



INDIA'S FINEST

ADDRESS:  
ADJACENT TO  
AMOHA RETREAT  
DHARAMSHALA



INDIA'S FINEST



# INDIA'S FIRST WORLD'S FINEST

Vivek V Khanna's background originates from United States of America & New Delhi in the field of design, textiles and real estate. After an extensive review & travel of over 1,00,000 km, he perched on Dharamshala with the idea to create an existential community of true luxury with comfort, connectivity & health care. With over a decades experience in the field of design, Amoha Retreat & Residences is a true vision of design & comfort.



AMOHA &

& RAHEJA  LUXURY

# THE PROMISE OF LUXURY

The promise we make, to our wife, to our children, to our parents; to give them the best this life has to offer; to spend quality time ensconced in the lap of nature; to protect them from all of life's troubles; to indulge them in the finest of life's luxuries- the time to fulfil that promise is Now!

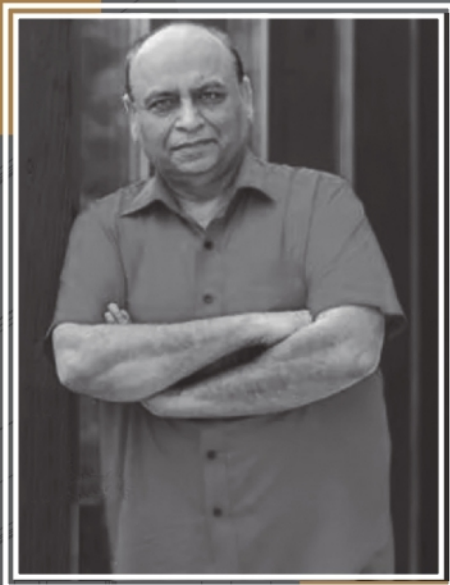
Disclaimer: Magic Resorts Pvt. Ltd. is the registered promoter, developer, license holder, RERA approval holder of this project. The brand Raheja Luxury (RL) has a brand and licensing agreement with Overdecades Designs Private Limited (ODPL). ODPL has entered into a development management agreement with Magic Resorts Pvt. Ltd. (MRPL)





Right from the start, you knew you were different. While others liked partying at busy city clubs, you preferred heading down the adventurous road less travelled. While others picked fancy city hotels, you wanted to go to exotic hidden gems dripping with bespoke experiences. They preferred late nights, you preferred early mornings. You were the odd one out. You looked at the world differently. You were an artist, a visionary- you know who you are. And we do too.

*Welcome Home*



ACHAL KATARIA



VIRAJ KATARIA

## THE TEAM BEHIND THE SHOW

# ARCHITECTURE BY THE ACHAL KATARIA ASSOCIATES

Achal Kataria, alumni of School of Planning & Architecture, established his practice in 1975, and has been a stalwart of cutting edge architectural design with over 50 projects to his credit and multiple awards for excellence in design.





Imperial Hotel



Ambience Mall, Gurgaon



Fortis Hospital, Mohali



The Leela, Gurgaon

# LANDSCAPE DESIGNED BY WORLD RENOWNED MR. JOHN PETTIGREW



John Pettigrew is an internationally acclaimed Irish Landscape Architect & Artist. John is one of those rare creators that flourish in a sublime world, the world of nature, abiding by her unwritten rules, to sculpt landscapes that resonate with the six senses. His artwork reflects a deep understanding and respect for the living world of trees, flowers, water bodies and more. It is as if he guides the natural forms to engage and assist his every creation to form a delightful and harmonious environment that embraces all who venture therein. Some of his projects include

Ubud Hanging Gardens, Payangan, Bali, Indonesia  
Four seasons Hotel, Singapore  
Oberoi Hotel, Bali, Indonesia  
Grace Estate Napa Valley, California Hill, USA



Ritz Carlton Mandapa (Reserve),  
Kedewatan, Bali, Indonesia



Teja Suara Residence Como Shambhala  
Estate Payangan, Bali, Indonesia



Four Seasons Resort, Bali



Bulgari Resort Kudkurathu Island, Maldives



The Oberoi, Bali

# INTERIOR DESIGNED BY COUNTRY'S MOST EPONYMOUS DESIGNER SITA NANDA



A qualified fine artist, textile and fashion designer (being the first Indian to go FIT in New York), Sita Nanda started the first boutique in Delhi in the '70s, developed her fashion line, ran an export business to the west and then started her own factory to make European inspired furniture. Sita had become the country's most eponymous designer with the most pristine private client list. The quality of her work and client service then lead her to undertake the most luxurious hospitality and development projects in the country like the Oberoi, The Taj and the Sheraton. She is credited with designing the most prestigious suites in Delhi like the one for President Clinton at the Sheraton, The Tata Suite at the Taj for President Obama, and The Presidential Suite at the Oberoi.



The Lodhi, New Delhi – All Suites,  
Rooms, Bar And Restaurant



The Oberoi New Delhi



Taj Rambagh Palace



ITC Maurya Sheraton Hotel, Lobby, New Delhi



The Lalit London



AWARDS BEFORE LAUNCH



AWARDING EXCELLENCE ACROSS  
THE INDIAN REAL ESTATE INDUSTRY



Economic Times Realty Awards 2022  
Amoha Retreat  
Hotel of the Year Commercial Project  
Non Metro  
Completed



Economic Times Realty Awards 2022  
Amoha Residences by RL  
Iconic Project of the Year  
Non Metro  
Ongoing



*Presenting*



AMOHÀ

HOTEL SERVICED RESIDENCES

by

RAHEJA



LUXURY

## THE FIRST HOTEL SERVICED RESIDENCES OF INDIA

Amoha brings to you for the first time a unique blend of a luxury holiday home along with the extravagant indulgence of high-end hospitality services. a match made in heaven, where else would you find this?



A photograph of a young woman in a light pink dress and an older woman in a mustard yellow dress dancing together at night. They are holding hands and smiling. The background is dark with many warm, glowing string lights hanging from above, creating a bokeh effect. The scene is set outdoors, possibly on a patio or garden.

# OWNERSHIP BY INVITATION

The vision of Luxury at Amoha emanates not only from the finely crafted real estate or the superlative service standards but also from the like mindedness of the community, and for that purpose, we prefer that Amoha becomes a second home only to families who love nature, adventure, spirituality and luxury. So that whenever you visit, you are greeted not by neighbours, but by friends. We would love to meet you at the Amoha Lounge to curate a lifestyle for you and your family.



# HISTORY OF DHARAMSHALA

A picturesque town located at an altitude of 1,475 meters above sea level, Dharamshala, rests in the shadows of the mighty Dhauladhar Mountains. This beautiful hill station drowns you in the depth of serenity and enthrals you with its beautifully laid valleys, mesmerizing waterfalls, and snow-capped mountains. A mesmerizing town that is well connected to all towns & metropolitans of Northern India via roads, trains and easily accessible flights. This magnificent town has been a part of the princely history of India and now it is home to His Holiness Dalai Lama. The city is surrounded by a thick cover of deodar cedar trees and is a major attraction for bird lovers, artists and people seeking to escape the conundrums of city life. Dharamshala is not just a place; it is an ensemble of beautiful experiences.







## EASE OF ACCESSIBILITY

Dharamshala has an airport with 4 flights a day and Amoha is just 8km from the airport. This is the major advantage as it makes Dharamshala the only mountain destination besides Kashmir that has direct regular air connectivity. Dharamshala is a fairly unexplored destination and does not suffer the fatigue of existing competing centres like Mussoorie, Shimla, or Nainital.



### BY ROAD

Kangra Airport	10-15 mins
Pathankot	2 hrs
Amritsar	3.5 hrs
Jalandhar	4 hrs
Ludhiana	5 hrs
Chandigarh	5 hrs



### BY AIR

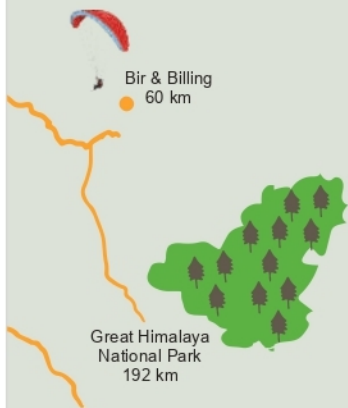
Chandigarh	30 min
Delhi	1 hr



### BY BUS/TRAIN

Punjab make driving to Amoha a pleasure. Apart from this we have comfortable Volvo buses coming into Dharamshala every day.

Nearest train stations are at Pathankot & Amb, both of which are nearly 2 hours by road.





# A VOYAGE IN PARADISE

The bustling town of Dharamshala has been divided into two parts- lower Dharamshala and upper Dharamshala. Lower Dharamshala has many hidden treasures such as lush green tea gardens and alluring nature walks. It is predominantly home to the natives of this place and has easy access to all the basic amenities like a hospital, local markets, and a mall. Upper Dharamshala, also commonly known as McLeod Gunj, is the heart of the Tibetan community. McLeodGanj is a small but bustling international centre which seamlessly blends the flavours of Lhasa with elements of a modern town in the setting of an Indian shepherd's village.

## MAJOR ATTRACTIONS IN DHARAMSHALA



Dalai Lama Temple



Tea plantations



Kareri Lake



Kangra Fort



Triund



Indrunag



Naddi



Dharamkot



Bir/Billing



# A HUB OF SPIRITUALITY

Dharamshala is a hub of religion and spirituality with 3 major Shakti-peeths- Chamunda Devi, Chintpurni and Jwalaji at short drivable distances from Amoha. For devotees desirous of meditating in a monastery or learning Buddhist principles, Dharamshala is world-renowned for being home to the Dalai Lama- one of the greatest Buddhist spiritual leaders in modern times.

You may also choose to indulge in one of the frequent programs being held at Osho Rajneesh's Nisarga Ashram, just minutes away from Amoha. The Shiva temple of Baijnath at Palampur is also a day's visit, where Ravana is said to have worshipped Kailash to gain Invincible Powers.





His Holiness Dalai Lama



Gyuto Monastery



Chintpurni Devi Temple



Chamunda Devi Temple



Jwala Ji Temple



Masroor Rock Cut Temple



Bajinath Temple



# FOR THE ADVENTURER AT HEART



HPCA Cricket Stadium

Set against the backdrop of the mighty Dhauladhar Mountains, the HPCA Cricket Stadium, aside from being the highest cricket stadium in the world (1500m/ 5000 ft), might also be the most beautiful cricket ground in the world. Home stadium to the Kings XI Punjab Team, and a regular venue for IPL Matches, it can be the perfect reason to pack your bags to go to Amoha and watch a live game with your family and friends in perfect weather and ambience.



ATV Ride at Palampur

Experience adventure amidst breathtaking nature with All Terrain Vehicles (ATVs) that take you through tea plantations and pine forest while traversing along a stream and crossing over small water channels. Perfect and unmissable for those seeking to challenge their limits on slopes and hairpin bends that will put your skills to test.





Hiking/Trekking/Paragliding

Dharamshala is a world-renowned destination for its adventure sports options attracting both foreigners and Indians alike. Whether it's a trek to Triund, absorbing the snow-capped peaks from Naddi View Point, splashing in the chilled water of Bhagsu Waterfalls, or paragliding/hand gliding at Bir Billing, Dharamshala is adventure-central!



Biking/Cycling

If you are an avid biker and would love to take your passion for cycling to the next level, go on a cycling tour in Himachal Pradesh and open your eyes to a whole new world of experiences. Cycles and mountains have a connection that any true traveller would find hard to miss. Various bike and cycling tours are available in and around Dharamshala set against the Himalayas. Both humbling and challenging, these can really rejuvenate your soul!



## Army Golf Course

The state of Himachal Pradesh has emerged in recent years as one of the favourite destinations with domestic and foreign tourists alike. Varied ranges of terrain and climate in far-flung areas offer many options to the experienced as well as uninitiated adventure sportsmen. Golf is another sport that is becoming popular rapidly in Himachal Pradesh. The Rising Star Yol Golf Course is a short drive /walk from Amoha, for golf aficionados who want to enjoy their days surrounded by nature and greenery.\*





# EXPERIENCE THE FINEST!

Your home away from home Amoha is designed to immerse you our impeccable services. Every detail is well thought in comfort with through to create wistful memories for you and your loved ones. Savour the culinary delights crafted by master chefs at the fine-dining restaurant or enjoy the recommendations of the master sommelier at the classy bar. Let the concierge take care of everything from your sightseeing tours to any business requirements you may have. Or simply take a break and relax with the silent but efficient in-room services. Rest assured, your every moment with us will only be an experience of the finest!



## Restaurant & Bar

**DISCLAIMER - \*SERVICES ARE OWNED BY AMOHA RETREAT HOTEL OWNED BY SISTER CONCERN OF MRPL - MAGIC LANDBASE PVT LTD TO WHICH AMOHA RESIDENCE OWNERS WILL HAVE EXCLUSIVE ACCESS SUBJECT TO TERMS AND CONDITIONS**

ADJACENT TO  
AMOHA RETREAT  
DHARAMSHALA



Concierge



Housekeeping



Banquet



Laundry



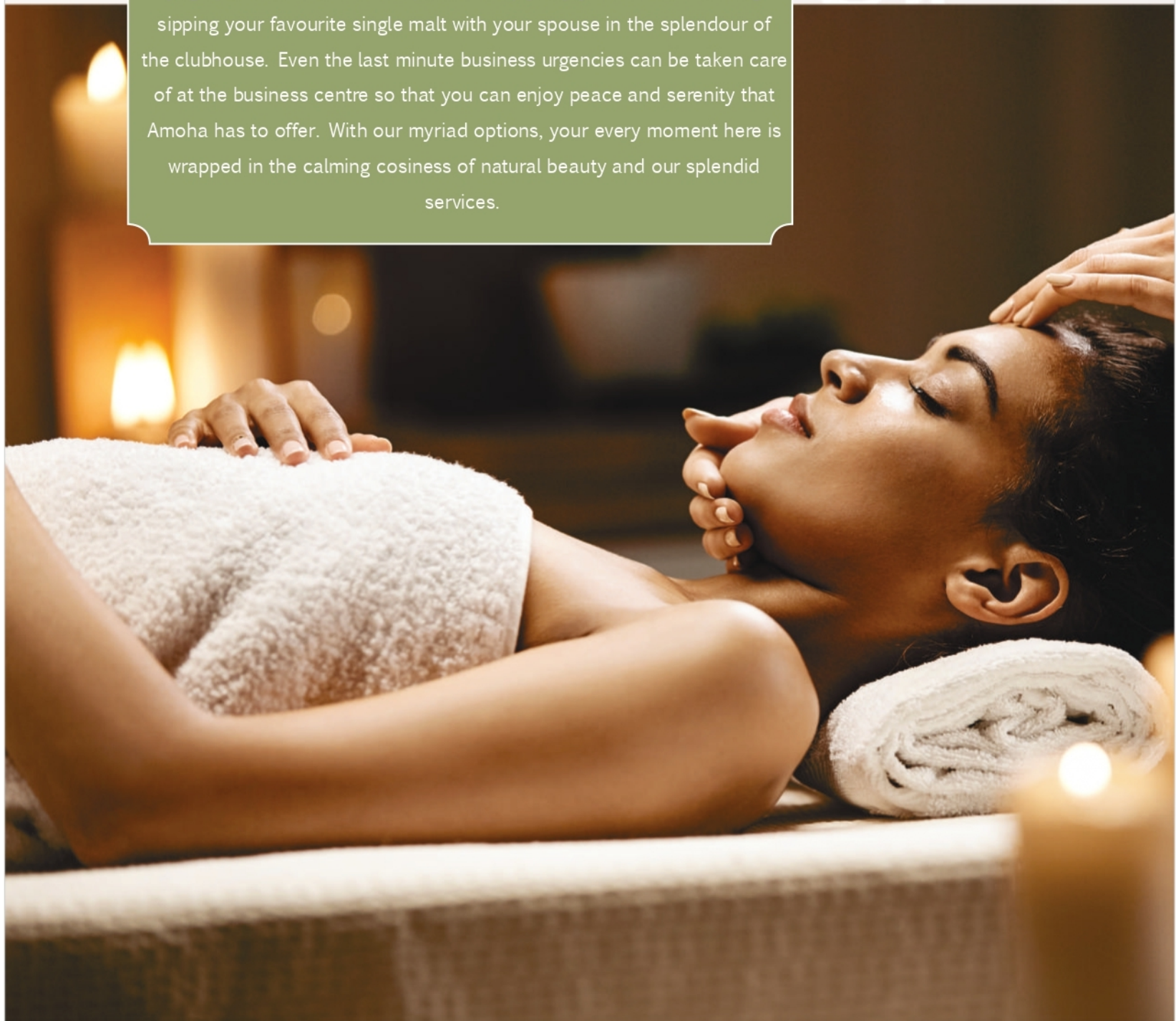
Room Service



Security

# FOR YOUR BODY, MIND & SOUL!

At Amoha , be sure to be revitalised and rejuvenated with soul-soothing, well-appointed facilities crafted to do exactly that. Be pampered at the therapeutic spa or enjoy a healthy workout at the world-class gym or the yoga pavilion; soak into the pool or simply enjoy a romantic evening sipping your favourite single malt with your spouse in the splendour of the clubhouse. Even the last minute business urgencies can be taken care of at the business centre so that you can enjoy peace and serenity that Amoha has to offer. With our myriad options, your every moment here is wrapped in the calming cosiness of natural beauty and our splendid services.



Spa

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ADJACENT TO  
AMOHA RETREAT  
DHARAMSHALA



Indoor Pool



Clubhouse



Gym



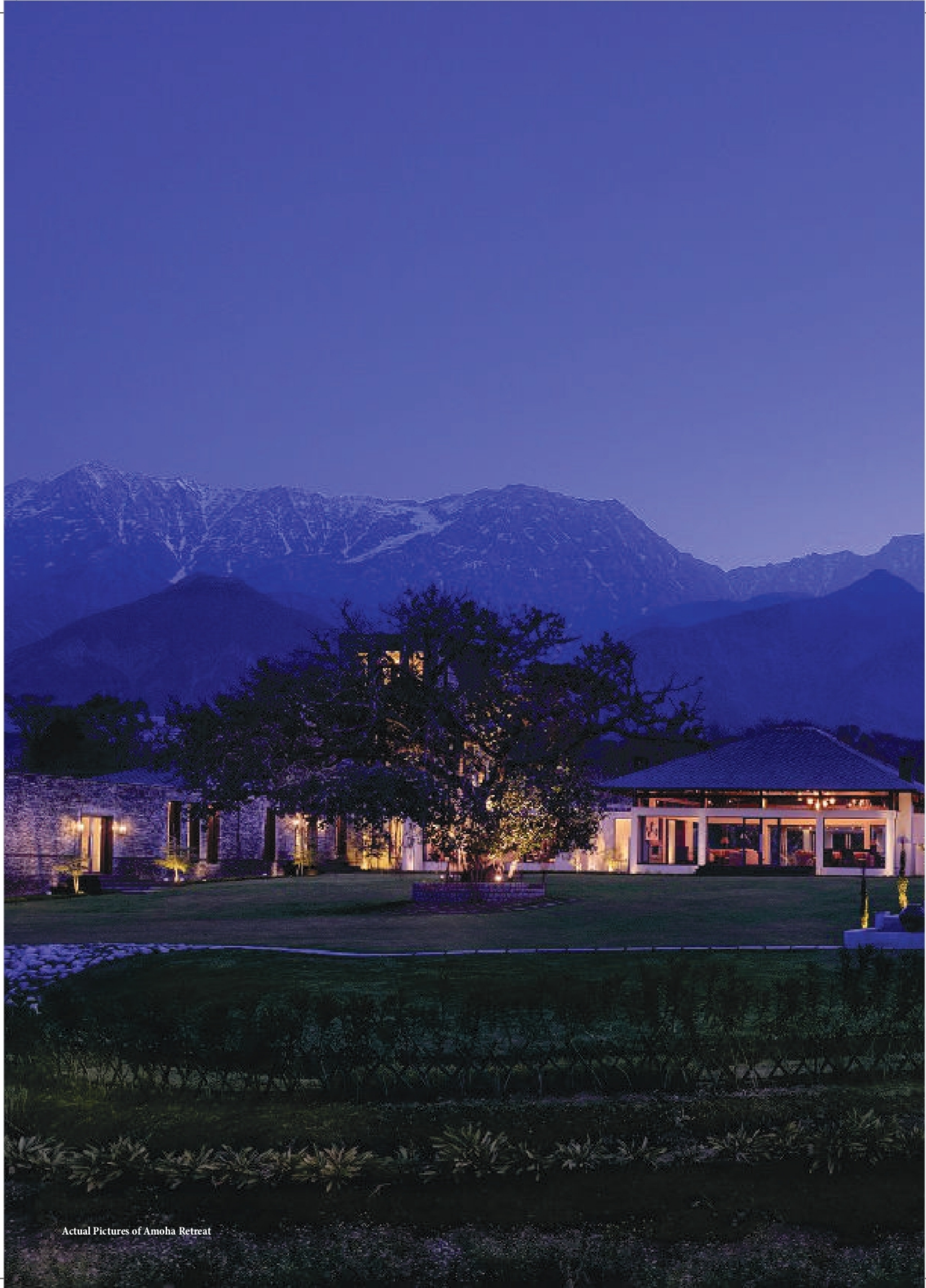
Children  
activity room



Speciality Restaurant



Yoga Pavilion



Actual Pictures of Amoha Retreat



ADJACENT TO  
AMOHA RETREAT  
DHARAMSHALA



ADJACENT TO  
AMOHA RETREAT  
DHARAMSHALA







Development in the encircled portion is the holiday homes developed by Magic Resorts Pvt. Ltd.

**\*THE REST OF THE DEVELOPMENT IS AMOHA RETREAT HOTEL OWNED BY SISTER CONCERN MAGIC LANDBASE PVT LTD WHICH OWNS THE FACILITIES NO 4,5,6,8,9 TO WHICH AMOHA RESIDENCE OWNERS WILL HAVE ACCESS SUBJECT TO TERMS AND CONDITIONS**



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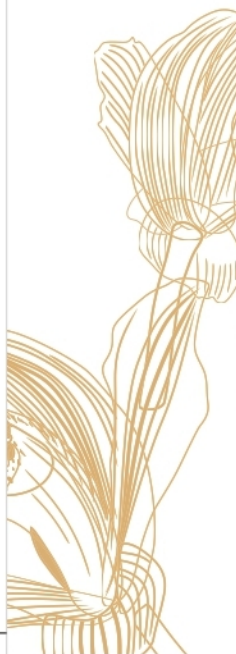
09

CLUBHOUSE

Artistic Image



*These are prospective images, actual interior may differ.*



## 4 BHK VILLA

(with Servant quarters)  
(3BHK layout optional)

Saleable area: 4491.34 sq.ft.

The Independent Villa is a double level residence with lavishly spaced interiors. You enter from the upper ground floor into a beautifully appointed living room connected with 2 bedrooms with ensuites as well as their own private large sized deck area. From here you move on to the lower ground floor, which houses 2 bedrooms, fully fitted kitchen, a dining hall and servant / utility areas, all overlooking the pièce de résistance - the infinity pool deck. All this, with you ensconced in luxuriously curated hotel interiors. Within this residence which speaks of true luxury and mesmerizing comfort, you can choose to spend some quality time relaxing in your rooms reading a book or enjoying a sensational dip in your personal plunge pool. Should you choose a cosier space for your small family, we also have the option of converting the 4BHK into a 3BHK Villa.

- Personal Swimming Pool
- Double Height Lobbies
- Terraces
- Servant Rooms



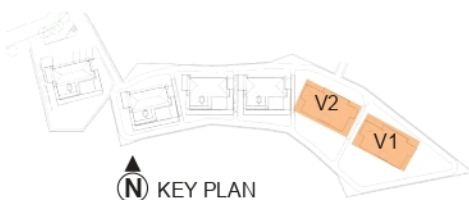
# VILLAS



**4 BHK VILLA**  
Ground Floor



**4 BHK VILLA**  
Lower Ground Floor



**N** KEY PLAN

- ① Dining - 20'-3" x 15'-0"
- ② Bedroom 1 - 19'-5" x 13'-2"
- ③ Bedroom 2 - 15'-1" x 18'-9"
- ④ Toilet 1 - 6'-3" x 7'-6"
- ⑤ Toilet 2 - 9'-6" x 11'-2"
- ⑥ Servant room - 6'-7" x 14'-2"
- ⑦ Servant Toilet - 5'-3" x 10'-5"
- ⑧ Deck

Disclaimer: All dimensions are rounded off to the nearest figure. Layouts are subject to change. Kindly refer to agreement to sell for terms and conditions.






**4 BHK VILLA**  
Ground Floor



**4 BHK VILLA**  
Lower Ground Floor

- 9** Pool
- 10** Living - 13'-8" x 18'-9"
- 11** Bedroom 1 - 19'-8" x 11'-6"
- 12** Bedroom 2 - 17'-9" x 11'-9"
- 13** Toilet 1 - 14'-3" x 6'-9"
- 14** Toilet 2 13'-1" x 6'-9"
- 15** Deck
- 16** Ensuite Wardrobe





## 2 BHK TOWN HOUSES

Saleable area:

UPPER GROUND - 2033.44 sq.ft.

GROUND FLOOR - 2814.19 sq.ft

LOWER GROUND - 1721.76 sq.ft.

The Town Houses offer the expanse of a villa with the convenience of an apartment. Overlooking the lush green valley full of seasonal flowers and pine trees towards the south, and a private infinity plunge pool with each unit, this is the perfect abode to spend time with your family. You may also choose to create beautiful memories and bond over a cooking session together with your spouse in the fully fitted open kitchen.

- Personal Plunge Pool
- Furnished Wooden Deck
- Contemporary Vernacular Architecture
- Views of Pine Forest / Green Valley



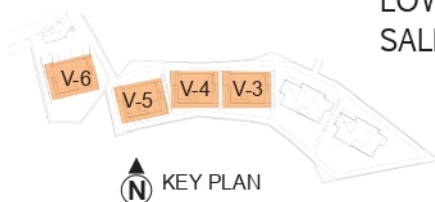
# TOWN HOUSES



MAIN ENTRY ▶

**2 BHK TYPE 1**  
 LOWER GROUND FLOOR  
 SALEABLE AREA: 1721.76 SQ.FT.

- ① Living/Dining/Kitchen - 19'-4" x 22'-3"
- ② Bedroom 1 - 15'-3" x 14'-4"
- ③ Bedroom 2 - 15'-3" x 14'-4"
- ④ Toilet 1 - 15'-3" x 7'-5"
- ⑤ Toilet 2 - 15'-3" x 7'-5"
- ⑥ Pool/Deck - 308 sq.ft.



Disclaimer: All dimensions are rounded off to the nearest figure. Layouts are subject to change. Kindly refer to agreement to sell for terms and conditions.



## 2 BHK TYPE 2

GROUND FLOOR

SALEABLE AREA: 2814.19 SQ.FT.

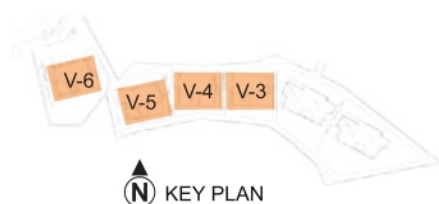
- ① Living/Dining/Kitchen - 20'-9" X 22'-3"
- ② Bedroom 1 - 21'-2" X 17'-3"
- ③ Bedroom 2 - 13'-5" X 12'-3"
- ④ Toilet 1 - 15'-3" X 17'-3"
- ⑤ Toilet 2 - 7'-4" X 12'-3"
- ⑥ Pool/Deck - 944.3 sq.ft.

# TOWN HOUSES



**2 BHK TYPE 3**  
 UPPER GROUND FLOOR  
 SALEABLE AREA: 2033.44 SQ.FT.

- ① Living - 20'-9" X 17'-6"
- ② Bedroom 1 - 21'-2" X 17'-3"
- ③ Bedroom 2 - 14'-0" X 11'-4"
- ④ Toilet 1 - 7'-4" X 17'-6"
- ⑤ Toilet 2 - 14'-0" X 5'-9"
- ⑥ Pool/Deck 627.75 sq.ft.



Disclaimer: All dimensions are rounded off to the nearest figure. Layouts are subject to change. Kindly refer to agreement to sell for terms and conditions.







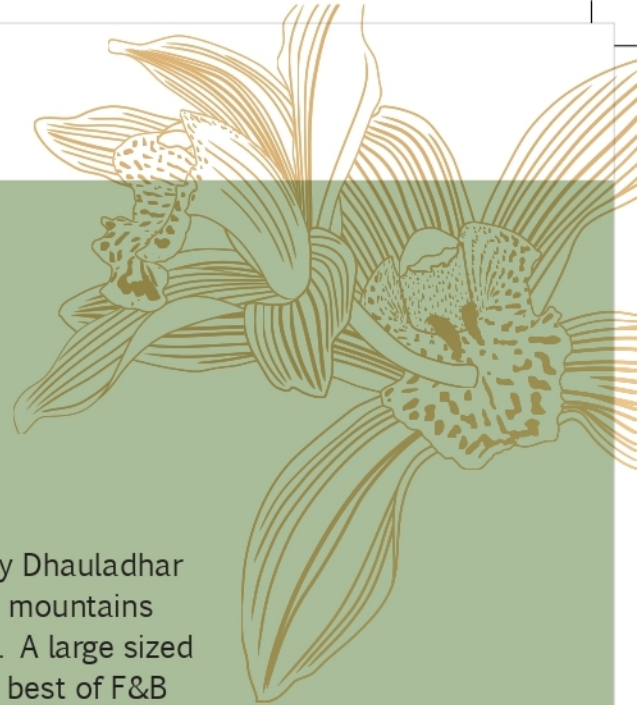
## 1/2 BHK APARTMENTS

Saleable area:

1 BHK - 1378.13 sq.ft.

2 BHK - 2574.37 sq.ft

All apartments at Amoha are facing towards the mighty Dhauladhar Mountain Range. Experience the changing hues of the mountains from the Bright early mornings to the crimson sunsets. A large sized poolside area is where you can hangout to savour the best of F&B services that Amoha has to offer. The 1 BHK even comes with it's own powder room ! Two elevators service the G+4 structure while a contemporary vernacular architectural design gives the building a timeless appeal. Imagine lazing around on a slow winter afternoon, reading a book, sipping on freshly brewed coffee, overlooking the snow on the Dhauladhar.



# APARTMENTS



## 2 BHK APARTMENTS

Saleable Area: 2316.93 sq.ft

- ① Living/Kitchen - 17'-3" X 35'-3"
- ② Bedroom 1 - 12'-3" X 16'-7"
- ③ Bedroom 2 - 12'-3" X 20'-4"
- ④ Toilet 1 - 10'-2" X 14'-2"
- ⑤ Toilet 2 - 12'-3" X 11'-5"
- ⑥ Balcony 265.8 sq.ft.



 KEY PLAN

Disclaimer: All dimensions are rounded off to the nearest figure. Layouts are subject to change. Kindly refer to agreement to sell for terms and conditions.



**1 BHK APARTMENTS**  
 Saleable Area: 1240.32 sq.ft.

- ① Living - 14'-8" X 28'-7"
- ② Bedroom - 12'-3" X 16'-7"
- ③ Toilet - 12'-3" X 11'-5"
- ④ Powder Room - 6'-1" X 8'-0"
- ⑤ Balcony 167.27 sq.ft.



Disclaimer: All dimensions are rounded off to the nearest figure. Layouts are subject to change. Kindly refer to agreement to sell for terms and conditions.



## STAY CONNECTED!

At Amoha your comfort and convenience is paramount to us. Not only in terms of your experience at the property but also when you are away. In keeping with our promise, we bring to you R|L App\* - an easy to use way to stay connected with us, order services from afar or simply knowing what is happening with your investment.

\*Disclaimer: App shall be provided prior to start of operation.



See Availability of  
Your Unit | Reserve Your Stay | Priority Reservations at the  
Restaurant | Book Your Spa Appointment | Order Housekeeping  
Book a Tour | See Happening Events/Reserve Your Experience  
Book Business Centre | Laundry/Drycleaning  
Book Your Valet | Income Statement



## COMPARISON BETWEEN

# BRANDED RESIDENCES, BRANDED HOTEL SERVICED RESIDENCES, TIME SHARE PROPERTIES & HOLIDAY HOMES.

When you invest in a branded residence or a branded hotel serviced residence, you can be sure of two things- the pride that comes with owning a prestigious brand and the assurance of design quality, craftsmanship, and impeccable services that the brand stands for. But what are the differences between the two? And what is 'Time Share' properties? How do conventional holiday homes bought in a tourist destination and with dependency on the owner for maintenance or for providing any services to the tenants compare? For your convenience and clarity, we have an easy to understand table below.

	Time Share	Conventional Holiday Homes
Managed by a reputed brand	 Maybe	 No. Dependent on the owner or RWAs
Purpose	 Membership	 Holiday home property buying
Ownership	 No	 Yes
How long can you stay in the property bought?	 2-15 days - depending on the plan	 As long as you want or own it
Is the same unit bought available for your staying	 NA	 Yes
Type of hotel services to be enjoyed	 No Hotel services. Some B&B services	 None
Property can be rented out by the owner	 No	 Yes
Potential rental yield	 No rental	 Low
Can be sold like any other property?	 You don't own it so you can not sell it	 Yes
Potential capital appreciation	 NA	 Low

Disclaimer: Information provided is generalised and may be different for specific properties.



### Branded Residences

- ✓ Yes
- Permanent Residence
- ✓ Yes
- ✓ As long as you want or own it
- ✓ Yes
- ✗ Management of common areas + Available on-demand
- ✓ Yes
- ✗ 2-3%
- ✓ Yes
- ✗ Low-Med

### Branded Hotel Serviced Residences (Amoha Residences)

- ✓ Yes
- Luxury Vacation Home + Rent Yielding Asset
- ✓ Yes
- ✓ 15-60 days in a year      buyer will choose
- ✓ Yes or Equivalent
- ✓ Access to various hospitality services and amenities offered to owners including on demand pay as you go services like laundry, spa, housekeeping
- ✓ MRPL ensures ROI to its owners by renting out rooms to potential guests by associating with a high end luxury brand
- ✓ 5-10%
- ✓ Yes
- ✓ High