

CONFIDENTIAL

The Estate is situated about a mile from Naggar commanding a magnificent unique view of Kulu Valley. It was bought from the Raja of Mandi, who used it as a summer residence. The altitude is 6000 ft. It is about  $1\frac{1}{2}$  mile from the motor road Katrain Bridge and has the great advantage of being outside of the traffic yet easily accessible.

The estate comprises 202 biggas of orchard (about 1500 fruit trees), deodar and kail forest, large vegetable gardens, etc. The Estate has an all year round water supply, use of springs, grazing rights, etc. The building consists of a large solidly built, two storey, cut-stone earthquake-proof MANOR of 20 rooms and glass veranda and balconies, fully furnished, with summer house, separate outhouses for kitchen, godowns, manager's office and bungalow, washerman's establishment, wood-godown, stables, fruit godown, carpenter's workshop, cow and chicken houses, a separate little cottage of 4 rooms and kitchen building, four servant-quarter-buildings, grass godown, etc. etc. The orchard is famous for its fruit and has highest awards at horticultural exhibitions - the fruit trees comprise apples, pears and cherries of numerous varieties, apricots, peaches, plums, quinces, medlars, chestnuts, hazelnuts, walnuts, prunes and yielded a considerable income.

Naggar has a post and telegraph office and medical hospital and is the summer seat of the Sub-Divisional Officer and Forest Officer. The Katrain Railway Out-agency of the N.W.Ry is 2 miles away.

The estate represents an attractive investment and there are no financial encumbrances on the property.

With every year more and more people are visiting Kulu Valley - one of the most beautiful hill stations of the Punjab and its future is a most promising one.