ATLANTIC AMBIKA GROUP INC.
CANADA

ATLANTIC AMBIKA GROUP INC.

Canada's Next Landmark Destination

OWN LAND.

New Brunswick, Canada

Become a Founding Partner. Build the Future.

A Vision Beyond Land

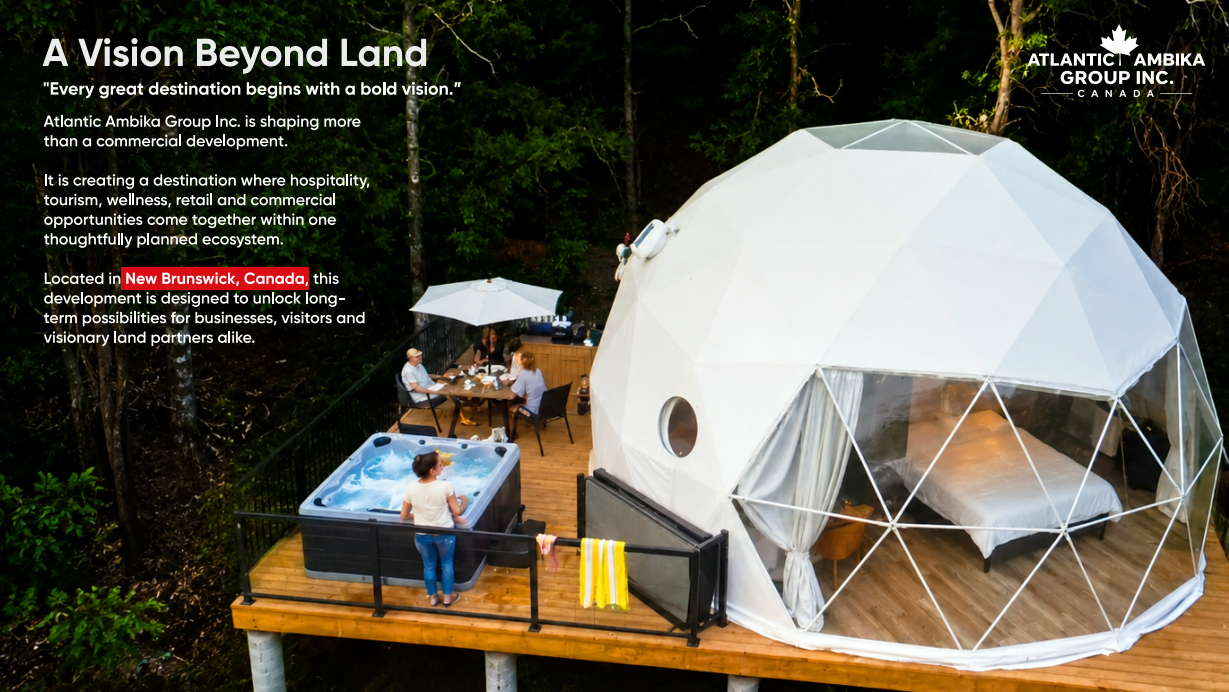
"Every great destination begins with a bold vision."

Atlantic Ambika Group Inc. is shaping more than a commercial development.

It is creating a destination where hospitality, tourism, wellness, retail and commercial opportunities come together within one thoughtfully planned ecosystem.

Located in **New Brunswick, Canada,** this development is designed to unlock long-term possibilities for businesses, visitors and visionary land partners alike.

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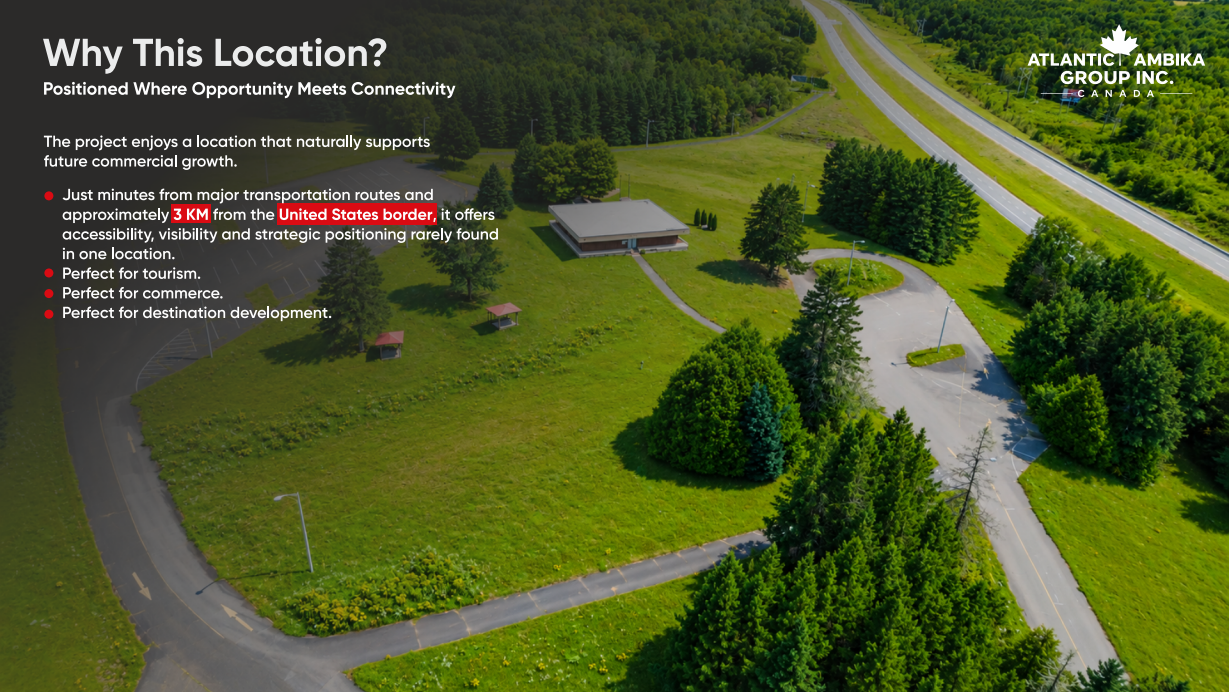
Why This Location?

Positioned Where Opportunity Meets Connectivity

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The project enjoys a location that naturally supports future commercial growth.

- Just minutes from major transportation routes and approximately **3 KM** from the **United States border,** it offers accessibility, visibility and strategic positioning rarely found in one location.
- Perfect for tourism.
- Perfect for commerce.
- Perfect for destination development.



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New Brunswick, Canada

Why Become A Founding Partner?

More Than Land Ownership

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Acquire land at

CAD $35,000

Per Acre*

Become an early land partner in a destination envisioned for future hospitality, commercial and tourism-led development.

Early participation provides an opportunity to be part of the project's growth journey from its foundation.





New Brunswick, Canada

What Makes This Land Different?

Designed For Tomorrow

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01 **Exceptional Accessibility**
Strategically connected through regional highways and major transportation routes.

02 **High Visibility**
Positioned along a key corridor with excellent exposure for future commercial establishments.

03 **Cross-Border Advantage**
Approximately 3 km from the U.S. border, offering proximity to an important international gateway.

04 **Destination Development Vision**
Planned as a complete destination integrating hospitality, commerce and recreation.

05 **Nature-Driven Environment**
Surrounded by forests and open landscapes that enhance visitor experiences.

06 **Long-Term Commercial Potential**
Designed to support hospitality, retail and tourism-focused businesses within a master-planned ecosystem.



A Masterplan With Purpose

Every Great Destination Begins With Planning

The proposed masterplan has been developed to create a balanced destination that integrates commercial opportunities, hospitality experiences, green spaces and supporting infrastructure.

Designed with future expansion in mind, the vision focuses on creating a destination that grows responsibly while preserving the surrounding landscape.



Planned Development Zones

Creating A Balanced Destination

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The conceptual zoning framework illustrates how different land uses can coexist to support commercial activity, hospitality, residential opportunities and environmental conservation.

WOODSTOCK

267 Connell Street, Unit 1
506-325-4600

Certificate of Zoning

Date: January 13, 2025
To: Kanwalpreet Singh
Phone: n/A
Email: kanwal@kw.com

Property Identification (PID) Number: 10037323
Street Address: Tourist Bureau Road (Former Tourist Bureau)

This Confirms that the property located in the Town of Woodstock, described above, is presently zoned:

____ One and Two Unit Residential (R1)	____ Downtown Commercial Zone (DCC)
____ Low Rise Residential (R2)	____ Corridor Commercial (CC)
____ Medium Density Residential (R3)	____ General Commercial (GC)
____ High Density Residential (R4)	____ Environmental Conservation (EC)
____ Rural Residential (RR)	____ Parks and Recreation (P)
____ Mobile Home Park (MHP)	____ Industrial (I)
____ Integrated Development (ID)	____ Institutional (INST)

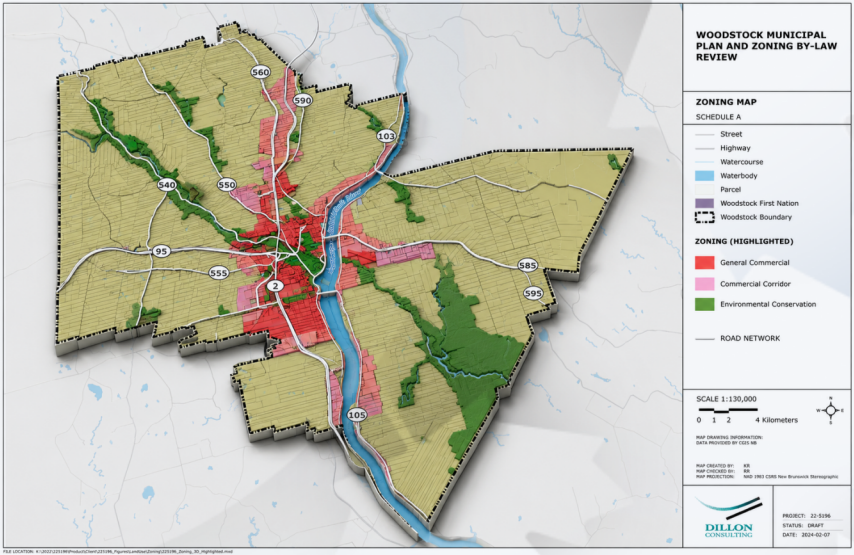
_X_ Rural Zone (RU)

Permitted uses attached YES NO

Comments: Zoning Bylaw attached with permitted uses.

Signed By: Andrew Garnett Title: Director of Development

Revised October 9, 2024



The Destination Vision

More Than Buildings. Experiences.

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Luxury Glamping Domes

Premium accommodation
immersed in nature.



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Wellness Retreats

Spa, sauna, yoga and meditation experiences.



The Destination Vision

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Boutique Hospitality

Nature-inspired stays designed for leisure travellers.



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Commercial Plaza & Mall

Retail, dining and everyday convenience.

The Destination Vision

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Gas Station

Serving highway travellers and the growing destination.



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Motel

Comfortable accommodation for visitors and road travellers.



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Boat Parking & Launch Pad

Providing access to recreational water activities & river experiences.



The Destination Vision

More Than Buildings. Experiences.

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Nature Experiences

Walking trails, outdoor recreation and immersive landscapes.



Building A Destination

The Journey Ahead

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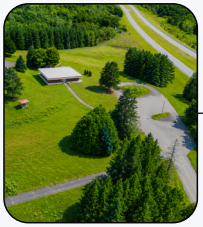
TODAY
Natural Landscape

MASTER PLAN
Infrastructure

HOSPITALITY
Glamping
Retreats

COMMERCIAL
Mall
Retail
Fuel Station

DESTINATION
Tourism
Community
Investment



Existing Site



Masterplan



Domes



Resort



Landscape

The Lifestyle Ecosystem

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HOSPITALITY



RETAIL



WELLNESS



ADVENTURE



COMMERCIAL



NATURE



DINING



ACCOMMODATION

Why People Will Come Here

Instead of talking about investors, Talk about visitors.

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- Visitors are drawn by memorable experiences.
- Businesses thrive where visitors gather.
- Communities grow where businesses succeed.
- This destination is envisioned to create an ecosystem where every component strengthens the next.



Why Invest Early?

Be part of the destination from the beginning.

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Early Position

Be part of the destination from the beginning.

Strategic Location

Located near an international border and major transportation corridor.





Destination Vision

A project designed around hospitality, tourism and commercial opportunities.

Long-Term Growth Potential

Planned as a phased destination with future expansion opportunities.



Why Atlantic Ambika Group?

Be part of the destination from the beginning.

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01 **Early Partnership**
Join the vision before the destination takes shape.

02 **Destination-Led Planning**
Designed around hospitality, commerce and immersive experiences; not just plots.

03 **Shared Vision**
Become part of a community that believes in building something meaningful from the ground up

04 **Long-Term Perspective**
Planned through phased development with a focus on sustainable growth.

05 **Legacy Opportunity**
A chance to be associated with the creation of a landmark destination from its earliest stage.



The Opportunity Starts Today

Be part of the destination from the beginning.

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Every landmark destination begins with people who recognize its potential before everyone else.

Atlantic Ambika Group invites you to become a Founding Land Partner and participate in shaping a destination envisioned to create lasting value for generations to come.



Business Verification & Banking Details

ATLANTIC AMBIKA GROUP INC.
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Incoming Wire Payments

Bank Name: TD Canada Trust **SWIFT BIC Code:** TDOMCATTTOR

Branch Address: 3545 32 AVE NE, CALGARY, AB T1Y6M6, CAN

Customer Account Number: 02935282053

Note: Your Customer Account Number for wires is composed of the first 4 digits of your 5-digit Transit Number, followed by your 7-digit Account Number.

Customer Address: 224 HAMSPHIRE CRT, CALGARY, AB T3A 4Y4, CAN

Provide this information to the party who is sending the wire payment to your TD Canada Trust account. These instructions may be used for any currency which TD is able to receive. To find out more about our foreign currency service offerings please visit www.tdcanadatrust.com.

There may be a fee to receive a wire payment to your TD Canada Trust account. For more information, please refer to your account agreement and applicable fee disclosure.

Printing Cheques: You can order cheques through TD by logging into EasyWeb, calling EasyLine, or visiting the TD branch that's closest to you. Alternatively, if you are printing your cheques from an accredited third-party vendor, please be sure to include the institution, transit, account, and designation number (if applicable).

Direct Deposit: Direct Deposit is the most convenient way to receive recurring deposits (i.e., pay, pension, government payments, etc.) with immediate access to funds.

GST/HST Registry search Result

ATLANTIC AMBIKA GROUP INC. CANADA

GST/HST number

738645209

Business name

Atlantic Ambika Group Inc.

Transaction date

2022-08-22

Result

GST/HST number registered on this transaction date.

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Become A Founding Land Partner

Canada's Next Destination Begins Here.

New Brunswick, Canada
+1 825 9941985
parveen.ambika@gmail.com