

ANANDVAN™

दीर्घायु भवः

A HAVEN OF LONGEVITY



PADAMPURI, NEAR MUKTESHWAR, UTTARAKHAND



Welcome to



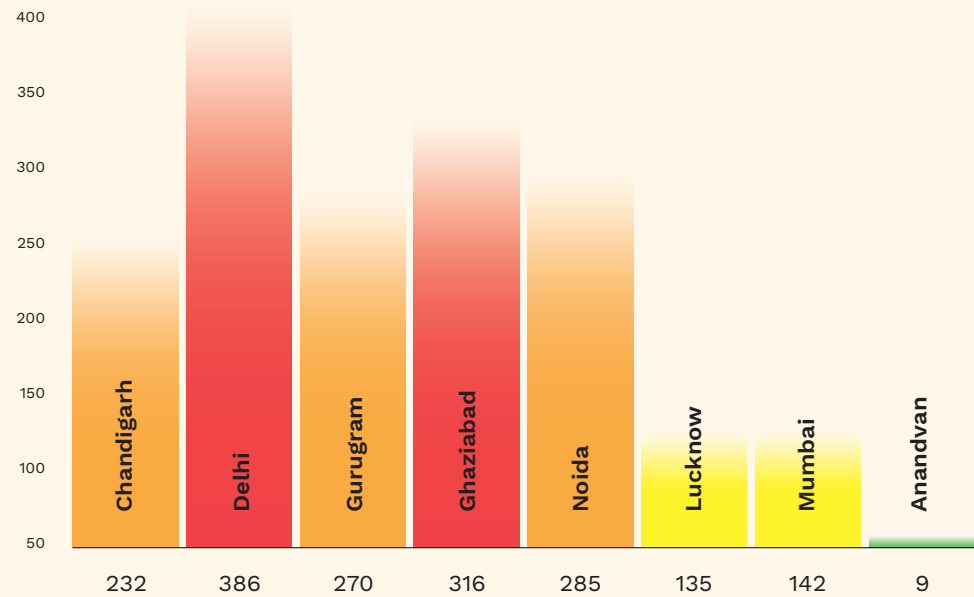
ANANDVAN™



PADAMPURI,
NEAR MUKTESHWAR,
UTTARAKHAND



Escape the City Chaos



Air Quality Index on 15th January 2025

Source: Central Pollution Control Board, Ministry of Environment, Forest & Climate Change, Government of India.

AQI	Category	Color Code	Possible Health Impacts
0-50	Good		Minimal impact
51-100	Satisfactory		Minor breathing discomfort to sensitive people
101-200	Moderate		Breathing discomfort to the people with lungs, asthma & heart diseases
201-300	Poor		Breathing discomfort to most people on prolonged exposure
301-400	Very Poor		Respiratory illness on prolonged exposure
401-500	Severe		Affects healthy people and seriously impacts those with existing diseases



That's Why ANANDVAN

To discover an environment that nurtures
body, mind, & spirit through every sense:



Fresh Air



Pure Mineral Water



Organic Mountain Cuisine



Family & Community Bonds



Active Outdoor Living



Stress-Free, Noise-Free
Surroundings

Creating a Blue Zone in the Himalayas

Dan Buettner, founder of Blue Zones and National Geographic Fellow, led an expedition identifying five global regions where people live past 100 healthily.

He now helps transform cities into Blue Zones through environmental and policy changes, improving life expectancy and health for millions.

The Shikhar Group shares this vision, with over 20 projects and 5,000 clients focused on well-being and longevity, reflecting Blue Zones values.



“Genes determine only 20% of our lifespan, 80% is shaped by lifestyle.”

— Danish Twin Study

ĀNANDVAN™

Haven of Longevity Principles



01 Stay Young, Always

Cultivate joy, curiosity, and optimism every day.

02 Move Naturally

Live in spaces designed for effortless, daily activity.

03 Eat Mindfully

Savor fresh, seasonal, whole foods from our organic gardens.

04 Live with Purpose

Discover your IKIGAI—your reason to rise every morning.

05 Cherish Community

Connect through shared rituals and gatherings.

06 Embrace Harmony

Align home and nature for balance and peace.

DEHRADUN HELI SERVICES

For a convenient journey, visit the helipad for helicopter services starting at 9 AM. Interstate services are available.

DEHRADUN

Dehradun the city of love. Seamlessly connected, offering easy access to other cities by road, air, and even helicopters.

312 KMS via NH734

NEW DELHI

Pack your bags, fill up the tank, for the exciting journey to the mountains begins.

319 KMS via NH9

TO PANTNAGAR

PILKHUWA

Now that you're here, explore the most exquisite handloom cotton textiles and khadi prints.

269 KMS via NH9

HARIDWAR

Believe us, sitting by the Ganga and immersing yourself in the sacred Aarti will truly be a divine experience.

263 KMS via NH734

BABUGARH

Equine Breeding Stud farms, renowned for their expertise in training military horses and managing stallions.

248 KMS via NH9

GARHMUKTESHWAR

Cross the Ganges here. Stopover at the ancient Lord Shiva temple and sacred Ghats. Pick up handy cane furniture on your drive back home.

225 KMS via NH9

NAJIBABAD

Why not pack a few boxes of Soan Papdi, very different from the usual Diwali gift

214 KMS via NH734

NAGINA

Take a bite of world-famous Gulab Jamun at Tularam Mishthan Bhandar

187 KMS via NH734

GAJRAULA

Mom, I'm starving! Let's stop for chaat and burgers—this place has all my favourite outlets.

205 KMS via NH9

JIM CORBETT NATIONAL PARK

This adventure will be worthwhile—let's take you to Jim Corbett for an unforgettable wildlife safari! Keep your binoculars ready—you wouldn't want to miss a glimpse of the wild. Jhirna Zone, a favorite among wildlife enthusiasts, offers thrilling encounters with exotic birds, elephants, and even the Bengal tiger. Thrilling, right?

95 KMS

JASPUR

Traditional farming town, you might end up taking a few sacks of famous basmati rice home from here.

131 KMS

KASHIPUR

Immerse yourself in faith. Stop over at the Gurudwara Shri Nankana Sahib gurudwara.

115 KMS

RAMNAGAR

The 'Gateway to Corbett'—paradise for wildlife and adventure enthusiasts.

95 KMS

MORADABAD

Time to swipe your card at the Brass City of the world, bring home beautiful and exquisite brass collectibles.

150 KMS via NH9

JOYA

Wooden handicrafts and furniture here are a legacy of rich heritage—splurge on the artistry of skilled artisans. Lots of swanky dhabas enroute.

185 KMS via NH9

MUMBAI

If you are coming from Mumbai, you can either fly directly to New Delhi or to Bareilly.

TWIN CITIES - HARIDWAR KATHGODAM

The last railway terminus in the Himalayan foothills. Local shopping arcades and fresh mountain air. The start of your adventures.

44 KMS



SAR DEVI TEMPLE, ALMORA
Kasar Devi Temple complex has long been a hub for art, surrealism, and poetry. Popularized by icons like Bob Dylan, Jimi Hendrix, and the Beatles, the temple also hosts the annual Kasar Devi Fair on Kartika Purnima (November–December).

TO ALMORA - RANIKHET

NEEM KAROLI BABA KAINCHI DHAM TEMPLE

TO MUKTESHWAR

ANANDVAN
You have finally reached your second home! Excited?

PADAMPURI
Oh my! Is this place for real? Hum along with the songs of the river, birds, nature and the mountains.
19 KMS

BHOWALI

SATTAL

ALDWANI &
... on the lovely cafes, the first whiff of the beginning.

BHIMTAL
The 'City of Lakes,' Bhimtal is home to the ancient Bhimeshwar Mahadev Temple. Living here is nothing less than an adventure—get out of your car & experience the thrill.
15 KMS

PANTNAGAR AIRPORT

PANTNAGAR
Small Airport here with Air and Helicopter connectivity. An hour before you reach the mystic mountains—where stories of joy, laughter, and happiness await to unfold. With a cuppa coffee, embrace the fresh air and begin your journey.
70 KMS

BAREILLY AIRPORT
100 KM to Kathgodam Railway Station

Distance from ANANDVAN



Pantnagar Airport
70 Km | 2 hrs



Kathgodam Railway Station
38 Km | 1 hr 20 mins



Bhimtal Lake
15 Km | 40 mins



Bhowali
21 Km | 47 mins



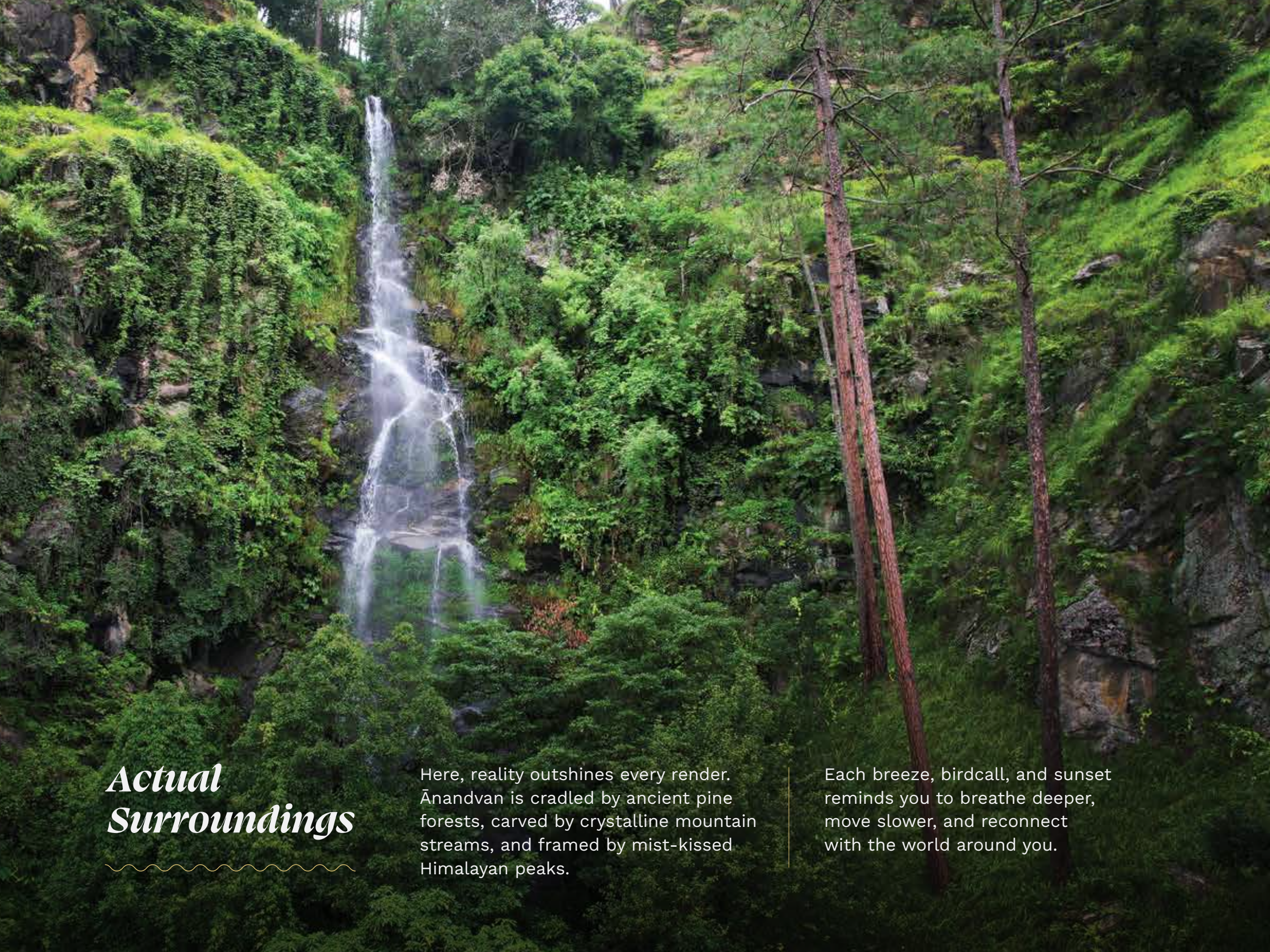
Padampuri Civil Hospital
1 Km



iHeart Café
18 Km | 30 mins



Kainchi Dham
29 Km | 60 mins



Actual Surroundings

Here, reality outshines every render. Ānandvan is cradled by ancient pine forests, carved by crystalline mountain streams, and framed by mist-kissed Himalayan peaks.

Each breeze, birdcall, and sunset reminds you to breathe deeper, move slower, and reconnect with the world around you.

Rejuvenate your 5 Senses



SMELL

Earthy forest floor mingled with seasonal wildflowers.



TOUCH

Soft pine-needle carpets underfoot and a warm mountain breeze.



SOUND

Whispering pines, bubbling mountain streams, and birdsong.



TASTE

Orchard-fresh fruits and fragrant herbs straight from our gardens.



VISION

Sweeping Himalayan vistas framed by sunlit pine forests.

Master Layout Plan

LEGEND **A** MAIN GATE ENTRY POINT **B** CLUBHOUSE **C** PLOTS ●



Rendered Image



Om Parvat

A silent sentinel of the Himalayas, where “Om” resonates with Shiva’s power and the soul finds its origin. Here, stillness speaks, and the promise of moksha whispers on the wind.

One of many mystical wonders awaiting exploration.

Our IKIGAI

At Shikhar Group, our purpose (“IKIGAI”) is to restore and celebrate the Himalayan ecosystem. Through mindful mountain-landscaping and biodiversity projects, we:

- Revitalize local flora & fauna
- Enhance scenic beauty for tourism
- Empower Kumaon’s farmers with sustainable livelihoods



BEFORE



Original Image

AFTER



Representational Image

Only at ~~~~~
ANANDVAN™

कैवलयम

KAIVALAYAM - THE CLUB
The State of absolute Bliss

Cheers to Us!



Not just amenities, but a life the city can't offer



POOL ROOM



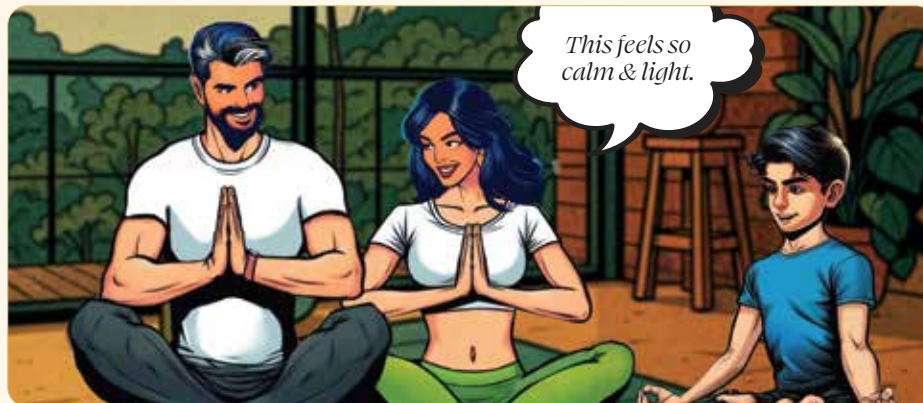
GYMNASIUM



LIBRARY WITH A TELESCOPE



INDOOR HEATED SWIMMING POOL



MEDITATION ROOM



AMBULANCE



24x7 SECURITY

Under the Starlit Sky

Life in the mountains is where community glows
—shared joy, strong bonds, and moments that last.
Time slows, families unite, and warmth fills the air.



Relax, Rejuvenate, Rejoice



NATURAL STREAM



TEMPLE



CAFÉ HOPPING



PRISTINE WATERFALL



BOATING



BREATHTAKING SUNRISE AND SUNSET

*Let's
keep
going!*

*Soaring above
it all — pure
freedom!*

*Feels like
a new story.*

WOW!





*“Life begins at
the edge of your
comfort zone.”*

— NEALE DONALD WALSCH

*Shh...
there's an eagle
soaring up ahead!*

ADVENTURE

AWAITS!



Our Design Philosophy

Our Design Philosophy

Respecting the Land. Reflecting the Legacy. Shaping a Future of Wellness.

At Anandvan Villas, architecture finds its soul in the land itself. Inspired by the timeless beauty of Pahadi homes and majestic stone formations, our vision weaves modern luxury with native simplicity — ensuring every villa feels connected to the earth, not imposed upon it.

The traditional white lime-washed walls, blue accents, and sloping roofs of Kumaon — echoed across cultures from Santorini to the Alps — remind us that beauty lies in humility, in harmony with nature. We honour this timeless palette, creating homes that blend in with the hills and soothe the spirit.

We design not just with a view from the mountain — but with deep sensitivity to how we become part of the view for those across it. Each contour is respected. Each slope is embraced. Each intervention is conscious and necessary.

Every home will be bespoke and tailor-made, thoughtfully crafted under the vision of our architect and design team to suit the personal dreams of our esteemed residents — while staying rooted in the architectural clarity envisioned for Anandvan Villas.

We draw inspiration from the Blue Zones philosophy — shaping a community where wellness, longevity, and harmony are not afterthoughts but the very foundations of living.

Anandvan Villas is not just a project; it's an ode to the mountains, a living legacy for future generations.

Design by Ar. Gaurav Rawat, GARA Studio



Plot No. 11

NORTH 
TERRACE LEVEL PLAN



NORTH 
ROAD LEVEL PLAN



A Canvas in the Hills

Part of Ānandvan's legacy of harmony, this plot invites you to design a bespoke mountain retreat set against tranquil pine forest vistas.



Plot No. 11

NORTH 
LOWER FIRST PLAN



NORTH 
LOWER SECOND PLAN



Plot No. 35

NORTH 
GROUND FLOOR PLAN

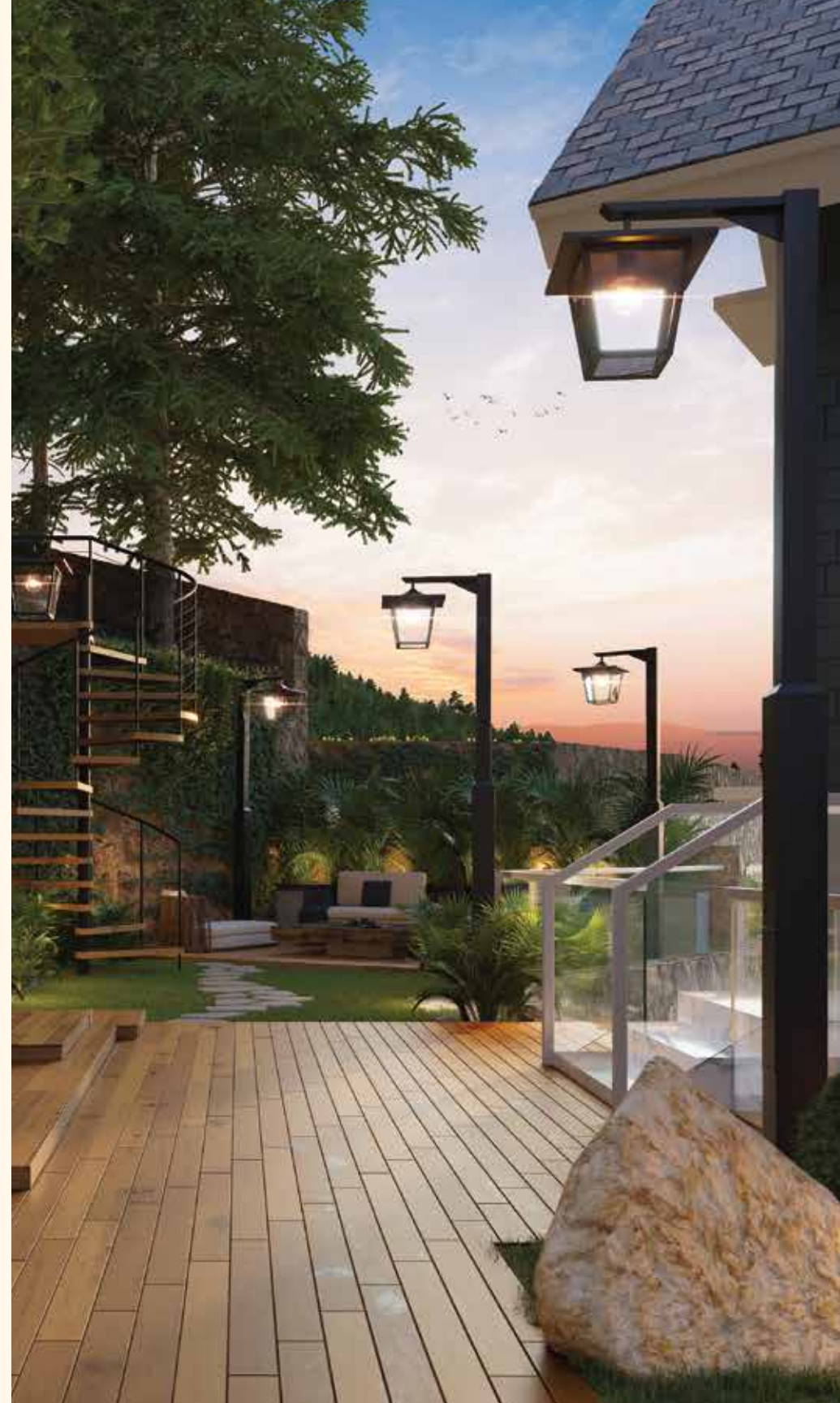


NORTH 
FIRST FLOOR PLAN



Plot No. 35

NORTH 
SECOND FLOOR PLAN



Our Company's Mission



To build aesthetically designed sustainable second homes in the Himalayas that focus on health, community living, and longevity.

Our goal is to create landscapes that harmonize with the Himalayan ecosystem and support the local economy.

Directors



Manoj Joshi

CHAIRMAN & MANAGING DIRECTOR

He pioneers Shikhar Group's vision with over 30 years of strategic real estate expertise and meticulous planning, leading the only developer to build a sprawling residential township in the challenging terrain of Kumaon.



Lt. Col. Rohit Mishra (Retd.)

JOINT MANAGING DIRECTOR

He is a former Army Officer whose leadership and administrative prowess drive strategic growth. A marketing strategist, he earned acclaim for his women's safety initiative recognized by the Gucci Foundation.



Kamlesh Joshi

DIRECTOR

He drives Shikhar Group's growth with 20+ years of visionary real estate expertise, overseeing construction excellence, innovative sustainable practices, and exceptional residential, commercial, and hospitality developments across the Kumaon Region.



Raj Khatri

DIRECTOR

A visionary blending storytelling and marketing expertise, shaping cinema, television, and brand campaigns since 2008. Now at Shikhar Group, he redefines real estate communication with emotional narratives and design-driven strategy.

Our Legacy



Shikhar Group, a pioneer in Kumaon second homes since 1992, has developed 52 lakh sqft in 20+ projects. Led by Shri Manoj Joshi, it delivered 5000+ homes, boosting the local economy and promoting healthy, community living.

30+

TOTAL
YEARS

20+

NUMBER OF
PROJECTS

52+

LAC SQ.FT. LAND
DEVELOPED

5K+

HAPPY
CUSTOMERS



THE ETHERIA
DHANACHULI



NIRVANA AT SUNNY
LAKE BHIMTAL



PINE GREENS
BHOWALI



RAKSHA RETREAT
SATTAL



SUNNY LAKE
BHIMTAL



VALLEY VIEW
COTTAGE SATTAL



GOLUDHAR
BHIMTAL



PINE CREST
BHOWALI

दीर्घायु भवः
A HAVEN OF LONGEVITY

ANANDVAN







The Octagon symbolizes
harmony and balance



The illustration depicts tree
and connection between
the earth and heaven



The Circle depicts Joy.
A state of happiness or
felicity. A Circle of Joy.

SITE OFFICE

Padampuri, Near
Mukteshwar, Uttarakhand

NOIDA OFFICE

605, 6th Floor, B-block,
ATS Bouquet, Noida Expressway,
Sector-132, Noida, 201304, U.P.



SCAN FOR **WEBSITE**

RERA No.: **UKREP02250000616**
For Enquiries: **8100 444 222**