

Your Home Earns While You're Away



Amaara Tribe

Your Love Letter to Nature



EXPERIENCE THAT MATTERS



Amaara Tribe

Boutique Hillside Homes in Jeolikote



Location

Gated, terraced hillside community on the Haldwani–Nainital road, Jeolikote



Homes

Studios and two-bedroom Cottages, three-bedroom Chalet, and three/four bedroom Villas



Shared amenities

Swimming pool, gym, common lawn and on-site parking



Getting there

Nainital 35 min · Kathgodam station 35 min ·
Pantnagar airport 1 hr 10 min · Delhi 5.5 hrs



The Studio

Single-Room Hillside Home



Facade



Floor plan

- Bedroom, drawing area and kitchen
- Bathroom, study table and wardrobe
- Private garden strip and own entrance

SOFT LAUNCH OFFER

₹40 Lakhs

Regular ~~₹45 Lakhs~~

Save ₹5 Lakhs

The Cottage

Two-Bedroom Home Over Two Floors



Ground floor



First floor

- Ground: bedroom, toilet, kitchen, dining & drawing
- First: master bedroom with en-suite bath, study
- 8'6" wide balcony, private lawn and entrance

SOFT LAUNCH OFFER

₹75 Lakhs

Regular ~~₹80 Lakhs~~

Save ₹5 Lakhs

The Chalet

Three-Bedroom Home Over Two Floors



- Ground: One Bedroom, toilet, kitchen, dining & drawing
- First: Two bedroom with en-suite bath, study
- 8'6" wide balcony, private lawn and entrance



SOFT LAUNCH OFFER

94 Lakhs

Regular ~~99 Lakhs~~

Save ₹5 Lakhs

The Villa

Three-Bedroom Home Over Three Floors



- Ground: dining & drawing with toilet, kitchen
- First: Two bedroom with en-suite bath, study
- Second : One Master bedroom & terrace
- wide balcony, private lawn and entrance
- Option of One Extra Bedroom



SOFT LAUNCH OFFER

145 Lakhs

Regular ~~452 Lakhs~~

Save ₹7 Lakhs

The Villa

Three-Bedroom Home Over Three Floors



- Ground: dining & drawing with toilet, kitchen
- First: Two bedroom with en-suite bath, study
- Second : One Master bedroom & terrace
- Wide balcony, private lawn and entrance
- Option of One Extra Bedroom

SOFT LAUNCH OFFER

Regular 452 Lakhs

145 Lakhs

Save ₹7 Lakhs

Meet ELIVAAS

India's Most Trusted Name in Second Homes



A short-term vacation rental management company for luxury villas and apartments across India, backed by Peak XV Partners, Vertex Ventures and 3one4 Capital.

650+

Properties

42+

Cities

95%

5-star rating

3.5L+

Guests hosted



Brand of the Year – MMT Homestays Awards 2026



Recognised by Airbnb for Excellence & Growth

How It Works

Buy, Hand Over the Keys, Earn Every Month



01

Buy your home

Choose a Studio or
Cottage at Amaara Tribe



02

Sign with ELIVAAS

Individual management
agreement at handover of
your unit



03

ELIVAAS runs it

Listing, pricing, guests,
housekeeping and upkeep



04

You get paid

A monthly payout with a
monthly statement

3-year contract · 11-month lock-in

What ELIVAAS Covers

Staff, Running Costs & Marketing



Sales & Marketing

- OTA listings
- Corporate & travel-agent sales
- Digital & influencer marketing
- Revenue manager, dynamic pricing



On-site Team

- Staff salaries & hiring
- Training & uniforms
- Guest experience manager
- Concierge services



Running Costs

- Electricity, gas & water
- Wi-Fi & OTT
- Housekeeping & linen laundry
- Deep cleaning & pest control



Guest Comforts

- Welcome basket
- Toiletries & organic amenities
- Tea & coffee
- Owner app & website



Upkeep

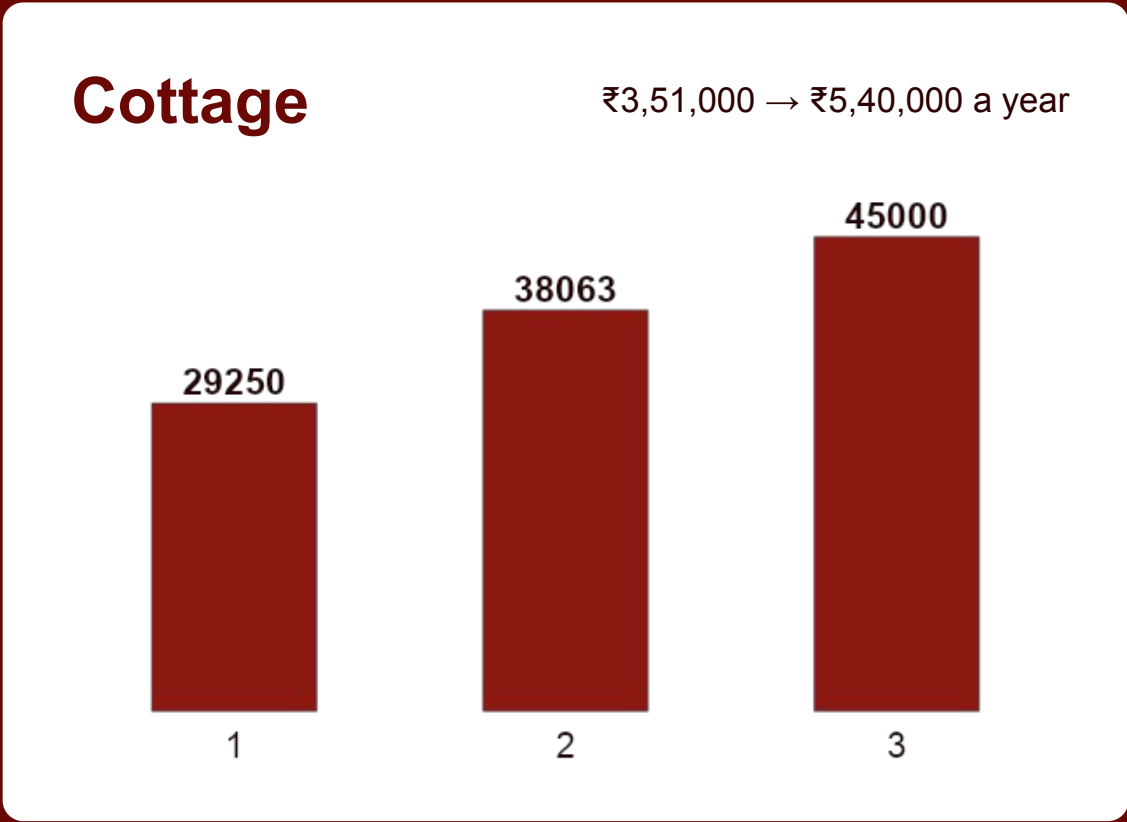
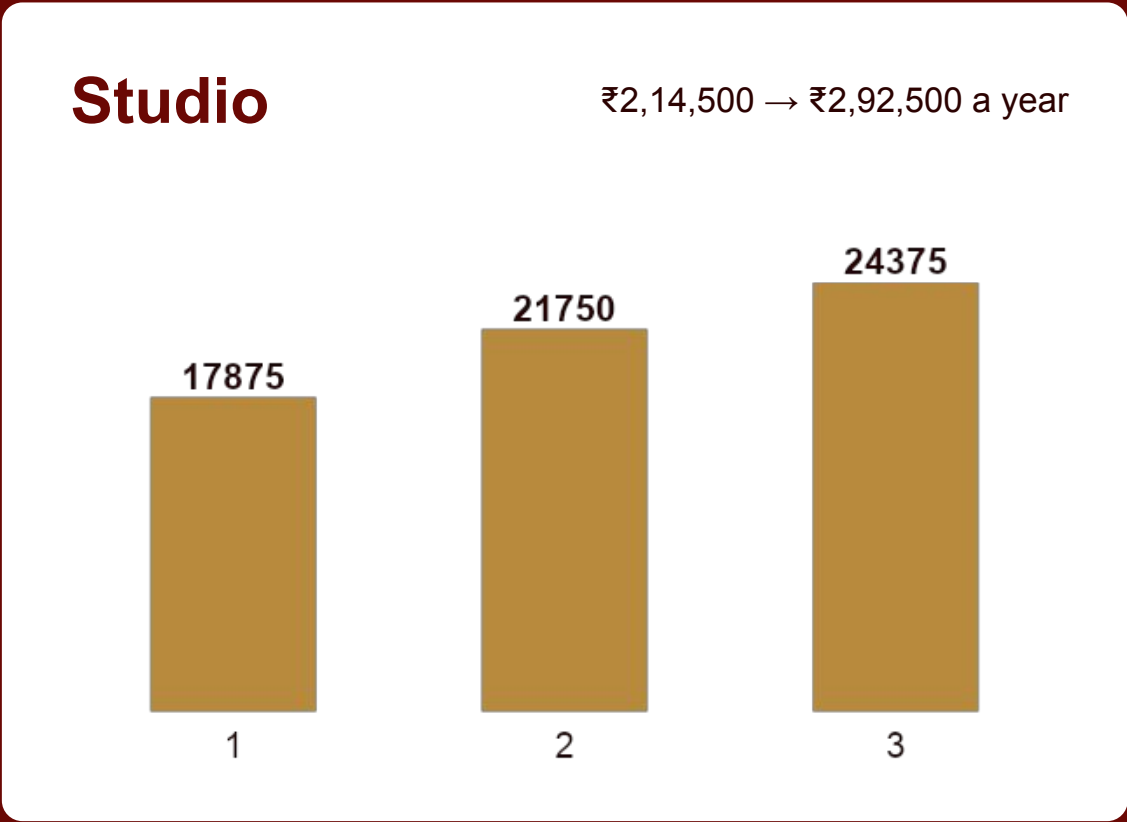
- Pool, garden & diesel
- Minor repairs up to ₹5,000
- Garbage collection
- Third-party insurance

Owner-side items such as appliance AMC, major repairs, one-time standardisation and licence fees are set out in the owner agreement.

Your Monthly Payout

What a Studio or Cottage Could Earn

Projected owner net earnings per unit, per month



Based on ELIVAAS projections for Amaara Tribe: 130 / 145 / 150 booked nights a year; Projections, not guaranteed returns. Paid monthly against a monthly statement.

Full Transparency

Owner App, Monthly Statements, Audit Rights



Real-time Owner App

Every booking: dates, nightly rate, booking value, each deduction and your net payout



Monthly statement & payout

Paid monthly, after cancellations and refunds are netted out



Audit rights

Any booking can be audited within 90 days of the statement; annual audit with notice



Dedicated Key Account Manager

One point of contact for any concern

**Every booking.
Every rupee.
Visible to you.**

Net revenue = booking value less OTA commission, GST, cess and payment-gateway charges



Your Home, Your Holidays

Owner stays via the Homeowner App

15–20

nights a year (approx.) to stay in your own home

- Book your own dates directly in the Homeowner App



Amaara Tribe

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Your Home in the Hills Awaits



+91 9667121104



Jeolikote, Nainital



info@trikraftgroup.com



www.trikraftgroup.com

