


Shyam
Enclave



Keshav Kunj

*Invest for Future...
Invest in Jewar...*



COMMERCIAL/RESIDENTIAL PLOTS YAMUNA EXP, SECTOR-23G, JEWAR, GREATER NOIDA



ABOUT COMPANY

KeshavKunj is dedicated to revolutionizing the real estate experience by providing an intuitive, user-friendly platform that connects buyers and sellers.

Our journey began over a decade ago, fueled by a shared passion for helping people find their dream homes. Each property we showcase holds a story, and we believe that behind every door is a family waiting to create memories.



We Care For...

QUALITY

Ensuring high-quality Constructions, Development and amenities to meet the expectation of residents.

INTEGRITY

Conducting business with honesty, transparency, and ethical standards.

INNOVATIONS

Embracing innovation in design, technology, and services to enhance the living experience.

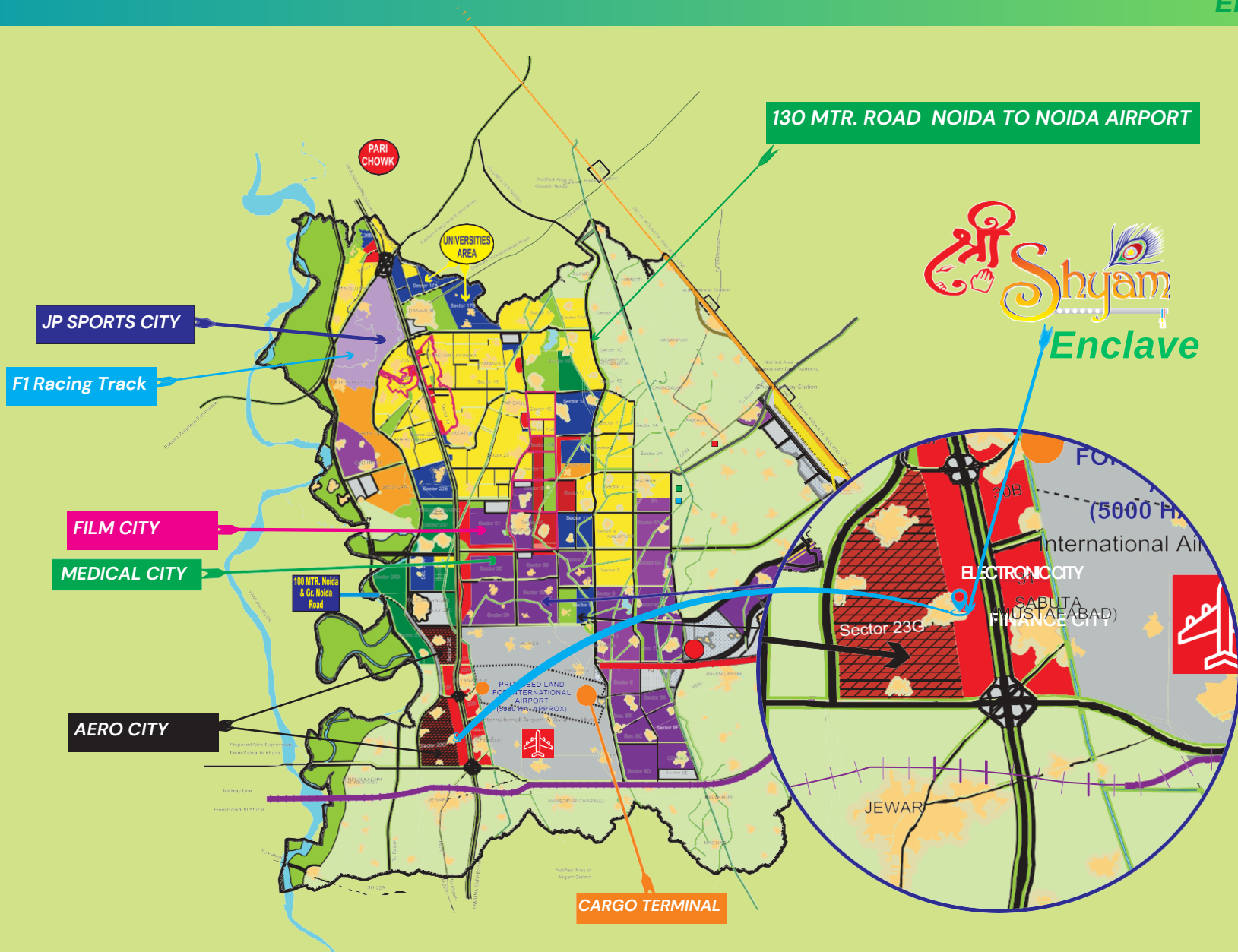


NOIDA INTERNATIONAL AIRPORT

Noida International Airport is the 3rd largest Airport in the World spread over an area of 7200 Acres. The terminal Building is designed to handle 70 million passengers per annum and the cargo section has capacity of 2 million tonnes per annum.



Location on Master Plan-2041





More About Developments



TOY PARK

Spread across 100 acres of Land in sector 33. It will create 15000 jobs and also promote ATMA NIRBHAR BHARAT ideology as India imports 2500 crore worth toys every year.

FILM CITY

YEIDA FILM CITY will be the largest in India spread across 1000 acres of Land. The Film City will be located in sector 21 Land will be divided in 5 zones. having Admin, Creative, Pro-duction, Studios, Academy, Research Library, Guest Houses, Staff Residences, Hotels etc.

ELECTRONIC CITY

Spread across 700 acre land parcel adjacent to NIA. It will be developed by YEIDA. Planned in sector 7 it will house SME's & big hardware manufacturers along with IT services & Outsourcing.

HERITAGE CITY

Spread across 1186 Hectare of land will start at 101 km milestone of Yamuna Expressway and end at Banke Bihari Temple. It will consist of Yoga Centre, Green Zones, Homes for widows. Convention centre and parking zone on 42 acres.

MEDICAL DEVICE PARK

India's largest Medical device park at Sec 28 YEIDA. Spread across 350 acres it will promote Make in India campaign for healthcare devices. Attracting FDI in medical devices through Greenfield, brownfield and strategic options.

LOGISTICS PARK

YEIDA has proposed to develop a Multimodal Logistics Park (MMLP) facility at Tappal Bajna. MMLP will provide excellent transport link via Rail and road, custom clearance facilities, single window services and Value added services.



About Project



Shree Shyam Enclave is a promising real estate project strategically located near the Yamuna Expressway (YXP) and close to the Noida International Airport (DXN) in Jewar. Spread over 5 acres, the project offers both commercial and residential plots. Here are the key highlights of the project:

Key Features:

1. Prime Location:

- Proximity to Yamuna Expressway: Ensures excellent connectivity to major cities and facilitates easy access to various parts of the National Capital Region (NCR).
- Near Noida International Airport, Jewar: Being close to world's second largest International Airport (DXN) boosts the potential for growth and development, making it a strategic investment.
- Surrounded by Aerotropolis and Commercial Belt: Enhances the appeal of the project for business and commercial activities.

2. Development and Infrastructure:

- Fully Developed Plots: A well-maintained gated society with wide roads, ready for immediate construction.
- Commercial and Residential Plots: Offers flexibility for different types of uses including PG accommodations, hotels, and shopping complexes.

3. Investment Potential:

- Location Advantages: With the project being at the heart of a developing commercial hub & Aerotropolis, the demand for plots or houses in this area is expected to rise exponentially, making it a lucrative investment opportunity.
- Versatile Use: The plots can be used for various purposes such as hospitality (hotels, PGs), retail (shopping complexes), and residential, catering to a wide range of market needs.

Benefits of Investing in Shree Shyam Enclave:

- **Appreciation Potential:** Given its strategic location and proximity to major infrastructure projects, property values are likely to appreciate multi fold.
- **Connectivity:** Excellent road connectivity via the Yamuna Expressway ensures smooth transit to and from major areas, which is a significant advantage for both residents and businesses.
- **Economic Growth:** The area is poised for significant economic development due to the upcoming airport and associated commercial activities, which will drive demand for real estate.



Near By Developments



HOTELS



AIRPORT



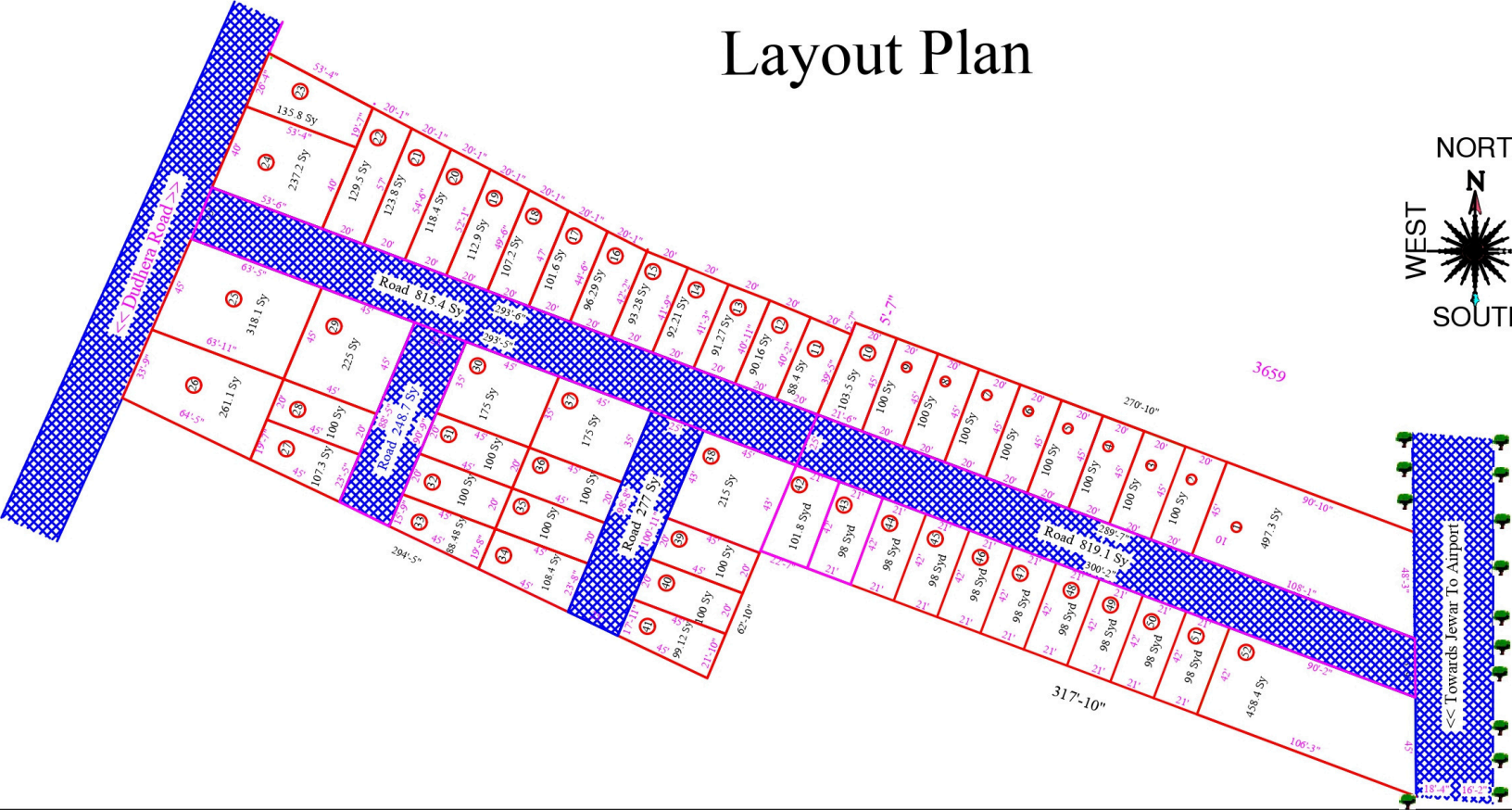
COMMERCIAL



AERO CITY



Layout Plan



← Towards Jenar To Airport

Amenities

Providing essential amenities like wide roads, electricity, gated Entry/Exit and 24x7 security may significantly enhance the quality of life for residents.

CCTV



WIDE ROADS



ELECTRICITY



SECURITY



GATED COMMUNITY



Location



Major Landmarks

AERO CITY / COMM BELT (YXP)	2 MIN
INSTITUTIONS / UNIVERSITIES	5 MIN
YAMUNA EXPRESSWAY	5 MIN
JEWAR AIRPORT	6 MIN
SPORTS CITY	6 MIN
FILM CITY	8 MIN
NOIDA	30 MIN
VRINDAVAN	60 MIN





KEY FACTORS

- Driving Property Price
- Increase of Population Density
- Demand of Residential Housing
- Demand of Warehouses
- Demand of Hotels & Guest Houses
- Demand of Commercial / IT Spaces



Forecasted Appreciation



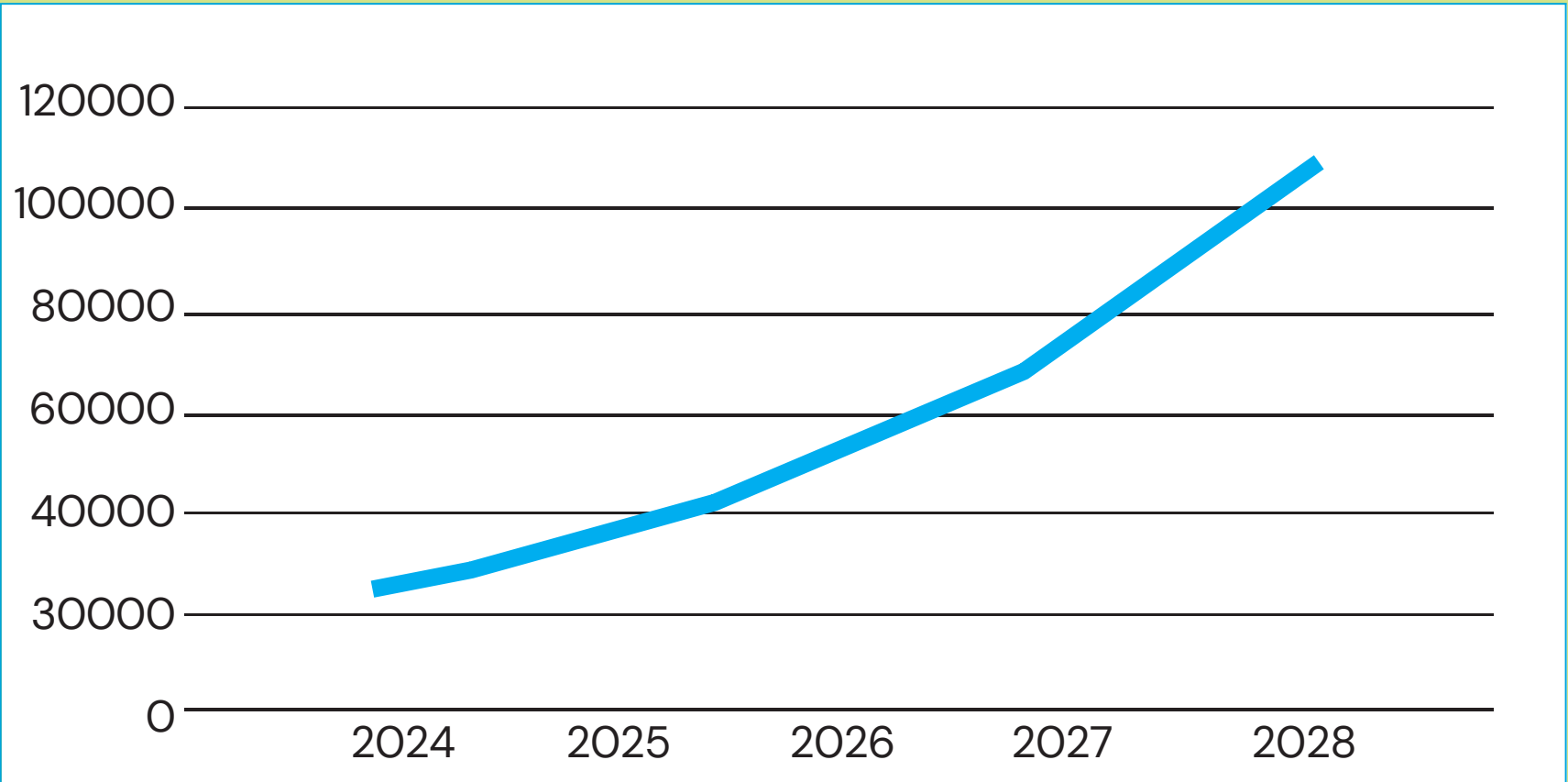
4X
Returns



3
Years



FREEHOLD
Properties on
Yamuna
Expressway



OTHER PROJECTS PRICE SURVEY (YAMUNA EXPRESSWAY)



OTHER PROJECTS	MINIMUM PLOT SIZE	RATE	LOCATION
YEIDA PLOTS (RESALE)	120 SQ. MTR	@95,000/-*	SEC-17,18,20,22D
GAUR YAMUNA CITY (RESALE)	125 SQ. MTR	@1,10,000/-*	SEC-19
ACE & APEX PLOTS (PRE-LAUNCH)	200 SQ. MTR	@1,15,000/-*	SEC-22D
GOLF VILLAGE	200 SQ. MTR	@1,00,000/-*	SEC-22D

WE ARE OFFERING
NEAR YEIDA SECTOR- 17A, 17B, 18 & 25

SHREE SHYAM ENCLAVE JEWAR MIXED USE LAND	100 SQ. YARDS	@35,000/-*	VILLAGE ABADI FREEHOLD PLOTS
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* Prices May Vary on Supply & Demand

Project Delivered



2020

In the Year 2020, the company delivered a project name **AERO GREEN RESIDENCY** of 6 Acres in Jewar Town.



2022

The company started multiple projects in Year 2022, By end of the year, the company delivered a project name **AIRPORT CITY** of 10 Acres near Noida International Airport.



2023

After grand success of previous project, the company delivered one more project of 12 Acres names **GRAND NATURE VALLEY**.





*Buy before the first flight take
off...*



Keshav Kunj

**KESHAV KUNJ INFRA
AND SERVICES PVT LTD**

www.keshavkunjin.in | +91-83-680-93-297