

AmbujaNeotia



# Disconnect



# TO Reconnect WITH YOURSELF!



*Where the river murmurs a tale untold  
In nature's embrace, your haven unfolds.  
Amongst trees and a soothing breeze,  
Find inner peace, let worries appease.*

*A retreat from chaos, tranquil surround,  
Journeying within, love and light unbound.  
In the evening glow, let dreams take flight,  
A home to reconnect, in pure delight!*



# Chairman's Note



Nestled along the soothing banks of Ganga, on 100 acres of pristine land, Raichak On Ganges is an extension of our commitment to creating spaces that enrich lives.

Dear Patrons,

Over two decades ago, Ambuja Neotia embarked on a mission to make a difference to the way people live. Till this day, across our realms of realty, hospitality, healthcare and education, our commitment to enhancing lives remains unwavering. It is with great pleasure that I present to you Country Homes by Ambuja Neotia at Raichak On Ganges, a testament to our enduring journey.

In today's urban chaos, we often feel disconnected from the very essence of our being. In the ceaseless rush to perform, achieve, and compete, time takes a back seat. In a world where connectivity is global, it's ironic that we frequently lose touch with ourselves.

To find that inner connect, we introduce Raichak on Ganges Country Homes – spacious villas carved out in the heart of nature, near the majestic River Ganges. Amidst the serene beauty, these vacation homes beckon you to pause, rejuvenate, and rediscover the tranquillity within.

Nestled along the banks of Ganga, on 100 acres of

pristine land, Raichak On Ganges is an extension of our commitment to creating spaces that enrich lives. From Ganga Kutir to Anaya to The Ffort Raichak - our offerings have transformed this little village into a much sought-after haven of solace and serenity. And this saga of transformation continues, expected to add more vibrant colours to the spectrum of enriching experiences.

I welcome you to experience the harmonious blend of luxury and tranquillity that Country Homes offer. I invite you to embark on a journey of self-discovery, where you can escape the noise of the world to find solace and rejuvenation. Rediscover the beauty within, nourish your soul, find peace amidst nature's calming embrace, and forge a deep connection with your inner self.

May these vacation homes become a sanctuary for you to disconnect and rediscover the essence of your true being!

Best Wishes,

**Harshavardhan Neotia**  
Chairman, Ambuja Neotia





# A Journey of Joy

In the serene recesses of our souls, lies a deep longing for disconnecting from the frenzy of our daily routines.

We long for the little joys of life – be it witnessing the turn of the season, reconnecting with ourselves and our family, or simply enjoying the sight of passing clouds. We seek an opportunity to dive deep within and make that inner journey towards rediscovering our oneness with nature, with the unassuming beauty of life's quiet instances.





# Raichak on Ganges

Where you disconnect...  
to reconnect



More than just a location, Raichak on Ganges is a retreat for your soul. Nestled along the tranquil banks of the Ganges, this sprawling 100-acre lifestyle destination invites you to rediscover yourself and reconnect with moments lost in the daily hustle and bustle of life.

From lush landscapes to the soothing riverfront, Raichak on Ganges beckons you to a haven where time slows down for you, and where the myriad hues of nature inspire the wanderer within. Experience solace in your wholesome cradle — the escape you dream of... the escape you desire.





A close-up photograph of a person's hand reaching out towards a vibrant green fern frond. The background is a soft-focus forest scene with various shades of green. The lighting is natural and soft, highlighting the textures of the skin and the delicate structure of the fern.

Welcome to a sanctuary where you  
Reconnect with Nature.

Immerse yourself in lush greenery. Admire the vibrant colours painting your landscapes. Relax in and watch nature play. From your haven designed to enchant you. By the serene shores of Ganges, Raichak welcomes you to your Country Home - Gardenia - to weave tales of togetherness wrapped in luxury.



Plot Size  
2 to 12  
Cottahs  
of Land

Villa Type  
1 to 4  
BHK  
Garden Villas

 Exclusive  
Residents' Activity  
Centre

 Close Proximity  
to River Ganges

 Secured Gated  
Community

Overview  
of offerings



Actual image of model Villa





Actual image of model Villa

# INTRODUCING Gardenia Your Haven of Joy

Gardenia offers an assortment of charming bungalows as part of the Country Homes. They stand as a sanctuary, beckoning you to experience life anew. They offer a canvas where the symphony of nature meets the melody of your soul. It's a place where stress dissolves, and happiness is not just found; it's cultivated daily.





Actual image of model Villa



Actual image of model Villa



Actual image of model Villa

## Living Room

Cozy evenings and warm conversations – create memories in the heart of your home.







## 3BHK Villas

Step into a world of comfort in your 3BHK villa that offers you a terrace-sized balcony and an open terrace to enjoy the green outdoors.

Relax, recharge and rejuvenate – wake up refreshed in your cozy cocoon.







Actual image of model Villa



Actual image of model Villa



# Palm Cove

## Your Realm of Bliss

Nestled in lush greens, Palm Cove, part of Gardenia, unveils 40 exclusive 1BHK apartments with – an exclusive terrace. These compact villas cocooned amidst tall palms, lawns, orchards, and fountains create a haven for a happy community. Seamlessly blending living spaces, it fosters ideal gated community-living within nature's embrace. Star gaze, walk outdoors, nurture greens, read books, play games – be one with Nature at Palm Cove, your abode of happiness and wellness.



Actual image of model Villa





Living Room



Bedroom with Open Deck







Actual image of model Villa



Actual image of model Villa



Actual image of model Villa



Actual image of model Villa



# Master Plan

Gardenia



Available Gardenia Plots

# Master Plan

Palm Cove



Available 1BHK Palm Cove



# Reconnect with Time!



## Serene Mornings

Embrace the tranquility within as the sun gently kisses your country home awake. Begin your day with a stroll through manicured gardens, letting the soothing melodies of nature set the tone for a peaceful morning.



## Family Picnics in Private Gardens

Create lasting memories with family picnics in your own private garden. A space where laughter echoes, and the simple joy of sharing a meal becomes a cherished tradition.



## Riverside Retreats

Escape to the riverside for a serene retreat. Whether it's fishing by the bank, a quiet reading nook, or simply soaking in the calming views, your country home offers a personal connection to the flowing rhythms of nature.



## Personalized Botanical Garden

Cultivate your private botanical haven with an array of plants, flowers, and fragrant herbs. Create a serene escape where you can reconnect with nature and indulge in the therapeutic benefits of gardening.



## Reading Oasis

Carve out a tranquil reading corner amidst the greenery, complete with a comfortable hammock or a cozy reading corner. Immerse yourself in the world of literature surrounded by the soothing sounds of nature.



## Artistic Retreats

Find inspiration in the scenic surroundings for your artistic pursuits. Whether it's painting, writing, or simply contemplating, your country home becomes a refuge for creativity and self-expression.



## Campfire Evenings

Gather around a crackling campfire under the starlit sky. Share stories, laughter, and warmth with loved ones, creating a magical ambience that turns ordinary evenings into extraordinary memories.



## Nature Walks and Bird Watching

Explore meandering trails through lush greenery, discovering the wonders of local flora and fauna. Engage in bird watching, where every chirp becomes a delightful conversation with nature.



## Community Events and Celebrations

Be part of a vibrant community where neighbours become friends. Gardenia offers a space for community events and celebrations, fostering a sense of belonging and shared joy.



## Culinary Delights with Outdoor Kitchens

Elevate your culinary skills with outdoor kitchens. Embrace the pleasure of al fresco dining, where the aroma of delicious meals mingles with the fresh air of the countryside.





# Craft Your Lifestyle. *Reconnect with your soul.*

Discover the freedom to craft your ideal villa living experience at Raichak on Ganges Country Homes, where plot sizes range from 2 Cottahs to 12 Cottahs. With over 9 diverse choices, here's how you can chart your unique blend of built spaces and open-air serenity.



# 1 BHK

## 2 Cottahs of Land

Create an intimate retreat with a compact villa, leaving ample space for a cozy lawn area. Ideal for those who enjoy tranquility.

Actual image of model Villa



Actual image of model Villa

# 2 BHK

## Upto 4 Cottahs of Land

Design a villa with a sprawling lawn to savour both indoor and outdoor moments.





## 3 BHK 4-5 Cottahs of Land

Embrace grandeur in your spacious villa, enjoying moments with nature in the comfort of your garden.



## 4 BHK 5 Cottahs and Above

Live life amplified in your peaceful and private haven, complete with an expansive garden.







Reconnect  
with leisure



Your Hub  
of Leisure







Artist's Impression



**Cosmos Residents' Activity Centre offers a refreshing retreat with a range of amenities.**

- Pristine swimming pool for relaxation.
- Outdoor kids' play area for little ones.
- Dining area to savor culinary delights.
- Diverse activities including an outdoor gymnasium and basketball court for leisure.





Artist's Impression

Kids' Play Area



Artist's Impression

Outdoor Play Area



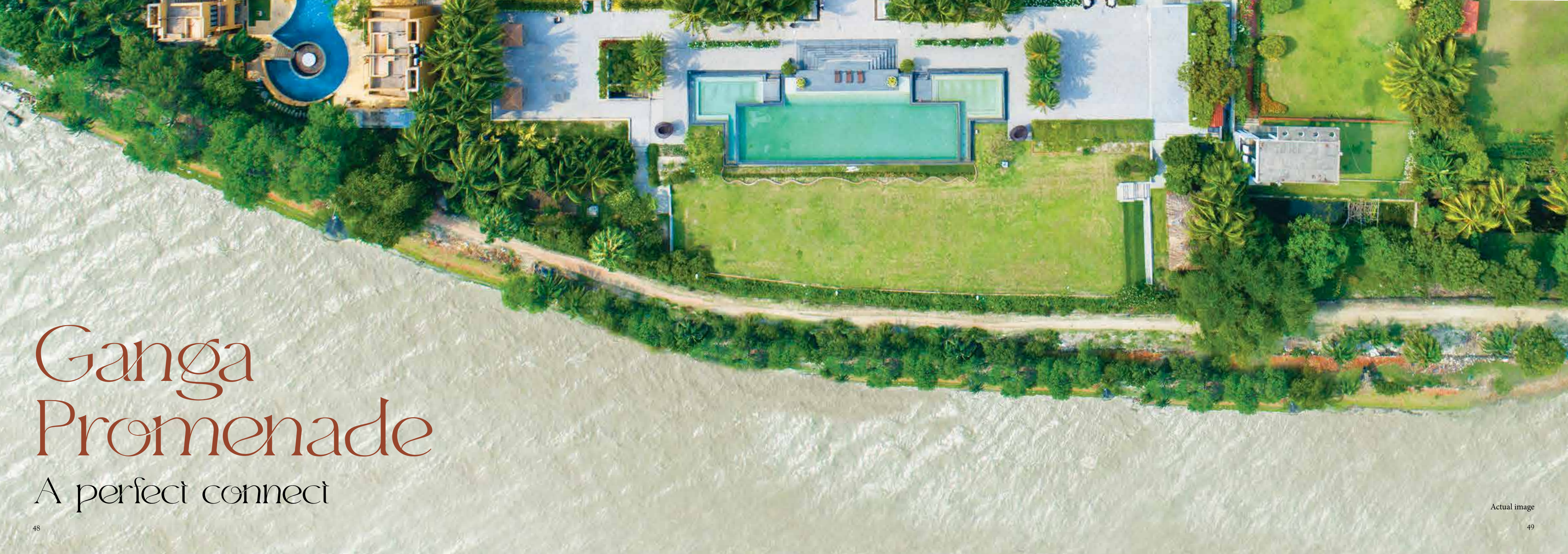


Artist's Impression

Cocooned in frangipani and palm groves, these country homes are ensconced in a placenta of privacy and nature. Disconnect from the humdrum and chaos of urban life and reconnect with yourself in the palm of nature's abundance.







# Ganga Promenade

A perfect connect





Savour a cup of coffee while watching the sun gracefully set beyond the horizon. Let your heart be captivated by the enchanting flames of the Ganga Aarti, or take a leisurely stroll along the riverbank, immersing yourself in the breathtaking aura of the majestic Ganges.

**Key Features of Ganga Promenade:**  
Gym | Indoor Games Room | Cafeteria | Sitting Deck | Ganga Aarti Zone

Actual image







# Get Set, Sail

Indulge in luxury at Raichak's private jetty, where the boat 'Pari' awaits to whisk you away on a serene river cruise. Experience breathtaking views as you navigate the waterways in style, creating unforgettable moments against the picturesque backdrop of Raichak.





# Specifications



Bedrooms (Floor) - Vitrified Tiles  
 Toilet's (Floor) - Vitrified Tiles  
 Deck - Kota Stone & Paver Tiles  
 Foundation - Strip Foundation / Isolated  
 Super Structure - RCC Framed with Sloped Roof / load Bearing  
 Living / Dining (Floor) - Vitrified Tiles  
 Toilet/s (Dado) - Washable Paint & Glazed Ceramic Tile / vertified  
 Kitchen (Counter) - Granite  
 Kitchen (Dado) - Granite Tiles above the Counter  
 Terrace (Floor) - Vertified/for Palmcove open terrace China Mosaic  
 Verandah / Patio (Floor) - Vitrified Tiles  
 Staircase (Floor) - Wooden finished at tread & Skarting, Riser's stone finish, for Palm Cove open stair Kota finish.  
 Entrance Foyer (Floor) - Kota Stone  
 Door/s (Frame) - Sal Wood  
 Door/s (Paint) - Paint Finish over Wooden Doors  
 Door/s (Shutter) - Flush Door  
 Door/s (Fittings)- SS Finish  
 Window (Frame)- Powder Coated Aluminium Glazed  
 Window (Fittings) - Powder Coated / Tuffen Glass  
 Paint (Internal) - Putty finish  
 Paint (External) - Weather Coat / Texture Paint  
 Electrical - Concealed Copper Wiring Plastic Modular Switches  
 Water Supply - UPVC/CPVC  
 Pipeline (Rainwater) - PVC (If Any)  
 Pipeline (Soil Pipe) - Eco Drain Pipe  
 Sanitaryware (Wash Basin & WO)- Jaguar or Equivalent  
 Sanitaryware (Faucets)- Jaguar or Equivalent  
 Sanitaryware (Showerhead)- Jaguar or Equivalent



Actual image of model Villa





Actual image of model Villa



Actual image of model Villa

Actual image of model Villa



Actual image of model Villa



# Architect's Profile

Nestled amid frangipani and lemon groves, Gardenia comprises premium country homes. These bungalows offer an ideal getaway, a home away from home.



Vivek Rathore, a 2000 graduate with a gold medal from IIT Roorkee, established “Salient” in 2005, a studio specializing in architecture, landscape, interior design and enterprise. His diverse team includes architects, planners, environmentalists, artists, interior designers, graphic designers, landscape architects, engineers, carpenters and economists.

Vivek shaped the ethos of the organization on his beliefs that design as a process of discovery and creation is nothing but a modification of relationships.

Vivek Rathore’s design philosophy stems from a research-based approach. Rooted in environment, spirituality, and Indian culture, he draws his inspiration from them. He believes in dharma through design, a thought that resonates in his projects that are thoughtfully crafted to respond to society and its needs.

Vivek has authored numerous research papers and actively participates in lecture presentations and panel discussions at various state and national-level forums. Serving as a guest faculty member, he imparts his knowledge at leading institutes, including IITs.

He boasts a diverse portfolio, including mixed-use developments, commercial and hospitality projects, as well as public and urban design assignments. This extensive body of work has earned him over 80 awards in the last 14 years from national and international forums, such as Cityscape Global, IIID, ISOLA, Architecture and Design, Architects and Interiors, Archidesign, WAN, AICA, CII, CREDAI, and more. Having designed over 24 green buildings, Vivek is committed to upholding the highest standards in green building and well-being for all his projects.





# Country homes. At Raichak.

— An archive of our existing country homes —





# Pakhiralaya



Hear the swish of the palm trees in Pakhiralaya on any lazy afternoon; this de-stressor comes free.

G+1 | elevated structure | tree top living | catwalk pathway surrounded by palm groves | twin blocks







## Riviera



Situated at the edge of the river, these Mediterranean style luxury villas with an adjoining promenade, are an absolute delight.

Riverside location | mediterranean architecture | personal lawn | personal plunge pool | G+2 villas





# Hermitage



Hermitage extends the sophistication of the Ganga Kutir Boutique resort to residential homes. Spread over several sites in the larger Raichak development and made from the same palette of materials used at Ganga Kutir. Complete with similar furniture and stylish elements.

The buildings are arrayed on each side based on necessary privacy from each other and the environment | patio terrace | lap pool | sit-out terrace | provision of small intimate spaces between houses | reminiscent of ancient villages in Bengal





# Frangipani



These homes come inspired by the many surrounding Frangipani trees. Soak in the aroma in style!

Avant garde architecture | cluster of 3/4 bedroom villas set amidst serenity | pocket lawn | personal plunge pool | frangipani trees







# Ganga Kutir Residency



Ganga Kutir Residency promises to extend the Ganga Kutir boutique resort experience to private homes.

Located amidst sylvan setting by the river Ganges | unique Sri Lankan village architecture | earthy design with clay bricks and khapra | personal plunge pool | personal lawn







Udayan - The Condoville, Kolkata



Ujjwala - The Condoville, New Town



Upohar - The Condoville, Kolkata



Uttorayon - The New Township, Siliguri



Utsodhaara Teesta Township, Siliguri



Ecospace Business Park, New Town



City Centre Salt Lake



City Centre New Town



Montana Vista, Siliguri



Ganga Kutir Resort - Raichak on Ganges



The Ffort Raichak - Raichak on Ganges



Taj Chia Kutir Resort & Spa



Raajkutir IHCL SeleQtions



Neotia Getwel Multispecialty Hospital, Siliguri



The Neotia University

## About AmbujaNeotia

Ambuja Neotia is one of the most prominent and respected corporate houses headquartered in Kolkata, with its forte in real estate and subsequent forays into hospitality, healthcare and education.

The company, under the stewardship of **Harshavardhan Neotia**, has been responsible for landmark projects in and around Kolkata. **Udayan**, Kolkata's first condoville built on the PPP (Public-Private Partnership) model, made good living 'affordable' for the first time in the country and earned Harshavardhan Neotia the Padma Shri in 1999. **Upohar~The Condoville**, one of the largest residential projects of Ambuja Neotia, brought together efficiency, comfort and luxury, transforming dreams into reality.

With **City Centre Salt Lake**, the mall concept was revolutionized that was followed by City Centre's in New Town, Haldia, Siliguri, Raipur and Patna. Leisure destinations like **Raichak on Ganges**, **Taj Chia Kutir**, **Taj Guras Kutir**, **IHCL SeleQtions Raajkutir**, **Taj City Centre New Town** and **Taj Taal Kutir Convention Centre** and hotel added to luxury escapades. In a strategic move to enhance its presence in the hospitality sector, Ambuja Neotia has recently expanded its geographic footprint by acquiring the **Tree of Life Hotel and Resorts chain**. This acquisition marks a significant step, solidifying its position as a national player in the hospitality industry.

The Group also forayed into healthcare with **Neotia Bhagirathi Woman and Child Care Centre** and the **Neotia Getwel Multispecialty Hospital**. Business Parks & Towers including **Ecospace** and **Ecocentre** were developed to give the city smarter, greener workspaces for better work-life balance. With the vision of imparting education to transform students into leaders for global society, the Group embarked on a new journey with **The Neotia University**.

The Group continues to launch strings of projects across Real Estate, Hospitality and Healthcare to add to the experiences and keep making a difference to the way people live.

For more details visit: [ambujaneotia.com](http://ambujaneotia.com)





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**AMBUJA NEOTIA HOTEL VENTURES LIMITED**



**Disclaimer:**

The layout, building plans, specification of the villa(s), features and benefits proposed at Gardenia at Raichak on Ganges are preliminary and subject to finalization. Though no effort will be spared to carry them out, Ambuja Neotia Hotel Ventures Limited may affect such variation, addition, alteration, deletion and / or modification therein as it may, at its sole discretion, deem appropriate and fit, or as may be directed by any competent authority. However, the constructed area of the villa(s) may increase or decrease up to a maximum of 5%. No complaints regarding design, layout and accommodation shall be entertained by Ambuja Neotia Hotel Ventures Limited. All dimensions have been rounded off. Marginal revision may be necessary during construction. Furniture layout shown in the brochure is indicative of how the unit can be used. No furniture is provided with the villas. The map shown is not to scale and the distances mentioned are approximate under ideal traffic conditions. Some of the exterior images of Gardenia are artistic impressions.