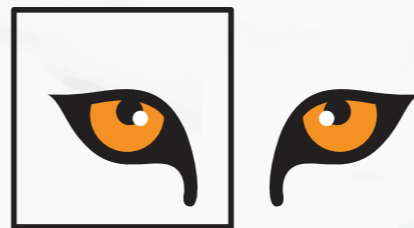




Introducing

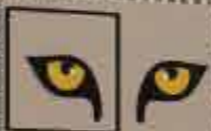
**FIRST RERA
APPROVED PROJECT
IN JIM CORBE**



CORBETT COUNTY
NATURE'S SELECT RESIDENCES

CORBETT

COUNTY



CORBETT COUNTY

B
BLAVOIR

OR



LUXURY CONVENIENCE REDEFINED

A harmonious balance of privacy, community, and nature

Corbett County has been master-planned by award-winning design team - TAS, following the natural contours of the land to ensure each plot benefits from the site's inherent beauty.



KEY PLANNING PRINCIPLES:

- Low-density development
- Underground utilities to preserve visual integrity
- Strategic placement of amenities for accessibility and privacy

COMMUNITY ZONING:

- PLOTS - Freedom to build your dream home in a high-growth, future-ready destination.
- RESORT VILLAS - Luxury holiday living, designed for every day.
- BOUTIQUE RESIDENCES - Exclusively crafted homes for a select few.
- NATURAL VERANDAS - Elevated living with panoramic views of nature.



CORBETT COUNTY



NATURE'S SELECT RESIDENCES

In the polished chaos of Delhi NCR, where your days begin with filters and end in fatigue.
What you're missing isn't another high-rise or a smarter address.
You're missing the air that heals, silence that speaks, and a lifestyle that listens.

Welcome to Corbett County, the first-ever RERA-approved residential development in Jim Corbett,
Where nature is not an amenity but a daily necessity. Where your morning jog follows the rhythm of the forest,
and your lungs rediscover what it means to truly breathe.

Here, wellness is woven into architecture.
Rejuvenation isn't sought, it surrounds you.
And every moment whispers the luxury of slowing down.

This isn't a second home. It's your first step towards a better life.



NATURE'S PERFECT CANVAS

A setting crafted over millennia, now ready for your vision

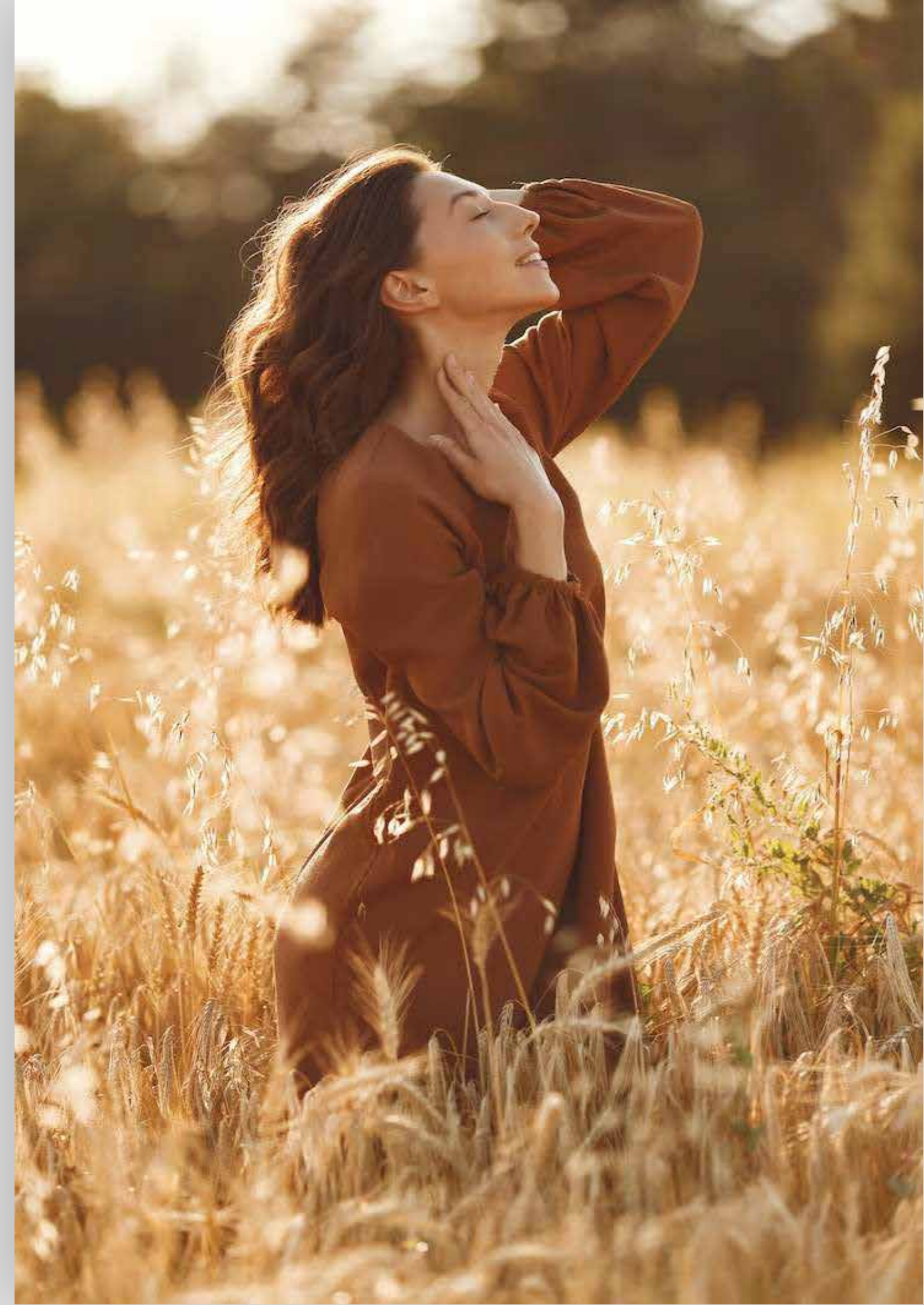
Corbett County occupies 11 acres of prime land an optimal distance from Jim Corbett National Park, close enough to embrace its wild beauty, yet positioned for convenient access.

TOPOGRAPHICAL ADVANTAGES:

- Elevated position that provides sweeping views of the Himalayan foothills
- Natural contours that offer creating privacy between plots
- Preservation of nature flors

MICROCLIMATE BENEFITS:

- Cooler & calmer than the NCR region year round
- Clear mountainous air with AQI consistently healthier then NCR



PHYSICAL WELLNESS

FOREST BATHING TRAILS:

Scientifically-designed 3km wellness walks that naturally boost immunity and reduce stress hormones

ORGANIC COMMUNITY GARDENS:

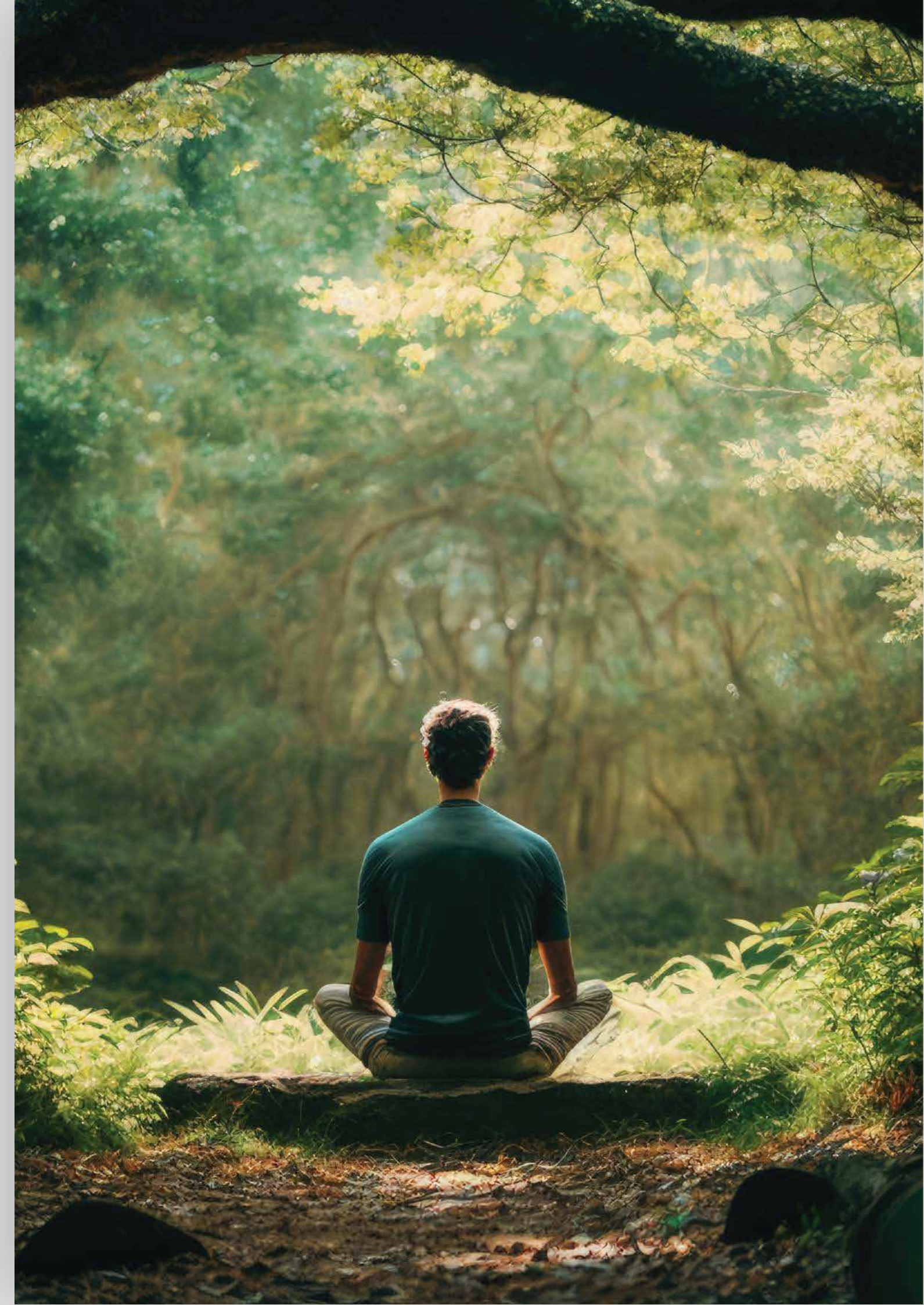
Harvest-to-table living with dedicated plots for residents to grow their own herbs and other produce

NATURAL FITNESS INTEGRATION:

Outdoor exercise stations crafted from local stone and timber, positioned at scenic viewpoints

YOGA & MEDITATION PAVILIONS:

Sunrise and sunset practice spaces designed with sacred geometry principles



MENTAL & EMOTIONAL BALANCE



DIGITAL-DETOX ZONES

Designated spaces free from electronic interference, to encourage mindful presence

SOUND HEALING AMPHITHEATER

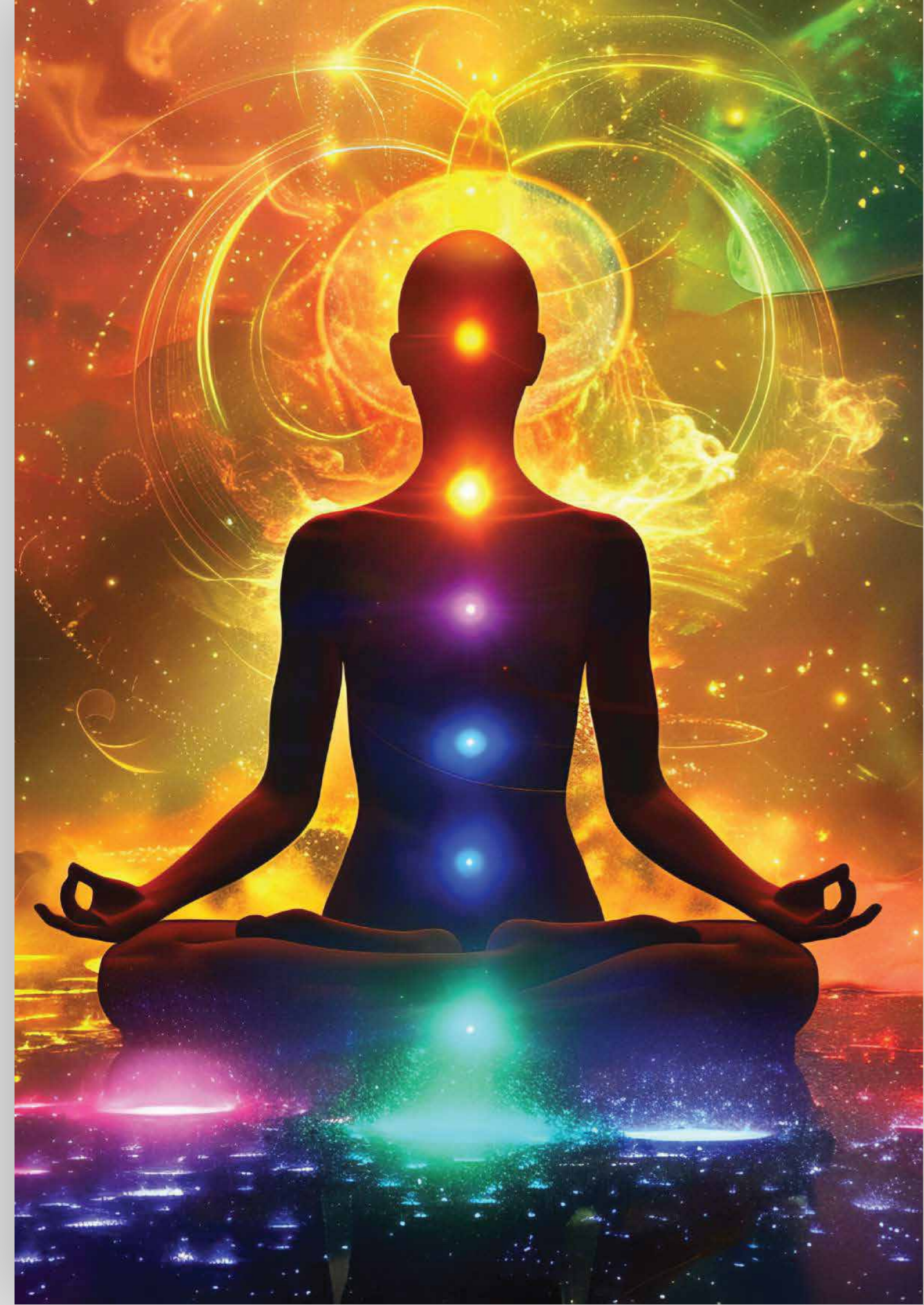
Natural acoustics enhanced by forest surroundings for community gatherings and therapeutic sessions

CONTEMPLATION GARDENS

Japanese-inspired spaces with water features designed for reflection and stress relief

WILDLIFE OBSERVATION THERAPY

Specially designed blinds and decks for therapeutic birdwatching and wildlife photography



SPIRITUAL ALIGNMENT



SUNRISE MEDITATION DECK

Elevated platform oriented towards the Himalayas for morning practices

SACRED GROVE

Preserved ancient flora creating a natural temple for all spiritual practices

LABYRINTH WALK

Stone pathway designed for walking meditation and inner journey

STAR GAZING OBSERVATORY

Dark-sky compliant lighting to allow for celestial connection and wonder



ENVIRONMENTAL HARMONY



ZERO-WASTE LIVING SYSTEMS

Comprehensive composting, recycling, and circular economy practices

RAINWATER HARVESTING MANDALAS

Beautiful, functional water collection systems that double as landscape art

NATIVE SPECIES' SANCTUARY

Protected areas within the community dedicated to local flora and fauna preservation

CARBON-NEGATIVE LIFESTYLE

Every aspect designed to leave a positive environmental footprint



SEASONAL WILDLIFE EXPERIENCE



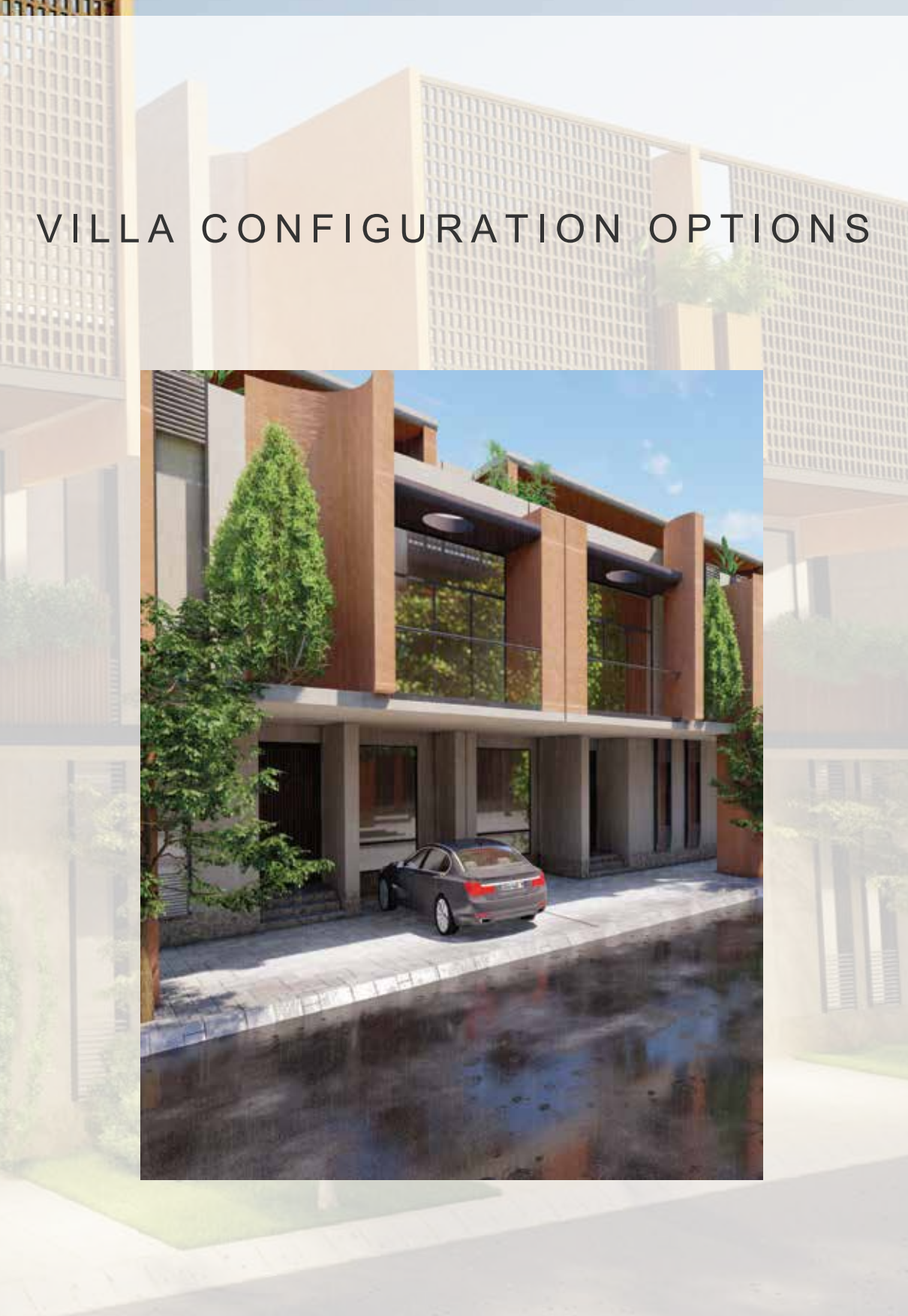
- Spring: Tiger sightings increase, bird choruses peak
- Monsoon: Landscape transforms, morning mists
- Autumn: Clear Himalayan views, wildlife activity intensifies
- Winter: Exceptional stargazing, crisp mountain air



HABITAT PRESERVATION



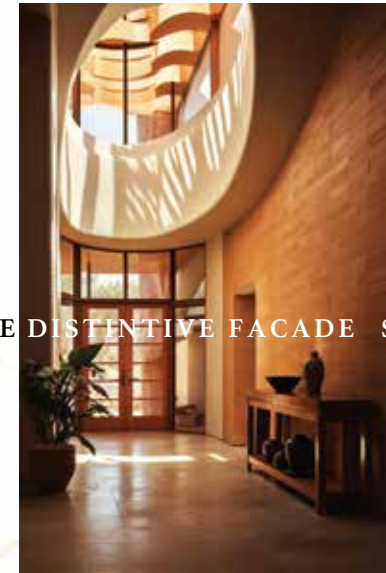
- Protected wildlife corridors maintain ancient migration routes
 - 500-meter buffer from tiger territory
- Preserved canopy connections for bird movement
 - Multiple natural water sources for wildlife



VILLA CONFIGURATION OPTIONS



RESORT VILLAS



THREE DISTINCTIVE FACADE STYLES

CONTEMPORARY MOUNTAIN LODGE

- Clean lines with large glass panels | · Natural stone and timber accents
- Flat roofs with integrated planters | · Modern minimalist aesthetic

TRADITIONAL KUMAONI HERITAGE

- Sloped slate roofs inspired by hill-architecture | · Carved wooden details and stone masonry
- Covered verandas and traditional proportions | · Warm, rustic charm with modern interiors

COLONIAL FOREST RETREAT

- British hill-station-inspired design | · Pitched roofs with dormer windows
- Wrap-around porches and bay windows | · Elegant, timeless sophistication

FULLY MANAGED CLUBHOUSE



COMPLETE ACCESS

- Exclusive access to all resort-style amenities
- Priority booking for dining and spa services
- Complimentary use of recreational facilities
- Guest privileges for family and friends

MANAGED BY BEST WESTERN HOTELS & RESORTS (BWH)
Global hospitality excellence meets Corbett's natural splendour

BW | **Best Western.**
Hotels & Resorts

- Internationally acclaimed service standards
- Professional property management
- 24/7 guest services and support
- Proven track record in luxury hospitality management
- Global reservation system access



THE CORBETT RESORT EXPERIENCE



WHERE LUXURY MEETS WILDERNESS

Managed by Best Western Hotels & Resorts

BW | **Best Western.**
Hotels & Resorts

At Corbett County, holistic living isn't a concept—it's your daily reality. Our wellness-centric design philosophy

integrates five essential dimensions of human flourishing:



Belvoir Realty creates living spaces that honor their natural settings while providing uncompromising luxury. Led by visionary Mr. Shammi Bhandari, our journey represents over four decades of business excellence.

OUR JOURNEY:

- 1982: Founded with pharmaceutical business, becoming a leading name in East Delhi
 - 1987: Established construction business, later renamed to Belvoir
- 2010: Expanded into land acquisition with 750+ acres across Delhi, UP, Uttarakhand, and Goa
 - Delivered 1500+ dwelling units in East Delhi region
 - Established multiple national and international partnerships

THE BELVOIR PHILOSOPHY:

- Targeting future-ready destinations poised for exponential value growth
 - Developing with minimal environmental impact
 - Creating communities of like-minded individuals

THE BELVOIR LEGACY



Mr. Bhandari has been awarded the prestigious "Bharat Seva Bhushan" by Seva Bharti for his dedicated work supporting education and marriages of children from underprivileged families.

Corbett County represents the pinnacle of our approach a development crafted with the same commitment to excellence that has defined Belvoir for decades.

THE TEAM

BEHIND THIS MASTERPIECE

Mr. Shammi Kumar Bhadari Chairman

A visionary entrepreneur with over three decades of excellence in real estate, construction, and hospitality, Mr. Shammi Kumar Bhadari stands as the guiding force behind Belvoir Realty. With deep roots in North India's development landscape, he has been instrumental in shaping projects that combine modern luxury with a sense of community and purpose.

Known for his integrity, foresight, and unwavering commitment to ethical business practices, Mr. Bhadari has built Belvoir Realty on the pillars of trust, transparency, and long-term value creation. Under his leadership, the Group continues to expand its footprint across residential, commercial, and township developments each crafted with precision and passion.

In recognition of his humanitarian contributions, he has been honoured with the "Bharat Seva Bhushan" by Seva Bharti for his dedicated efforts towards supporting education and marriages of children from underprivileged families.

Corbett County, Belvoir Realty's flagship development, stands as a testament to his vision where nature inspires design, and excellence defines every detail.



Mr. Himanshu Bhadari Managing Director

Educated in Delhi and a licensed commercial pilot trained in New Zealand and Australia, Mr. Himanshu Bhadari brings a rare combination of global perspective and entrepreneurial drive to Belvoir Realty. Transitioning into real estate in 2009, he joined the family enterprise with a vision to foster innovation, transparency, and growth across every facet of development.

Over the past 15 years, he has successfully led and delivered more than 15 lakh sq. ft. of residential, commercial, and hospitality projects, shaping landmark developments across North India. Known for his strategic acumen in land acquisition, township planning, and project execution, Mr. Bhadari continues to steer Belvoir Realty's new-age expansion, including RERA-approved townships and agricultural land ventures.

His leadership reflects a deep commitment to ethical growth, sustainable value creation, and long-term community development values that define Belvoir Realty's enduring legacy and future vision.



Mr. Piyush Aggarwal Managing Director

A distinguished Chartered Accountant with over two decades of professional excellence, Mr. Piyush Aggarwal brings exceptional financial acumen, governance, and operational strength to Belvoir Realty. His deep expertise in finance, taxation, and corporate structuring has been instrumental in shaping the company's growth and ensuring fiscal discipline across all business verticals.

Mr. Aggarwal has successfully led and delivered numerous residential and commercial developments across North India, combining strategic foresight with meticulous execution and stakeholder-focused decision-making. His leadership emphasizes transparency, accountability, and long-term value creation, hallmarks that define Belvoir Realty's trusted reputation in the real estate sector.

Driven by a vision for sustainable progress and ethical excellence, he continues to strengthen the Group's foundation through robust project management and prudent financial planning, ensuring that every Belvoir venture stands as a benchmark of quality, trust, and innovation.



Mr. Harminder Singh Director & CEO

Harminder Singh, Director and CEO, leads Belvoir Realty with a mission to make it India's most trusted holiday home developer, guided by the belief of putting people before profits and trust before transactions.

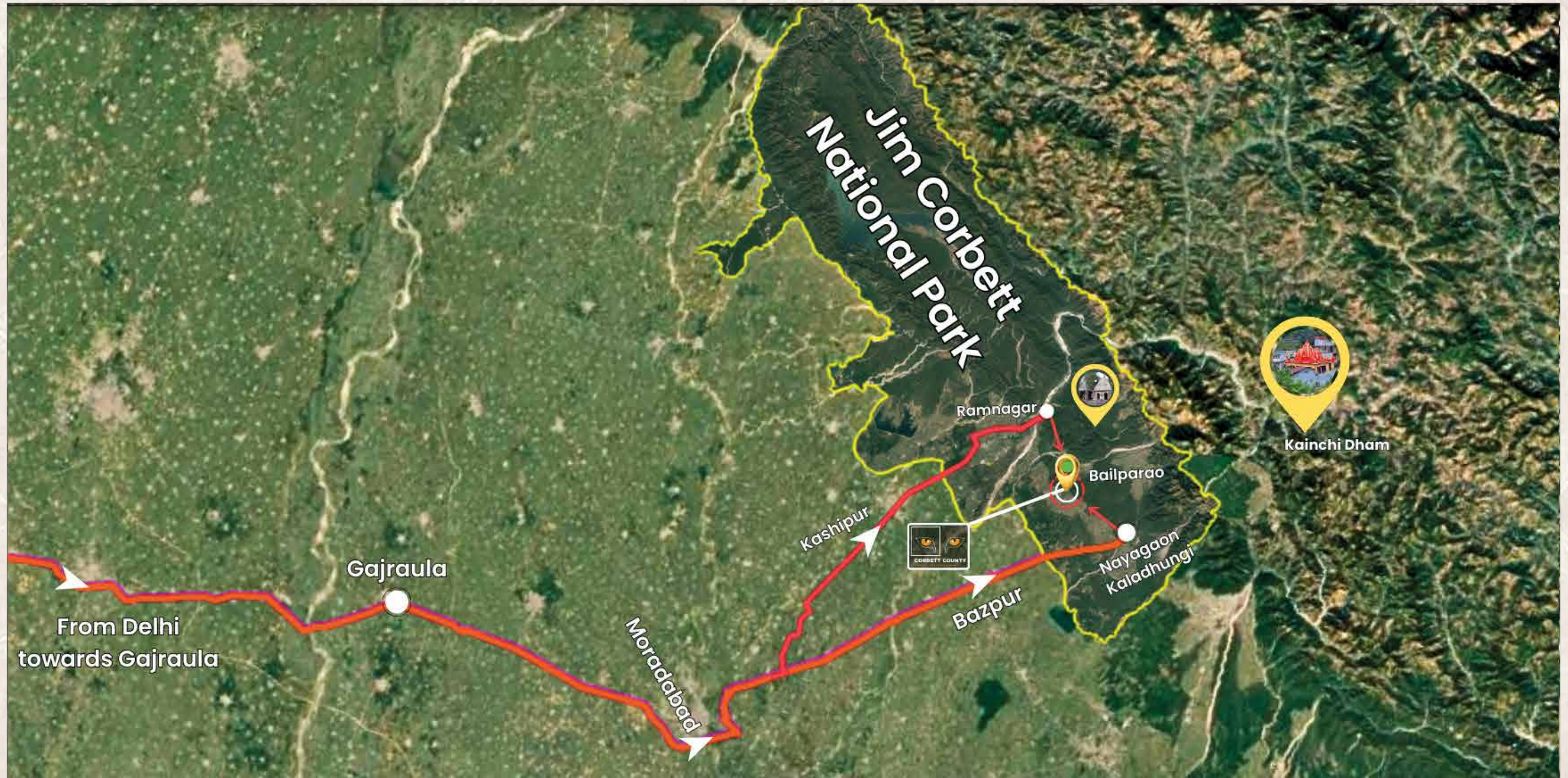
A B.Tech. graduate in Mechanical Engineering, active in the industry since 2006, Harminder has served over 4,000 customers with deep accountability toward buyers and investors. He spearheaded Jim Corbett's first RERA-approved holiday home project, setting new benchmarks for trust and compliance in the industry.

An educator and mentor, he conducts masterclasses that empower buyers to invest with confidence and is the author of the upcoming book "Unveiling Property Purchase Scams." Beyond real estate, he co-founded Runway Learning and Development Pvt. Ltd., impacting over 50,000 students, and co-leads FitMynd, promoting mental health awareness.

A visionary, mentor, and spiritual seeker, Harminder is building more than homes he is creating secure investments, communities, and lasting legacies.



PERFECTLY POSITIONED
Where accessibility meets exclusivity



PERFECT CONNECTIVITY

5 min from State Highway | 25 min from Ramnagar Station
60 min from Haldwani Financial Hub | 54 min from Kashipur Industrial City

ECONOMIC HUBS WITHIN REACH

- 60 min from Haldwani, Uttarakhand's nancial capital | 54 min from Kashipur Industrial City
- 34 min from Ramnagar, the gateway to Corbett

NATURE & ADVENTURE

Heart of Corbett ecosystem | Multiple waterfalls within 20 min
Tiger reserves & jungle safaris nearby | Nainital 90 min
Multiple operational resorts and premium wellness centers within 2 min

SPIRITUAL RETREATS

- Hanuman Dham (20 min) | Sitabani Temple (40 min) | Garjia Devi Temple (30 min)



RERA NO: UKREP08250000669
DATE: 19 AUGUST, 2025
WEBSITE: WWW.UKRERA.UK.GOV.IN

COLLECTION A/C DETAILS: UMESH KUMAR, FOR CORBETT COUNTY
BANK NAME: ICICI BANK, A/C NO: 777705159901, IFSC CODE:ICIC0001599



BELVOIR
R E A L T Y

Umesh Kumar

c/o Belvoir Realty Private. Limited.

9654-888-666 | 1800-5698-666 | info@belvoirrealty.com | www.belvoirrealty.com

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Registered Office : Plot No 2, GF, Pandav Nagar, New Delhi - 110092

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