

CONNECTIVITY

The skyscrapers of sector 95 are overlooking Riyasat Hills.

Elite colonies of South, Southwest Delhi & Gurugram will be within less than 30 min. with easy accessibility from NH-8, Dwarka Expressway, KMP Expressway and under construction New Delhi-Jaipur Super Expressway (NH-352B) which is cross-secting the entry of Riyasat Hills. The proposed Fashion Hub, Entertainment Hub & World Trade Hub are within a distance of approx. one km only



The said expressway as well as Dwarka Expressway is expected to get operational within $1\frac{1}{2}$ years as per Government.



CLOSE TO NATURE

Have your own piece of land next to Sultanpur National Park

Your next neighbor sojourn will be Sultanpur National Park, where you may walk/cycle to unprecedented nature with almost 250 species of birds and various landscapes.

LAND - INVESTMENT MULTIPLIER

Earn unimaginably higher returns and unprecedented lifestyle

Land has been an excellent old favourite investment option for a long time. It is considered to be long term with potential higher gains. If you look at the appreciation and growth index of Delhi-NCR, you will be super amazed to know that the fastest wealth creation has happened only through investment in strategic land. This has largely happened due to urbanization, migration, economic growth and shortage of approved housing and commercial developments.

Riyasat Hills has unimaginable attractive rates when compared to the urbanizable land rate in the area which is above Rs. 60,000 per sq.mt. (approx. 24 crore per acre) Get the change of land use done, get your building plans sanctioned and start living in a palatial setting in a secure environment.





LUXURY LIVING

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May build safe and self sufficient Countryside Villa/Farmhouse

You may consider to build your own farmhouse under the new policy (Memo No. Misc-57/2021/7/16/2021-ZTCP dated:17-09-2021) that permits change of land use for setting up of eco-friendly farmhouse in agriculture zone to the bonafide land owners.

SUSTAINABLE LIVING



Get your personal, reliable organic food supplies and be a part of sustainable living

Grow your own Organic Vegetables, Fruits, Grains, Oils,
Dairy Apiculture Poultry Fishery

LOCATION MAP DELHI BORDER RIYASAT HILLS UTTAM NAGAR JANAKPURI DWARKA DIPLOMATIC ENCLAVE DWARKA (DELHI) (DELHI) DABRI PUNJABI CONVENTION 25 CENTRE BAGH MANESAR MAYAPURI DELHI CANTONMENT AREA Y PATEL LOVER LEA AIRPORT KHERKI DAULA MAHIPALPUR WESTIN HOTEL DHAULA KUAN AMBIENCE F-IV SUSHANT CHANAKYA PURI RAHEJA MALL VASANT KUNJ VASANT VIHAR Aerial distances from site Sector 95B, Gurugram -1. km INDIA GATE **KMP** Expressway - 1.6 kms Trade, Fashion & Ent. Hub -0.7 km CHATTARPUR IMT Manesar -6.3 kms Delhi Border -6.4 kms Dwarka Expressway -4.4 kms NH-8 -8kms **IGI** Airport -18 kms

Disclaimer: Not to scale, approximate depiction/super imposition of Gurgaon and Delhi Master Plans

Convention Centre

Proposed Metro Routes

-17 kms