



DLA

Developing The Future

DLA Reality Pvt Ltd.

REAL ESTATE PROPOSALS



Real Estate Investment Brief:

India currently has huge Investments from across the globe and the Reality Market is booming with various Infrastructure Projects which are being developed by the Government through Foreign Investments.

One such instant is the **New International Airport** coming up at Jewar, located in Uttar Pradesh along with the **National Highway Corridor** connecting to the Top Financial City of India, Mumbai.

Work on the International Airport has already begun, and the first phase is expected to be completed by the third quarter of 2024. The National Highway Corridor is also 75-80% completed providing various connections through our major cities.

Due to this most of the agricultural lands touching the National Highway reaching the International Airport have been allotted **R-Zone** status with all the required permissions to be developed into **Town Ship Projects, Commercial Properties, Hospitals, Educational Institutes, Hotels, etc.**

Some of the top companies of India like TATA & Mahindra have already acquired properties for their Commercial Manufacturing Plants & Office Spaces. With all the new Infrastructure coming up and later developing into Commercial & Residential Hubs, this is the right time to Invest in Real Estate in and around these areas.



Project Pictures:

Please find below some of the images of the Planned International Airport and the National Highway Corridor for your referral:

New International Airport:

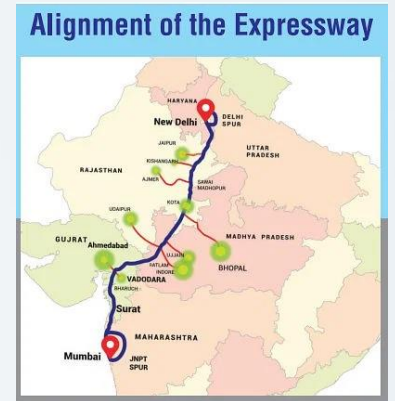
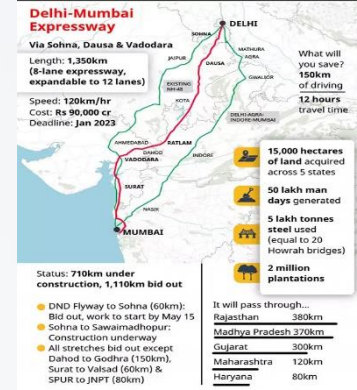
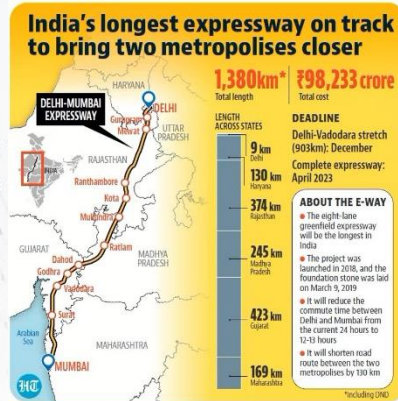


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Project Pictures:

National Highway Corridor:





Real Estate Investment Proposal:

With the current scenario of the major developments which will be happening over the next couple of years, we would like to propose a **Joint Venture** in this stretch of land from **Noida City** to the **International Airport** which is going to boom with **Infrastructure Projects, Commercial Plants, Residential Townships** as it's the first Airport in the state of Uttar Pradesh. Current closet airport in Delhi which takes almost minimum of 90 minutes.

This will also increase the **prices** of Real Estate in this area by at least **2** times in the next **2 Years**. Based on our expertise, study, site visit, continuous monitoring of the developments taking place and lands being sold, this is going to be the next big thing in the Real Estate Market.

With this **Joint Venture**, we having developed direct relations with the **Landowners & Farmers** owning various Pockets of Land through this stretch with all the required permissions from the Government, we would represent and bring the best **Investment Opportunity** for **Investors** to invest here at prices lower than the current market value.

Getting into a **Joint Venture** with our company **Assures & Secures** the Investments in these Real Estate which can be utilized for:

- Purchase and Sell in couple of years with great Returns
- Purchase and Development under our expertise.
- Purchase and Sell in Plot Schemes
- Purchase and Lease to Corporates
- Purchase and Development of Residential Town Ship with School, Hospitals, Clubs, etc.



Real Estate Proposals:

Property-1: Overview

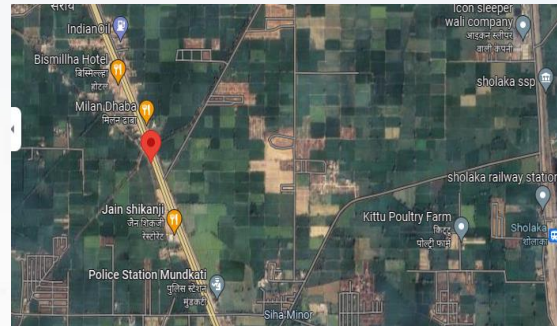
- Location Overview.
- Key features and Advantages.

Property Details.

- Land Area and Dimensions.

Surrounding Amenities:

- Proximity to Highways, Transportation and Public Transit
- Nearby Commercial and Residential developments.
- Availability of essential services.



Geo location: 27°58'36.8"N
77°20'19.2"E

27.976891, 77.338677

Address: NH 19, Khatela Sarai, Haryana
121105

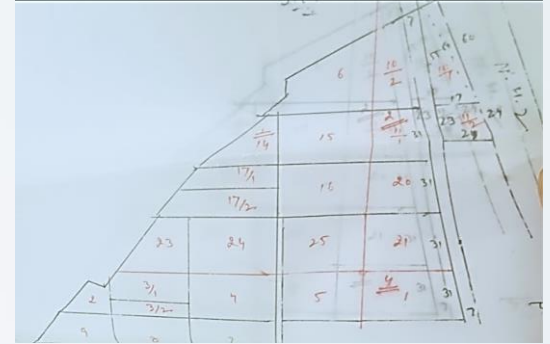
- Excellent proximity to highways, transportation, and public transit.
- Surrounded by thriving commercial developments.
- Potential for business expansion and development.
- High market demand and growth prospects in the area.



Real Estate Proposals:

Property-1: Details

- Prime 9-Acre Land Parcel
- Directly touching National Highway
- Approved Zoned as R-Zone
- Suitable for Commercial or Residential Development
- Excellent Visibility and Accessibility
- Spacious size allows for Creative Projects
- Tremendous potential for Success and Profitability



- Property touching NH 19, ensuring prime visibility and accessibility.
- Western Peripheral Highway (15.7 KM) provides seamless connectivity to major cities.
- Sholaka Railway Station (3.7 KM) offers convenient transportation options.
- Jewar International Airport (52.3KM)



Real Estate Proposals:

Property-1: Surrounding Amenities



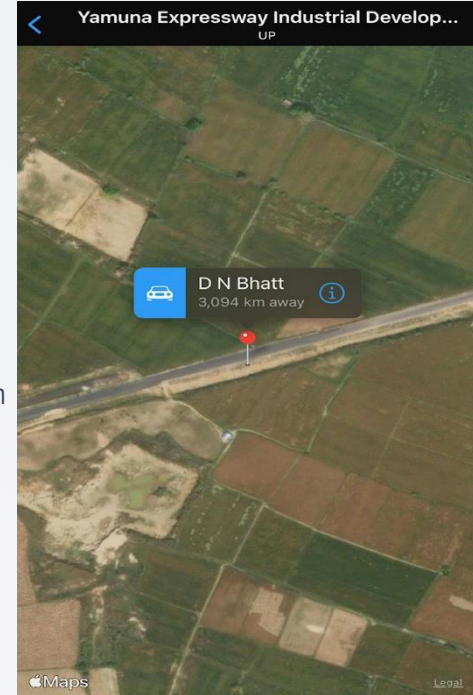
- School (2.9 km)
- University (7.8 km)
- Police station (less than 1 km)
- Hospitals (4-5 km)
- Convenient access to Educational Institutions, Safety Services and Healthcare Facilities.
- Enhances employee well-being and contributes to a thriving business environment.
- TATA and Mahindra have purchased land nearby.
- TATA has started construction on their land.
- Growing Commercial and Residential Developments in the vicinity.



Real Estate Proposals:

Property-2: Overview

- Yamuna Expressway Industrial Development
- Group Housing Plot.
- Area: 11,600 Sq.mtrs
- 45Mtrs Highway Facing.
- Premium Location
- Excellent proximity to highways, transportation, and public transit.
- Surrounded by thriving commercial developments.
- Potential for business expansion and development.
- High market demand and growth prospects in the area.
- Available at 15% less than current Market Value.
- Scope of Growth 200%
- Surrounding lands acquired by major companies.
- All cleared documents from the Government for Development.



* Prices will be negotiated on Interest.

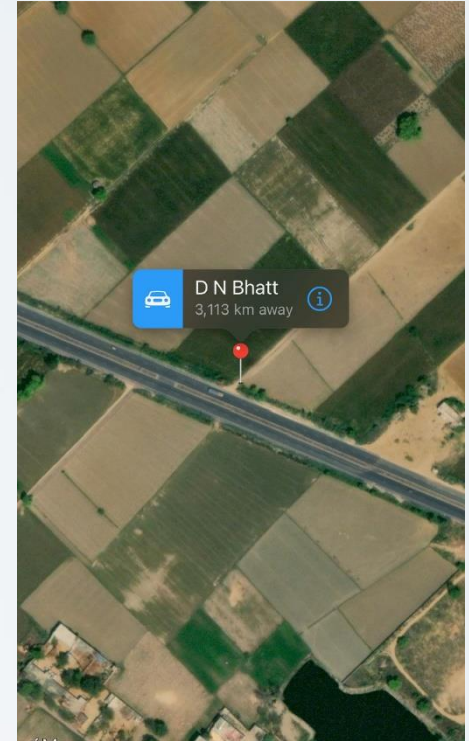


Real Estate Proposals:

Property-3: Overview

- Jewar International Airport Road
- 6 Lane Highway Touch Property.
- Area: 40 – 50 Acres
- Declared R-Zone.
- Premium Location
- Numerous developments happening around
- Highways touching Land.
- Thriving commercial developments.
- Potential for business expansion and development.
- High market demand and growth prospects in the area.
- Scope of Growth 200%
- All cleared documents from the Government for Development.

* Prices will be negotiated on Interest.



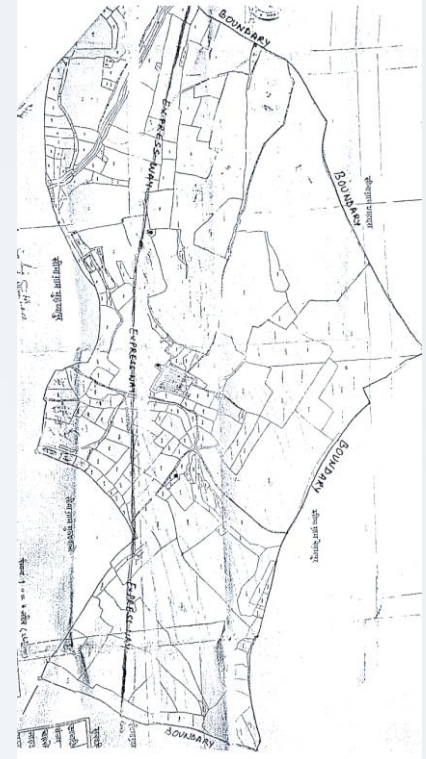


Real Estate Proposals:

Property-4: Overview

- Falaida Area Land
- Comes under Yamuna Expressway Industrial Development Authority
- Highway Touch Property.
- 8Km from Jewar International Airport
- 2Km from National Highway Corridor
- Declared R-Zone.
- Premium Location
- Numerous developments happening around
- High market demand and growth prospects in the area.
- Scope of Growth 200%
- Government Approved Land for Development.

* Prices will be negotiated on Interest.



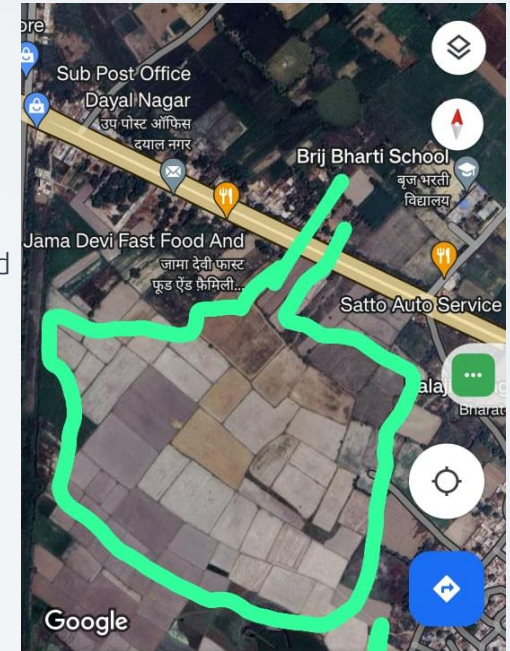


Real Estate Proposals:

Property-5: Overview

- Aligarh Kher Area
- Comes under Uttar Pradesh Development Authority
- Highway Touch Property.
- Different rates for various Plots
- Declared R-Zone.
- Premium Location
- Numerous developments around
- High market demand and growth prospects in the area.
- Super growth in the last 12 months
- All required approvals available for Land Development.

* Prices will be negotiated on Interest.





Real Estate Proposals:

Property-6: Overview

- Sohna Palwal Main Area, Gurugram (Land-1)
 - Area: 60 Acres Agricultural Land
 - R-Zone & other Development Permissions will be procured.
 - Premium Location
 - Huge Commercial Hub for Corporates
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- Sohna Palwal Main Area, Gurugram (Land-2)
 - Area: 09 Acres Agricultural Land
 - R-Zone & other Development Permissions will be procured.
 - Premium Location
 - Huge Commercial Hub for Corporates

* Prices will be negotiated on Interest.



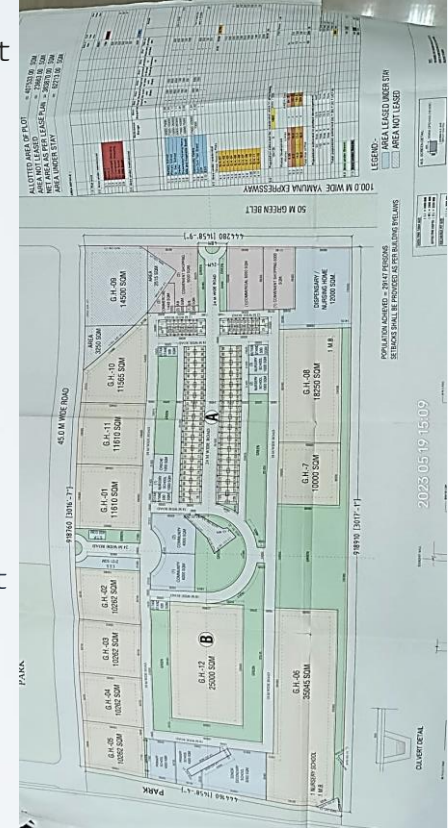


Real Estate Proposals:

Property-7: Overview

- Yamuna Expressway Industrial Development
- Group Plot No: GH-01.
- Area: 11,600 Sq.mtrs
- Premium Location
- Excellent proximity to highways, transportation, and public transit.
- Surrounded by thriving commercial developments.
- Potential for business expansion and development.
- High market demand and growth prospects in the area.
- Scope of Growth 200%
- Surrounding lands acquired by major companies.
- All cleared documents from the Government for Development.

* Prices will be negotiated on Interest.





Real Estate Proposals:

Property-8: Overview

- Faruknager Sector 3, Gurgram Area
- Area: 16.50 Acres
- Premium Location
- Land under Deen Dayal scheme of Haryana Government.
- Surrounded by thriving Residential Complex's.
- Huge Potential for business expansion and development.
- Tremendous Scope of Growth
- Surrounding lands acquired by major Developers.
- Under this scheme you can directly go for Construction.
- All Governmental Formalities are covered under this scheme.
- Good for Plotting and for Builders.
- Payment Terms: 50% Advance, 50% in 6 Months

* Prices will be negotiated on Interest.





Overview & Conclusion:

With the **Current Boom** in the Real Estate in this State of India, we feel that with the right kind of **Investor** under a **Joint Venture** with our **Company** we could take advantage of these various **Investment Options** for Investment Purpose, Development Purpose, Leasing Purpose, etc which would generate a Name and generate a sizeable profitability.

We look forward to grab this opportunity at the right time with the right Investor and make the best out of it.

For any further queries, please do not hesitate to get back to us.

Thanking You and Best Regards



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