

The Vasudera Hills

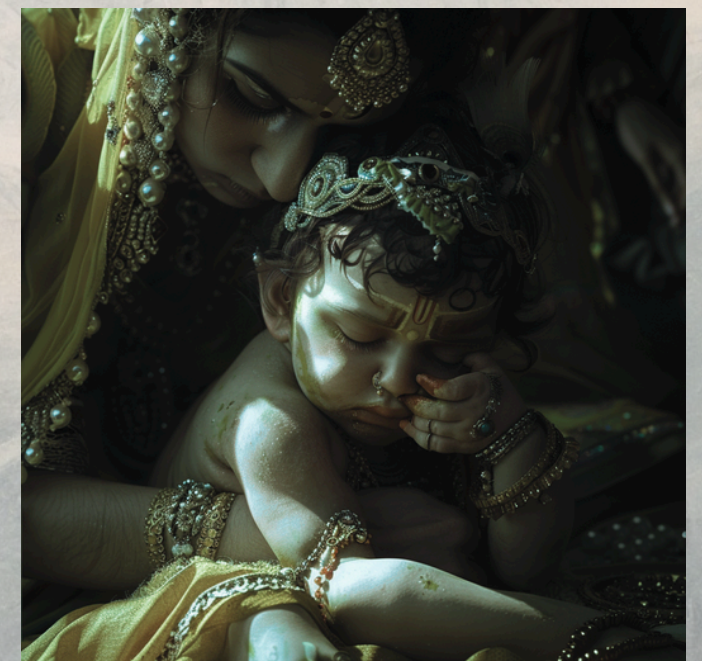
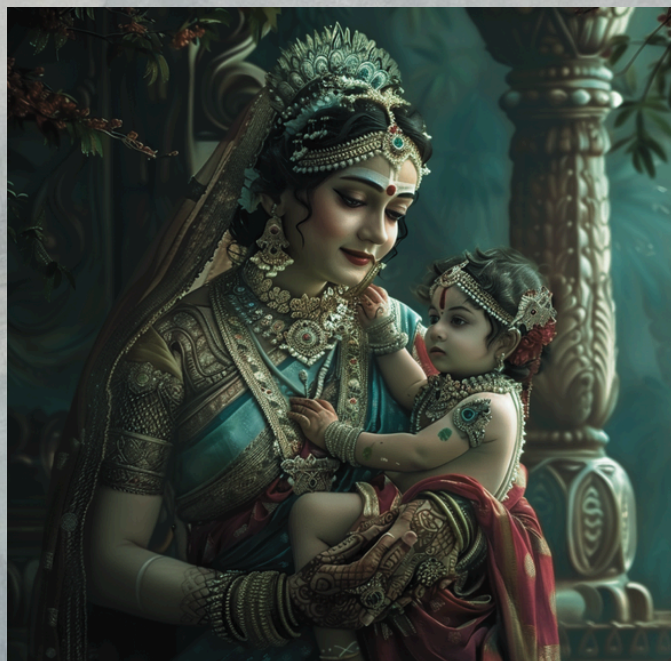




"A book is a dream that you hold in your hands." – Neil Gaiman

Project Philosophy

The union of two supreme powers, Lord Shiva and Lord Krishna, created a divine harmony that resonates through the lush landscape and tranquil valley.



Upon Lord Shiva's arrival at Maa Yashoda's doorstep to meet Lord Krishna, he was denied entry by Yashoda out of concern that his appearance might scare the baby Krishna.

Feeling disheartened for not being able to see the Supreme Lord, Shiva decided to depart and patiently await nearby.

Realizing that Lord Shiva had departed, the infant Lord Krishna began crying, signaling his unfulfilled desire. The village elders persuaded Maa Yashoda to call back the visitor she had previously turned away.

In a moment of pure bliss, Lord Shiva's wish is fulfilled as he gazes upon baby Krishna, embracing him tenderly in his arms. This unfolds a spectacle of unparalleled beauty that will be cherished for eternity.



The
Vasudeva
Hills

A splendid second sanctuary nestled in the mountains.



A shimmering infinity pool offering breathtaking vistas of the valley and cityscape.



The exaltation of an opulent villa.



The night reveals enchanting magic as villas shimmer like jewels against the darkness, each light telling stories of warmth, dreams, and vibrant life.

Project Highlights

MEDITATION AREA

LIBRARY

"KRISHNA VILLA" - A1 / SIZE - 4500sq.ft.
PLOT SIZE - 359 SQ.YRD. / 300 SQ.MTR.

"NAND VILLA" - A2 / SIZE - 4500sq.ft.
PLOT SIZE - 359 SQ.YRD. / 300 SQ.MTR.

"MADHAVA VILLA" - A3 / SIZE - 5400sq.ft.
PLOT SIZE - 359 SQ.YRD. / 300 SQ.MTR.

BONFIRE AREA

"DEVKI VILLA" - A4 / SIZE - 3200sq.ft.
PLOT SIZE - 300 SQ.YRD. / 250 SQ.MTR.

"YASHODA VILLA" - A5 / SIZE - 3200sq.ft.
PLOT SIZE - 300 SQ.YRD. / 250 SQ.MTR.

KIDS PLAY AREA

ARTIFICIAL
WATERFALL
GAZIBO

SHIVA IDOL

INFINITY POOL / BAR

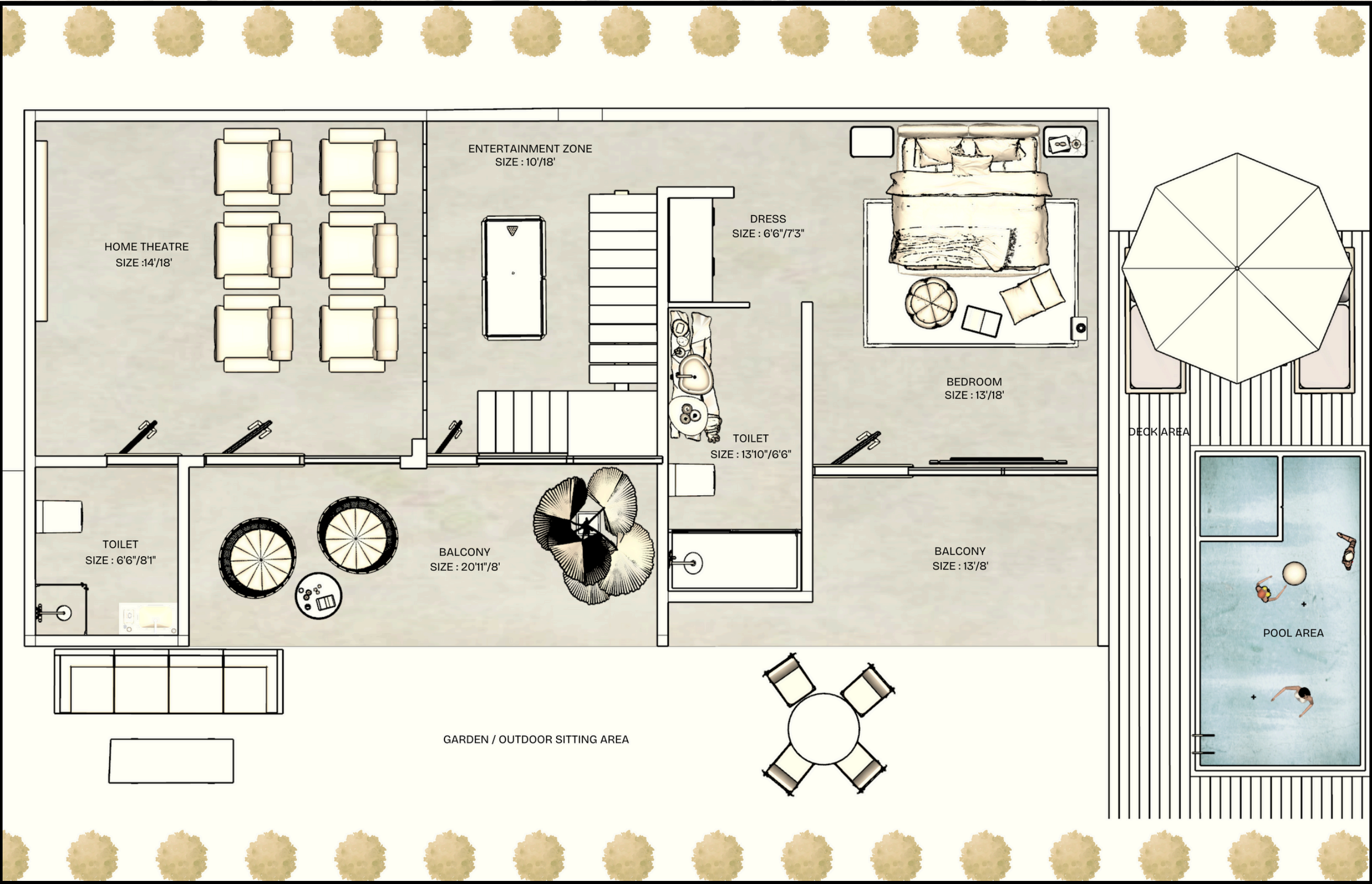
PARKING/
GOLF CART STATION

ENTRANCE



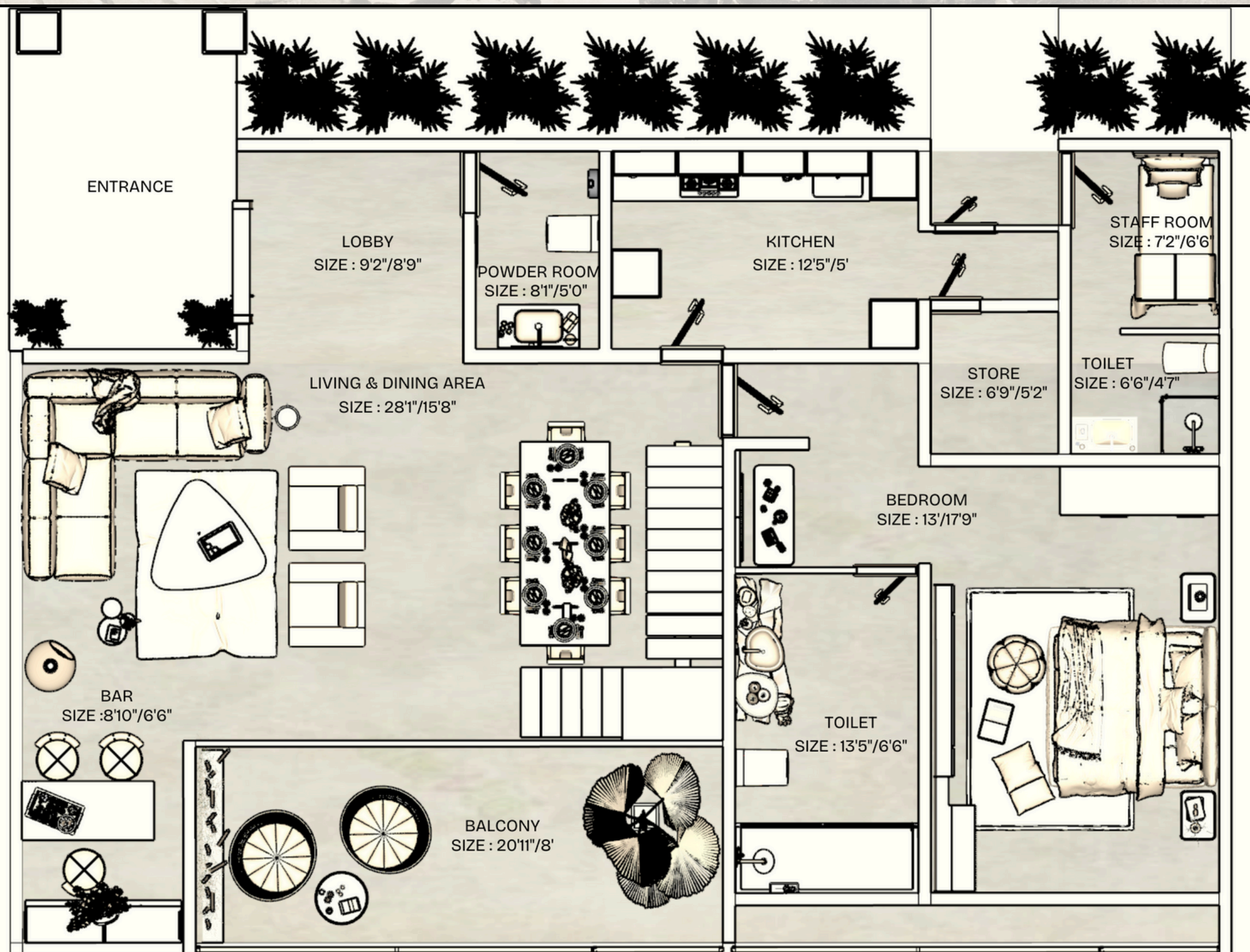
Layout - A2

AREA : 4500 sq.ft.

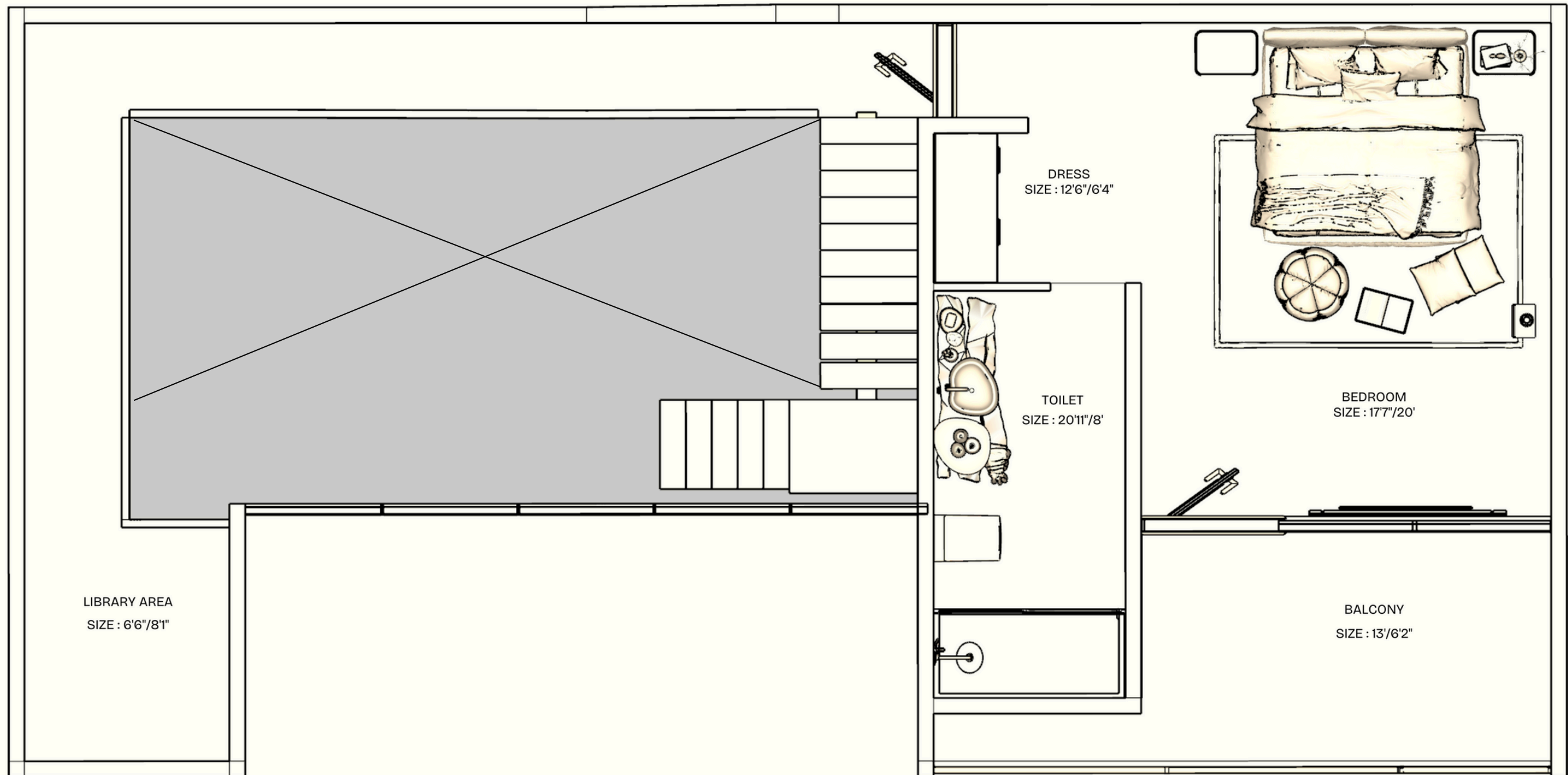


3BHK + HOME THEATRE + STAFF ROOM

Lower Ground Floor



Ground Floor



First Floor



Where conversations flow and memories are made.





From plate to heart, the journey of sharing starts.





Embrace the cozy vibes of your dreamy bedroom.



There's something about the water – that solitary kind of peaceful feeling.



Happiness is homemade and it starts in the kitchen.



Amritvana

Pamper yourself in a delightful way to nurture both body and mind.

A whimsical outdoor play area at dusk. In the center, a large tree is transformed into a play structure with a wooden treehouse and a ladder. A stone staircase leads up from the foreground towards the tree. The ground is covered with grass and scattered yellow flowers. Several children and adults are present: a child in a yellow dress stands near the treehouse, a child in a blue shirt sits on a log, a woman in a pink top pushes a stroller, and a man in a blue shirt walks with a child in a pink dress. The background features a dense forest of evergreen trees under a sky with soft, colorful clouds. A modern house with a dark roof and stone accents is visible on the right, partially covered by a large ivy-covered wall. A low stone wall separates the play area from a paved path in the foreground.

Rabbits Grove

A whimsical realm for youthful adventurers.

The image depicts a sophisticated library or study. The room features a high, vaulted ceiling with horizontal wooden slats. Large windows on the left side offer a view of a landscape with trees and a sunset. The walls are lined with dark wood bookshelves filled with books. A large, brown leather sofa is positioned in the foreground, facing the bookshelves. A round glass coffee table with books on it sits in front of the sofa. A tall, modern floor lamp with a circular shade stands near the sofa. A wooden ladder is leaning against the bookshelves on the right. The overall atmosphere is warm and intellectual.

Tagore Library

A place where imagination can soar and minds can wander freely.



Tapas

In the sacred realm where body and spirit entwine.

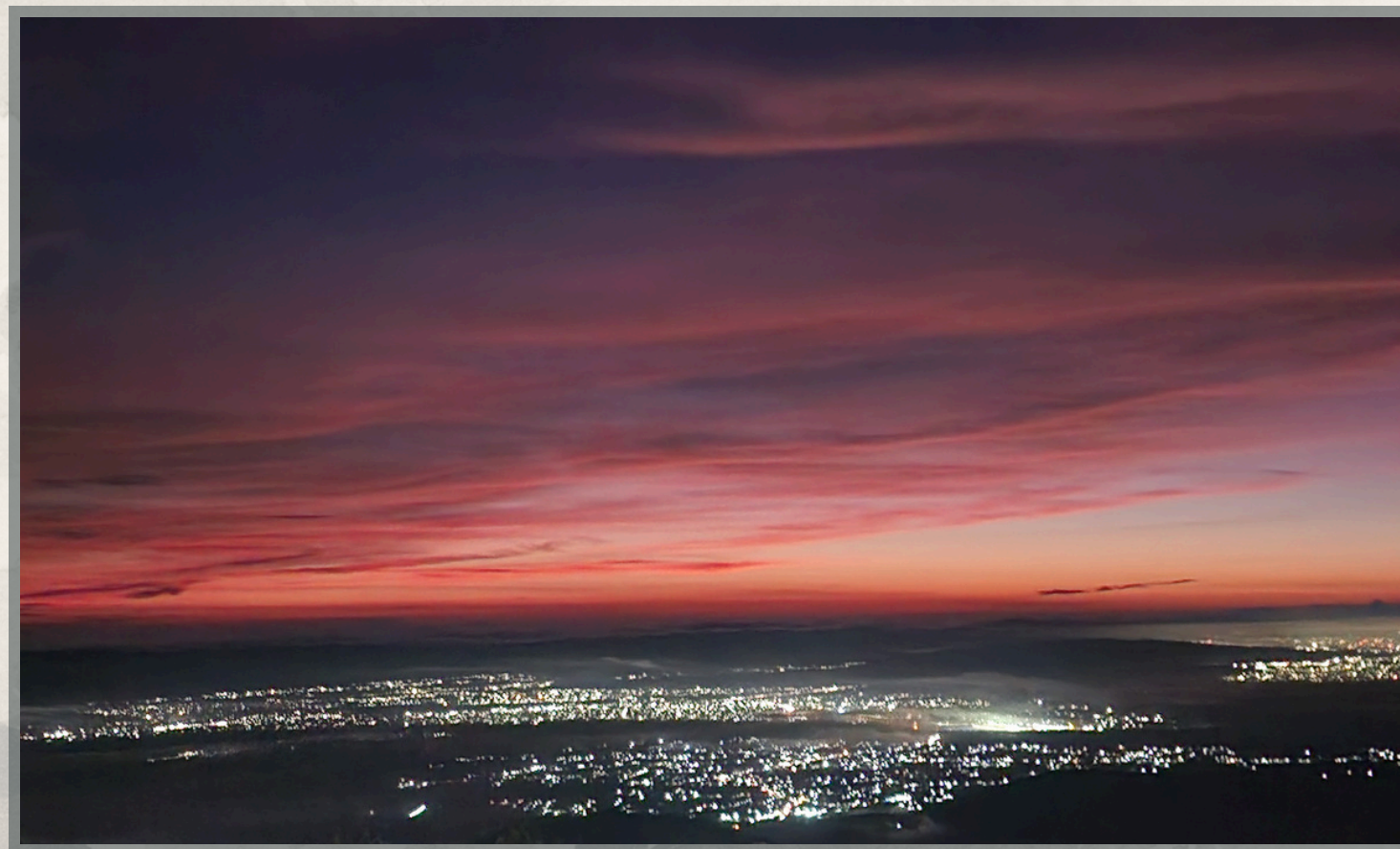


Wind

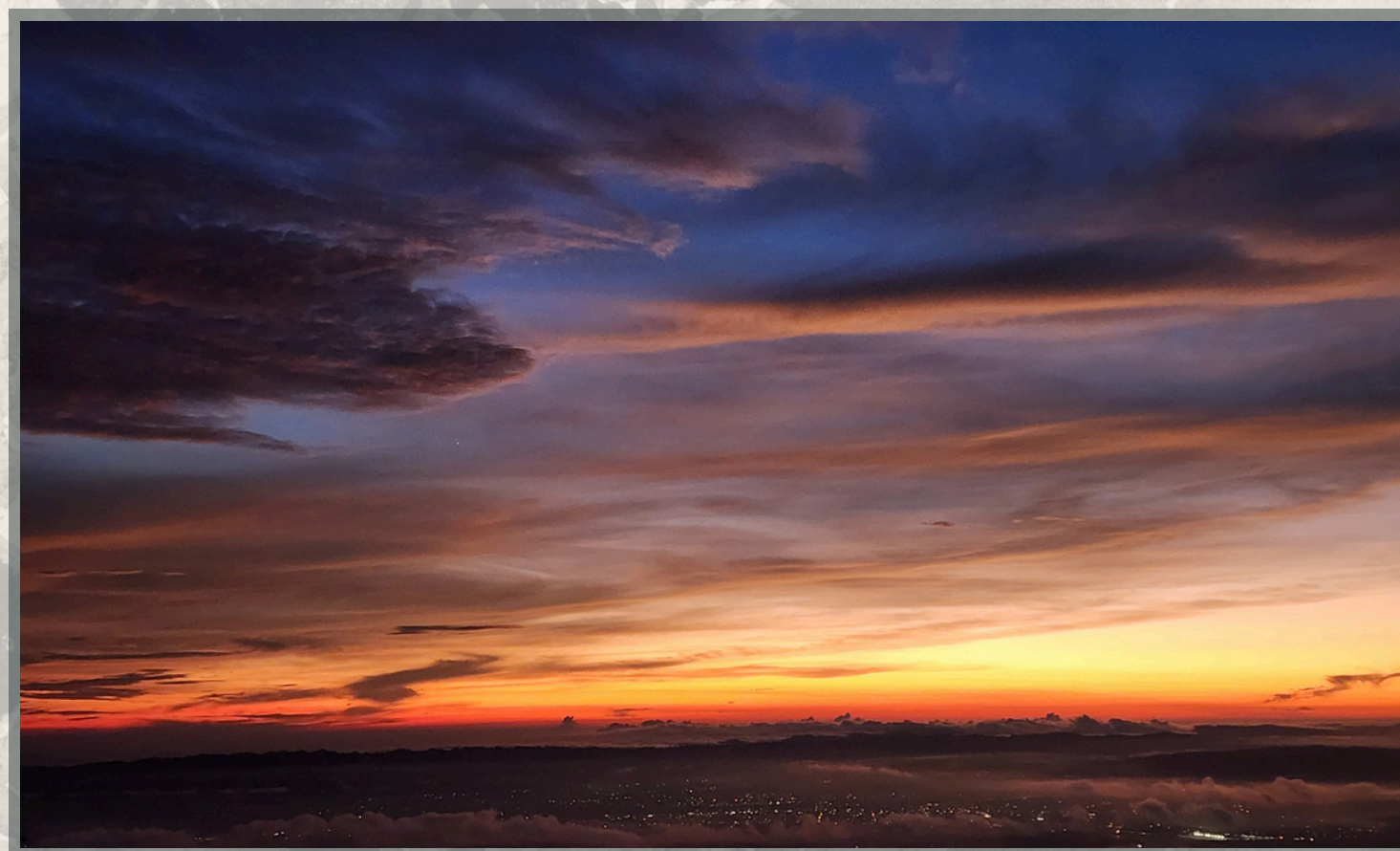
Where worries melted away with the warmth of the fire and the joy of good company.



Day View



Evening View



Price List

Villa	Villa Size	*Villa BSP Per sq.ft.	Villa BSP (INR.)
A2 : Nand Villa	4500 sq. ft.	22000	9.90 CR.
A3 : Madhava Villa	5400 sq. ft.	22000	11.88 CR.

Project Development Charges 1000/- per sq. ft.

Power Back-Up INR. 50000 per KVA.

GST & Govt. Charges as applicable.

***Villa Prices are subject to change at the sole discretion of the Company without any prior information.**

Payment Plan

VILLA A2	
Booking	10%
Within 30 days of date of booking	10%
Within 60 days of date of booking	30%
Within 90 days of date of booking	30%
Finishing Work	10%
On offer of Possession	10%

VILLA A3	
Booking	10%
Within 30 days of date of booking	10%
Within 60 days of date of booking	10%
On Excavation	10%
Roof of Ground Floor	10%
Roof of First Floor	10%
Full Structure	10%
Finishing Work	10%
Interiors	10%
On offer of Possession	10%

* 50% of the extra charges will be levied once 50% of BSP is paid and rest 50% will be levied at the time of offer of possession.

Inventory Update

Villa	Status	Buyer Location	Buyer Profile
A1 : Krishna Villa	Sold	Mumbai	CEO, Shipping Company
A2 : Nand Villa	Available	N/A	N/A
A3 : Madhava Villa	Available	N/A	N/A
B1 : Devki Villa	Sold	Hyderabad	Executive Chairman, Rail Infra Company
B2 : Yashoda Villa	Sold	Hyderabad	

Villa B1 & B2 are now converted into a single unit, as per buyer customization request.

Villa Specification

Living | Dining Space

Interiors

All Furniture, Fittings and Furnishings in Living Room including Sofa, Dining Tables and Chairs, Side Cabinets, TV Cabinets, Mirrors, Artefacts, Wall Hangings, Carpets, Paintings, Lampshades in all Rooms, Chandeliers as applicable, same as Loaded Villa.

Walls

Walls Acrylic Emulsion Paint over filling coat.

Ceiling

Ceiling Acrylic Emulsion Paint over filling coat

Bed Rooms

Interiors

All Furniture, Fittings and Furnishings in all Bedrooms including Beds and Bedside Tables, Chairs/ Sitting arrangements in Bedrooms(as per designs if specific bedroom), Bedcovers, Bedsheets, Pillows, Cushions along with all upholstery, Full size cabinets for clothes & other items in all Bedrooms, Cabinets, Mirrors, Artefacts, Wall Hangings, Carpets, Paintings, Lampshades in all Rooms, chandeliers as applicable as in Loaded Villa.

Walls

Acrylic Emulsion Paint.

Ceiling

Acrylic Emulsion Paint.

Wood work

As per design (in loaded Villas) *

POP

Cornice & Mouldings in all Rooms.

Balcony

Interiors All Furniture, Fittings including Illumination Lights as applicable as in Loaded Villa.

Walls & Ceiling Acrylic Emulsion / Textured Paint.

Bathrooms

Fitting / Fixtures Bathroom fittings of First Grade (Brand Jaquar or similar), renowned worldwide for its technical excellence and longevity with lifetime maintenance free performance.

Shower Shower Cubicle in bath.

Kitchen

Fitting / Fixtures CP Fitting of First Grade (Brand Jaquar or Similar), Double Bowl Sink, Kitchen Chimney of First Grade.

Woodwork Modular Kitchen * (Loaded Villa) *

Gas Piped gas with meters or gas cylinder whichever is available at the time.

Electricals

Interiors

Premium Modular switches with Copper Wiring Dimmer switches for light and fans with Ceiling fans in all rooms including kitchen .

Plumbing

Plumbing

Hot and Cold Water supply inside the Bathrooms and Kitchen

Appliances

Appliances

Air Conditioners (centralised) of adequate capacity and in all Rooms except Kitchen and Toilet, Plasma TV , Refrigerator, Dish Washer , Washing Machine, Micro Oven , Kitchen Exhaust , RO water purifier, Geysers and all other electrical appliances of First Grade as per Loaded Villa

Furniture

FURNITURE
FITTINGS
FURNISHING

All Furniture, Fittings and Furnishings in Living Room and all Bedrooms including Sofa, Dining Tables and Chairs, Side Cabinets, TV Cabinets, Beds and Bedside Tables, Bedcovers, Bed sheets, Pillows, Cushions along with all upholstery, Full size cabinets for Clothes & other items in all Bedrooms, Cabinets, Mirrors, Artefacts, Wall Hangings, Carpets, Paintings, Wall Lamp and Lampshades in all Rooms, Chandeliers as applicable for Loaded Villa.



Time pauses as you soak in the peace of nature and in each other's presence.



Luxury Kapoor Hills

Narendra Nagar, Rishikesh, Uttarakhand