

NRI Township Yamuna

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Details Covered in Presentation-

- Township Land Allotment Details
- About Developer
- About Location
- Township Features
- Development at Site (Actual pictures)
- Why a Good Option - To Investor & User
- Layout Plan
- Pricing & Payment Details

NRI Township Yamuna

- Being developed by **M/s SDS Infracon Pvt. Ltd.** (a SDS Group company).
- Concerned Government Authority allotted this Township land to M/s SDS infracon by Allotment Letter No- 385/YEA/2010/Prop. Dated 14.06.2010, Plot No- TS-1, Sector-26 A, Area- 124 Acres.
- Concerned Authority executed the Lease Deed in the favour of Developer on 13.08.2010.
- Possession of Land has been given to Developer by Letter No- YEA/433/2010/Prop Dated 05.10.2010.
- M/s SDS Infracon has vast experience in Real Estate Development, Mainly developed following projects –



NRI Residency, Gr. Noida – 11 Acres Group
located at main Pari Chowk, Gr. Noida.

NRI Residency, Noida - 8 Acres Group
located at a prime location in sector-45, Noida.

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About Location - Marking In Master Plan



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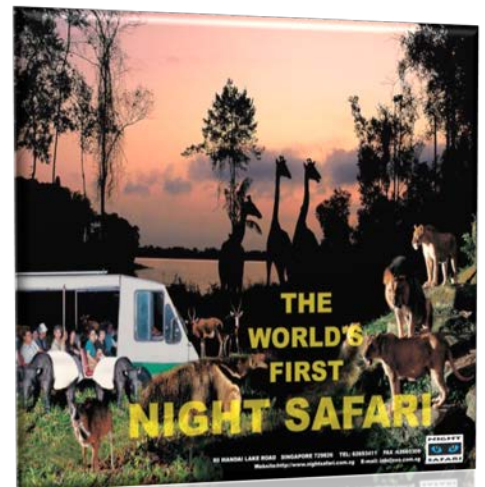
Located on Main Yamuna Expressway near GB University, IT Zone, Night Safari, Formula Race Track, Cricket Stadium & Proposed Airport



Expressway will connect Delhi directly to Agra just in 2 Hours (160 KM). Entire Indian & Foreign Tourist traffic will be using this most advance expressway to reach Agra, Gwalior & Mumbai. Expressway Schedule to be operational in **March 2011.**



Already functional GB University having capacity of few thousand students which will create huge demand for housing in nearby areas moreover 900 Acre IT/ ITES Zone will generate lot of employment opportunities.



Night safari forth in world will be developed on the line of Singapore Night Safari. Visitors will see the wildlife animals in enclosures during the night. Night Safari will make this location world famous. Huge demand of Housing & Rental will be created by Tourist & Employed Manpower.

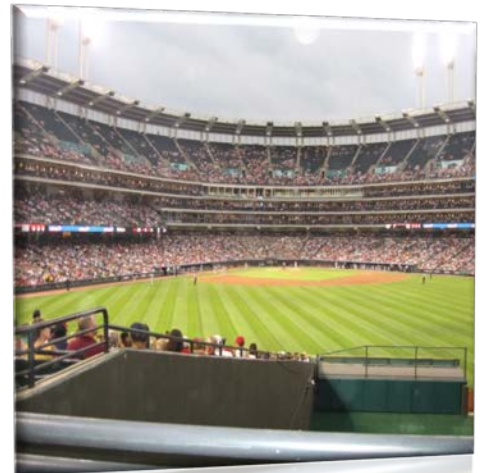
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Formula Race Track_ Under Development .

Total Area 10000 Acres, Race Track Area 865 Acres, Race Track Length 5.5 KM, Race Track Stadium capacity 120000, Project Investment 1000 Cr., Employment Generation (expected) – 10000. **Schedule for First Race- October 2011**



Cricket Stadium -Under Development (ICC Standard with 100000 sitting capacity)

International Airport – Proposed

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Township Features-

- Plotted Development with wider RCC Roads & pavements.
- Lush Green Parks & Play Area.
- Club Facility.
- Swimming Pool.
- Indoor & Outdoor Games.
- Commercial Shops & Mall.
- School & Hotel.
- Walled Township with 24 x 7 Security Facility.
- Electricity Wiring, Water Supply Line, Drainage, Sewerage & Phone Line Infrastructure.
- Proper Registry & Possession of Plot.



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Registry & Possession of Plot

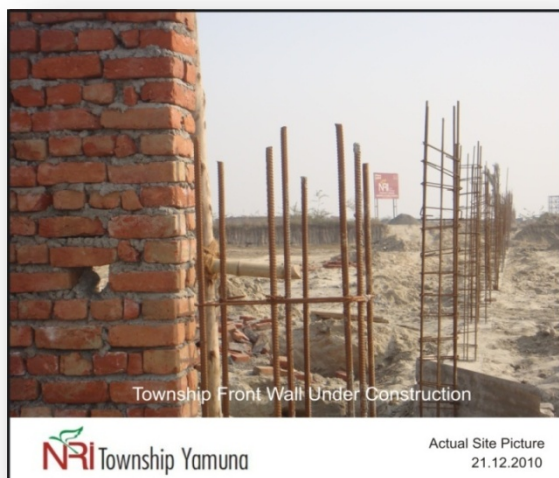
- Plot's Allotment & Deed of Agreement execution at the time of Booking itself (on 25% payment, rest payment in installments).
- Registry of Plot will be executed at Government Registrar Office.
- Physical Possession of plot's will be handed over with fully developed infrastructure.
- For Construction (map approval etc.) Government Authority By-Laws will be applicable.



NRI Township Yamuna

Development At Site-

- **Connectivity With Expressway** -Directly connected with Expressway. From South Delhi this will be a Non-Stop 25 Minutes drive. (Slip Road under development)
- All four side Boundary Wall under Construction
- Plantation work Already started.
- Earth Filling work going on.



A Good Option to an Investor & User-



- Township is **located on main Yamuna Expressway** which will connect two big cities Delhi & Agra, This is a well known fact cities near Expressway develop (appreciate) faster than others.

- **Near by Developments-** *GB University & two other universities, Night Safari, Tech Zone(900 Acre), Formula Race Track, cricket Stadium & proposed International Airport*, will create huge employment opportunity in this area means demand for affordable Housing.

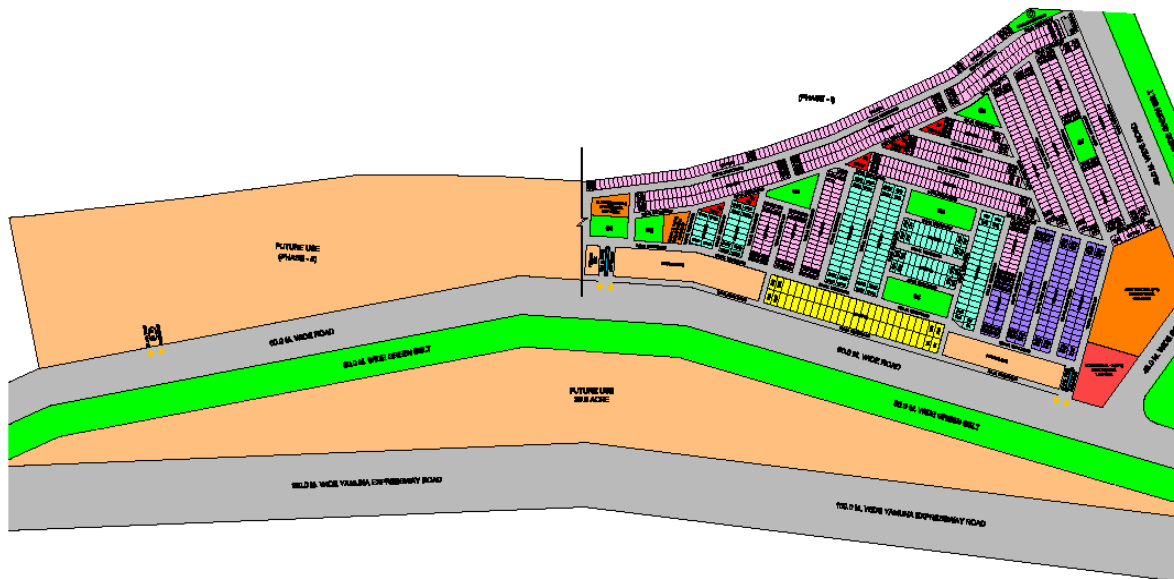
- **Plot investment** is far superior than other options as you get Absolute Ownership of Land.

- You can **construct up to two & half story** house as per your family future requirements.

- **Good Road connectivity with other cities** (Noida 20 minutes, Delhi 25 Minutes, Faridabad-Palwal 20 Minutes & Mathura) & Affordable Prices make it most suitable option for Actual User.

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Plots Layout Plan



NOTE: ALL LAND, ROAD LAYOUT & PLOT HEADINGS SHOWN IN THIS LAYOUT PLAN ARE TENTATIVE AND SUBJECT TO VARIATION AND MODIFICATION BY THE COMPANY OR THE COMPETENT AUTHORIZED BARRISTER PLANS.

PROJECT:	ARCHITECT:	PLOTS STATISTICS:	DRAWING TITLE:	PROJECT NUMBER
NRI TOWNSHIP YAMUNA FOR SDS INFRACON PVT. LTD. AT YAMUNA EXPRESSWAY, GAUTAM BUDH NAGAR UTTAR PRADESH, INDIA.	R. T. & ASSOCIATES PVT. LTD. ARCHITECTS - DESIGNERS - PROJECT MANAGEMENT. PLANNING SECTION, 10/20A, 10/20B, UTTAM PRAGRAH, INDIA. TEL: 011-26101111, 26101112 EMAIL: info@rtassociates.com WEBSITE: www.rtassociates.com	S. 100 SQ. YDS. 200 FT. X 500 FT. (100 SQ. YDS.) A. 100 SQ. YDS. 200 FT. X 500 FT. (100 SQ. YDS.) C. 100 SQ. YDS. 200 FT. X 500 FT. (100 SQ. YDS.) E. 100 SQ. YDS. 200 FT. X 500 FT. (100 SQ. YDS.)	PHASE - I SITE LAYOUT PLAN ISSUED FOR: PLANNING ONLY	YAMUNACH01 GO 1 - 2020 AMIT BISWAS JULY 14, 2020 A. SANTOSH SINGH AT LANDSCAPE A. HEMANT KUMAR YAMUNACH01 JULY 14, 2020

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Price List & Payment Schedule

One Time Charges

Basic sale price	Rs. 15,000/- per sq. vds.
Internal development Charges	Rs. 1,000/- per sq. yds.
Electric substation charges	Rs. 650/- per sq. yds.
IFMS	Rs. 250/- per sq. vds.
Lease rent to YEIDA	Rs. 600/- per sq. yds.

Club Membership	Rs. 1,00,000/-
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PLC

PLC	5% Corner
PLC	5% Park Facing

Payment Plan

Booking Amount	10%	
Within 30 days of Booking	15%	1 Month
Within 120 days of Booking	20% + 50% of Internal Development Charges	4 Month
Within 240 days of Booking	20% + 50% of Internal Development Charges	8 Month
Within 360 days of Booking	20% + Electric Substation Charges	12 Month
Within 480 days of Booking	15% + PLC Charges (If any)	16 Month
On offer of Possession	Lease Rent + IFMS + Club Membership Charges	—

Booking Amount

Plot Size (in sq. vds.)	Booking Amount
130	10%
160	10%
200	10%
300	10%

THANK YOU
