



# DISTANCES FROM OUR PROJECT



|  |   |                                |
|--|---|--------------------------------|
| <b>Shree Bankey Bihari ji<br/>Mandir - 3KM</b> | <b>Radha Rani Mansarovar<br/>Mandir - 1KM</b> | <b>Pani Gaon T Point - 3KM</b> |
| <b>Keashi Ghat - 3KM</b>                       | <b>Yamuna Expresshighway -<br/>8KM</b>        | <b>Prem Madir - 8KM</b>        |
| <b>Chandrodaya Mandir -<br/>13KM</b>           | <b>Mathura City - 13KM</b>                    | <b>Mathura Station - 18KM</b>  |
| <b>Mathura Bus Stand - 18KM</b>                | <b>National Highway 2 - 18KM</b>              | <b>Agra - 70KM</b>             |
| <b>Noida - 130Km</b>                           | <b>Delhi - 155Km</b>                          | <b>Jugal Ghat - 3.5KM</b>      |



# 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 35 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



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

### Project Overview:

- Project Launch: December 2023
- Residential Land Price: ₹21,500 per Sq. Yard
- Farmhouse Land Price: ₹18,000 per Sq. Yard (Significant appreciation within months)
- Total Project Area: 60 Acres
- Residential Plot Size Available: 100 to 2000 Sq. Yards
- Farm Plot Sizes Available: 500 to 2,000 Sq. Yards

### Prime Location Advantages:

-  Shri Bankey Bihari Ji Mandir – Approximately 3 KM
-  Radha Rani Mansarovar Mandir – Only 1 KM
-  Prem Mandir – Around 8 KM
-  Yamuna Expressway – Just 8 KM away
-  Proximity to Keshi Ghat & Jugal Ghat
-  Located near the proposed Raya Heritage City, enhancing future value



# 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 |



# WHY INVEST IN VRINDAVAN?

## ☀️ A Spiritual City Rapidly Transforming into a Premium Investment Hub

- 🏛️ Bankey Bihari Corridor – 5-acre redevelopment to boost spiritual tourism
- 🏙️ Raya Heritage City – ₹6,000 Cr. YEIDA project with yoga centers, ashrams, theme parks, and heritage living
- 🏛️ Chandrodaya Mandir – Asia's tallest temple under development
- 🚇 Proposed Brij Metro – Will connect Mathura, Vrindavan & Goverdhan
- 🌉 Signature Bridge – Between Jugal Ghat & Begampur (iconic tourist spot)
- 🚢 25 KM Cruise Route – Jugal Ghat to Gokul (proposed religious tourism corridor)
- 🌿 Saurabhi Van – 176 hectares of green forest with 76+ plant species
- 🛣️ 8 KM from Yamuna Expressway – Direct access to Delhi-NCR
- 🏨 Luxury Hotel Brands Present – Ramada, Marriott, Radisson in the vicinity
- 🧘♂️ Emerging Wellness Hub – Ayurveda centers, yoga retreats & pollution-free environment
- 🏡 Rising Demand for Farmhouses – Ideal for weekend homes, retirement living & Airbnb rentals
- 📈 Fast Property Appreciation – Massive infrastructural growth driving real estate demand
- 📈 Low Entry Cost, High Return Potential – Perfect time to invest before prices soar further



# Thank You for Your Interest

We appreciate your time in exploring THE VANSHIVAT FARMHOUSE, a serene and thoughtfully designed getaway nestled in the divine town of VRIDAVAN, few minutes away 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.

Whether you're looking for a peaceful retreat, a weekend home, or a long-term investment in Vrindavan's spiritually enriched atmosphere, THE VANSHIVAT FARMHOUSE is a rare opportunity you wouldn't want to miss.

 **Location:**

The Vanshivat Farmhouse , Mant Road,  
Near Radha Rani Mansarovar Mandir, Vrindavan, Uttar Pradesh

 **Contact:**

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