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SECTOR 5
PATAUDI



DESTINATION DELIVERING HAPPY HOMES

HRERA NO: RERA-GRG-PROJ-347-2019, DATED: 16.10.2020 Plotted Colony under DDJAY scheme over 7.7 Acres



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Relax in the calming environment and the beautiful cottage for an alluring weekend getaway or vacation. This is an opportunity to build your dream house and secure a sustainable living with absolute financial security for you and your family.

With a minimum investment of INR 25 Lakh, you can own the best investment piece in NCR and may keep as many floors you want – the rest you can sell or rent. The most appealing factor of the area is the Upcoming Pataudi Rewari- 6 lanes NHA1 Highway and industrial / warehouse setup in Gurugram & nearby areas.

Regard
Sachin Dalal

Why Yash Vihar

Investing in Yash Vihar is ideal in many ways. Some of the reasons are listed below:

- **High Returns at Low Risk**
- **Big catchment area including IMT manesar , global city within 10-15Km**
- **Attractive Amenities**
- **Separate Registration Facility Available**
- **Easy to Build Several Floors**

At A Glance

Investment in Yash Vihar is a smart and secured decision that promises high returns at low risk. The fully developed property is facilitated with attractive amenities. The DDJAY policy of the government of Haryana plots under this project allows separate registration and an easy process of building more floors. All these features not only make it a residential asset for comfortable living and an apt spot for a relaxing holiday but also a profitable source of income – if you decide to build more floors to sell/rent.

Enjoy Your dream

To live in a clean & pristine environment, escape poison of pollution in cities
To earn market beating ROI, BUY LOW SELL HIGH .

To get the real asset when time is ripe , after
GURGAON - PATAUDI - REWARI expressway completion journey to IGI airport will reduce to 40 min .



All streets are 9 Meters wide roads (6 meters wide road 1.5



Gated Society with 24x7 Security (Under CCTV Surveillance)



Stilt+4 Floors Approved by Haryana Govt.



Plot Size Starting From 92 to 146 Sq. Yards (Approx. 76.92 to 118.72 Meters)



Deen Dayal Jan Awas Yojna (DDJAY) By Haryana Govt.



Easy Payment Plan Available & Get Subsidy Benefits



FEATURES



Gated Community



Wide Internal Roads



Underground Electricity Lines Wiring



STP Plant



Green & Landscape Areas



Controlled Entry/Exit with CCTV



Underground Sewage Lines



Shopping Complex



National Highway



Plot Sizes Starting from 92 sq. yds to 146 sq yds

Project Highlights

- Planned roads of 9 meter (6m rd. + 1.5m both side walkways)
- Gated Project
- 24/7 Security (CCTV coverage + Security Guard Room)
- Excellent Developing Location
- Street Light & Underground cables
- Underground Sewer Line
- Rainwater Harvesting Systems
- Underground water line



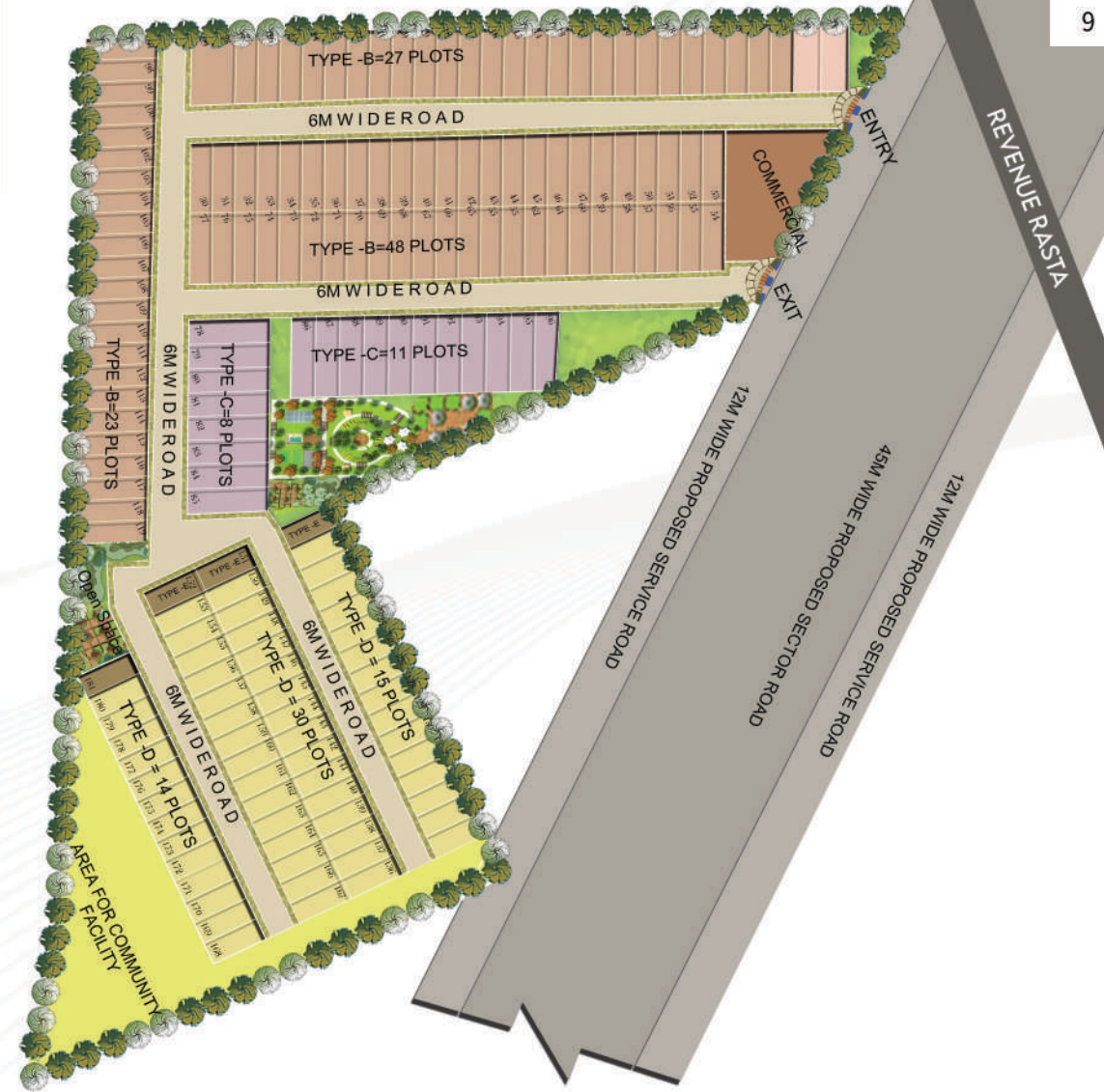


Pataudi Master Plan



Yash Vihar Sitemap

Scan to zoom in Pataudi Master Plan





Features

- NO GST
- Free Hold Plots
- Stilt + 4 Floor Approved by Haryana Govt.
- Deen Daval Jan Awas Yoina (DDJAY)
- Plot Sizes Starting From 92 sq. Yards (76.92 meter) to 146 Sq. Yards (122.67 meter) approx.

SUGGESTED FLOOR PLANS





Nitin Gadkari to lay foundation stone of Pataudi-Rewari Highway

The 46-km long Pataudi-Rewari National Highway will cost 1,500 crore, said Gurugram MP and union minister of state Rao Inderjit Singh.
Update: Jul 11, 2020, 10:27 IST
By HT Correspondent, Hindustan Times Gurugram

Union transport minister Nitin Gadkari will lay foundation stone of Pataudi-Rewari National Highway on July 14. (ANI)

LAND ACQUIRED FROM VILLAGES FOR Gurgaon-Pataudi-Rewari national highway

LENGTH 46km
(including 7km Pataudi Bypass road)

5,690.74 acres acquired for the road

Project cost ₹1,500 crore

Compensation to be given to land owners for acquisition ₹817 crore

Number of villages from where land was acquired 27

Villages from where land was acquired for the road: Khandsa, Kadipur, Chorka, Dhanawas, Jhundsarai (2 areas), Patti Hazipur, Babrabakipur, Khawaspur, Tajnagar, Jamalpur, Sampka, Jori, Janola, Nareheda, Pataudi, Chhawan, Ransika, Khod, Inchhapuri, Gadaipur, Pahari, Bapas, Maujabad, Gagli, Khetiyawas and Khalilpur

INA to become a major hub with RRTS, Metro stations

Food bazar to major junction
With interlinked RRTS and Metro stations, INA market will be a major transit hub not just for the city but for NCR suburbs too

Various corridors passing or proposed at INA

- DMRC's Yellow line (HUDA City Centre-Sarai Kale Khan)
- DMRC's Pink line (Majlis Park to Shri Vihar)
- NCRCT's Delhi-Ahwar RRTS corridor

Integration plan

- DMRC has an interchange facility at INA station between Yellow and Pink corridors.
- NCRCT will construct a station at INA.
- RRTS line will pass below Yellow and Pink corridors.
- NCRCT and DMRC stations will be connected through subways.
- Proposed entry/exit of RRTS (at Station: Vikas Sadak and August Kranti Marg)

INA as an interchange

- It is close to two big medical facilities (AIIMS and Safdarjung hospital)
- It will provide seamless connectivity between Ghazipur, Mayapuri, Connaught and other NCR towns and South Delhi.

Other RRTS stations which will be integrated with Metro

- Sarai Kale Khan
- Asokan
- Munirka

22km Length of corridor in Delhi (40% underground)

3 STAGES OF RRTS CORRIDOR

- Ist phase: 107km (Delhi to Gurgaon)
- IInd phase: 138km (Gurgaon to Alwar)
- IIIrd phase: 58km (Alwar to Jaipur)

First stage has been approved by the state governments concerned and the Centre's final nod is awaited

Distance From Yash Vihar



Near By Offices & Manufacturing Plant:

Amul, Syska, Gillet India, Ultra- Tech Hero Motocorp, Jaquar, Saint - Gobain Amtek, Lumax Industries, Delton Rico Auto, Shree Cement, YKK India Honda 2 Wheeler, Essar, Kamdhenu Shri Rathi Steel, Federal-Mogul Auto Hi-tech Gears, Alcon Perenterals Dalas Bio-tech Ltd. Kei Ind., Honda Siel Ltd. (Car Plant), Chiment India Varun Beverages (Pepsi Plant) Adani Logistics Park Aggarwal Movers & Packers TC.

Site Location

Development Link Payment Plan

Time/Schedule of Payment	PARTICULARS
Booking amount	10% of Total Price
Within 45-60 days from the date of booking & Signing of Builder Buyer Agreement	20% of Total Price
On Commencement of leveling work	12% of Total Price
On Commencement of Demarcation of Plots	12% of Total Price
On Commencement of Boundary wall	12% of Total Price
On Commencement of sewage/draining work	12% of Total Price
On Commencement of Water lines of Plots	12% of Total Price
On Commencement Internal road in plots	5% of Total Price
On offer of possession + IFMS	5% of Total Price
Total	100%

SECTORAL DEVELOPMENT PLAN

