

SHIMLA

 +91-8586866824

THE FOREST CHALET

A SUPER LUXURY RESIDENTIAL PROJECT

Information Memorandum

July 2021



Live in the woods

- Foreword & Concept Note
- Location with Google Coordinates
- Site Plan

- Super Luxury Experiential Amenities
- Aerial view of the project
- Unique Differentiators
- Fact Sheet
- Salient Features with Amenities
- Layout (3BHK) & Renderings

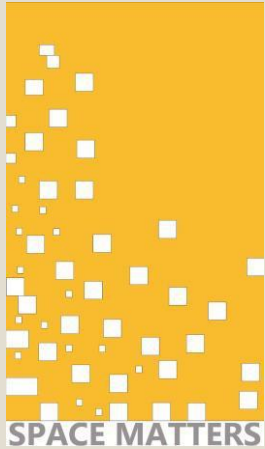
- Projected Price Movement & Stock Release
- Proposed Payment Plan
- Construction Update
- Management Team
- Contact Information





CONCEPT NOTE

Foreword
by the Architect
'Space Matters'



The site context where we are embraced by the tall Cedar(deodar) trees on three sides, is what becomes the pivotal brief for the project.

The project is an attempt to capture the beautiful trees and the forest that caress our balconies, bringing in the sweet smell of fresh air and the scent of pine.

The chalets of the mountains is what inspires the design and will follow a warm minimal aesthetic that is best suited to healthy living.

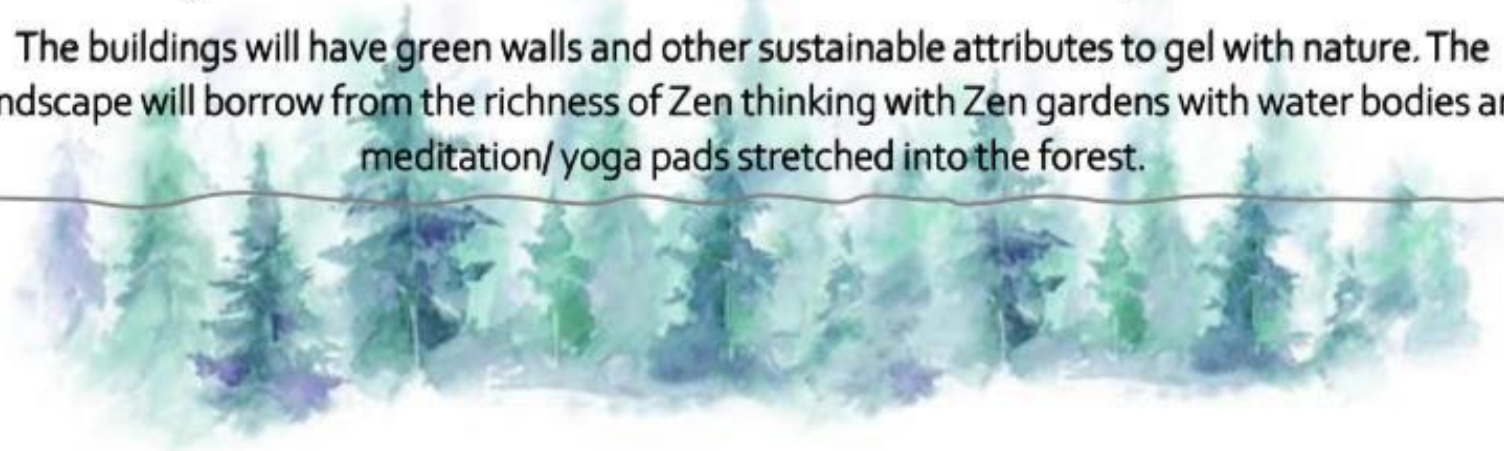
There will be gardens with herbs and greens that you can pick for your morning breakfast. Your walks could extend to the forest where a number of activities will be planned, from mountain biking to mushroom picking.

A campfire at night using low emission fuel, will be a regular community activity. Imagine a small Amphi theatre tucked within the forests, beckoning the hidden musician within you.

All those childhood dreams of having that sloping roofed hut is what TFC beholds. It is our endeavor to give the forest its due and the chalets are a mere backdrop to the forest.

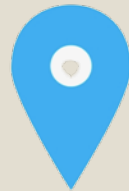
The buildings will have green walls and other sustainable attributes to gel with nature. The landscape will borrow from the richness of Zen thinking with Zen gardens with water bodies and meditation/ yoga pads stretched into the forest.

The
Forest  *Chalet*





LOCATION



<https://goo.gl/maps/pqJCYUWaMvUPmzKg7>



COORDINATE : 31°04'17.4"N 77°10'34.5"E, PANTHAGHATI SHIMLA

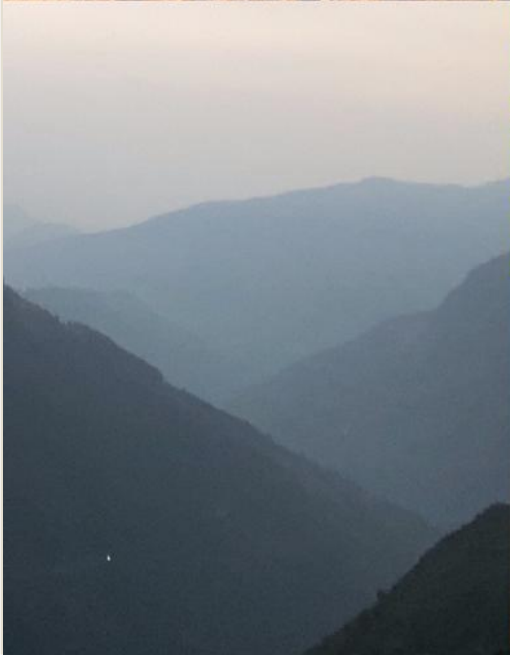




Google Earth

SITE PLAN





EXPERIENCE NATURE

SUPER LUXURY
EXPERIENTIAL AMENITIES



THE
Forest  *Chalet*



Heated Pool



Log House Massage Spa and Sauna



REVIVE YOUR CHI





Forest Viewing, Yoga and Meditation Deck

Forest Trail



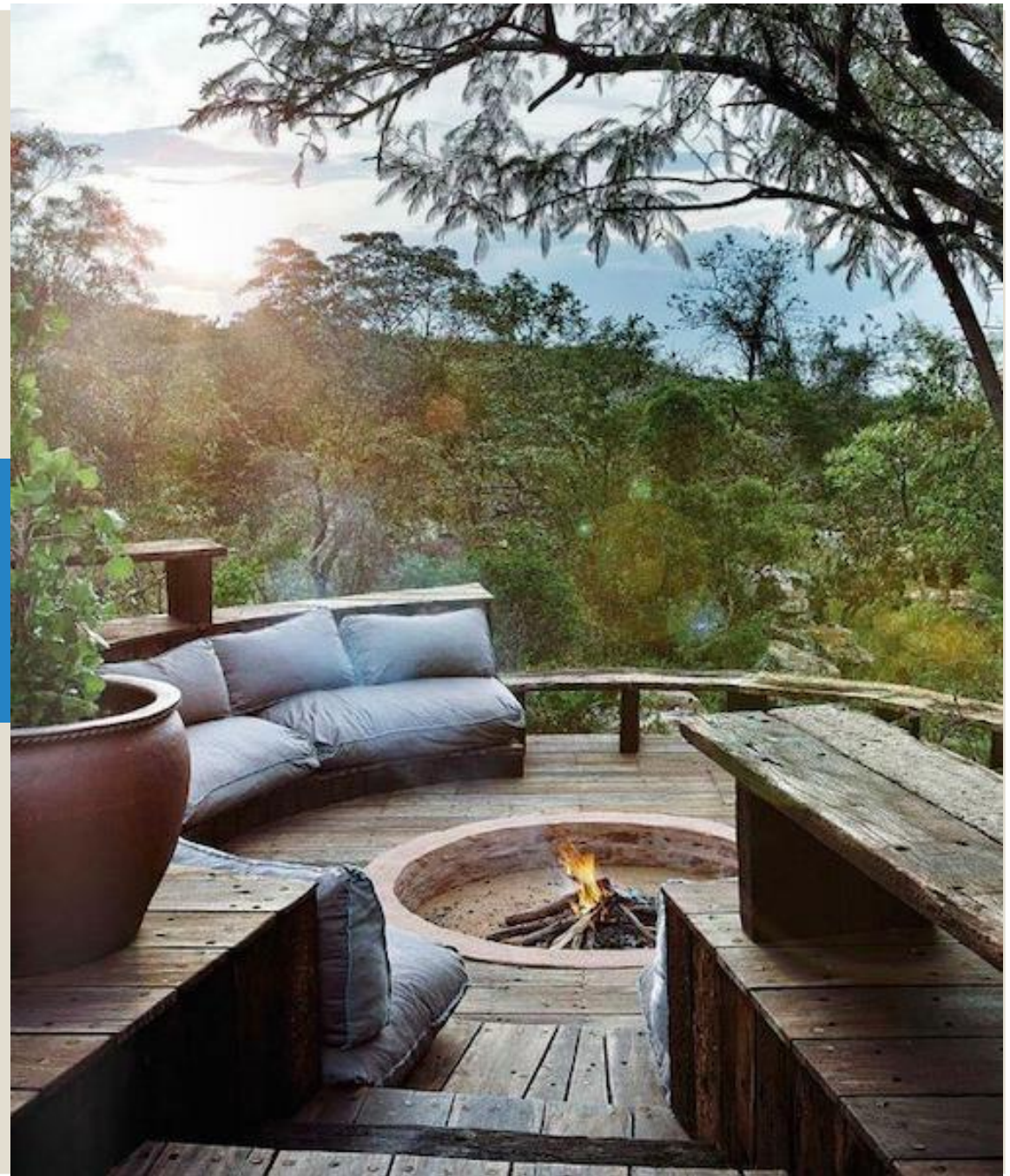


Pet Friendly Trail



Eco-sensitive landscaping with a natural touch

*Community sit-outs
with a natural touch*



Amphitheatre tucked within the forest



Club, Adventure, Tree House and much more



Stay at the tree-house tucked within the forest





Lose track of the time with nature walks

Forest walking trails – lose track of time..



A wooden-framed glass enclosure, possibly a sunroom or a viewing platform, with a view of a dense forest. The structure is made of light-colored wood and has large glass panels. A desk lamp is visible on the left side. The forest outside is lush green with many tall trees.

The nature beckons



BATHE
IN
YOUR FOREST



*Experience nature....
live in the woods*

BE
AT HOME WITH
NATURE



An Easy Decision

Lay back on your couch, or look up from your work desk in your warm apartment to the breathtakingly, magnificent views.

Or take a break from your work schedule and step out to feel the textures of the green earth below your feet.

Work from home or unusual meeting lounges



A modern multi-story brick building with large glass windows and balconies, surrounded by lush greenery. The building features a mix of red brick and dark wood accents, with large glass panels on the balconies and upper floors. The architecture is contemporary, with a focus on natural materials and large windows. The building is set in a lush, green environment with various trees and plants, suggesting a 'live in the woods' theme. The lighting is warm, indicating a sunset or sunrise scene.

*Balance of modern & rustic
Live in the woods...*















UNIQUE
DIFFERENTIATORS

UNIQUE DIFFERENTIATORS

- Located at Panthaghati (Chota Shimla), near Bishop Cotton School & Tenzin Hospital
- Trophy Prime Land Location of Shimla adjoining acres of dense *forest reserve*
- 5 acre land parcel
- Very close and direct access to *new expressway* built between Chandigarh and Shimla
- This expressway shall reduce travel between Chandigarh and Shimla from 4 hours to 2.5 hours

- RERA approved project
- Construction is on full swing since Nov 2020
- Focused on faster delivery

- Family Office Development – 100% Debt Free Company

FACT SHEET

- Forest and Swiss 'Chalet' Theme Residential Project with wide open spaces and Super Luxury Amenities at prime location of Chota Shimla, ahead of Bishop Cotton School & Tenzin Hospital.
- Stilt +4 Floors Structure (wherein top floor being a two level penthouse)
- 84 units of 3 BHK
- 28 units Penthouses (3 rooms on lower level & big loft +terrace on upper level)
- Covered Parking at the stilt level
- Lift, Power Back-up
- Gated, secured living with CCTV
- Banks, Super market, Medical Facilities in the close vicinity

SALIENT FEATURES WITH
AMENITIES

SALIENT FEATURES

- IIT certified earthquake resistant structure
- Thermal insulated external brickwork and roof
- Maximized forest view glazing, for uninterrupted views and ingress of sun
 - Flexible layouts, allowing for interior changes
 - Heated flooring in all areas, including washrooms
 - Towel heating provision
- State of the art internet connectivity to facilitate WFH environment
- Pressurized water supply, with water softening plant
- STP and waste management protocols for water recycling, to minimize impact on nature
- Smart home features for safety and security, including cloud based home surveillance
 - Electric Vehicular charging points & Car Wash

AMENITIES

- Club House with log house barn-like ambience
- Heated Outdoor Onsen Swimming Pool, Spa, Health Center, Gym and Salon
 - An In-house Medical Facility
- Large Community Dining Hall, Billiards Room, Coffee Room, and Bridge Room
 - Business Center, E-Library, and Reading Room
 - Kids Playroom, Craft Center, Pet Care Center
 - In-house Infirmary
 - Amphitheatre tucked within the forest
- Forest Sky Walks, Night campfires, Tree-House Lounge
 - Dedicated Concierge per block
 - Centralized Laundry, Gas Banks and IGL
 - 100% Power Backup and adequate Water Supply
- Fully Trained Maintenance and Housekeeping Staff on call, with dedicated staff quarters

DINE
WITH US



RELAX
AT HOME



OFFERING

**3 BHK Simplex Apartments
& Duplex Penthouses**

Apartment Block Lobby









TFC Penthouse





Sunroof
at Penthouse
Terrace



3 BHK LAYOUT

Proposed Payment Plan

Construction Linked Payment Plan	Payment
On Immediate Basis	10 Lacs
Within 30 days Completion of 10% Booking Amount and Signing Builder Buyer Agreement	10%
Within 3 months from the date of Booking	20%
Upon Ground Floor Slab Casting	10%
Upon First Floor Slab Casting	10%
Upon Second Floor Slab Casting	10%
Upon Third Floor Slab Casting	10%
On Handing over the apartment to the Buyer for Furnishing and Fitments	25%
On Sale Deed / Registration (by the buyer)	5%

Staggered Payment Plan	Payment
On Immediate Basis	10 Lacs
Within 30 days Completion of 10% Booking Amount and Signing Builder Buyer Agreement	10%
Within 3 months from the date of Booking	10%
Super Structure (upon completion of Third Floor Slab Casting)	30%
On Handing over the apartment to the Buyer for Furnishing and Fitments	45%
On Sale Deed / Registration (by the buyer)	5%

All Payments deposited in RERA Escrow A/c.

NOV 2020 CONSTRUCTION STARTED



**The Fortnightly
Construction Update
Reports**
are generated by
Professional Project
Management Company
(PMC)

SNOWFALL AT TFC SITE ~ DEC 2020 & JAN 2021



LATEST CONSTRUCTION UPDATE

(2 to 17 March 2021)

Block-K



RCC band casting of retaining wall

Block-K



Stone work of retaining wall

Block-K



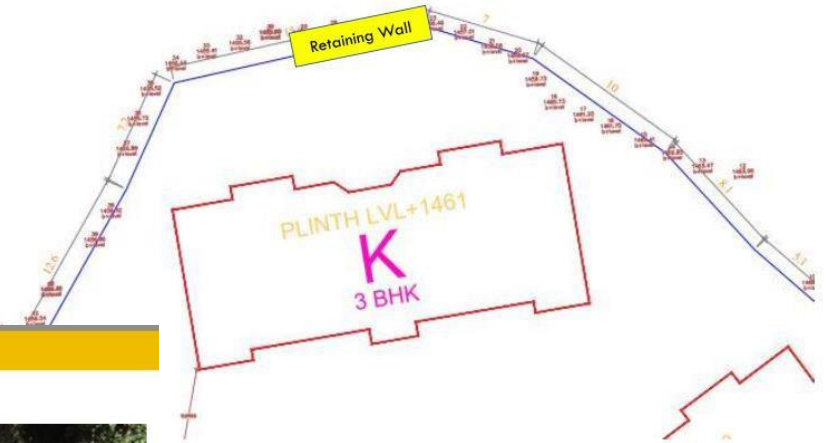
1:3:6 concrete filling in voids

LATEST CONSTRUCTION UPDATE (end of March 2021)

Block-K



Block-K



Retaining wall in front of Block K

Block-C



Stone work & rcc band of retaining wall in front of block C

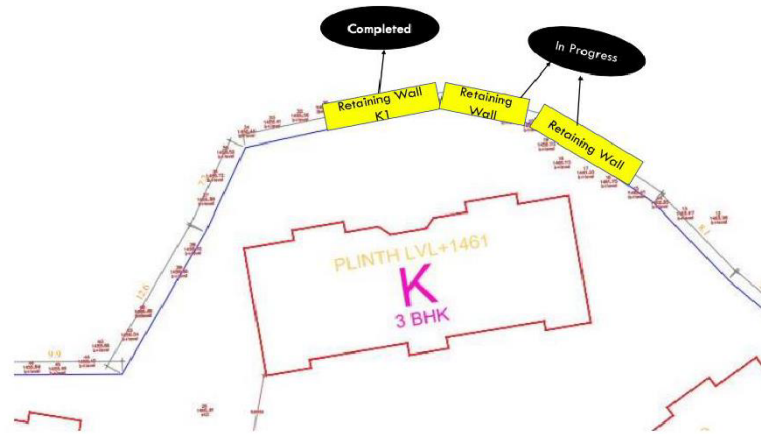
LATEST CONSTRUCTION UPDATE (Apr 2021)

Block-K



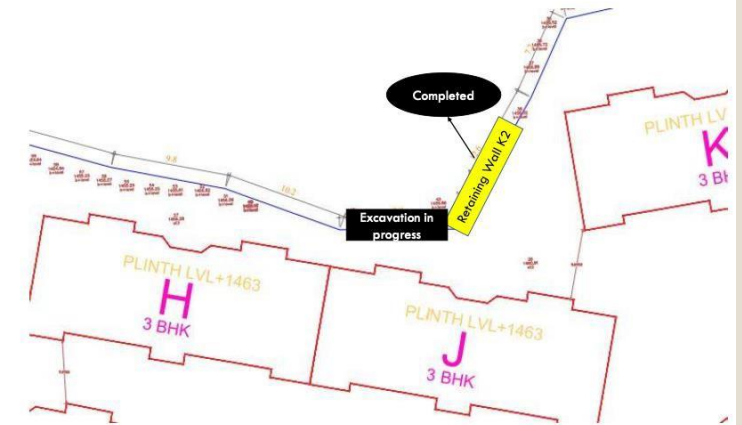
Binding of reinforcement of RCC Band

Block-K



Retaining wall in front of Block K

Block-J-K



Retaining wall in front of Block J-K



Retaining wall K2 in front of Block J-K



Manual excavation for Retaining wall in front of Block J-K



Reinforcement binding work for RCC Band of Retaining Wall



LATEST CONSTRUCTION UPDATE (June 2021)

Block-B



Site visit of RERA Chairman at The Forest Chalet on 21/06/2021

LATEST CONSTRUCTION UPDATE (June 2021)

Block-B



Formwork of Block B ground floor is in progress

Block-B



Formwork of Block B ground floor is in progress

Block-K



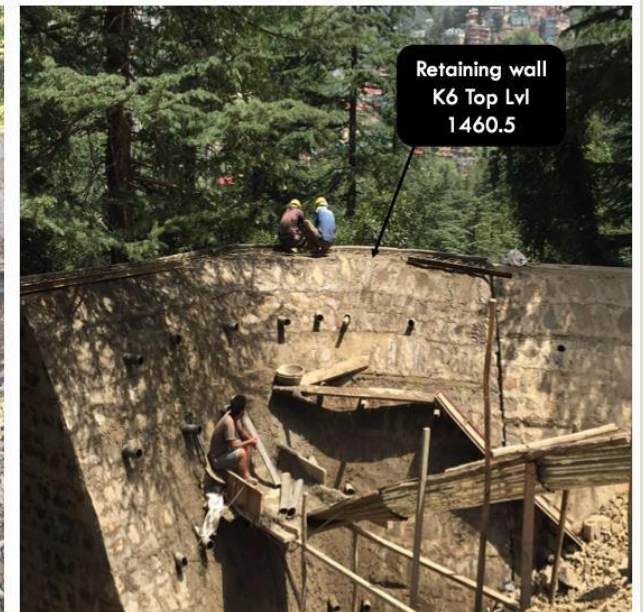
Retaining Wall K6 work is in progress



SPACE MATTERS | TIME POKHARI UTARAI



Retaining Wall K6 Completed



ABOUT THE COMPANY AND MANAGEMENT

- Greatwall Infrastructure Pvt. Ltd. is a development company which owns land banks across North India. The company owns a mall and hotel in Punjab both 100% proprietary assets.
- The company envisages to develop land holdings in hill regions, and execute thematic projects with special interest for second / holiday homes.
- The current net worth of the company and its promoters via land banks and asset holdings is in the excess of INR 1000 cr.
- The Senior Management comes from a corporate background, with over 200+ man years of experience.
- Each member of the Senior Management team is a specialist and comes with subject matter expertise; and proven track record.
- The team works with ethics and integrity, in the best interest of shareholders / buyers / investors and clearly knows what not to do.
- Our vision is to continue to work as a development management company (DMC) and not a builder-developer company.

Your New Home Awaits



A dense forest of tall, thin trees with vibrant green foliage, viewed from an elevated perspective. The trees are closely packed, and the ground is covered in lush green undergrowth. The overall scene is a lush, green woodland.

Live in the woods

We look forward to welcoming your family and you at your dream vacation home ~The Forest Chalet



For more details and site visit contact:

 +91-8586866824



C.28-29 Qutub Institutional Area, New Delhi 110016 (India)