

SAURABH SOOD
9811414970

WELCOME TO YAMUNA EXPRESSWAY
“FUTURE IS HERE”



SHREE KRISHAN ESTATES

“ENRICHING REAL ESTATE EXPERIENCE”

**PROVIDING REAL GENUINE PROPERTY , WITH TRANSPARENT TRUSTWORTHY
RELATIONS , ENRICHING YOUR HAPPINESS & PEACE OF MIND .**



Yamuna Expressway Industrial Development Authority (A Government Of Uttar Pradesh Undertaking)

YAMUNA EXPRESSWAY LAND PROJECTS

Yamuna Expressway also known as the Taj Expressway, is an infrastructure marvel that connects the bustling city of Delhi with the historic city of Agra in just two and half hours.

YEIDA develops Beautiful , Planned Townships along the 165 km Yamuna Expressway from Greater Noida to Agra in Phase I & II .



6
DISTRICTS



165 km
LONG EXPRESSWAY



2,689 sqkm
NOTIFIED AREA

PHASE-I

- Yamuna Expressway Township near **Noida International Airport (Jewar Airport)** in Delhi-NCR.
- HERITAGE CITY near Mathura Toll till Vrindavan City to be made .

PHASE-II

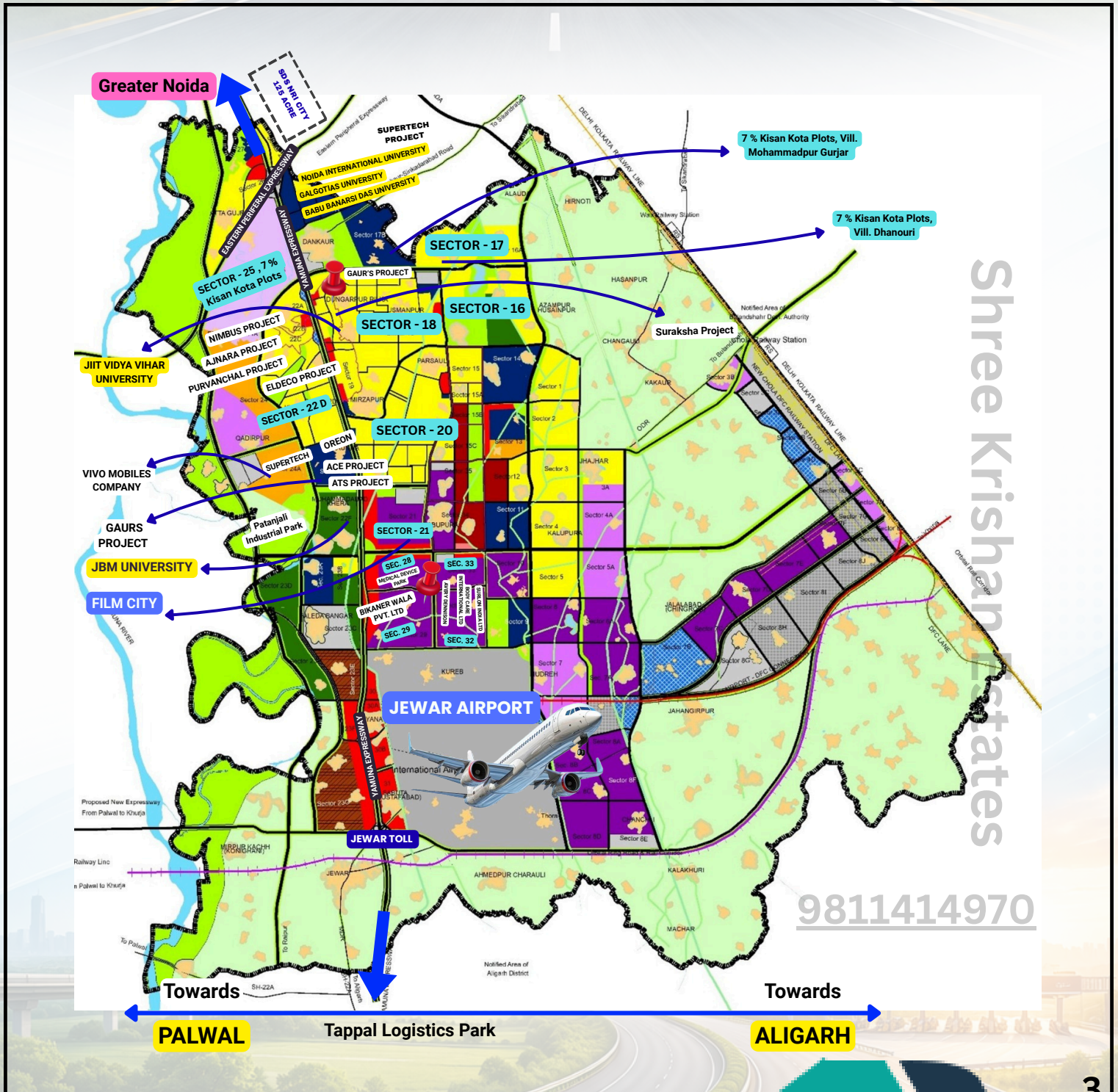
- MSME - Logistic Center in Tappal-Bajna
- Townships between Mathura & Agra

With Close connectivity to Delhi-NCR through..

- Expressway Roads (Noida-Greater Noida Expressway, Eastern Peripheral, FNG Expressway...),
- Metro Rail Connecting Delhi & IGI Airport,
- Planned Infrastructure

- Cheapest Property Rates - Notified Agriculture Land for GOOD COMPENSATION or Developed Residential / Industrial Land - For INVESTMENT cum Actual Use.

YAMUNA EXPRESSWAY AUTHORITY MASTER PLAN-2041



Shree Krishan Estates

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LOCATION ADVANTAGES :

- Noida International Airport
- Residential (**Sector 18,20,17 & 22D**)
- Film city (**Sector 21**)
- Logistics Park (**Tappal-Bajna**)
- Metro Connectivity - Delhi IGI AIRPORT
- Medical Device Park (**Sector 28**)
- Patanjali Food & Herbal Park (**Sector 24 & 24 A**)
- Olympic Villages & Park
- Formula - 1 Racing Circuit

UPCOMING INDUSTRIES :

- Leather Manufacturing Park
- Plastic Processing Park
- Textile Park
- Toy Park
- Handicraft Park
- Data Center Park
- MSME Park
- Electric Vehicle City
- Food & Herbal Park

INVESTMENT CUM RESIDENTIAL OPPORTUNITY :-

1) Transferable Approved YEIDA Registered Plots :

The Residential Plots are easily transferable and registered with **YEIDA** .

2) Fast Track Development :

People have started making minimum completion structures and houses on the residential plots .

3) Major Industries Already Operational :

Various big industrial factories such as **Bikanerwala, Vivo, Avery & more** **Already operational**.

4) Major Universities Already Operational :

Yamuna Expressway is becoming a major education hub with top universities like **Galgotias University, Noida International University, and Gautam Buddha University**.

5) High Returns | Fast Liquidity :

Most investment-friendly avenues that provide higher returns in addition to fast liquidity.

• **RESIDENTIAL PLOTS**

• **INDUSTRIAL PLOTS**

• **7% KISAN KOTA PLOTS**

• **AGRICULTURE LAND**

RESIDENTIAL SECTORS:

**Residential Plots just next to Jewar International Airport
on **YAMUNA EXPRESSWAY**.**

- i. Sector 16 → (Size : 120, 162, 200, 300 Sqmtr.)
- ii. Sector 17 → (Size : 120, 162, 200 Sqmtr.)
- iii. Sector 18 → (Sizes :90, 120, 162, 300 Sqmtr.)
- iv. Sector 20 → (Size : 300, 500, 1000, 2000, 4000 Sqmtr.)
- v. Sector 22D → (Size : 120, 162 Sqmtr.)



1. SECTOR - 16

- (i). Pocket :- **A, B, C, D, E, F, G**
- (ii). Size :- **120 Sqm, 162 Sqm, 200 Sqm, 300 Sqm**
- (iii). Price :-
- | | | |
|---------|---|------------------------|
| 120 Sqm | ➔ | Rs. 1.10 CR (Approx) |
| 162 Sqm | ➔ | Rs. 1.45 CR (Approx) |
| 200 Sqm | ➔ | Rs. 1.65 CR (Approx) |
| 300 Sqm | ➔ | Rs. 1.85 CR (Approx) |

1. SECTOR - 17

- (i). Pocket :- **A, B, C**
- (ii). Size :- **120 Sqm, 162 Sqm, 200 Sqm**
- (iii). Price :-
- | | | |
|---------|---|------------------------|
| 120 Sqm | ➔ | Rs. 1.10 CR (Approx) |
| 162 Sqm | ➔ | Rs. 1.45 CR (Approx) |
| 200 Sqm | ➔ | Rs. 1.65 CR (Approx) |

2. SECTOR - 18

- (i). Pocket :- **I, J, 1, 2, 3, 4, 5, 6, 7**
- (ii). Size :- **120 Sqm, 162 Sqm, 300 Sqm**
- (iii). Price :-
- | | | |
|---------|---|--------------------------------|
| 120 Sqm | ➔ | Rs. 1.15 CR (Approx) Onwards |
| 162 Sqm | ➔ | Rs. 1.45 CR (Approx) Onwards |
| 300 Sqm | ➔ | Rs. 2 CR (Approx) Onwards |

3. SECTOR - 20

- (i). Pocket :- A, B, C, D, E, F, G, H, K, L, M, N, O, P, Q, R, S, T, U
- (ii). Size :- 300 Sqm, 500 Sqm, 1000 Sqm, 2000 Sqm, 4000 Sqm
- (iii). Price :-
- | | | |
|----------|---|--------------------------------|
| 300 Sqm | ➔ | Rs. 1.85 CR (Approx) Onwards |
| 500 Sqm | ➔ | Rs. 3.50 CR (Approx) Onwards |
| 1000 Sqm | ➔ | Rs. 6.20 CR (Approx) Onwards |
| 2000 Sqm | ➔ | Rs. 13 CR (Approx) |
| 4000 Sqm | ➔ | Rs. 24 CR (Approx) |

2. SECTOR - 22 D

- (i). Pocket :- A, B, C, D
- (ii). Size :- 120 Sqm, 162 Sqm
- (iii). Price :-
- | | | |
|---------|---|--------------------------------|
| 120 Sqm | ➔ | Rs. 1.15 CR (Approx) Onwards |
| 162 Sqm | ➔ | Rs. 1.45 CR (Approx) Onwards |



WHY INVEST IN YAMUNA EXPRESSWAY PROPERTY ?

1. YAMUNA EXPRESSWAY

6-lane (expandable to 8-lane) access-controlled expressway
Approx. 165 km long, connecting Greater Noida to Agra

Connected to offer proximity to each **Corner of Noida, Greater Noida, EASTERN PERIFERAL Expressway.**

DELHI - MUMBAI EXPRESSWAY CONNECTIVITY



2. METRO CONNECTIVITY

1st Phase :- Knowledge Park 2 to Jewar Airport 35km elevated cum underground

2nd Phase :- Knowledge Park 2 to IGI Airport 37km with Ashok Nagar.

New Delhi Metro station metro link will have 13 stations, **including Jewar, Sector 28, Sector 20, Sector 18, Sector 22D, Techzone, Pari Chowk (all in Greater Noida), Noida's Sector 142, Botanical Garden, New Ashok Nagar, Yamuna Bank and New Delhi.**

3. Noida International Airport (Jewar)

Set to be one of India's largest international airports

Located in Jewar, Greater Noida (Uttar Pradesh)

Developed as a world-class greenfield airport project

Designed to handle high passenger & cargo traffic efficiently



FILM CITY SECTOR - 21

Developed by: Yamuna Expressway Industrial Development Authority + Private Developer **(Bhutani Group + Boney Kapoor JV)**

Total Planned Area: ~ 1000 Acres

Phase 1 Area: ~ 230 Acres

Film & Industrial Zone: ~155 Acres

Commercial & Entertainment: ~75 Acres

Green/Open Space: ~15% planned



FORMULA - 1 RACING CIRCUIT (YAMUNA EXPRESSWAY)

Buddh International Circuit

Built for **Formula One races in India
Hosted F1 races in 2011, 2012, 2013

Located in Greater Noida (near Yamuna Expressway region)

Currently used for:

Track days

Bike/car racing events

MotoGP (recently)

The only real racing circuit nearby is
Buddh International Circuit (Greater Noida)





SHREE KRISHAN ESTATES

“Enriching Real Estate Experience”

Thank You & Assuring you of our best services at all times



Saurabh Sood

Shree Krishan Estates

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For office Address

JUST CLICK

