



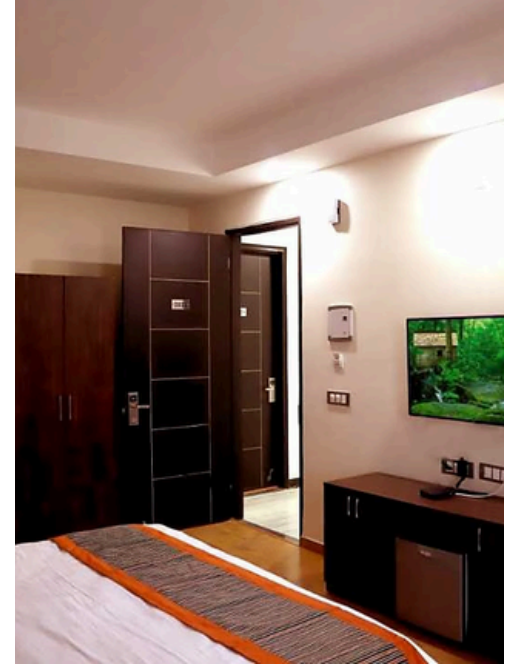
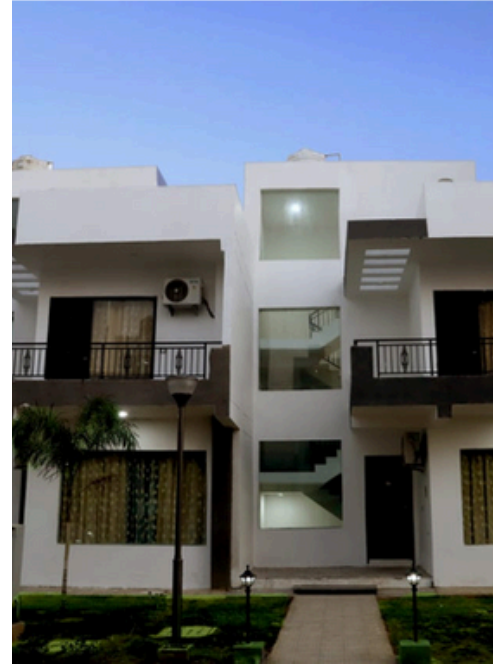
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COUNTRY  
HOMES  
MUKTESHWAR



*studios & cottages in the lap of nature...*

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## *Celebrating the success of* Country Inn, Vrindavan

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Country Homes, Vrindavan, in partnership with the esteemed Country Inn Hotels & Resorts, proudly presents a luxurious 4-star resort under the Sale & Leaseback model, ensuring exceptional returns and a sound investment.

Experience premier dining with renowned franchises like Sagar Ratna, Moti Mahal, US Pizza, and Barista, all within an elegant and unmatched setting.



# *Exquisite* — Idea

In the vibrant mosaic of modern Indian cities, a myriad of challenges threatens to overshadow the allure of urban living. From the looming specter of global warming to the pervasive veil of pollution and the relentless march of population growth, a growing segment of society seeks respite amidst the chaos.

Enter the elite, individuals whose desires extend beyond mere shelter. They yearn for a retreat, a haven where luxury and tranquility merge seamlessly. This isn't just about escaping the hustle and bustle of city life; it's about creating a sanctuary where refinement and peace elevate existence to new levels of elegance and grace.

It's a vision of harmonious living, where every detail is crafted to indulge the senses and nourish the soul, offering a respite from the clamor of the urban jungle.



# *Desired* — Concept

Introducing Country Homes, an exquisite luxury resort and haven in the heart of Mukteshwar at Sunderkhal, Dhanachuli. Our eco-friendly gated community features Exclusive Residences - Studios & Cottages, seamlessly blending luxury living with nature.

Amidst the chaos of the modern world, we offer a sanctuary where you can reconnect with the splendor of nature. Whether you seek a periodic vacation retreat, a future holiday home, or a promising investment, Country Homes promises to elevate your experience.

Our goal is simple yet profound: to bring joy to your life, rejuvenate your senses, immerse yourself in enriching experiences, embrace holistic healing, and indulge you in world-class hospitality.





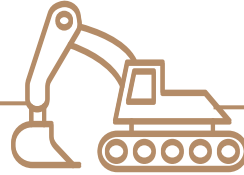
# *Unique* Sale & Leaseback Model

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## Invest & Own Your Unit Choice

Clients can own charming Studios & Cottages with the option for immediate registry, ensuring instant property ownership.



## Construction & Possession

We commit to constructing and delivering possession of the property within 15 months, contingent upon the chosen unit option and location.



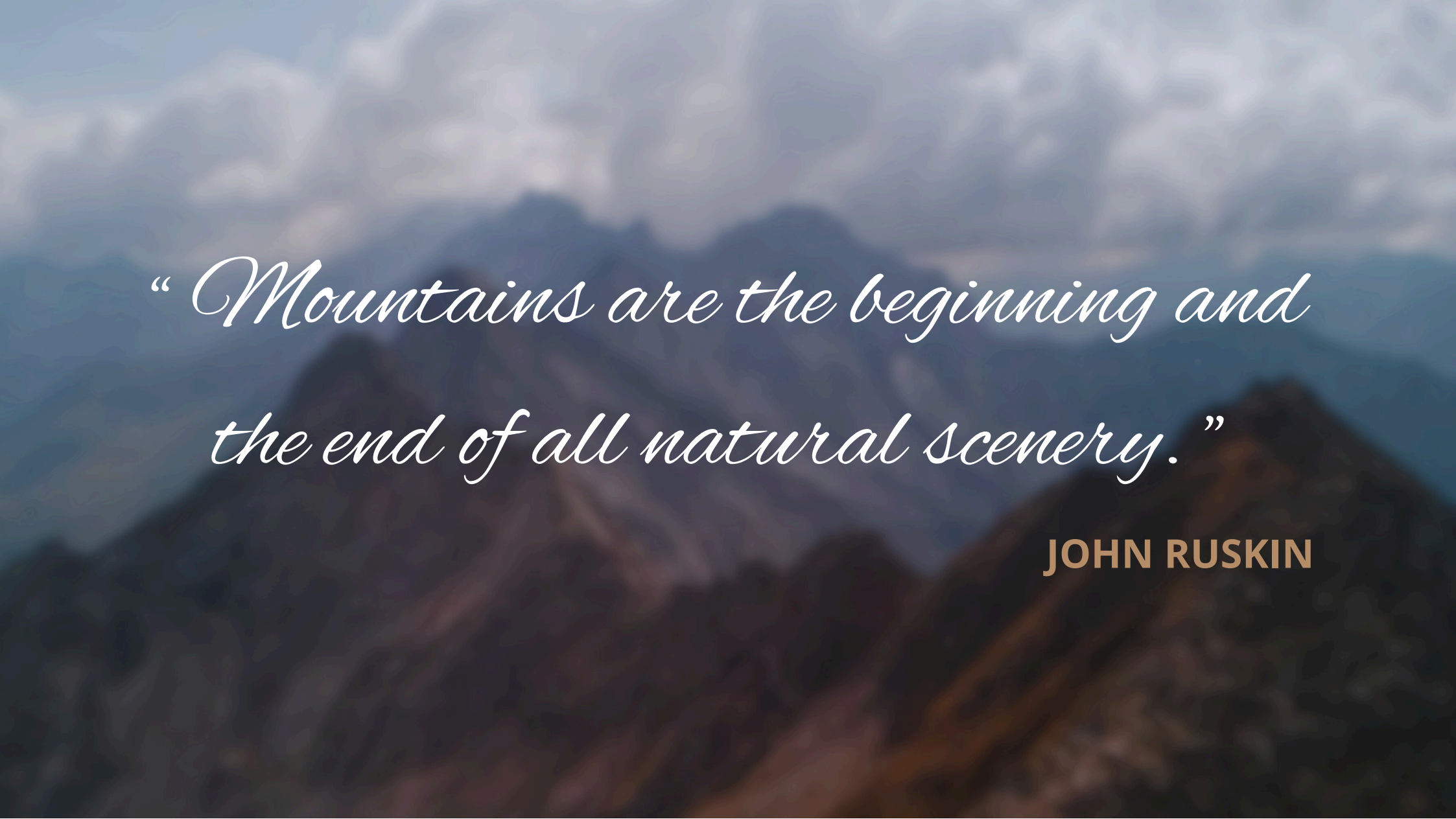
## Leaseback & 4 - Star Resort Transition

Operating as a 4-star resort, customers are provided with a 30% revenue share model (with M.G.), post-possession, providing high returns.



## Capital Appreciation & Exponential Growth

Experience high capital gains and witness your property value soar.



*“Mountains are the beginning and  
the end of all natural scenery.”*

**JOHN RUSKIN**

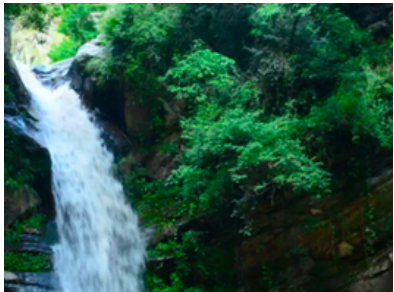




## *Mini Europe in India:* — Mukteshwar

Dhanachuli, reminiscent of a mini Europe, is a picturesque gem nestled amidst rolling hills and fragrant deodars. It offers serene elegance with seasonal snowfall and breathtaking views of the snow-capped Himalayan peaks.

Known as the Fruit Bowl of Uttarakhand, its abundant fruit harvests enhance its exquisite charm.

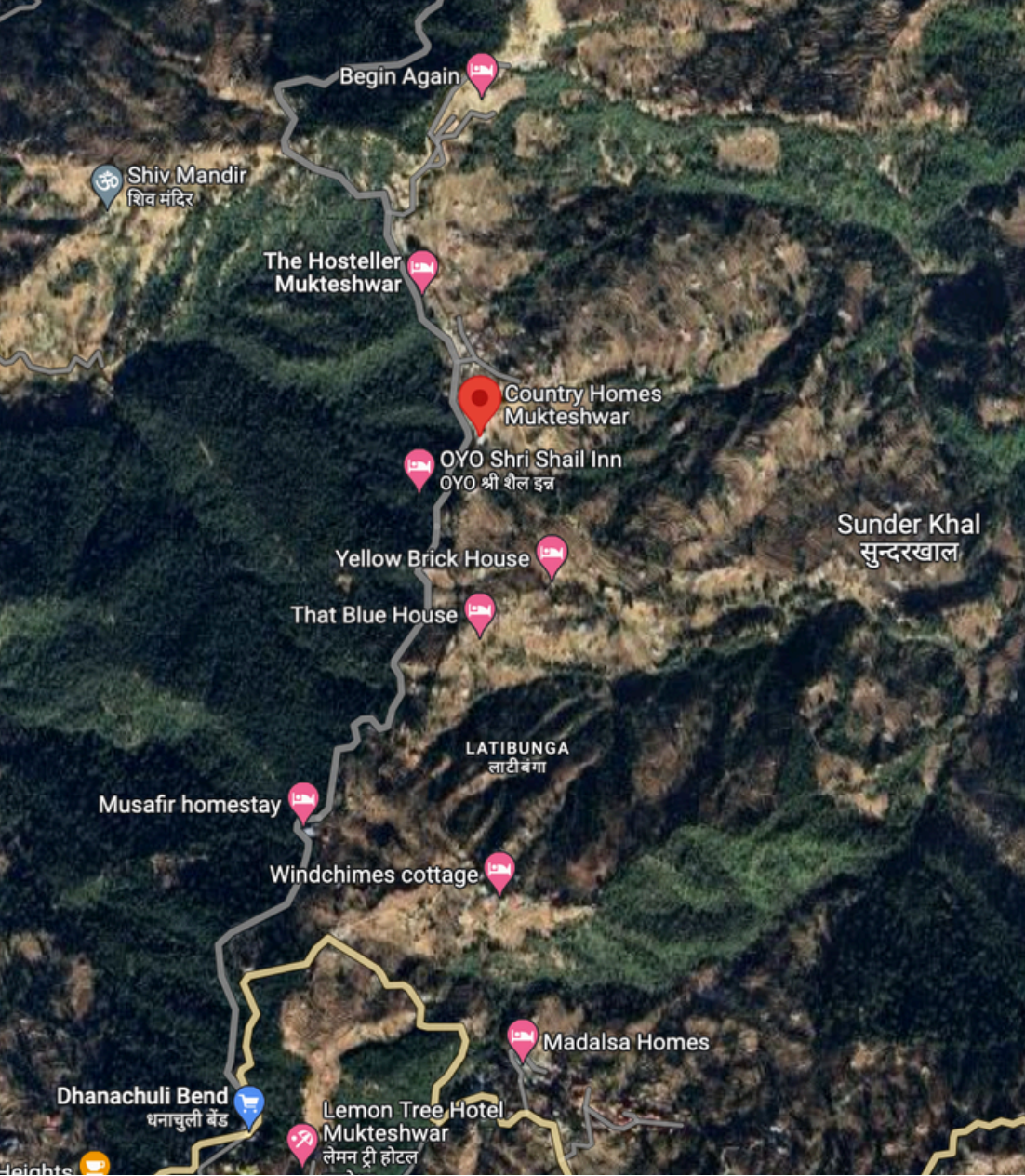


# Majestic — Destination

In the realm of opulence, Mukteshwar stands supreme. Amidst cascading waterfalls and picturesque bike trails, this luxury destination boasts majestic snowfall and revered spiritual sanctuaries like the Neem Karoli Baba Ashram.

Celebrities and government dignitaries alike are drawn by its allure, adding an extra layer of prestige. Mukteshwar is not just an investment; it's a statement of elegance and exclusivity, unmatched in its grandeur.





# Prime — Location

Country Homes is nestled in the heart of Dhanachuli, Mukteshwar, in the enchanting Sunderkhal region. This exquisite location offers a rare blend of natural splendor and modern accessibility. To one side, experience the lush greenery and serene valley views, while to the other, behold the pristine vistas of the Himalayas. This unique positioning ensures that every moment spent here is surrounded by breathtaking beauty and tranquility.

Situated on the prime Bhatelia-Dhanachuli-Bhimtal highway, Country Homes boasts unparalleled connectivity. Major spots like the charming Dhanachuli Bend are just 5 minutes away, and other sought-after tourist destinations are effortlessly reached via this main road. The seamless accessibility enhances the appeal of this luxurious retreat, making it the perfect sanctuary for those who seek both elegance and convenience.

**Google Maps' Location**

<https://maps.app.goo.gl/dLTHmZPRJTLom8k8A>



# Seamless — Connectivity



## DELHI

326 kms or 7 Hours by Road



## KAINCHI DHAM

39 kms or 42 Minutes By Road



## BHIMTAL

30 kms or 1 Hour by Road



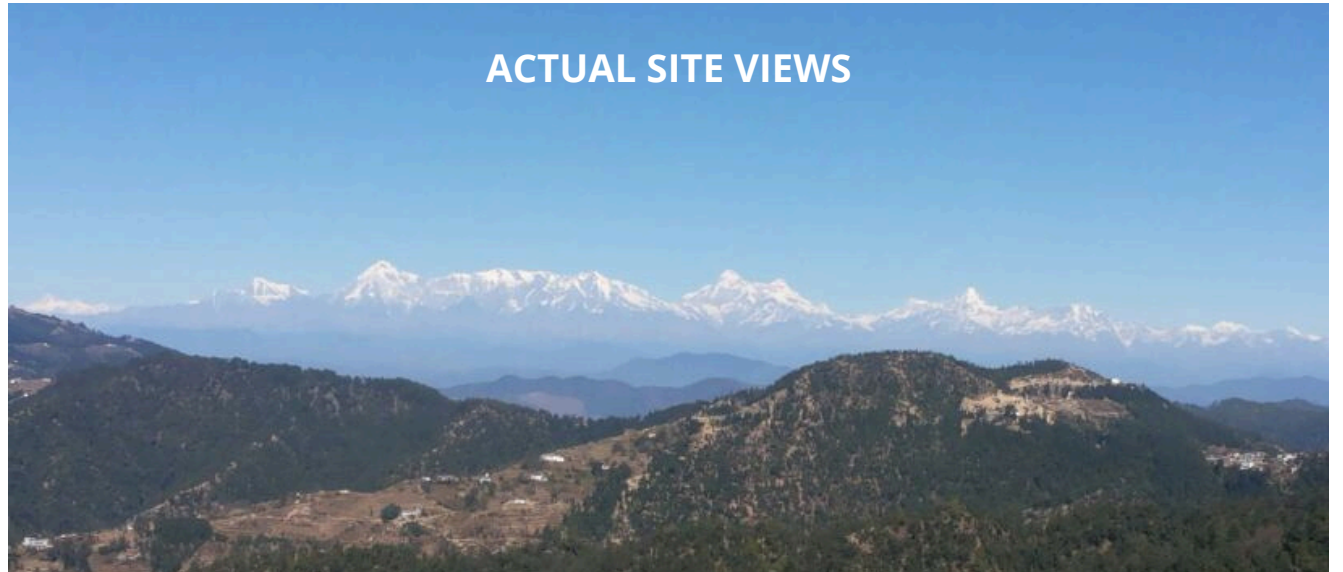
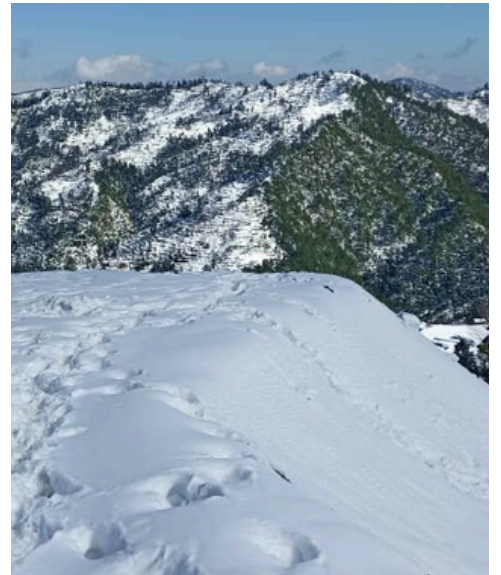
## PANTNAGAR AIRPORT

83 kms or 2 Hours 20 Mins By Road



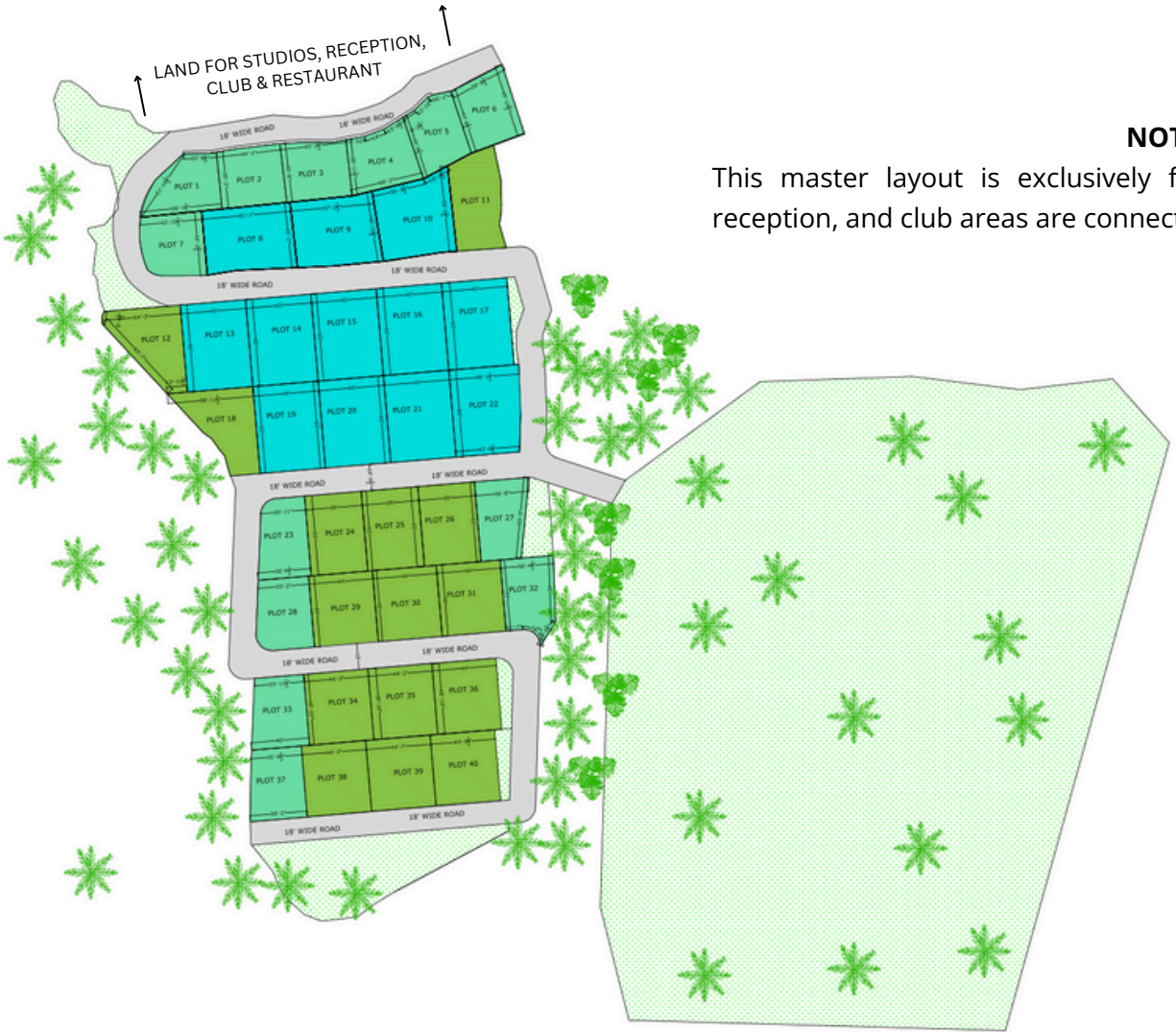
## KATHGODAM RAILWAY STATION

48 kms or 1 Hour 30 Mins By Road





| AREA SCHEDULE |                |               |
|---------------|----------------|---------------|
| S.N.          | AREA IN SQ.FT. | AREA IN NALI. |
| PLOT -1       | 1800 SQ.FT.    | .83 NALI      |
| PLOT -2       | 1800 SQ.FT.    | .83 NALI      |
| PLOT -3       | 1800 SQ.FT.    | .83 NALI      |
| PLOT -4       | 1800 SQ.FT.    | .83 NALI      |
| PLOT -5       | 1800 SQ.FT.    | .83 NALI      |
| PLOT -6       | 1800 SQ.FT.    | .83 NALI      |
| PLOT -7       | 1800 SQ.FT.    | .83 NALI      |
| PLOT -8       | 2700 SQ.FT.    | 1.25 NALI     |
| PLOT -9       | 2700 SQ.FT.    | 1.25 NALI     |
| PLOT -10      | 2700 SQ.FT.    | 1.25 NALI     |
| PLOT -11      | 2160 SQ.FT.    | 1 NALI        |
| PLOT -12      | 2160 SQ.FT.    | 1 NALI        |
| PLOT -13      | 2700 SQ.FT.    | 1.25 NALI     |
| PLOT -14      | 2700 SQ.FT.    | 1.25 NALI     |
| PLOT -15      | 2700 SQ.FT.    | 1.25 NALI     |
| PLOT -16      | 2700 SQ.FT.    | 1.25 NALI     |
| PLOT -17      | 2700 SQ.FT.    | 1.25 NALI     |
| PLOT -18      | 2160 SQ.FT.    | 1 NALI        |
| PLOT -19      | 2700 SQ.FT.    | 1.25 NALI     |
| PLOT -20      | 2700 SQ.FT.    | 1.25 NALI     |
| PLOT -21      | 2700 SQ.FT.    | 1.25 NALI     |
| PLOT -22      | 2700 SQ.FT.    | 1.25 NALI     |
| PLOT -23      | 1800 SQ.FT.    | .83 NALI      |
| PLOT -24      | 2160 SQ.FT.    | 1 NALI        |
| PLOT -25      | 2160 SQ.FT.    | 1 NALI        |
| PLOT -26      | 2160 SQ.FT.    | 1 NALI        |
| PLOT -27      | 1800 SQ.FT.    | .83 NALI      |
| PLOT -28      | 1800 SQ.FT.    | .83 NALI      |
| PLOT -29      | 2160 SQ.FT.    | 1 NALI        |
| PLOT -30      | 2160 SQ.FT.    | 1 NALI        |
| PLOT -31      | 2160 SQ.FT.    | 1 NALI        |
| PLOT -32      | 1800 SQ.FT.    | .83 NALI      |
| PLOT -33      | 1800 SQ.FT.    | .83 NALI      |
| PLOT -34      | 2160 SQ.FT.    | 1 NALI        |
| PLOT -35      | 2160 SQ.FT.    | 1 NALI        |
| PLOT -36      | 2160 SQ.FT.    | 1 NALI        |
| PLOT -37      | 1800 SQ.FT.    | .83 NALI      |
| PLOT -38      | 2160 SQ.FT.    | 1 NALI        |
| PLOT -39      | 2160 SQ.FT.    | 1 NALI        |
| PLOT -40      | 2160 SQ.FT.    | 1 NALI        |



**NOTE:**

This master layout is exclusively for cottage developments. Studio, reception, and club areas are connected, adjacent, and located upwards.

Master  
Plan









*Serene & Spacious*  
— Studios

500 SQ. FT. | DAHLIAS - 1  
550 SQ. FT. | DAHLIAS - 2









1 BHK | 100 SQ. YD. | ARALIAS

2 BHK | 200 SQ. YD. | AZALEAS

2 BHK | 240 SQ. YD. | MAGNOLIAS

3 BHK | 300 SQ. YD. | CAMELLIAS

*Luxurious*  
— Cottages



# Elite — Club

Country Homes redefines luxury in Mukteshwar, offering a select array of facilities that not only epitomize opulence in resort living but are also exceptionally rare in this enchanting locale.





# About — Us

## COUNTRY INN

Vrindavan, U.P.



DELIVERED

## MEERA PREMIUM

Vrindavan, U.P.



DELIVERED

## COUNTRY HOMES

Naukuchiatal, U.K.



ONGOING

## COUNTRY HOMES

Narendra Nagar, U.K.



ONGOING

## THE CHALET HOMES

Mukteshwar, U.K.



ONGOING

## COUNTRY HOMES

Vazare, Goa Border



UPCOMING

MBS Group India, headquartered in Delhi NCR, is a distinguished conglomerate engaged in construction, real estate broking & consulting, and hospitality sectors. Our ethos revolves around "Excellence Through Quality".

Partnering with premier builders, we ensure unparalleled customer satisfaction and competitive rates in broking services.

Our diverse construction & hospitality portfolio includes esteemed projects like Country Inn, Country Square, and Meera Premium Vrindavan, with four other forthcoming 4-star resorts (Country Homes) and an opulent villa project in Mukteshwar (The Chalet Homes).



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