

DISTANCE FROM OUR PROJECT



Shree Bankey Bihari ji Mandir - 7.5KM	Radha Rani Mansarovar Mandir - 3KM	Vrindavan 6 Lane Bypass - Near to The Vanshivat Farm - 2.0
Keshi Ghat - 7KM	Yamuna Expresshighway - 700Meter	Prem Madir - 12KM
Chandrodaya Mandir - 15KM	Mathura City - 15KM	Mathura Station - 18KM
Mathura Bus Stand - 18KM	Jewar Airport -70KM	Agra - 65KM
Noida - 115Km	Delhi - 130Km	Jugal Ghat - 8KM



World-Class Amenities & Infrastructure



Safety & Security

- 24x7 Professional Security Services
- High-Resolution CCTV Surveillance Across the Property
- Fully Gated Community with Controlled Access
- Multiple Entry & Exit Points for Smooth Traffic Flow



Infrastructure & Connectivity

- Wide Black-Topped Roads (30 to 40 feet) for Comfortable Commute
- Well-Planned Internal Road Network
- Government Electricity Connection Available
- Registry & Mutation Facility Ensured



Lifestyle & Recreation

- Premium Clubhouse with Modern Amenities
- Swimming Pool
- Fully Equipped Gymnasium
- Resort-Style Facilities Including a Restaurant and Landscaped Garden



Eco-Friendly Environment

- Lush Green Surroundings with Clean, Fresh Air
- Zero Noise Pollution
- Peaceful, Natural Living Environment

Why THE VANSHIVAT FARM - 2.0

 **Premium Farmland Project – Strategic Location with High Appreciation Potential**

Project Overview:

- Offer Price: ₹12,500/ Sq. Yard for farmhouse & ₹15,000 per Sq. Yard for Plot
- Actual Price: ₹15,000 per Sq. Yard for farmhouse & ₹18,000 per Sq. Yard for Plot
- Total Project Area: 20 Acres
- Farm Plot Sizes Available: 800 ,1200, 1500 Sq. Yards

Prime Location Advantages:

-  Shri Bankey Bihari Ji Mandir – 7.5 KM
-  Radha Rani Mansarovar Mandir – 3 KM
-  Prem Mandir – Around 12 KM
-  Yamuna Expressway – Just 700Meter away
-  7 to 8KM Keshi Ghat & Jugal Ghat
-  Located near the proposed Raya Heritage City, enhancing future value

FARM - 2.0

Flexible Payment Plan

◆ **Option 1: Immediate Possession**

- ✓ **Within 30 Days**
-  **Attractive Benefits on Full Payment**

◆ **Option 2: Flexible Installment Plan**

- ◆ **10% at the time of Booking**
- ◆ **40% within 30 days**
- ◆ **40% within 60 days**
- ◆ **10% at the time of Registry**

Other Applicable Charges Charge Details

 Development Charges	₹1,000 / Sq. Yard
 Club Membership (One-time)	₹1,50,000
 Prime Location Charges	10% (on selected plots)
 Electricity Meter	As per Government Norms

FARM - 2.0



WHY INVEST IN VRINDAVAN?

☀️ Vrindavan: A Spiritual City Rapidly Transforming into a Premium Investment Hub

Once known solely as a sacred pilgrimage destination, Vrindavan is now emerging as a real estate hotspot, fueled by spiritual tourism, mega infrastructure projects, and rising investor interest. Here's a look at the city's rapid evolution:

📈 Real Estate Growth Highlights

- **Year-on-Year Property Price Growth (2024–2025):**
 - ▶ Average property prices have increased by approximately 22.11%.
- **Annual Demand Growth:**
 - ▶ Real estate demand has surged by 25–30% per year over the last five years.
- **Appreciation in Specific Localities:**
 - ▶ The Vanshivat Farm has witnessed a remarkable 200% price growth in just 21 months, rising from ₹4,000 to ₹12,000 per sq. yard — an annualized return of approximately 66.2%
- **Plot Price Growth in Prime Areas:**
 - ▶ Well-connected locations are witnessing steady appreciation of 20% per year, ideal for stable, long-term investments.
- **Long-Term (5-Year) Growth:**
 - ▶ Property values have appreciated by 300–500% over the past five years, depending on the location and project type.

MEGA INFRASTRUCTURE PROJECTS POWERING GROWTH

-  **Bankey Bihari Corridor:**
A 5-acre redevelopment project to enhance spiritual tourism and visitor experience.
 -  **Raya Heritage City (YEIDA Project):**
An ambitious township featuring yoga centers, ashrams, theme parks, and heritage living.
 -  **Chandrodaya Mandir:**
Asia's tallest temple under construction, becoming a global spiritual landmark.
 -  **Proposed Brij Metro:**
Will connect Mathura, Vrindavan, and Goverdhan, drastically improving intra-city mobility.
 -  **Signature Bridge:**
Connecting Jugal Ghat and Begampur, designed as an iconic tourist attraction.
 -  **25 KM Cruise Route:**
Planned from Jugal Ghat to Gokul, promoting religious and leisure tourism.
 -  **Saubhari Van (176 Hectares):**
A massive green forest zone with over 76 species of native plants and trees.
-  **Connectivity & Lifestyle**
-  **Proximity to Yamuna Expressway:**
Seamless access to Delhi-NCR and the upcoming Noida International Airport.
 -  **Premium Hospitality Brands:**
Presence of Ramada, Marriott, Radisson, and other global hotel chains.
 -   **Wellness & Spiritual Living:**
Rise in Ayurveda centers, yoga retreats, and demand for pollution-free environments.
 -  **Farmhouse Boom:**
Growing trend in weekend homes, retirement living, spirituality and Airbnb rentals.
-  **Why Invest Now?**
-  **Rapid Property Appreciation:**
Infrastructure-led development is driving a sharp rise in real estate values.
 -  **Low Entry Cost, High Return Potential:**
Current pricing offers strong upside potential – an ideal window for early-stage investment.

THE VANSHIVAT

FARM - 2.0



Thank You for Your Interest

We appreciate your time in exploring *THE VANSHIVAT FARM - 2.0* —a serene and thoughtfully designed getaway nestled in the divine town of Vrindavan, just a few minutes from Yamuna Expressway and near the sacred Bankey Bihari Mandir. At *OMR PropTech*, we aim to bring you closer to nature and spirituality, without compromising on comfort, convenience, and elegance.

Thanks to the overwhelming response and the success of *The VANSHIVAT FARM*, we are excited to announce the launch of *THE VANSHIVAT FARM - 2.0* —another opportunity to own your peaceful retreat or invest in the spiritually enriched landscape of Vrindavan.

Whether you're looking for a weekend home, a peaceful escape, or a long-term investment, *THE VANSHIVAT FARM - 2.0* promises the same blend of tranquility, aesthetics, and connection with divinity.

 Location:

**THE VANSHIVAT FARM - 2.0 ,
Near Yamuna Expressway, Milestone 104KM, Vrindavan, Uttar Pradesh**

OMR PropTech

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