



Star Homes

Parwara, Mukteshwar, Nainital (Uttarakhand)

Relish the Cultural Beauty of Uttarakhand





About The Group

We are a group of **Entrepreneurs** with concrete experience. Learning is a never ending process, therefore with our cream experience and knowledge we are now heading towards the establishment of Alluring holiday homes in Uttarakhand.

We are born here, lived and grown in the metro cities hence we understand our clients need. These holiday homes will indeed be a tranquil experience of a lifetime. Be a part of the home-away from home.

Our business is expanded in various states; therefore we can also cater your needs with **Land Development, Construction** and the management of their investment returns.



The Project Star Homes

Star Homes is located in the picturesque Mukteshwar Valley, surrounded by iconic tourist attractions, topped with dream like environments. Choicest of plots, one and two bedroom luxurious cottages are just waiting to become your summer home, holiday retreat, private hide out. Well, **Star Homes** is all you can pinch yourself for.



- Limited Number of Plots & Cottages
- Plots with size 120 – 240 sq yard
- 1 bedroom duplex cottage with 750 sqft on 120 sq yard free hold plot
- 2 bedroom duplex cottage with 1150 sqft on 200 sq yard free hold plot
- Wood insulated sloping metal roof. Open Kitchen
- Gated Community

Your Second Home

STAR HOMES

FEATURES

Located at 6000 ft. with excellent weather Snowfall in Winters

Surrounded by highly developed natural vegetation & apple orchards.

Modern, aesthetic and traditional hill design

Green technology based development, energy efficient, water recycling.

Consideration for natural heating and conservation (optional).

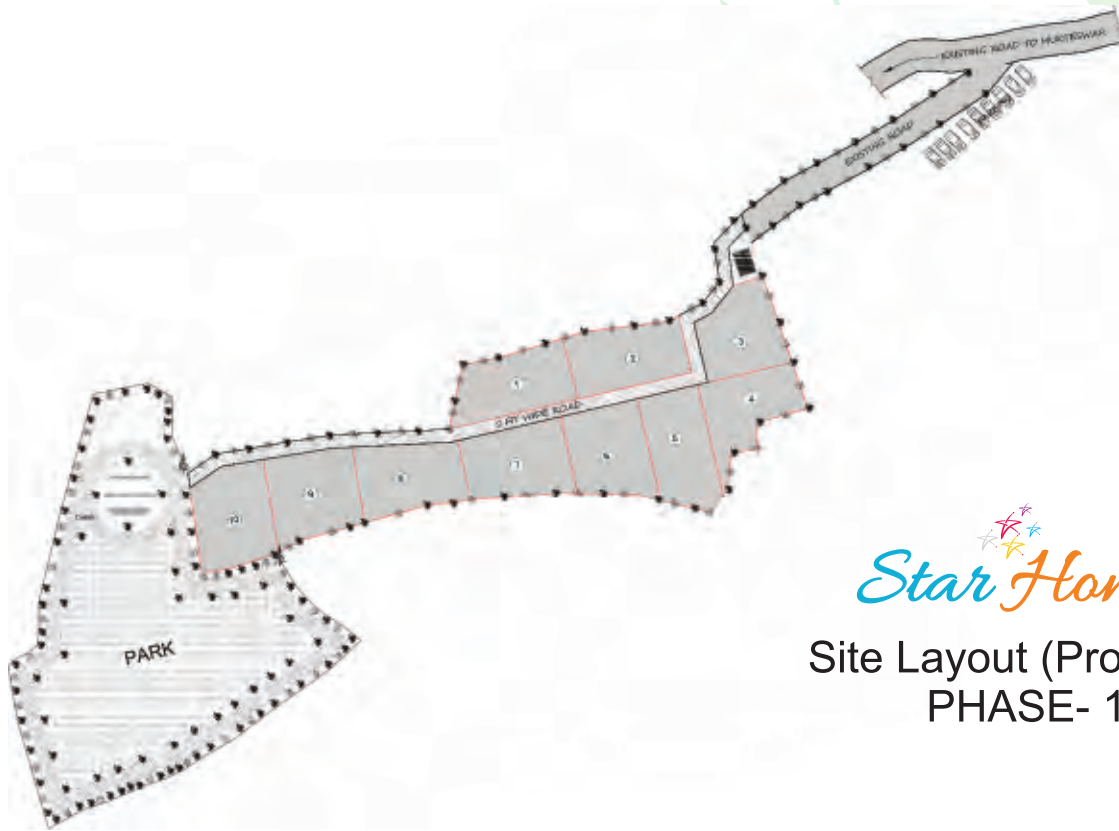
Construction Started



How GREEN is MY ESTATE !

Beyond vast stretches of a natural green carpet, beyond trees, birds, flowers and hills, there is a silent yet ceaseless process of renewal and revival striving at the heart of this paradise.



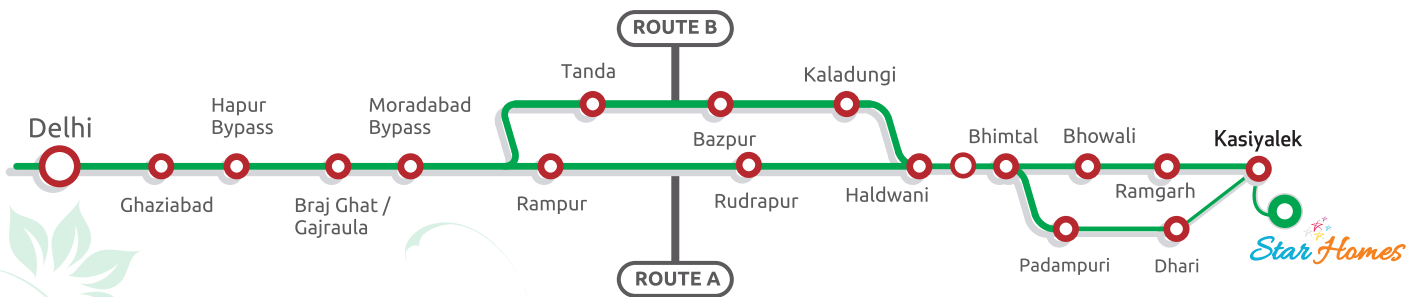


Star Homes

Site Layout (Proposed) PHASE- 1

HOW TO REACH

— Distance from Delhi - 330 km (approx.) • Distance from Railhead Kathgodam - 55 km (approx.) —



Star Homes
Excellent Lifestyle, Beyond Limits

Star Enterprises

Corp. Office : Bye Pass Road, Greater Haldwani,
Nainital (Uttarakhand)-263139

Ph.: +91-7409062926 **Mob.:** +91-9312834751

Email: starhomesltd@gmail.com **Web:** www.starhome.co.in

Disclaimer: All images are an artistic conceptualization & indicative and are not the actual photographs and not the legal offering. No furniture, Landscape, Amenities or accessories show in the visuals are provided in the cottage. The developer/promoter reserves the right to amend layout plans, floor plans, elevations, specifications, amenities and are, if so warranted by the circumstances.



AUTHORISED SALE AND MARKETING PARTNER:-

Mr. Pradeep Mathur

Mathur True Marketing Service

Address : B- 909 Gaur Cascades, Raj Nagar
Extention, Ghaziabad 201001

Mobile : 093128534751, 09312855689

Email id : mathurtms@gmail.com | **Web:** www.mathurtms.in

COTTAGE INTERIORS

LIVING/ DINING	FLOOR	Wooden
	WALL FINISHES	Plastic Emulsion
	CEILING	Oil Bound Distemper/ Wooden wherever required**
	DOORS	Wooden Doors (Accessories in Brass/ SS)
	WINDOWS	Wooden with Glass of Standard Make
BEDROOMS	FLOOR	Wooden
	WALL FINISHES	Plastic Emulsion
	CEILING	<ul style="list-style-type: none"> • Oil Bound Distemper/ Wooden on 1st Floor • Wooden Ceiling in Attic
	DOORS	Wooden Doors (Accessories in Brass/ SS)
	WINDOWS	Wooden with Glass of Standard Make
STAIRCASE (INTERNAL)	FLOOR	Wooden
	WALL FINISHES	<ul style="list-style-type: none"> • Plastic Emulsion • Dados along the length.
	CEILING	Double Height/ Wooden
	WINDOWS	Wooden with Glass of Standard Make

KITCHEN/ UTILITY	FLOOR	Anti Skid Ceramic Tiles
	WALL FINISHES	Ceramic Tiles upto 2 feet above the counter, Plastic Emulsion Paint elsewhere
	CEILING	Oil Bound Distemper
	COUNTER	Polished Granite Counter With SS Sink (Double Bowl with Single Drain Board).
	DOORS	Laminated Flush Doors (Ironmongery / Accessories in Brass/SS)
	WINDOW	Wooden with Glass of Standard Make

BATH ROOMS	FLOOR	Anti Skid Ceramic Tiles
	WALL FINISHES	Ceramic Tiles upto 7 feet height, Plastic Emulsion Paint elsewhere
	CEILING	Oil Bound Distemper
	DOORS	Laminated Flush Doors (Accessories in Brass/SS)
	WINDOWS	Wooden with Glass of Standard Make/ required design
	OTHERS	<ul style="list-style-type: none"> • Shower Enclosure (Master Bedroom) • Mirror

COTTAGE EXTERIORS

ROOF	Wooden truss with metal deck roofing (Nainital/ Ranikhet Pattern Hill Roof with wood insulation)
WALLFINISHES	Weather Resistant Antifungal Paint
RAILING	Wooden
DECK (Living/ Front)	Anti Skid Tiles/ Stone
DECK (Entry-Side)	Green/ Paved

LANDSCAPE FINISHES

ROAD	Concrete Finish/ Concrete Pavers (common areas)*
Garden	Grassing & Tree Plantation* (at extra cost)

GENERAL INFRASTRUCTURE

STRUCTURE	Earthquake Resistant Framed Structure
WATER	24 hr Water Supply
LIGHTENING PROTECTION SYSTEM	Earth Pit and Lightning Arresters
HOT WATER DISTRIBUTION SYSTEM	Geysers Points at Appropriate Locations
ELECTRICAL & COMMUNICATION	Modular Switches, Light Fixtures with Distribution through MCB's (Brand-Havells or Equivalent). Satellite TV (only conduiting)
HEATING	<ul style="list-style-type: none">• Electrical Provisions for Heaters• Fireplace in Living\ Dining area
SERVANT ROOMS	Available on Demand*











03/01/2013
VIEW FROM TOP



03/01/2013
LAND FACING EAST:
OVERLOOKING SOUTH DIRECTION



17/01/2013



17/01/2013
OVERLOOKING NORTH & SLIGHTLY EAST



17/01/2013
APPROACH ROAD CONNECTING MAIN ROAD NORTH SIDE



17/01/2013
VIEW FROM TOP, SOUTHWEST





AUTHORISED SALE AND MARKETING BY:-

Mr. Pradeep Mathur
 Mathur True Marketing Service
 Add : B 909 Gaur Cascades
 Raj nagar extention, Ghaziabad
 Mobile : 093128534751, 09312855689



Email id : mathurtms@gmail.com
 Website : www.mathurtms.in