



# Cottage Suite Villa

Contact No - +91 8169282720

## About **Rising Sun Farms**

Nested in a beautiful mango orchard, our homestay offers ultimate peace and tranquility, and a healthy break from the city.

## HIGHLIGHTS

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**4 ACRE FARM** - land with a 120 mango trees orchard, home grown vegetables & fruits.

**4 AIR CONDITIONED COTTAGES ( 7-8 rooms)** - Independent cottages for overnight stay, staycations, workations, off-sites, group events/ parties and day trips. Can accommodate 14-30 guests for overnight stay.

**FOUNDERS CAFE** - A lovely, quaint, air conditioned Café to relish multi cuisine menus and gastronomical delights. Stocked with an array of books and indoor board games for children and adults.

**THE AUGUSTINE POOL** - A large 50 x 30 feet **Swimming Pool** with depth ranging from 2 ft. - 4.75ft. A small **Baby Pool** with 2 ft. depth for tiny tots.

**BONFIRE AREA** - For starry winter & summer nights to unwind with friends, family and some great karaoke music.

**MACHAN** - Set amidst treetops to enjoy a quiet cup of morning tea, or a few cold ones in the evening with friends.

**OUTDOOR GAMES** - Large open spaces with basic set up for outdoor games like badminton, volley ball, football, cricket, basketball, table tennis, archery and rifle shooting.

**Nature trails, treks and waterfalls** to explore in the vicinity.

## All cottages are equipped with the following amenities

- 100 MBPS WIFI
- Inverters for power back up (we also have 100% power back up with Generator)  
Cupboards for storage with hangers
- Mini fridge
- Television
- Alexa for music
- Microwave
- Toiletries, bed and bath linen
- Mosquito repellants
- Geysers for hot water bath
- Tea & coffee arrangement with Kettle
- Parking Space
- Tables & chairs in gallery / veranda

## The Cottage Suite Villa

| Ideal for a **Large Family** or **Group of Friends**

| VILLA LAYOUT:

- 1 Large Bedroom partitioned in the middle with a sliding door, with
  - 1 King sized twin bed and
  - 1 Queen sized sofa bed

| 1 Living Room with 1 Queen sized Sofa Bed

| 2 Washrooms, with one Bali style open to sky shower space

| 1 small Kitchenette / Pantry

| Entrance Porch with Pond and Swing



Villa exterior view

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Villa exterior with pond

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Villa Patio

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Villa Patio

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Villa Patio

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Villa exterior



Villa exterior with pond

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Bedroom

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Bedroom



Bedroom

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Bedroom

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Bedroom

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Bedroom

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Bedroom

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Bedroom

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Bedroom



Bedroom

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Bedroom

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Bedroom

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Bathroom



Bathroom

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Outdoor Shower



Bathroom 2



Pantry

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Living Room



Living Room



Living Room



Living Room



Entrance porch with swing

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Living room

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Living room sofa bed





Attached washroom with living room

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Green spot in living room washroom

A photograph showing an outdoor shower area enclosed by a glass wall with a black frame. The shower is set on a light-colored tiled floor with a decorative border of small stones. Two potted plants in blue pots are placed on the floor. To the left, a wooden lantern hangs from the ceiling, and a wooden railing is visible. The background shows a stone wall and a bright sky.

Open to sky shower space(outdoor)

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Bedroom lookout

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Attached washroom with bedroom

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# Common Areas



## Swimming pool

Large 50 X 30 ft. with attached baby pool



Swimming pool



Swimming pool



Swimming pool

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Swimming pool



Swimming pool

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Table Tennis

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Outdoor Cricket

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Outdoor Cricket

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Badminton

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Basketball

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Bonfire area



Bonfire area



Bonfire area



Founders cafe

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Founders.cafe



Founders cafe



Founders cafe



Founders cafe



Founders cafe



Machan staircase

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Machan treetop

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RISING SUN

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# House Rules

1. Guests cannot invite other guests and day visitors during their stay without prior notice.
2. Smoking/Hookah within the villa/rooms is prohibited, but it is allowed outdoors.
3. Narcotics is strictly prohibited and violators will face strict penalties and legal action if found in use.
4. No parties or events are allowed in the villa.
5. The pool is unguarded. There is no lifeguard on site. Children below 12 years in the pool must be accompanied by adults at all times.
6. Pool timings are from 7 am - 7 pm.
7. Guests are requested to take care of all personal valuables. Management is not responsible for loss, theft or damage to any items.
8. As required by law, every guest above 18 years must carry government-approved photo ID proof, that shows address. We accept only Aadhar Cards, Driving Licenses and Passports.
9. Tea/Coffee will be served with breakfast. If you would like tea/coffee at any other time of the day, it can be arranged at an additional charge, though tea bags and coffee sachets are provided in the rooms with a kettle, free of charge.

# Cancellation Policy

At Souzagad, bookings are reserved on a first come first serve basis.

1. If the Guest cancels a booking anytime before 14 days prior to the checkin date, they are entitled to a 100% refund.
2. There are no refunds or reschedule for any cancellations made within 14 days prior to the checkin date.
3. Refundable security deposit: ₹3000 per room to be paid at the property against any possible damage incurred during the duration of the stay.
4. Peak dates and public holidays will be non-refundable and non cancellable under any circumstances.

In the event of a medical emergency, we do not offer a cancellation, refund or rescheduling option, since we have a limited number of rooms which are reserved on the basis of the advance payment received, on the basis of which we refuse other booking enquiries for the same booking dates, therefore we expect your kind cooperation for the same.

# Check-in/Check-out Time

1. Check-In Time : 1:00 PM
2. Check-Out Time : 10:00 AM
3. The check-in and check-out timings mentioned online and in your confirmation note need to be followed.
4. It is at the discretion of Souzagad to offer an early check-in or a late check-out.

# Please note

## Your Liabilities

- We will hold you responsible for any damage or loss caused to our property by your acts or omissions, default, accident or neglect. By booking with us you agree to pay us on demand an amount reasonably required to make good or to rectify such damage or loss caused by you. Normal wear and tear are excluded.
- WiFi and electricity are subject to interruption at times, due to forces out of our control and since the properties are based near rural areas where infrastructure isn't as developed as Tier 1 cities. However there is a generator backup for the electricity.
- Please report any accidents or incidents to the guest house management in connection with any property damage.
- Smoking is completely forbidden inside the house. A hefty cleaning fee will be charged for smoking inside the house.
- Smoking is permitted outside the house, please use the ashtrays provided.
- The consumption of narcotics and drugs is prohibited at Souzagad Homestays.
- Consumption of alcohol on the property premises without a permit, is the sole responsibility of the guest and not the responsibility of the home owner.
- Swimming in the river or other water bodies is at the own risk of the guest and any accident or loss of life, related to this will not be the responsibility of the house owner or Souzagad Homestays.

Souzagad Homestays cannot be held liable if any of the following events or conditions prevents the guest house from fulfilling its obligation to guests:

- Unanticipated interruption to electricity, water, sewage to and from the guest house;
- Fire, frost, flooding, wind or any other force of nature.

Because we have several guests, we ask you to respect each other concerning cleanliness of the common areas and noise level. If we receive complaints, you will be given a warning. Further complaints are subject to the termination of stay without a refund of the payment. We reserve the right to end a reservation if a guest becomes a disturbance/nuisance to others including management.



Souzagad

Live the Experience