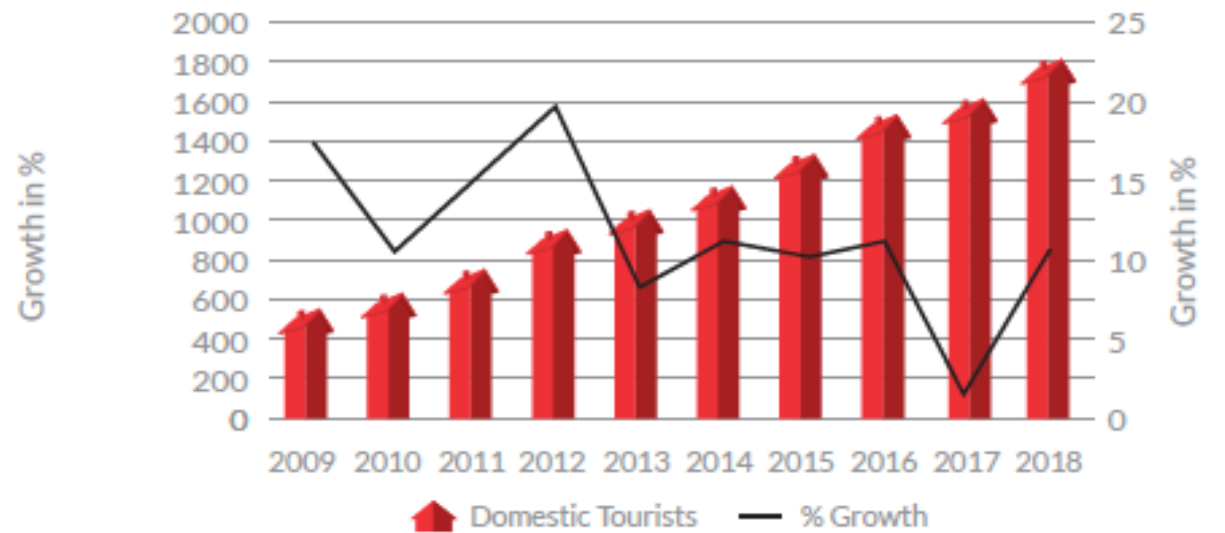
Real Estate Market – Homestay as an emerging Business Proposition & Investment option for Vacation/ Retirement Home Buyers

- Homestays are a major business sector in India now.
- The growth of tourists and domestic tourists has been climbing Year On year.
- Many Investors are smartly purchasing vacation homes to compensate for 75% of the calendar year where these homes remain vacant.
- Converting the vacation / retirement home via partnerships with homestay platforms (Air BNB) many buyers are seeing a new cash flow and revenue generation unheard of before.
- The proposition of having a second home is not only for personal convenience but an investible asset.

Foreign Tourist Arrivals (FTA)

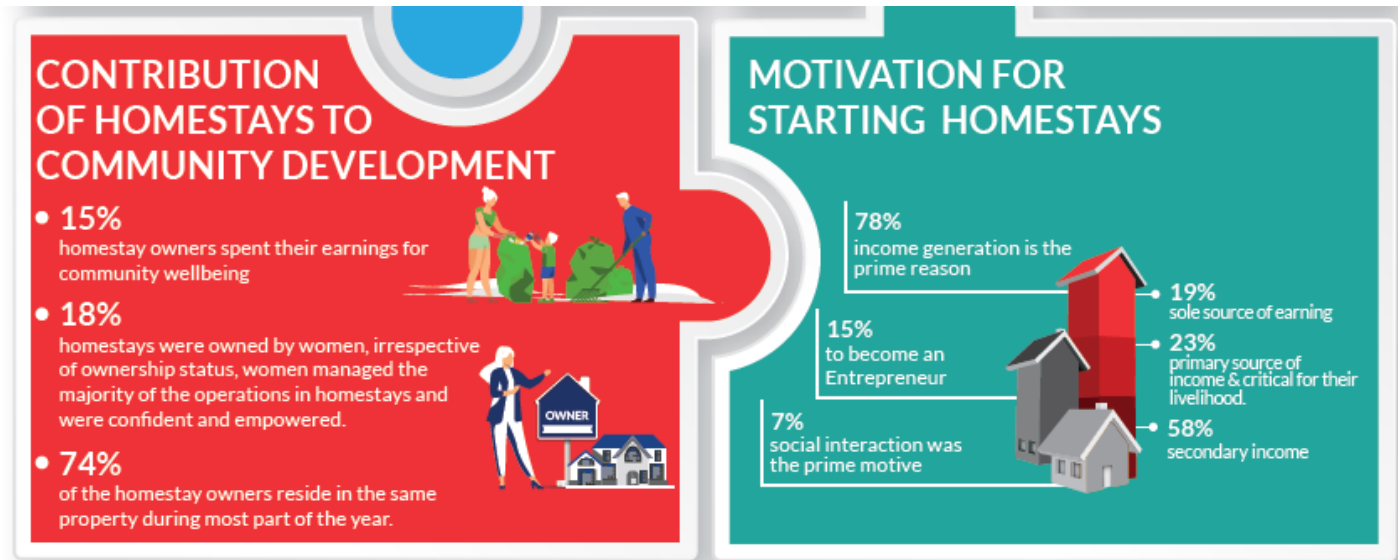


Number of Domestic Tourists



Real Estate Market – Homestay as an emerging Business Proposition & Investment option for Vacation/ Retirement Home Buyers

- Homestays also greatly influence the regional growth and development of the population at large.
- Many communities are greatly impacted as by investing in vacation homes regional population get a boost in employment, overall growth in lifestyle etc.
- The pressure on cities reduces greatly.
- A single vacation home can empower dozens of individuals therefore a prospective vacation / retirement home buyer is contributing to the overall economy and welfare of state.





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3. Impact Of Pandemic On Vacation Homes

Impact of COVID on Vacation Homes 1.0

- Growing number of NRIs, HNIs and high-income professionals are exploring luxury pads within driving distance of metros and nearby holiday destinations such as Kasauli, Shimla Dehradun and Mussoorie among others.
- The demand for luxury holiday homes in India has always been high and has gone up in the post-Covid-19 context.
- As the second wave of the pandemic continues to rage across the country, **the enquiries for second homes continue to be robust with the thrust on wellness and greenery.**
- With work-from-home being the new norm, geography is no longer a constraint, and hence the need for a perfect work-life balance has fueled the concept of a second home among corporate professionals.

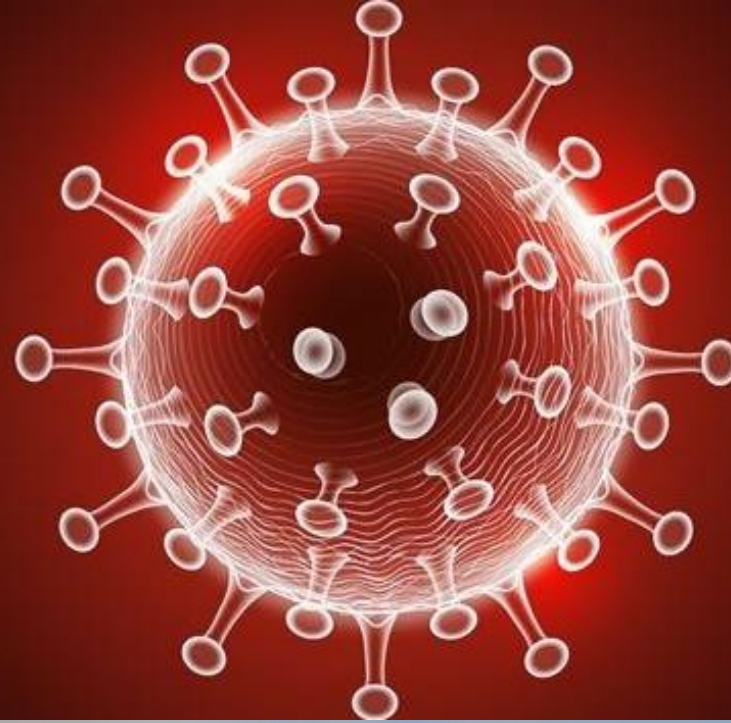


Impact of COVID on Vacation Homes 2.0

Homebuyers are also keen to have their own holiday homes as they look for social distancing, health, hygiene, safety and comfort in one space.

HNIs are becoming a force multiplier in fueling luxury housing demand, which is rooted in factors such as growth in disposable income and a shift in approach to life.

Buying a holiday home can be great for several reasons. Not only it allows you to take a vacation at no extra cost, but it also helps you to diversify your income and plan your retirement well.



COVID-19
NOVEL CORONAVIRUS PNEUMONIA (NCP)





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4. A Quick Tour Of Kasauli

Kasauli – A Quick Tour 1.0

- **Sunset Point** – Located at the upper end of Mall Road
- **Gilbert Trail** – For Nature Lovers, Surrounded by greenery on both the sides, it is a 1.5 km long stone walkway
- **The Mall Road** - It is located in one of the most central parts of Kasauli
- **Monkey Point** - Situated 4 kilometers from Kasauli bus stop. It is the highest Point of the town
- **Christ Church** – Situated at the Mall Road, this church isn't like any other church down the street. Flaunting the neo-gothic architecture this is a marvelous home of the Christ
- **Gurkha Fort** - Home to the cannons of the British era. This fort has 180-year-old pieces of battle equipment in store for the world to know the 'war'
- **Sunrise point(Hawa Ghar)** - It is situated at the lower mall road in Kasauli.
- **Kasauli Club** - Located in the Indian Army cantonment, Kasauli Club sits on the Upper Mall i.e. at a height of 6142 feet and known as one of the most prestigious social clubs in the country.





Kasauli A Quick Tour 2.0

- **Kasauli Brewery** - Well, this is the production house of hard liquor welcoming you to observe how your favorite is made
- **Timber Trail** - A far enough locale to find peace but not inaccessible. 24 kilometers away from Kasauli
- **Trekking Tours** – Trek along the Lower Mall Road up to the picture-perfect attractions in Kasauli
- **Toy Train Ride** - The journey through the hills tunnels, oak & pine forests, gorges, and small hilly hamlets is a dreamy affair.
- **Kasauli Tibetan Market** – For The Shopaholics
- **Hangout Bar** - The ambiance of Rooftop Bar is mesmerizing. It overlooks the lofty hills, foggy valleys, and thick pine forests
- **Central Research Institute** – Marvel At It's Architecture, was established by the Britishers during the colonial rule in India

Famous Celebrities with Vacation Homes In Kasauli

- Kangna Ranaut
- Yami Gautam
- Preity Zinta
- Rubina Dilaik
- Mohit Chauhan
- Anupam Kher



Tourist Hotspots near the project



- ❖ *Trekking Tours*
- ❖ *Gilbert Trail*
- ❖ *Toy Train Ride*
- ❖ *Gurkha Fort*

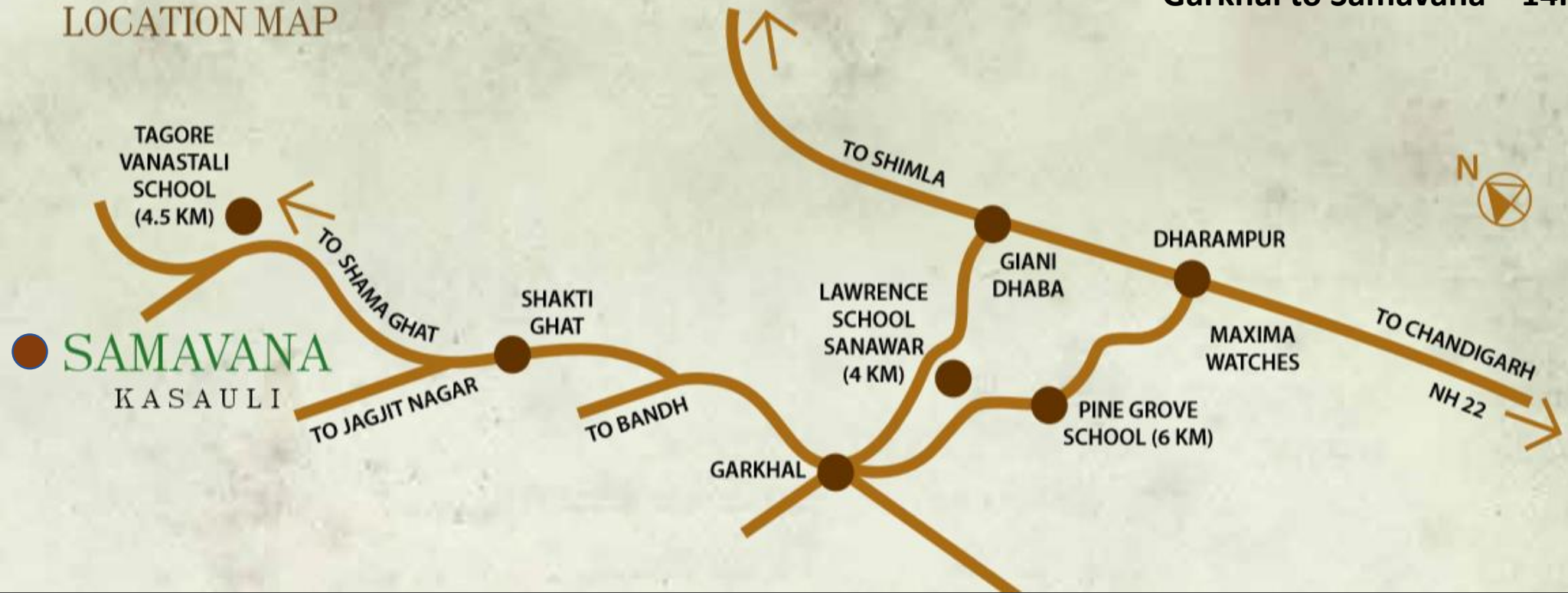
- ❖ *Christ Church*
- ❖ *Timber Trail*
- ❖ *Monkey Point*
- ❖ *Kasauli Brewery*



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5. Location Map And Key Distances

LOCATION MAP



Location & Proximity

Located Close To The Jagjit Nagar Ridge & Well Connected To Garkhal, Shimla, Kasauli & Chandigarh

From Delhi: 300 kms

From Chandigarh: 60 kms

From Shimla: 56 kms

Location & Proximity

Other Key Distances



Chandigarh Airport	78 kms
Shimla Airport	40 kms
Dharampur Railway Station	18 kms
Kalka Railway Station	41 kms
Chandigarh Railway Station	61 kms
Kasauli Town	16 kms
Chandigarh National Highway	17 kms
Kasauli Club	18 kms
Primary Health Centre Kuthar	4.5 kms
Chandi Hospital	10 kms
Lawrence School Sanawar	13 kms
Pinegrove School Dharampur	16 kms
PGI Hospital Chandigarh	65 kms



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6. The Project Site Plan

Site Map with Plot Numbers



 Available plots



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7. Key Features & Highlights Of The Project.

Key Features & Highlights of the project

- Architectural touchstone of luxury from DLF
- Samavana is the only licensed colony of this dimension (about 58 acres)
- The development is luxuriously landscaped
- The project road is ideal for walks and other activities like cycling etc.
- The project has accounted for an open and common car parking near the entrance, also enabling the residents to cycle or take golf carts to their homes, available 24x7.
- The project is near the finest residential schools like 'Lawrence Public School, Sanawar' and 'Pinegrove, Dharampur'. The plots are located in the valley and on the hilltop.
- The project land consists of a huge swathe of pine forest hence, residents will not only enjoy breath-taking views but also cleaner air.



Special Features of Project & Key Highlights

- 24 hours water & power supply
- Functional 6 borewells which give us copious supply of water even during lean season.
- 10 KVA power Backup for each plot.
- Located close to Baikunth resort(3-4 Kms) and well connected to Garkhal, Kasauli.
- All plots are freehold plots.
- Approved under section 118 where Non Himachali's can also buy a plot in Samavana- 1
- Project is RERA approved, and all necessary approvals had been taken from competent authorities .You can visit on this link to know more about Samavana-1-
<http://www.hprera.in/WebSite/ProjectList/RegisteredProjects>



Facilitation Services Offered By DLF

- We will facilitate in construction by providing or meeting directly with the contractors who built Samavana-1 Infrastructure.
- We will facilitate by providing the concerned person to customers incase they are interested in changing internal layout plan of a plot which was already approved by DLF.
- We will facilitate by providing the concerned person for getting section 118 for customers who buy a plot in Samavana-1





Project Facility Management

- JLL as maintenance agency already appointed in DLF Samavana-1
- Maintenance Charges are 16.69/-sqmtr + GST for a month
- Maintenance includes
- 24 hours security
- Horticulture
- Free manpower like electrician, plumber etc
- Garbage collection at doorstep

A scenic view of a dense forest of evergreen trees, likely spruce or fir, covering a hillside. The atmosphere is misty or foggy, with the trees in the distance appearing soft and less distinct. In the foreground, a few trees are sharper and more detailed. A dark, semi-transparent overlay covers the bottom portion of the image, containing white text.

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8. The Clubhouse



Render Images





Upcoming clubhouse with all modern amenities

- Multi-cuisine restaurant
- Heated Swimming Pool
- Gymnasium
- Spa
- Billiards/Pool Table
- Table Tennis
- Library
- Card room



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9. Price List & Payment Plans

Price List

Plot No	Area (sq yard)	Price (cr)
A-12A	2043	5.23
A-14	2507	6.41
A-16	2448	6.26
A-18	1497	3.83
A-19	1619	4.14
A-20	1675	4.28
A-22	1394	3.57
A-23	1701	4.35
A-24	1945	4.98
A-25	1546	3.95

PAYMENT PLANS

Instalment Plan

Booking Amount	Rs 7 Lakhs
Within 90 Days from booking	25% of BSP less 7 Lakhs
Within 180 Days from booking	25% of BSP
Within 270 Days from booking	25% of BSP
Within 360 Days from booking	25% of BSP+ IBMS+ Club Charges

Down Payment Plan

Booking Amount	Rs 7 Lakhs
Within 45 Days from booking	25% of BSP less 7 Lakhs
Within 90 Days from booking	75% of BSP+ IBMS+ Club Charges



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10. Image Gallery





















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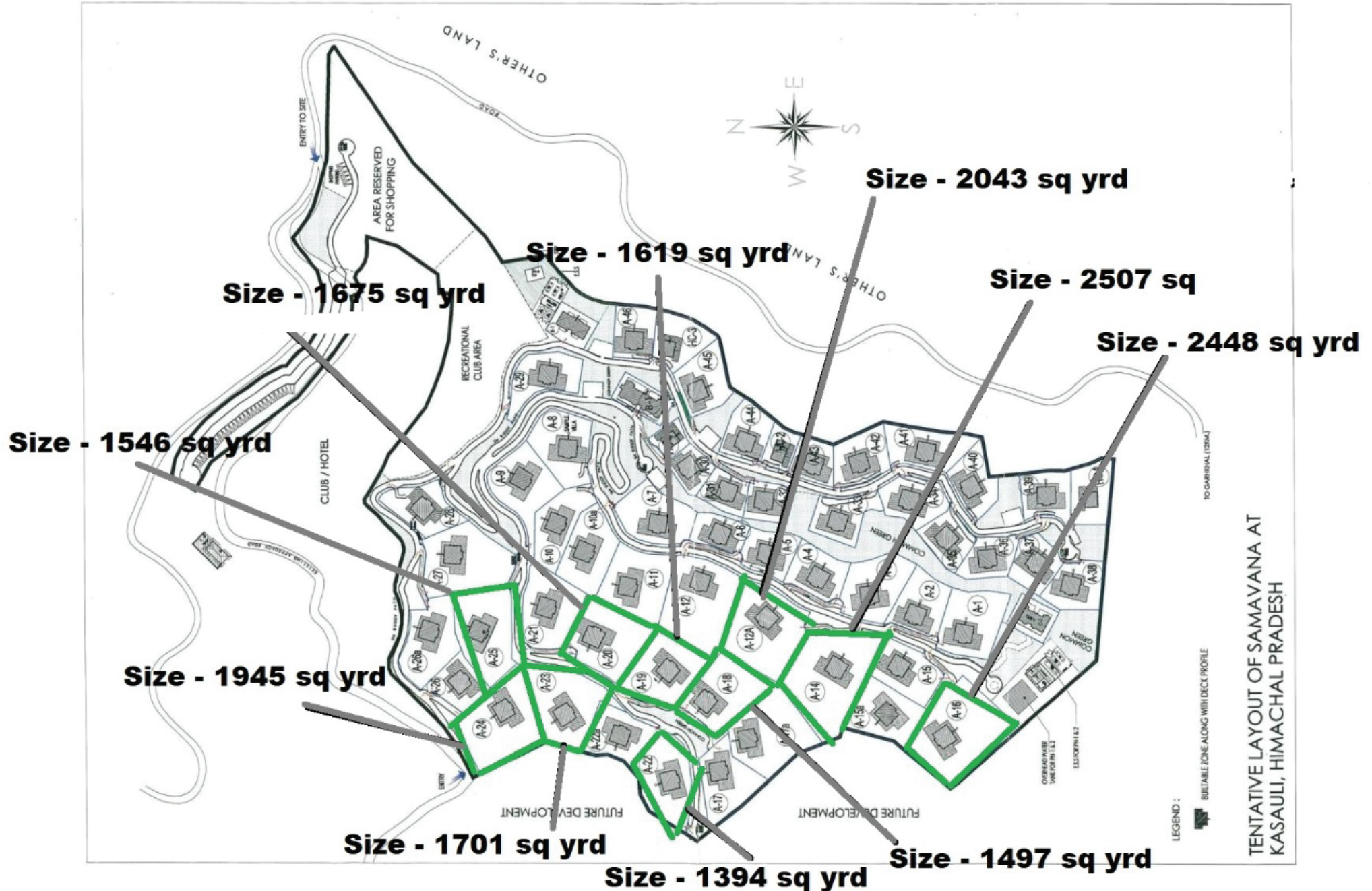
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